AGENDA

Town Council Executive Session I 4:30PM Regular Meeting I 5:30PM

Wednesday, May 07, 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/84688089613

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 846 8808 9613

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

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

3. EXECUTIVE SESSION

A. An Executive Session for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. 24-6-402(e) related to proposed water treatment plant and possible inclusion of additional service area, Town of Minturn's water rights portfolio, and negotiations of Town Manager contract.

4. 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. 04-14-2025 Minutes - Special Meeting

B. 04-16-2025 Minutes

C. 05-01-2025 Minutes - Special Meeting

D. Liquor License Renewal - Minturn Country Club

E. Liquor License Renewal - Thai Kitchen

F. Liquor License Renewal - Eagle River Inn

G. Eagle County Joint Resolution proclaiming May as Wildfire Preparedness Month

H. 0018 Abby Road - New Single Family Residence

I. 0057 Miles End Lane - New Single Family Residence

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

6. DECLARATION OF CONFLICTS OF INTEREST

7. 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.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

9. STAFF REPORTS

A. Manager's Report - Brunvand

B. Manager's Report - Sickles

C. Planning Director's Report - Hunn

10. SPECIAL PRESENTATIONS

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

11. 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. Resolution 16 - Series 2025 - Request for Exemption from Sec. 16-17-110. - Underground utilities. for 161 Main Street

B. Resolution 17 - Series 2025, A Resolution approving an RFP for the Water Treatment Plant Membrane Design Specification Work

C. Resolution 18 - Series 2025 - A Resolution Ratifying a Revitalizing Main Street $250,000 grant for Nelson Avenue heated street

D. Resolution 19 - Series 2025 a Resolution approving a Professional Services Agreement for the Little Beach Park retaining wall

E. Ordinance 05 - Series 2025 (First Reading) - Continuance - An Ordinance Renewing the Xcel Energy Franchise Agreement – Brunvand

12. DISCUSSION / DIRECTION ITEMS

A. Tank 2 Report and Recommendations

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

14. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- May 21, 2025

-- June 4, 2025

Karp Neu Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: May 2, 2025

TO: Minturn Town Council

FROM: Karp Neu Hanlon, P.C.

RE: Amending the Franchise Agreement Between the Town of Minturn and Xcel Energy of Colorado

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On June 1, 2005, the Town Council executed a franchise agreement between the Town of Minturn and Xcel Energy of Colorado (the "Company"), as set forth in Ordinance No. 11 – Series of 2005 (the "Agreement"). The Agreement grants the Company a non-exclusive right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service").

The term of the Agreement is set to expire on June 1, 2025. Town staff is currently negotiating with the Company regarding a new franchise agreement between the Town and the Company for a renewed term. While negotiations over the final draft and approval of the Agreement are ongoing, the Town wishes to amend the Agreement with a temporary extension of ninety (90) days to allow for uninterrupted Utility Service to the Town and its residents until the new franchise agreement is completed and executed.

The proposed Ordinance would approve an amendment to the Agreement to provide for this temporary ninety-day extension of the Agreement.

Town staff recommends adopting the Ordinance as set forth below.

ORDINANCE 05 – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, GRANTING A TEMPORARY EXTENSION OF THE FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND XCEL ENERGY OF COLORADO FOR THE USE OF TOWN PROPERTY TO PROVIDE GAS AND ELECTRIC UTILITY SERVICE TO THE TOWN AND ITS RESIDENTS.

WHEREAS, the Town of Minturn, in the County of Eagle and State of Colorado (the "Town"), is a home rule municipal corporation duly organized and existing under laws of the State of Colorado and the Town Charter (the "Charter"); and

WHEREAS, pursuant to Section 10.1 of the Charter, the Town Council has authority to grant, amend, revoke, or otherwise carry out its powers regarding franchise agreements; and

WHEREAS, as set forth in Ordinance No. 11 – Series of 2005, the Town Council executed a Franchise Agreement (the "Agreement") between the Town and Xcel Energy of Colorado, its successors, assigns, affiliates, and subsidiaries (the "Company") granting the Company the right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service"); and

WHEREAS, the term of the Agreement is for twenty (20) years, set to expire on June 1, 2025; and

WHEREAS, the Town and the Company are presently engaged in negotiations regarding a new franchise agreement wherein the Town may grant the Company a new non-exclusive franchise to use Town streets, public utility easements, and other Town property to provide Utility Service; and

WHEREAS, the Town and the Company wish to amend the Agreement to provide for a temporary extension of the Company's rights and duties under the Agreement for a period of ninety (90) days, as shown in **Exhibit A** (the "Amendment"); and

WHEREAS, the Town Council finds and declares that amending the Agreement to provide for a temporary extension of the Utility Service within the Town is necessary for the preservation of public health, safety, and welfare and is in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Amendment of Franchise Agreement. Town Council hereby approves the Amendment to provide for a temporary extension of the Agreement for a period of ninety (90) days in substantially the same form as **Exhibit A**, as determined to be satisfactory to the Town Attorney, and authorizes the Town Manager or designee to execute the same. The Town Council further ratifies all actions taken by the Town to date with respect to the Amendment.

Section 3. Effective Date. Upon passage of this Ordinance, the provisions hereof shall

become effective on May 28, 2025.

Section 4. Severability. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 7th DAY OF MAY 2025. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 21st DAY OF MAY, 2025 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

_____

Earle Bidez, Mayor

ATTEST:

By: _____

Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 21st DAY OF MAY, 2025.

TOWN OF MINTURN, COLORADO

_____

Earle Bidez, Mayor

ATTEST:

By:_____

Jay Brunvand, Town Clerk

EXHIBIT A
Amendment to Franchise Agreement

AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND XCEL ENERGY OF COLORADO

THIS AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND XCEL ENERGY OF COLORADO (the "Amendment") is made and entered into this __ day of _____ 2025, between the TOWN OF MINTURN, Colorado, a home-rule municipal corporation (the "Town") and PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation and an Xcel Energy Company (the "Company"), collectively (the "Parties").

RECITALS

WHEREAS, as set forth in Ordinance No. 11 – Series of 2005, the Town and the Company executed the Franchise Agreement Between the Town of Minturn and Xcel Energy of Colorado (the "Agreement"), granting the Company the right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service"); and

WHEREAS, Section 2.2 of the Agreement establishes the term of the franchise for twenty (20) years, set to expire on June 1, 2025; and

WHEREAS, the Town and the Company are presently engaged in negotiations regarding a new franchise agreement that would grant the Company a non-exclusive franchise to use Town streets, public utility easements, and other Town property to provide Utility Service; and

WHEREAS, Section 14.1 of the Agreement allows the Parties to amend the Agreement through a writing signed by both the Company and the Town and approved in the same manner as was required for the passage of the Agreement's adoption ordinance; and

WHEREAS, the Town and the Company wish to execute this Amendment to provide for a temporary extension of the Agreement to allow for continuous Utility Service under the Agreement until a new franchise agreement is executed.

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

1. Recitals. The foregoing recitals are incorporated herein as if set forth in full.

2. Amendment. The Agreement is hereby amended with the addition of Section 2.3 as follows:

   § 2.3 Temporary Extension of Term. The term of this Agreement is hereby extended for a period of ninety (90) days beginning on the expiration date of this Agreement and ending on August 29, 2025.

~ Signature Pages Follow ~

IN WITNESS WHEREOF, the Parties have entered this Agreement as of the Effective Date.

TOWN OF MINTURN, COLORADO

By: _____

Title: _____

Date: _____

ATTEST:

_____
Town Clerk

PUBLIC SERVICE COMPANY OF COLORADO

By: _____

Title: _____

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Agreement was acknowledged before me this ____ day of _____, 2025 by _____.

Witness my hand and official seal.

_____
Notary Public

OFFICIAL MINUTES
Minturn Town Council Executive Session I 5PM

Monday, April 14, 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 Executive Session. Zoom Link: https://us02web.zoom.us/j/81723753646
Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Meeting ID:** 817 2375 3646

The Minturn Town Council will open the Regular Meeting at 5:00pm for the sole purpose of convening into Executive Session.

1. CALL TO ORDER

Mayor Earle Bidez called the meeting to order at 4:59pm.

2. ROLL CALL

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Tom Priest, Kate Schifani, and Brian Rodine.

Staff present: Town Attorney Michael Sawyer (zoom), Interim Town Manager/Town Clerk/Treasurer Jay Brunvand, Interim Town Manager Katie Sickles, and KRW representatives Mark Collins (zoom).

3. APPROVAL OF REGULAR AGENDA

Motion by Gusty K., second by Brian R. to approve the agenda. Motion passed 7-0.

4. EXECUTIVE SESSION:

4.1 An Executive Session for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) to discuss specific legal questions with the Town Attorney and pursuant to C.R.S. 24-6-402(4)(e) to discuss matters that may be subject to negotiations; develop strategies, and instruct negotiators; and pursuant to C.R.S. 24-6-402(f) to discuss and review personnel matters.

- Town Manager applications
- Battle North/Minturn Water Treatment Plant

Motion by Gusty K., second by Brian R., to convene in Executive Session for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) to discuss specific legal questions with the Town Attorney and pursuant to C.R.S. 24-6-402(4)(e) to discuss matters that may be subject to negotiations; develop strategies, and instruct negotiators; and pursuant to C.R.S. 24-6-402(f) to discuss and review personnel matters as presented. Motion passed 7-0.

- Town Manager applications
- Battle North/Minturn Water Treatment Plant

Motion by Kate S., second by Tom P., to convene in Regular Session.

5. ADJOURN

Motion by Kate S., second by Tom P. to adjourn at 6:23pm.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

OFFICIAL MINUTES
Town Council Regular Meeting I 5:30 PM

Wednesday, April 16, 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/84668575632

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 846 6857 5632

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

Mayor Earle B. called the meeting to order at 5:35pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Brian Rodine, Tom Priest and Kate Schifani.

Staff present: Town Clerk Jay Brunvand, Deputy Clerk Cindy Krieg (Zoom), and Town Engineer Jeff Spanel.

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. 04-02-2025 Minutes
B. 1010 Two Elk Lane - New Single Family Residence
C. 0186 Miles End Lane - Changes to Approved Plans
D. 0155 Miles End Lane - New Single Family Residence
E. 0083 Miles End Lane - New Single Family Residence
F. 532 Main Street - Changes to Approved Plans

Motion by Gusty K, second by Tom P, to approve the Consent Agenda of April 16, 2025 as presented. Motion passed 7-0.

4. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Eric G, second by Gusty K, to approve the Regular Agenda of April 16, 2025 as presented. Motion passed 7-0.

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.

Public Comment Opened.

Mr. Tim Paxson, 2215 Alpine Drive, Vail
Mr. Paxson wanted to let everyone know about the upcoming May 6th ERWSD board election, in which he is running (District 1). He also let everyone know how to get an absentee ballot. He also shared a little bit about his background and qualifications. He has a background in water and chemistry. More information can be found at https://www.erwsd.org/five-candidates-running-erwsd-board. This is a polling place election on May 6th (polling places include the ERWSD office in Vail, the EagleVail Pavilion, and the Edwards Field House). Absentee ballots can be requested through April 29th if you can't vote in person.

Mr. Ken Marchetti, Gypsum
Mr. Marchetti is running for the Eagle County Ambulance Services board, on the platform of financial expertise and transparency. Ken is a CPA with extensive experience working with metro districts and special districts. Mr. Marchetti also wanted to remind everyone that this is a polling place election on May 6th but if you can't vote in person you can apply for an absentee ballot (by 4/29). More information can be found at https://www.eaglecountyparamedics.com/2025-board-

of-directors-election. Polling places include the Edwards Field House and the Gypsum Rec Center.

Public Comment Closed.

7. COUNCIL COMMENTS & COMMITTEE REPORTS

Kate S. noted the results of the recent scholarship committee interviews and awards.

Tom P. noted that the first DDA board meeting took place on Monday 4/14. As this was the first meeting,

Gusty K., who serves on the High Five Media board, noted several of the upcoming free High Five Media free workshops that they offer to the community. These include mobile video and camera workshops, as well as many others. Information can be found on the newsletter page of the High Five Media website, https://www.highfivemedia.org/newsletter. Gusty K. noted that the Minturn Fitness Center board meeting took place on Tuesday, 4/15, and the MFC annual budget was approved.

Lynn F. reminded residents that the Eagle River Fire Protection District board of directors election is coming up (also on May 6th). This is a polling place election at the Edwards Field House, with absentee ballots available until April 29th. Lynn is running unopposed for District 2.

Eric G. attended the Eagle County Housing and Development Authority meeting today, he touched on some County initiatives includes homeless services, downpayment assistance programs, and other housing programs.

8. STAFF REPORTS

A. Manager's Report – Brunvand

Spring Cleaning

Public Works will begin the annual spring cleaning of the town. This work will include cleaning up the parks, raking the lawns, painting the curbs and parking logos such as handicap spaces with a fresh coat of paint, and general clean up. The intent is to have everything as nice as possible for the Town Manager onsite interviews and public functions.

The Eagle River and Little Beach Parks normally open about mid-May and the irrigation is turned on mid-late May weather dependent. Much of this is due to the effects of mud season and snow melt which makes the landscaping sensitive as the plants begin to wake up.

The Bike Park and trails also open in Mid-May. The reason for the mid-May timing is to ensure that the trails are dry and to respect wildlife. The parks, hiking, bike trail, and bike park are seasonal. Using them prior to opening may result in significant damage to the trails and plants, and stress the elk, deer, and other migrating animals as they calve and transit to summer grounds. The wildlife can get very stressed when people are hiking and hiking with their dogs. The town asks everyone to please respect trail closures for these reasons.

Bear alert
The bears are starting to wake from their winter hibernation. Again, please be on the look out and respect their needs. I saw a video of a bear that wandered out of the woods and on to a run at Keystone Ski area. Yes, the run was open and, as cute as they might be, they are wild, hungry and mean.

As a notice to all, please respect the importance of keeping a large distance from any wild animal during any season. This is important for both your safety and the wildlife's.

Seasonal Street Sweeping
The Town, annually each May, leases a large street sweeper to clean the streets and drainages. I have attached the tentative schedule for this year. This culminates with the annual clean up day. This year cleanup day is Saturday, May 31st.

Town Manager's House
I have offered to the Council to visit the Town Manager's House and several have taken up the offer. I can only take two council members at a time so if you are interested, give me a call and I will make it happen. I encourage this opportunity now as the house is vacant and we had it cleaned making this a rare opportunity.

I have reached out to several local contractors in an effort to get the house spruced up in anticipation of the new Town Manager's arrival. This work will include some roof repair and general R&M.

Town Hall Windows
This project has been pushed to June (tentatively. Could be later). Dates to be announced.

B. Manager's Report – Sickles

Note: Due to family visits and the Annual CCCMA Conference I will monitor emails in limited capacity and attend a couple scheduled virtual meetings April 18 through April 28.

A. Water Treatment Plant (WTP) Design & Engineering: I have had phone conversations and additional email information with the following organizations regarding funding for the Water Treatment Plant including potential for debt retirement from a large revenue source. ***WTP Loan***

Funding
1. *ANB Bank, aka Community Bank – Avon/Eagle*
2. *Government Capital – Texas with Colorado experience in funding municipal funding*
3. *Northland Securities, Public Finance – Denver*
4. *Stifel, Nicolaus & Company, Public Finance – Denver*
5. *Meeting Scheduled April 15 with DOLA representative Desiree Santerre regarding State Revolving Fund (SRF) Pros & Cons*

B. Bellm Bridge Design & Engineering: The CDOT/IGA is on the agenda via a Resolution. This item is not currently budgeted and may require a 2025 Budget Supplement.

C. North Main Street Pedestrian Improvements (Railroad Ave): From my understanding there will be property exchanges between the project and saloon overhang. The IFB is advertised with bids due April 30.

D. Tank #2 / Steel Bolted Tank repairs: Jarod Limke is reviewing a memo from their tank specialist. If I get the memo before the meeting I will provide it at the meeting.

E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Weather dependent and moving forward.

F. Repaving (reconstruction) of Taylor Street: Town Engineer Jeff Spanel has provided a drainage alternative with plans to review on the agenda.

G. Little Beach Park Retaining Wall repair/replacement: Waiting for Town Attorney to verify that Inter-Mountain's current contract can cover design.

H. Little Beach Park Improvements and Playground: Alternative project activity to leverage GOCO Funds is on the agenda.

I. Main St / US HWY 24 Phase II Sidewalk construction: Reject current bid from 360 Civil is on the agenda.

J. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus Contract Amendment to revise the plans to include two options is on the agenda and re-bid with the purpose to stay within the current budget.

K. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.

9. 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. Resolution 14 - Series 2025, A Resolution Approving an IGA with CDOT for Bellm Bridge Replacement

Council is asked to approve Resolution 14 – Series 2025 a Resolution for the Mayor and Town Clerk/Treasurer Jay Brunvand to sign the attached CDOT Intergovernmental Agreement as follows:

- Name of Project: Town of Minturn – Bellm Bridge
- Project Number: BRO M890-004

- Sub-Account #: 26945
- This project consists of replacing Bellm Bridge (Structure ID: MINTRN-TAYLORST) over Eagle River on N Main St just north of US Highway 24 in Minturn, Colorado

Known as the project to design for replacement of the Bellm Bridge as part of the agreement, to receive $372,279 in federal funds via Colorado Department of Transportation (CDOT) for said project.

CDOT has committed to this project.

A Summary of the 2022 Bridge Inspection Report identifies several structural and maintenance issues with the bridge. The concrete deck has wide transverse cracks and spalls, indicating surface deterioration. The steel girders show rusting and peeling paint, which are signs of corrosion. The reinforced concrete pier walls and abutments exhibit moderate abrasion and honeycombing, suggesting material degradation. The open expansion joints are missing angle armor and filled with debris. The elastomeric bearings have rusting plates. The approach roadway has patched potholes and cracks, and the bridge wingwalls have cracks and spalls. The sidewalks, medians, and curbs show vertical and transverse cracks with scaling. The reinforced concrete bridge railing has medium vertical cracks, and the timber rails are broken.

Town of Minturn Strategic Plan 2025-2027

• Vision: To ensure Minturn's future as a neighborly mountain community.
• Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
• Values: Integrity, Transparency, Collaboration & Resourcefulness
• Infrastructure & Services: Bellm Bridge analysis and recommendation

Council Questions:
Lynn F. inquired about whether this project was budgeted for. Jay B. noted that it was not budgeted for in 2025 because we didn't have the grant confirmation, cost estimates or bids in time to do so. But now we have the grant in place, and this is a doable project within our budget.

Motion by Gusty K, second by Kate S, to approve Resolution 14 – 2025, as presented.
Motion passed 7-0.

B. Resolution 15 - Series 2025, Adopting the SS4A Safety Action Plan

Council is asked to approve Resolution No. 15 – Series 2025, adopting the SS4A Safety Action Plan.

As previously shared, The U.S, Department of Transportation awarded the Town of Minturn an $80,000 Safe Streets for All (SS4A) grant for the development of a Safety Action Plan. This plan used data analysis to identify opportunities to improve roadway, pedestrian, and bike safety for the Town. The Town contracted with Stolfus and Associates to lead this project. The Project Team curated a Stakeholder Working Group (SWG) to advance the plan and incorporate feedback from diverse stakeholders in our community including residents, law enforcement, business owners,

first responders, aging populations, and more. Meetings were held over several months, and a public survey was also conducted in Q1 2025. Based on feedback from the SWG and the survey, Stolfus and Associates have drafted a Safety Action Plan for the Town to consider and adopt. The plan includes several recommendations, and later actions of the plan could and should include implementation grant opportunities to be able to execute some of the recommendations. SWG and public meetings were held over the past year to gather significant stakeholder input, and the Town received numerous responses to the public survey.

- The cost of this project was covered by the SS4A planning grant. Additional / future costs will be necessary to implement / execute the plan. These costs are not yet determined, but grant opportunities do exist to help offset these costs.

Council Questions / Comments:
Lynn F. noted that a few of the photos in the plan are photos of Red Cliff, not Minturn. Matt noted that this will get updated.

Brian R. asked for clarification that if something is not mentioned in the plan, does that mean it's not eligible for implementation grants / projects?

Matt B. noted that the plan itself would need to be updated and can be updated, but there is a process that would need to be followed to do so.

Brian R. suggested that we keep the plan as broad as possible so that we're not ruling out any potential projects down the road.

Matt B. noted that while this makes sense, having general strategies in the plan doesn't really make sense. It's best to have specific recommendations with a connection to a specific safety issue. He also noted that we could review the language in the plan to ensure it is sufficiently broad to leave the door open. He also pointed out that only the SS4A grant program requires potential projects to be listed/included in the safety action plan. Other grant programs would not have that requirement. The SS4A program is currently only slated through June 2026, and funding may not continue after that. So it's likely that we'd be looking at other grant opportunities down the road for many of these recommended safety projects.

Motion by Eric G, second by Gusty K, to approve Resolution 15 – 2025, as presented. Motion passed 7-0.

C. Highway 24 / Main St. Phase II Sidewalks:
* Bid Rejection
* Stolfus Contract Amendment

Reject 360 Civil, Inc. Bid US24/Main Street Phase II Sidewalks
Stolfus Engineering estimated the project $1,294,060. 360 Civil, Inc. the sole bidder submitted a bid amount of $1,619,753. The difference equated to $325,693 in addition to the budgeted amount. With respect to the bidding process, Town Council should motion to reject the 360 Civil Inc. bid. A motion, second with official polling is requested.

Motion by Gusty K, second by Lynn F, to reject the 360Civil bid for US24/Main St. Phase II Sidewalks. Motion Passed 7.0.

US24/Main Street Phase II Sidewalks Stolfus Contract Amendment
CDOT Local Agency Manager Jason Huddle provided several options. Town Council considered an option to re-advertise with a Bid Alternative.

1. 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.

2. Project funds budgeted in 2025.

Stolfus Engineering has drafted a contract amendment to re-advertise with a Bid Alternative. The contract amendment proposed is $27,000. I am recommending approval of this amendment with the goal to maintain the current plan with modifications to a new bid schedule and a bid alternative reducing the project scope. The goal is to proceed with the options that keep the US24/Main Street Phase II Sidewalk project within the 2025 budget. Due to a sole bidder the first time, more effort will be enlisted to reach other potential bidders.

A previous Resolution was approved. This contract amendment would be considered part of the original Resolution approval.

Motion by Tom P, second by Gusty K, to approve Stolfus Minturn Phase II – Bid Alternatives Contract Amendment in the amount not to exceed $27,000. Motion passed 7.0.

11. DISCUSSION / DIRECTION ITEMS

A. Little Beach Park & Playground Design Plan B Consideration

Town Council approved Resolution 11 Series 2025 to apply for a $50,000 T-Mobile Grant. Grant writers identified that a design was required for grant funding request. We can submit June or September if we have a design. After review with grant writers, a meeting with GOCO was set up to discuss a previous grant request and potential for a future grant request. Pages 2 & 3 include GOCO's recommendation feedback and the grant application budget. The amounts in the grant were provided by Inter-Mountain Engineering prepared January 4, 2023, Pages 4 & 5. (I have the entire document for both items Pages 2 through 5.) Dan Omasta from GOCO thought the Town's previous grant application was very competitive, however the park improvements were not shovel ready. He suggested that a shovel ready Phase would be preferred. He also suggested that the Town proceed with a design and use the design expense as a match. Debra Figueroa and I have had several discussions. Debra directed me to Inter-Mountain Engineering regarding the Little Beach Park Improvement Cost. Jeff sent me the August 29, 2023, document and suggested that I inflate the amounts to 2025. Debra and I agreed on a 10% increase. I drafted Plan B with a similar Town expense to Plan A, incorporating a plan to design the Athletic Court, Seating Areas, Amphitheater, ADA Ramp, Expand Lawn Seating, New Concession Facility and Restrooms. Use the design amount including the playground design to leverage Phase 1 of the Little Beach Park Improvements. Except for Restrooms, GOCO will not fund construction of structures, but design

may be eligible. I provided Page 6 with Plan B. Debra and I would like Town Council to consider Plan B, and we will take your consideration back to Dan Omasta at GOCO prior to Town Council committing funds.

Council Questions / Comments:

Lynn F. inquired about a restroom as part of the project, and also asked for clarification regarding historic buildings that are planned to be part of the improvements at the south end of the amphitheater. There is a plan to utilize the Meyers Barn as a concessions space. There is funding for the design of a restroom facility, but not currently for the construction of restrooms.

Brian R. inquired if the original GoCo grant application cost estimates were used again, and Katie S. responded that we inflated the estimated costs by 10% to account for increased costs for 2025 / 2026.

Direction Given from Council:

Proceed with Plan B Design / Discussion

C. Discussion – Direction – Taylor St. Paving - Drainage Discussion

Jeff S. introduced the discussion item by stating that the drainage ditch on the east side of the road that was initially proposed for Taylor does not work. There are both public and private improvements in that area, as well as utilities. A 4' concrete drainage pan is being proposed instead, which allows matching to existing driveways, and also would involve much less work on the east side of the road. The pan won't carry as much water as a ditch would, so we plan to put frequent drainage crossings in as well.

Updated Engineering Report:

A drainage alternate has been proposed from swale/culverts on the east side to a 4' concrete pan. Inter-Mountain Engineering's letter provided an explanation. Inter-Mountain Engineering is seeking direction regarding the drainage alternative. Following the letter / report are resident emails / comments related to this discussion. The plans for both alternatives are available.

The report provided in the packet from Inter-Mountain Engineering detailed the following:

Project No. 24-0060
This letter is an update to the Town Council for the Taylor Avenue capital improvement project. At the March 5 Council meeting, we presented neighborhood input, and the Council provided direction to advance the design. During conceptual design, we encountered drainage questions that merit further discussion.

Drainage Considerations:
The Town Council directed minimizing drainage flow across Taylor Avenue by the construction of a drainage ditch on the east side and the use of a crowned roadway section. The proposed roadway will be 22 feet of asphalt with 10 foot travel lanes and 2 foot asphalt shoulders similar to

what is proposed for Minturn Road. The existing Taylor Avenue roadway is in poor condition. The asphalt varies from about 22 to 25 feet in width and is located to the west side of a 40 foot right-of-way. The road slopes from east to west and the slope varies from less than 1 to over 4 percent. The ground surface on the east side of the roadway slopes to the street (some areas very steeply) and drainage flows over the street to the west. Existing culverts are located under the street at points of concentrated flow. Chapter 7 – Storm Water Planning & Design Requirements of the Minturn Municipal Code (MMC) requires a residential development to study both the minor and major storm events. The minor storm drainage system is intended to prevent damage from regularly occurring storms and the major system to prevent damage or loss of life from infrequent large magnitude storms. Wright Water Engineers, Inc. prepared the Minturn North PUD Drainage Report, which includes a detailed study of drainage from the mountainside above Taylor Avenue. Minturn North is constructing a large ditch on the west side of Taylor to collect drainage and protect properties below Taylor Avenue from the major storm event. The Minturn North ditch is 24 inches deep, with a 5 foot wide bottom and a 2:1 side slope. The width at the top of the ditch would be at least 13' on level ground.

Ditch on East side of Taylor Avenue:
Controlling a major storm to address Council direction would require an identical ditch to that provided by Minturn North. A ditch that large will not fit within the Taylor Avenue right-of-way. The first set of drawings attached to this report is a conceptual design that includes a 6 foot wide, 14 inch deep ditch along the east side of Taylor. This ditch will contain the minor storm event, allowing only a major storm event to flow across the roadway. Even with the roadway pushed to the west, this ditch will require steep driveway aprons, nearly 1,000 feet of driveway culverts and grading extending into private property. Existing natural gas, sanitary sewer, communication, and overhead electric distribution lines are located within the easterly side of the right-of-way and will require relocation. There are also private improvements including retaining walls and parking areas located within the right of way that will need to be removed or reconstructed.

Drainage ditch in Grant Avenue:
We were asked if it would be feasible to intercept drainage above the homes on Taylor Avenue by constructing a ditch within the Grant Avenue right-of-way. The following GIS photograph shows improvements that have been constructed within the Grant Avenue right-of-way. The Eagle County website identifies the photograph as approximately 20 years old, so it is likely additional obstructions exist. There is no direct access to Grant Avenue and physical access would be difficult. Access and drainage easements through the existing property between Taylor Avenue and Grant Avenue will need to be acquired. We could study further, but locating drainage facilities in Grant Avenue does not appear feasible.

The least impactful alternative would be to replace Taylor Avenue with a properly constructed roadway. Sloping the road to the west provides the best way to match existing grades on the east side of the roadway. A 4 foot wide concrete pan on the east side of the roadway would capture nuisance flows from snowmelt and minor storm events. Catch basins located in the pan would intercept and direct drainage across the road to the Minturn North Drainage system, Speed dips can be incorporated to provide both traffic calming and additional drainage collection points. Large culverts would be installed at identified points of concentrated flow. A conceptual plan has been developed and attached for this alternative.

We recommend the Council consider the alternative including a 4 foot wide concrete pan with the roadway sloped to the west for the Taylor Avenue reconstruction.

Lynn F. asked if residents will be able to drive through / over the pan with no issue.
Jeff S. noted that they would, it will only be a few inches deep.

Lynn also inquired if this is a cheaper option vs. doing it along Grant Ave.
Jeff S. noted that Grant does not work due to items / buildings that have been built up there.

Lynn F. – it looks like there is only one building that protrudes into the ROW (east side of Grant)

Jeff S. noted no construction access, no connection point to get equipment up to Grant, and there are no drainage easements to get the water back down.

Brian R. and Kate S. both noted that they were a little confused at the last meeting, and they misunderstood the direction that they gave.

Gusty K. asked about driveways, and Jeff S. noted that the plan would be to adjust the elevation of that pan so that impact to driveways would be minimal.

Tom P. asked if we could adjust the elevation of the east side of the road up, given the existing slope / grade. Or would we grade down the west side?

Jeff S. noted that we would do both. We would start out matching driveway grades, but would be a combination of both lowering the west side and raising the east side where necessary.

Council members noted that while the drainage pan option is not a perfect solution, it will be a significant improvement of the current situation.

Direction Given:
Design the 4' pan (vs. the drainage ditch)

Jeff S. noted that the concrete pan also addresses the width of the road, because the 4' will turn it into a 25' paved section of road.

Tom P. asked about the south-end hump / intersection of Minturn Road and Taylor. What if anything occurs to those areas?

Jeff S. responded that nothing changes there, per council direction. This would require changes that aren't feasible, such as raising Minturn Road 5 – 6', relocating utilities, etc.

Tom P. reiterated the safety concerns of this intersection. The idea of closing off that intersection had previously been brought up. This would address a myriad of issues. However it would create increased traffic onto 4th.

Jeff S. noted that this was brought up during the Minturn North preliminary discussions, as their traffic engineer had recommended to turn the end of Taylor into a driveway into the townhomes (essentially closing off the intersection).

Lynn F. asked for clarification as to where the traffic would be rerouted – would cars take 4th, then south to Taylor to get to the Townhomes? Jeff S. noted that is correct.

Brian R. asked if the closure would take place above the Townhomes? Jeff noted that this level of detail had not been investigated, as the idea of closing the intersection ended up not being pursued by Council.

Lynn F. noted she'd like to hear what the public thinks.

Public Comment:

Mr. Trent Schaffler, 105 Lions Lane (Townhomes):
Thinks disconnecting the intersection would solve a lot of the safety issues. From a traffic flow perspective, it's kind of a push. If the intersection were closed, then hopefully that fire hydrant could be moved. It gets buried in snow every year, and also gets hit frequently. Mr. Schaffler would be in support of closing the intersection.

Kate S. – how would you physically do this? Barricade?
Jeff. – the asphalt would just end at the disconnection. Would need to figure out some sort of turnaround.

Mr. Hany Malek – 498 Taylor:
If we close the intersection, then there is just one point of entry / exit, which creates its own safety issue. This is currently used as a truck turnaround for utility trucks, fire / emergency vehicles, etc. Recommends we look book at the comments that have been made when this idea was brought up before. Commented that he feels the drainage pan is a much better option than the ditch. Does recommend an extra culvert around 480 Taylor where it flattens out (by 4th). There is one on the south side, recommends putting one on the north side. It would help to see markings on the roads once we have a final design / plan, so residents can see how they will be impacted.

Jeff S. – If we did close the intersection, we could still provide emergency access only. Turnaround would also need to be examined.

Mr. Darin Tucholke, 530 Taylor:
North end of Taylor – not enough room for a turnaround.
South end – feels that closing the intersection would disrupt the flow of traffic for the entire neighborhood and would bottleneck. 4th is pretty narrow, and Darin does not feel it would be a good idea to funnel more traffic onto 4th.
Agrees that the Taylor / Minturn Rd intersection is dangerous, but is not aware of any accidents having taken place there. Most accidents occur at the S turn by the International Trade Building.

Regarding project budget – can we afford the pan? What is our total budget?

Mr. Rob. Gosiewski 560 Taylor St:
Offered to walk the street with plans, to show where the true problems are. Feels there are some sections that have minimal drainage issues, other areas it's really bad. Mr. Gosiewski suggested we look at where it's in dire need, and spend the money where it's truly needed. Suggests to keep working on the plans. Mr. Gosiewski also shared several photos. Regarding the north end ROW – There is a gap between ROWs (Grant Ave) – 140ft. That road gets used by people visiting the town, emergency crews / rescue. If we don't address it, that's a lot of water coming off of the hiking trail and causing damage to the new asphalt if not addressed.

Feels that closing of the intersection at Taylor and Minturn Road would be an issue for circulation. He does feel though that once they finish Minturn Road, he thinks you'll see a lot more people taking that route. It's nice to have the options. He does not think it's a fair deal to the town as a whole to close the intersection. While it would be helpful to the 3 townhomes in Building A, it would pose issues for others. Would really like to see the hump addressed. Would like to see full-resolution drawings if possible. Mr. Gosiewski asked if residents are allowed to park straddling a drainage pan? Is the pan considered part of the parking or part of the street? Earle B. clarified that it is OK to park over the pan.

Mr. Bill Hoblitzell, 262 Taylor:
Feels that a drainage pan will be very impactful for some properties, but not for others.
Any property with a steep slope will be more impacted. What is the sideslope? It's difficult to gauge the impact to each property.

Jeff S. clarified that the drawings are conceptual at this point, and of course more detail would be provided in final plans. He also stated that the plan would be to match the existing grade as much as possible.

Also not in favor of closing Taylor St. Would be concerned not just about traffic flow, but also circulation of pedestrians, bicyclists, etc. Feels that a connected road system is much more functional. Does not want to further break up our town grid.

Would like to see detailed drawings and more clarification before direction is given.

Mr. Duncan Robinson, 531 Taylor:
Echoes what Darin T. stated about reviewing the budget first, evaluating what need to be done in what areas. Asks that Council consider impacts to individual properties with this project. Right now the boundary between properties and Town road seems like right where the asphalt ends. Property owners are concerned about losing driveway. It's tight.

Regarding the hump, have we looked at adding stop signs? Can the roadway be lowered at all?

Mr. Alex Kenny, 130 Taylor (Townhomes, Building A):
Would be a proponent of closing off Taylor for safety reasons, but does understand that it would cause traffic flow issues. Would like to see more enforcement of speed. Feels that speed could become a bigger factor if we send more traffic down Minturn Road.

Mr. Nathan Lacross, 322 Taylor St.
Is it possible to push the drainage west into the drainage system that was put in with the new development? Jeff S. noted that this plan does push the water to the west side of the right of way. Where Taylor meets Minturn Road – is it possible to have that intersection come across the parcel of land that the Town acquired from Minturn North?

Jeff – That option was studied, but for that to happen, we would need to raise Minturn Rd 5 – 6 feet.

Mr. Lacross – could it just be raised at this spot? The dangerous intersection was created when the Town allowed the Townhomes to go in. Would rather see funds allocated to this, vs. a drainage pan along the whole street.

Mr. David Clapp, 392 Taylor:
Where is it going to be platted on the road? Where will the drainage be at his property?

Kate S – sounds like there is confusion on where the east end of the road starts. Jeff S. noted that it will be very close to where it is now.

Kate S. noted that the plan is to minimize impact to individual properties, and not encroach.

Jeff S. noted the pan itself is designed to catch nuisance flows, but also protect the asphalt. The pan will be essentially the same width as the asphalt that's there now.

Mr. Clapp also noted that he would prefer to keep the Taylor / Minturn Rd. intersection the way it is now (not close it off).

Additional Council Questions / Comments:

Lynn F – is it feasible to do the pan in pieces (only where necessary)? Jeff S. stated it's not a good idea to start and stop the pan, it's recommended to be continuous. Getting water back up into a pan once it's off is very difficult. The east edge of the pan won't be much different than the edge of the asphalt now.

Lynn F – more detailed drawings would help reassure residents.

Tom P – Noted that there were agreements between the Town and Cumerford when the Townhomes were built. Tom P. also noted that while the south end intersection closure does seem extreme, all of the concerns that residents raised are valid. A 90 degree intersection is not feasible. Tom P. offered to walk the street and review the south end Taylor issues.

Gusty K – Do we know the estimated timeline of when Minturn North is projected to be paving Minturn Road? Jeff S. noted we don't have an exact timeline, but it's his understanding that they are projecting to pave this summer. Gusty K. also brought up budget, and suggested that we try to

get estimates with a few different scenarios, so that we can make some final decisions. Jeff S. noted now that we have a concept, we can begin getting estimates.

Eric G. brought up connecting the contractor with residents to do individual property asphalt projects in conjunction. Jeff S. reiterated that we would definitely facilitate. We can't be part of the contracts, but we can make the introductions.

Tom P. asked for clarification regarding the target timeline for this project.

Jeff S. - We don't have a timeline yet, we were waiting on direction and design. But now that we have direction we can work on estimates and a schedule. Jeff S. also noted that it's been difficult to get bids this year, especially for asphalt work and now that we're already in spring. For the work that we currently have out to bid, we have only 2 bidders.

Brian R. asked to clarify that the parking for the Game Creek trailhead is to be covered by Minturn North. It is not in the scope of this project, correct?
Jeff - Correct.

Katie S:
Project tie-in (mobilization):
A project that could be part of the Taylor repaving is the North Main St. project. There could be some project mobilization benefits for contractors to bid both projects.

D. Discussion / Direction - Updated Town of Minturn Employee Handbook – Brunvand

Review proposed Employee Handbook changes.

Town Staff have been working for some time to address necessary changes to our existing Employee Handbook. The current handbook was created in 1998 and in the ensuing years has seen no material change. As a result, and with the consultation and recommendations of Mountain States Employers Council, the book was essentially completely reorganized and rewritten. I have attached a brief memo and the proposed manual for your review and discussion during the April 16 council meeting. The proposed manual is a new and rewritten adaptation of our Employee Manual. Although I will explain the changes and the effects of those changes, all of them have been approved by Employers Council legal and brings us into current compliance with employment law and best practices. This rewrite is much more than an update. The proposed manual streamlines the manual to cover practices and benefits and removes procedural items such as how we advertise jobs, review salary ranges, employment orientation, performance reviews, and other policy items that are better kept in a separate Policy Manual, not an Employee Manual.

The biggest change is the leave policy. The way our PTO worked in the past no longer aligns with state guidelines, so this needed to be updated. This will be updated to match state guidelines, which has a clear distinction between vacation time, personal days, and sick time.

Brian R. brought up the amount of vacation time. Is it enough to attract and retain employees in this day and age? Lynn F. also had concerns about this.

Jay B. explained the way the time off is accrued, and explained that the overall time off isn't really changing, just the way it accrues is changing.
Lynn F also pointed out that medical leave provisions have changed as well.

Discussion ensued regarding the urgency of this project, it was proposed that given the upcoming town manager interviews and other priorities, perhaps this can be pushed to the 5/21 agenda (vs. 5/7).

Direction Given:
Bring the handbook update by Resolution to the 5/21 meeting.

12. FUTURE AGENDA ITEMS

A. Future Meeting Topics – No discussion

13. ADJOURN

Motion by Gusty K, second by Kate S, to adjourn the meeting at 7:43pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Thursday, May 1, 2025 – Special Session for Town Manager Interviews
Executive Session – 5:30pm

OFFICIAL MINUTES

Town Council Meeting Minturn Town Hall / Conference Room
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.

1. CALL TO ORDER

Mayor Earle Bidez called the meeting to order at 1:00pm.

2. ROLL CALL

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Tom Priest, Kate Schifani, and Brian Rodine.

Staff present: Town Attorney Michael Sawyer, Interim Town Manager Katie Sickles

3. Executive Session

a. An Executive Session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. 24-6-402(4)(e) and for the purposes of discussing Personnel Matters pursuant to C.R.S. 24-6-402(4)(f) pertaining to Candidates for the position of Minturn Town Manager

Motion by Gusty K., second by Tom P., to convene in Executive Session for the purposes of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. 24-6-402(4)(e) and for the purposes of discussing Personnel Matters pursuant to C.R.S. 24-6-402(4)(f) pertaining to Candidates for the position of Minturn Town Manager. Motion passed 7-0.

The meeting was recessed at 4:50pm.

The meeting reconvened in to executive session from recess at 5:30.

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Lynn

Feiger, Gusty Kanakis, Tom Priest, Kate Schifani, and Brian Rodine.

Staff present: Town Attorney Michael Sawyer, Interim Town Manager Katie Sickles, Interim Manager Jay Brunvand, and Mark Collins (KRW Associates).

The meeting convened in Regular Session at 6:38pm

Direction given to Michael S. to proceed with negotiations of the employment issues as discussed.

2. ADJOURN

Motion by Kate S. second by Eric G., to adjourn the meeting at 6:40pm.

_____

Earle Bidez, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

To: Mayor and Council

From: Jay Brunvand

Date: May 7, 2025

Agenda Item: Annual renewal of Hotel and Restaurant Liquor License

---

REQUEST:
Staff is requesting Council to review and approve the attached annual renewal of a Hotel and Restaurant Liquor License for the Minturn Country Club Inc. located at 131 Main St.

INTRODUCTION:
This establishment has an existing H&R License and this is the annual renewal.

ANALYSIS:
N/A

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
The applicant has submitted the required fee of $125.00.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:

- Application and supporting documentation for the license renewal.

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

MINTURN COUNTRY CLUB
PO BOX 517
Minturn CO 81645-0517

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	750.00
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$ 761.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☐ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name
MINTURN COUNTRY CLUB INC

Doing Business As Name (DBA)
MINTURN COUNTRY CLUB

Liquor License Number
04-92147-0000

License Type
Hotel & Restaurant (city)

Sales Tax License Number
04921470000

Expiration Date
06/06/2025

Due Date
04/22/2025

Business Address

Street Address
131 MAIN STREET

Phone Number
9708274114

City, State, ZIP Code
Minturn CO 81645

Mailing Address

Street Address
PO BOX 517

City, State, ZIP Code
Minturn CO 81645-0517

Email
minturncc@gmail.com

Operating Manager
TJ Ricci II

Date of Birth
11/26/75

Home Address

Street Address		Phone Number
35 Tames Crk. E		303-601-9455
City	**State**	**ZIP Code**
Edwards	CO	81632

1. Do you have legal possession of the premises at the street address? ..... ☑ Yes ○ No

Are the premises owned or rented? ○ Owned ☑ Rented*

*If rented, expiration date of lease: 6/30/2026

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ○ Yes ☑ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... ☑ Yes ○ No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which are you renewing? ..... ○ Delivery ☑ Takeout ○ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ○ Yes ☑ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ○ Yes ☑ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ○ Yes ☑ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

Section 4, ItemD.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ☑ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ☑ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ☑ Yes ○ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Thomas J. Ricci II

Title

General Manager

Signature

Thomas J. Ricci II

Date (MM/DD/YY)

4/17/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

To: Mayor and Council

From: Jay Brunvand

Date: May 7, 2025

Agenda Item: Annual renewal of Hotel and Restaurant Liquor License

---

REQUEST:
Staff is requesting Council to review and approve the attached annual renewal of a Hotel and Restaurant Liquor License for the Thai Kitchen llc located at 141 Main St.

INTRODUCTION:
This establishment has an existing H&R License and this is the annual renewal.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The applicant has submitted the required fee of $125.00.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:

- Application and supporting documentation for the license renewal.

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

THAI KITCHEN
PO BOX 6515
Vail CO 81658

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	750.00
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$ 761

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name
THAI KITCHEN LLC

Doing Business As Name (DBA)
THAI KITCHEN

Liquor License Number
03-14948

License Type
Hotel & Restaurant (city)

Sales Tax License Number
39854352

Expiration Date
06/15/2025

Due Date
05/01/2025

Business Address

Street Address
141 MAIN STREET

Phone Number
9704457499

City, State, ZIP Code
Minturn CO 81645

Mailing Address

Street Address
PO BOX 6515

City, State, ZIP Code
Vail CO 81658

Email
Wipanun5@gmail.com

Operating Manager
Wipanun Somdee

Date of Birth
10/12/1980

Home Address

Street Address		Phone Number
827 Greenway Dr.		970 445 7499
City	**State**	**ZIP Code**
Gypsum	CO	81637

1. Do you have legal possession of the premises at the street address? ..... ☒ Yes ○ No

Are the premises owned or rented? ○ Owned ☒ Rented*

*If rented, expiration date of lease: June 30, 2028

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ☒ Yes ○ No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... ☒ Yes ○ No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which are you renewing? ..... ○ Delivery ☒ Takeout ○ Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ○ Yes ☒ No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ○ Yes ☒ No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ○ Yes ☒ No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

Section 4, ItemE.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ⊗ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ⊗ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ○ Yes ⊗ No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

WIPANUN SOMDEE

Title

Owner

Signature

Wipanun Somdee

Date (MM/DD/YY)

4/14/25

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

To: Mayor and Council

From: Jay Brunvand

Date: May 7, 2025

Agenda Item: Annual renewal of a Lodging and Entertainment Liquor License

REQUEST:
Staff is requesting Council to review and approve the attached annual renewal of a Lodging and Entertainment Liquor License for the 145 North Main St, llc, DBA Eagle River Inn located at 145 N Main St.

INTRODUCTION:
This establishment currently does not have a liquor license of any class.

ANALYSIS:
Please reference the attached Findings of Fact.

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The applicant has submitted the required fee of $125.00.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:
- Application and supporting documentation for the license renewal.

DR 8400 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

THE EAGLE RIVER INN
301 BOULDER STREET
#334
Minturn CO 81645

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	750.00
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid DBI/Takeout	$ 761.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

☒ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name
145 NORTH MAIN, LLC

Doing Business As Name (DBA)
THE EAGLE RIVER INN

Liquor License Number	License Type
03-21190	Lodging & Entertainment (City)

Sales Tax License Number	Expiration Date	Due Date
06730259	06/06/2025	04/22/2025

Business Address

Street Address	Phone Number
145 NORTH MAIN STREET	8479021152

City, State, ZIP Code
Minturn CO 81645

Mailing Address

Street Address
301 BOULDER STREET #334

City, State, ZIP Code
Minturn CO 81645

Email
tierney@eriminturn.com

Operating Manager	Date of Birth
Tierney DeLude	6/1/1964

Home Address

Street Address	Phone Number
145 North Main St.	847-902-1152

City	State	ZIP Code
Minturn	CO	81645

1. Do you have legal possession of the premises at the street address? ..... (X) Yes ( ) No

Are the premises owned or rented? (X) Owned ( ) Rented*

*If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ( ) Yes ( ) No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... (X) Yes ( ) No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which are you renewing? ..... ( ) Delivery ( ) Takeout (X) Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ( ) Yes (X) No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ( ) Yes (X) No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ( ) Yes (X) No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

Section 4, ItemF.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ⊗ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ⊗ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ⊗ Yes ⊗ No

See Attached

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Tierney K Delude

Title

MANAGER

Signature

Date (MM/DD/YY) 4/28/2025

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

DR 8495 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, Tierney K. DeLude

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

145 North Main, LLC

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and is duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/ Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

145 North Main, LLC Liquor License Renewal Application

Supplemental Response to Question #8:

Robert Hahn and Anthony DiLucia are currently owners of Avanti Food and Beverage, LLC in Denver, CO and Avanti Boulder, LLC in Boulder, CO, and Avanti Vail LLC in Vail, CO, which all hold tavern liquor licenses.

Commissioner _____ moved adoption of the following Resolution:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EAGLE, STATE OF COLORADO

RESOLUTION NO. 2025 - _____

A JOINT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF EAGLE, STATE OF COLORADO AND THE TOWNS OF GYPSUM, MINTURN, EAGLE, REDCLIFF, AVON AND VAIL, AND THE FIRE DISTRICTS AND DEPARTMENT PROCLAIMING MAY 2025 AS WILDFIRE PREPAREDNESS MONTH

WHEREAS, twenty of Colorado's largest wildfires have occurred within the last twenty years. Four out of the five largest fires in state history have occurred within the last five years, including the most destructive fire in state history just three and a half years ago; and

WHEREAS, warmer temperatures, drought, and continued development in the wildland-urban interface have made wildfire mitigation a top priority for Eagle County and surrounding jurisdictions; and

WHEREAS, Eagle County (the "County"), the Towns of Gypsum, Minturn, Eagle, Redcliff, Avon, and Vail (the "Towns"), and the Fire Districts of Gypsum, Eagle River, Greater Eagle, Rock Creek, and Vail (the "Fire Districts and Departments") have determined that they share the common goals of wildfire risk reduction, wildfire preparedness, and public education; and that collaboration in these areas will lead to unified and fire-adapted communities throughout Eagle County and surrounding areas; and

WHEREAS, Wildfire Preparedness Month is focused on encouraging residents to learn about wildfire safety and take steps to reduce wildfire risk in and around their homes; and

WHEREAS, the undersigned desire to join in support of Wildfire Preparedness Month and to designate May 2025 as Wildfire Preparedness Month in Eagle County, the participating Towns, and the participating Fire Districts.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF EAGLE, STATE OF COLORADO AND THE TOWN OF GYPSUM, MINTURN, EAGLE, REDCLIFF, AVON AND VAIL, AND THE FIRE DISTRICTS AND DEPARTMENTS OF GYPSUM, EAGLE RIVER, GREATER EAGLE, ROCK CREEK, AND VAIL by and through their governing bodies:

THAT, May 2025 is hereby designated as Wildfire Preparedness Month in the County and in the Towns.

THAT, the County and the Towns hereby find, determine, and declare that this Resolution is necessary for the safety, welfare, and resilience for their respective residents.

MOVED, READ AND ADOPTED by the undersigned on the dates set forth hereunder.

COUNTY OF EAGLE, STATE OF
COLORADO, By and Through Its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

_____
Clerk to the Board of
County Commissioners

By: _____
Matt Scherr
Chair

_____
Tom Boyd
Commissioner

_____
Jeanne McQueeney
Commissioner

Commissioner _____ seconded adoption of the foregoing resolution. The roll having been called, the vote was as follows:

Commissioner McQueeney	_____
Commissioner Boyd	_____
Commissioner Scherr	_____

This resolution passed by _____ vote of the Board of County Commissioners of the County of Eagle, State of Colorado

ATTEST:

TOWN OF GYPSUM, COLORADO

_____
Polly Keene, Interim Town Clerk

By: _____
Steve Carver, Mayor

ATTEST:

TOWN OF MINTURN, COLORADO

_____
Jay Brunvand, Town Clerk

By: _____
Earle Bidez, Mayor

ATTEST:

TOWN OF EAGLE, COLORADO

_____
Camille Deering, Town Clerk

By: _____
Scott Turnipseed, Mayor

ATTEST:

TOWN OF REDCLIFF, COLORADO

_____
Melissa Mathews, Town Clerk

By: _____
Duke Gerber, Mayor

ATTEST:

TOWN OF AVON, COLORADO

_____
Brenda Torres, Town Clerk

By: _____
Tamra Nottingham Underwood, Mayor

ATTEST:

TOWN OF VAIL, COLORADO

_____
Steph Johnson, Town Clerk

By: _____
Travis Coggin, Mayor

Eagle River Fire Protection District

By: _____
Name:

Greater Eagle Fire Protection District

By: _____
Name:

Rock Creek Volunteer Fire Department

By: _____
Name:

Gypsum Fire Protection District

By: _____
Name:

Vail Fire and Emergency Services

By: _____
Name:

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Single Family Residence

0018 Abby Road

Hearing Date:	April 28, 2025
File Name and Process:	Single Family Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lot: 1
Address:	0018 Abby Road
Zoning:	South Town Character Area – Belden Place PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicant, Alison Perry, requests Final Plan review of a four bedroom, 2,259 (gross) square foot single-family building located at 0018 Abby Road in the South Town Belden Place PUD Zone District. The Applicant's representative, Greg Macik of TAB Associates Inc., has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 3 15/32 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-family units.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is adequate, with three off-street spaces, one of which is provided within the garage and two at surface level in front of the garage. The plans show the three levels plus a basement.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

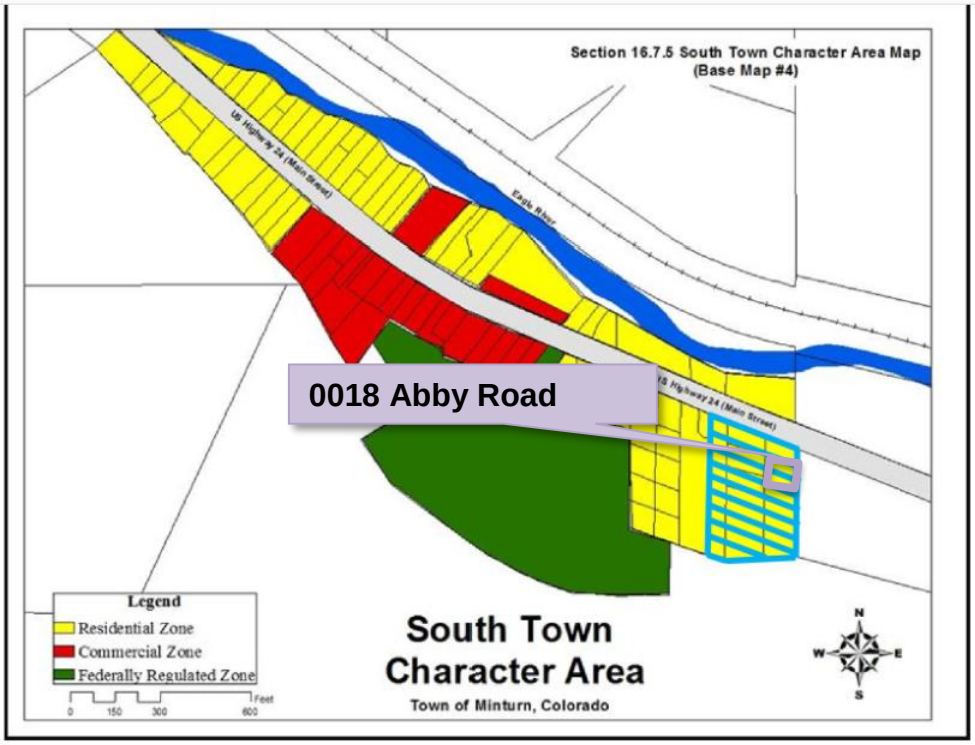
Staff suggests that the final plans for 0018 Abby Road meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the “South Town Character Area” Belden Place PUD Zone District

Figure 1: Game Creek Character Area Zoning Map



- PUD Overlay Zoning

Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Belden Place PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	2,098 sq. ft.	2,098 sq. ft. (.048 ac.)
Maximum Building Height:	28 feet	27 feet – 3 15/32 inches
Minimum Front Setback:	9.63 feet	9.63+ feet
Minimum Side Setback:	5 feet	5* feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	45% (944.1 sq. ft.)	630 sq. ft. (30.03%) Proposed
Maximum Impervious Coverage:	45% (944.1 sq. ft.)	921.75 sq. ft. (43.93%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (2,098 sq. ft. x .05 = 104.9 sq. ft.)	105 sq. ft.
Parking:	3 spaces	3 spaces

*Per the approved PUD Guide, staircases are allowed to encroach into the side setback as long as it is not within 24" of the property line. The staircase encroaches approximately on and three quarters feet (1.74') and remains 3.25' away from the property line.

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Items of Note:

Items of Note
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0018 Abby Road generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 24, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 0018 Abby Road
Lot 1 Belden Place PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 1 – 0018 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/17/2025"*, and the "*Design Review Submittal Revision Memo*" dated March 17, 2025, by TAB Associates (Plans) included in the DRB application for Lot 1, Belden Place PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~Sheet 3 of 5 of the *"Final Plat: Belden Place PUD"* has been included as the Boundary Survey. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.~~

~~a. A note needs to be added to Sheet 3 of 5 incorporating the complete *"Final Plat, Belden Place PUD"* by reference as part of the Application.~~

3/24/2025: Sheet 3 of the *"Final Plat: Belden Place PUD"* has been included in the Plans. The Plat fulfils the requirement for a boundary survey.

Paragraphs f through l:
~~Sheets C.110 and C.111 of the *"Belden Place PUD – Final Plan Submittal*" prepared by Timberline Engineering have been included in the application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.~~

~~a. A note needs to be added to Sheet C.111 incorporating the complete *"Belden Place PUD – Final Plan Submittal"* by reference.~~

Madison Harris
Re: 0018 Abby Road
Lot 1, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i

b. ~~Both Sheets are titled *"Belden Place – 12 Plex (Flats)".* The title should reflect the correct description of this application.~~

3/24/25 Resolved.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 1 – Single Family Residence"* prepared by Timberline Engineering (dated February 4, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

Section (C) (4) Grading & Drainage Plan:

~~Sheet C1 of the Plans "*Belden Place – Unit 1 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:~~

~~a. The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~

3/24/25 Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:
Belden Place - Single Family Unit Lot 1

Project Location
Street Address: 0018 Abby Road

Zoning:	Parcel Number(s):
PUD	2103-351-13-001

Application Request:
Design review for a single family homes. 210335113001

Applicant:
Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone:	Email:
970-766-1470 x107	greg@tabassociates.com

Property Owner:
Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone:	Email:
970-306-2264	perry@vailland.com

Required Information:

Lot Size: 2098 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 3
# of Stories: 3 + Basement	Snow storage sq ft: 105	Building Footprint sq ft: 922	Total sq ft Impervious Surface: 1046

Signature:
Greg Macik

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant **Staff**

☐ ☐ **Application Fee** (Non-Refundable application fee shall be collected)
- Design Review Board - $200.00

☐ ☐ **Letter of Intent**
-- What is the purpose of the project including;
- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

☐ ☐ **Vicinity Map**
-- Directional Map indicating how to get to the Property involved in the request.
- Zoning of Property

☐ ☐ **Improvement Location Certificate of Survey (ILC or ILS)**

☐ ☐ **Site Plan showing Precise Nature of the Proposed Use – To Scale**
- Scaled Drawings of Proposed Design of Structure
  - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- topography
- Building Location
- Setbacks
- River or Creek Setbacks
- Parking Plan
- Traffic Circulation
  - Location and Width of Existing and Proposed Access Points
  - Location of Existing Driveways and Intersections
- Landscaped Area – Plan
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features

☐ ☐ **Preliminary Building Plans and Elevations**
- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

☐ ☐ **Elements needed on the Site Plan**

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

☐ ☐ **Architecture Details – Materials Board**

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substar

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in d location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

c. Massing and Scale

A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.
Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of ‘floors’ in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing m allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

BELDEN PLACE

Lot 1 - 0018 Abby Road

Single Family

Minturn, CO 81645

DESIGN REVIEW BOARD - REVISED
03/17/2025

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A2.2	MAIN, UPPER, & ROOF PLANS
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A3.3	RENDERINGS
A4.1	BUILDING SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS

VICINITY MAP

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Civil Engineer
Timberline Engineering
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Structural Engineer
KRM Consultants, Inc
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Mechanical Engineer
Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	Revision 1	Date 1

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

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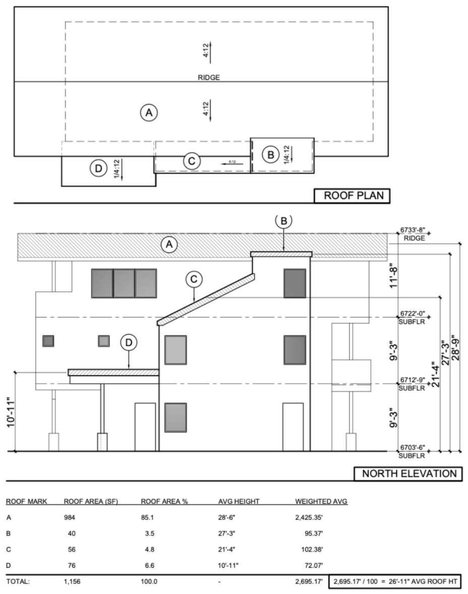
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

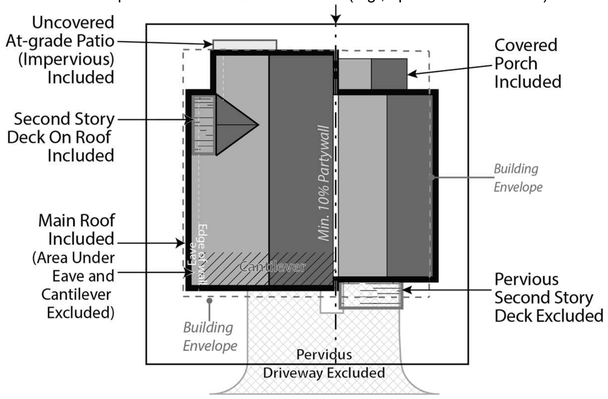
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18” beyond the envelope; porches, patios and landings less than 30” above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6” in height; landscaping and drainage features. No encroachment may be located within 24” from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12” of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

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Mechanical Engineer
Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DESIGN REVIEW - 02/10/25

Sheet Title:
PUD GUIDE

Project No:
2215

Sheet No:
A0.2

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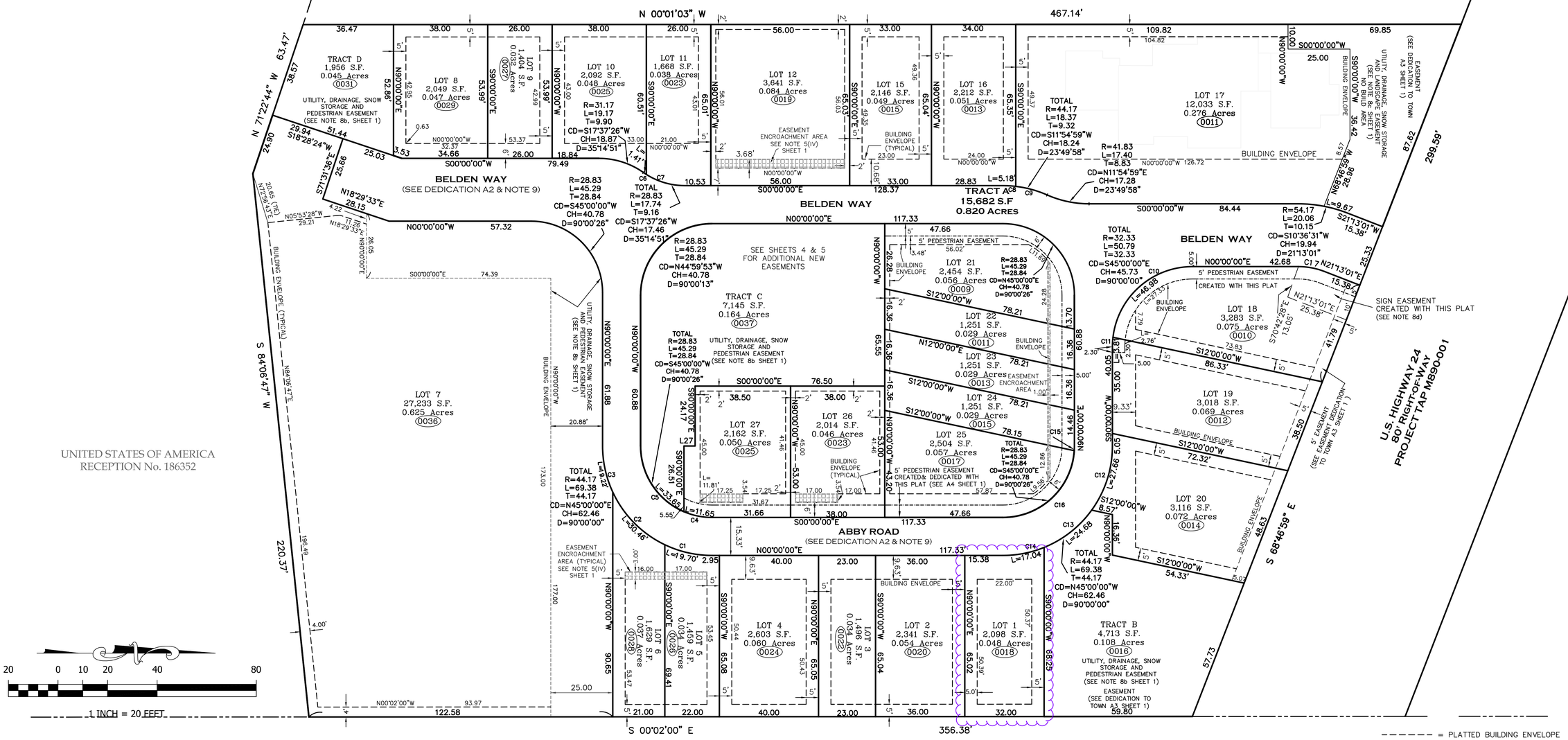
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SUBDIVISION

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447

UNITED STATES OF AMERICA
RECEPTION No. 186352

UNITED STATES OF AMERICA
RECEPTION No.246983



L27 = S00°00'00"W 4.50

CURVE TABLE

CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

PRELIMINARY

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34998 07-09-2024

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
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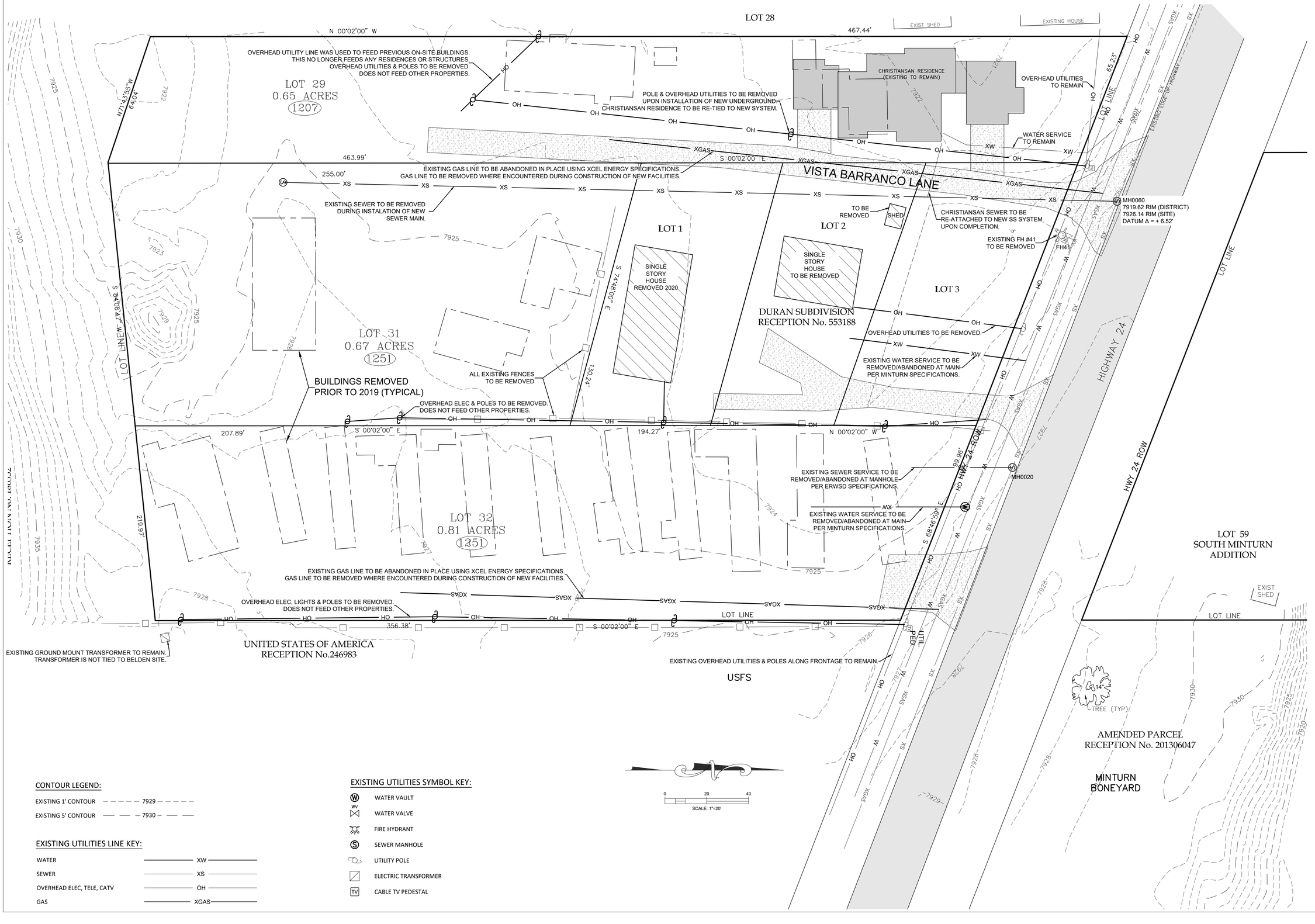
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	18029	18029_PUD-23.dwg
SHEET 3 OF 5		DATE: 11-11-2023



CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

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COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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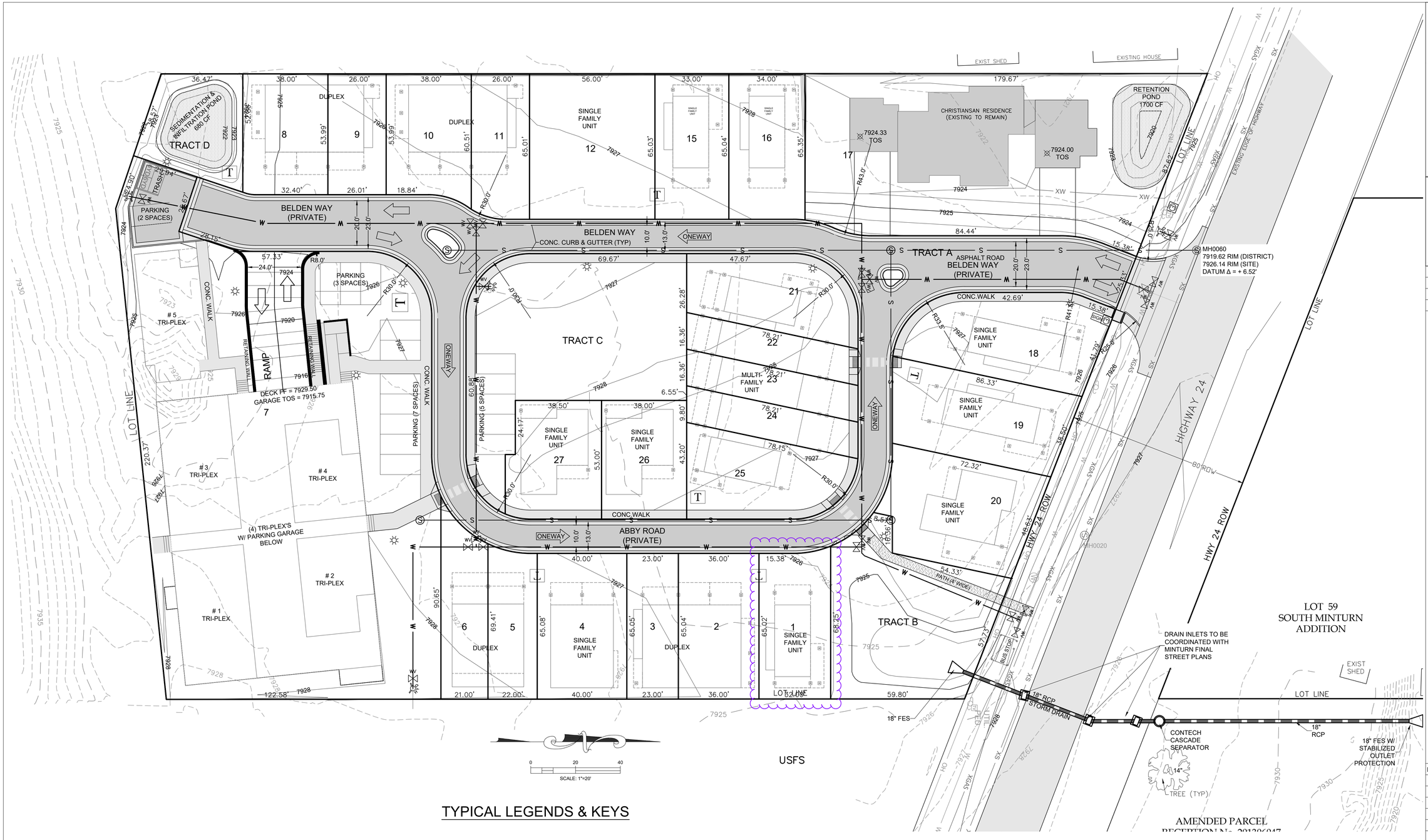
Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: EXISTING SITE & DEMOLITION PLAN

Sheet: C.110



TYPICAL LEGENDS & KEYS

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE

CONTOUR LEGEND:

- EXISTING 1' CONTOUR — 7929
- EXISTING 5' CONTOUR — 7930
- PROPOSED 1' CONTOUR — 7929
- PROPOSED 5' CONTOUR — 7930

EXISTING UTILITIES LINE KEY:

- WATER — XW
- SEWER — XS
- OVERHEAD ELEC, TELE, CATV — OH
- GAS — XGAS

EXISTING UTILITIES SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

- WATER — W
- SEWER — S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

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Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

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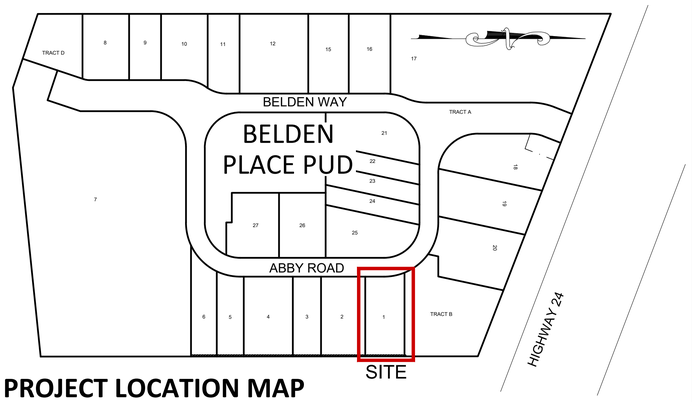
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111



PROJECT LOCATION MAP

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
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TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

CONTACTS

Owner/contractor: Peter Murray Group, Brian Claydon, 970 390-3489

Architect: TAB Associates, Inc., 56 Edwards Village Boulevard, Edwards, CO 81632, 970 766-1470

Structural Engineer: KRM Consultants, Inc., PO Box 4572, Vail, CO 81658, 970 949-9391

Geotechnical Engineer: Kumar & Associates, Inc., 5020 County Road 154, Glenwood Springs, CO 81601, 970 345-7988

Water: Town of Minturn Public Works, Arnold Martinez, 970 445-2416

Sewer: Eagle River Water & Sanitation District, 970 477-5451

Electric & Gas: Excel Energy, Electrical Emergency 800 895-1999, Gas Emergency 800 895-2999

Call before you dig: 811

UNIT 1

SHEET INDEX:

C.1 SITE PLAN
C.2 EROSION CONTROL DETAILS

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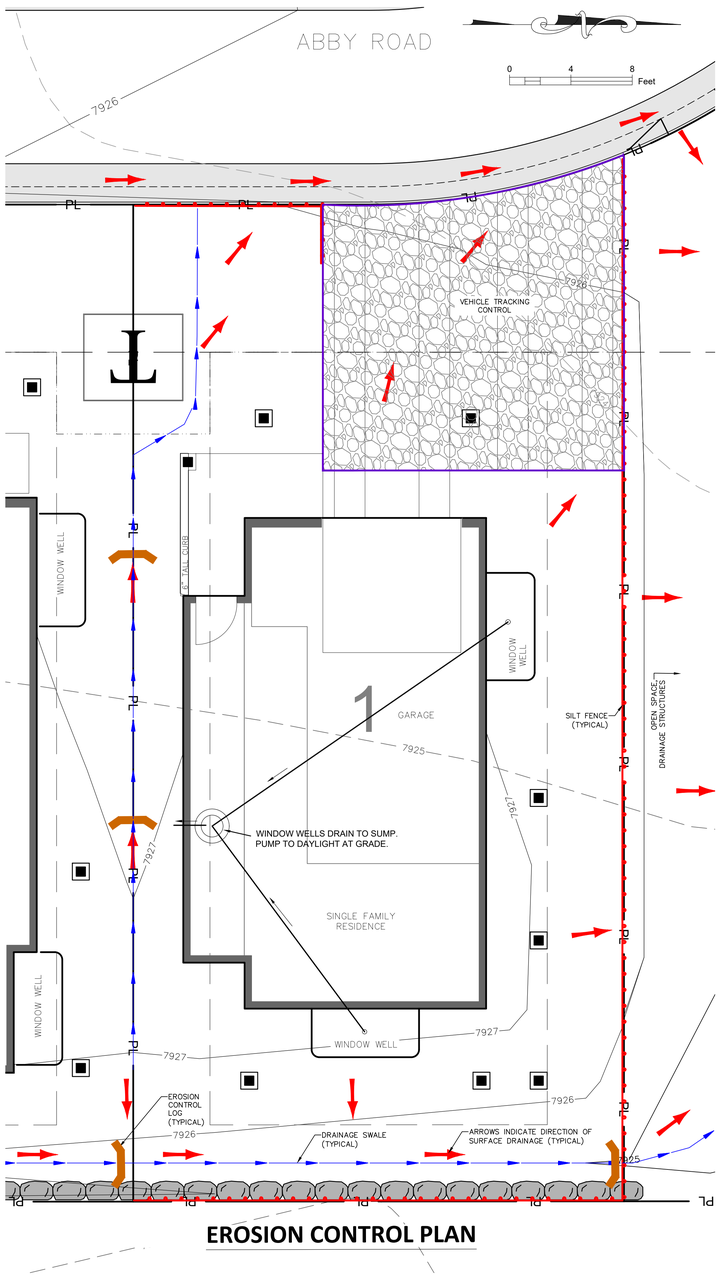
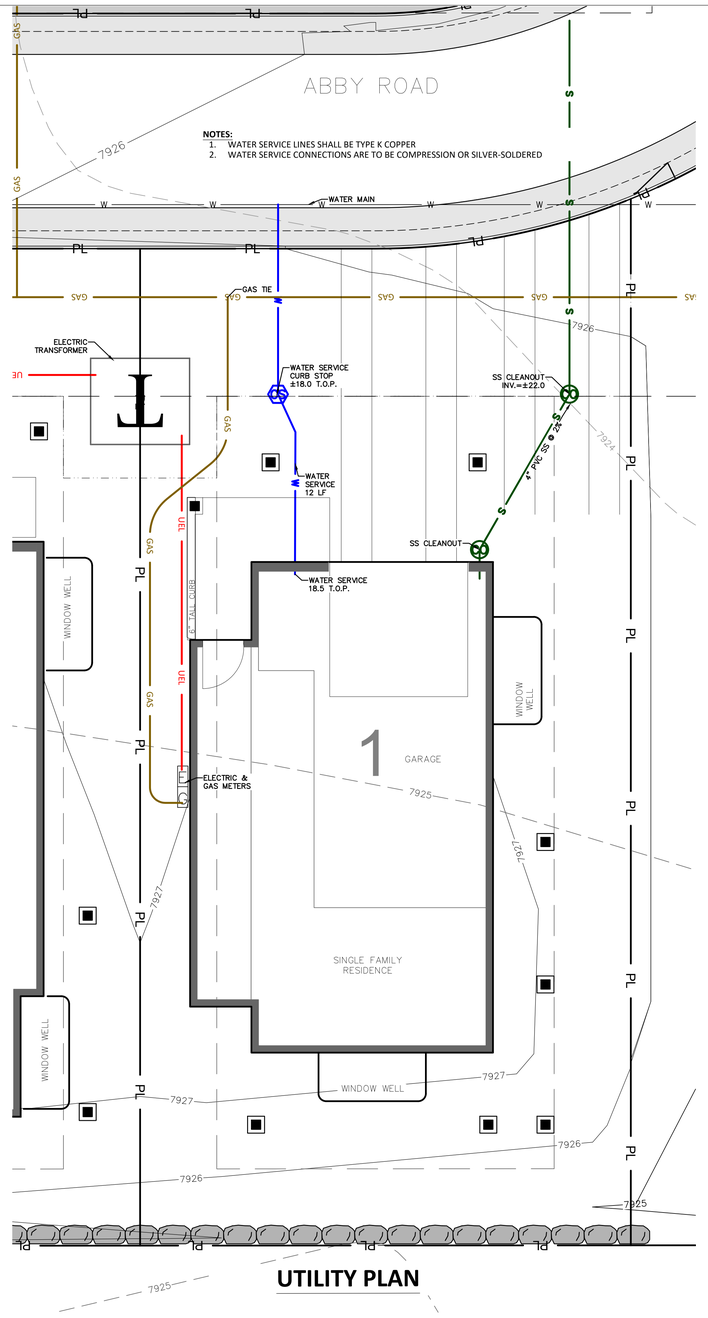
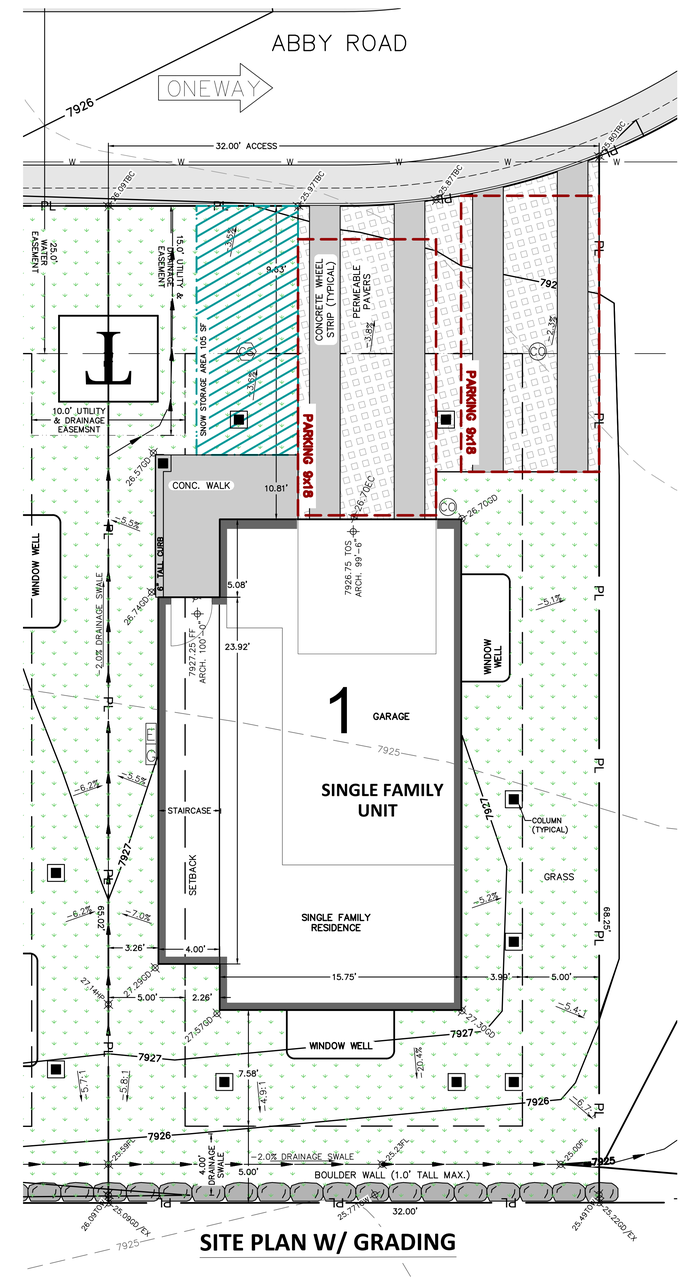


EROSION CONTROL PLAN



UTILITY PLAN



SITE PLAN W/ GRADING

Belden Place
UNIT 1 - SINGLE FAMILY RESIDENCE
Minturn, Colorado

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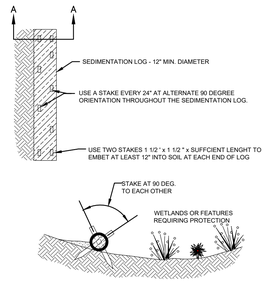
DATE	REVISION
1/15/25	DRB Coordination
3/12/25	DRB Updates

Title: SITE PLAN

Sheet: C.1



SECTION A - A

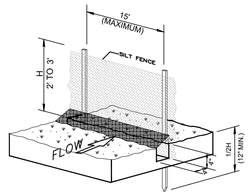
SEDIMENT CONTROL LOG INSTALLATION NOTES

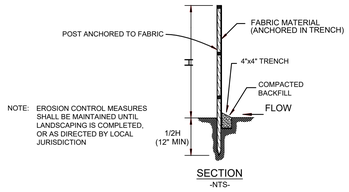
1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

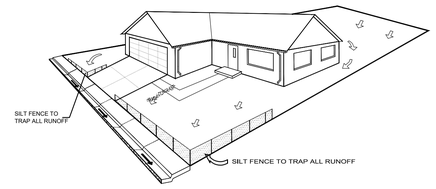




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

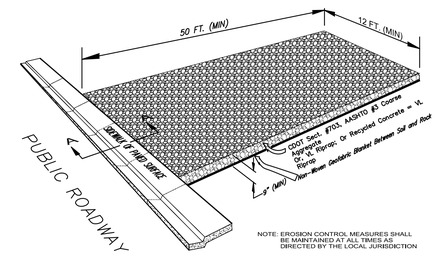
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

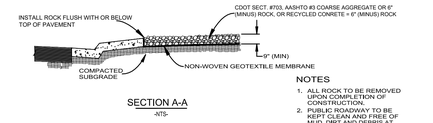


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY THE LOCAL JURISDICTION



SECTION A-A
-NTS-

NOTES
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

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DATE	REVISION
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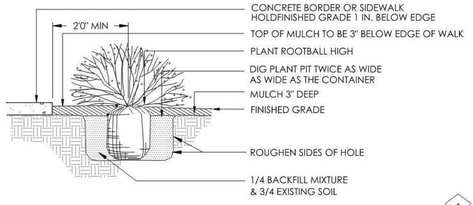
Title: EROSION CONTROL DETAILS

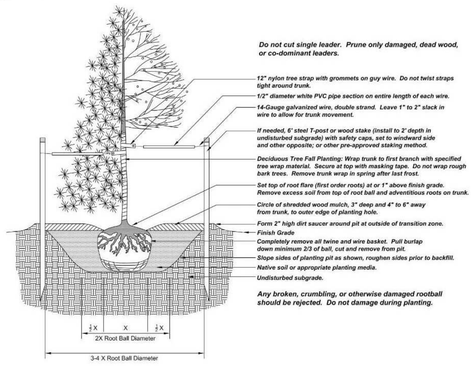
Sheet: C.2

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



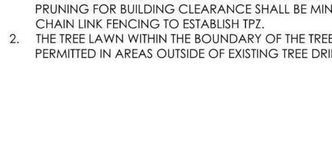
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER
SCALE: 3/4" = 1'-0"

8

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	*Amelanchier x grandiflora*	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	*Crataegus x mordenensis* 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	*Malus x* 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	*Malus* 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	*Quercus gambelii*	Gambel Oak	as shown	8' clump	11

DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
SAR	*Salix repens*	Creeping Willow	as shown	5 Gal.	9
SOS	*Sorbaria sorbifolia*	Ash-leaf Spirea	as shown	5 Gal.	6
SPM	*Syringa patula* 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9
SYO	*Symphoricapos occidentalis*	Western Snowberry	as shown	5 Gal.	4

PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFORMATION

NATIVE GRASS

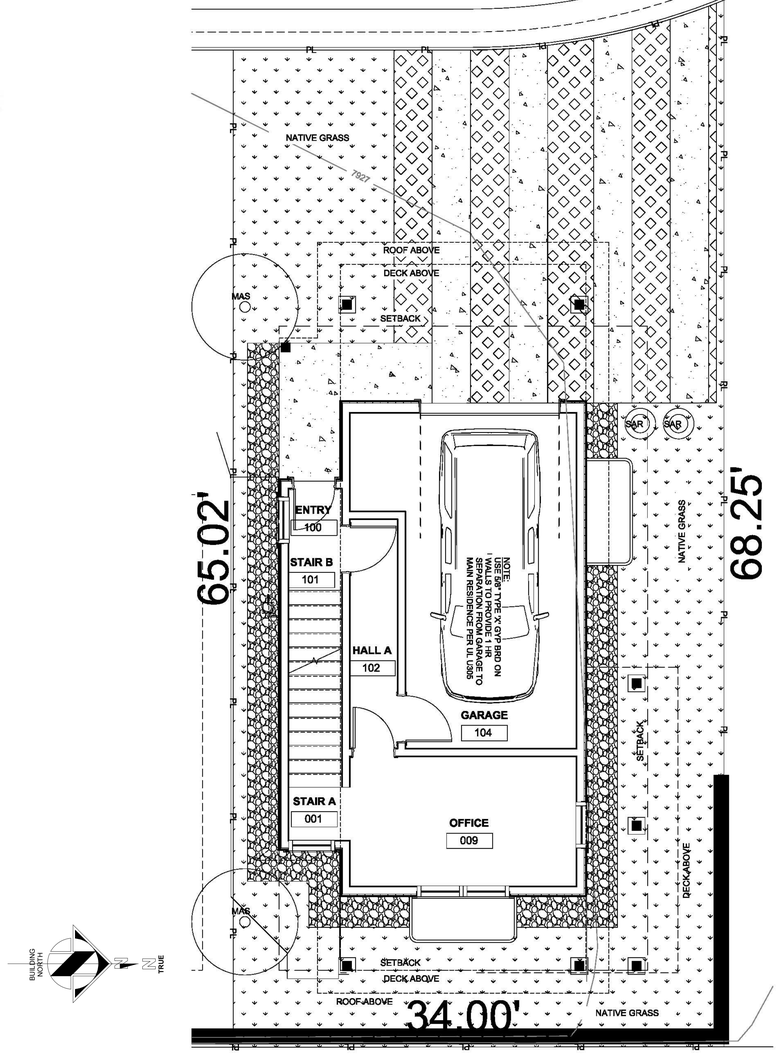
2' GRAVEL DRIP LINE MULCH

CONCRETE

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	2,098 SQFT
BUILDING COVERAGE	887 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,081 SQFT
SITE COVERAGE ALLOWED	60%
SITE COVERAGE	51.5%



1 LANDSCAPE PLAN
A1.1 1/4" = 1'-0"

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT. TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:

1. CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
2. THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:

1. ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
2. PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
3. ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD, CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
   - 8.1. NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.
   - 8.2. ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.
   - 8.3. CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
9. FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

1. SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.
   - 1.1. MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.
   - 1.2. DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS
   - 1.3. SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.

2. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
   - 1.1. ORGANIC MATTER: 25% MINIMUM.
   - 1.2. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.
   - 1.3. PH: 8.5 MAXIMUM.
   - 1.4. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.
   - 1.5. PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER
   - 1.6. ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.

2. FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:
   - 1.1. SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.
   - 1.2. PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

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Suite 210
Edwards, CO 81632
(970) 766-1470
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www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

P:\2015 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 1 Revit CD\2025 0120 - 2215 Lot 1 - DRB Set\2025 0210 - 2215 Lot 1 - DRB SET.rvt
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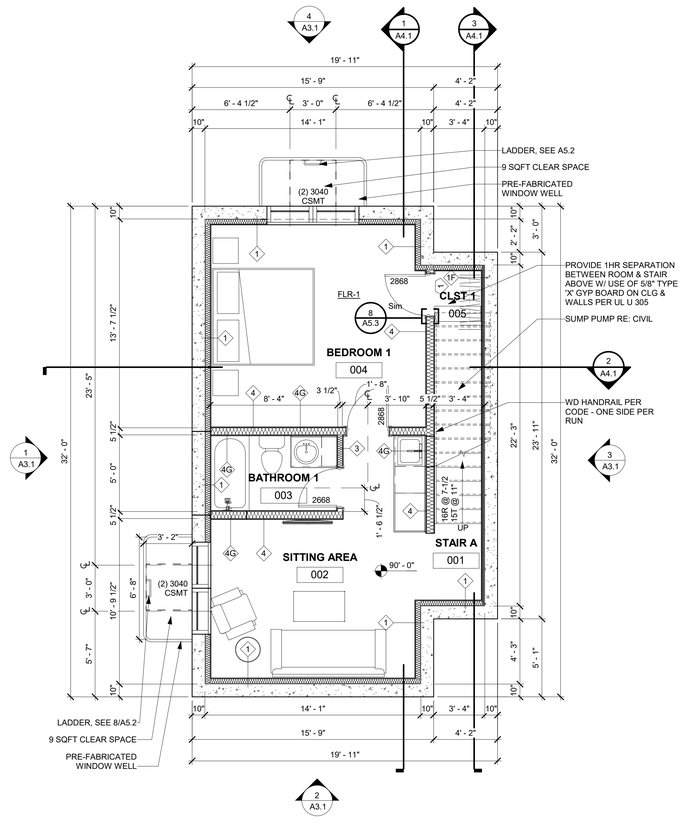
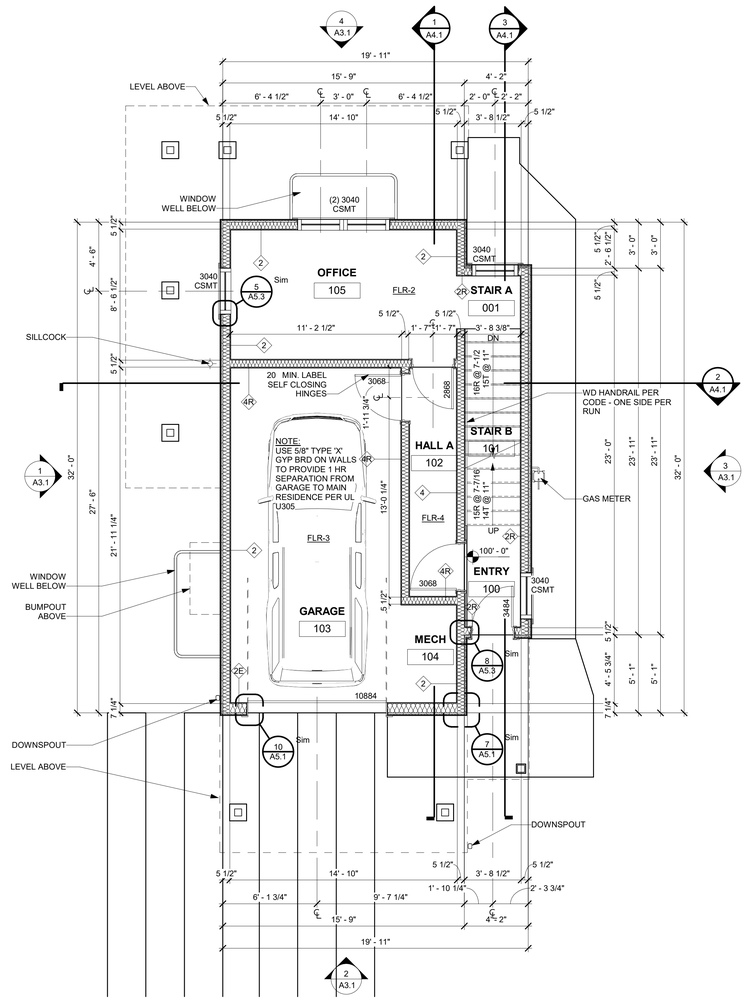
AREA SUMMARY	
PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	520 SF
GROUND LEVEL	232 SF
MAIN LEVEL	630 SF
UPPER LEVEL	602 SF
TOTAL	1,984 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	0
GROUND LEVEL	275 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	275 SF
TOTAL COND & UNCOND	**2,259 SF**



1 A2.1 BASEMENT
1/4" = 1'-0"



2 A2.1 GROUND LEVEL
1/4" = 1'-0"

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. PLEASE PROVIDE THE REQUIRED MANUAL J AND S. M1401.2
M2. PLEASE PROVIDE THE REQUIRED MANUAL D. M1601.1
M3. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED WHOLE HOUSE VENTILATION SYSTEM. M1505.4
M4. SHEET A2.1: IF ALL THE GAS FIRED APPLIANCES ARE NOT SEALED COMBUSTION AND THE KITCHEN EXHAUST HOOD IS GREATER THAN 400 CFM A MAKEUP AIR SYSTEM WILL BE REQUIRED. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED MAKEUP AIR SYSTEM IF NEEDED.

PLUMBING
P1. SHEET A2.1: LOWER FLOOR. PLEASE INDICATE HOW THE WATER HEATER AND ASSOCIATED PIPING WILL BE PROTECTED FROM FREEZING. P2603.5
PLEASE INDICATE THE REQUIRED 3' X 3' X 7' HIGH CLEAR SPACE AT THE WATER HEATER. R403.5.4 AS AMENDED.
B. INDICATE THE REQUIRED CONDENSATE DRAIN AT THE WATER HEATER THAT WILL ALLOW NATURAL DRAINAGE. R403.5.4 AS AMENDED
PLEASE NOTE THAT THAT THESE TWO COMMENTS ARE INTENDED TO PROVIDE SPACE AND DRAINAGE FOR A HEAT PUMP WATER HEATER. WE ARE NOT AWARE THAT HEAT PUMP WATER HEATERS CAN BE INSTALLED IN AN UNCONDITIONED OR CONDITIONED GARAGE.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

REQUIRED BLOWER DOOR TEST AT 3-ACH50. R402.4.1.3
A. REQUIRED DUCT TIGHTNESS TEST. R403.3.5
IV. REQUIRED DOMESTIC HOT WATER PING INSULATION. R403.5.2
VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE. R401.3 AS AMENDED

CONTRACTOR TO COORDINATE DUCTING FROM THE FURNACE (IF PENETRATING THE GARAGE/HOUSE SEPARATION) WILL BE A MINIMUM OF 26 GAUGE AND THAT THE FURNACE HAS NO OPENINGS INTO THE GARAGE. R302.5. NOTE THAT WE ARE NOT AWARE OF ANY FURNACE THAT IS AIRTIGHT. HAVING THE FURNACE AND THE WATER HEATER WITHIN THE GARAGE SPACE CAN BE DIFFICULT AT BEST.

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

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Basement & Ground Floor Plans

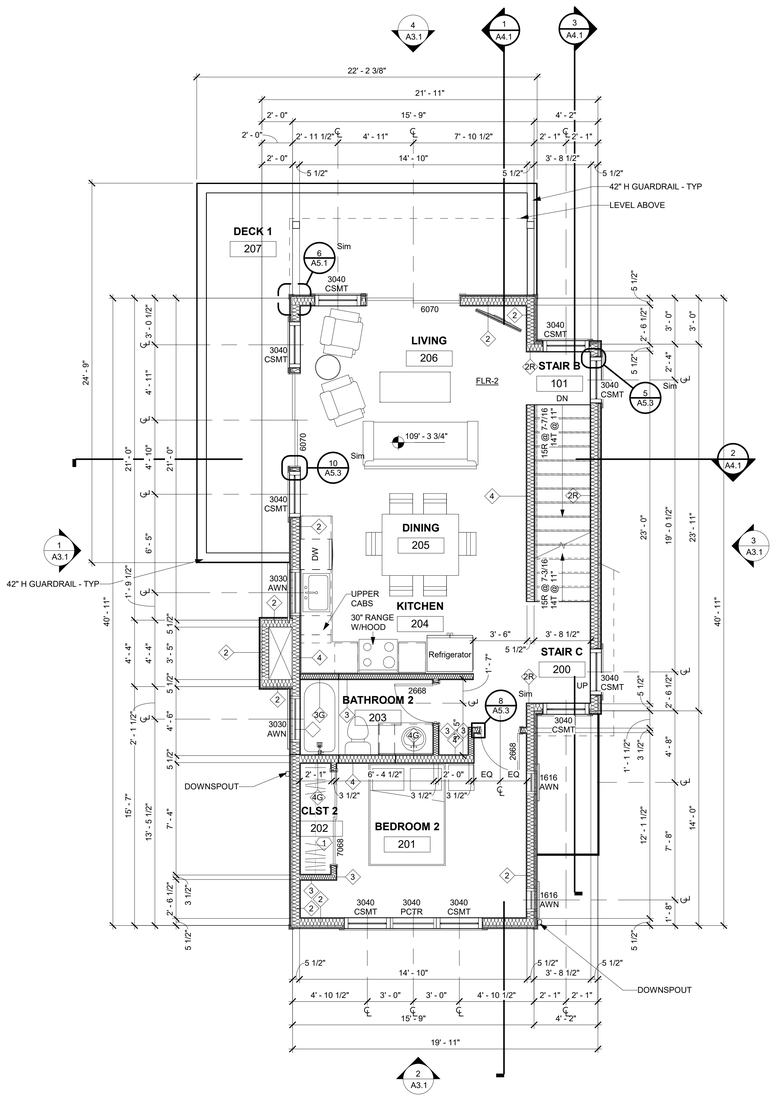
Project No:
2215

Sheet No:
A2.1

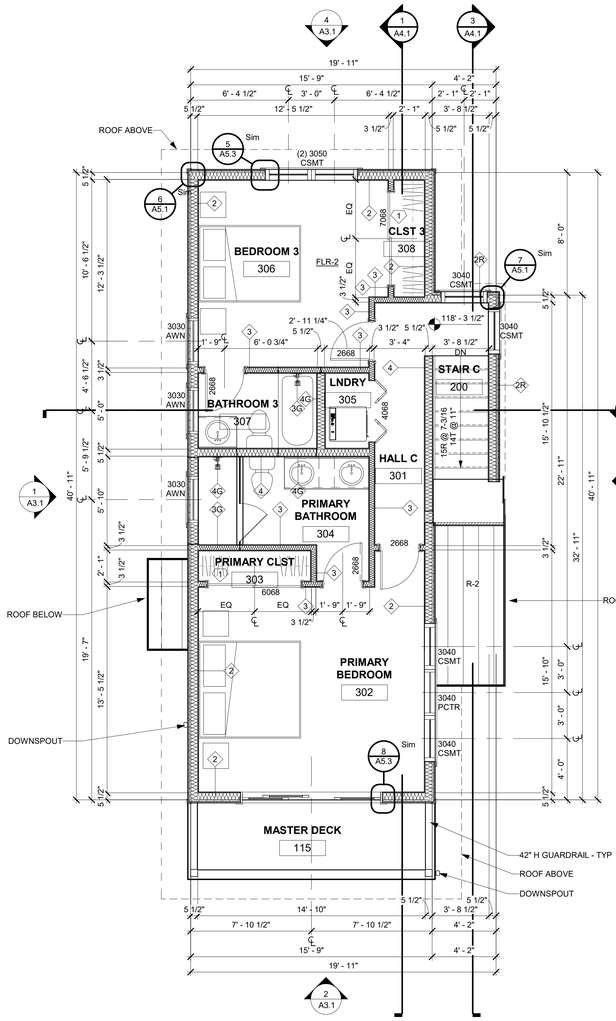
TRUSS RIDGE — B.O. RIDGE +20'-2 5/8" (120'-2 5/8" (8359.22') T.O. RIDGE 8360.68')

T.O. WALL PLATE — T.O. PLATE +10'-0" 110'-0"

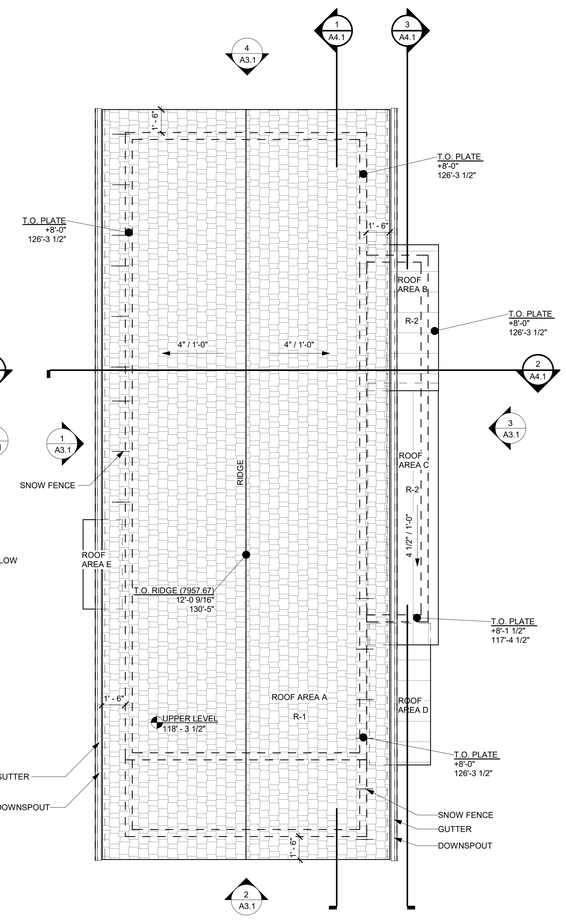
FLOOR SPOT ELEV — MAIN LEVEL T.O. PLYWD/CONC/GYP 100'-0" (8466.5')



1 A2.2 MAIN LEVEL 1/4" = 1'-0"



2 A2.2 UPPER LEVEL 1/4" = 1'-0"



3 A2.2 ROOF PLAN 1/4" = 1'-0"

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

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M2. PLEASE PROVIDE THE REQUIRED MANUAL D. M1601.1
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VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE. R401.3 AS AMENDED

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11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

ROOF FINISH LEGEND

NOTES:
1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 RANDOM ASPHALT SHINGLES, SEE SYSTEM NOTES SHEET A0.1

R-2 60 MIL EPDM ROOF SEE SYSTEM NOTES SHEET A0.1

R-3 COIL COATED MTL STANDING SEAM ROOF SEE SYTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 1'-6" FROM FACE OF FRAMING TYP. U.N.O.

ROOF BEAMS - ROUGH SAWN TIMBER

TRUE NORTH / BUILDING NORTH

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Revisions:		
No	Description	Date

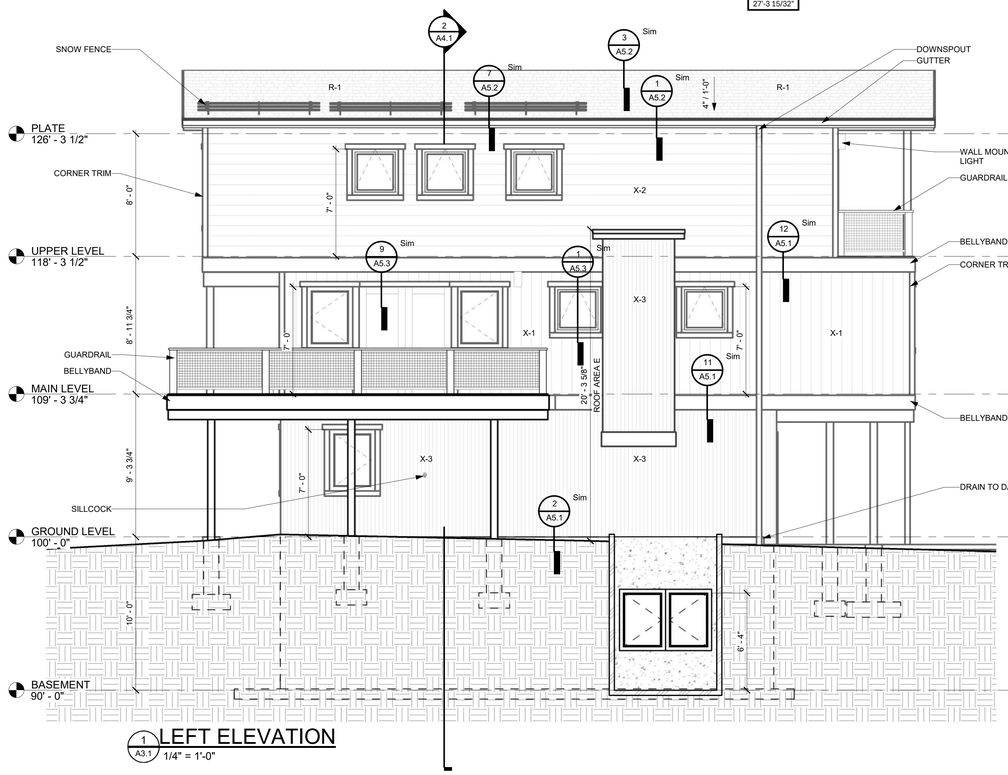
Issue Dates:
DRB - 02/14/2025

Sheet Title:
Main, Upper, & Roof Plans

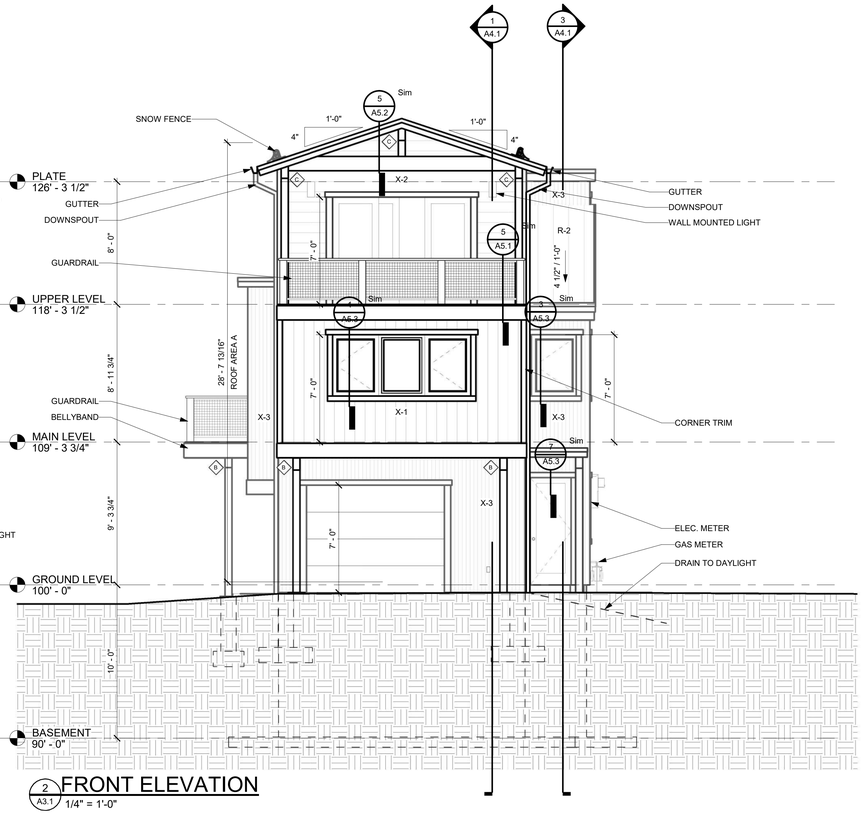
Project No:
2215

Sheet No:
A2.2

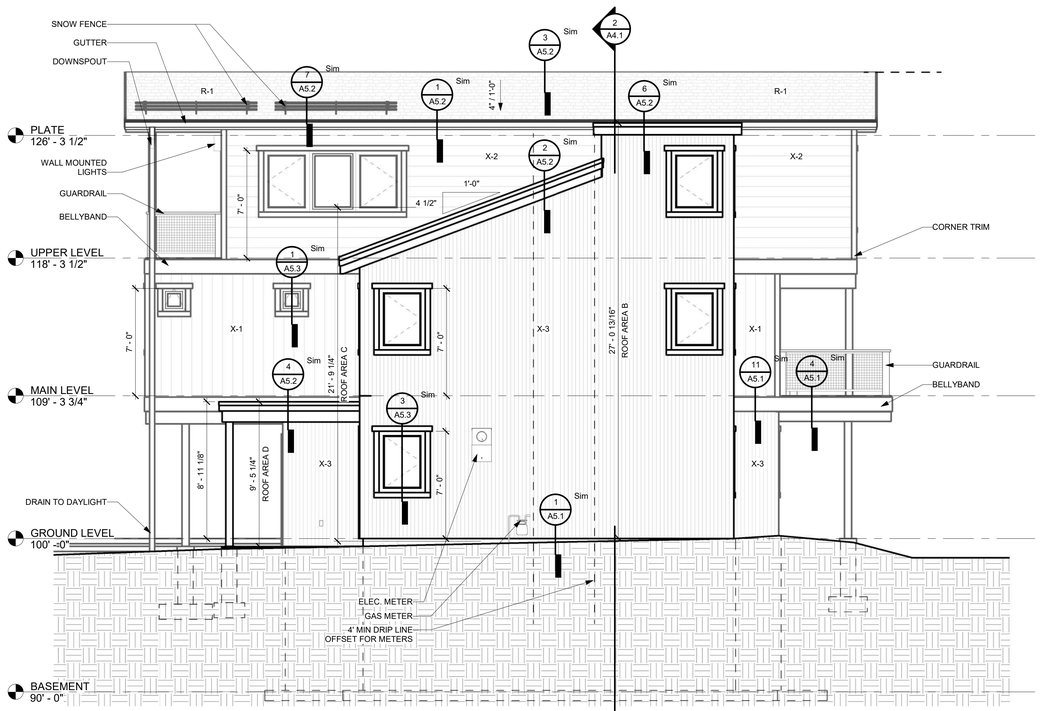
Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	928.07	/ by total	83.41	X	28.65	=	2389.91	
B	44.20	/ by total	3.97	X	27.07	=	107.53	
C	87.23	/ by total	7.84	X	21.77	=	170.68	
D	37.34	/ by total	3.36	X	9.44	=	31.68	
E	15.76	/ by total	1.42	X	20.30	=	28.76	
	1112.60		100.00		107.23		2728.56	27.29
								27'-3 15/32"



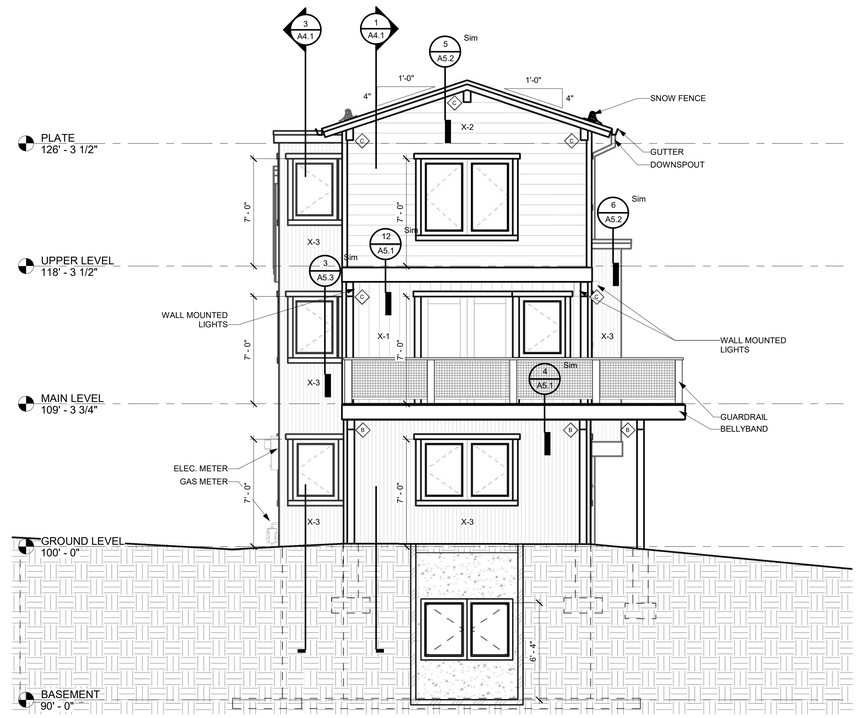
1 A3.1 LEFT ELEVATION
1/4" = 1'-0"



2 A3.1 FRONT ELEVATION
1/4" = 1'-0"



3 A3.1 RIGHT ELEVATION
1/4" = 1'-0"



4 A3.1 REAR ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - GLACIAL FOG
X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - GLACIAL FOG
X-3 VERTICAL CORRUGATED METAL SIDING COLOR - CHARCOAL GREY
X-4 STONE VENEER

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. REFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENTS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENETRATIONS AND HOLES AROUND EXTERIOR PERIMETER OF BUILDING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

A 4X10
B 6X10
C 6X12
D 8X12
E 10X14
F 12X16

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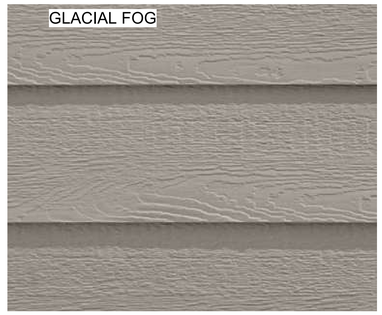
DRB - 02/14/2025

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

X-1 - VERTICAL SIDING COLOR



X-2 - LAP SIDING COLOR

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - GLACIAL FOG
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - GLACIAL FOG
X-3	VERTICAL CORRUGATED METAL SIDING COLOR - CHARCOAL GREY
X-4	STONE VENEER
R-1	ASPHALT SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF

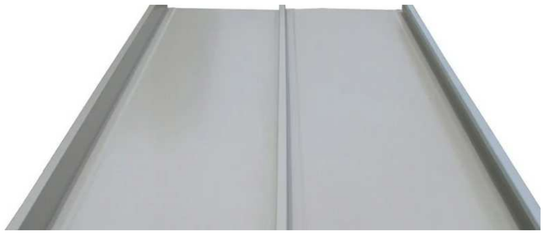
R-1 ROOFING
SIMILAR TO GAF DESIGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'

X-3 VERTICAL CORRUGATED PANELS

CHARCOAL GREY

X-4 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

WINDOWS:
SIMILAR TO SIERRA PACIFIC "BLACK"
WOOD CLAD WINDOWS

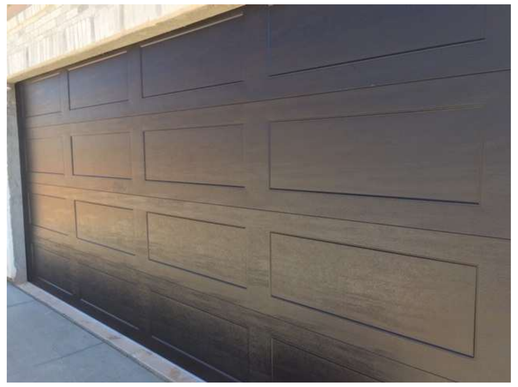


R-2 ROOFING
SIMILAR TO WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
GALVALUME PANELS

SW 7069
Iron Ore
Interior / Exterior

PAINTED ITEMS:
SHERWIN WILLIAMS 7069 IRON ORE
TRIM, CORNER TRIM, WINDOW AND
DOOR TRIM, WOOD BEAMS, GUTTERS
AND OTHER METALS

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT



GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter:	12"	**Extends:**	17 1/8"
Width:	12"	**Extends Max:**	23 1/8"
Height:	10 5/8"	**Wire:**	6 1/2" (color/Black/White)
Weight:	1.8 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (960W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any product previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting®. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

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Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2

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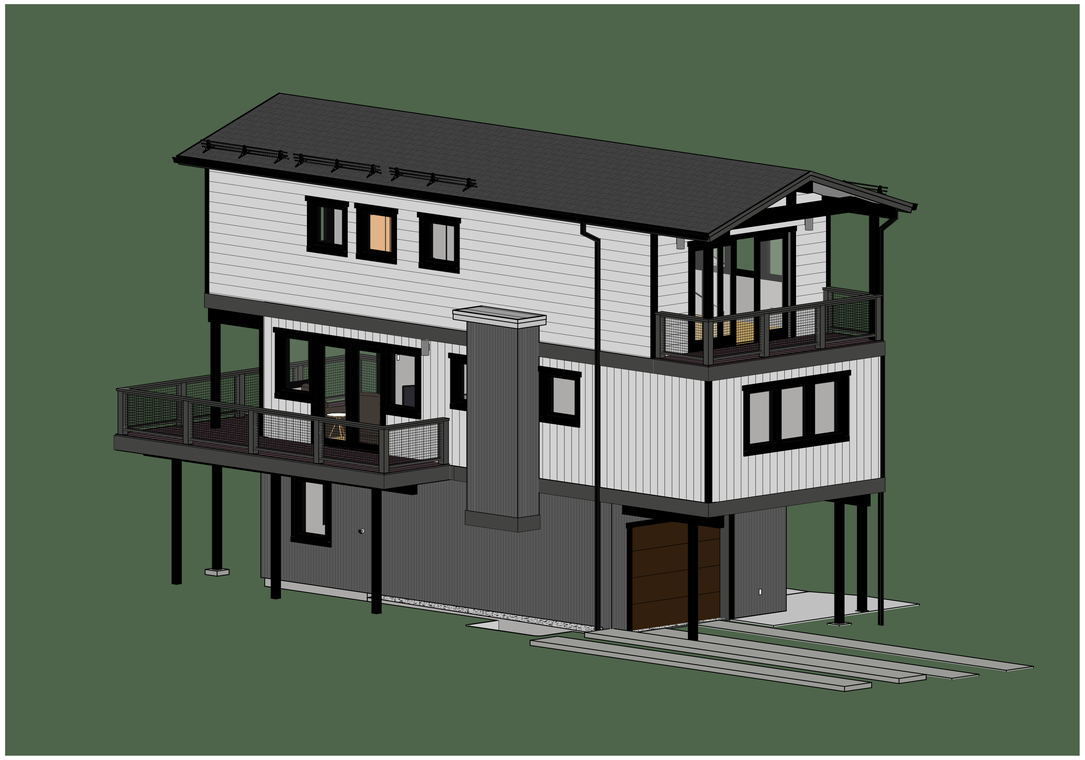
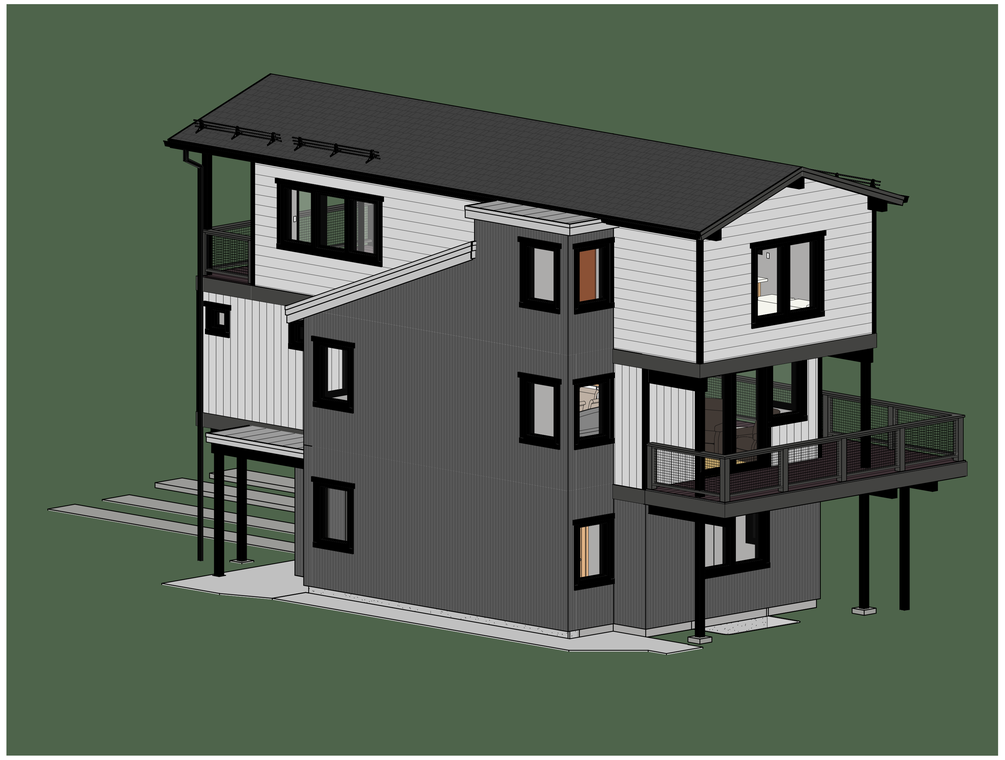
1 A3.3 NORTH WEST ELEVATION

2 A3.3 SOUTH WEST ELEVATION



3 A3.3 NORTH EAST ELEVATION



4 A3.3 SOUTH EAST ELEVATION

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No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.3

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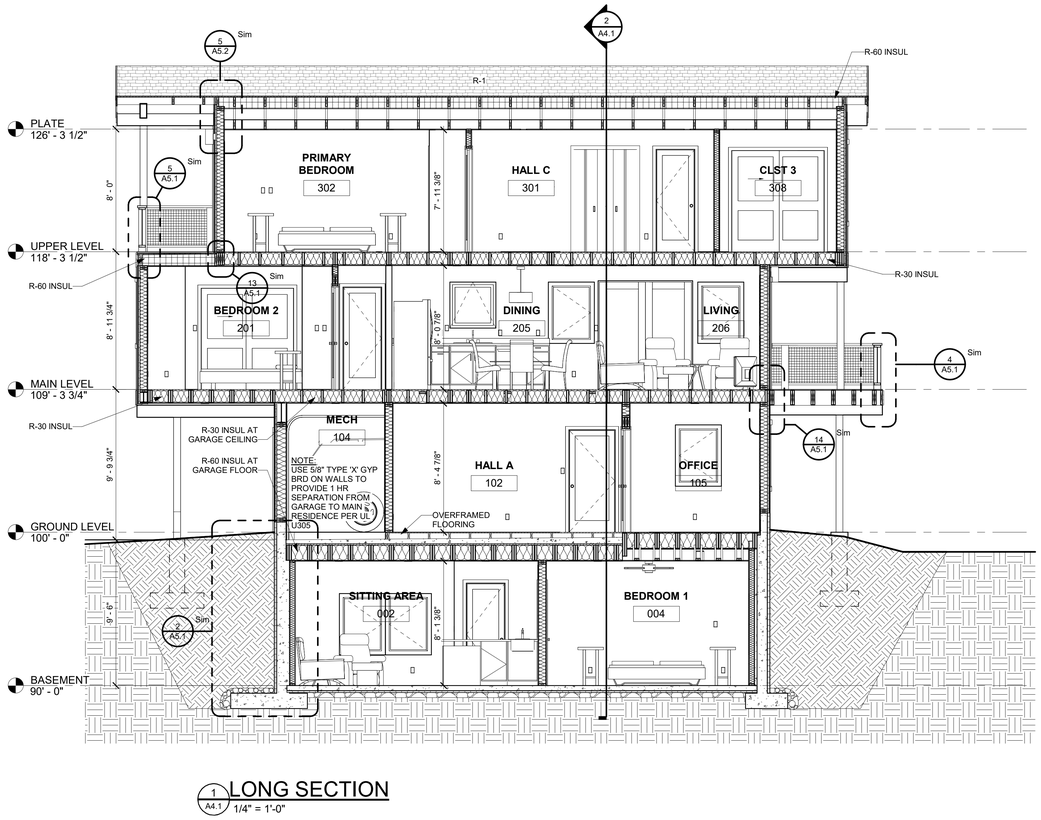
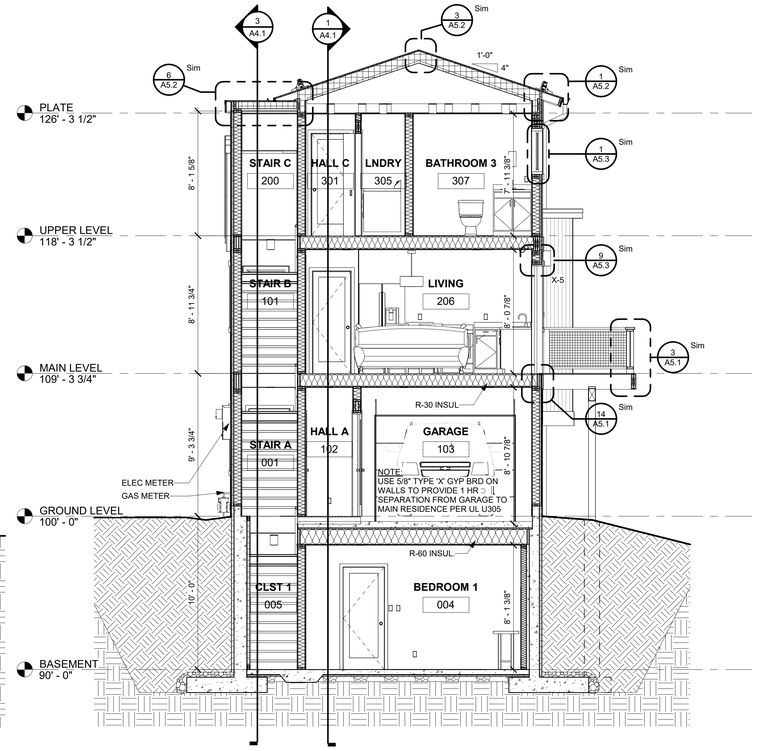
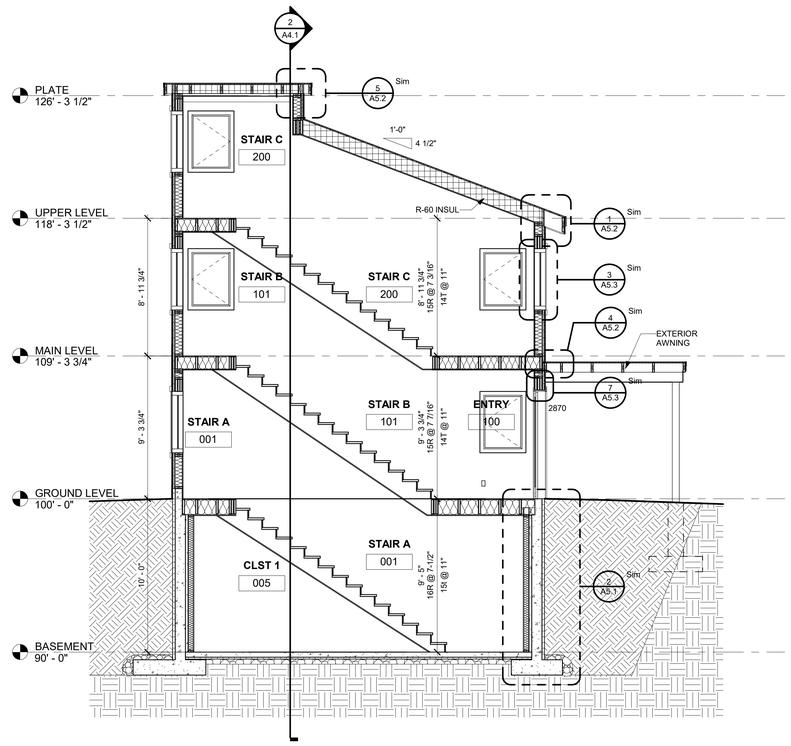


1 A4.1 LONG SECTION
1/4" = 1'-0"



2 A4.1 SHORT SECTION
1/4" = 1'-0"



3 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - GLACIAL FOG
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - GLACIAL FOG
X-3	VERTICAL CORRUGATED METAL SIDING COLOR - CHARCOAL GREY
X-4	STONE VENEER
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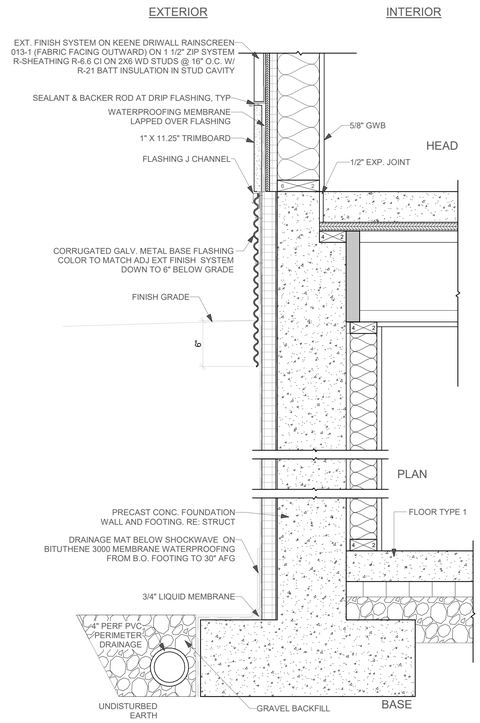
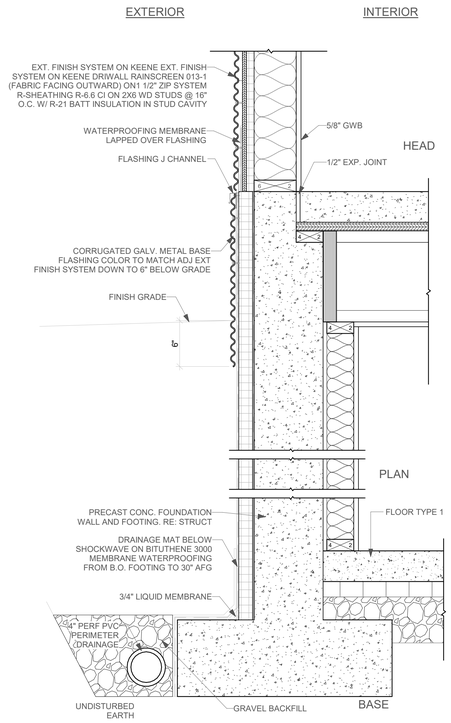
Sheet Title:
Building Sections

Project No:
2215

Sheet No:
A4.1



1 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



2 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
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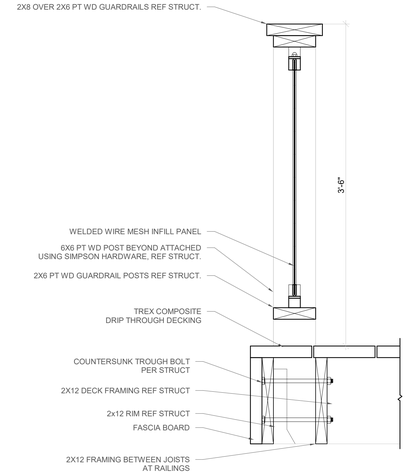
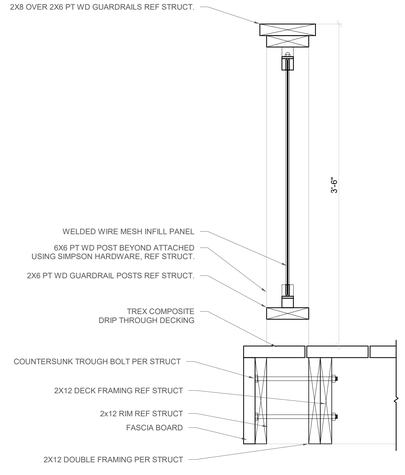
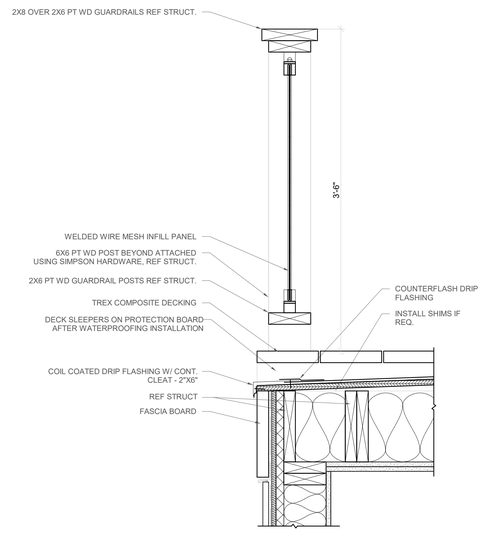


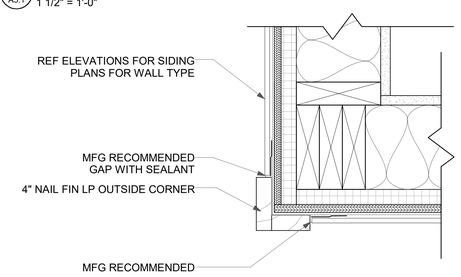
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



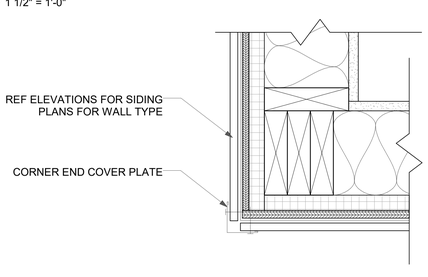
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



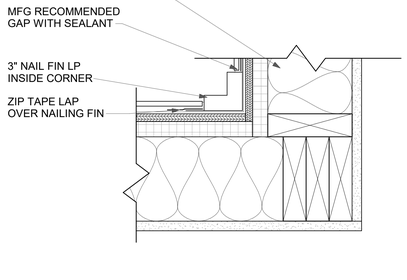
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



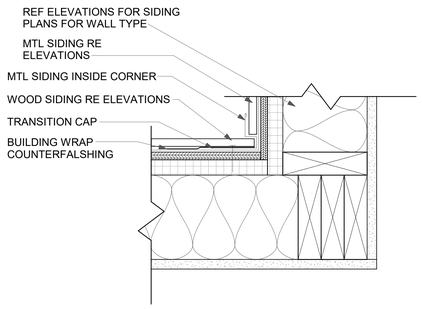
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



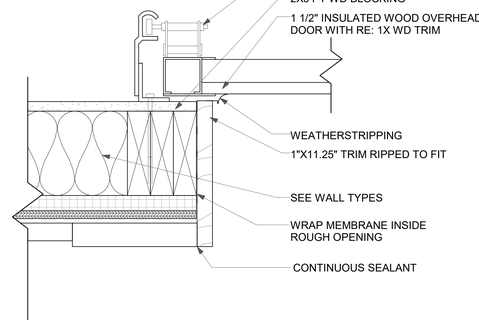
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



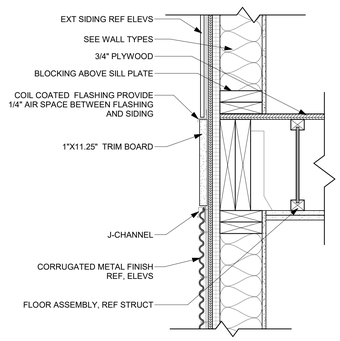
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



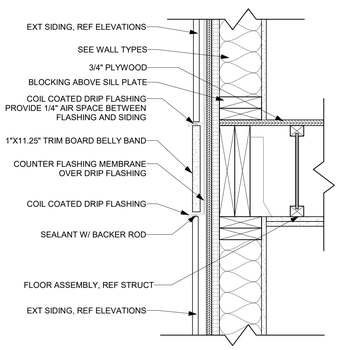
9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



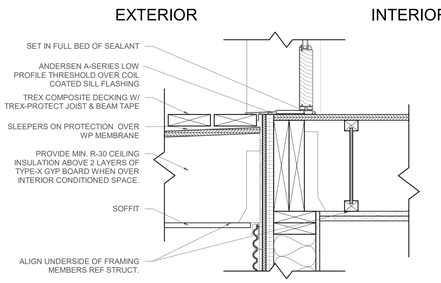
10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



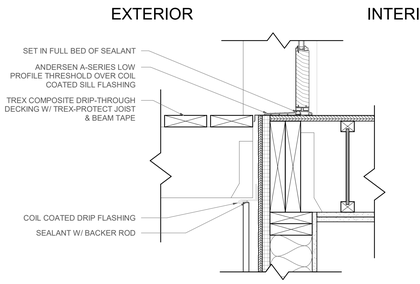
11 A5.1 FLOOR TRANSITION MTL
1 1/2" = 1'-0"



12 A5.1 FLOOR TRANSITION
1 1/2" = 1'-0"



13 A5.1 DOOR THRESHOLD @ WP DECK
1 1/2" = 1'-0"



14 A5.1 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"

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Revisions:

No	Description	Date

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Project No:
2215

Sheet No:
A5.1

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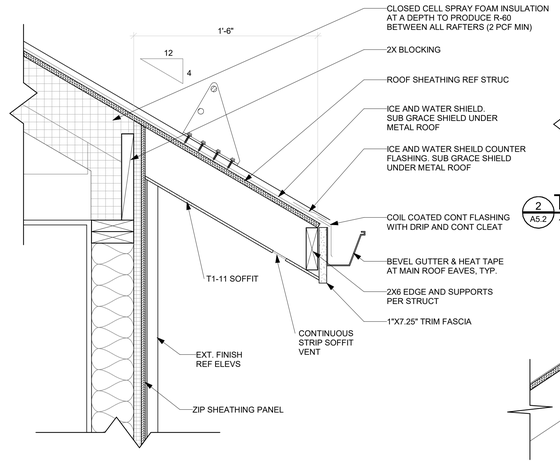
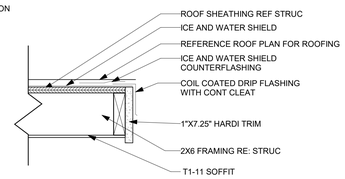
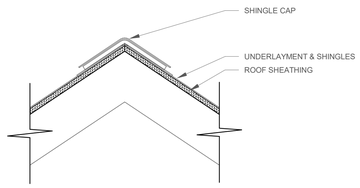


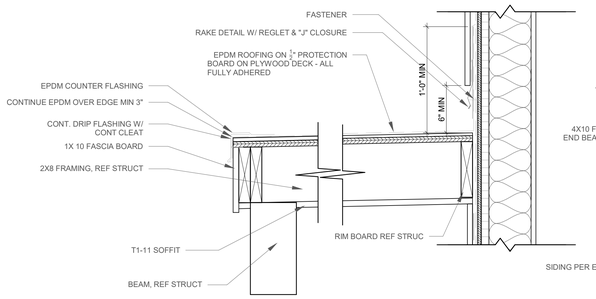
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



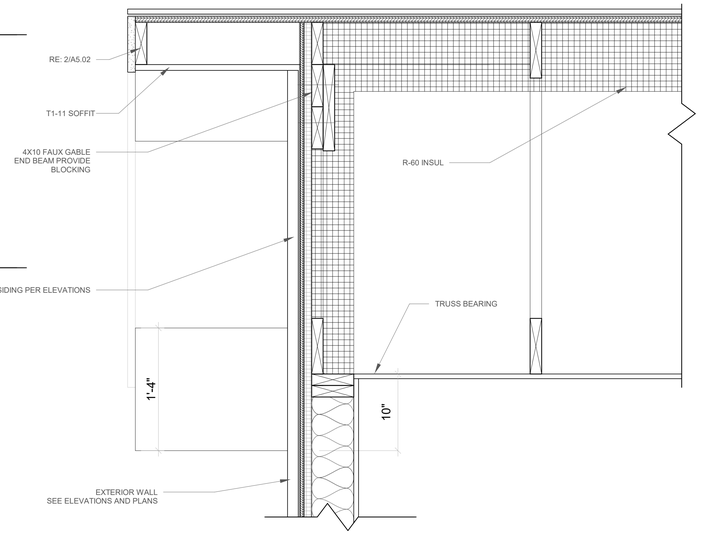
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



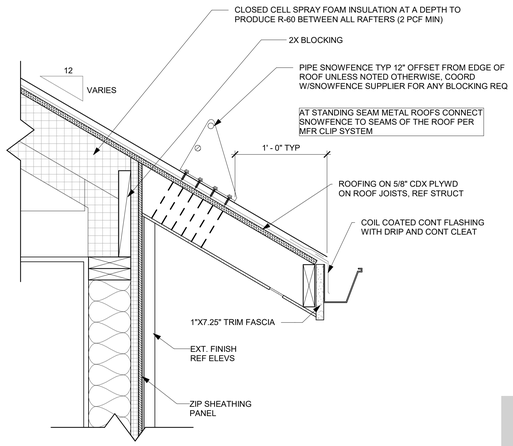
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



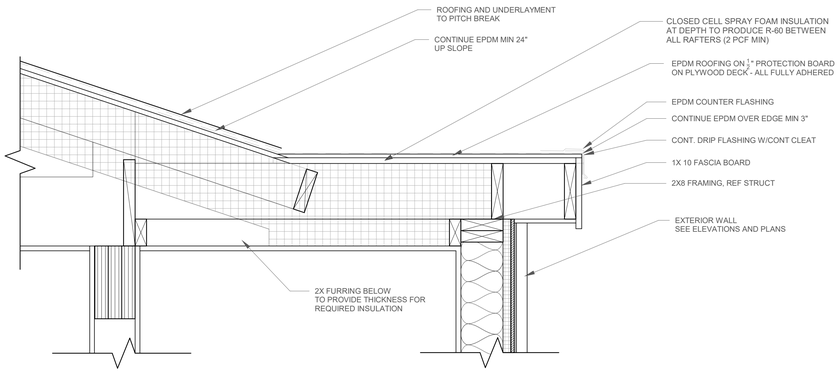
4 A5.2 COVERED WALKWAY
1 1/2" = 1'-0"



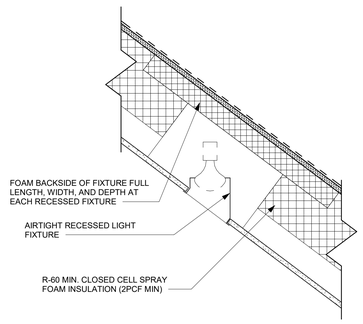
5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



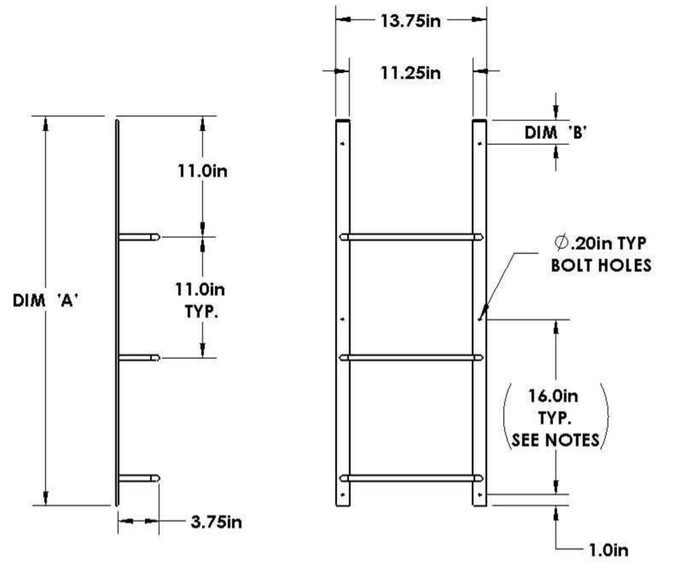
6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



9 A5.2 RECESSED LIGHT FIXTURE
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

TYPICAL LADDER LENGTH

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

PERMANENTLY FIXED LADDER

REV A

8 A5.2 EGRESS LADDER
1/4" = 1'-0"

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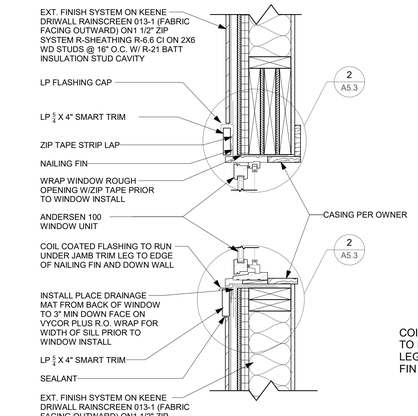
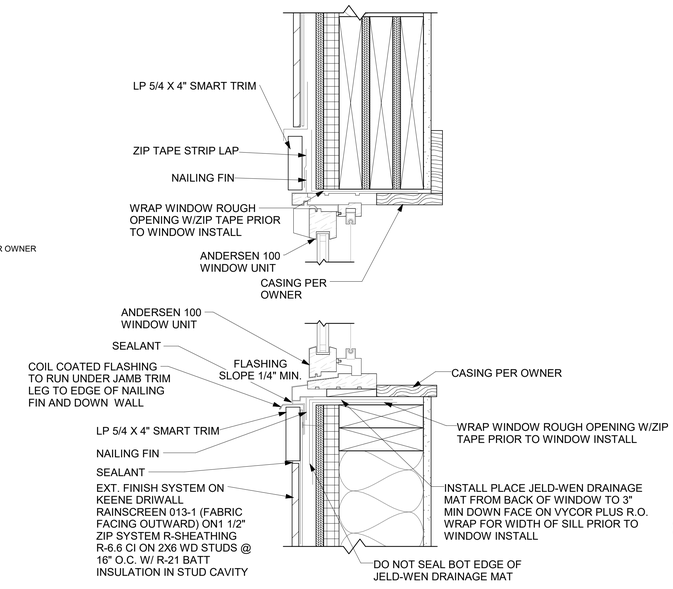
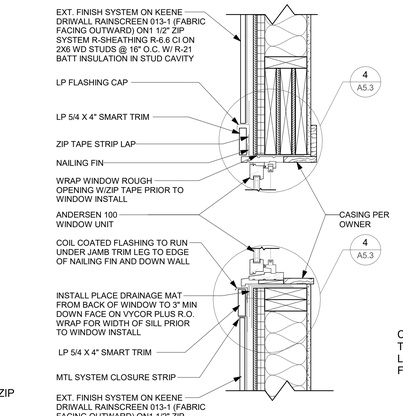


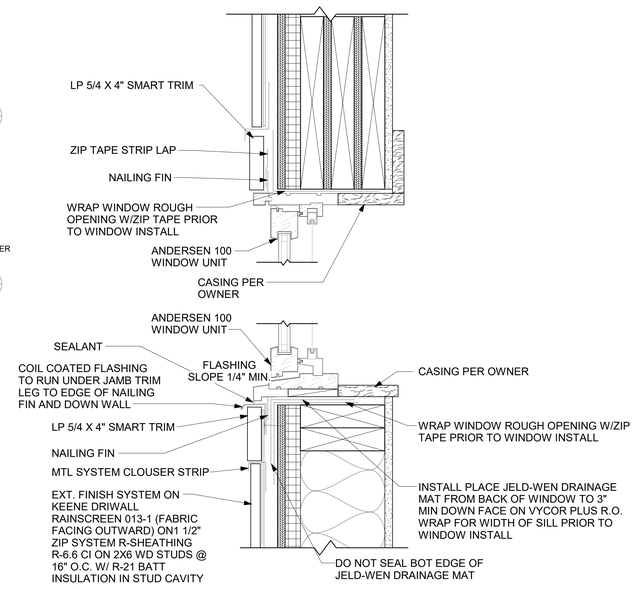
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



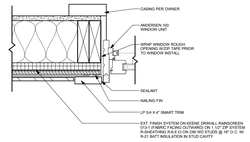
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



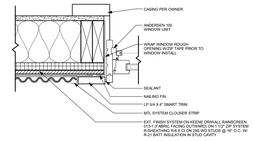
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



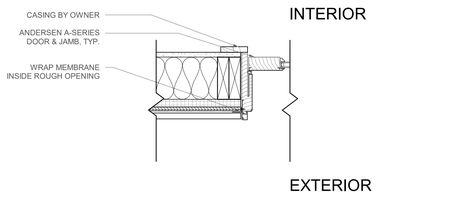
4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"



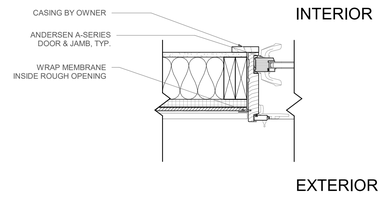
5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"



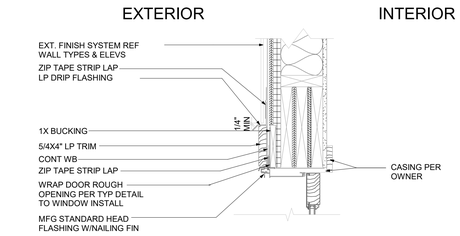
6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"



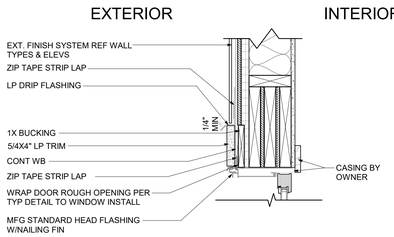
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"



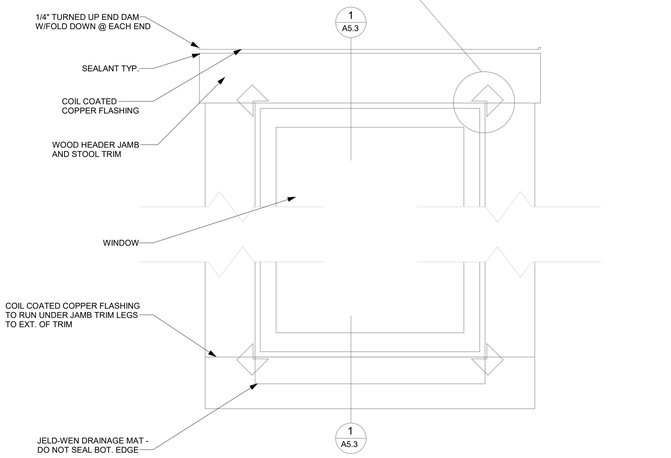
10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"



7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"



11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

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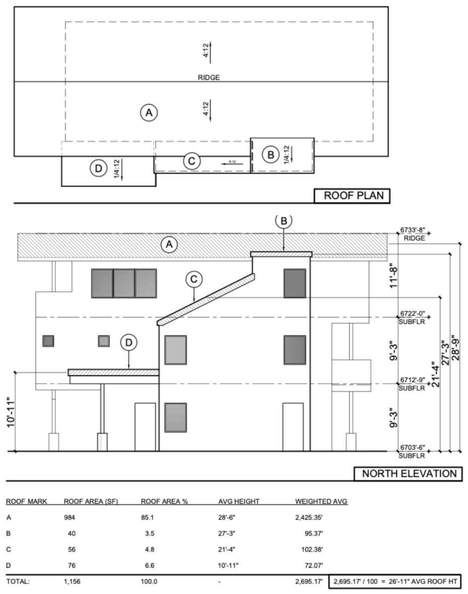
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

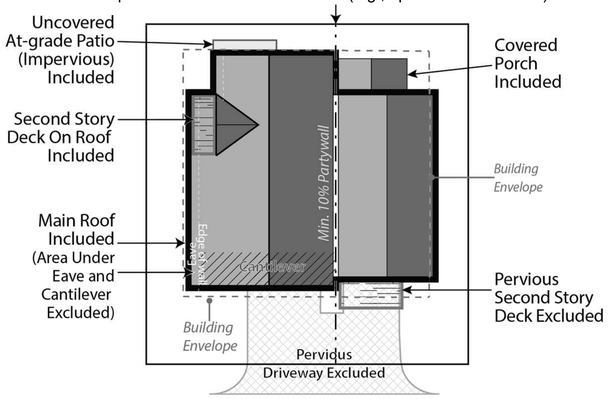
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).



BUILDING PLACEMENT AND ENVELOPES
Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18” beyond the envelope; porches, patios and landings less than 30” above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6” in height; landscaping and drainage features. No encroachment may be located within 24” from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12” of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

a. Style
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

a. Style
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.

b. Building Form
(1) The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

a. Roofing materials are limited to the following:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
(3) Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.

d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.

e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – *See also PUD Landscaping Plan*
Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:
1. At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
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0056 Edwards Village Blvd.
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fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place- Single Family
Lot 01 - 0018 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
PUD GUIDE

Project No:
2215

Sheet No:
A0.2

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Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645

Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

0057 Miles End Lane

Hearing Date:	April 28, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Logan & Megan Killpack
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 29
Address:	0057 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Logan and Megan Killpack, request Final Plan review of a new, four-bedroom, 3,728 (gross) square foot single-family residence located at 0057 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet and 5/8 inches measured to proposed grade which is the

most restrictive, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards,* Minturn Municipal Code.

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the lower level with three bedrooms and an entertainment lounge, and the main level has the garage, primary living area, and master suite.

According to staff's analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town's standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a "conceptual" plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as "Final Plan" level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB's concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.
No variances are required or requested at this time.

Design Review Process
Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

a. The proposal's adherence to the Town's zoning regulations.
b. The proposal's adherence to the applicable goals and objectives of the Community Plan.
c. The proposal's adherence to the Design Standards.

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0057 Miles End Lane meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning
The subject property is located within the "Game Creek Character Area" Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

> *"The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space."*
> *- Ordinance No. 15 – Series 2023 Minturn North PUD Guide*

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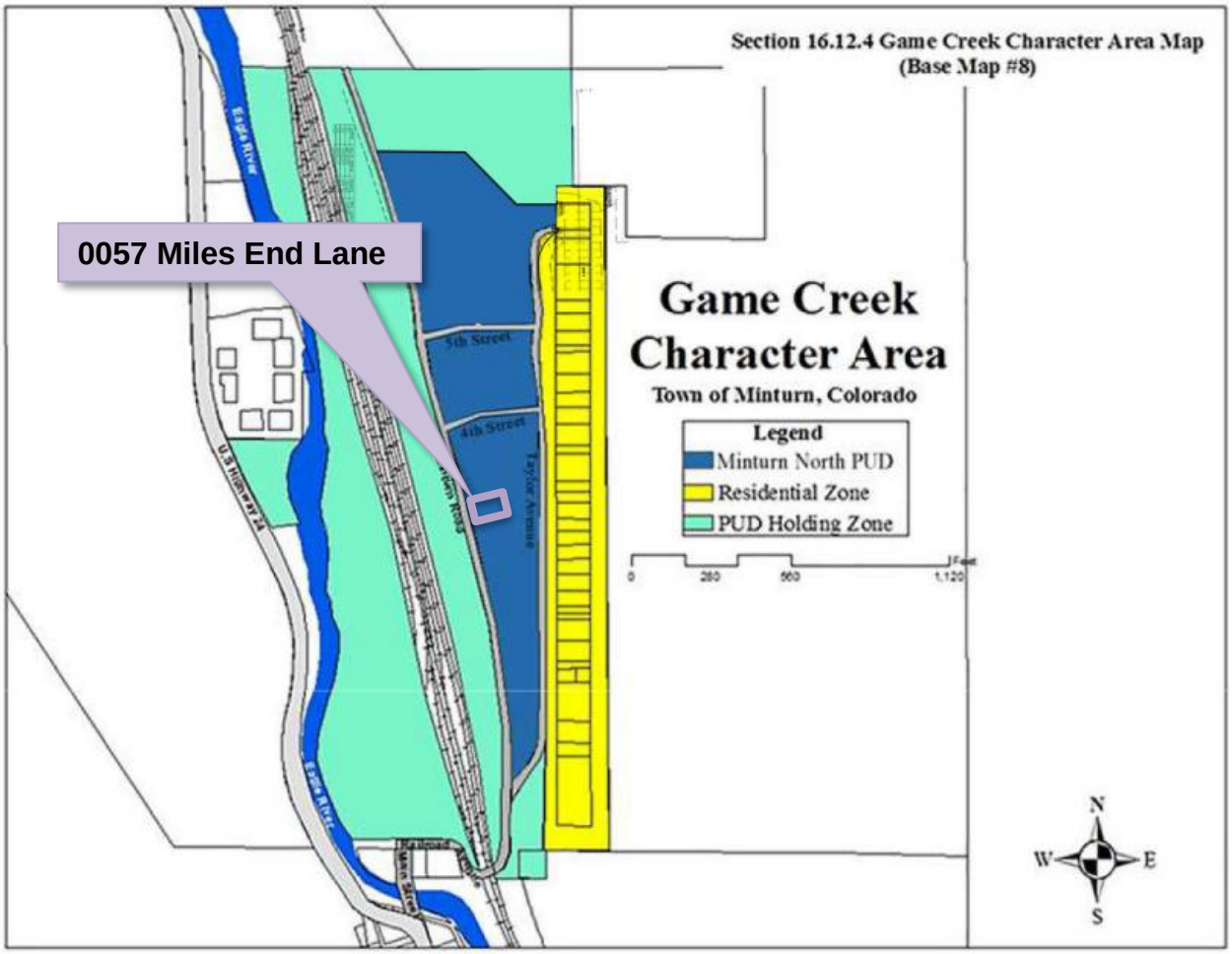
Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,926.04 sq. ft.	6,926.04 sq. ft. (.159 ac.)
Maximum Building Height:	28 feet	27 feet – 5/8 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (3,463.02 sq. ft.)	2,603 sq. ft. (37.58%) Proposed
Maximum Impervious Coverage:	60% (4,155.62 sq. ft.)	3,234 sq. ft. (46.69%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,926.04 sq. ft. x .05 = 346.3 sq. ft.)	419 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design
In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design
The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

Staff Response:
Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not

overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions
Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0057 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 10, 2025

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 57 Miles End Lane
Lot 29, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Killpack Residence; 57 Miles End Lane, Lot 39, Minturn North, Minturn, Colorado"* prepared February 21, 2025, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 29, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
"Final Plat: Minturn North PUD" recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through l:
Sheet C.4 of the *"Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24"* prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.4 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:
Sheet BH1 provides Building height information necessary for Planning Staff review.

VAIL VALLEY OFFICE
30 Benchmark Road, Suite 216 I PO Box 978 I Avon, CO 81620
DENVER OFFICE
9618 Brook Hill Lane I Lone Tree, CO 80124
970.949.5072 I info@inter-mtn.net

Madison Harris
Re: 57 Miles End Lane
Lot 29, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:
Sheet C1 of the Plans "*Lot 29, Minturn North PUD; Site Grading and Drainage Plan"* prepared February 21, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Taylor Hermes Arnold Martinez

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Killpack Residence

Project Location

Street Address: 57 Miles End Lane

Zoning: Residential

Parcel Number(s): 2103-262-30-033

Application Request:

Design review of new single-family home

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: 970-926-1720

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: Logan & Megan Killpack

Mailing Address: PO BOX 1321
MINTURN, CO 81645

Phone: 970-420-1759 (Logan)

Email: LKillpack@gmail.com / Megan.Killpack@gmail.com

Required Information:

Lot Size: 0.159 acres	Type of Residence (Single Family, ADU, Duplex): SFH	# of Bedrooms: 4	# On-site Parking Spaces: 4
# of Stories: 2	Snow storage sq ft: 419 sf	Building Footprint sq ft: 2,603 sf	Total sq ft Impervious Surface: 3,234 sf

Signature:

3/31/25

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☑	☐	• Relevant Background
☑	☐	• Current Status of the Site
☑	☐	• All Proposed Uses and Structures
☑	☐	• How the Proposal Differs from what already exists
☑	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☑	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☑	☐	• Scaled Drawings of Proposed Design of Structure
☑	☐	○ Plan View and Sections
☑	☐	• Building Heights – all 4 directions N/S/E/W
☑	☐	• topography
☑	☐	• Building Location and impervious coverage
☑	☐	• Setbacks
☑	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☑	☐	• Parking Plan
☑	☐	• Traffic Circulation
☑	☐	○ Location and Width of Existing and Proposed Access Points
☑	☐	○ Location of Existing Driveways and Intersections
☑	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☑	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☑	☐	• Location and Type of Existing and Proposed Easements
☑	☐	• Utility Easements
☑	☐	• Drainage Features
☑	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☑	☐	• Indicates Dimensions
☑	☐	• General Appearance
☑	☐	• Scale
☑	☐	• Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE

March 31, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Killpack Residence
Lot 29 Minturn North – 0057 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 29 is located at 0057 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 5' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a walkout residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

The home exterior is a balanced mix of stone and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping Is Intentionally minimal In-keeping with the intent of the approved Minturn North PUD.

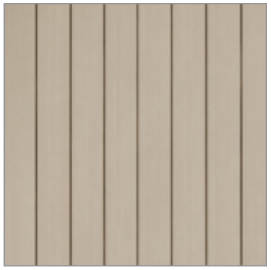
Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,

Taylor Hermes
512.468.3012

Terraces & Walkways
Stained Concrete

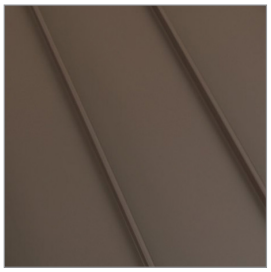
Exterior Stone
Colorado Buff



Vertical Siding, Columns, Fascia & Sofits
1"x8" – Butt Joint, Rough
Color: Custom Stain

Wood Columns per Plan
Color: Custom Stain

Roofing
Mfg: CertainTeed Landmark Asphalt Shingles
Color: Weathered Wood



Roofing
Standing Seam Metal
Color: Bronze

Garage Door
9'-0" x 18'-0" Insulated Metal
Color: Bronze

Windows and Doors
Mfg: Sierra Pacific
Color: Bahama Brown

Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Bronze

Entry Door
Solid Wood
Color: Custom Stain

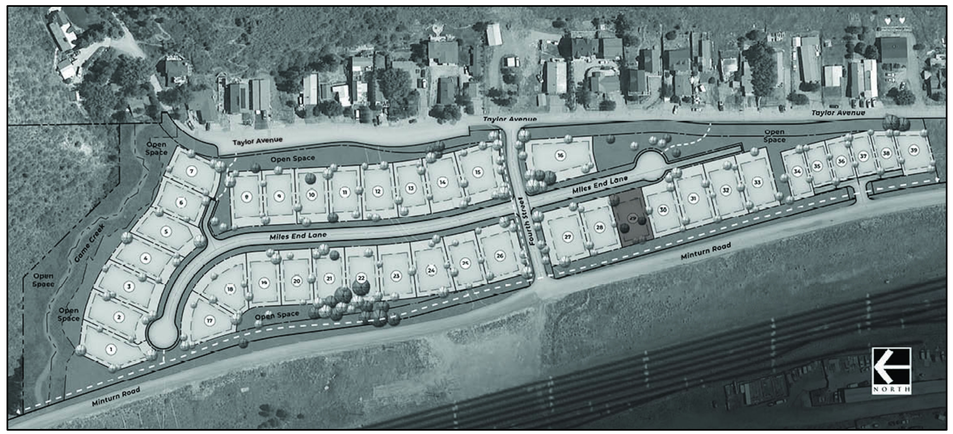
Entry Door Hardware
Ashley Norton Full Plate with Helios Interior Lever
Color: Bronze

All product and design specifications, including, but not limited to, color, finish, model, etc., are for illustrative purposes only and are subject to change without notice.

KILLPACK RESIDENCE

57 MILES END LANE
LOT 29, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET FEBRUARY 21, 2025



OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT
EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 335-6034

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER
BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR
SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,340 SF	124 SF		1,464 SF
MAIN LEVEL:	1,642 SF		622 SF	2,264 SF
TOTALS:	2,982 SF	124 SF	622 SF	3,728 SF

LOT AREA:	6,926.04 SF		
BUILDING COVERAGE:	2,603 SF	37.58 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,234 SF	49.67 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION: TOWN OF MINTURN, COLORADO

CODES: 2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
+ LOCAL AMENDMENTS

DRAWING SCHEDULE

C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.4	MINTURN NORTH PUD OVERALL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE MINTURN NORTH DESIGN REVIEW BOARD, TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

KILLPACK
0057 MILES END LANE
LOT 29, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L29

ISSUED #	DATE	BY	COMMENTS
1	2-21-25	DME	DRB SUBMITTAL SET

C

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of MARCH, 2024 for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY: _____ ATTEST: _____

MAYOR
TOWN OF MINTURN, COLORADO

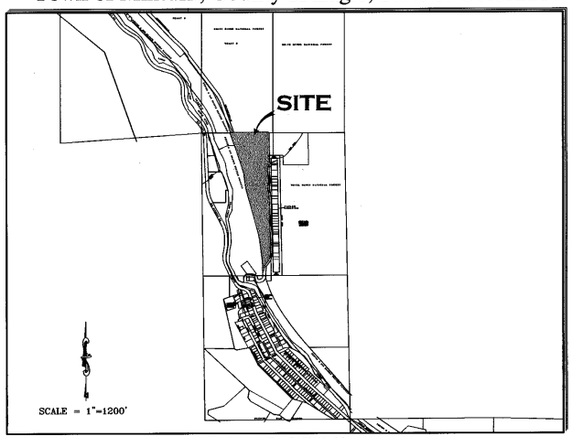
TOWN CLERK
TOWN OF MINTURN, COLORADO

SEAL
TOWN OF MINTURN COLORADO
1904

LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:
1) The purpose of this Final Plat is to Create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC50650645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201420764 along with plats and survey monumentation referenced hereon (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitmeat referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
Item 15 - Does not effect these Platted lands but references vacation of portions of Taylor Addition to the Town of Minturn.
Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
Item 17 & 18- Do not effect subject Parcel.
Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined hereon.
Item 20 - Does not effect these Platted lands. (a.k.a. subject parcel)
Item 22 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner hereon.
Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
Item 29 - Parcel is subject to 1904 40 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has is to have been Terminated prior to the Recording of this Plat.
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232.
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240.
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated hereon as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489 .

PERTAINING TO HEREON CREATED EASEMENTS:
6) the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
a) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.
b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated hereon as "Utility Easement" for the purpose of the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
c) non-exclusive Access, Utility, and Drainage, Easement - on, over, under, above, across and through those areas designated hereon as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:
6) Continued...
d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non- vehicular access.
e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq..

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
7) the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) the installation, use, repair, replacement, improvement and maintenance of vehicular parking area, together with right of ingress and egress thereto, reasonable Pedestrian use including ingress and egress of persons to include vehicle, foot, bicycle or non-motorized use, iv) reasonable local snow storage and v) Landscaping use, and maintenance.
b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated hereon as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and iv) Landscaping use, and maintenance.
d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated hereon as "Trail Easement" for the purpose of Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4' Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4' Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated hereon as " Public Utility and Drainage Easement" , as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvemeat and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon. that such plat was made from an accurate survey of said property by me and /or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are nonumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

COLORADO REGISTERED 34998 PROFESSIONAL LAND SURVEYOR 02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC, and PHILIP HADLEY being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th, day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado.
Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
)SS
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D, 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES: 6 AUG 27

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
MY COMMISSION EXPIRES 08/06/2027

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North, P.U.D., and subordinates the lien represented by the aforesaid Deed of Trust to the Dedications and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE: Philip Hadley
BY: _____ as INDIVIDUAL

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

The Foregoing Subordination by Mortgagee was acknowledged before me this 26 day of FEBRUARY, 2024, By Philip Hadley as Individual.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: AUG. 01, 2025

NOTARY PUBLIC

JESSICA L BECHARD
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20134048864
My Commission Expires 8/1/2025

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of JANUARY 1, 2023, 2023 upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 1ST OF MARCH, A.D., 2024

R0068101

TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except DEED OF TRUST recorded 12/13/23, 202316490

DATED THIS 28TH DAY OF FEBRUARY, A.D., 2024

AGENT: _____

CLERK AND RECORDER'S CERTIFICATE # 5398

This Plat was filed for record in the Office of the Clerk and Recorder at 12:59 o'clock P.M., on this 4th day of March, A.D, 2024

CLERK AND RECORDER

BY: _____ DEPUTY

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

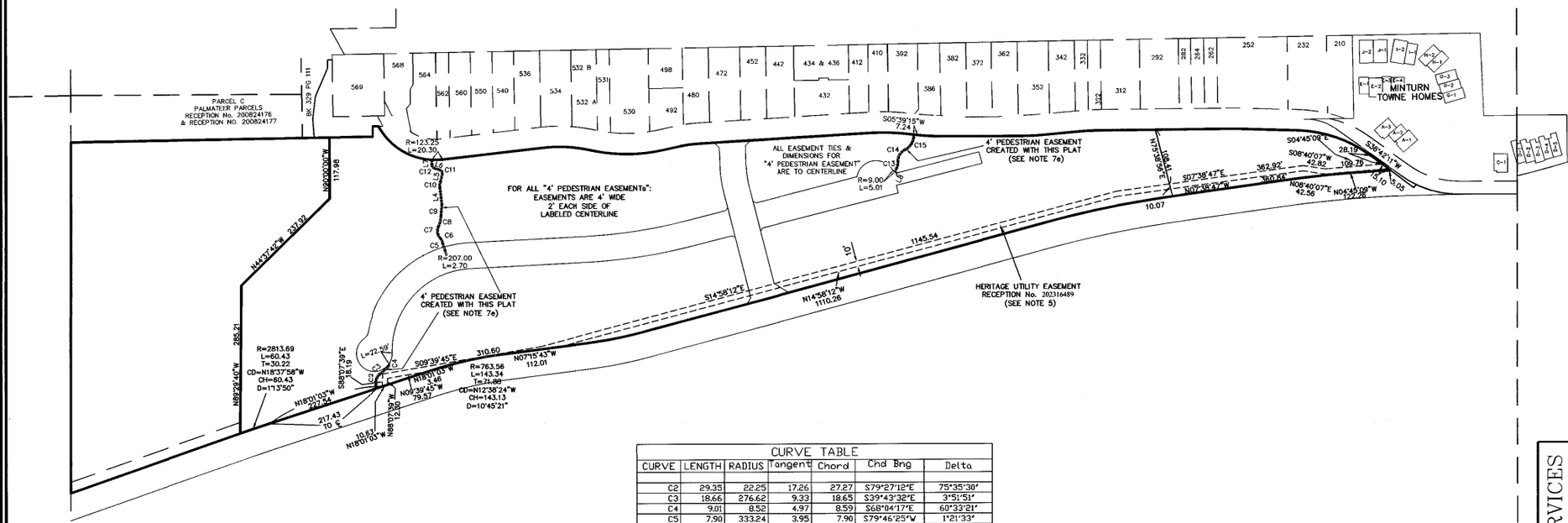
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 1 OF 5		DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: $53.00 DOC: $0.00
2024022234
03/04/2024
12:59:18 PM

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N83°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S68°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	1°21'33"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.68	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
34998
02-26-24

Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certification shown hereon.

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800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

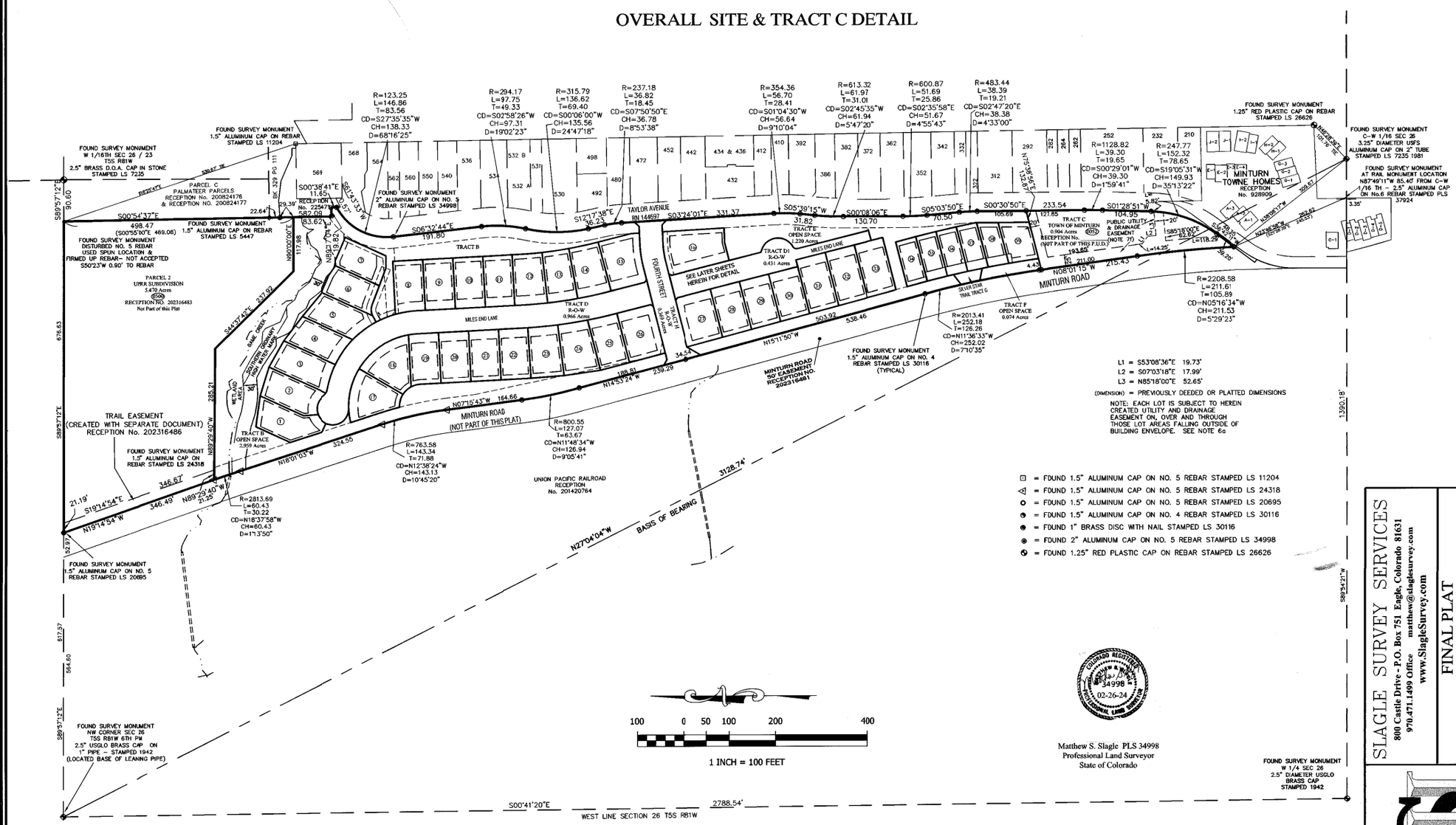
DRAWN BY: MSS | JOB NUMBER: 23055 | DRAWING NAME: 23055 FP2.dwg | DATE: 08-13-2023 | SHEET: 5 OF 5

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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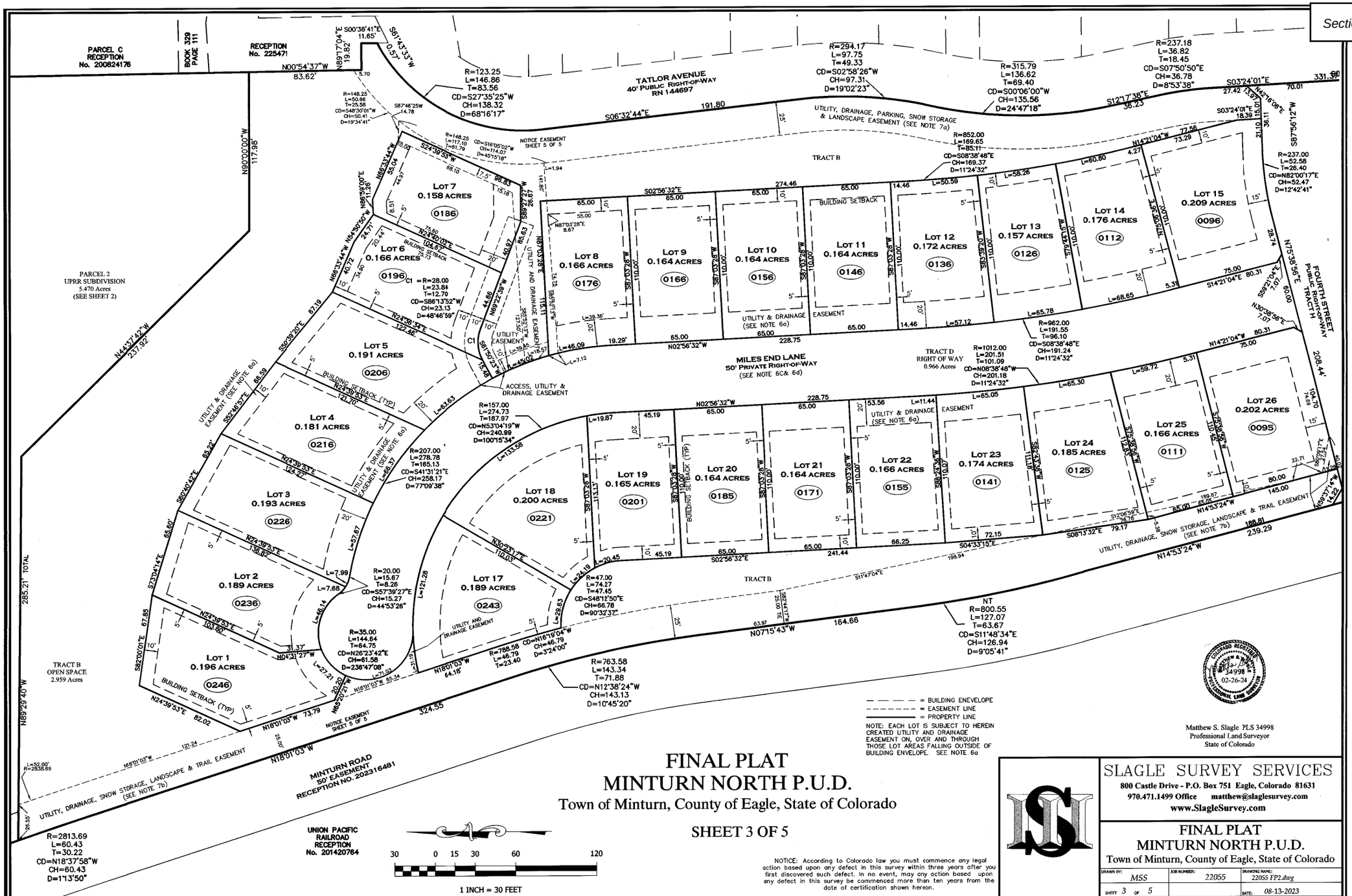
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	JOB NUMBER:	DRAWING NAME:	DATE:
MSS	22055	22055 FP2.dwg	08-13-2023

SHEET 2 OF 5

202402234



FINAL PLAT
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

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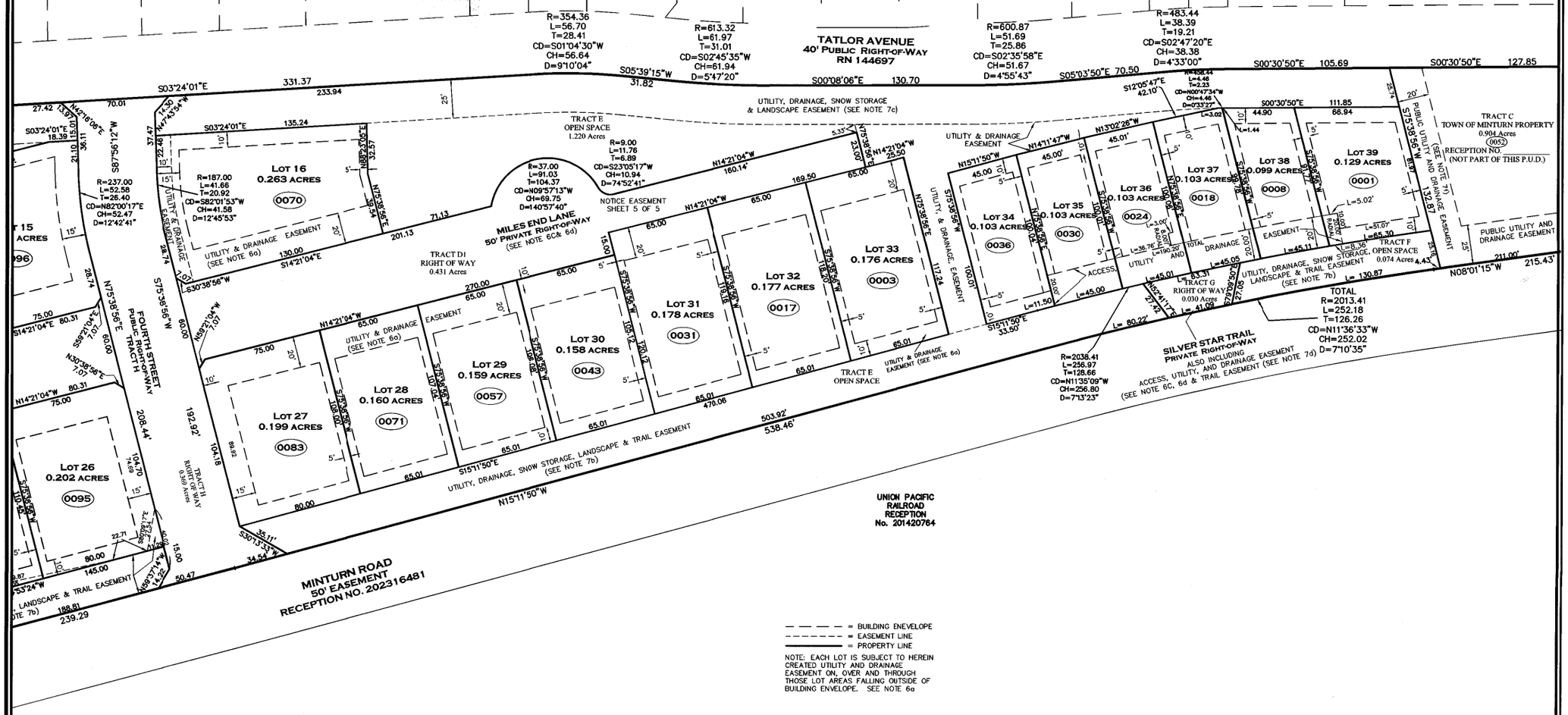
DRAWN BY:	JOB NUMBER:	DRAWING NAME:
MSS	22055	22055 FP2.dwg
SHEET 3 OF 5		DATE: 08-13-2023

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5


TATLOR AVENUE
40' PUBLIC RIGHT-OF-WAY
RN 144697
MILES END LANE
50' PRIVATE RIGHT-OF-WAY
(SEE NOTE 6C& 6d)
FOURTH STREET
PUBLIC RIGHT-OF-WAY
TRACT H
SILVER STAR TRAIL
PRIVATE RIGHT-OF-WAY
ALSO INCLUDING
ACCESS, UTILITY, AND DRAINAGE EASEMENT
(SEE NOTE 6C, 6d & TRAIL EASEMENT (SEE NOTE 7d)
MINTURN ROAD
50' EASEMENT
RECEPTION NO. 202316481
UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764
TRACT C
TOWN OF MINTURN PROPERTY
0.904 Acres
0052
RECEPTION NO.
(NOT PART OF THIS P.U.D.)
TRACT D1
RIGHT OF WAY
0.431 Acres
TRACT E
OPEN SPACE
1.220 Acres
TRACT E
OPEN SPACE
TRACT F
OPEN SPACE
0.074 Acres
TRACT G
RIGHT OF WAY
0.030 Acres
TRACT H
RIGHT OF WAY
0.369 Acres
NOTICE EASEMENT
SHEET 5 OF 5
UTILITY, DRAINAGE, SNOW STORAGE
& LANDSCAPE EASEMENT (SEE NOTE 7c)
UTILITY, DRAINAGE, SNOW STORAGE, LANDSCAPE & TRAIL EASEMENT
(SEE NOTE 7b)
UTILITY & DRAINAGE EASEMENT
(SEE NOTE 6a)
PUBLIC UTILITY AND DRAINAGE EASEMENT
(SEE NOTE 7b)
LOT 16
0.263 ACRES
0070
LOT 15
ACRES
0096
LOT 26
0.202 ACRES
0095
LOT 27
0.199 ACRES
0083
LOT 28
0.160 ACRES
0071
LOT 29
0.159 ACRES
0057
LOT 30
0.158 ACRES
0043
LOT 31
0.178 ACRES
0031
LOT 32
0.177 ACRES
0017
LOT 33
0.176 ACRES
0003
LOT 34
0.103 ACRES
0036
LOT 35
0.103 ACRES
0030
LOT 36
0.103 ACRES
0024
LOT 37
0.103 ACRES
0018
LOT 38
0.099 ACRES
0008
LOT 39
0.129 ACRES
0001
TOTAL
R=2013.41
L=252.18
T=126.26
CD=N11°36'33"W
CH=252.02
D=7°10'35"
R=2038.41
L=256.97
T=128.66
CD=N11°35'09"W
CH=256.80
D=7°13'23"
S03°24'01"E 331.37
233.94
S05°39'15"W 31.82
S00°08'06"E 130.70
S05°03'50"E 70.50
S00°30'50"E 105.69
S00°30'50"E 127.85
N08°01'15"W 215.43'
N15°11'50"W 503.92'
538.46'
S15°11'50"E 33.50'
N14°21'04"W 470.06
S14°21'04"E 80.31
N30°38'56"E 7.07
S59°21'04"E 7.07
S14°21'04"E 130.00
N14°21'04"W 160.14'
S14°21'04"E 201.13
S30°13'33"W 34.54'
N89°37'4"W 14.22'
S03°24'01"E 135.24
S03°24'01"E 18.39
N42°18'06"E 70.01
S87°56'12"W 36.11
S03°24'01"E 15.01
N75°38'56"E 80.00
S75°38'56"W 80.00
N75°38'56"E 208.44'
S75°38'56"W 192.92'
N75°38'56"E 117.24
S75°38'56"W 119.18'
S75°38'56"W 105.70'
S75°38'56"W 100.01'
S75°38'56"W 100.00'
S75°38'56"W 100.00'
S75°38'56"W 100.00

GENERAL SHEET NOTES:

USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.

SEE POINT TABLE ON SHEET C18, TYP.

Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: ***TBD***

If "Yes", SUE Certification by:
Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

COLORADO LICENSED
BRUCE D'LEMA
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 20' 40'
Scale: 1" = 20'

Know what's **below.**
Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
22036
Designer:
PAH
Drafter:
BUI
Date:
12/25/22

Sheet
C.4

File Name: ***22036 c-grading.dwg***

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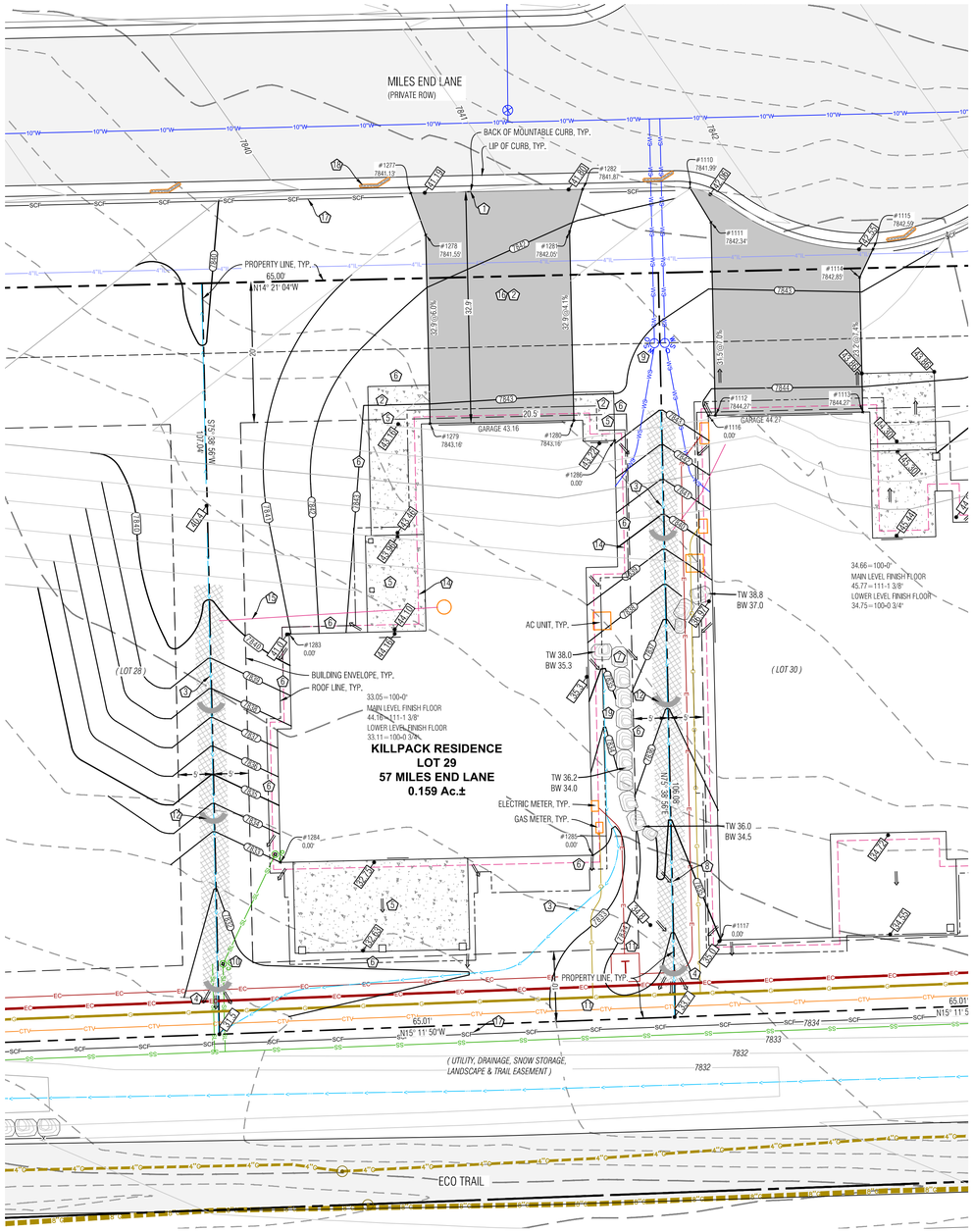


LEGEND

TW	TOP OF WALL
BW	BOTTOM OF WALL
GB	GRADE BREAK
EX	EXISTING
LP	LOW POINT
HP	HIGH POINT
86.74	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
SCF	SEDIMENT CONTROL FENCE
8020 / 8018	PROPOSED MAJOR/MINOR CONTOUR
8020 / 8018	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC OR RIPRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
PROPOSED / EXISTING	POSSIBLE ELECTRIC SERVICE
	POSSIBLE GAS SERVICE
WS / WS	POSSIBLE WATER SERVICE
SL / SL	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
8"SD	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1277	Driveway	7841.13'	3505.88	5561.22
1278	Driveway	7841.55'	3502.46	5555.91
1279	Driveway	7843.16'	3495.79	5529.83
1280	Driveway	7843.16'	3475.93	5534.91
1281	Driveway	7842.05'	3482.60	5560.99
1282	Driveway	7841.87'	3482.15	5567.29
1283	House Corner	0.00'	3508.58	5496.10
1284	House Corner	0.00'	3502.46	5464.12
1285	House Corner	0.00'	3459.35	5475.15
1286	House Corner	0.00'	3469.61	5533.43

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PUD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

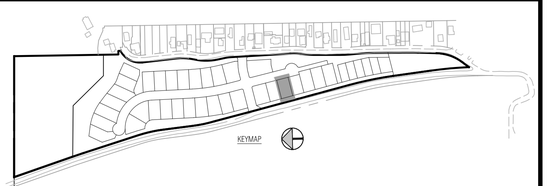
5) LOT AREA: 6,926 SF ±
DISTURBANCE AREA: 6,926 SF ±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

FLAGNOTES:

1. MATCH TO BACK OF EXISTING CURB.
2. PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
3. PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%, SEE DETAIL.
4. WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
5. SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
6. GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
7. INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN.
8. MAINTAIN LOTLINE DRAINAGE SWALE TO WEST PROPERTY LINE. DO NOT ALLOW DRAINAGE THE ABILITY TO SWEEP OVER INTO LOCALIZED SWALE.
9. LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
10. APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONFIRM INVERT PRIOR TO CONSTRUCTION FOR ABILITY TO SERVICE HOUSE BY GRAVITY, OR WHETHER A PUMP MAY BE REQUIRED. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
11. LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
12. EROSION LOGS PER DETAIL ON SHEET C2.
13. FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.
14. EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
15. INSTALL VEHICLE TRACKING PAD (DETAIL ON SHEET 2) AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
16. INSTALL SILT FENCE PER DETAIL ON SHEET C2.
17. INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.
18. DO NOT ALLOW ROOF DRAINAGE TO FALL INSIDE OF WALL AREA, GUTTER ROOF LINES AND INSTALL DOWNSPOUTS, EXTEND DOWNSPOUT TO DAYLIGHT IN THE NEAREST SWALE FLOWLINE, OR TO A POINT AT LEAST 10-FEET AWAY FROM THE BUILDING FOUNDATION AT A LOCATION WHERE RUNOFF WILL NOT POND



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Subsurface Utility Engineering (SUE)
Required Project: ***TBD***

If "Yes", SUE Certification by:
Firm: ***TBD***
Job #: ***TBD***
Date: ***TBD***

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION
Review

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811
Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 29, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 2/21/25

No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO.
23035
Designer:
PAH
Drafter:
BUI
Date:
2/3/25

Sheet
C1

File Name: ***mn lot 29 sp-01.dwg***

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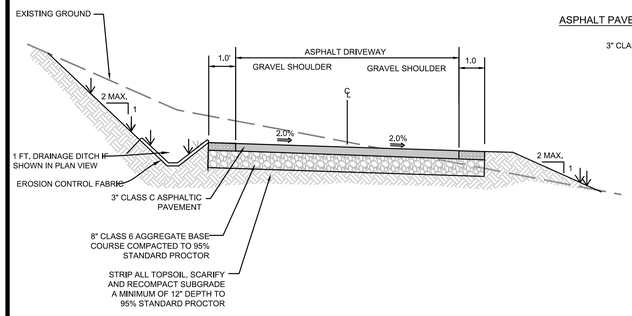
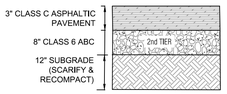


ASPHALT PAVEMENT SECTION



PAVEMENT SECTION

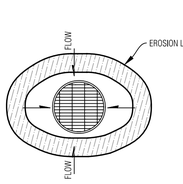
NOTE:
1. ALL AGGREGATE & SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR AT A MOISTURE CONTENT WITHIN 2% OF OPTIMUM.
2. IN NEW PAVING LOCATIONS STRIP ALL TOPSOIL, SCARIFY AND RECOMPACT SUBGRADE A MINIMUM OF 12" DEPTH TO 95% STANDARD PROCTOR.
3. EXTEND THE SECOND TIER (12" CLASS 2 ROAD BASE, OR 8" CLASS 6 ROAD BASE) 1 FT. BEYOND EDGE OF PAVEMENT OR GRAVEL SURFACE, BOTH SIDES.

PROPOSED DRIVEWAY TYP. SECTION

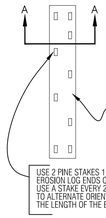
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER

DRIVEWAY & AUTOCOURT SECTION

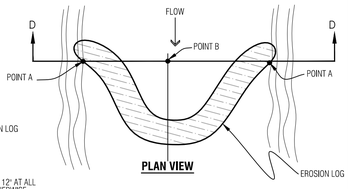
N.T.S. CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.



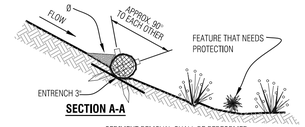
AREA DRAIN



PLAN VIEW

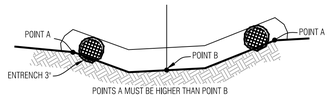


PLAN VIEW



SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

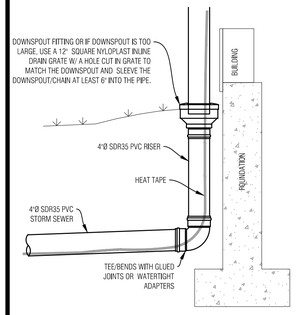


SECTION D-D

Temporary Erosion Control Log

N.T.S.

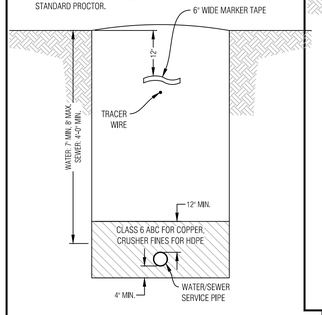
NOTES:
1. ROOF AND AREA DRAINS SHALL NOT BE CONNECTED TO THE FOUNDATION DRAIN SYSTEM.
2. ALL DOWNSPOUTS SHALL BE CONNECTED TO ADS N-12-WT CPP (WATERTIGHT), SCH.40 PVC OR SDR35 PVC. FLEXIBLE CORRUGATED PLASTIC IS NOT ACCEPTABLE.
3. ADDITIONAL FITTINGS AND BENDS MAY BE REQUIRED TO DEFLECT OVER OR AROUND LANDSCAPE WALLS.
4. HEAT TAPE SHALL BE INSTALLED IN ALL DOWNSPOUTS/STORM SEWER PIPES.



TYP. DOWNSPOUT CONNECTION

N.T.S.

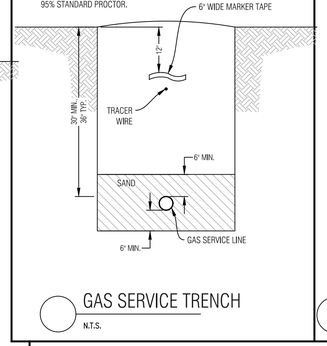
NOTES:
1. WATER SHALL BE INSTALLED WITH AT LEAST 10' OF SEPARATION BETWEEN WATER/SEWER AND 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



WATER/SEWER SERVICE TRENCH

N.T.S.

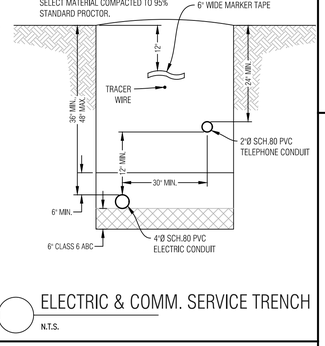
NOTES:
1. GAS SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



GAS SERVICE TRENCH

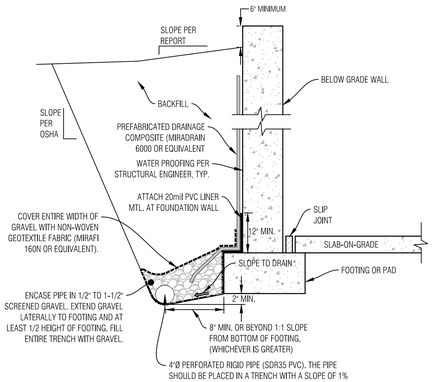
N.T.S.

NOTES:
1. ELECTRIC & TELEPHONE SHALL BE INSTALLED WITH AT LEAST 4' OF SEPARATION BETWEEN OTHER UTILITIES.
2. BACKFILL THE TRENCH WITH 4" MINUS ONSITE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR.



ELECTRIC & COMM. SERVICE TRENCH

N.T.S.



NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER

TYPICAL FOUNDATION DRAIN

N.T.S.

CONTRACTOR TO VERIFY WITH PROJECT GEOTECHNICAL CONSULTANT.

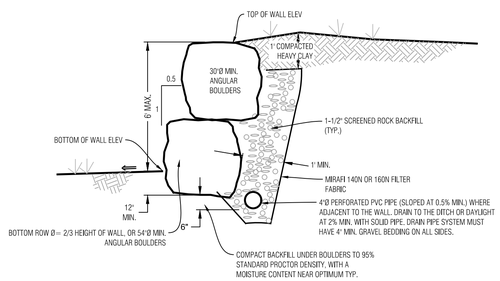
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
3. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE, PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
7. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
8. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
11. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
12. HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD, ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
13. IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____, JOB NO. _____
14. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
15. FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
16. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
17. THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
18. INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
19. LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
20. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
21. FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
22. INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY, PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
23. DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WT) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
24. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
25. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

GENERAL NOTES

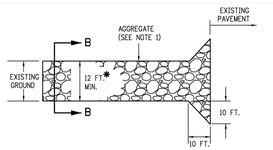
N.T.S.

NOTES:
1. THIS DETAIL IS FOR RETAINING LANDSCAPED AREAS ONLY AND SHALL NOT BE USED TO RETAIN STRUCTURE OR VEHICLE LOADED AREAS.
2. FREE DRAINING WALL BACKFILL SHOULD BE CAPPED WITH AT LEAST 12 INCHES OF COMPACTED HEAVY CLAYS TO REDUCE SURFACE WATER INFILTRATION.
3. ROUND RIVER BOULDERS ARE NOT ACCEPTABLE.
4. SET BASE ROWS ON BENCHES WHERE THE TOPSOIL HAS BEEN REMOVED AND THE SUBBASE HAS BEEN SCARIFIED TO P MINIMUM DEPTH & RECOMPACTED TO 95% STANDARD PROCTOR.
5. CARE SHOULD BE TAKEN NOT TO OVER COMPACT THE BACKFILL OR USE LARGE EQUIPMENT NEAR THE WALL.
6. SELECT AND PLACE BOULDERS IN A MANNER WHICH PERMITS AT LEAST 30% CONTACT AREA WITH ADJACENT BOULDERS.
7. PLACE LARGER BOULDERS AT BOTTOM AND TRANSITION TO SMALLER BOULDERS AT TOP OF WALL. UNDER NO CIRCUMSTANCES SHOULD ANY BOULDER BE PLACED ON TOP OF ANOTHER BOULDER WHICH IS SMALLER THAN ITSELF.



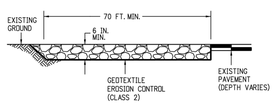
BOULDER WALL DETAIL, LANDSCAPED AREA

N.T.S.

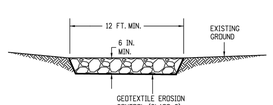


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



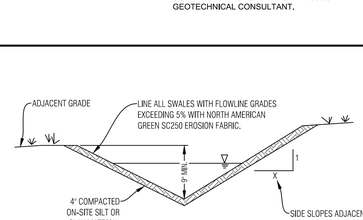
ELEVATION SECTION



SECTION B-B

NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 ().
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

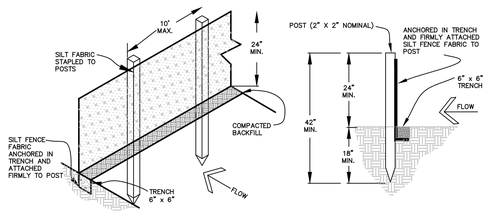


INSTALL EROSION CONTROL FABRIC PER MANUFACTURERS RECOMMENDATIONS

TYPICAL SWALE SECTION

N.T.S. SHAPE DITCH ACCORDING TO SITE PLAN

NOTE
SEE THE GRADING, DRAINAGE AND EROSION CONTROL SHEET FOR SWALE LOCATIONS



EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
3. INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Unlimited Inc.
Civil Engineering Surveying & Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR Review CONSTRUCTION

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 29, Minturn North P.U.D.

Details and Notes
DRB Submittal 2/21/25

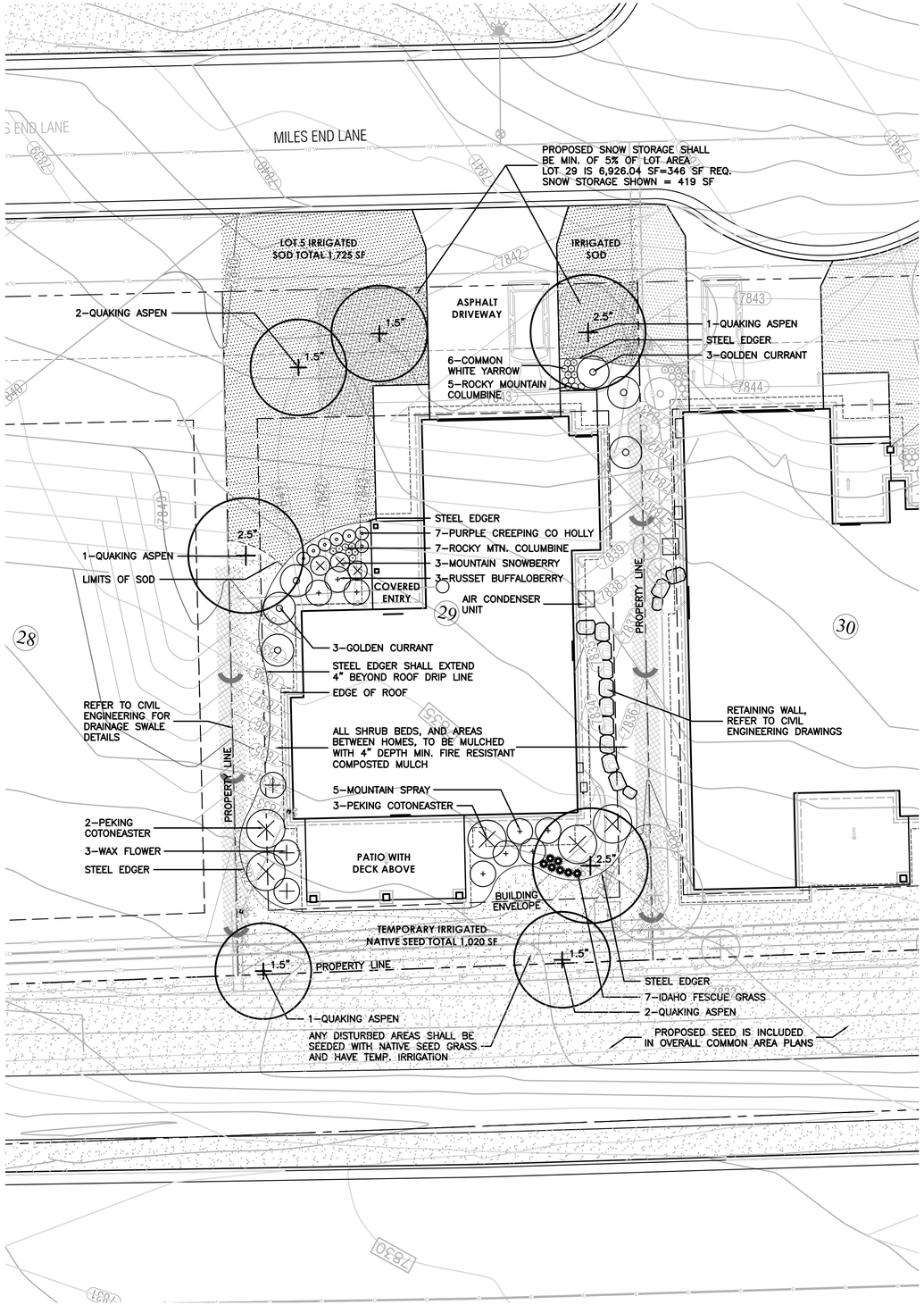
No.	Date	Revision	By
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			

PROJECT NO. **23035**
Designer: **PAH**
Drafter: **BUI**
Date: **2/3/25**

Sheet **C2**

File Name: ***mn lot 29 sp-01.dwg***

N:\PROJECTS\2023\23035-Minturn North Individual Lots\dwg\Lot 29 Killpack\MN Lot 29 SP-01.dwg 2/17/2025 2:51 PM



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA

0 5 10 20

SCALE: 1"=10'-0"

Know what's **below.** **Call** before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

LOT 29-LANDSCAPE PLAN

TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 31, 2024
REVISIONS:
DRB SUBMITTAL: 2.21.25

DRB SUBMITTAL

SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop–Up Spray Irrigation For Bluegrass Sod	1,725 SF
	Permanent micro–spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,878 SF
	Temporary Spray Irrigation For Native Seed	1,020 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO–SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP–UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

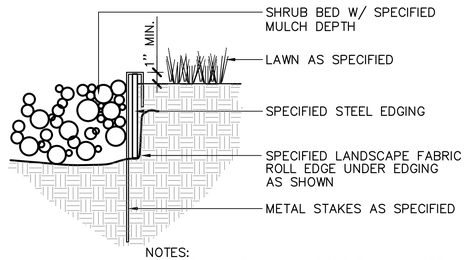
PERCENTAGES OF MIXES VARY YEAR–TO–YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632.
PHONE: 1–800–782–5947
WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
4	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
	ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)			
7	Idaho Fescue Grass, Festuca idahoensis 'Siskiyou Blue'	1 & 2	1 gal.	Container Full
	PERENNIAL FLOWERS (planted @ 12" O.C. spacing)			
6	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15 or 32	
12	Rocky Mountain Columbine Aquilegia coerulea	1 & 2	Flats of 15 or 32	
	PERENNIAL GROUNDCOVERS			
7	Purple Creeping Colorado Holly Mahonia repens 'Darkstar'	1 & 2	Flats of 15 or 32	
	DECIDUOUS SHRUBS			
6	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
5	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
3	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.



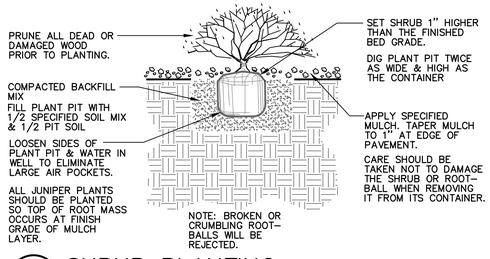
NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

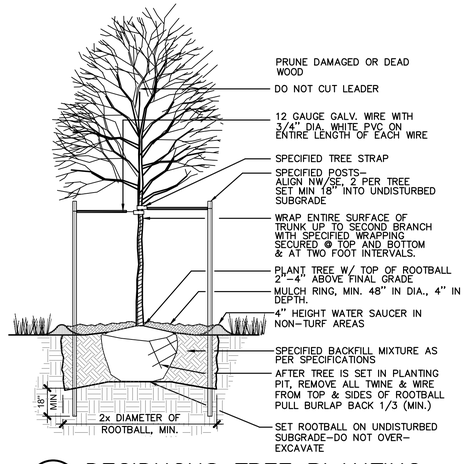
3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

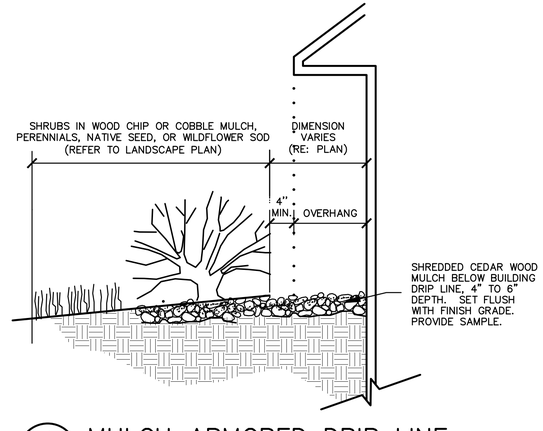
1 L2 STEEL EDGER — NOT TO SCALE



2 L2 SHRUB PLANTING — NOT TO SCALE



3 L2 DECIDUOUS TREE PLANTING — NOT TO SCALE



4 L2 MULCH ARMORED DRIP LINE — NOT TO SCALE

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

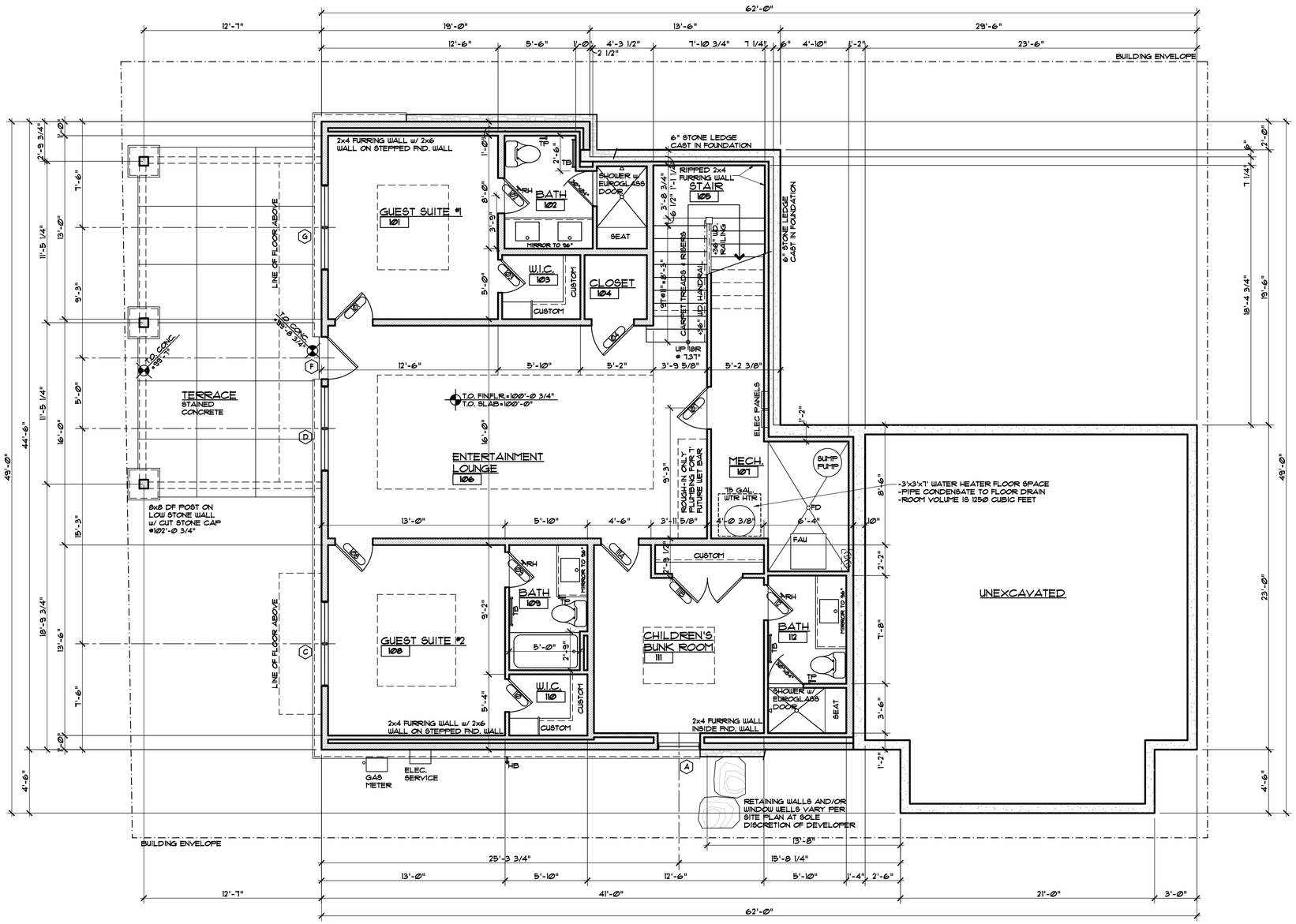
MINTURN NORTH P.U.D.
LOT 29-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: May 31, 2024
REVISIONS:
DRB SUBMITTAL: 2.21.25

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS W/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED W/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, U.N.O.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

LOWER LEVEL PLAN

1/4" = 1'-0"

1,340 SF LIVING, 124 SF MECHANICAL

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EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

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EDWARDS, COLORADO
(970) 926-1720

KILLPACK
0057 MILES END LANE
LOT 29, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L29

ISSUED #	DATE	BY	COMMENTS
1	2-21-25	DWE	DRB SUBMITTAL SET

A1.1

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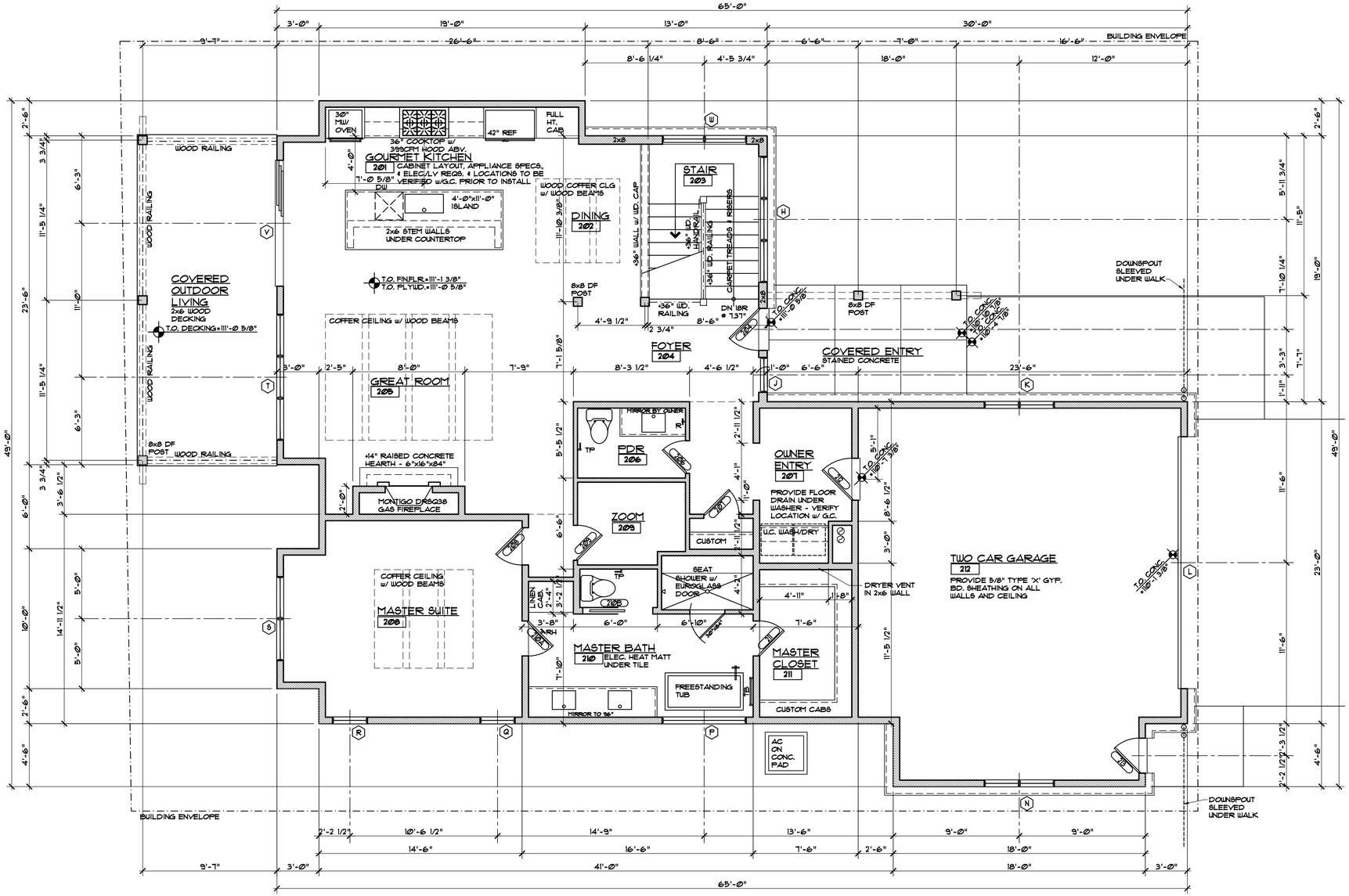

MAIN LEVEL PLAN

1/4" = 1'-0"

1,642 SF LIVING + 622 SF GARAGE

GENERAL NOTES:

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A1.2

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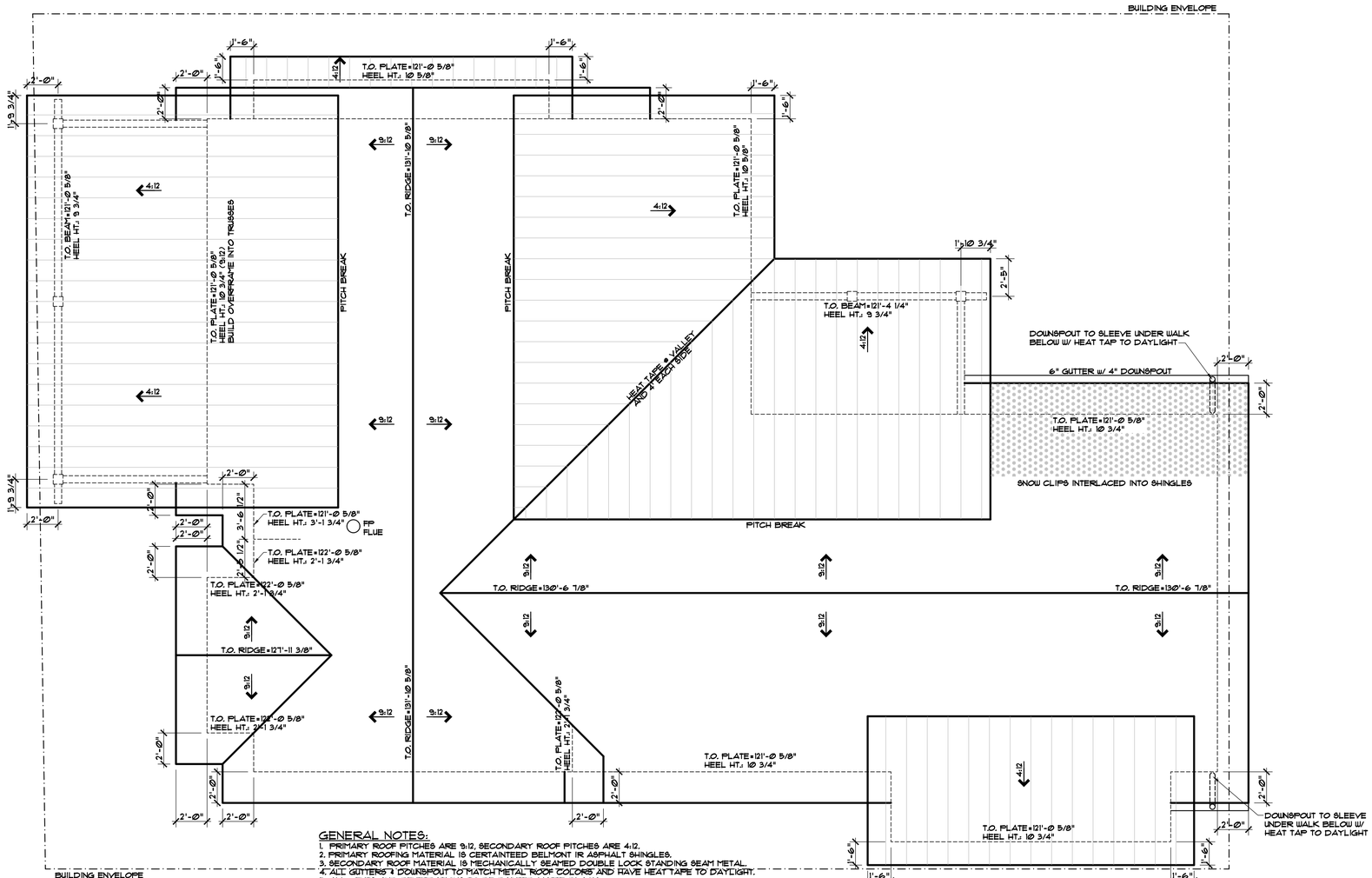

GENERAL NOTES:

1. PRIMARY ROOF PITCHES ARE 9:12, SECONDARY ROOF PITCHES ARE 4:12.
2. PRIMARY ROOFING MATERIAL IS CERTAINTEED BELMONT IR ASPHALT SHINGLES.
3. SECONDARY ROOF MATERIAL IS MECHANICALLY SEAMED DOUBLE LOCK STANDING SEAM METAL.
4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
6. SNOW FENCE IS S-5 BLIZZARD II DOUBLE RAIL W/ S-5-S CLAMPS by ROCKY MOUNTAIN SNOW GUARDS.
7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

ROOF PLAN

1/4" = 1'-Ø"

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A1.3

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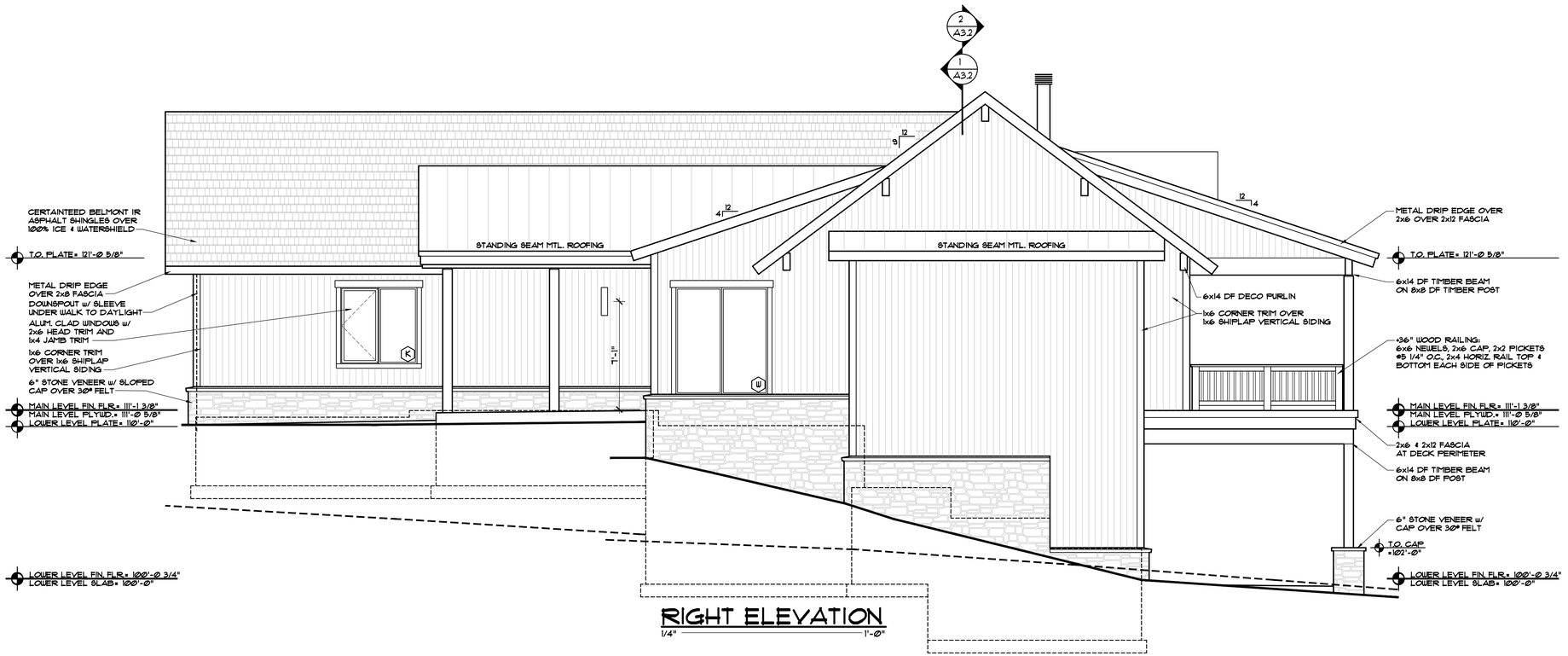
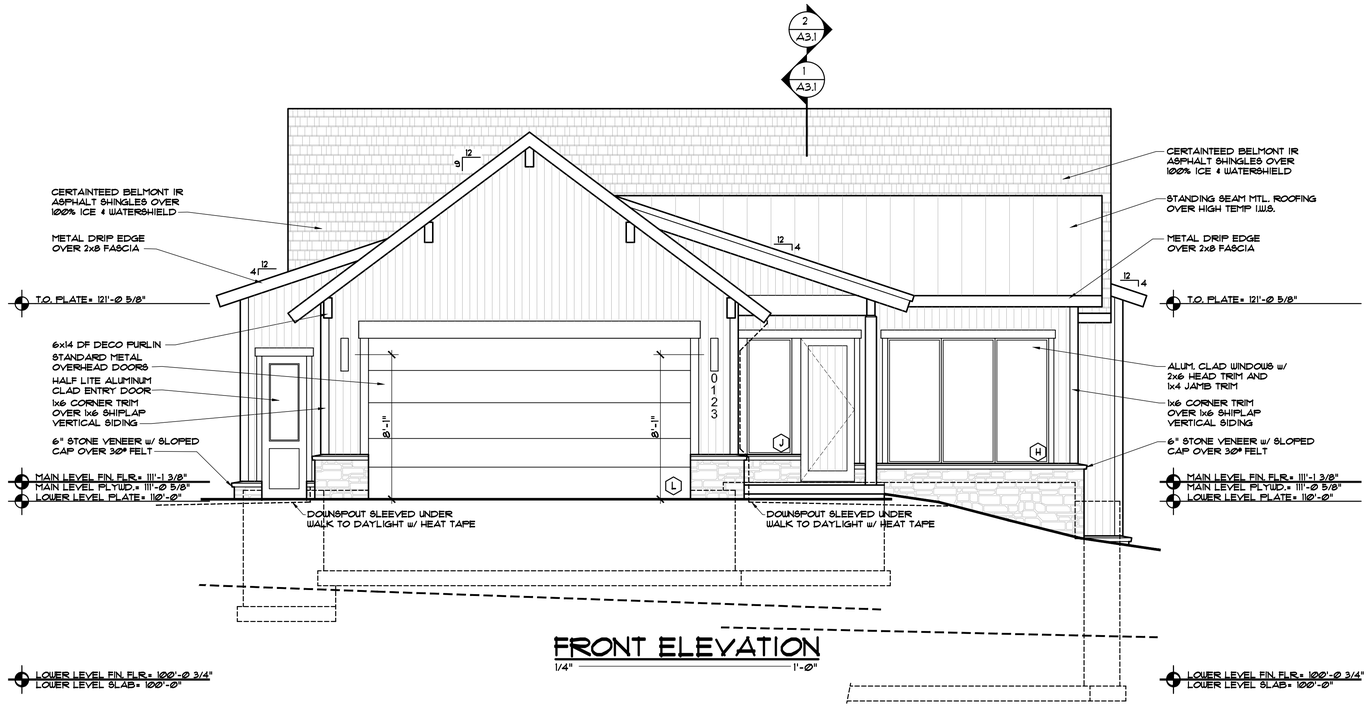


RIGHT ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"

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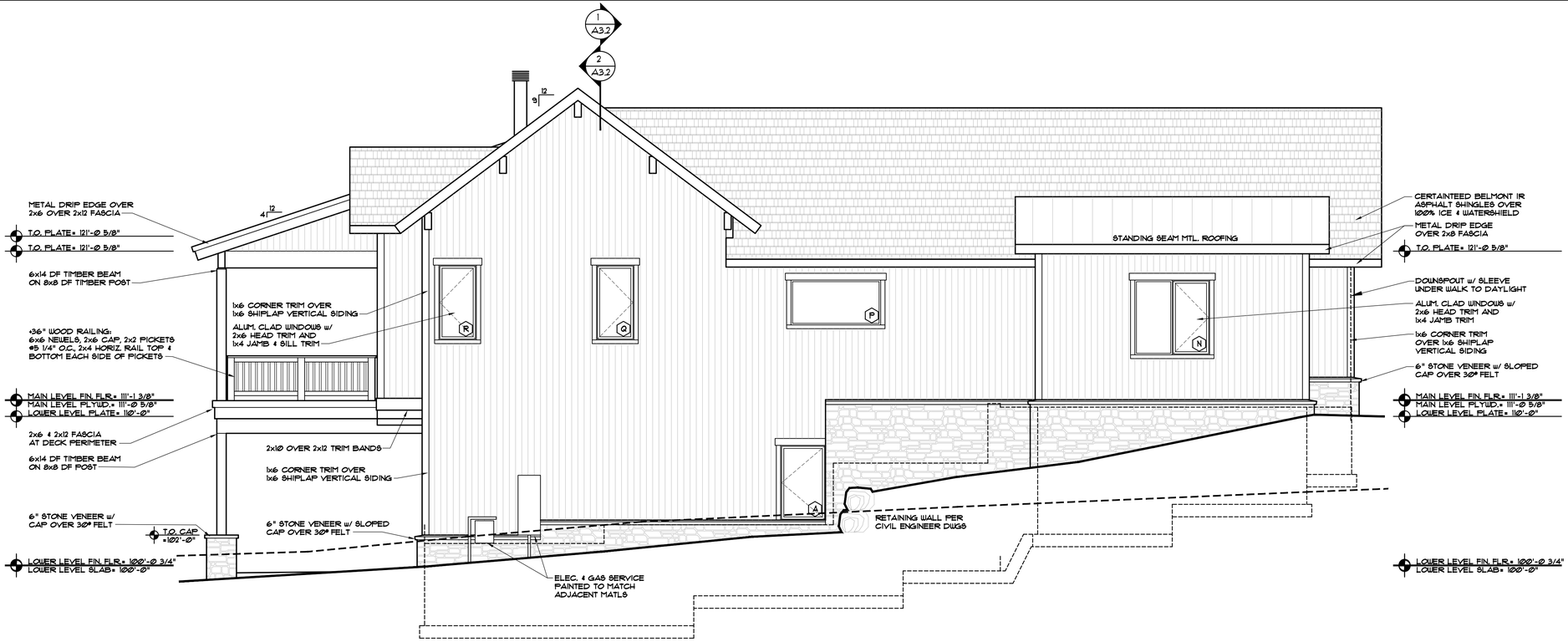
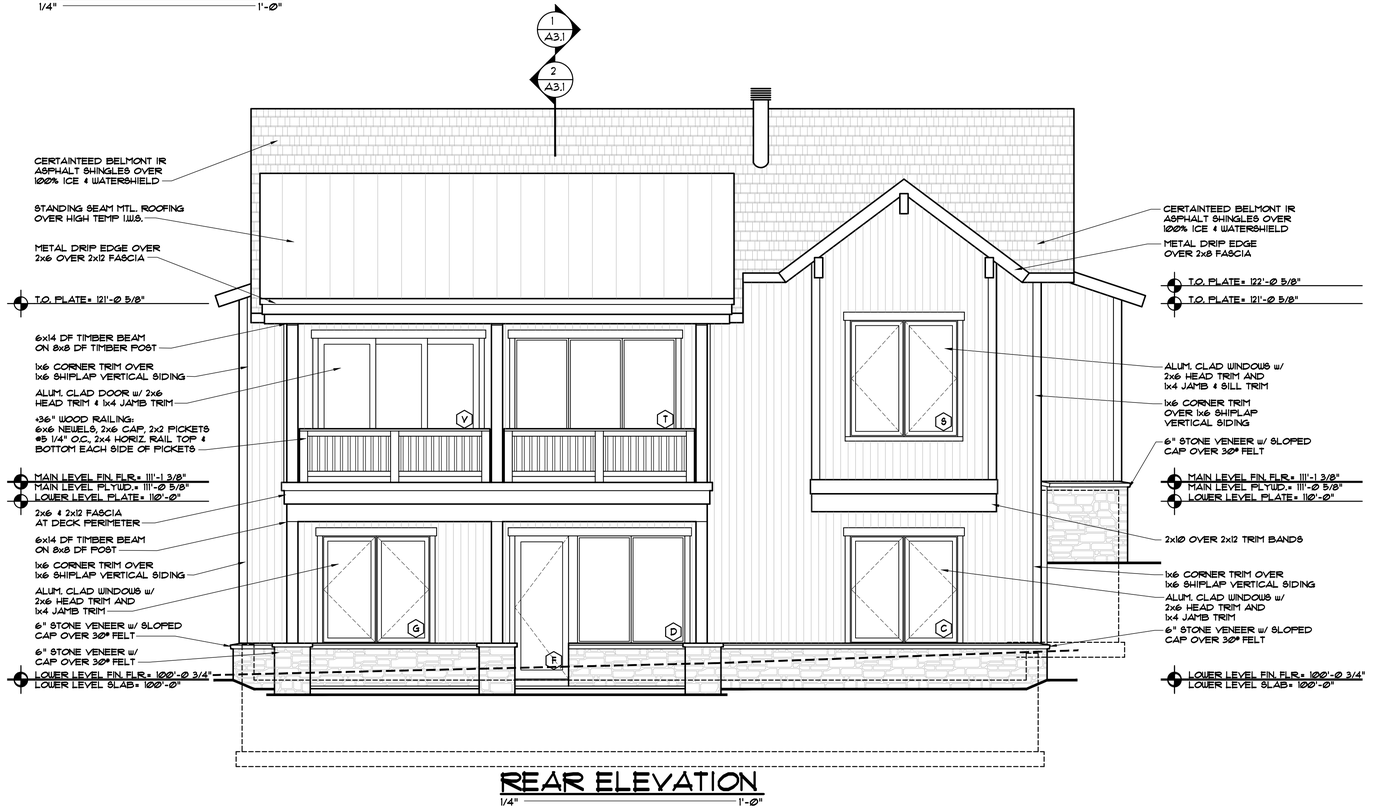
A2.1



LEFT ELEVATION

1/4" = 1'-Ø"



REAR ELEVATION

1/4" = 1'-Ø"

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A2.2

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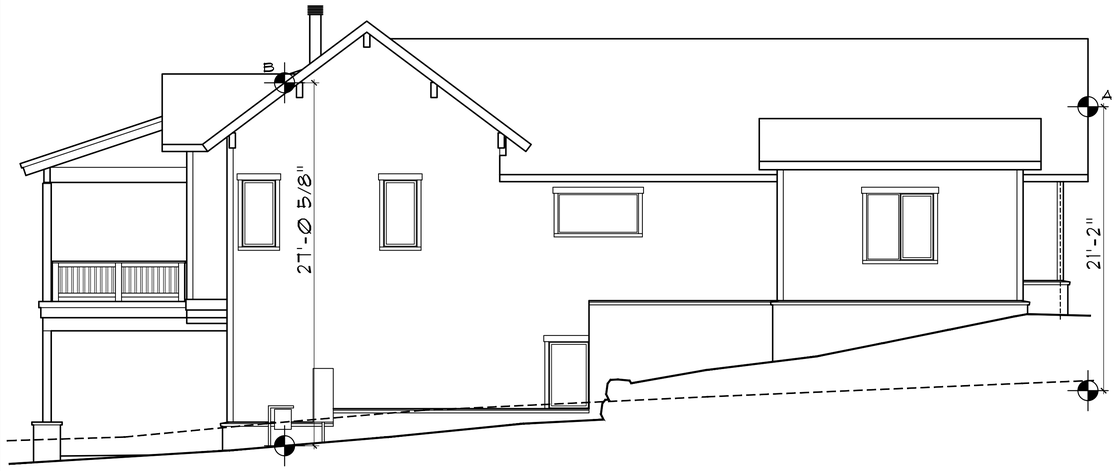
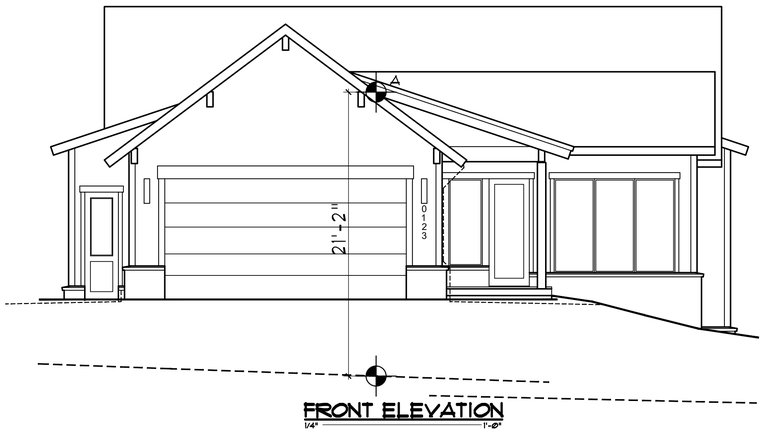
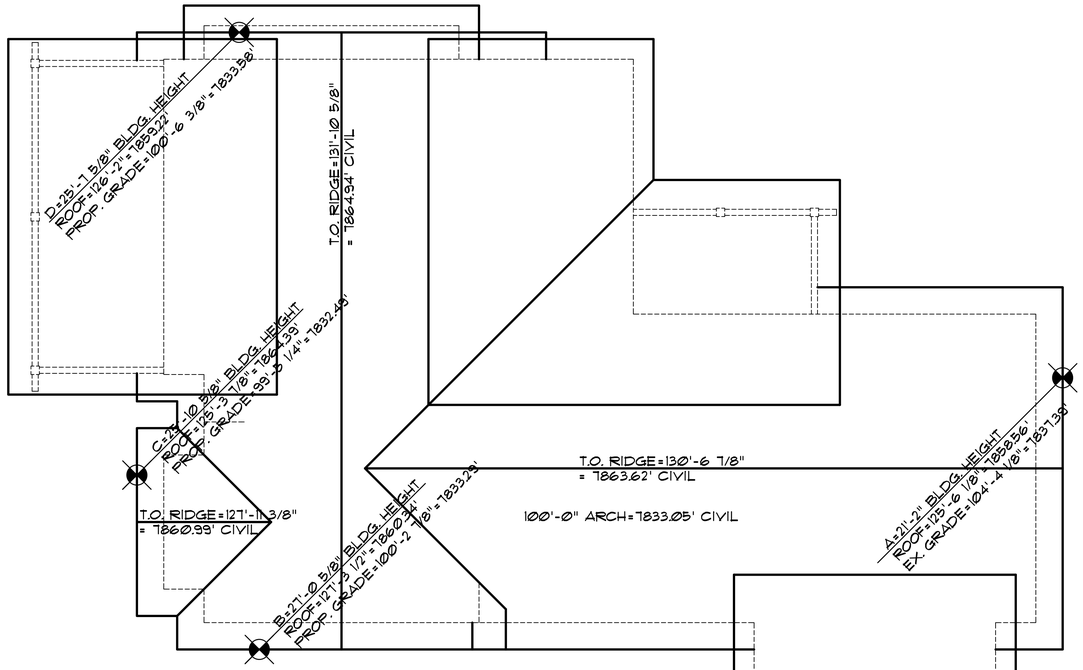


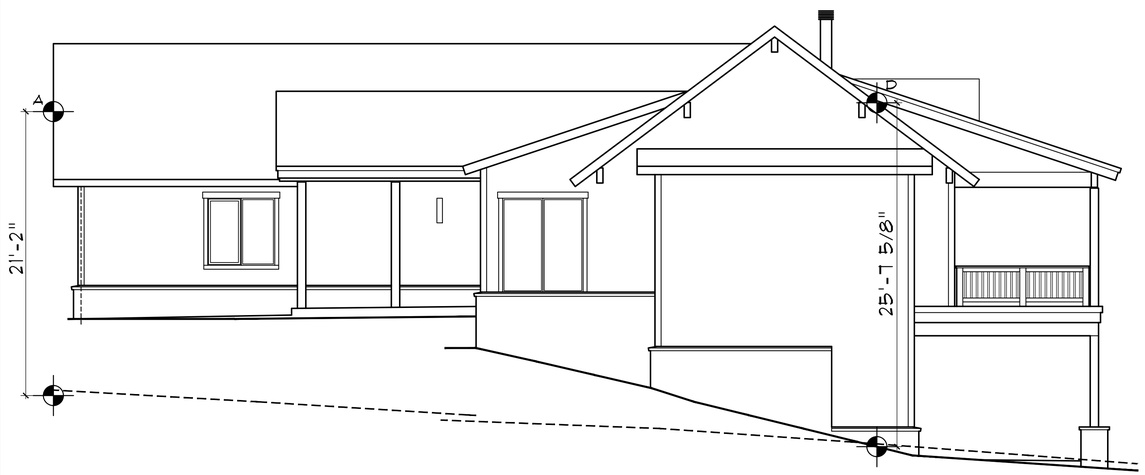
LEFT ELEVATION
1/4" = 1'-Ø"



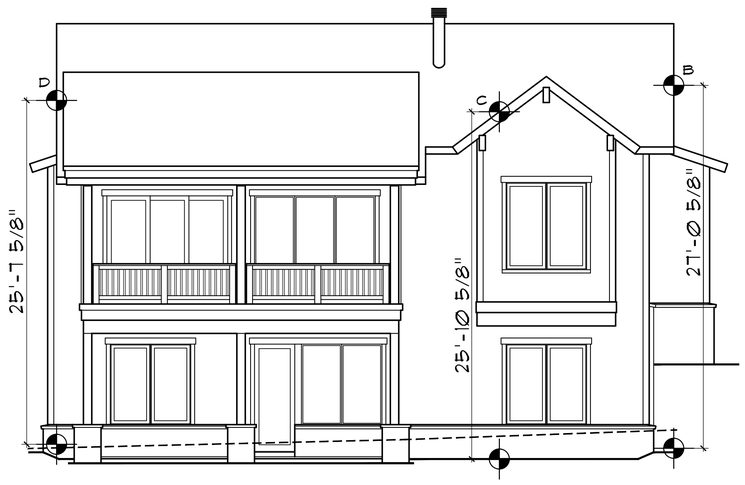
FRONT ELEVATION
1/4" = 1'-Ø"



ROOF PLAN
1/4" = 1'-Ø"



RIGHT ELEVATION
1/4" = 1'-Ø"



REAR ELEVATION
1/4" = 1'-Ø"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE MINTURN NORTH DESIGN REVIEW BOARD, TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

EGGERS ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

KILLPACK
0057 MILES END LANE
LOT 29, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L29

ISSUED #	DATE	BY	COMMENTS
1	2-21-25	DWE	DRB SUBMITTAL SET

BH1

C:\EGGERSARCH\CURRENT PROJECTS\2412-22 MINTURN NORTH\LOTS\L29 KILLPACK\2412-22 L29 A2-1 ELEVS.dwg, 2/24/2025 10:20:18 AM, _AutoCAD PDF (General Documentation).pc3

PERSPECTIVE 1

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 29

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MARCH 31, 2025

RESORT CONCEPTS

PERSPECTIVE 2

DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 29

EGGERS ARCHITECTURE, INC

AXIS VU DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MARCH 31, 2025

RESORT CONCEPTS

To: Minturn Town Council
From: Jay Brunvand
Date: April 16, 2025
RE: Town Manager Update

Minturn Community Garden

The Minturn Community Garden applications are now available for 2025! Get your plot reserved now. The Garden committee will be building new plots this year and is in need of volunteer help in the days and weeks leading up to build day. The build day is scheduled for May 17th.

Community Slash Removal/Chipping Program

Eagle Valley Wildland is providing a free slash removal and chipping service for the community. Minturn's pick up day is scheduled for May 18. All slash is to be stacked and ready on that date.

Items that are accepted include:

- Trees, logs, branches up to 15 inches in diameter
- All materials must be free from wire or nails
- HIGH, neatly stacked piles
- Piles must be clear of vehicles
- Piles within 5ft of roadway (not on road or sidewalk)
- Piles smaller than 2 cubic yards should be combined with neighboring piles if practical.

Items NOT acceptable:

- No construction materials or treated lumber
- No rotten wood, root wads, stumps, dirt or rocks
- No grass clippings, trash, weeds, or bags of leaves
- No piles on the road or any paved surface
- No piles in ditches or depressions
- Do not place piles directly under power lines, near gas meters, phone/utility pedestals or mailboxes

Seasonal Street Sweeping

Minturn Public Works has begun the annual street sweeping. Please take note of the temporary signs as they are placed out, the intent is to have the signs placed where the cleaning will be completed the next day. This work will be done throughout the month of May and will culminate with the annual cleanup day. This year cleanup day is Saturday, May 31st.

Town Manager's House

I have reached out to several local contractors in an effort to get the house spruced up in anticipation of the new Town Manager's arrival. This work will include some roof repair and general R&M.

Town Hall Windows

This project was originally scheduled for the end of April. With the Town Manager interviews this has been rescheduled for June. Once a schedule is announced we will notify.

Minturn Market

2025 marks the 28th anniversary of the Minturn market, hosted by the Town of Minturn. The original Eagle County market, and the local's favorite, Minturn Market is a true family-friendly artisan market showcasing a variety of local products – food trucks, fresh produce, baked goods, art & pottery, clothing & jewelry, pet products and much more! You'll enjoy live music, live art demonstrations, whisky and wine tastings, and a Kids Zone featuring a climbing wall, bounce house and face painting. The Minturn market takes place Saturdays, June 21st through September 6th from 9am – 2pm rain or shine, in historic downtown Minturn.

Eagle Valley Library District BOOKMOBILE

The Bookmobile will visit Minturn twice a month. During the month of May the Bookmobile will be at the Minturn Town Hall parked on Pine St. The schedule is Wednesday May 7 and 21 from 1:30-3:30pm.

Routes and days are subject to change. Please call 970-328-8800 or visit evld.org for current route updates.

Please feel free to contact me if you have any questions or comments.

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

Interim Town Manager Katie Sickles
May 7, 2025 Meeting Update

Note: I notified Mayor Bidez and returned to the office on April 28 with a bucket load of stuff to address including a Little Beach Park site visit before Jeff left on vacation. I will firm up May and June schedules when more information is available regarding a potential new Town Manager.

A. Water Treatment Plant (WTP) Funding sources will be discussed at the next meeting. I will schedule regular Water Committee meetings to keep Mayor Bidez and Council member Kanakis updated between regular Council meetings.
B. Bellm Bridge Design & Engineering: I am waiting for CDOT to send a final IGA for electronic signatures.
C. North Main Street Pedestrian Improvements (Railroad Ave): The bid deadline was rescheduled to May 12.
D. Tank #2 / Steel Bolted Tank repairs: On the agenda.
E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Weather dependent and moving forward.
F. Repaving (reconstruction) of Taylor Street:
    1. Town Engineer Jeff Spanel has spec'd out a concrete and asphalt pans. Asphalt is far more practical in cost.
    2. The property owner at 569 Taylor is continuing discussions regarding paving and liability regarding the Minturn Mile access.
G. Little Beach Park Retaining Wall repair/replacement: Site tour with more information and thoughts on project. A PSA for Inter-Mountain Engineering is on the agenda.
H. Little Beach Park Improvements and Playground: Discussion with GOCO on May 5. I may have more information or just wait until the May 21 meeting.
I. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus is working on the bid alternative plans.
J. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.
K. Belden stormwater installation project crossing the Boneyard: CDOT/Forest Service Plans and Restoration Plan under review and will be forwarded to EVLT.
L. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: The bid deadline was rescheduled to May 12.
M. Nelson Avenue Improvement plus potential Heat Exchange: A resolution ratifying the letter submitted with a grant due April 30.
N. Safe Streets For All: Notified the IMTPR that the Town of Minturn adopted the Safe Streets For All plan.
O. Norman Street Repaving: The bid deadline was rescheduled to May 12.
P. I Attached a page from the draft Inter Mountain Transportation Planning Region Plan regarding 17.4% of workers in Lake County commute to Eagle County likely through Minturn unless working remote.

Where People Travel to Work (by County)

Eagle County

- Eagle County (Live & Work): 57.2%
- Pitkin: 9.4%
- Denver County: 5.8%
- Summit County: 3.8%

Garfield County

- Garfield County (Live & Work): 51.0%
- Pitkin County: 13.1%
- Eagle County: 8.6%
- Denver County: 4.5%

Lake County

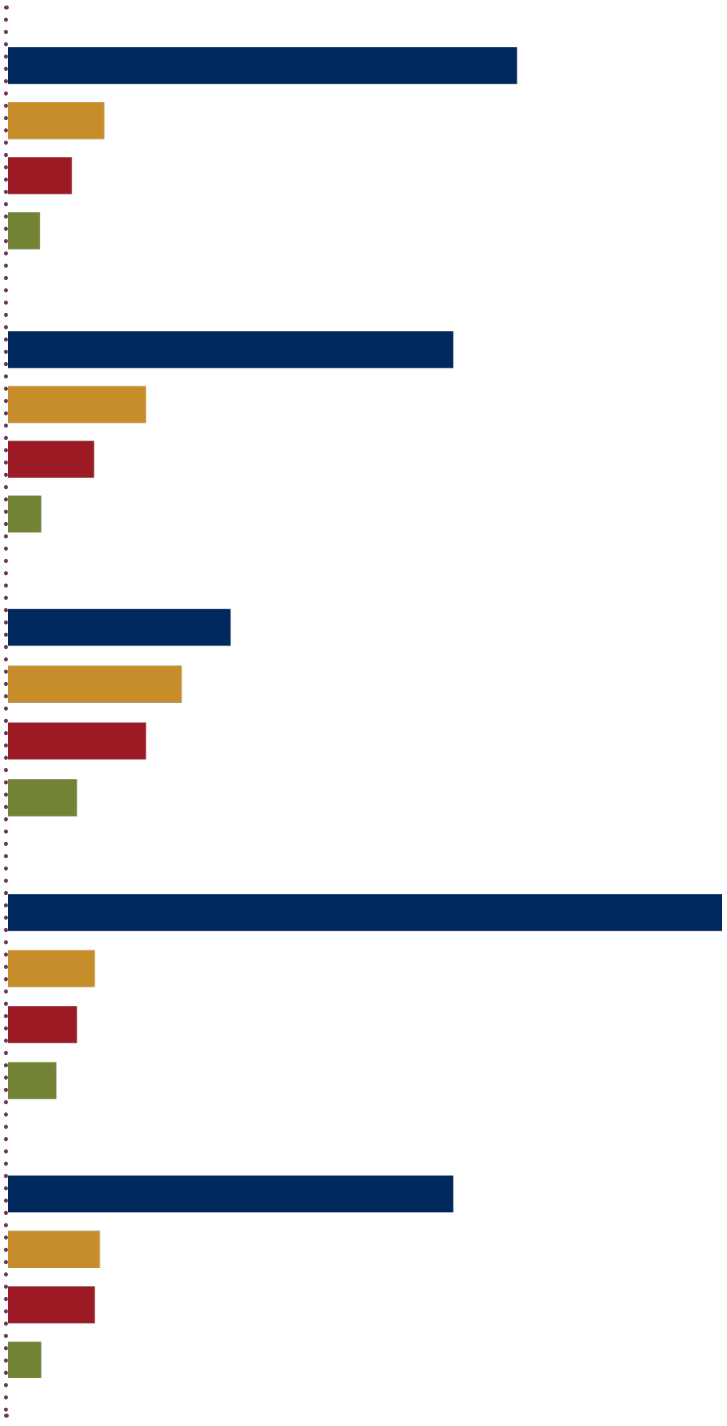
- Lake County (Live & Work): 25.0%
- Eagle County: 17.4%
- Summit County: 13.2%
- Denver County: 6.0%

Pitkin County

- Pitkin County (Live & Work): 64.1%
- Eagle County: 7.0%
- Garfield County: 5.7%
- Denver County: 5.1%

Summit County

- Summit County (Live & Work): 52.8%
- Denver County: 7.4%
- Eagle County: 6.8%
- Jefferson County: 4.4%



Source: U.S. Census,Longitudinal Employer-Household Dynamics, 2022

To: Minturn Town Council
From: Scot Hunn, Consulting Planning Director
Date: May 2, 2025
RE: Planning Director Update

Minturn Forward Code Update Project:

The Planning Department continues to work with Western Slope Consulting (Matt Farrar) and the Planning Commission to develop and review new articles and sections of Chapters 16 (Zoning) and 17 (Subdivision) of the Minturn Municipal Code as part of the Minturn Forward Code Update Project. The new Chapters 16 & 17 will replace the existing Chapters upon adoption. To date, the following articles and sections of the new code have been completed:

- **Article 5 – Land Use Application Requirements & Procedures - COMPLETE**
  - This article sets forth the purposes, application submittal requirements, review criteria, and processes for each land use application type (i.e. rezoning, PUDs, zoning variances, conditional use permits, DRB applications).
  - This is considered by staff as perhaps the most critical article in the new code. This article will correct contradictions and conflicts in the current code by standardizing language, processes, and terms while clarifying the intent of each different land use application review by the Town.
  - The clarity and standardization of certain elements of the code will create efficiency for the Town and predictability for applicants.

- **Article 8 – Subdivision Application Requirements and Procedures - COMPLETE**
  - This article replaces previous Chapter 17 – Subdivisions, of the Town Code and adds clarity to the process and administrative aspects of applying for a subdivision.
  - Like Article 5, this new article includes elements (text, certain processes and/or requirements) of the existing code along with new language, new provisions, and layout/format to be more user-friendly.

- **Article 11 – Annexation and Disconnection - COMPLETE**
  - This article replaces Section 16-1-70. - Annexation and disconnection procedure, of the current code.
  - The new Article 11 adds significantly more details and explanations regarding the procedures, application requirements, and processes for both annexations and disconnections.
  - This article is complete and awaiting final review and editing by the Town Attorney.

- **Article 12 – Environmental Impact Report - COMPLETE**
  - This article replaces the previous environmental impact report section of the code and adds clarity to the process and administrative aspects.
  - This article includes existing provisions (existing code) along with new provisions that allow the Town to evaluate potential development impacts on the natural environment.
  - This article will also address potential development impacts on social, fiscal, or cultural environments of the Town.

Each new article or section of code has been vetted internally (by the Planning department, the Town Attorney, and the Town Engineer) prior to presenting a draft document to the Planning Commission for

review. Following Planning Commission review, the draft document is then revised and represented to the Planning Commission before moving on to additional articles and sections.

Next Steps:
Next steps in our process include creation and review of new review of Article 2 – Zone Districts (including new zone district mapping) and Article 3 – Use Regulations & Standards (allowable uses, as well as development and dimensional standards such as building setbacks, building height, and maximum lot coverage). One of the primary goals of the Minturn Forward re-code project has been to update the Town's zone districts; to consolidate zone districts and to simplify the code. Therefore, our focus on Articles 2 and 3 is highly anticipated, is more complex/time consuming than previous code sections that have been completed and will involve significant public engagement.

Staff will commence public engagement notification (newsletter, door hangers, website notification) in May, notifying residents of Minturn of open houses that will be scheduled in June. The goal of the open houses will be to:

1. Inform property owners – based on individual neighborhoods – what their existing zoning categories are, what their existing allowable uses are, and how, if at all, their zoning, uses or development standards (setbacks, building heights, lot coverage maximums) are proposed to change.
2. Gather feedback and answer questions about existing zoning and property rights, any how any proposed changes may impact individual property rights in the future.
3. Seek feedback on any changes to purposes and geographic extent of new zone districts.

Active Land Use Applications:

- **Eagle County School District – Maloit Park Preliminary Subdivision Plat Review**
  Staff has been reviewing the Eagle County School District Maloit Park Preliminary Plat for Subdivision application since late 2023. In fall 2024, the application was sent to referral agencies as well as the Town's consultant team for review. The Applicant has recently re-submitted the proposal with detailed responses to referral agency comments. Once staff determines that referral issues or comments have been adequately addressed, the subdivision application will be scheduled for a public hearing before the Planning Commission, who will make a recommendation for the Council's consideration.

- **Midtown Village PUD Final Plan and Plat for Planned Unit Development**
  The town has received an application from Midtown Lofts, LLC., for Final Plan, Final Plat, and Subdivision Improvements Agreement (SIA) for the Midtown Village PUD. Midtown Village PUD received Preliminary Plan approval in January 2025. Next steps in the process include completing initial review ("completeness" review) of the application to ensure that the Applicant has addressed conditions of Preliminary Plan approval and has presented a complete application. Following that step, the Town will initiate a formal public referral review when the application will be referred to other agencies for review and comment.

- **Design Review Board Administration & Building Activity**
  In addition to a heavy case load of design review board applications for Minturn North PUD and Belden Place PUD developments, staff continue to meet with other property owners interested

in new or remodel projects while working with our building official to coordinate and complete review of building permits and inspections in the field. Staff anticipate a busy spring and summer, with more DRB applications for projects like Belden Place and Minturn North PUDs, as well as individual new home projects.

Other Planning Department Activities:

- **The Highlands Parcels 1 and 2 Public Engagement**
  Staff have completed the first and second steps in the public process to determine the future use of the Highlands Parcels Nos. 1 and 2.
  - In early January, the Town launched a webpage with background information about the parcels, as well as information about the Town's intended process – including public input – to decide how best to use those parcels. A survey was conducted (online and handwritten options) and the Town hosted an open house on Wednesday, January 29th at Town Hall.
  - In February, the Town hosted representatives from the Eagle County Open Space and Natural Resources Department, as well as the Eagle Valley Land Trust to guide Council through a discussion about potential open space/conservation scenarios and strategies.
  - Next Steps:
    - Council directed staff to invite Jessica Foulis, Executive Director of EVLT, to another work session to continue discussions related to potential private conservation buyer scenarios.
    - Council also directed staff to work with the Town Attorney to develop a zoning strategy for the Highlands Parcels. Staff is currently working on this (zoning) effort.
    - Staff will work with Jessica Foulis to schedule a follow-up work session in May or June.

- **Eagle County Regional Housing Action Plan Partnership**
  The planning director has been participating alongside representatives from Eagle County, Avon, Eagle, Gypsum, Red Cliff, and Vail in a regional housing action plan task force spearheaded by Eagle County and the Town of Avon. The purpose of this effort is to create a regional housing action plan – looking at alignment between land use policies and community housing goals within and across jurisdictions, as well as identifying potential funding sources to implement priorities and projects - and is based on a housing needs assessment being finalized by Economic Planning Systems (EPS). The assessment is based on community survey work and an extensive process by EPS to work with each partner jurisdiction to compile data on existing land use and development, existing housing policies and housing units/supply in each jurisdiction, as well as demographics and market trends. The partnership presented the initial results of the assessment to each of the partner jurisdictions in October and November.

  EPS has published a final report and will present the findings of the assessment at the Council's May 21st regular meeting.

- **Eagle County Wildland Urban Interface (WUI) Code Working Group**
  The planning director and the code enforcement officer have been participating in a regional effort spearheaded by the Eagle County Wildfire Collaborative group to understand and discuss

alternatives, pros, and cons related to the potential adoption of Wildland Urban Interface (WUI) code requirements in member jurisdictions (towns, special districts, and fire districts). This group has been meeting since the start of 2024 and work completed to date includes sharing and analysis of each jurisdictions' existing land use, zoning, and building code regulations and policies to better understand where, if at all, there are commonalities across or among jurisdictions by way of fire or wildfire related terms, regulations, or design requirements for things like home construction, landscape design and materials, and access to private property.

To: Town Council
From: Madison Harris
Date: May 2, 2025
Agenda Item: Resolution 16 - Series 2025 - 161 Main Street - Request for Exemption from Sec. 16-17-110 - Underground utilities

REQUEST:
Review Resolution 16 - Series 2025 and make a decision to approve, approve with conditions, or deny the request by the owners of 161 Main Street to be granted exemption from Sec. 16-17-110 - Underground utilities.

INTRODUCTION:
The owners/developers of 161 Main Street would like to request exemption from Sec. 16-17-110 - Underground utilities for the duration of infrastructure work.

ANALYSIS:
Sec. 16-17-110 - Underground utilities states the following: "*Except as otherwise approved by the Town Council, all wires, cables or other equipment for the distribution of electric energy and telecommunications signals, with the exception of transformers, meters, junction boxes and similar equipment, shall be placed underground. Where developments are approved along or with crossing existing overhead power and communication facilities, energy and telecommunications may be obtained from these existing facilities. The service connections to these facilities shall be placed underground unless otherwise approved by the Town Council due to economic, engineering or aesthetic reasons. Utility easements and right-of-way shall be provided as part of the development.*"

The Applicant is requesting an exemption from Sec. 16-17-110, with the concern that if they underground as required, the placement of the transformer needed could potentially affect traffic flow on Williams Street even though it would be on their property. Per the Applicant's email:
"Xcel recommends that we utilize a power pole with a pole mounted transformer located at the corner of our property as required by the utility tariff rules. However, we are concerned that this would interfere with traffic flow on Williams St.

Xcel is willing to locate the pole further onto our lot and connect to their existing overhead lines mid span, however we are concerned that the town would consider this to be an "overhead utility line" even though it does not attach to our building. "

COMMUNITY INPUT:
Ongoing.

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

The comprehensive review of the Town's Historic Preservation processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

ATTACHMENTS:

- Email from Spence Neubauer dated April 15, 2025
- Attachments from Applicant
    - Survey
    - Site Plan
    - Overhead Plan
- Resolution 16 - Series 2025

Madison Harris

From: Spence Neubauer <spence@minturnwhisky.com>
Sent: Tuesday, April 15, 2025 3:39 PM
To: Madison Harris
Cc: Stefanie Neubauer; Robert Creasy
Subject: Underground Utilities Exemption
Attachments: 161 Main Topo Survey-241030.pdf; MWC-L101-250411.pdf; OH PLAN.pdf

Hey Madison,

Thanks for the meeting with us last week!

We are formally requesting an exemption to MMC Sec. 16-17-110. - Underground utilities.

To recap our conversation:

Xcel recommends that we utilize a power pole with a pole mounted transformer located at the corner of our property as required by the utility tariff rules. However, we are concerned that this would interfere with traffic flow on Williams St.

Xcel is willing to locate the pole further onto our lot and connect to their existing overhead lines mid span, however we are concerned that the town would consider this to be an “overhead utility line” even though it does not attach to our building.

On our site plan, attached, you can see Xcel’s Option A for a pole is to place it directly in the Southwest corner of our lot. This would be in-line with the current overhead utilities and we would underground from the pole to our meter on the building. Option B would place the pole on the property line, 10 feet East from the Southwest corner, which would be closer to the corner of the building. We would then underground from that pole to our meter on the building.

The only alternative to a pole is a 78”x68”x60” tall transformer ground mounted in the rear setback which would be an even greater interference with the traffic flow on Williams St.

When Grammy’s attic is ultimately sold and redeveloped, they would also have the opportunity to utilize this pole for undergrounding their electric service. In addition to the site plan with both options, I’ve attached some sketches from Xcel, along with an explanation

Let me know if you need anything else or have any questions

Thank you for your time,
Spence

From xcel:

Overhead (OH) Transformer

- Install a 45’ class 3 pole on the SW corner of the property, aligned with existing wires and poles.
- Run an additional phase from the 3PH wire on Toledo Ave to the new pole (about 175’).
- rebuild/replace one pole in the alley.
- Service wire runs down the pole to the meter, with no extra OH wires.
- All new wires/pole align with existing infrastructure.
- The footprint for the pole will be smaller than the UG option.

GENERAL SITE NOTES:
1. ALL STRUCTURES AND SITE IMPROVEMENTS ARE NEW, EXCEPT WATER METER.
2. SITE PLAN SHOWS EXTENT OF ROOF INCLUDING EAVES, SEE SHEET A101 FOR ADDITIONAL STRUCTURE DIMENSIONS (OMITTED HERE FOR CLARITY).
3. GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE IN STREET ROW TO HELP CREATE A WOONERF STREETSCAPE.

GRADING NOTES:
1. REFER TO SITE DEMOLITION PLAN & GRADING AND DRAINAGE PLAN SHEETS C1.0 & C2.0
2. ALL LEFT OVER GRADING MATERIAL NOT UTILIZED AS FILL OR LANDSCAPING MOUNDS APPROVED BY OWNER SHALL BE REMOVED FROM THE SITE. EROSION CONTROL MANAGED PER SITE DRAINAGE INDICATED ON SHEET C2.O.
3. ALL TRENCHES TO BE COVERED WITH A WALKABLE SURFACE AT NIGHT.
4. **DO NOT PLACE ANY CONCRETE IN FREEZING WEATHER UNLESS FOLLOWING ALL ACI RECOMMENDATIONS AND REQUIREMENTS FOR COLD WEATHER CONCRETING - SSD & REFER TO A100 FOR ADDITIONAL NOTES.**

EXTERIOR LIGHTING NOTES:
1. ALL NEW EXTERIOR LIGHTS SHALL BE A FULL CUT OFF FIXTURE AND HAVE A DARK SKY ORDINANCE COMPLIANT LOW CUTOFF ANGLE SO THAT LIGHT IS NOT CAST UP OR OVER PROPERTY LINES & UTILIZING THE MINIMUM LIGHTING INTENSITY NECESSARY.
2. LIGHTS SHALL BE MAXIMUM 15' AFG.
3. ALL LIGHTING SHALL BE HIGH EFFICIENCY LED AND RATED FOR WET LOCATIONS.
4. REFER TO LIGHTING PLANS ON SHEETS AX.XX THRU AX.XX.

LANDSCAPE NOTES:
1. LANDSCAPING IS LIMITED TO PLANTING BEDS (269 SF TOTAL) NOTED ON THE PLAN AS LP-A THRU LP-D WITH PLANTINGS AS DESIGNATED BELOW WHICH ARE ALL IDENTIFIED BY USDA AS APPROPRIATE FOR PLANT HARDINESS ZONE 4b:

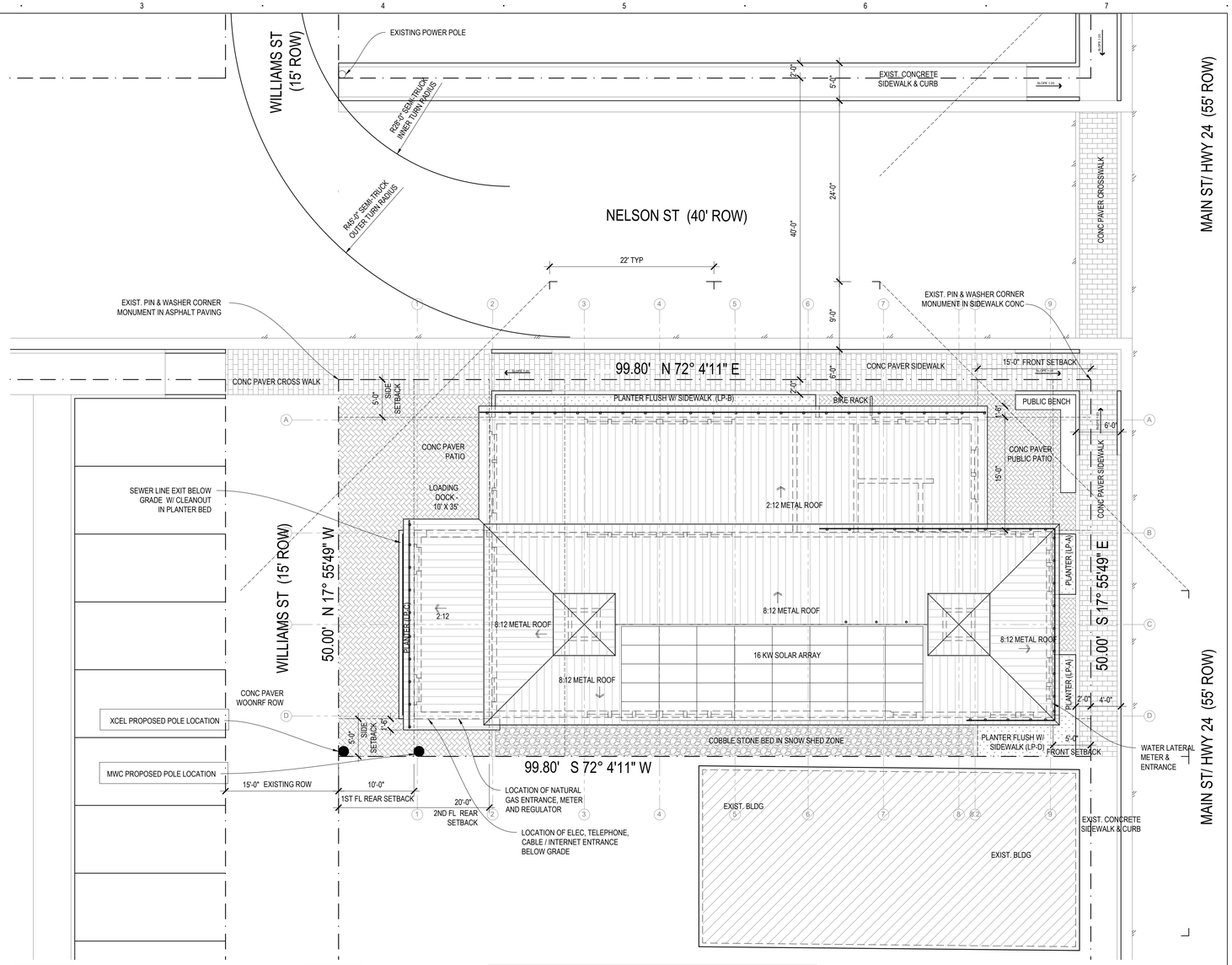
   LP-A: DROUGHT TOLERANT NATIVE FLOWERING HERBACEOUS PERENNIALS: COLUMBINE, LUPINE, PENSTEMON, AND FLAX- MIN (3) FLATS PER PLANTER IN (2) PLANTERS.
   LP-B: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
   LP-C: DROUGHT TOLERANT HOLLYHOCKS, VARIOUS COLORS. ESTABLISHED FROM LIBERAL SEED SPREAD IN FALL.
   LP-D: DROUGHT TOLERANT NATIVE SHRUBS PER TOWN OF MINTURN PRE-APPROVED LIST- MIN (7) 5 GALLON SHRUBS.

   (IF NATIVE DROUGHT TOLERANT TREES ARE INCLUDED THEY MUST BE A MINIMUM 1.5" CALIPER @ 4" ABOVE GROUND).

2. PROVIDE DRIP IRRIGATION SYSTEM INCLUDING A MOISTURE SENSOR WITH SEPARATE ZONES FOR EACH PLANTING BED ON A TIMER MOUNTED INSIDE THE BUILDING. MAINTAIN ADEQUATE WATERING FOR MINIMUM 2 YEARS TO ESTABLISH PLANTINGS.
3. NO TURF PLANTINGS PERMITTED.
4. AMEND PLANTING BEDS WITH MINIMUM 6" DEPTH OF SANDY LOAM W/ MIN 5% ORGANIC MATTER BY VOLUME.
5. AFTER PLANTING, PROVIDE 2" DEPTH OF MULCH WITH MODIFICATIONS AS APPROPRIATE FOR EACH PLANT MATERIAL. RENEW AS NEEDED.
6. HARDSCAPE FROM BUILDING TO PROPERTY LINE SHALL BE 4" THICK 5000psi CONCRETE OR GRANITE PAVERS ON 1" SAND BED OVER MINIMUM 6" ROAD BASE IN 3" LIFTS COMPACTED TO 95% OVER NATIVE SOILS (OR REPLACED W/ ADDITIONAL ROAD BASE MATERIAL IN 4" LIFTS COMPACTED TO 95% WHERE OVER EXCAVATED).
7. PROVIDE 6" MINUS COBBLES OVER GEOTEXTILE WEED BLOCK FABRIC ALONG SOUTHERN PROPERTY LINE IN SNOW SHED ZONE FROM SOLAR PANELS LAID OVER COMPACTED EARTH SLOPED TO STORM INLET NOTED ON GRADING AND DRAINAGE SHEET C2.0.

SNOW STORAGE:
PROVIDED IN PLANTING BEDS (269 SF TOTAL). SEE AREA NOTES ON SHEET A101. ADDITIONAL SNOW STORAGE AVAILABLE ALONG SOUTH SIDE OF BUILDING AND AT NORTH EAST PUBLIC PATIO IF NEEDED.

UTILITY NOTES:
1. NEW ELECTRIC, TELEPHONE & CABLE / INTERNET CONNECTIONS VIA SEPARATE UNDERGROUND 4" DIA SCH 80 DUCTS FROM A UTILITY POLE LOCATED ALONG WILLIAMS STREET - MIN 36" BELOW FINISH GRADE..
2. NEW SEPTIC WASTE LINE SLOPING MIN 2% TO EXISTING SEWER IN WILLIAMS STREET ROW VIA 6" DIA ABS OR PVC LINE MIN 4' BELOW FINISH GRADE. PROVIDE CLEANOUTS AT MIN 50' INTERVALS.
3. NEW NATURAL GAS LINE FROM MAIN IN WILLIAMS STREET VIA 1" HDPE PIPE W/ TRACER WIRE MIN 3' BELOW FINISH GRADE.
4. WATER SUPPLY FROM EXISTING METER NEAR STREET WILL REMAIN UNLESS LATERAL OR MAIN WATER SHUT-OFF VALVE IS FOUND TO BE DEFICIENT OR IT NEEDS TO BE RELOCATED FOR CONSTRUCTION PURPOSES.
5. ALL UTILITY LINES TO BE TERMINATED INSIDE BUILDING FOOTPRINT, EXCEPT GAS LINE WITH METER & PRESSURE REGULATOR LOCATED ON SOUTH SIDE OF BUILDING AT EASTERN CORNER.

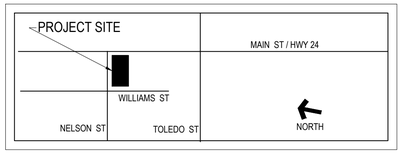


E3 / L100 — SITE - PLOT- ROOF PLAN

0' 2' 4' 8' 16'

N W E S

LOT SIZE: 4990 SF
BUILDING COVERAGE : 3092 SF (62%)
IMPERVIOUS SURFACE : 4401 SF (88.2%)
SNOW STORAGE : 269 SF (5.4%)
TOTAL FLOOR AREA : 3597 SF (505SF @ 2ND FL)



F5 / L100 — VICINITY PLAN - MINTURN, CO — NO SCALE

GROUND SURFACE TREATMENTS BEYOND PROPERTY LINES ARE A SUGGESTION OF WHAT COULD BE DONE TO HELP CREATE A WOONERF STREET SCAPE

SITE PLAN IS BASED ON PEAK LAND SURVEYING, INC. SURVEY DATED 10/30/2024 JOB # 2062.6

GENERAL NOTES:
1. DO NOT SCALE FROM DRAWINGS, REFER TO WRITTEN DIMS AND BRING OMITTED DIMS TO ARCHITECT'S ATTN.
2. REFER TO STRUCTURAL SHEETS FOR STRUCTURAL MATERIALS, NOTES, SPECIFICATIONS AND DETAILS.
3. ALL DIMENSIONS ARE TO FO FRAMING, ROUGH OPENING, FO CONC WALL OR T.O. CONC SLAB OR SUB FL, UNO.
4. REFER TO C100 FOR INSULATION SPECS, OTHER GENERAL NOTES, DRAWING INDEX, AND ABBREVIATIONS.
5. REFER TO L100 FOR SITE, UTILITY & LANDSCAPE PLAN NOTES & SPECS.
6. REFER TO ARCHITECTURAL PLAN SHEETS (A10X) FOR WALL & RO DIMS, HEAD & SILL HEIGHTS, AND FINISH SPECS INCLUDING WINDOW AND DOOR SCHEDULES, MECHANICAL PLUMBING AND ELEC. SPECS.
7. REFER TO ROOF PLAN (A103) FOR ROOF MATERIALS, SPECIFICATIONS, AND NOTES.
8. **SILL DIMENSIONS ARE FROM T.O. SLAB OR T.O. SUBFLOOR TO SILL RO.** HEAD RO DIMS ARE FROM SILL RO.
9. REFER TO ELEVATION SHEETS (A20X) FOR EXTERIOR FINISHES, NOTES AND SPECS.
10. REFER TO SHEETS A301 FOR WALL & BUILDING SECTION DETAILS, MATERIALS, AND CONFIGURATION.

RDC ARCHITECTURE

ROBERT D CREASY ARCHITECTURE
PO BOX 819 - 105 WILLIAMS STREET
MINTURN, CO 81645-0819
MB: 760.937.2600 (Robert)
robert@rdcarch.com

STRUCTURAL ENGINEER

SURVEYOR
PEAK LAND SURVEYING, INC.
1000 Lion's Ridge Loop
Vail, CO 81657
970.476.8644

GEO/SOILS ENGINEER - SPECIAL INSPECTION SERVICES
Not Applicable

GENERAL CONTRACTOR

MINTURN WHISKY COMPANY

PARCELS # 2103-263-002 & 003
161 MAIN ST / 161 NELSON
MINTURN, CO 81645

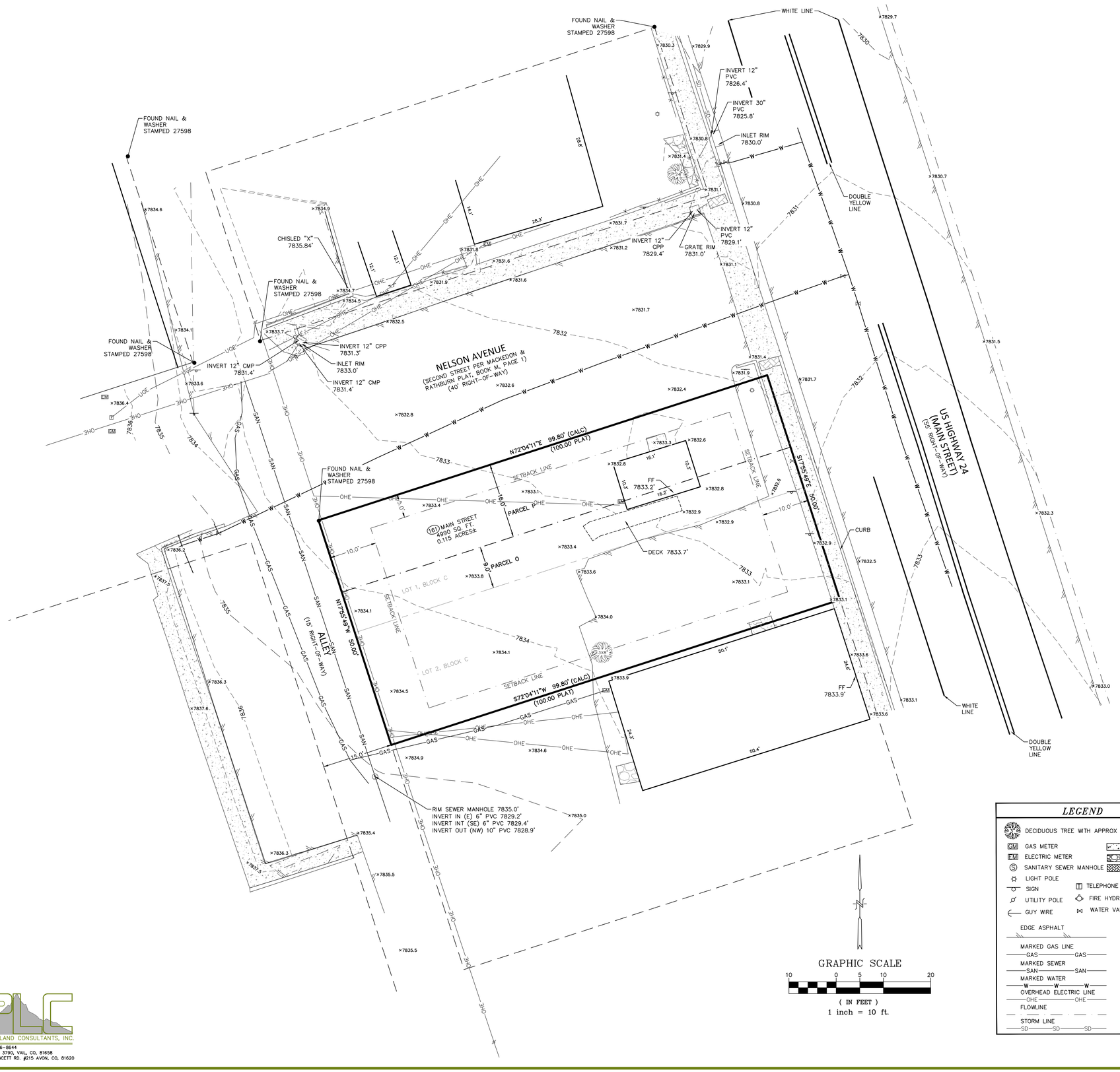
OWNER:
STEFANIE & SPENCE NEUBAUER

stef@minturnwhisky.com & spence@minturnwhisky.com
MB: 603.770.8756

DRB & CUP Submittal	December 10, 2024
DATE:	NOT FOR CONSTRUCTION
PROJECT #:	2410

SITE & ROOF PLAN
LANDSCAPE PLAN & NOTES
VICINITY PLAN

L101



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)

1 inch = 10 ft.

GENERAL NOTES

1. DATE OF TOPOGRAPHY: OCTOBER 09, 2024
2. PROJECT BENCHMARK: NGS BENCHMARK "T 280" ELEVATION=7894.20 (NAVD 88).
3. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
4. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
5. THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP.
6. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072932 DATED SEPTEMBER 30 2024 AT 5:00 P.M..
7. 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 CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
10. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 09, 1901, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
11. THE EFFECT OF ORDINANCE NO. 129, RECORDED DECEMBER 20, 1974, IN BOOK 238 AT PAGE 5. (NOT ABLE TO PLOT)
12. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED MAY 30, 2002, UNDER RECEPTION NO. 799500. (NOT ABLE TO PLOT)
13. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 31, 2009, UNDER RECEPTION NO. 200927997. SPECIAL DISTRICT PUBLIC DISCLOSURE DOCUMENT RECORDED DECEMBER 3, 2013 UNDER RECEPTION NO. 201323922 AND RECORDED DECEMBER 18, 2014 UNDER RECEPTION NO. 201421767 IN REGARDS THEREOF. (NOT ABLE TO PLOT)
14. ANY AND ALL RIGHTS OF ANY DITCH COMPANY DITCH COMPANY RELATING TO ANY DITCHES, WHICH TRAVERSES SUBJECT PROPERTY OR IS DESCRIBED AS A BOUNDARY OF SUBJECT PROPERTY, INCLUDING BUT NOT LIMITED TO DITCH MAINTENANCE AND ACCESS RIGHTS TO LANDS ADJOINING THE DITCH OR CANAL, AS DISCLOSED BY MAP RECORDED FEBRUARY 27, 2017 UNDER RECEPTION NO. 201703240. (NOT ABLE TO PLOT)
15. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE UPPER EAGLE VALLEY SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENTS RECORDED MARCH 28, 2017, UNDER RECEPTION NOS. 201705247 AND 201705251. (NOT ABLE TO PLOT)
16. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 09–SERIES 2017 VACATING A PORTION OF EAGLE STREET RECORDED NOVEMBER 02, 2017 UNDER RECEPTION NO. 201720945. (NOT ABLE TO PLOT)
17. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN CORRESPONDENCE FROM COLORADO DEPARTMENT OF TRANSPORTATION REGARDING 106 MAIN STREET DATED JUNE 20, 2017 AND STORED IN OUR SYSTEM AS IMAGE 6163847. (NOT ABLE TO PLOT)
18. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN ORDINANCE NO. 5 – SERIES 2016 AMENDING TOWN OF MINTURN ZONING CODE AND STORED IN OUR SYSTEM AS IMAGE 6231738. (NOT ABLE TO PLOT)
19. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED JANUARY 25, 2017 PREPARED BY PEAK LAND CONSULTANTS, INC., JOB #2062
SAID DOCUMENT STORED AS OUR ESI 32392011
A. OVERHEAD UTILITY LINES CROSS PROPERTY WITHOUT BENEFIT OF EASEMENTS (AS SHOWN HEREON)
B. BUILDING ENCROACHES OVER NEIGHBOR'S PROPERTY (NO LONGER APPLIES)

LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- GM GAS METER
- EM ELECTRIC METER
- (S) SANITARY SEWER MANHOLE
- LIGHT POLE
- SIGN
- UTILITY POLE
- GUY WIRE
- CONCRETE
- FLAGSTONE
- PAVERS
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- EDGE ASPHALT
- MARKED GAS LINE — GAS — GAS —
- MARKED SEWER — SAN — SAN —
- MARKED WATER — W — W — W —
- OVERHEAD ELECTRIC LINE — OHE — OHE —
- FLOWLINE
- STORM LINE — SD — SD — SD —

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED BRENT BIGGS 27598 10/30/2024 PROFESSIONAL LAND SURVEYOR

DATE: _____

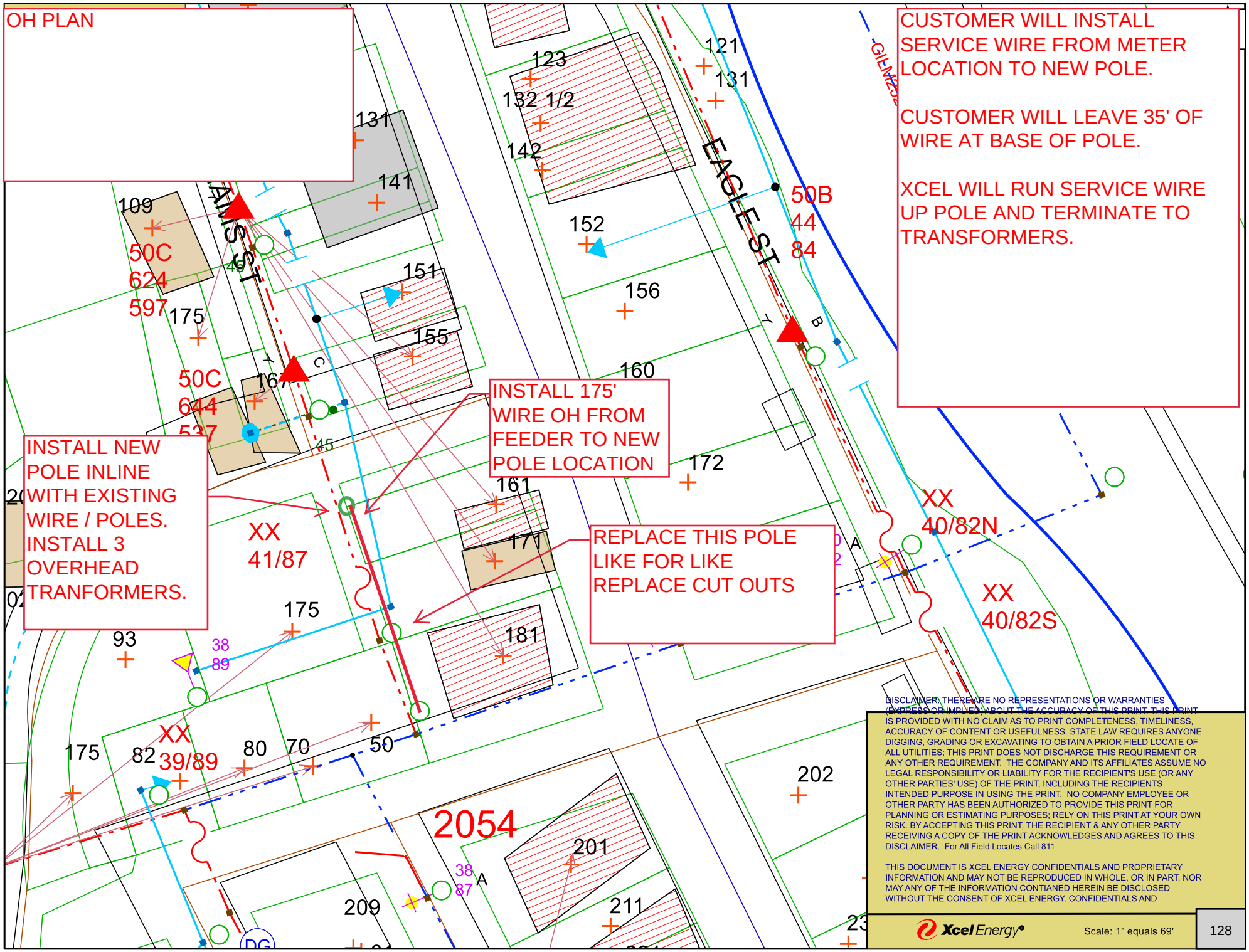
BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

PEAK LAND CONSULTANTS, INC.
970-476-8644
PO BOX 3790, VAIL, CO, 81658
101 FAWCETT RD. #215 AVON, CO, 81620

TOPOGRAPHIC MAP
LOTS 1 AND 2, BLOCK C
MAKEDON AND RATHBURN SUBDIVISION
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1	
DATE: 10/30/24	PLC JOB#: 2062.6		

PLOTTED BY: Kim Janssen ON: Wednesday, October 30, 2024 AT: 10:06 AM FILEPATH: C:\Users\kjpen\Peak Land Consulting\Projects - Documents\2000-2099\2062.6 - 161 Main St\Drawings\2062.6 TOPO.dwg


OH PLAN
CUSTOMER WILL INSTALL SERVICE WIRE FROM METER LOCATION TO NEW POLE.
CUSTOMER WILL LEAVE 35' OF WIRE AT BASE OF POLE.
XCEL WILL RUN SERVICE WIRE UP POLE AND TERMINATE TO TRANSFORMERS.
INSTALL NEW POLE INLINE WITH EXISTING WIRE / POLES. INSTALL 3 OVERHEAD TRANFORMERS.
INSTALL 175' WIRE OH FROM FEEDER TO NEW POLE LOCATION
REPLACE THIS POLE LIKE FOR LIKE REPLACE CUT OUTS
ALLEY
EAGLE ST
50C 624 597
50C 644 537
XX 41/87
50B 44 84
XX 40/82N
XX 40/82S
XX 39/89
2054
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Xcel Energy
Scale: 1" equals 69'
128

Untitled Map

Write a description for your map.

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 16 – SERIES 2025

A RESOLUTION APPROVING THE REQUEST FOR EXEMPTION FROM SECTION 16-17-110 – UNDERGROUND UTILITIES AT 161 MAIN STREET, TOWN OF MINTURN

WHEREAS, The Town of Minturn received a request for exemption from Sec. 16-17-110 to allow for overhead power on April 15, 2025; and

WHEREAS, The Town of Minturn Town Council ("Town Council") is commissioned with certain powers and duties contained in the Minturn Municipal Code ("MMC") Home Rule Charter Section 4.4; and

WHEREAS, on May 7, 2025 the Town Council heard the request pursuant to MMC Sec. 16.17.110; and

WHEREAS, The Town Council may approve the request as submitted or may approve the request subject to such modifications or conditions as it deems necessary to accomplish the purpose of this Article, or the Town Council may deny the request.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO HEREBY AND HEREWITH:

Section 1. That the request for exemption from Sec. 16-17-110. – Underground utilities be approved with the following condition:

1. That as part of the construction process the owners of 161 Main Street shall underground conduit in such a manner that in the case of redevelopment in the vicinity, the infrastructure will be in place for undergrounding in the area.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 7th day of May, 2025.

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

To: Mayor and Council
From: Katie Sickles
Date: May 7, 2025
Agenda Item: Resolution 17– Series 2025

REQUEST:
Council is asked to approve Resolution 17– Series 2025 a Resolution authorizing the encumbrance of Water Works Enterprise Funds to provide detailed submittal drawings/documents of a membrane microfiltration/ultra-filtration system for the Minturn Water Treatment Plan Project:

ANALYSIS:
In the 4th Quarter of 2024, Minturn Town Council directed staff and consultants to proceed with the design of a membrane system water treatment plant to replace the current direct filtration WTP consisting of three slow sand filters.

The Town of Minturn is soliciting firm price proposals for supplying a membrane Microfiltration / Ultrafiltration (MF/UF) system for the Minturn WTP Project based on the information provided in a Request for Proposal (RFP).

Based on a thorough evaluation of the proposals that are received, the Town of Minturn, (Minturn) and HDR Engineering, Inc (HDR or Engineer) will select a MF/UF System Manufacturer (Supplier) to provide detailed submittal drawings.

The successful bidder could potentially provide equipment for the project, however any funding decision after the submittal of detailed drawings will be considered later.

An infrastructure & Service goal is to "Analyze grant funding & bond options for WTP" is documented in the Town of Minturn Strategic Plan 2025-2027. To determine funding needs, significant water treatment details and the cost of the new Water Treatment Plant including the completion of anticipated 90% plans, the potential supplier's detailed submissions are necessary.

ESTIMATED ENCUMBRANCE:
HDR Engineering, Inc (HDR or Engineer) has estimated the membrane system at about One Million Dollars. Detailed submittal document cost is about 10% so an encumbrance and guarantee of approximately $100,000 to be paid directly to the awarded supplier for detailed submittal documents/drawings only.

STRATEGIC PLAN ALIGNMENT:
Town of Minturn Strategic Plan 2025-2027
• Vision: To ensure Minturn's future as a neighborly mountain community.
• Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
• Values: Integrity, Transparency, Collaboration & Resourcefulness
• Analyze grant funding & bond options for WTP

RECOMMENDED ACTION OR PROPOSED MOTION:
The Resolution is to be approved by motion.

ATTACHMENTS:
Resolution ## – Series 2025

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 17 – SERIES 2025

A RESOLUTION AUTHORIZING THE EMCUMBRANCE OF WATER WORKS ENTERPRISE FUNDS TO PAY THE PROPOSED SUPPLIER DIRECTLY TO PROVIDE DETAILED SUBMITTAL DOCUMENTS OF A MEMBRANE MICROFILTRATION/ULTRAFILTRATION SYSTEM FOR THE MINTURN WATER TREATMENT PLANT PROJECT

WHEREAS, the Town of Minturn is soliciting firm price proposals for supplying a membrane Microfiltration/Ultrafiltration (MF/UF) system for the Minturn WTP Project based on the information provided in a Request for Proposal (EXHIBIT A); and

WHEREAS, based on a thorough evaluation of the proposals that are received, the Town of Minturn, and HDR Engineering, Inc will select a MF/UF System Manufacturer (Supplier) to provide detailed submittal drawings for the project.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO AUTHORIZING THE EMCUMBRANCE OF WATER WORKS ENTERPRISE FUNDS TO PAY THE PROPOSED SUPPLIER DIRECTLY TO PROVIDE DETAILED SUBMITTAL DOCUMENTS OF A MEMBRANE MICROFILTRATION / ULTRAFILTRATION SYSTEM FOR THE MINTURN WATER TREATMENT PLANT PROJECT.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 7TH DAY OF MAY 2025.

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

EXHIBIT A

Request for Proposals

Date:	Tuesday, April 08, 2025
Project:	Minturn Water Treatment Plant
To:	Prospective Suppliers
Prepared By:	HDR Engineering, Inc
Subject:	Request for Proposal for Microfiltration/Ultrafiltration Equipment Pre-Selection

The Town of Minturn is soliciting firm price proposals for supplying a membrane Microfiltration/Ultrafiltration (MF/UF) system for the Minturn WTP Project based on the information provided in this Request for Proposal (RFP).

Based on a thorough evaluation of the proposals that are received, the Town of Minturn, (Minturn) and HDR Engineering, Inc (HDR or Engineer) will select a MF/UF System Manufacturer (Supplier) to provide detailed submittal drawings and potentially equipment for the project. It is anticipated that the project will be issued for bid to General Contractors in the first quarter of 2026, and that equipment startup would occur in the first quarter of 2027, followed by performance testing.

Questions and Clarifications concerning the content of this proposal shall be submitted in writing only to:

Jarod Limke
HDR Engineering, Inc
1670 Broadway
Denver, CO 80202
jarod.limke@hdrinc.com

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IX. Proposal Evaluation Criteria 20
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XIII. Figures ..... **Error! Bookmark not defined.**

I. PROJECT DESCRIPTION AND BACKGROUND

Minturn presently operates a direct filtration WTP consisting of three slow sand filters. Filter 1 and Filter 2 are earthen pits constructed in 1963. Filter 1 is no longer in service, and Filter 2 feeds a 1.0-micron cartridge filter (Harmsco PPFS-HC-170-1) capable of producing 50 gpm of treated water. Filter 3 is a concrete lined filter constructed in 1991, capable of producing 60 gpm. Water treated through Filter #3 and the cartridge filter comes from a surface water diversion on Cross Creek. The water is blended in the WTP clearwell, where chlorine is applied for disinfection, and then pumped to the Minturn distribution system.

A new WTP is being constructed to replace the existing WTP and will include membranes as the primary treatment element.

Minturn will work in conjunction with HDR to prepare and issue written addenda as appropriate. Suppliers shall only consider the information in this Request for Proposal and written addendum in developing their quote/proposal. Suppliers shall provide a list of exceptions taken to the Request for Proposal or written addenda. All time and expenses incurred in responding to this Request for Proposal shall be at the expense of the Supplier.

Project Location:

- Minturn, Colorado

Planned Project Schedule:

- Publish Membrane System RFP: May 9, 2025
- Deadline for Questions (1 PM): May 23, 2025
- Proposals Due June 5, 2025
- Notice of Award to Supplier: June 19, 2025
- Detailed Shop Drawings Due: August 1, 2025
- Anticipated Solicitation for General Contractor: Q1 of 2026
- Anticipated Membrane Equipment Purchase by GC: Q2 of 2026

Minturn will issue a contract to a General Contractor (GC) for assembly and startup related services for the MF/UF system. While the contract will establish the GC's days for installation and to achieve construction milestones, and general performance requirements and timelines for completing the work, Minturn will not be directly responsible for the GC's schedule or work sequences. It is anticipated that the Contractor will be given approximately 12 weeks to install the equipment and ancillary piping and systems, from the time of equipment delivery to the start of functional testing.

II. RAW WATER QUALITY

Raw water will be supplied from a surface diversion on Cross Creek (Map). No pretreatment equipment will be used upstream of the MF/UF system. The raw water quality shown in Table 1 is to be used as the basis of design for Suppliers proposal. At this time, no coagulant or oxidizer is planned to be added to the water upstream up of the membranes.

Table 1. Cross Creek Raw Water Quality

Parameter	# of Samples	Concentration (mg/L)
Arsenic	10	ND
Barium	8	MIN: 0.0059 AVG: 0.0091 MAX: 0.0112 90th: 0.0111
Beryllium	9	ND
Cadmium	10	ND
Chromium	8	ND
Copper	8	MIN: 0.0015 AVG: 0.0030 MAX: 0.0048 90th: 0.0047
Fluoride	8	ND
Lead	8	MIN: 0.0000 AVG: 0.0000 MAX: 0.0002 90th: 0.0001
Nitrate	13	MIN: 0.00 AVG: 0.13 MAX: 0.25 90th: 0.24
Nitrite	8	ND
Selenium	8	MIN: 0.0000 AVG: 0.0001 MAX: 0.0011 90th: 0.0003
Aluminum	12	MIN: 0.012 AVG: 0.068 MAX: 0.253 90th: 0.161
Chloride	13	MIN: 0.00 AVG: 0.43 MAX: 1.53 90th: 0.73
Iron	15	MIN: 0.040 AVG: 0.187 MAX: 0.353 90th: 0.302
Manganese	15	MIN: 0.0071 AVG: 0.0117 MAX: 0.0182 90th: 0.0160
pH	21	MIN: 7.2 AVG: 7.4 MAX: 7.7 90th: 7.5
Silver	8	ND
Sulfate	14	MIN: 5.62 AVG: 13.87 MAX: 23.82 90th: 20.32
Total Dissolved Solids	13	MIN: 27 AVG: 47 MAX: 69 90th: 63
Zinc	10	MIN: 0.001 AVG: 0.002 MAX: 0.005 90th: 0.003
Turbidity (NTU)	26,085	MIN: 0.30 AVG: 0.70 MAX: 17.35 90th: 1.01
Hardness (mg/L as CaCO3)	12	MIN: 13.0 AVG: 23.0 MAX: 36.1 90th: 29.4
Alkalinity (mg/L as CaCO3)	11	MIN: 8.4 AVG: 14.2 MAX: 19.7 90th: 17.2
Total Organic Carbon	14	MIN: 1.3 AVG: 3.5 MAX: 12.0 90th: 7.2
Alpha Particles (pCi/L)	N/A	MIN: AVG: MAX: 90th:
Beta Particles (mrem/yr)	N/A	MIN: AVG: MAX: 90th:
Radium 226 and Radium 228 (pCi/L)	N/A	MIN: AVG: MAX: 90th:
Uranium (ug/L)	N/A	ND
Temperature (deg C)	21	MIN: 0.8 AVG: 8.4 MAX: 17.8 90th: 15.9

III. WTP CAPACITY (DESIGN FLOW RATE)

Provide proposal for equipment to meet the treatment capacity flow rates identified in Table 2. The system shall provide a nominal capacity of 420 gpm of filtrate through two independent treatment skids/membrane rack assemblies, 210 gpm firm capacity per MF/UF skid or rack. Each skid or rack shall be capable of a low-end filtrate production rate of 100 gpm, and shall be capable of operating independently of one another, including only one skid/rack being in operation at a time, and one skid/rack shall be capable of staying in operation while the other is in backwash or cleaning cycles.

Table 2. WTP Flow Rate Summary at Design Temperature

Number of Membrane Skids/racks	2
Filtrate Capacity per Skid:	210 gpm / 0.3 mgd
Forward Flow Capacity per Skid:	230 gpm / 0.33 mgd
Plant Total Filtrate Capacity	420 gpm / 0.6 mgd
Plant Firm (Rated) Capacity	210 gpm / 0.3 mgd

IV. DESIGN CRITERIA AND PERFORMANCE REQUIREMENTS

The design criteria / performance requirements for the MF/UF system are as follows:

1. Site Elevation: 8,043 feet.
2. Water Source: Surface water, Cross Creek.
3. MF/UF System Type: Pressurized.
4. Membranes:
    a. Polyvinylidene fluoride (PVDF), hollow-fiber, flow from outside to inside.
5. Feed pressure to membrane feed pumps mounted at floor level: See Hydraulic Profile.
6. Filtrate Backpressure: See Hydraulic Profile
7. Design Water Temperature:
    a. As shown in Table 1
    b. Design to meet all requirements at water temperature of 4 deg C.
8. Maximum Instantaneous Flux Rate at 20 deg C:
    a. 55 gallons per square foot per day (gfd).
    b. Flux rate shall be temperature corrected so that each skid / membrane rack can produce required filtrate capacity at the design water temperature.
    c. Proposal shall identify the methodology/equation for temperature correction.
9. MF/UF Skid Recovery:
    a. Greater than or equal to 93% as calculated over all 24 hour periods.
10. Overall MF/UF System Recovery:
    a. Greater than or equal to 93% as calculated over all 24 hour periods.
11. CIP Frequency:
    a. 1 every 30 days (or less frequent)

   b. maximum allowable trans membrane pressure (TMP) between CIP's shall be 90% of maximum rated TMP, as listed on the CDPHE list of Accepted Alternative Membrane Filtration Technologies for the membrane element
12. Maintenance Wash (or Chemically Enhanced Backwash) Frequency:
   a. 1 every 4 days (or less frequent)
   b. maximum allowable TMP between maintenance washes shall be 85% of maximum allowable TMP as listed on the CDPHE list of Accepted Alternative Membrane Filtration Technologies for the membrane element.
13. Direct Integrity Testing
   a. Once per week per skid (or more frequent) that each skid is in operation
14. Filtrate Turbidity:
   a. Filtrate (per skid): Less than or equal to 0.1 NTU 95% of the time.
   b. Instantaneous maximum (either skid) of 0.5 NTU.
15. Average Filtrate Particle Count:
   a. 5 particles larger than 2 microns per mL of filtrate water (as measured over a 24-hour period).
16. Maximum Filtrate Particle Count:
   a. 10 particles larger than 2 microns per mL of filtrate water (as measured over a 24-hour period).
17. Filtrate SDI:
   a. Less than or equal to 3.0 95% of the time
   b. Instantaneous maximum of 3.5
18. Backwash Waste and CIP Waste:
   a. Chemical usage for backwash and CIP should be minimized without sacrificing membrane performance. All wastes shall be neutralized prior to discharge to the waste holding tank.
19. Backwash Water Supply:
   a. Potable water from the distribution system is available at pressure up to 70 psi. The water quality of the potable system, for purpose of response to this RFP, is similar to that in Table 1.

V. SCOPE OF SUPPLY

Each Suppliers proposal shall be for a complete and functional MF/UF system, including, but not limited to, the major items as described in this section. Please note that the power supply at the site consists of is 480V/ 3-phase; all equipment should be provided such that it can operate on the existing power supply.

Time is of the essence in this project. Providing equipment that is skid mounted and that will reduce installation time, including reduced time for equipment mounting and piping connections by the General Contractor, is encouraged, and will be considered in the selection of the awarded Supplier. All equipment and piping that is included as part of skids/racks will be fully supported and secured by the Supplier.

1. Membrane System Membrane Modules:

a. Factory-assembled skid/membrane rack systems comprised of modular MF/UF units.
b. Supplier shall select the number of membrane modules required to meet the design flow.
c. Provide enough room on skids/racks to accommodate a minimum 10% increase in the number of modules.

2. Raw water strainers:
    a. Quantity: 2.
    b. Type 304 stainless steel wire mesh screens or wedge wire screens
    c. Automated / self-cleaning.
        i. Configure so that skid production capacity does not have to be taken off-line or reduced for the strainers to clean.
        ii. This may be accomplished by either oversizing each unit to handle the full water system production rate or by providing strainer units capable of maintaining forward filtered water production while the unit is self-cleaning
    d. The raw water strainers will be located on the discharge side of the MF/UF Feed Pumps (pumps by Supplier).
    e. The Raw Water Strainers may be configured to be common to the skids/racks, or as individual units dedicated to an individual skid/rack.

3. Pumps- General:
    a. Feed pumps, backwash pumps, transfer pumps, CIP and circulation pumps, etc. shall be provided as required for the full operation of the MF/UF equipment.
    b. Feed Pumps and Backwash Pumps (if used) shall be controlled by variable frequency drives and shall be constructed of materials suitable for water treatment and the specific application.
    c. Pumps shall be centrifugal type.

4. Backwash System:
    a. Backwash water from the distribution system will be supplied through a 4” PVC pipe at distribution system pressure (up to 70 psi).
    b. Backwash air must be supplied from the manufacturer’s package equipment
        i. Backwash air must be filtered, dry, and free of oil
    c. Include pumps and separate backwash water supply tanks as required.
    d. The backwash cycle shall not remove the skids from service for more than 150 seconds.
    e. The backwash waste will drain freely, via gravity, to a sand filter that will have a maximum water level 2 feet lower than the operating floor on which the membrane equipment resides.
        i. Refer to Hydraulic Profile.

5. Clean-In-Place / Maintenance Wash Equipment:

a. The CIP / Maintenance Wash system shall be capable of cleaning the MF/UF membranes in-situ and shall be per Manufacturer's standard.
b. The MF/UF membranes should be designed for cleaning with sodium hypochlorite and sodium hydroxide as necessary to assist with pH adjustment, and either citric acid or sulfuric acid (in combination as necessary).
c. The cleaning processes will assist with reducing the system's overall TMP. This cycle must be automated, using chemical feed equipment as required for the system.
d. The system should be of manufacturer's standard supply and capable of heating the cleaning solutions to 105 degrees F, consisting of:
    i. Recirculation pumps and CIP Solution Tank (polyethylene). Either provide two installed pumps (duty, standby), or one unit and a shelf spare.
    ii. Drain/transfer pumps, as required. Either provide two installed pumps (duty, standby), or one unit and a shelf spare.
    iii. Chemical metering pumps to transfer chemicals as required for CIP cycles.
        1. Metering pumps shall include auto-degassing ends for sodium hypochlorite service, foot valves, injection valves, and all appurtenances necessary for a fully functioning chemical feed system.
    iv. Dosing system controls, valves, pH/conductivity probe, tank heaters, and other instrumentation and controls.
e. The maintenance wash cycle (either of acid, chlorine, caustic, or chlorine/caustic) should not remove a skid from service for more than 90 minutes.
f. The CIP wash cycle (either of acid, chlorine, caustic, or chlorine/caustic) should not remove a skid from service for more than 360 minutes.

6. Waste Neutralization Equipment:
    a. The waste neutralization system shall include, but not be limited to, a fully-automated system capable of neutralizing all chemical wastes produced by the MF/UF system, including adjustment of pH to a neutral range of 6.6-8.9 s.u. and free chorine less than 0.011 mg/L.
    b. Equipment shall include:
        i. All transfer/drain pumps. Either provide two installed pumps (duty, standby), or one unit and a shelf spare.
        ii. A Neutralization Tank (polyethylene), separate from the CIP Solution Tank (polyethylene), with mixer or fluid circulation system.
        iii. Chemical metering pumps (sodium bisulfite, sodium hydroxide, etc.)
        iv. On-line instrumentation shall be used to confirm that waste is neutralized prior to discharge.
        v. The Neutralization Tank will drain freely, via gravity, to a discharge holding tank with a maximum water level 2 feet lower than the operating floor on which the membrane equipment resides.

vi. Valves and programming shall be provided to control the discharge rate to the drain system.

7. Compressed Air Equipment:
    a. Provide size and quantity of compressors based on air requirements for the Suppliers system.
    b. The compressed air system shall be supplied complete with minimum one air compressor, an air receiver tank, air drier unit, and discharge air pressure filter regulators.
    c. Provide oil-free compressor or 3 coalescing oil filters in lieu of an oil-free compressor

8. On-line Membrane Integrity Test System:
    a. The MF/UF unit shall be provided with an automated membrane integrity testing that meets typical alternative filtration technology guidelines and the latest CDPHE design criteria.

9. Programmable Logic Controllers (PLCs):
    a. A single PLC/HMI in a shared control panel with operator interface terminal and remote I/O at skids,
    b. Mount panel on a free-standing rack or directly to one of the skids/racks.
    c. Enclosure shall be NEMA 4X and include air conditioning unit for operation in an area at 50 deg C.
    d. PLCs shall be Allen Bradley ControlLogix or CompactLogix.
    e. All programing shall be AB Control Logix version 24 or later.
    f. The MF/UF control system shall communicate via Ethernet protocol.
        i. The MF/UF systems will be integrated into the facility SCADA system by the General Contractor's Control System Integrator, with presentation of key MF/UF system screen at remote screens, and providing limited control function of the MF/UF system including adjustment of system production rates, and remote Start/Stop capability.
        ii. Supplier shall coordinate with the General Contractor and their Control System Integrator to coordinate limited I/O requirements with other plant treatment systems that will be required for a fully functional system.
    g. MF/UF PLC programs shall be unlocked (no password) so as to allow full access to code and data files for the controls integrator.
    h. Provide a copy of HMI programming code
        i. Minturn will sign a Non-Disclosure Agreement.
    i. PLC program shall be in non-volatile memory (not battery backed RAM).

10. MCCs and VFDs:
    a. Provide MCC(s) with starters, and VFDs for the MF Feed Pumps, Backwash Pumps, CIP circulation and Neutralization pumps, and drain pumps as required.

b. The MCC with starters and/or VFDs will be located in an air-conditioned electrical room in the same facility as the membrane equipment.
    i. See Drawings.
    ii. All electrical equipment shall be rated for normal operation in an ambient air temperature up to a maximum of 50 deg C.
c. MCCs and electrical gear shall be designed to power all MF/UF equipment.
d. Total harmonic distortion from VFDs shall be limited to <3% by providing a hybrid filer on each drive, or by use of 18-pulse VFDs
    i. Active filters are not allowed.

11. Instrumentation Components:
    a. Provide the following minimum instrumentation and on-line analyzers:
        i. Feed manifold pressure transmitter (one on each skid/rack).
        ii. Feed temperature/pH transmitter (one on combined feed water).
        iii. Feed turbidity transmitter (one on combined feed water).
        iv. Filtrate flow rate transmitter (one per skid/rack).
        v. Any additional monitoring equipment required for a fully functional system.

12. Shop Drawings, Screen Shots and O&M Manuals:
    a. Design Information:
        i. Following selection of Supplier(award of this RFP), the selected Supplier shall supply detailed assembly and installation drawings including arrangement, layout, mounting, and dimensions of MF/UF assemblies and components in AutoCAD or Revit format.
        ii. Submittals shall include detailed cutsheets for all equipment, engineering data of major system components, pump motor data and pump curves, electrical/controls, P&ID's, wiring diagrams, and tank layout and fitting configurations, I/O lists, and a list of recommended spare parts.
        iii. P&ID and assembly/installation drawings shall indicate pipe materials, and any details on materials that will be supplied by Minturn or the General Contractor that are important to the successful installation and function of the system. P&ID and assembly/installation drawings shall be sufficient for General Contractors to review and generally estimate effort for assembly of the system.
    b. Screen shots will be submitted 60 days prior to the expected start of Functional Testing.
    c. Draft and final Operation and Maintenance (O&M) manuals shall be provided.

13. Suppliers' technical representative shall be on-site to startup the membrane filtration equipment, review and observe installation performed by the General Contractor, train operators, and be present for the Functional Test and 14-calendar day Initial Performance Testing.

a. Include time on-site at the Minturn Water Plant located in Minturn, CO for a minimum of 10 eight-hour days.
b. Field representative will need to utilize his/her laptop for check-out and start-up procedures.
c. Provide16 hours of operational training for Minturn operators.
d. Additional days required for operational problems with equipment supplied by the Supplier, and/or due to failed testing, are the responsibility of the Supplier.

14. Equipment and services expected to be provided by the General Contractor and NOT the Supplier include:
    a. General field assembly and installation of equipment.
    b. Supervision of installation throughout the assembly/erection process.
    c. Construction of equipment pads, supports and grouting.
    d. Unloading of trucks, unpacking, and storage upon delivery.
    e. Interconnecting piping between the membrane equipment or racks/skids, between the membrane equipment and ancillary equipment (examples including air scour piping, compressed air and cleaning systems), or the interconnecting piping to upstream or downstream treatment equipment or piping connection points.
    f. Pipe support systems not included on skid/rack mounted systems.
    g. Pneumatic lines supplying air to pneumatic actuators.
    h. Supply and installation of control wiring, power cabling including cable trays and conduits, and associated supports.
    i. Supply and storage of chemicals that will be used as part of system cleaning, maintenance or operation.
    j. Installation of any control panels not mounted to the racks/skids.
    k. Lubricants.
    l. Supply and installation of anchor bolts. (Design of anchor system by Supplier)

15. Supplier to recommend and provide spare parts expected to be replaced on system within first 2 years of operation.

VI. PERFORMANCE TESTING REQUIREMENTS

1. Suppliers' technical representative shall be on-site to startup the membrane filtration equipment, review and observe installation performed by the General Contractor, train operators, and be present for the Functional Test and 14-calendar day Initial Performance Testing.
    a. Include time on-site at the Minturn Water Plant located in Minturn, CO for a minimum of 10 eight-hour days.
    b. Field representative will need to utilize his/her laptop for check-out and start-up procedures.
    c. Provide16 hours of operational training for Minturn operators.
    d. Additional days required for operational problems with equipment supplied by the Supplier, and/or due to failed testing, are the responsibility of the Supplier.

2. Following the installation of the equipment, Supplier shall perform calibration of components, a Functional Test, an Initial Performance Test, and a Monitoring Test Period on the MF/UF system. Performance testing requirements are summarized as follows:

3. Functional Test:
    a. Supplier will review and inspect general assembly and installation of the equipment. Once written certification of proper installation has been issued by the Supplier and the General Contractor, the Supplier shall coordinate with the General Contractor to perform functional testing of the MF/UF system.
    b. Functional testing will be performed using raw water from the planned source of supply to the plant.
    c. Functional Testing is primarily the responsibility of the Supplier.
    d. During the Functional Test, the Supplier shall operate all valves, controls, pumps, strainers, instrumentation, air handling equipment, and other devices to ensure they are functional and ready for performance testing.
    e. Supplier and the General Contractor shall complete all functional testing to the satisfaction of HDR and Minturn prior to commencing the Initial Performance Test.
    f. The Functional Test shall demonstrate the effectiveness of the following system components and features:
        i. Automatic start/stop and flow control of MF/UF trains using SCADA.
        ii. Manual flow control using SCADA.
        iii. Automatic cleaning of raw water strainers.
        iv. Automatic backwashing at various time intervals.
        v. Automatic shutoff and alarm for various failure modes for each MF/UF train and for entire MF/UF System.
        vi. Start and stop of air system.
        vii. Automatic membrane integrity test system.
        viii. Bubble point testing of the membrane modules, if not factory performed. If factory performed, submit documentation noting the testing and results.
        ix. Determination of clean water permeability of each train and temperature correction of the clean water permeability for each train.
        x. Monitoring and recovery of operating data.
        xi. All control functions.
        xii. Operation of chemical cleaning system.
        xiii. Operation of all monitoring instruments.
    g. Supplier will provide a testing protocol for the Functional Test a minimum of 7 days prior to the start of the test. A space will be included next to each item on the protocol for the initials of the Supplier onsite representative, indicating each item has been satisfactorily completed. A final, initialed copy of the protocol shall be submitted a minimum of 7 days prior to the Initial Performance Test.

4. Initial Performance Test:

a. Following completion of the Functional Test and calibration of all instruments, the Supplier and General Contractor shall conduct the Initial Performance Test (IPT). The Supplier shall provide on-site time as needed, and at their discretion, to successfully complete the IPT, the IPT is primarily the responsibility of the Supplier. IPT testing will be performed using raw water.
b. Successful completion of the IPT shall constitute Substantial Completion of the MF/UF system.
c. Supplier shall provide the IPT Report within 10 days of completion of the test period.
d. To perform the test, the Supplier shall operate the system continuously over a 14-day test period, and collect and summarize data to demonstrate that the system meets the performance test requirements for the parameters listed below. In all cases, compliance with the requirements of the specification shall be determined for each calendar day, and to successfully pass the test, the MF/UF system shall comply with requirements for each of the 14 days of the IPT:
    i. Production Capacity: System meets production capacity requirements when operated at or below the average flux rate.
    ii. Recovery: System meets requirements for membrane system recovery.
    iii. Pressure Limitations: System operates within the TMP limit that is specified, and system provides adequate pressure to discharge to the Break Tank.
    iv. Average Flux Rate: Flux rate shall not exceed the specified limits.
    v. Membrane Integrity Test System: Operate integrity test at a frequency of once every 24 hours to determine integrity of the membranes and proper functionality of the test system.
    vi. Membrane Filtrate Water Quality: Membrane filtrate water meets requirements as specified. Particle count performance will be checked 2-3 times with water samples being sent to a commercial laboratory for confirmation of performance requirements; test samples will be collected by and paid for by Minturn. Minturn will perform periodic SDI testing for confirmation of performance requirements. Supplier will be allowed to witness any testing performed.
    vii. Maintenance Clean: Perform the maintenance clean operation at least twice on each MF/UF train during the 14-day test period.
    viii. Clean-in-Place: Perform the clean-in-place operation at least once on each MF/UF train during the 14-day test period.
    ix. Clean System Water Permeability: Following each cleaning operation, the Supplier shall determine the clean water permeability, temperature-corrected to 20 deg C. The temperature-corrected clean water permeability of each MF/UF train shall comply with the required specified value.
    x. Cleaning System Neutralization: Following maintenance and CIP chemical cleaning of each MF/UF train, the system shall automatically dechlorinate and/or neutralize the cleaning solutions as required by the specified value.
e. Successful completion of the IPT shall be defined as 14 continuous days of operation without a major failure in the system equipment supplied by the

Supplier and demonstration that the MF/UF system meets all performance requirements established herein. A major failure in the system is one that interrupts system operation for more than 4 hours.

f. If the MF/UF system fails to successfully complete the IPT, due to the equipment supplied by the Supplier, the Supplier shall have the option of repeating the test over an additional 14-day period, up to two times. If due to the equipment supplied by the Supplier, the system fails to successfully complete the IPT during the second or third test period, the Supplier shall prepare a written plan for modifying the system to meet all test requirements. The Supplier shall submit the written plan within 7 days after the third unsuccessful test period ends.
g. If in the event the MF/UF system has not been able to meet the performance requirements specified herein after the third test period, then the Supplier can choose as its sole obligation to pay either 1) Liquidated Damages in the amount of 25% of the Contract Value, or 2) Expenses to continue to remedy the system with modifications.
h. During the IPT, HDR and Minturn shall have the option of collecting samples for independent analyses to confirm measurements and analyses conducted by the Supplier. HDR and Minturn shall have the option of witnessing all testing performed by Supplier. The Supplier shall notify HDR and Minturn a minimum of two weeks in advance of testing.

5. Monitored Test Period:
    a. Compliance with the requirements for recovery, production capacity, chemical cleaning interval and membrane filtrate water quality shall be determined during the Monitored Test Period (MTP).
    b. The MTP shall begin and end at Minturn's discretion based on date of Substantial Completion of the project and within 60 days of the date of Substantial Completion of the equipment installation.
    c. Duration shall be 90 days and shall include at least 7 days operating at the maximum system capacity.
    d. Minturn will confirm filtrate throughput capacity at the design temperature within one year of Substantial Completion of equipment installation (if the design temperatures are not available during the 90 day MTP); throughput capacity verification will be limited to one day.
    e. The MTP will be conducted at average and maximum allowable flux rates specified in this RFP.
    f. Minturn will operate the plant during the MTP; however, the Supplier will be allowed to provide onsite assistance.
    g. The Supplier is responsible for monitoring the operating conditions and performance during the MTP.
    h. The Supplier shall summarize the data at the end of the MTP and report the results in writing to HDR and Minturn. The report shall include a narrative description, tables and graphs of flux, temperature corrected permeability, TMP versus time, energy use, recovery, CIP frequency, and other parameters to

document the performance of the system. The Supplier shall submit the report within 30 days following the end of the MTP.

i. Minturn will provide a high speed data connection to the system to allow remote monitoring of the system.

j. The following parameters shall be evaluated to determine compliance with the Supplier's stated performance. Performance Liquidated Damages that shall be owed to Minturn by the Supplier for system failure due to equipment supplied by Supplier, are as described below:

   i. Membrane Filtrate Water Quality: If the system fails to comply with the requirements for membrane filtrate water quality, the Supplier shall provide to Minturn and HDR a written plan of modifications to the MF/UF system (such as, but not limited to, repairing damaged fibers, replacing seals, complete replacement of the membrane system) to achieve compliance with the requirements. Upon implementation of the plan of modifications, the MTP shall recommence in its entirety.

   ii. Recovery: Membrane system recovery and MF/UF train recovery shall be reported to the nearest tenth of a percentage point. For each one-half of a percentage point that the membrane system or train recovery for the duration of the MTP is below the specified recovery requirement, the Supplier shall pay Minturn $3,000. This amount is based on feed water pumping costs (capital and annualized energy costs), chemical usage and the cost of water.

   iii. CIP and Maintenance Wash Interval: If the average interval between chemical cleanings during the MTP is less than specified based on maximum allowable TMP, the Supplier shall pay Minturn $1,500 for each additional chemical cleaning per year that will be needed. This penalty accounts for the approximate present worth of the additional chemicals and labor over a 20-year period.

   iv. Production Capacity: Production capacity shall be reported in units of gpm. For each 10 gpm that the production capacity is less than the required minimum, the Supplier shall pay Minturn $50,000. This amount is based on operational limitations of the system and resulting impacts to the facility.

   v. All Performance Liquidated Damages shall be cumulative.

   vi. All Performance Liquidated Damages assessed against the Supplier, in aggregate, shall not exceed twenty-five (25) percent of the Supplier's contract price.

VII. GUARANTEES AND WARRANTIES

1. Supplier shall guarantee their offered pricing as of the date of their response for a period of 60 days. Pricing beyond 60 days shall be escalated using only the Consumer Price Index for a period of 14 months form the date of the response to this RFP.

2. The Supplier shall provide a guarantee for the maximum number of fiber breaks that will occur within the first three (3) years of operation and over the entire ten (10) year warranty

period. The number of fiber breaks shall be expressed as a percentage of total number of fibers.

3. The Supplier shall provide a guarantee for the maximum permeability loss that will occur within the first three (3) years of operation and over the entire ten (10) year warranty period. The maximum permeability loss shall be expressed as a percentage of loss from initial baseline permeability.

4. The Supplier shall provide with their proposal a guaranteed membrane replacement price as a cost per module. Costs shall include materials, packaging and handling. Shipping costs are not to be included, but shall be at fair prevailing rates. The Supplier shall guarantee that membranes may be purchased by Minturn at a price as modified based on the Consumer Price Index any time up to 20 years following the Substantial Completion of the equipment installation. The membrane replacement price shall be equal to the price at the day of the Proposal and tied to the Consumer Price Index (CPI) as published by the US Department of Labor, Bureau of Labor Statistics on the day of the Bid. The price of future membrane purchases shall be the price submitted with the Proposal multiplied by the ratio of the CPI on the day the replacement order is placed divided by the CPI on the day of the Bid, plus 1%.

5. Supplier shall furnish a two-year, non-prorated, materials and workmanship warranty for all components comprising the MF/UF system. Warranty will begin at the date of Substantial Completion.

6. Supplier shall provide a 10-year warranty on membrane performance, comprised of a three-year non-prorated membrane performance warranty followed by a seven-year prorated membrane performance warranty. The membrane warranty will not be secured by the Performance or Warranty Bond. If, during the first three years after Substantial Completion, performance of the membrane elements has irreversibly deteriorated such that membrane train performance does not meet the performance requirements specified herein, the membranes shall be replaced at no cost to Minturn. If the performance requirements are not met in years three through ten, the membrane element shall be replaced at the unit price stated by the Supplier less a credit of 1/120 of the unit price for each unused month of the warranty period. Failure to meet the performance criteria is defined as:
    a. Inability of membrane to pass integrity test and inability of membrane to be repaired to pass a second integrity test; or
    b. Inability to meet production capacity requirements under feed water, flux, and recovery conditions provided by Supplier; or
    c. Number of total fiber breaks in a membrane module exceeds the guaranteed maximum percentages after three years and ten years as provided by Supplier in their proposal; or
    d. Maximum permeability loss exceeds the guaranteed maximum percentage loss after three years and ten years as provided by the Supplier in their proposal.

7. If the MF/UF system does not meet the requirements of the Initial Performance Test, the Supplier shall be responsible for installation of additional membranes, including modifications to racks/skids and necessary modifications or additions to ancillary equipment, which will allow the system to meet the specified performance conditions. This warranty shall be secured by the Performance or Maintenance and Warranty Bonds.

8. Supplier warrants that if any component manufactured by the Manufacturer and furnished as part of the equipment and materials supplied pursuant to the agreement is to be discontinued within the 20 year period following Substantial Completion, the Supplier shall provide Minturn a minimum six months prior written notice to such discontinuance and make the subject component available for purchase by Minturn at Manufacturer's prevailing list price at time of notification, or at a price agreed between the parties. The Supplier shall guarantee that if the Supplier's company or product line is sold, the Supplier shall make provision such that all guarantees, warranties, and bonds shall remain in effect and that replacement parts and operational support continue to be available to the Minturn for the time period specified above.

VIII. PROPOSAL FORMAT

Submit responses and documentation in the order specified. Clearly separate and identify the sections; format of proposal shall be a bookmarked PDF.

Section 1 – Contract Manager

Provide name and contact information for a Contract Manager who will serve as the primary Supplier contact and, if necessary, an additional Supplier representative with signatory authority to bind Supplier to terms of this RFP. Provide name and address of manufacturer and manufacturer's primary contact (if different from Supplier).

Section 2 - Forms

The proposal must include all the required forms included in this RFP.

- Proposal Form
  - Acknowledgement of addenda
  - Proposal Price Table
  - Proposed Alternates Table (as applicable)
  - Contract Schedule Table
- Exceptions checklist
- Signature Form
- Proposal Design Criteria Table

Section 3 - Technical Literature and Information

Provide the following information:

1. General Design Criteria – Membrane Production
   a. Design Calculations for pumps, chemical feed pumps, blowers, automatic strainers, air receivers, air compressors, and membrane filtration system sizing.
   b. The surface area of each module, the number of modules provided, and the flux rate at rated production for each rack/skid. Provide information on membrane pore size, wall thickness, history of fiber breaks or relevant testing, and history of fiber in the market.
   c. Information related to methods for identifying and repairing fibers that cause failures of integrity testing.
   d. Range of acceptable influent water quality as identified by the Supplier

2. General Design Criteria – Membrane Maintenance
   a. Complete list of chemicals and their concentrations to be used for backwashing, maintenance cleans, CIP's, and/or neutralization. Provide information on the number of acid and base cleans, and the amount of chemical used per CIP/Maintenance clean. Provide similar information for neutralization for each CIP/Maintenance wash.

Assume that each tank of CIP chemical may be used to clean each skid/membrane rack subsequently prior to neutralization and discharge.

b. Anticipated backwash quantities based on maximum system production. Provide information on the backwash flow rate for each module for each phase of the backwash cycle, air flow rate for each phase of the backwash cycles, and the time period for each phase of the backwash cycle. Provide total lost production time to complete a backwash.
c. Verify whether an air/water separation tank is required in proximity of the membrane skids/racks or if a stand-pipe vented to atmosphere is acceptable.
d. The duration for which a skid/rack goes off-line (out of production) to complete a Backwash, an Integrity Test, a Maintenance Wash, and a CIP.

3. Control and Instrumentation Information
   a. Preliminary Process and Instrumentation Drawings clearly identifying the termination points for piping connections, hydraulic, pneumatic, chemical, and electrical connections on the P&ID drawings where interfacing of the Supplier supplied equipment and Contractor supplied equipment exists.
   b. Process and controls descriptions.
   c. Control inter-connection diagram depicting wiring requirements between membrane system supplied field devices and membrane system control panels.
   d. Network configuration between membrane system control panels.

4. Electrical Information
   a. Electrical drawings and schematics.
   b. Load list of equipment with not to exceed power requirements.

5. Preliminary Bill of Materials including
   a. Manufacturer/Model
   b. Quantities
   c. Materials of Construction
   d. Reference Standards (AWWA, ASTM where applicable)

6. General arrangement drawings of MF/UF equipment, and layout of equipment in the process equipment based on the provided Drawings in plan and elevation, to depict the space required for Total Production Capacity, including ancillary equipment.

7. Approximate wet weight for major equipment.

Section 4 - Warranty and Service

Provide the following information related to Suppliers Warranty offerings

1. Include written confirmation that the Supplier will adhere to all warranty provisions required as outlined in the RFP.

2. Warranty period and detailed summary of coverage, including warranties provided by the MF/UF Manufacturer and the membrane element manufacturer.

3. Identify location of support and maintenance staff to respond to equipment problems, including both mechanical problems, and PLC, control and programming concerns.

4. Provide a cost for each additional day of on-site field service by the MF/UF Manufacturer.

Section 5 – Ongoing Operation and Maintenance Cost

1. Frequency and cost of Membrane Module replacement.

2. Estimate of annual power, chemical and any other consumable cost associated with the equipment operation.

IX. PROPOSAL EVALUATION CRITERIA

Scoring categories will be assigned a value from 1-5 and weighted as shown. A score of 1 represents least advantageous and a score of 5 represents highly advantageous. The highest total scoring proposer will be awarded.

Category	Weight
Suppliers demonstrated experience with similar projects in Colorado	30%
Supplier equipment ability to fit within the proposed process area and meet the performance requirements	25%
Suppliers completeness of proposal and proposal forms	10%
Reasonableness of price proposal based on a comparison of prices among competing offerors and other available information	35%

X. PAYMENT AND SCHEDULE TERMS

Minturn shall pay the selected Supplier 100% of the submittals for the preparation of detailed Shop Drawings. The invoice may be sent as soon as approved Shop Drawings are issued to Minturn and HDR.

The awarded General Contractor will be assigned the remainder of the contract and will pay the Supplier following a mutually agreeable payment schedule. The awarded General Contractor will develop and execute an agreement including costs (except for submittals), scope of supply, and other services with the Supplier. All proposal items that are awarded as part of this contract, except submittals, will be assigned to the Contractor and written into the construction documents.

XI. PROPOSAL FORMS

- Proposal Form
- Acknowledgement of addenda
- Proposal Price Table
- Exceptions checklist
- Signature Form

PROPOSAL FORM

Minturn WTP
New Water Treatment Plant
Membrane Filtration System

Proposals to:

Town of Minturn
ATTN: Katie Sickles
PO Box 309
302 Pine St
Minturn, CO 81645

Proposal from:

Insert Supplier Name, Address, Phone, and email address

PROPOSER'S INTENT

The undersigned Proposer proposes and agrees, if this Proposal is accepted, to enter into a Professional Services Agreement with the Owner in the form included in the Reference Documents to furnish design submittals as specified or indicated in the Proposal Documents for the Proposal price and within the time indicated in this Proposal and in accordance with the Proposal Documents.

The undersigned Proposer proposes an agrees, if this Proposal is accepted, to enter into an agreement with the Owner's selected Contractor to furnish all Equipment and Materials and Field Services as specified or indicated in the Proposal Documents for the Proposal price and within the time indicated in this Proposal and in accordance with the Proposal Documents.

If the undersigned Proposer has any objections to the Professional Services Agreement these objections must be written and submitted using the Clarifications & Exemptions Form as attached to this Proposal. Objections will be considered during the award process.

TERMS AND CONDITIONS

Proposer accepts all the terms and conditions of the Instructions to Proposers.

If Proposer takes exception to any of the information included in this RFP, such exception shall be clearly stated in the attached Clarifications and Exceptions Form.

PROPOSER'S REPRESENTATIONS

By submitting this Proposal, Proposer represents, as more fully set forth in the Purchase Order Agreement, that:

Proposer has examined copies of all the Contract Documents and of the following Addenda, receipt of which is hereby acknowledged.

Date	Number
_____	_____
_____	_____
_____	_____

Proposer has familiarized itself with all local conditions and federal, state, and local Laws and Regulations that in any manner may affect cost, the production and delivery of the Equipment and Materials, and furnishing of Field Services and other services in connection therewith.

This Proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false Proposal; Proposer has not solicited or induced any person, firm, or a corporation to refrain from bidding; and Proposer has not sought by collusion to obtain for itself any advantage over any other Proposer or over Owner.

PROPOSAL PRICE

Proposer will complete the Work for the following price:

Item	Description	Unit of Measure	Qty	Unit Price	Extended Price
1	All submittals required for approval prior to fabrication	LOT	1		
2	Membrane Filtration System	LOT	1		
3	Recommended Spare Parts	LOT	1		
4	Performance Testing	LOT	1		
5	Performance and Payment Bond	LOT	1		
				TOTAL	
6	Daily Pricing for Additional Field Services including Training	$/day			
7	Long-term operational support services	$/year			

EXCEPTIONS FORM

Minturn WTP
New Water Treatment Plant
Membrane Filtration System

Insert Supplier Name, Phone, and email address

Item No.	RFP Reference (Section number, page number, paragraph number)	Proposer Clarification / Exception
1		
2		
3		
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20		

SIGNATURE FORM

To receive consideration for award, this signature sheet must be included with the proposal form.

I hereby certify that I am authorized to sign as a Representative for the Supplier:

Name of Supplier:

Address:

Fed ID No.:

Name:

Title:

Telephone:

Email:

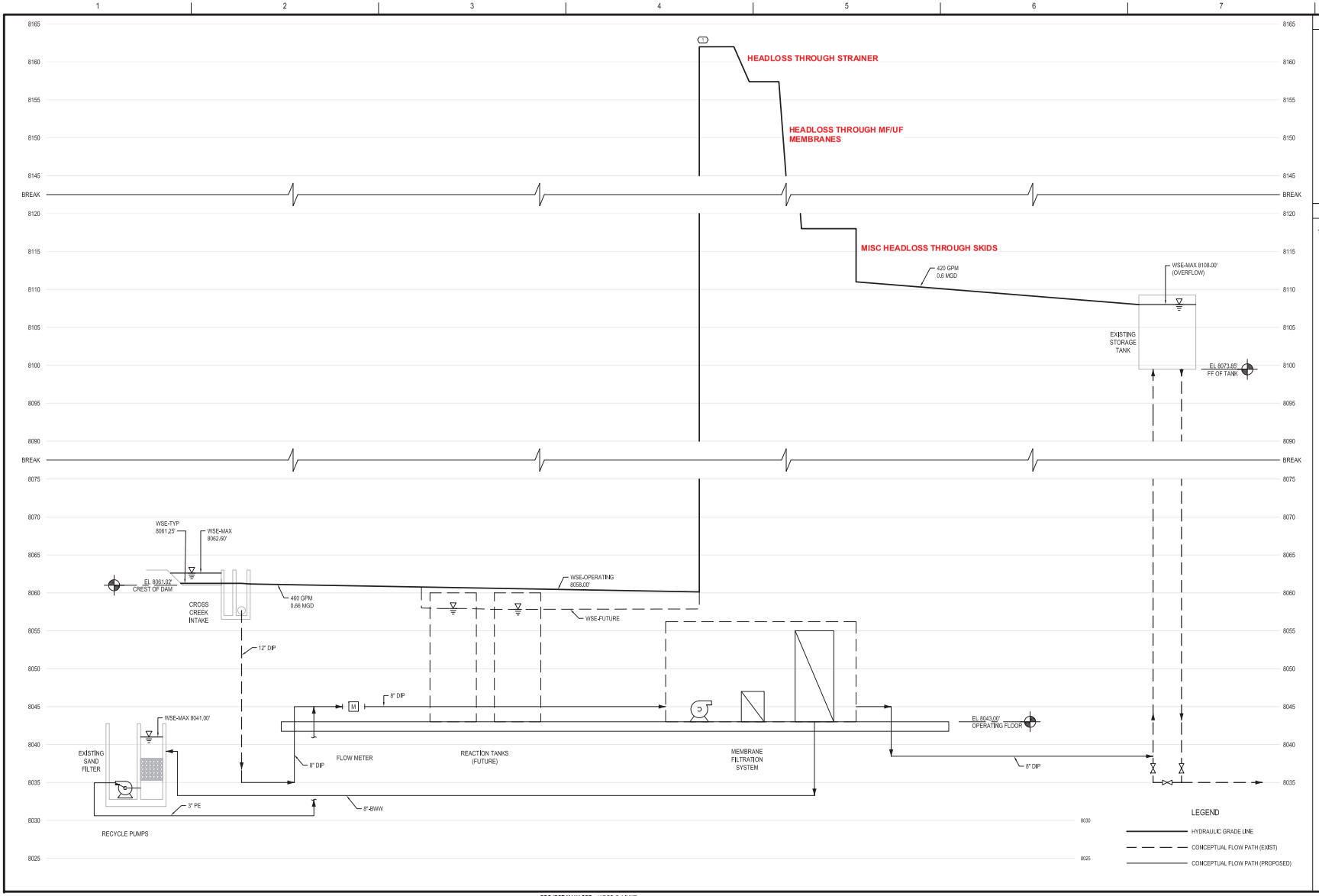
Date:

My signature certifies that the proposal as submitted complies with all Terms and conditions as set forth in RFP.

_____

Supplier Representative Signature

My signature also certifies that this firm has no business or personal relationships with any other companies or persons that could be considered a conflict of interest or potential conflict of interest to Owner, pertaining to any and all work or services to be performed as a result of this request and any resulting contract with Owner.



GENERAL NOTES

A. FLOW PATH IS CONCEPTUAL AND NOT REPRESENTATIVE OF ACTUAL PIPE CONFIGURATION.

KEYNOTES (##)

1. ASSUME MAX PRESSURE DROP OF 22 PSI ACROSS MEMBRANE SYSTEM.

ISSUE	DATE	DESCRIPTION
	08/2024	30% ISSUED FOR REVIEW

PROJECT MANAGER	JAROD C. LIMKE
PROJECT ENGINEER	M. LARSON
CIVIL	M. JARRETT
STRUCTURAL	C. MULDERICK
PROCESS	S. SCHUMACHER
ELECTRICAL	HUCKENPAHLER
I & C	C. OPPEGARD
DRAWN BY	J. LIMKE
PROJECT NUMBER	10348601

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

TOWN OF MINTURN

WATER TREATMENT PLANT

GENERAL HYDRAULIC PROFILE

0 1" 2"

FILENAME 000-602.DWG

SCALE NOT TO SCALE

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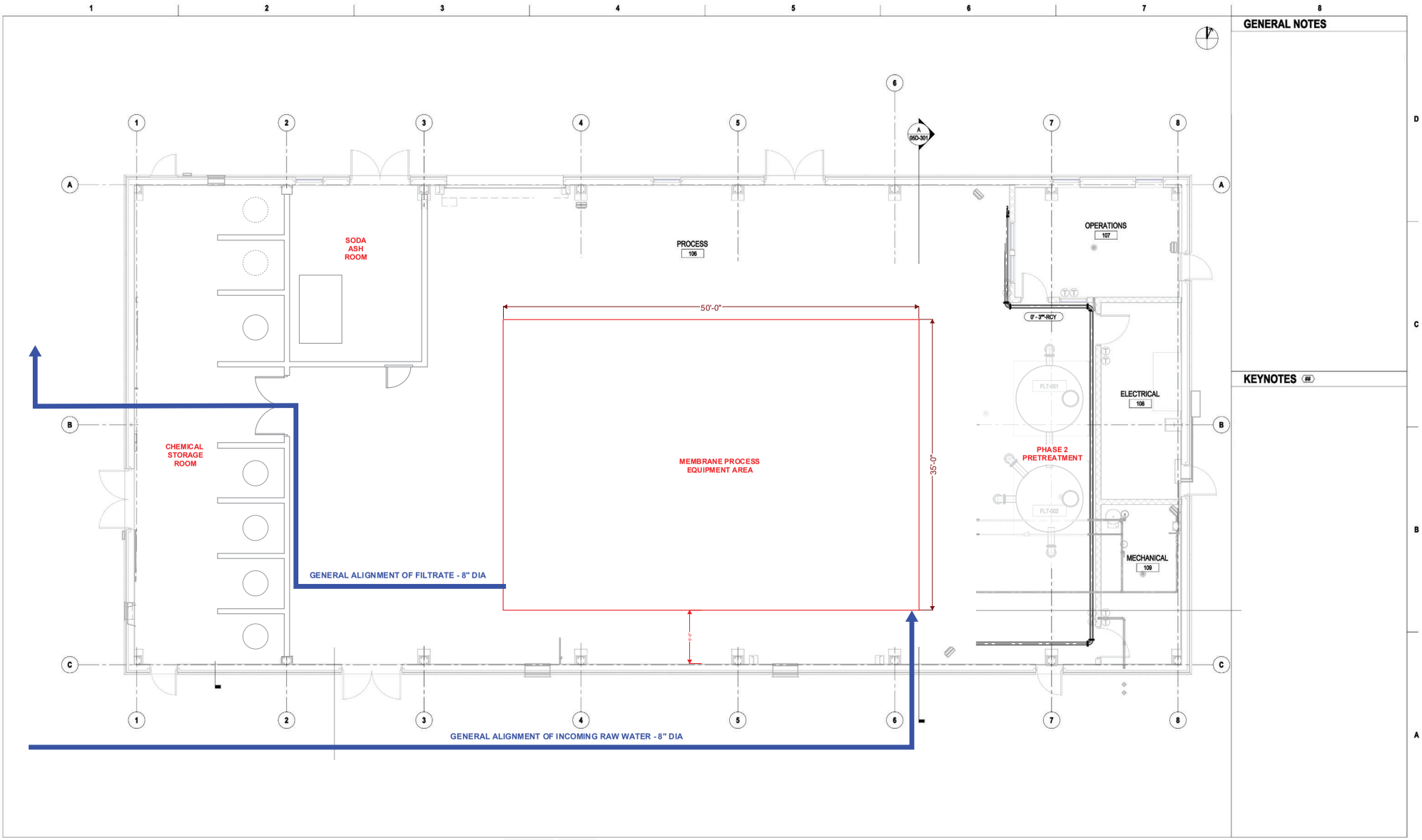
10/7/2023 8:27:10 AM



ISSUE	DATE	DESCRIPTION
	08/2024	30% ISSUED FOR REVIEW

PROJECT MANAGER	JAROD C. LIMKE
PROJECT ENGINEER	M. LARSON
STRUCTURAL	C. MULDERICK
ARCHITECTURAL	R. McKINLEY
PROCESS	S. SCHUMACHER
MECHANICAL	K. CHAUDHARI
I & C	C. OPPEGARD
DRAWN BY	E. PAZ
PROJECT NUMBER	10348601

PRELIMINARY
NOT FOR CONSTRUCTION OR RECORDING

TOWN OF MINTURN

WATER TREATMENT PLANT

MEMBRANE TREATMENT MAIN LEVEL PROCESS PLAN

FILENAME

SCALE 3/16" = 1'-0"

10348601_05D-MEMBRANE TREATMENT_detached.rvt
3/18/2025 7:25:45 PM

To: Mayor and Council
From: Katie Sickles
Date: May 7, 2025
Agenda Item: Resolution 18 – Series 2025

REQUEST:
Council is asked to approve Resolution 18 – Series 2025 a Resolution ratifying direction to apply for a Colorado Department of Transportation Revitalizing Main Street grant for Nelson Avenue Heat the Streets Sustainable Snowmelt Project.

Name of Project: Town of Minturn – Nelson Avenue Heat the Street
Grant: Revitalizing Main Street (RMS)

PROJECT:
The project site includes Nelson Avenue from 116 Nelson Ave down the hill to US 24/Main Street. Nelson Avenue is owned by the Town of Minturn and falls under local jurisdiction. While the project's southern boundary touches the intersection with US 24/Main Street, a state-maintained roadway under CDOT jurisdiction, no construction activities or improvements will occur within the CDOT right-of-way. All project improvements will be confined to locally owned streets.

In addition, Minturn Whiskey Company, the project partner, owns adjacent property at the corner of Nelson and Main Streets. Minturn Whiskey will (outside the scope of this grant) make private improvements on its site to support the snowmelt system, including installing heat exchange infrastructure that will supply renewable thermal energy to the public snowmelt network.

ANALYSIS:
The project has been discussed within a Land Use application. The project is not specifically identified within the Strategic Plan 2025-2027, however the April 30, 2025, grant cycle is likely the last CDOT/RMS funds until the State budget recovers. The project is not budgeted, however the town match of $31,564 is a discount compared to the engineer's estimate of $95,399 for street drainage improvement and paving.

STRATEGIC PLAN ALIGNMENT:
Town of Minturn Strategic Plan 2025-2027
• Vision: To ensure Minturn's future as a neighborly mountain community.
• Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
• Values: Integrity, Transparency, Collaboration & Resourcefulness
• Economic Development: Community Activities and Events Plans

RECOMMENDED ACTION OR PROPOSED MOTION:
This Resolution can be approved and if denied the 4/30/2025 application will be pulled from consideration.

ATTACHMENTS: Resolution 18 – Series 2025

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 18 – SERIES 2025

A RESOLUTION RATIFYING DIRECTION TO APPLY FOR A COLORADO DEPARTMENT OF TRANSPORTATION REVITALIZING MAIN STREET GRANT FOR NELSON AVENUE HEAT THE STREETS SUSTAINABLE SNOWMELT PROJECT ON BEHALF OF THE TOWN OF MINTURN

WHEREAS, an opportunity to apply for a grant due April 30, 2025 was presented to the Mayor and Mayor Pro-tem; and

WHEREAS, under time sensitive conditions town staff and consultants were directed to proceed with application upon a letter executed by Mayor Bidez (EXHIBIT A) and request ratification at the next regularly posted meeting; and

WHEREAS, the Town of Minturn desires to ratify direction to apply for a Colorado Department of Transportation Revitalizing Main Street Grant for Nelson Avenue Heat the Streets Sustainable Snowmelt Project; and

WHEREAS, the estimated project cost is $281,564 as outlined in the grant application EXHIBIT B; and

WHEREAS, the grant request of $250,000 and Town match for $31,564 is anticipated to cover the cost of the project; and

WHEREAS, the Minturn Town Council reviewed the opportunity and benefit to proceed with grant application and concur that ratification is warranted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT DIRECTION TO APPLY FOR A COLORADO DEPARTMENT OF TRANSPORTATION REVITALIZING MAIN STREET GRANT FOR NELSON AVENUE HEAT THE STREETS SUSTAINABLE SNOWMELT PROJECT ON BEHALF OF THE TOWN OF MINTURN IS RATIFYED.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 7TH DAY OF MAY 2025.

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

April 29, 2025

Revitalizing Main Street

To whom it may concern:

The Town of Minturn is requesting a Revitalizing Main Streets (RMS) grant to provide a snowmelt system, which combines geothermal technology and waste heat from Minturn Whisky Co. This is a public/private practical, sustainable solution to heat a portion of Nelson Avenue within the economic hub of Minturn. By keeping the hill clear of snow and ice, the project will improve safety for residents and promote physical activity in winter months.

The area attracts large crowds during the summer months including at scheduled events. Improving the summer condition of the roadway will enhance event offerings and encourage pedestrian access. Connecting people within the Main Street corridor enriches the local farmers market fair along with a diverse cultural passion.

The Revitalizing Main Street program has encouraged and enhanced local economic vitality in Minturn in addition to connecting regional residents with international and out of state guests.

This local business has demonstrated commitment to Minturn and timing is critical for Minturn to incorporate the generated street heat while this business renovates and improves the main street character.

I, along with Town Council members, strongly urge you to support this transformative project, which will revitalize our main street corridor.

Sincerely,

Town of Minturn
Mayor Earle Bidez

Revitalizing Main Streets

EXHIBIT B

Application

Opportunity 2: Small Multimodal and Economic Resiliency Grant

Introduction

This grant program supports downtown vitality and the built environment by encouraging economic development, supporting community access to public streets and bringing innovative uses of public spaces to life with multimodal transportation projects. The funds can be used for active transportation infrastructure improvement projects that meet the aim of the program and are 'shovel ready', therefore can be completed within a 12 month period from grant contract execution, if approved.

Eligibility

Maximum CDOT grant award per project: $250,000.
Minimum CDOT grant award per project: $10,000.
Note: Minimum match amount required is 10% of total project cost.

Applicants must be one of the following:

- Local Governments
- Business Improvement Districts
- Council of Governments, on behalf of a local jurisdiction and with proof of support from that local jurisdiction
- University or College

Projects must be located in the state of Colorado. On-CDOT system and off-CDOT system projects are eligible. *Note*: if a project encroaches on a state right of way, a Special Use Permit is required. Projects must be ready to be substantially completed within 12 months.

Expenses eligible for grant funds include, but are not limited to, construction & materials costs for building new or long-term improvements of the following:

- Sidewalks and/or bike lanes
- Pedestrian improvements to road intersections
- Landscaping buffers
- Activating or building a downtown plaza
- Multimodal amenities such as pedestrian level lighting, benches, trash bins, restrooms, bike racks and bus stop shelters
- Traffic calming public art features

Expenses that are exempt from award, if awarded:

- Planning, design, engineering, architecture, landscape architecture, and professional surveying expenses.
- Work completed prior to CDOT contract execution is not eligible nor can it count toward the minimum 10% match.
- Volunteer time.

Revitalizing Main Streets

Part 1: Grantee Overview

1. Entity Legal Name Town of Minturn

   a. Entity Address (Include city, state, zip)

301 Boulder St. #309, Minturn, CO 81645

2. Primary Project Manager Name (person responsible for managing the project)

Katie Sickles, Interim Town Manager

   a. Project Manager Email interim@minturn.org

   b. Project Manager Phone (970) 445-2418

3. Secondary Project Contact (define the individual's role)

Stefanie Neubauer, local business owner of Minturn Whisky Co., which will recover its waste heat fr

   a. Secondary Project Contact Email stef@minturnwhisky.com

   b. Secondary Project Contact Phone (970) 763-8660

4. CDOT Region Location (Locate your CDOT region on this map)

Region 3

5. **Procurement.** By completing and submitting this application, you acknowledge that if awarded, the use of grant awards will be in compliance with your entity's procurement standards that identify appropriate procedures to ensure projects are procured through an open, equitable and competitive process.

   Please describe your process:

The construction contractor will be procured with a competitive sealed bid process in alignment with the Town's adopted Procurement Policy and Procedures and applicable state laws/ regulations. The Town will publish a formal, advertised bid to ensure that qualified buyers and sellers have access to Town business and that actions are conducted fairly and impartially in the best interest of the Town. Bid analysis sheets will be used to justify the selection process and final approval will be determined by the Town Council. Any contract shall be awarded with reasonable promptness by appropriate notice to the most responsive, responsible, and best value-bidder. The Town will establish evaluation criteria before advertising, with factors that may include references, quality, price, workmanship, delivery, and functionality, among others.

Revitalizing Main Streets

Part 2: Project Overview

1. **Project Title.** The Town of Minturn's Heat the Streets: Sustainable Snowmelt Project

2. **Project Location.** Route with start & end points.

Nelson Ave. from 116 Nelson through Williams St intersection to US 24/Main Street (see attached Project Map)

3. **Property Interest.** Define ownership for the project improvement site, including easements if necessary.

The project site includes Nelson Avenue from 116 Nelson Ave down the hill to US 24/Main Street. See the attached Project Area map for details. Nelson Avenue is owned by the Town of Minturn and falls under local jurisdiction. While the project's southern boundary touches the intersection with US

4. Describe any review by the applicant or by other agencies (including CDOT) that will be required as part of this project.

The project may require coordination with the local utility and local building inspectors, since the snowmelt system involves heat reuse and underground infrastructure. The project will comply with all local and state environmental permitting requirements. While the project's southern extent

5. Does this project encroach on CDOT Right-of-Way or involve a CDOT roadway?
   ◯ Yes ◉ No
   If yes, have you submitted a Special Use Permit?
   ◯ Yes ◉ No

6. **Project Summary.** Summarize the objective for your project (no more than one paragraph).

The Town of Minturn's Heat the Streets: Sustainable Snowmelt project will pave a steep, previously unpaved section of Nelson Avenue that connects to Main Street, install a new sidewalk to improve pedestrian access, and implement a snowmelt system powered by waste heat from the adjacent, locally owned Minturn Whisky Co. This innovative, public-private partnership project aims to address year-round safety hazards on Nelson Ave., including erosion, sediment runoff during storms, and persistent ice accumulation in winter. By integrating the snowmelt system with the long-needed paving and sidewalk improvements, Minturn will eliminate slip and slide risks for pedestrians, cyclists, and vehicles, while also reducing gravel washout and maintenance burdens that impede safe access to the downtown. This innovative, circular energy solution directly supports CDOT's goals of enhancing multimodal safety, activating public space, and fostering resilient downtowns through partnerships and infrastructure improvements that reflect the unique character of Colorado communities.

7. Is this part of a larger project? ◉ Yes ◯ No
   If yes, specify the location and summarize the scope of the larger project.

The project is part of the Town of Minturn's comprehensive investments in safer, more accessible streets, which include major paving, repaving, drainage, and pedestrian safety improvements across several downtown streets, including Railroad Avenue, Norman Avenue, and Taylor Street.

Revitalizing Main Streets

Part 3: Grant Funds Scope & Financials

1. **RMS Grant Scope Deliverables**
   What items are included in the project you seek grant funds for? Include only elements that would be funded by RMS and the required 10% match; do not include elements funded by other sources. (for example: constructing new sidewalks; adding new pedestrian lighting; temporary traffic control)

#	Individual Deliverable	Description
1	Roadway Construction	Includes mobilization, traffic control, construction staking, demolition (excavation and removal of existing road base, concrete curb, and gutter), and roadway construction (installation of asphalt paving,
2	Heating System Installation	Installation of a hydronic snowmelt system beneath a section of Nelson Avenue, including the intersection at Williams Street. This system will capture and repurpose waste heat generated by the
3	Sidewalk Construction	Construction of concrete sidewalk and curb and gutter along northside of Nelson Ave between Williams Street and US 24/Main Street.
4		
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2. **Costs.** Please provide the estimated or expected cost for items included in the scope you seek grant funds for. Include only elements that would be funded by RMS and the required 10% match.
   a. Your Labor & Owned Asset Costs: (for example: project manager; bulldozer)

#	Employee Classification Or Asset Item	Hourly Rate	Estimated Total Hours	Estimated Total Cost
1				
2				
3				
4				
5				

Total Labor & Owned Asset Costs: $ _____

   b. Vendors, Subcontractors, Materials, Equipment, and Other Costs (for example: construction company x; concrete; landscaping materials; bike rack)

#	Item Description	Vendor (if known)	Quantity	Total Cost
1	Construction Contractor (Roadway Construction)	Bid provided by Inter-Mountain Engin	1	$86,837
2	Construction Contractor (Heated Asphalt)	Bid provided by Inter-Mountain Engin	1	$186,165
3	Construction Contractor (Sidewalk Construction)	Bid provided by Inter-Mountain Engin	1	$8,562
4				
5				

Total Vendor/Subcontractor/Materials/Equipment/Other Costs: $ 281,564

Total Combined Amount (a + b): $ 281,564

3. **Budget.** Please provide the financial details in the scope you seek grant funds for.

Funding Sources:

	Description	Amount
Revitalizing Main Streets	Grants Request (up to $250,000)	$250,000
Additional Project Funding Sources	Town of Minturn Local Match	$31,564
Additional Project Funding Sources		
Additional Project Funding Sources		
Total Project Budget	RMS + Additional Project Funding Sources	$281,564

4. Do you have any CDOT granted federal funds contributing to the overall project that you are requesting RMS funds for? ◯ Yes ◉ No
If yes, what is the CDOT grant funding program name?

N/A

5. **Readiness of Implementation:** What is the status of planning, design & engineering the project? When is the anticipated start and completion date for the scope elements that would be funded by RMS? Please include a broad project timeline.

The Town of Minturn is well-positioned to complete the Heat the Streets project within the 12-month project period. Preliminary engineering and budgeting are complete, including a detailed cost estimate and snowmelt system proposal. Provided that a grant award is executed by August of 2025, final design and permitting will be completed by October 2025, followed by a bid process for qualified contractors from November to February. Construction is expected to begin by May 2026, with road repaving, sidewalk installation, and trenching for the hydronic snowmelt system occurring in parallel. System components—including tubing, heat exchanger, pumps, and controls—will be installed by early June, followed by system testing, calibration, and commissioning through late July. Final walkthroughs and project closeout will be completed by July 2026, ensuring full functionality prior to the onset of winter. Provided an earlier grant award execution, the project could be expedited and completed in the 2025 construction season.

Revitalizing Main Streets

Part 4: Grant Funds Project Narrative

Provide qualitative and quantitative responses to the following questions.

1. **Vitality and the Built Environment** (35%): How does the project impact the vitality of your community's downtown, mixed-use center, or community gathering space? Does this project promote economic development?

The Heat the Streets: Sustainable Snowmelt project will enhance the vitality of Minturn's downtown by improving year-round, safe access from Nelson Avenue to the Main Street corridor and surrounding businesses. Nelson Avenue is currently an unpaved gravel road with a steep hill that causes hazards and undermines the accessibility and vitality of surrounding local businesses. Paving and installing a sidewalk on Nelson Avenue will eliminate erosion, runoff, and dangerous conditions that currently deter pedestrian and bicycle traffic. By ensuring safe, snow-free access to Minturn's commercial core during winter months, the project will promote increased foot traffic, benefiting small businesses like shops, restaurants, and Minturn Whisky Co. Rough estimates based upon prior downtown improvements include an anticipated 10–15% seasonal increase in pedestrian volumes, as well as a reduction in winter maintenance costs for snow removal and gravel cleanup by an estimated $5,000–$7,000 annually.

The project will promote economic development through its innovative collaboration between the Town and Minturn Whisky Co., which showcases the town's entrepreneurial spirit and commitment to climate action. Residents will see a homegrown business giving back to the community by reducing hazards and improving infrastructure, which fosters a deeper sense of community pride. The project reinforces Minturn's identity as a resilient, forward-thinking mountain community and positions the town as a regional leader in circular economy practices, which will help attract sustainability-minded visitors and residents. Further, Nelson Avenue intersects with Main Street in the heart of Minturn, Colorado, meaning the project is central to a variety of local businesses that will benefit from increased foot traffic. Some notable establishments in close proximity include:
• Hotel Minturn (115 Nelson Ave): A boutique hotel offering personalized accommodations in the downtown area.
• The Bunkhouse (175 Williams St, just off Nelson): A stylish, affordable hostel-style lodging option for travelers, ski season workers, and adventure tourists.
• Colorado Mattress Company (171 Main St): A locally owned manufacturer and retailer of high-quality mattresses, contributing to the small-town maker economy.
• Holy Toledo (191 Main St): a boutique featuring a curated selection of clothing and accessories.
• Minturn Country Club (131 Main St): A unique steakhouse where patrons cook their own meats on indoor grills.
• Sunrise Minturn (132 Main St): A popular café offering breakfast and lunch options, emphasizing sustainability.
• The Scarab (201 Main St): Eclectic home furnishings, rugs, textiles, and artisan decor—serving both local shoppers and destination design clients.
• Eagle Valley Music & Comics (211 Main St): A store catering to music enthusiasts and comic book fans.

2. **Active Transportation and Safety** (35%): Does the project promote active transportation, including an increase to biking, walking, and/or transit? Does it improve safety for these and other vulnerable users? If so, how do you know that?

The project directly promotes active transportation by improving walkability and bike access between Nelson Avenue and Main Street. The Town has identified Nelson Avenue as a consistent source of maintenance challenges and safety concerns. Currently, the steep, unpaved hill creates a hazardous environment for pedestrians, cyclists, and vehicles year-round. Residents and local business owners have reported regular slipping hazards and near misses for both pedestrians and vehicles, especially in winter months. Paving the road, adding a dedicated sidewalk, and installing a hydronic snowmelt system powered by waste heat from a nearby distillery will create a safe, year-round route for non-motorized users and ensure clear passage even in snowy or icy conditions.

The project is adjacent to the Core Transit bus stop at Highway 24 and Nelson Ave, which provides bus service to Leadville and a block from the stop at Highway 24 and Toledo Ave, which provides bus service to Vail and Red Cliff. Residents or visitors staying at the hotels on Nelson Ave will be able to safely access the bus service to the ski resort, jobs, and other key destinations along the Core Transit bus routes without using a car.

Minturn has a plan to transform Williams Street into a “shared street” with unique pavement treatings and lighting to encourage heavy bike and pedestrian use. This vision will not be safe to execute until Nelson Ave. is paved with a sidewalk and heated asphalt to address the ice.

The project will improve safety for vulnerable users, including residents and visitors who stay at the Bunkhouse or Hotel Minturn. According to the American Community Survey, more than 11% of Minturn’s residents are over the age of 65, nearly 13% are below the age of 9, and nearly 5% of residents have a disability.

3. **Equity Improvement** (20%): Some communities in Colorado have more than their fair share of environmental exposure. As a result, they may experience higher levels of health burden. Disproportionately Impacted (DI) Community status is a measure to determine areas in Colorado with current and past environmental inequities, areas that have a greater health burden and/or areas that face greater environmental risks.

   a. Is the project location within a Disproportionately Impacted (DI) Community?
   ◯ Yes ◉ No

      - How to answer this question: Please find the project location on the EnviroScreen 2.0 DI map. For guidance regarding how to use the tool, please visit the EnviroScreen 2.0 DI Guide.
      - Please submit the project location report from the EnviroScreen 2.0 DI mapping tool with this application.

   b. Whether or not the project is in a DI community, how will the project support and benefit disadvantaged populations? Include a description of the disadvantaged populations and why they are considered disadvantaged.

The project will meaningfully benefit disadvantaged populations within Minturn and nearby areas. Even though the Town of Minturn is not formally classified as a DI community, a closer examination of local data reveals that a significant portion of residents face economic hardships. Despite a median household income of $113,519, income distribution in Minturn is uneven. US Census Data shows that 22% of households earn less than $50,000 annually, highlighting a disparity between the median income and the earnings of a significant portion of residents. Further, a growing affordability crisis in the Vail Valley has caused the median value of owner-occupied housing units in Minturn to reach approximately $1.08 million, more than double the state median of $502,200. Many Minturn residents are housing cost-burdened (spending more than 30% of annual income on housing).

Many lower-income residents, hospitality workers, and seniors live in Minturn and rely on walking, biking, transit, and carpooling to reach jobs, healthcare, and other key destinations. By ensuring safe, snow-free pedestrian access to transit even during winter months, the project removes mobility barriers for those without reliable vehicle access or who are more vulnerable to fall injuries.

The Town of Minturn faces significant budget constraints as a town with a small year-round population with an economy that relies on a modest number of small businesses. Minturn faces outsized infrastructure costs, including the need for an $11+ million water treatment plant replacement, which constrains the Town's ability to fund other important projects, including paving and snowmelt projects. Grant funding for critical projects like Heat the Streets helps the Town to continue to dedicate resources to the urgent need for water infrastructure improvements while also improving safety and downtown viability.

4. **Community Support:** (10%): Are there community plans that played a role in the creation of the project? Please describe how the community has been engaged to inform the location, design, or goal of the project (i.e., surveys, past or current planning practices).

The project represents a unique community partnership between the Town of Minturn and Minturn Whisky Co. to improve safety while also promoting energy efficiency. The Heat the Streets project directly aligns with the 2023 Imagine Minturn: Minturn Community Plan, which was developed through a robust 12+ month public engagement process that included stakeholder meetings, open houses, and a steering committee. This collaborative effort gathered input on community values, concerns, and aspirations to develop a shared vision for sustainable growth, safety, and quality of life. The plan calls for sidewalk improvements to address safety hazards for pedestrians and specifically calls for the consideration of a snowmelt system to heat streets with shade and ice problems. The plan also calls for the transformation of Williams Street into a “shared street” with a unique paving treatment and pedestrian-scaled lighting to orient active uses to the streets to provide more vibrancy and activity. Improvements to Nelson Ave. are critical to this plan, as Nelson Ave. connects Williams to Main Street in the core of downtown. The Imagine Minturn plan also highlights environmental sustainability as a focus area for residents, and the Heat the Streets project aligns with stated objectives to prioritize sustainability in infrastructure improvements.

The project also directly aligns with the 2025 Safe Streets & Roads for All plan, funded by the US DOT. In fall of 2024, the project team launched a website with information about the SS4A project using an ArcGIS StoryMap. The website contained a section dedicated to collecting safety concerns. Users were able to drop a pin at specific locations and share their feedback selecting specific categories of concern. A cluster of pins is present in the proposed project area along Nelson Avenue, with the concerns coded as “Infrastructure Improvements” needed. This study was meant to guide investments in infrastructure improvements for the community. The proposed project will help directly address community concerns raised in the study.

Revitalizing Main Streets

Part 5: Verification, Attachments & Submission

Scope of Work & Financials Verification
If an award is approved, this document represents the scope of the work and costs for the project. By signing this, the applicant has reviewed the application to ensure it represents the necessary project elements required for execution. Scope of work change requests may be submitted once the project has begun, only if unexpected changes occur after the project has commenced. Note: scope of work changes may or may not be approved once submitted to CDOT, so plan accordingly.

Signature: Date: _____

Applicable Laws. By completing and submitting this application, you acknowledge the grantee's President, Chief Elected Official (Mayor or County Commission Chair) or City/County Manager or equivalent, has certified they support this grant request to be submitted for funding and will follow all State fiscal policies, and state and federal regulations (including the Americans with Disability Act) for your entire project, if awarded.

Required Attachments. This checklist consists of the required attachments to be submitted:

- ▣ Relevant map for the project site. Highlight the portion of the project that is requesting grant funds to implement.
- ▣ Project concept design, if completed.
- ▣ Current state clear photographs of the project site.
- ▣ If a project has no documented connection to a master or community plan, letters of support or public involvement documentation may substitute as attachments to show community support.
- ▣ Please submit the project location report from the EnviroScreen 2.0 DI map, with this application.

Submission
Completed & signed applications with required attachments must be emailed to be considered for review at any time to cdotmainstreets@state.co.us.

Application deadlines will be the last Wednesday of **every other month, unless the date falls on a State holiday**. Dates to note for application reviews are found on the website under the document titled Rules, Eligibility & Selection Process.

To: Mayor and Council
From: Katie Sickles
Date: May 7, 2025
Agenda Item: Professional Services Agreement (PSA) to Inter-Mountain Engineering

REQUEST:
Council is asked to approve the Professional Services Agreement (PSA) to Inter-Mountain Engineering for consulting engineering and design for Little Beach Park Retaining Wall and Access Road:

Name of Project: Town of Minturn – Little Beach Park Retaining Wall/Access Road
DOLA: EIAF Grant $147,000 with Town Match $153,097
Grant #: 9968

Inter-Mountain Engineering submitted the sole proposal for engineering and design. The submittal cost is within the 2025 budget.

STRATEGIC PLAN ALIGNMENT:
Town of Minturn Strategic Plan 2025-2027
• Vision: To ensure Minturn's future as a neighborly mountain community.
• Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
• Values: Integrity, Transparency, Collaboration & Resourcefulness
• Economic Development: Community Activities and Events Plans

RECOMMENDED ACTION OR PROPOSED MOTION:
Approval for Mayor Bidez or Interim Town Manager Sickles to sign the PSA

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 19 – SERIES 2025

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO SIGN AN AGREEMENT BETWEEN INTERMOUNTAIN ENGINEERING AND THE TOWN OF MINTURN FOR TO PERFORM DESING SERVICES TO STABILIZE THE EXISTING RETAINING WALL IN LITTLE BEACH PARK

WHEREAS, the Town desires that Contractor perform design services to stabilize the existing retaining wall in Little Beach Park as an independent contractor, in accordance with the provisions of this Agreement, and more fully described in **Exhibit A**; and

WHEREAS, Contractor desires to perform such duties pursuant to the terms and conditions provided for in this Agreement; and

WHEREAS, the parties hereto desire to set forth certain understandings regarding the services in writing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

1. The Minturn Town Council hereby approves the proposed agreement as laid forth in the attached Exhibit A and authorizes the Mayor or his designee to execute said agreement.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 7th day of May, 2025.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and entered into as of the date of the last signature hereto ("Effective Date"), by and between the TOWN OF MINTURN, COLORADO, a Colorado home-rule municipality (the "Town"), and Inter-Mountain Engineering, a Colorado corporation ("Contractor").

WHEREAS, the Town desires that Contractor perform design services to stabilize the existing retaining wall in Little Beach Park as an independent contractor, in accordance with the provisions of this Agreement, and more fully described in **Exhibit A**; and

WHEREAS, Contractor desires to perform such duties pursuant to the terms and conditions provided for in this Agreement; and

WHEREAS, the parties hereto desire to set forth certain understandings regarding the services in writing.

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

1. Services. The Town agrees to retain Contractor to provide the services set forth herein, and as further specified in the proposal set forth in **Exhibit A**, attached hereto and incorporated herein by reference (the "Services"), and Contractor agrees to so serve. Contractor warrants and represents that it has the requisite authority, capacity, experience, and expertise to perform the Services in compliance with the provisions of this Agreement and all applicable laws and agrees to perform the Services on the terms and conditions set forth herein. The Town reserves the right to omit any of the Services identified in **Exhibit A** upon written notice to Contractor and request additional, as-needed services consistent with the Services identified in **Exhibit A** and upon agreed to rates for such additional services. In the event of any conflict between this Agreement and **Exhibit A**, the provisions of this Agreement shall prevail. Contractor is not responsible for repair of damage beyond Contractor's control such as vehicular damage, extreme weather, or vandalism. Repair of such items will be outside of the scope of this Contract and require a Change Order, subject to approval by the Town.

2. The Town's Obligations/Confidentiality**.** The Town shall provide Contractor with reports and such other data/information as may be available to the Town and reasonably required by Contractor to perform hereunder and Contractor is entitled to rely on that information. No project information shall be disclosed by Contractor to third parties without prior written consent of the Town or pursuant to a lawful court order directing disclosure. All documents provided by the Town to Contractor shall be returned to the Town at termination of this Agreement. Contractor is authorized by the Town to retain copies of such data and materials at Contractor expense during the term of this Agreement.

3. Compensation. Subject to annual appropriation, the Town agrees to pay Contractor for the Services an amount not to exceed a sum of $19,195.00, to be paid in monthly progress installments upon the completion of Services for that period and invoicing as set forth herein. The Town shall make payment within thirty (30) days of receipt and approval of invoices submitted by

Contractor, which invoices shall be submitted to the Town not more frequently than monthly and which shall identify the specific Services performed during that period for which payment is requested. Advance billing is not permitted.

4. Term. Unless extended by written agreement of the parties, the Term of this Agreement shall be from the Effective Date until the Services are completed or November 30, 2025, whichever is sooner. The form of this Contract may be renewed by written agreement of the parties.

5. Outside Support Services and Sub-Contractor. Any sub-Contractors shall be pre-approved by the Town. A rate sheet for such sub-Contractors shall be provided to the Town.

6. Ownership of Instruments of Service. The Town acknowledges the Contractor's work product, including electronic files, as instruments of professional service. Nevertheless, the final work product prepared under this Agreement shall become the property of the Town upon completion of the services and payment in full of all monies due to the Contractor.

7. Monitoring and Evaluation. The Town reserves the right to monitor and evaluate the progress and performance of Contractor to ensure that the terms of this Agreement are being satisfactorily met in accordance with the Town's and other applicable monitoring and evaluating criteria and standards. Contractor shall cooperate with the Town relating to such monitoring and evaluation.

8. Independent Contractor. The parties agree that the Contractor shall be an independent contractor and shall not be an employee, agent, or servant of the Town. **Contractor is not entitled to workers' compensation benefits from the Town and is obligated to pay federal and state income tax on any money earned pursuant to this Agreement**.

9. Insurance Requirements.

a. Comprehensive General Liability Insurance. Contractor shall procure and keep in force during the duration of this Agreement a policy of comprehensive general liability insurance insuring Contractor and naming the Town and the Colorado Department of Transportation as an additional insured against any liability for personal injury, bodily injury, or death arising out of the performance of the Services with at least five hundred thousand dollars ($500,000) per individual and at least One Million Dollars ($1,000,000) each occurrence. The limits of said insurance shall not, however, limit the liability of Contractor hereunder.

b. Comprehensive Automobile Liability Insurance. Contractor shall procure and keep in force during the duration of this Agreement a policy of comprehensive automobile liability insurance insuring Contractor and naming the Town and the Colorado Department of Transportation as an additional insured against any liability for personal injury, bodily injury, or death arising out of the use of motor vehicles and covering operations on or off the site of all motor vehicles controlled by Contractor which are used in connection with the Project, whether the motor vehicles are owned, non-owned, or hired, with a combined single limit of at least One Million Dollars ($1,000,000) per

individual and at least One Million Dollars ($1,000,000) per occurrence. The limits of said insurance shall not, however, limit the liability of Contractor hereunder.

c. Comprehensive Professional Liability Insurance. Contractor shall procure and keep in force during the duration of this Agreement a policy of comprehensive professional liability insurance insuring Contractor and naming the Town and the Colorado Department of Transportation as an additional insured against any liability for claims arising out of professional services under this Agreement with a combined single limit of at least One Million Dollars ($1,000,000) each occurrence and ($1,000,000) aggregate. The limits of said insurance shall not, however, limit the liability of Contractor hereunder.

d. Terms of Insurance.

(i) Insurance required by this Agreement shall be with companies qualified to do business in the State of Colorado with a general policyholder's financial rating of not less than A+3A as set forth in the most current edition of "Best's Insurance Reports" and may provide for deductible amounts as Contractor deems reasonable for the Services. No such policies shall be cancelable or subject to reduction in coverage limits or other modification except after thirty (30) days prior written notice to the Town. Contractor shall identify whether the type of coverage is "occurrence" or "claims made." If the type of coverage is "claims made," which at renewal Contractor changes to "occurrence," Contractor shall carry a six (6)-month tail. Contractor shall not do or permit to be done anything that shall invalidate the policies.

(ii) The policies described in subparagraphs a. and b. above shall be for the mutual and joint benefit and protection of Contractor and the Town. Such policies shall provide that the Town, although named as an additional insured, shall nevertheless be entitled to recovery under said policies for any loss occasioned to it, its officers, employees, and agents by reason of negligence of Contractor, its officers, employees, agents, subcontractors, or business invitees. Such policies shall be written as primary policies not contributing to and not in excess of coverage the Town may carry.

e. Workers' Compensation and Other Insurance. During the term of this Agreement, Contractor shall procure and keep in force workers' compensation insurance and all other insurance required by any applicable law. If under Colorado law Contractor is not required to carry workers' compensation insurance, Contractor shall provide the Town an executed Certificate of Exemption from Statutory Workers' Compensation Law and Acknowledgment of Risk/Hold Harmless Agreement, which shall be attached hereto as **Exhibit B** and incorporated herein by reference.

f. Evidence of Coverage. Before commencing work under this Agreement, Contractor shall furnish to the Town certificates of insurance policies evidencing insurance coverage required by this Agreement. Contractor understands and agrees that the Town shall not be obligated under this Agreement until Contractor furnishes such

certificates of insurance.

g. Subcontracts. Contractor agrees to include the insurance requirements set forth in this Agreement in all subcontracts. The Town shall hold Contractor responsible in the event any subcontractor fails to have insurance meeting the requirements set forth in this Agreement. The Town reserves the right to approve variations in the insurance requirements applicable to subcontractors upon joint written request of subcontractor and Contractor if, in the Town's opinion, such variations do not substantially affect the Town's interests.

10. Indemnification. Contractor hereby covenants and agrees to indemnify, save, and hold harmless the Town, its officers, employees, and agents from any and all liability, loss, costs, charges, obligations, expenses, attorney's fees, litigation, judgments, damages, claims, and demands of any kind whatsoever arising from or out of any negligent act or omission or other tortious conduct of Contractor, its officers, employees, or agents in the performance or nonperformance of its obligations under this Agreement.

11. Accessibility Indemnification. Contractor shall indemnify, save, and hold harmless the Town, its officers, employees, and agents, against any and all costs, expenses, claims, damages, liabilities, court awards and other amounts (including attorneys' fees and related costs) incurred by any of the Town's officers, employees, and agents in relation to Contractor's failure to comply with C.R.S §§ 24-85-101, et seq., or the Accessibility Standards for Individuals with a Disability as established by OIT pursuant to C.R.S §24-85-103 (2.5).

12. Accessibility. Contractor shall comply with and the work product provided under this Agreement shall be in compliance with all applicable provisions of §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability, as established by OIT pursuant to Section §24-85-103 (2.5), C.R.S. Contractor shall also comply with all State of Colorado technology standards related to technology accessibility and with Level AA of the most current version of the Web Content Accessibility Guidelines (WCAG), incorporated in the State of Colorado technology standards. The State may require Contractor's compliance to the State's Accessibility Standards to be determined by a third party selected by the State to attest to Contractor's Work Product and software is in compliance with §§24-85-101, et seq., C.R.S., and the Accessibility Standards for Individuals with a Disability as established by OIT pursuant to Section §24-85-103 (2.5), C.R.S.

13. Employment Discrimination. During the performance of any services per this Agreement, Contractor agrees to the following conditions:

a. The Contractor shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, age, disability, citizenship status, marital status, veteran status, sexual orientation, national origin, or any legally protected status except when such condition is a legitimate occupational qualification reasonably necessary for the normal operations of the Contractor. The Contractor agrees to post in conspicuous places, visible to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

b. The Contractor, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, shall state that such Contractor is an Equal Opportunity Employer.

c. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation shall be deemed sufficient for the purpose of meeting the requirements of this section.

d. Immigration Reform and Control Act of 1986 and Immigration Compliance: The Contractor certifies that it does not and will not during the performance of the Agreement employ workers without authorization or otherwise violate the provisions of the Federal Immigration Reform and Control Act of 1986 and/or the immigration compliance requirements of State of Colorado C.R.S. § 8-17.5-101, et.seq. (House Bill 06-1343).

14. Ethics. The Contractor shall not accept or offer gifts or anything of value nor enter any business arrangement with any employee, official, or agent of the Town.

15. Termination.

a. Generally.

(i) The Town may terminate this Agreement without cause if it determines that such termination is in the Town's best interest. The Town shall effect such termination by giving written notice of termination to Contractor, specifying the effective date of termination, at least thirty (30) calendar days prior to the effective date of termination. In the event of such termination by the Town, the Town shall be liable to pay Contractor for Services performed as of the effective date of termination, if any, but shall not be liable to Contractor for anticipated profits. Contractor shall not perform any additional Services following receipt of the notice of termination unless otherwise instructed in writing by the Town.

(ii) Contractor may terminate this Agreement without cause if it determines that such termination is in Contractor's best interest. Contractor shall effect such termination by giving written notice of termination to the Town, specifying the effective date of termination, at least sixty (60) calendar days prior to the effective date of termination.

b. For Cause. If, through any cause, Contractor fails to fulfill its obligations under this Agreement in a timely and proper manner, violates any provision of this Agreement, or violates any applicable law, and does not commence correction of such nonperformance or violation within seven (7) calendar days of receipt of written notice and diligently complete the correction thereafter, the Town shall have the right to terminate this Agreement for cause immediately upon written notice of termination to Contractor. In the event of such termination by the Town, the Town shall be liable to pay Contractor for Services performed as of the effective date of termination, but shall

not be liable to Contractor for anticipated profits. Contractor shall not perform any additional Services following receipt of the notice of termination. Notwithstanding the above, Contractor shall not be relieved of liability to the Town for any damages sustained by the Town by virtue of any breach of this Agreement, and the Town may withhold payment to Contractor for the purposes of setoff until such time as the exact amount of damages due to the Town from Contractor is determined.

16. Force Majeure. The Contractor shall not be held responsible for failure to perform the duties and responsibilities imposed by the Agreement due to legal strikes, fires, riots, rebellions, and acts of God beyond the control of the Contractor, unless otherwise specified in the Agreement.

17. Use of Software and other Intellectual Property. Contractor hereby represents and warrants that it has obtained all necessary rights and licenses to use any software or other intellectual property that may be required by Contractor to perform the Services. Contractor hereby agrees to indemnify, hold harmless and defend Town against any claim brought against Town for improper use or infringement upon any software or intellectual property interest.

18. Agreement Subject to Appropriation. To the extent this Agreement constitutes a multiple fiscal year debt or financial obligation of the Town, it shall be subject to annual appropriation pursuant to the Town of Minturn Municipal Code and Article X, Section 20 of the Colorado Constitution. The Town shall have no obligation to continue this Agreement in any fiscal year in which no such appropriation is made.

19. Responsibilities. Contractor shall be responsible for all damages to persons or property caused by the Contractor, its agents, employees or sub-Contractors, to the extent caused by its negligent acts, errors and omissions hereunder, and shall indemnify and hold harmless the Town from any claims or actions brought against Contractor by reason thereof.

20. Expenses. Expenses incurred in preparation, submission, and presentation of this Agreement are the responsibility of the Contractor and cannot be charged to the Town.

21. Entire Agreement. This Agreement, **along with any addendums and attachments hereto**, constitutes the entire agreement between the parties. The provisions of this Agreement may be amended at any time by the mutual consent of both parties. The parties shall not be bound by any other agreements, either written or oral, except as set forth in this Agreement. Contractor shall not be relieved of its obligations to perform the Service in accordance with this Agreement as a result of any course of dealing with the Town. Course of dealing, no matter how long, is not intended to be, and shall not be construed as, an amendment to this Agreement.

22. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Eagle, State of Colorado.

23. Governmental Immunity Act. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.*

24. Assignability. Contractor shall not assign this Agreement without the Town's prior written consent.

25. Binding Effect. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective heirs, personal representatives, successors, and assigns.

26. Survival Clause. The "Indemnification" provision set forth in this Agreement shall survive the completion of the Services and the satisfaction, expiration, or termination of this Agreement.

27. Severability. In the event a court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

28. Headings. Paragraph headings used in this Agreement are for convenience of reference and shall in no way control or affect the meaning or interpretation of any provision of this Agreement.

29. Notices. Written notices required under this Agreement and all other correspondence between the parties shall be directed to the following and shall be deemed received when hand-delivered or three (3) days after being sent by certified mail, return receipt requested:

If to the Town:
Town Manager
302 Pine Street
Minturn, CO 81685

With a copy to:
Michael J. Sawyer
Karp Neu Hanlon, P.C.
201 14th Street, Suite 200
P.O. Drawer 2030
Glenwood Springs, CO 81602

If to Contractor:
Inter-Mountain Engineering
c/o Jeffery M. Spanel, P.E.
30 Benchmark Road, Suite 216
PO Box 978
Avon, CO 81620
jspanel@inter-mtn.net
(970) 949-5072

30. Authority. Each person signing this Agreement, **and any addendums or attachments hereto**, represents and warrants that said person is fully authorized to enter into and execute this Agreement and to bind the party it represents to the terms and conditions hereof.

31. Attorneys' Fees. Should this Agreement become the subject of litigation between the Town and Contractor, the prevailing party shall be entitled to recovery of all actual costs in

connection therewith, including but not limited to attorneys' fees and expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

~ Signature Pages Follow ~

IN WITNESS WHEREOF, the parties have entered this Agreement as of the Effective Date.

TOWN OF MINTURN, COLORADO

By: _____

Title: _____

Date: _____

ATTEST:

_____
Town Clerk

CONTRACTOR:

By: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Agreement was acknowledged before me this ____ day of _____, 2025 by _____.

Witness my hand and official seal.

_____
Notary Public

EXHIBIT A
SCOPE OF SERVICES

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

March 17, 2025

Town of Minturn
Attn: Katie Sickles; Interim Town Manager
PO Box 309
Minturn, CO 81645
interim@minturn.org

Re: Engineering Design Services for the Stabilization of the Little Beach Park Retaining Wall.

Dear Ms. Sickles:

Inter-Mountain Engineering (IME) appreciates the opportunity to present this proposal for professional services for The Little Beach Park Retaining Wall Stabilization Project. Our proposal is based upon the Request for Proposals (RFP) dated March 7, 2025. We are very familiar with the project as we assisted the Town with planning and estimating for the grant application.

PROJECT DESCRIPTION:
The project includes reconstruction of the existing timber retaining wall and north entry drive from Cemetery Road. The retaining wall reconstruction is planned as a gravity (Redi-Rock) wall constructed in front of the existing timber wall, with the existing wall abandoned in place. The wall reconstruction will necessitate replacement of the adjacent asphalt sidewalk. The existing asphalt drive connecting the Park to Cemetery Road will be replaced with a narrower drive to limit vehicular access. Limited parking will be provided, and the existing vault toilet will be removed.

PROJECT TEAM:
The engineering and design services required for this project will require surveying, civil, geotechnical, and structural engineering. To provide comprehensive services we propose to team with Ground Engineering for this project. Inter-Mountain will serve as the lead consultant, providing project management, survey, and civil engineering services. Ground Engineering will provide geotechnical and structural engineering services. The key personnel that will be assigned to this project are presented in the following briefs. Detailed resumes and Statements of Qualifications for both firms will be provided on request.

Inter-Mountain Engineering:
Jeffery M. Spanel PE has nearly 50 years of experience in the fields of civil and construction engineering. Jeff provided the leadership and vision to grow Inter-Mountain Engineering into a prominent civil engineering and surveying firm. He has extensive project management and land development experience, which includes public and private projects. Many of the projects have had budgets in excess of 50 million dollars. Jeff has coordinated approvals with many municipalities, CDOT, railroads, institutional lenders, and U.S. Department of Housing and Urban Development (HUD).

Bradley P. Stempihar, PE, Project Engineer, has over 17 years of experience in civil design & construction administration. Brad is experienced with overall project management, as well as being a project engineer and designer in the private and public sector. His experience includes, but not limited to; site plans, grading and drainage, stormwater management, hydrology studies, utility design, roadway and parking lot design, cost estimates, and CDOT access permits. He has performed work for residential and commercial site development projects throughout Colorado's Western Slope and is knowledgeable in local design regulations and the unique construction techniques required in the Rocky Mountain region.

Ground Engineering:
Carl Henderson, PE, has over 25 years of experience in geotechnical engineering & retaining wall design. Carl's experience includes geotechnical investigations and analysis, retaining structure design, pavement design, construction management, laboratory materials and field testing. Retaining structure design comprises MSE, soil nail, SMSE, GRS ground anchor, soldier pile, micropile, caisson, sheet pile, and gravity walls.

RELEVANT PROJECT EXPERIENCE:
Town Engineer –Minturn, CO; 2014-Present

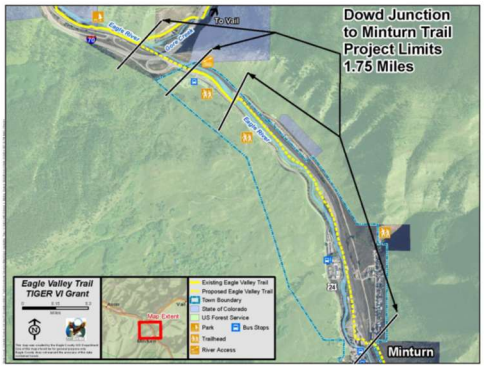
Inter-Mountain Engineering (IME) has served as the Town Engineer since 2014. As Town Engineer, we are constantly engaged with this unique community for on-call engineering, surveying, and support. Typical tasks include attending staff and public meetings, plan review, permitting assistance, preparation of design plans, specifications, cost estimates, and construction administration. Numerous projects in the historical Town involve retrofitting old with new and dealing with underground unknowns that require creative design solutions to complete projects and satisfy all parties involved.
Reference: Michelle Metteer (Former Town Manager); 970.471.0090; mmetteer5@gmail.com

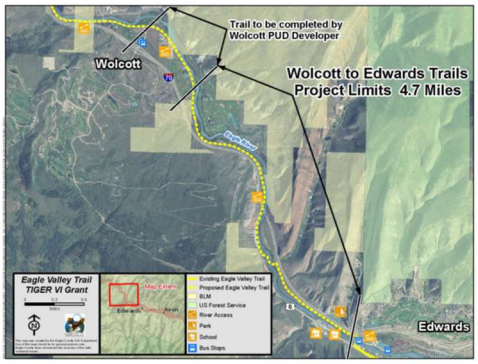
Solar Vail - 2018.
Sonnenalp Resort of Vail retained Inter-Mountain to provide civil engineering services for the Solar Vail employee housing in Vail, Colorado. A portion of our services included grading design. The steep grades on the site necessitated the inclusion of an 80 foot long, 22 foot tall, terraced retaining wall. Inter-Mountain provided horizontal & vertical design requirements for the wall and coordinated the design with Kumar & Associates for geotechnical engineering, Ground Engineering for retaining wall design and RA Nelson as the general contractor.
Reference: Sebastian Faessler (Sonnenalp Vail); sfaessler@sonnenalp.com

Valley Condominiums – 2017 - 2018:
The Valley Condominium Association engaged Inter-Mountain to assist with repairs to failing timber retaining walls for the parking areas of Buildings 1612 and 1614 Buffehr Creek Road in Vail, Colorado. Parking for the condominiums is located along the road and supported by over 200 feet of terraced timber retaining walls. The 12-foot-tall walls were repaired with the use of gravity block type retaining walls. Inter-Mountain was the lead consultant, providing civil engineering and construction administration services. HP Geotech was the geotechnical engineering consultant and Ground Engineering provided retaining wall design services.

Buffalo Ridge 2018:
The Buffalo Ridge Affordable Housing Corporation engaged Inter-Mountain to assist with repairs to the retaining walls along Swift Gulch Road. Approximately 275 feet of 16' tall tiered MSE retaining walls separate the parking lots for Buildings 1 & 2 from Swift Gulch Road. Portions of the walls were failing because of road drainage and leaking irrigation lines. Inter-Mountain provided construction administration services for the repairs. HP Geotech provided geotechnical services and Miller Wall Company provided design-build services for the repair.
Reference: Gerry Flynn (Polar Star Properties); 970.390.4900, gflynn@polarstarproperties.com

Eagle County (ECO) Trails:
Edwards to Wolcott, Wolcott to Horn Ranch, & Dowd to Minturn Trails – Eagle County, CO 2008-Present





As the project lead, Inter-Mountain Engineering has completed design documents for portions of the Eagle Valley Regional Trail System located between Minturn Road Bridge to Minturn (1.3 miles), between U.S. Highway 6 and the Eagle River at Hillcrest Drive in Edwards to Wolcott (4.7 miles) and Wolcott to Horn Ranch (2.1 miles). Over the years, IME and the design team have been working closely with ECO Trails for the proposed 10-foot wide asphalt trail alignments designed to Eagle County standards and ADA standards. Project involvement includes trail alignment plan and profiles, retaining wall design, grading and drainage improvements, and railroad and irrigation ditch crossings, and dealing with adjacent landowners such as the State Land Board, Denver Water, U.S. Forest Service, Union Pacific Railroad, and CDOT.

U.S. Highway 6 and the Eagle River at Hillcrest Drive in Edwards to Wolcott
Phase I/II consisted of approximately 3 miles of 10-ft wide asphalt trail and included a feasibility study for a railroad crossing and the design of a 2,800-ft long irrigation ditch enclosure. Extensive gravity retaining walls are required to thread this project through a narrow right of way. Phase II included the design of approximately 1.7 miles of trail within the CDOT right-of-way designed to ADA standards.

Wolcott to Horn Ranch
This trail segment includes approximately 2.1 miles of 10-ft wide asphalt trail and retaining walls along U.S. Highway 6 and portions of the Eagle River. The project has been designed to the 60% construction document level and is currently being reviewed and negotiated between ECO trails, CDOT, and the adjacent landowners prior to moving towards final design and construction.

Minturn Road Bridge to North Minturn
This trail segment included approximately 1.3 miles of 10-ft wide asphalt trail and retaining walls meandering along the hillside on the northeasterly side of Minturn Road and the Union Pacific Railroad. The project included extensive coordination being between Union Pacific Railroad, State Land Board, and U.S. Forest Service.

Reference: Kevin Sharkey (ECO Trails): 970.328.3523, kevin.sharkey@eaglecounty.us

SCOPE OF WORK:
Based on the information provided in the Request for Proposals, and our experience on similar projects, we propose the following Scope of Work:

1. Coordinate project details with the Town and design team: form decisions regarding the width of north access, access restrictions, parking, width of the retaining wall sidewalk, and location of the new Porta johns need to be identified.
2. Provide construction plans, specifications, and details necessary for bidding and construction of gravity retaining walls, entry road and sidewalk.
3. Prepare Invitation to Bid.

The scope of work is further defined as follows:

A. PROJECT MANAGEMENT, COORDINATION, AND MEETINGS:

IME will provide general project management and coordination via email and phone calls to professionally design the requested services. This includes coordination meetings with the with the Town, utility companies, material vendors, and design team.

1. Project Kick-Off /Town Site Walk
2. Periodic review meetings.
3. Pick up survey Discussion & review of Invitation to Bid

B. CONSTRUCTION DOCUMENTS:

1. **Cover Sheet (1 sheet):** The Cover Sheet will contain all pertinent project information such as the project name and location, a vicinity map, a sheet index, project and utility contact information, general civil construction notes and specifications, as well as technical specifications for construction.
2. **Existing Conditions (1 sheet):** This sheet will depict existing features plotted on a topographic survey of the project site. Field survey to pick up necessary details is included.
3. **Construction Plans: (2-3 sheets):** Construction plans will be prepared to delineate the horizontal and vertical requirements as well as details for the new asphalt and retaining wall.
4. **Erosion Control Plan (1 sheet):** The plan will delineate construction period erosion control requirements.
5. **Detail Sheet (1 sheet)**: This sheet will include typical asphalt sections, retaining wall sections and details for any other necessary improvements.
6. **Invitation to Bid**: An Invitation to Bid (IFB) will be prepared in the typical Town of Minturn format. It will include instructions for bidding, bid requirements, bid schedule, and Minturn bid and contract requirements. The IFB will include construction schedule requirements to accommodate events scheduled in Little Beach Park. We will prepare a Bid Tab for inclusion in the IFB which will be suitable for bid comparison as well as the schedule of values for inclusion in contract documents.

SCHEDULE:

Our team is prepared to coordinate our work to meet the following conceptual schedule provided by the Town:

1. Complete agreement and initiate engineering services by May.
2. Complete design services and Invitation for Bid by the end of June.
3. Release IFB in July.
4. Construction will take place late August through October.

The schedule will be refined at the Kickoff meeting.

PROPOSED FEES:

Inter-Mountain Engineering proposes providing the professional services described in this proposal on a time and materials basis. The fees have been divided into categories to help understand the level of effort required for the individual tasks, however the work is inter-related, and actual fees will overlap this breakdown. IME will not exceed the total fee without prior notice and authorization from the Client:

1.	Project management, coordination, and meetings:	$2,100.00
2.	Construction Documents:	$17,095.00
	Total:	$19,195.00

Exclusions & Clarifications:

While the Inter-Mountain Engineering team intends for this proposal to include all Civil Engineering and Land Surveying elements required for the Clients' request, our proposal includes only the specific scope of work described above. The following items are specifically excluded from this proposal. Should any of these items be required, we would be happy to provide them via approved change order or on a time and materials basis according to our Professional Fee Schedule.

1. Landscape & Irrigation Design (other than those mentioned above)
2. Utility Design (other than those mentioned above)
3. Groundwater Mitigation
4. Traffic Control Plans
5. Town, and/or Additional Coordination Meetings (other than those mentioned above)
6. "Major" Scope of Work Changes
7. Drainage Studies
8. Earthwork Optimization Calculations /Value Engineering
9. Stormwater Management Plans (SWMP)
10. Permitting, Bidding, and Construction Phase Services (other than those mentioned above)
11. Specifications/Special Provisions (other than those mentioned above)
12. Construction administration.
13. Preparation of Contract Documents (other than those mentioned above).
14. Other reimbursable expenses (additional prints, delivery, travel/lodging) will be billed at cost plus 20%.
15. This proposal is valid for 30 days.

We previously provided comments from our attorney & insurance provider to assure the proposed Professional Service Agreement meets the requirements of our professional liability insurance. Our proposal is conditioned on reaching a satisfactory resolution to those comments. We agree to abide by the Consultant's Certificate Regarding Employing or Contracting with Illegal Aliens and Town of Minturn Procurement Policy.

Please note that you will be billed monthly for services to date. Invoices submitted are due upon receipt. If invoices remain unpaid after 45 days, you will be charged a service charge of 1.75% per month. If it should become necessary to enforce collection, Inter-Mountain Engineering will be entitled to recover its costs of collection, including attorney's fees.

I want to thank you for considering Inter-Mountain and Ground Engineering and look forward to working with you on this project.

Respectfully,
Inter-Mountain Engineering

Jeffery M. Spanel, P.E.

EXHIBIT B

CERTIFICATE OF EXEMPTION FROM STATUTORY WORKERS' COMPENSATION LAW AND ACKNOWLEDGEMENT OF RISK/HOLD HARMLESS AGREEMENT

("Contractor") certifies to the Town of Minturn ("Town") that it is exempt from the provisions of the Colorado Workers' Compensation Act.

If Contractor has any employees who will perform the Services or subsequently employs any person to perform the Services as set forth in this Agreement (other than subcontractors, who are not considered employees for the purposes of workers' compensation), it agrees to provide the Town with a Certificate of Insurance as required by the Agreement indicating proof of statutory workers' compensation coverage on such persons prior to their start of work for the Town.

Contractor acknowledges that it will be engaging in activities which exposes it to the risk of bodily injury, that it is physically capable of performing the activities, and that all necessary precautions to prevent injury to Contractor and others will be taken. Contractor shall not hold the Town liable for any injuries sustained, by it or others, which may arise out of or in the course of the work performed for or on behalf of the Town, and Contractor agrees to defend, indemnify, and hold harmless the Town from all such claims.

CONTRACTOR:

By: _____

Title: _____

Karp Neu Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: May 2, 2025

TO: Minturn Town Council

FROM: Karp Neu Hanlon, P.C.

RE: Amending the Franchise Agreement Between the Town of Minturn and Xcel Energy of Colorado

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On June 1, 2005, the Town Council executed a franchise agreement between the Town of Minturn and Xcel Energy of Colorado (the "Company"), as set forth in Ordinance No. 11 – Series of 2005 (the "Agreement"). The Agreement grants the Company a non-exclusive right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service").

The term of the Agreement is set to expire on June 1, 2025. Town staff is currently negotiating with the Company regarding a new franchise agreement between the Town and the Company for a renewed term. While negotiations over the final draft and approval of the Agreement are ongoing, the Town wishes to amend the Agreement with a temporary extension of ninety (90) days to allow for uninterrupted Utility Service to the Town and its residents until the new franchise agreement is completed and executed.

The proposed Ordinance would approve an amendment to the Agreement to provide for this temporary ninety-day extension of the Agreement.

Town staff recommends adopting the Ordinance as set forth below.

ORDINANCE 05 – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, GRANTING A TEMPORARY EXTENSION OF THE FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND XCEL ENERGY OF COLORADO FOR THE USE OF TOWN PROPERTY TO PROVIDE GAS AND ELECTRIC UTILITY SERVICE TO THE TOWN AND ITS RESIDENTS.

WHEREAS, the Town of Minturn, in the County of Eagle and State of Colorado (the "Town"), is a home rule municipal corporation duly organized and existing under laws of the State of Colorado and the Town Charter (the "Charter"); and

WHEREAS, pursuant to Section 10.1 of the Charter, the Town Council has authority to grant, amend, revoke, or otherwise carry out its powers regarding franchise agreements; and

WHEREAS, as set forth in Ordinance No. 11 – Series of 2005, the Town Council executed a Franchise Agreement (the "Agreement") between the Town and Xcel Energy of Colorado, its successors, assigns, affiliates, and subsidiaries (the "Company") granting the Company the right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service"); and

WHEREAS, the term of the Agreement is for twenty (20) years, set to expire on June 1, 2025; and

WHEREAS, the Town and the Company are presently engaged in negotiations regarding a new franchise agreement wherein the Town may grant the Company a new non-exclusive franchise to use Town streets, public utility easements, and other Town property to provide Utility Service; and

WHEREAS, the Town and the Company wish to amend the Agreement to provide for a temporary extension of the Company's rights and duties under the Agreement for a period of ninety (90) days, as shown in **Exhibit A** (the "Amendment"); and

WHEREAS, the Town Council finds and declares that amending the Agreement to provide for a temporary extension of the Utility Service within the Town is necessary for the preservation of public health, safety, and welfare and is in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Amendment of Franchise Agreement. Town Council hereby approves the Amendment to provide for a temporary extension of the Agreement for a period of ninety (90) days in substantially the same form as **Exhibit A**, as determined to be satisfactory to the Town Attorney, and authorizes the Town Manager or designee to execute the same. The Town Council further ratifies all actions taken by the Town to date with respect to the Amendment.

Section 3. Effective Date. Upon passage of this Ordinance, the provisions hereof shall

become effective on May 28, 2025.

Section 4. Severability. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 7th DAY OF MAY 2025. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 21st DAY OF MAY, 2025 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 21st DAY OF MAY, 2025.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:
Jay Brunvand, Town Clerk

EXHIBIT A
Amendment to Franchise Agreement

AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND XCEL ENERGY OF COLORADO

THIS AMENDMENT TO FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND XCEL ENERGY OF COLORADO (the "Amendment") is made and entered into this __ day of _____ 2025, between the TOWN OF MINTURN, Colorado, a home-rule municipal corporation (the "Town") and PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation and an Xcel Energy Company (the "Company"), collectively (the "Parties").

RECITALS

WHEREAS, as set forth in Ordinance No. 11 – Series of 2005, the Town and the Company executed the Franchise Agreement Between the Town of Minturn and Xcel Energy of Colorado (the "Agreement"), granting the Company the right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service"); and

WHEREAS, Section 2.2 of the Agreement establishes the term of the franchise for twenty (20) years, set to expire on June 1, 2025; and

WHEREAS, the Town and the Company are presently engaged in negotiations regarding a new franchise agreement that would grant the Company a non-exclusive franchise to use Town streets, public utility easements, and other Town property to provide Utility Service; and

WHEREAS, Section 14.1 of the Agreement allows the Parties to amend the Agreement through a writing signed by both the Company and the Town and approved in the same manner as was required for the passage of the Agreement's adoption ordinance; and

WHEREAS, the Town and the Company wish to execute this Amendment to provide for a temporary extension of the Agreement to allow for continuous Utility Service under the Agreement until a new franchise agreement is executed.

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

1. Recitals. The foregoing recitals are incorporated herein as if set forth in full.

2. Amendment. The Agreement is hereby amended with the addition of Section 2.3 as follows:

   § 2.3 Temporary Extension of Term. The term of this Agreement is hereby extended for a period of ninety (90) days beginning on the expiration date of this Agreement and ending on August 29, 2025.

~ Signature Pages Follow ~

IN WITNESS WHEREOF, the Parties have entered this Agreement as of the Effective Date.

TOWN OF MINTURN, COLORADO

By: _____

Title: _____

Date: _____

ATTEST:

_____
Town Clerk

PUBLIC SERVICE COMPANY OF COLORADO

By: _____

Title: _____

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Agreement was acknowledged before me this ____ day of _____, 2025 by _____.

Witness my hand and official seal.

_____
Notary Public

To: Mayor and Council
From: Katie Sickles
Date: May 7, 2025
Agenda Item: Tank 2 HDR Engineering DRAFT Evaluation and Memo

INFRASTRUCTURE PROJECT:

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.

PROJECT:

The evaluation attached identifies several

1. Alternative a) No Action or Do Nothing is the recommended short-term approach. Operate tank 2 until the Town determines they can no longer operate the tank. Once Tank 2 is offline the additional volume that can't be used by Tank 3 will now be usable, offsetting the storage loss to the system. This would be prior to any PRV, or control structures set in place between Tank 2 and Tank 3.
2. If not already, begin planning and saving for a new tank within the next 5 years.
3. If applicable, the money allocated for a tank liner/bladder system or tank rehabilitation be saved for a new tank or used for other infrastructure improvements as seen fit by the Town.
4. Seek and apply for funding for a new tank construction.
5. Alternate e), construction of a new bolted or welded steel tank is the recommended alternative to address Tank 2 deficiencies and CDPHE violations. Construct a new bolted or welded steel tank is recommended over install a liner/bladder system, plural component liner, and tank rehabilitation alternatives.
6. Alternate f) construction of a new concrete tank should not be ruled out immediately, unless time is of the essence. Due to funding cycles, there may be enough time to consider tank alternatives in more detail. A concrete tank will take more planning and constructing further out into the future than the other tanks, but the long-term savings potential and minimal maintenance requirements need strong consideration.

RECOMMENDATION:

The proposed action is #1 or Alternative a No action with #2 start planning and saving for a new tank.

RISKS:

The new tank located at the WTP can provide adequate storage for the Town of Minturn. However, there is a major downside if the Town must take Tank 2 offline. If a repair to the distribution system is required from the WTP to Mann Avenue the entire town could be out of water. There is one loop from 1031 Main to 811

Main. If a repair is required in that area, we can send water through the 6" line on the East side of Hwy 24. If repairs are made outside of this area the entire town is out of water.

IMMEDIATE ACTION:
John Volk was advised of the 3-year sanitary survey with CDPHE last week. CDPHE issued a significant deficiency for the leaking bolted tank. The inspector directed the Town to address it.

A 5-year comprehensive inspection is due this year. John can have the divers patch the leaks with epoxy from inside the tank. This was done in 2020, but leaks developed after about 8 months. This is not a permanent fix but will buy a time until the next inspection.

The cost is about $5,000 and I directed John to proceed with this maintenance project.

STRATEGIC PLAN ALIGNMENT:
Town of Minturn Strategic Plan 2025-2027
• Vision: To ensure Minturn's future as a neighborly mountain community.
• Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
• Values: Integrity, Transparency, Collaboration & Resourcefulness
• Infrastructure & Services: Repair Tank #2 ~~& PRV Housing Construction~~

RECOMMENDED ACTION OR PROPOSED MOTION:
Town Council is asked to review the documents and motion:

A. Propose action #1 or Alternative a <u>No action</u>

B. Direct staff to insert a new tank within the proposed Capital Improvement Plan with plans to save adequate funds or grant matching funds for a new tank prior to the year 2030.

ATTACHMENTS:
DRAFT HDR Engineering Evaluation Memo

Town of Minturn, CO

Tank No. 2 Review and Construction Alternatives

April 11, 2025

**TECHNICAL MEMORANDUM
PREPARED FOR THE
TOWN OF MINTURN, CO**

Introduction

HDR is working with the Town of Minturn to review rehabilitation alternatives for Tank number 2. Tank 2, a “chime” style bolted tank, was constructed in 1996 with a capacity of 600,000 gallons. Approximately 1/3 (8 ft) of the tank is below grade and constructed out of concrete as a part of the tank stem wall foundation and ring wall. The remaining 2/3 (16 ft) of the tank is the bolted steel portion and is above grade. The tanks diameter is approximately 66’ with a 24’ overall tank height or 16’ from ground level. **Figure 1** shows an example of a chime style tank. The horizontal flange seams can be seen at each stacked panel and are the weakest spots of the tank that often result in leaking, as is the case with Minturn’s Tank 2.

Figure 1. Chime Panel Bolted Tank

The Town of Minturn is most interested in having a bladder system installed to the existing tank. The bladder system is reviewed in this memorandum along with other alternative rehabilitation methods ranging from a full tank rehabilitation to demolishing and constructing a new tank. Cost estimates and considerations for all alternatives reviewed are provided.

Tank 2 Condition Assessment and Site Review

The existing coating system in Tank 2 is unknown but is assumed to be epoxy-based. At nearly 30 years old, Tank 2 is approaching the end of its useful life. The tank is showing wear, corrosion, and degradation in all areas of the tank. The worst of the corrosion exists in the interior of the roof structure as this is the tanks condensation zone, where chlorinated water evaporates and creates a corrosive atmosphere inside the tank.

Tank Condition Assessment

The tank condition assessment is based off the prior inspection report dated June 3rd, 2019 with the understanding that little to no improvements were made to the tank since the 2019 report.

Tank Interior

The tank interior is in the worst condition of the tank overall and requires the most attention. Because the tank interior is in contact with fluctuating water levels and condensation exposure, tank interiors are the most prone to degradation or corrosion. In cold climates such as Minturn, fluctuating water levels with ice build up only compounds the corrosion and the interior tank degradation.

The roof design is such that there is a void between the roof panels and the main roof beams. This void is prone to condensation build up and is difficult or nearly impossible to access for repairs. Upon speaking with multiple tank manufacturers, all have stressed concerns over the void between the beams and the roof as well as the center pole support. Failing interior beams and the void have caused parts of the roof surfaces to warp or sag. Contractors were generally unwilling to provide a quote for tank rehabilitation due to the risk associated with trying to repair the roof structure. New roof construction is likely the best solution rather than trying to rehabilitate the existing roof structure.

Tank 2's interior side walls appear to be in the expected condition for the tank age. The condition would be labeled as poor to fair. Vertical streaks of rust can be seen and are due to spot defects in the tanks coating system. The spots may have formed from not preparing the metal and applying primer and coating system properly, and/or oil/grease from paint crews' hands or tools used during construction. A fingerprint on a bare metal surface or primed surface prior to coating is enough to cause a future defect in the tanks coating. If the coating was not applied in the proper thickness, allowed proper cure time or temperature and humidity conditions these defects can also surface. These defects are formally known as "holidays". The vertical rust streaks are caused by the fluctuating tank levels as the water goes above and below the holidays or rust spots.

Tank 2's concrete stem wall foundation interior condition is relatively unknown as there is the limited information available. The condition of the concrete is expected to be fair to good, and any cracks or voids likely can be fixed. Input from the Town of Minturn indicates that gasket and sealant material has degraded into small clumps, or black deposits, and settled out at the bottom of the tank. This is typical in tanks using gaskets and sealants and though it can negatively affect water quality, it will not affect the concrete's integrity.

The tanks overflow weir box is interior to the tank and does not meet the Colorado Department of Public Health and Environment (CDHPE) requirements for freeboard over the top of the weir box and the roof. The dimension needs to be 12 inches minimum, and the current measurement is roughly 6 inches, thus the top of the weir box needs to be lowered by a minimum of 6 inches. The top penetration of the overflow pipe is roughly 9.5 inches and would likely need to be modified in conjunction with the weir box. If left as is there would be roughly 3.5 inches of the

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12-inch overflow pipe that would not be used when the tank is overflowing, thus will have a minor impact on overflow rate.

Access into the interior of the tank is not flush with the top of the concrete making access more difficult. Forklifts can typically be brought in to bolted tanks when the tank bottom is flush with the top of the foundation. The forklifts are used to work on the interior roof portions of the tank and upper portions of sidewalls. Panels can be unbolted and temporary shoring set in place on the tank structure and then equipment brought in for interior repairs. Due to the tank's construction being partially below ground, bringing in a forklift or other equipment is unlikely or impossible, in turn making rehabilitation more difficult. Access through the manway is also difficult as there is a nine- or ten-foot drop into the tank bottom.

Tank Exterior

The tank exterior is in as-expected condition and would generally be considered fair. This includes the tank side walls, shell manway, and overflow pipe. Exterior modifications would be required to the overflow pipe to meet current CDPHE regulations. The aluminum ladder is noted to be in good condition.

In addition to the overflow pipe modifications discussed in the tank interior section, the overflow discharge has recommended improvements. The current overflow discharge appears to be mostly buried, or minimally exposed. There is no discharge channel or erosion control currently in place at the outlet. A concrete splash pad with riprap or at minimum a swale made with rip rap to control overflow discharges is recommended.

The existing roof vent and hatch are not in compliance with most current CDPHE requirements and will require modifications. These are relatively easy modifications to make as there are vents that tank manufacturers provide for tank rehabilitation. The selected vent would be frost free and have a stainless steel mesh sized per CDPHE requirements to act as a bug and debris screen.

When the tank level drops, air is brought in, so a vacuum pressure doesn't develop inside the tank. With enough vacuum pressure, the tank can buckle like a pop can. The same is true when the tank water level rises, air is pushed out of the tank so a positive pressure does not develop in the tank which would result in blowing out gaskets, sealant, and other parts of the tank. A frost-free vent is critical for tanks that experience cold weather conditions to ensure air movement is occurring as the tank water level fluctuates.

The hatch is also relatively easy to fix and there are many options to choose from. A Bilco style hatch (example provided in Figure 2) is recommended, and may be required, if any tank rehabilitation work is conducted. These are premanufactured hatches that are affordable and easy to implement into existing tanks. To modify the tank for a new hatch, a flange would be cut and welded into the tank roof and made to accept the manufactured hatch. The height of the flange would be minimum height per CDPHE requirements. These hatches can be furnished with pad locks. If a new tank were to be constructed, a Bilco style hatch is recommended versus a custom fabricated hatch.

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Figure 2. Premanufactured Bilco Hatch Example

The concrete stem wall foundation exterior condition is relatively unknown, but leaks are evident around the lower portion of the tank at the interaction of the tank steel structure and the stem wall foundation. Having the lower flange cast into the concrete is a unique design for a chime tank. This interaction style and the 8-foot lower portion being concrete makes rehabilitating Tank 2 more difficult. Based on photos from the 2019 condition assessment, a white substance is observable along the exterior perimeter of the tank at the stem wall foundation and embedded steel flange. This white substance could be calcium deposits being secreted from the soil bentonite seal that is acting as a water stop between the tank concrete stem wall foundation and embedded steel tank flange.

Deterioration of the bentonite seal continues over time, but unfortunately it is not possible to repair as it is encased in concrete. Sealant can be used on the interior and exterior of the seam between concrete and metal flange; however, over time the sealant will be penetrated due to interior and exterior conditions and ultimately leak again. The use of a bentonite seal in Tank 2 is not certain, but was a typical method of construction used in the 1990s and so is assumed.

Tank Construction Site Review

Existing tank construction sites where HDR has direct experience were reviewed along with new construction projects to determine the space recommended for rehabilitation alternatives. At least one acre is recommended for a single tank with a diameter of roughly 60 feet. Most of this space allows for a general approach or driveway into the tank site and staging space for parking and storing materials for a full tank rehabilitation. Figure 3 shows a spatial reference of 1 acre around the existing tank site.

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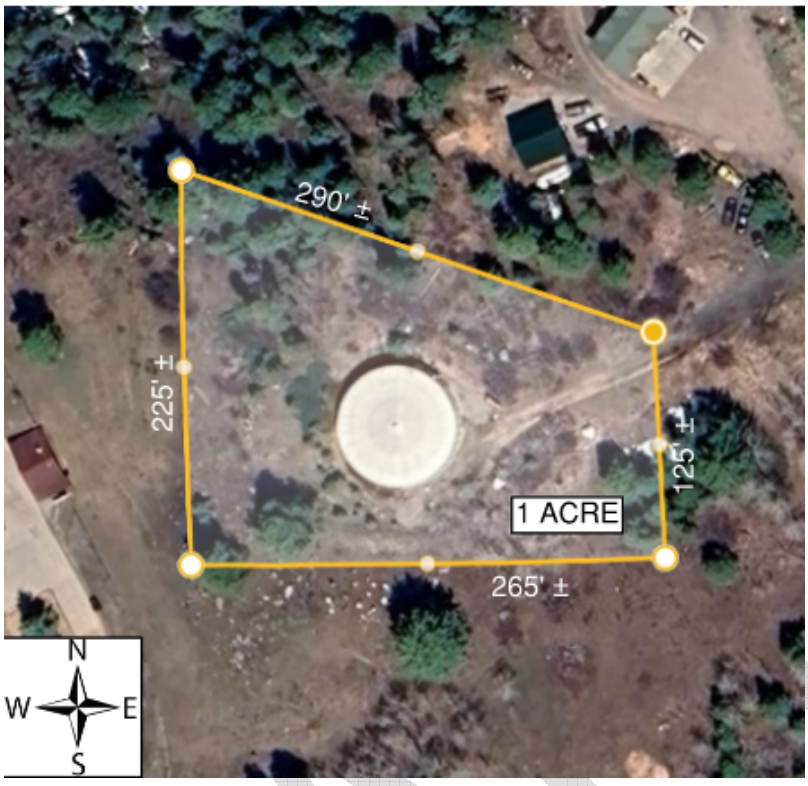

Figure 3. 1 Acre Space Reference Around Tank Site

If a new tank were to be constructed at the existing Tank 2 site with similar diameter the minimum staging space requirements would be 1.25 acres.

Actions or Construction Alternatives

This section describes the alternative actions or construction alternatives to rehabilitate Tank 2.

No Action or Do Nothing

The Do Nothing alternative is taking no action to address Tank 2 deficiencies and use the tank until it is no longer able to be kept in operation. This alternative allows the Town to plan and save money for a new tank project. The cost to rehabilitate the tank is as much or more than constructing a new tank. Even a full Tank 2 rehabilitation may not be able to address all the tanks issues with regards to leaks and corrosion. Leaks and corrosion are likely to pick up where they left off within a few years.

In this alternative Tank 2 would be kept in operation as long as possible or until the end of its useful life. Run the tank until it can't operate anymore and plan for a new tank in the meantime.

Install Bladder System or Tank Liner

The Tank Liner alternative includes installing a tank liner or bladder to the inside of the tank as a temporary fix and attempt to extend the usable lifetime of Tank 2. The liner is typically a Flexible Membrane typically made of High-Density Polyethylene (HDPE) or Polyvinyl Chloride

(PVC) as shown in **Figure 4**. The liners material is made specific to potable water system applications and are NSF 61 approved for use in drinking water.

The liner is generally dimensionally custom made and is secured to the side walls above the high-water mark. The method of securing to the tank side wall varies from a rope system, to using the existing tank bolts, self-taping metal screws or drill new holes with new bolts, nuts and washers. It is common for stainless steel hooks to be connected to the liner to then hang on the securing methods mentioned.

Although this option seems attractive, it is a band aid fix and will expedite the tank corrosion, resulting in an increasingly more unsafe tank structure. Once installed, a new moisture barrier is developed between the tank sidewalls and behind the liner. This area will accumulate and stagnate water, accelerating corrosion of the tank interior. The liners are not built to handle ice and ice accumulation can tear the liners in a matter of a few years. Bringing the tank liner into the tank through the manway will be difficult as well.

This alternative does not address the tanks most severe issue, the roof interior. There is an extreme safety hazard working inside Tank 2 due to the condition of the roof interior. The main beams, cross beams and center support are structurally compromised due to corrosion at connections. Introducing workers into the space could disturb the tank and be catalyst to a beam collapsing. There are cross beams connections that have already corroded to the point of failure and are hanging inside the tank. Adding additional load to the roof may be needed to support part of the liner as well.

This alternative also does not address any of the other tank deficiencies such as overall tank corrosion, access hatches, access hatch or gate alarms, tank vent, overflow weir modifications, and overflow discharge modifications.

Figure 4: Tank Liner System

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Install Plural Component Lining System

This alternative is similar to the liner system previously described but involves a spray or roll-on type of application and is preferred over the liner/bladder system. The spray-on application method can be seen in **Figure 5**. The alternative still requires some prep of all surfaces to be coated and a spray-on poly liner that hardens in place, similar to a pipe relining system. This would require workers to access the tank interior. All the same safety risks occur with this alternative as install a liner and potentially more if the roof interior would be coated.

If no work to the roof would be conducted under this alternative it would be the least invasive method of construction over installing a liner/bladder system. The tank sidewalls and floor could be prepped without needing to drill any new holes, remove any bolts, or tap any screws to hang the liner. Bringing the liner in through the manway will be extremely difficult whereas the plural component alternative is only spray hoses and guns or paint rollers and paint buckets.

Figure 5: Plural Component Spray-On Lining System

Overall Tank Rehabilitation and Recoat

This alternative includes addressing all the existing tanks deficiencies and restoring it back to close to new condition. This alternative would require the entire roof to be repaired or a new roof entirely. There is potential for the roof panels to be reused, but the entire roof support structure would need to be rebuilt. This includes all support beams and the center support column. **Figure 6** shows the final phases of a tank rehabilitation, applying sealant and tightening bolts.

The tank would be blasted and recoated along with bolts removed and sealant used to reseal all vertical seams. Bolts would be removed and new gaskets installed on horizontal seams. A new epoxy coating or similar would be applied to the interior and exterior of all metal surfaces excluding the ladder. Any issues to the stem wall foundation would be addressed, the overflow modification would be made with a new overflow discharge, a new roof vent, new roof access points and railing, intruder alarms and any other items outstanding on the tank.

Even though this alternative has the potential to significantly extend the life of the tank and put it in compliance with CDPHE, the cost do so is as much or more than an entirely new tank. After a few years the tank will likely start to see leaks occurring at seams and locations that are prone to leaking and corrosion issues will resurface.

Figure 6: Bolted Tank Blast, Recoat and Reseal

New Bolted or Welded Steel Tank

This alternative would involve constructing a new bolted or welded steel tank. A bolted or welded tank could be constructed either in place of or next to Tank 2 depending on Town operations, and if Minturn requires the tank to be online at all times.

A flat panel over a chime panel tank (existing Tank 2 type) is recommended for a new bolted tank construction. The horizontal flanges where tank panels connect on the exterior of the tank is what differentiates a bolted chime tank and a flat panel bolted steel tank. A standard or flat panel bolted tank has no flanges at panel connections and the panels are overlapped, sealed and bolted together.

Bolted and welded steel tanks have slight differences in the way the tanks are constructed and in their finished forms. Both bolted and welded steel panels are fabricated at the manufacturer and shipped to the tank site for the contractor to assemble. A bolted tank will have panels that bolt together versus panels that are welded together. Bolted tanks often come with a factory coating such as fusion bonded epoxy or glass lined. The bolted panels are made watertight using sealant and bolting the panels together. A welded tank will be welded together in the field to be made watertight and then have coating applied via either spray or roll on application. **Figure 7** shows a finished welded steel tank and **Figure 6** and **Figure 8** show flat panel bolted tank examples.

Bolted and welded each have their pros and cons but are generally similar. It is good practice to specify and bid out an alternative for each type of tank and select the lowest respective alternative to get the best tank prices. The new Tank 2 height could be built to match Tank 3 height, specifically overflow or high-water level to optimize system hydraulics and pressures.

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For the same 600,000-gallon capacity, a taller tank would result in a smaller diameter thus requiring less space.

Figure 7: Finished Welded Tank

Figure 8: Finished Panel Bolted Tank

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New Concrete Tank

This alternative consists of constructing a new concrete reservoir at the Tank 2 site. A concrete tank could either be constructed in place or next to Tank 2 depending on Town operations, and if Minturn requires the tank to be online at all times

A new concrete tank alternative is the most expensive of all of alternatives but has the longest life expectancy and least amount of maintenance required. Concrete tanks typically have a 75-year life span versus that of 40 years for a bolted or welded. There are minimal areas for corrosion due to minimal metallic material being used in tank construction. There are no seams in concrete tanks so leaks are less common in wall portions. **Figure 8** shows an example of a finished concrete tank.

Figure 8: Finished Concrete Tank

Alternative Cost Estimates

This section provides cost estimates for the alternatives previously discussed. Please note these are construction cost estimates only and do not include any engineering fees, testing and material fees, permitting fees, inflation uncertainties, tariff uncertainties or any other miscellaneous fees associated with construction alternatives.

No Action or Do Nothing

The cost for this alternative is as the action implies, nothing. Due to no action being conducted or work commencing, this option will be at no cost to the Town and the intent would be to save any money allocated for tank repairs or improvements. In addition to saving money, where applicable all attempts to secure additional funding and grants should be taken.

Install Bladder System or Tank Liner

The cost for this alternative is relatively unknown as finding a contractor who is willing to install the bladder system. This is based off working with notable tank contractors throughout the country. Of the 5 contractors HDR spoke with regarding a liner system for Tank 2, all 5 contractors strongly recommended against and would not be willing to provide a quote to install a liner system. All contractors had safety concerns with working inside the tank due to the interior roof condition and were not willing to take the risk.

HDR roughly estimates this alternative to cost $500,000 if a contractor were to agree to complete the work. The liners are not typically installed in cold climates making relevant sample installs tough to come by as well as contractors willing to install them. The failing and deteriorating interior roof system is not priced into consideration with this alternative. Adding roof work to a bladder installation will likely increase the cost of this alternative to be similar to a new bolted or welded steel tank alternative.

Install Plural Component Lining System

The cost for this alternative was indicated at $25/square foot from one of the five contractors HDR coordinated with for tank construction alternatives. The bottom or floor surface is estimated at 3,425 square feet and the side walls at 5,000 square feet. The roof system is difficult to estimate due to the tight areas around beams and all surfaces associated with the roof structure. As a baseline estimate, the floor surface area is used and doubled to account for support structure or roof beams. Summation of the floor, side walls and roof structure results in 15,275 square feet (16,000 square feet for estimating purposes). 16,000 square feet multiplied by the $25/square foot to install product results in a $400,000 cost.

If the roof system were to be untouched, the area would be 8,425 square feet (9,000 square feet for estimating purposes). This results in a cost of $225,000 to line the tank floor and side walls only. Whether the roof has plural component installed or not, this fee estimate still does not address outstanding issues and safety concerns with the roof structure. Adding the roof structure deficiencies repairs into the plural component lining alternative cost would increase the cost of this alternative to be similar to a new bolted or welded steel tank option.

Adding a cost of $50,000 for mobilization, this alternative cost estimate ranges from $275,000 to $450,000 depending on if the roof structure rehabilitation is included or not.

Overall Tank Rehabilitation and Recoat

The cost for this alternative was not provided by any tank contractors but was indicated to be as much or more than a new bolted or welded steel tank option. Even after a full tank rehabilitation, existing weak spots in the tank and excessive areas of corrosion are likely to resurface in a matter of a few years. The roof system would be fully reconstructed or built new as a part of this alternative and is a large expense. Removing all panel bolts, blasting, recoating, resealing and bolting panels back together is a timely process as well. The entire tank would need to be taken apart and put back together one piece at a time.

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To put a number to this alternative for estimating purposes and based off past tank rehabilitations, the cost for this alternative would be estimated at $1,500,000. Because this cost is higher than the estimate for an entirely new tank, this alternative is not recommended.

New Bolted or Welded Steel Tank

Bolted steel tanks are typically less expensive than a welded steel tank due to constructability, although the end products are similar. Bolted steel tanks are often made in control conditions with coatings applied and ready to ship and assemble. Welded steel tank panels ship to the site and have to be seal welded together by hand. The welded tank then needs to have steel prepped, primed and final coated once all the weld tests have passed. There is a time saving component to the bolted tank.

A new glass lined bolted steel tank is an estimated $700,000 versus a new welded steel at $1,400,000. This does not include any site piping and connections to the new tank. Tank contractors typically do not perform pipeline installations outside of tank inlet/outlet connections. For this reason, it is advised to bid out the site piping work associated with a new tank construction to a separate pipeline contractor.

Site piping can be investigated further if a new tank construction is selected alternative by the Town. The site piping would not change if a bolted or welded steel tank are selected. Given the current site, a temporary site piping number for budgeting purposing could be $200,000.

Demolition of the existing tank is also not considered in the price for a new tank, however, could be estimated at $100,000. Contractors are often willing to take the old tank metal and use as scrap or sell metal. It would be recommended to allow for the contractor to take the tank with them to get the best value for a tank demolition.

Summating tank demolition, site piping and a new tank result in $1,000,000 for the bolted tank option.

New Concrete Tank

A new concrete tank is the most expensive alternative of all alternatives considered in this memorandum. The new construction price for a concrete tank is $1,800,000. Although this alternative is the most expensive, the life expectancy of a concrete tank is over 75 years, nearly double that of a bolted or welded steel tank. The maintenance is also minimal or less than the maintenance of a bolted or welded steel tank.

A concrete tank may cost nearly twice as much, but considering a bolted/welded tank replacement in 30 to 40 years could present future cost savings. The costs over the 75-year lifetime of the tank would likely be lower than that of bolted/welded tanks.

The same site piping and demolition work as the bolted or welded tank alternatives can be assumed. Summating tank demolition, site piping and a new tank result in $2,100,000 for a new concrete tank alternative.

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Contractor Outreach

Five contractors that specialized in tank rehabilitation and new tank construction were contacted for input and cost estimates for budgeting purposes for this memorandum. Four of the five contractors were specific to bolted/welded tank rehabilitation and constructing new tanks. The fifth tank contractor was specific the new concrete tank construction. The contractors included Maguire Iron, Phoenix Tank, DN Tanks, Great Plain Structures and Northern Steel Tank. DN Tanks is the respective new concrete tank contractor and the other four are the steel tank rehabilitation or new tank construction expertise.

All the tank contractors recommended against the liner/bladder alternative.

The feedback provided was generally in agreement with running Tank 2 as long as possible and saving money for a new tank option.

CDHPE Tank Permitting and Application Requirements

The permitting process for a new tank construction versus a tank lining vary significantly. A tank lining or recoating has no agency reviews, monitoring plan or PE approval. A new tank construction would require agency reviews, monitoring plan and PE approval. If a tank is rehabilitated and has major structural work or rebuilds there is an agency review and PE approval requirements, but a monitoring plan is not required.

A new tank construction or tank rehabilitation project will require an application to CDHPE. **Table 1** shows tank project requirements by type of project with regards to agency reviews, monitoring plans and PE approvals.

Table 1: Tank Project Requirements by Type

Item	Description	Default Dept Design Review Req'd	Monitoring Plan Update Req'd	PE Req'd for CWS
DS	**Distribution system projects including tanks**			
DS-1	Storage tank: New distribution system storage tank	Yes	Yes	Yes
DS-4	Storage tank: Recoating or relining a tank with ANSI/NSF 61 certified product.	No	No	N/A
DS-6	Storage tank: Major structural work or rebuilds (e.g., replace roof)	Yes	No	Yes

Recommendations

A list of general recommendations based on the review of all projects and conclusions in this tech memorandum is as follows:

1. Alternative a) No Action or Do Nothing is the recommended short-term approach. Operate tank 2 until the Town determines they can no longer operate the tank. Once Tank 2 is offline the additional volume that can't be used by Tank 3 will now be usable, offsetting the storage loss to the system. This would be prior to any PRV, or control structures set in place between Tank 2 and Tank 3.

2. If not already, begin planning and saving for a new tank within the next 5 years.

3. If applicable, the money allocated for a tank liner/bladder system or tank rehabilitation be saved for a new tank or used for other infrastructure improvements as seen fit by the Town.

4. Seek and apply for funding for a new tank construction.

5. Alternate e), construction of a new bolted or welded steel tank is the recommended alternative to address Tank 2 deficiencies and CDPHE violations. Construct a new bolted or welded steel tank is recommended over install a liner/bladder system, plural component liner, and tank rehabilitation alternatives.

6. Alternate f) construction of a new concrete tank should not be ruled out immediately, unless time is of the essence. Due to funding cycles, there may be enough time to consider tank alternatives in more detail. A concrete tank will take more planning and constructing further out into the future than the other tanks, but the long-term savings potential and minimal maintenance requirements need strong consideration.

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FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

May 21, 2025

- Resolution __ - A Resolution Approving the Updated Town of Minturn Employee Handbook – Brunvand
- Discussion / Direction - LBP Playground Design & Replacement – Survey / Public Input Discussion and Next Steps – Sickles
- WTP Finance Options (Discussion) - Sickles

June 4, 2025

- Special Presentation – Speak Up, Reach Out
- Special Presentation – Bolts Lake Update – ERWSD
- Discussion / Direction – Minturn DDA IGA
- Review of 2024 Audit

Dates to be Determined / Long Term Scheduling:

- June 18, 2025 - Resolution to Appoint / Reappoint DDA Board Members for Initial Staggered Terms – Krieg
- Holy Cross Energy Transmission Line – Discussion and Next Steps (Late Summer 2025)
- Ordinance __ - An Ordinance Adoption of the 2024 Model Traffic Code – Legal/Krieg
- Ordinance __ - An Ordinance to add new Colorado Traffic Violation (Prohibits drivers from holding or handling their phones while driving, including at stoplights). – Legal/Krieg