AGENDA

Town Council Regular Meeting | 5:30 PM

Wednesday, November 06, 2024

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/81111580512

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 811 1158 0512

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. 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. 10/16/2024 Meeting Minutes

B. 0023-0025 Belden Way - New Duplex Residence

C. 0027-0029 Belden Way - New Duplex Residence

D. Certificate of Appropriateness - Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park

E. Liquor License: Deutschman Family LLC, DBA Kirby Cosmos BBQ Bar annual renewal of a Hotel and Restaurant Liquor License, Mark Tamberino Owner/Manager, 474 Main St

F. Liquor License: The Bunkhouse annual renewal of a Lodging and Entertainment (City) Liquor License, Nancy Richards Owner/Manager, 175 Williams St.

G. Liquor License: Pizza Pub, DBA Magustos annual renewal of a Hotel and Restaurant (City) Liquor License, Eric Cregon Owner/Manager, 101 Main St.

H. Liquor License: MEATUNA, DBA The Crazy Chicken annual renewal of a Hotel and Restaurant (City) Liquor License, Kyle Fowler Owner/Manager, 455 Main St.

4. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

5. DECLARATION OF CONFLICTS OF INTEREST

6. PUBLIC COMMENT

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

7. COUNCIL COMMENTS & COMMITTEE REPORTS

8. STAFF REPORTS

A. Manager's Report

9. SPECIAL PRESENTATIONS

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

A. Phase II Main Street Sidewalks Update - Celeste Shinn

B. Regional Housing Needs Assessment - Patti Lierman

C. EVLT Presentation

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 59 - Series 2024 A Resolution approving a Managed Services Agreement with MuniBilling

B. Resolution 60 - Series 2024 A Resolution approving a Lease Agreement with Spectrum Lease (Sensus USA)

C. Fiscal Year 2025 Budget - Public Hearing

11. DISCUSSION / DIRECTION ITEMS

12. FUTURE AGENDA ITEMS

A. Future Meeting Topics

13. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- November 11, 2024 - Town Hall Closed (Veterans Day)

-- November 20, 2024

-- November 28 & 29, 2024 - Town Hall Closed (Thanksgiving)

-- December 4, 2024

-- December 18, 2024

-- December 25, 2024 - Town Hall Closed (Christmas Day)

-- January 1, 2025 - Town Hall Closed (New Year's Day)

-- January 1, 2025 – Council meeting Canceled

OFFICIAL MINUTES
Executive Session 5:00 | Town Council Regular Meeting 5:30

Wednesday, October 16, 2024

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/83000445993

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 830 0044 5993

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 5:00pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present Mayor Earle Bidez, Mayor Pro Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Tom Priest (zoom), and Brian Rodine. Note: Kate Schifani was excused absent.

Staff present: Town Manager Michelle Metteer, Town Planners Scot Hunn and Madison Harris, Town Engineer Jeff Spanel, and Town Clerk Jay Brunvand (zoom).

3. EXECUTIVE SESSION 5:00 PM

A. For discussion of a personnel matter under CRS Section 24-6-402 (4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. – Town Administrator review.

Motion by Eric G., second by Gusty K., to convene in executive session pursuant to CRS Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees for the purpose of conducting the Town Administrator review as presented. Motion passed 6-0. Brian R was absent.

Those present in the Executive Session included the Council present and Town Manager Michelle M.

Note: Council convened from Executive Session at 5:35pm and convened in Regular Session.
Note: Brian R. joined the regular session in person.

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. 10-02-2024 Minutes
B. 996 Main Street - Changes to Approved Plans
C. 0013 Belden Way - New Single-Family Residence
D. 0015 Belden Way - New Single-Family Residence
E. Liquor License: El Fraile, DBA The Mexican Bar & Grill. Annual Renewal of a Hotel & Restaurant Liquor License, Juan Estrada, Owner / Manager, 160 Railroad Ave.

Motion by Gusty K., second by Eric G., to approve the Consent Agenda of October 16, 2024, as presented. Motion passed 7-0.

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Gusty K., second by Kate S., to approve the Agenda of October 16, 2024, as presented. Motion passed 7-0.

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.

Mr. Tim McMann, Avon Chicken Man, discussed vacant store front options in Minturn.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Gusty K. updated on the recent Minturn Fitness Center board meeting. He noted that dogs are not allowed at the facility.

Eric G. updated on the Climate Action Committee.

Earle B. reminded all of Halloween and encouraged festive home decorations and costumes. Minturn celebrates Halloween Wednesday night 10/30/24. He also noted our ballot question for Short Term Rentals of Residential properties. This is only for residential, not commercial, and will increase the existing tax from 1.5% to 6.5% if successful. He also noted the Downtown Development Authority election.

9. STAFF REPORTS

A. Town Manager's Report

Main Street Speed Limit Enforcement

Minturn continues to look for ways to improve the infrastructure on Main Street toward a corridor that naturally facilitates slower vehicular speeds. The bulb out infrastructure, in its presented form, was not conducive to Main Street businesses or parking in general, so all bulb outs have been removed and residents trying to enter Main Street from any side street are back to inching out onto Main Street from a side street, remaining hopeful not to be T-boned in the process. Complicating matters are Main Street drivers who speed.

One potential option for addressing speeding drivers on Main Street is the Local Agency Automated Vehicle Identification System (AVIS) program. I have included information on the VIS program as part of the Manager's report, but to summarize, the Town would work with CDOT and State Highway Patrol for approval to designate Main Street/HWY 24 as an AVI corridor which would require an Ordinance or Resolution of the Council. Upon approval, Minturn would work with CDOT for the implementation of the automated speed enforcement. Additionally, Minturn would secure a contract with a third-party vendor to manage the ticketing system. See the information flyer included for more information.

Water Fluoride Potable Water Additive

Not routinely, but has occurred, the State of Colorado inquires if Minturn's is interested in adding fluoride to our potable water system. I have rejected this concept but want to pass this along to the Council in the event I am not on the same page with the direction the leadership team would like

to go regarding additives to the Town's potable water system. Please advise if Council feels otherwise and this can be added as a future Discussion/Direction agenda item.

Lynn F. discussed this and why it is not in the water. Michelle confirmed that it does NOT add fluoride due to the fact that fluoride has risks to the body and is available from many other sources. She noted if Council desired this could be on a future agenda item. It will be added.

Membrane Water treatment Plant Grant Funding
A review of all potential water treatment plant infrastructure grant applications by Sustainable Strategies has been submitted to the Town. Minturn has applied for one of the Bureau of Reclamation grants identified in the report and the grant application is included with this update for your review. The grant request is for $3M toward membrane water treatment plant construction. The Town should have the application results by March of 2025.

Minturn North Updates
I met with the construction team this week to discuss the Minturn North Fall project schedule and next steps. We covered the following topics:

- Security fence & Snow Removal Plan: Taylor St residents already ignore the current restrictions and walk through the opening of the fence at the 4th Street intersection creating a very dangerous situation whereby the public and large machinery are coming into conflict. I say this to indicate that it's unlikely Taylor residents will voluntarily follow any requests to stay out of the construction area and with massive holes in the project now, the fence will need to remain over the winter season. I am working with public works on the snow removal plan for Taylor St which I expect will include the purchasing of a second large blade for the front loader Michael Martinez operates. This is a $75k cost that will come out of the capital improvements line-item budget and was a long-term purchase needing to be made. I expect this purchase in the 2024 budget in preparation for this snow season.
- Minturn Rd paving – We have continued to wait on utility work in the road prior to paving the southern portion of Minturn Road. We are still waiting for Xcel Energy and Comcast. With this in mind, direction has been given to pave in the spring of 2025. This includes the remainder of the county-paid portion of the ECO Trail.

Noted that Brian R. lead a recent meeting with our representatives and CDOT held at the Town Hall. She updated on the conversations held and thanked all for their attendance and participation. She noted a CDOT email she received regarding AVAS, a speed radar system that we could implement. She noted information in the packet and noted if desired it could be placed on a future meeting.

Kate S. asked about opening 4th St at Taylor, the intent is to open this for the winter.

B. Planning Dept. Report

Scot H. presented.

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. Priority has been placed on the creation of new administrative articles and sections that will have the most impact on improving processes and the implementation of the Town's policies. 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. Articles created and reviewed since June 2024 include:

- Article 5 – Land Use Application Requirements & Procedures
    - 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 12 – Environmental Impact Report
    - 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.

The Minturn Forward project was originally estimated by the planning director to be completed by December 2024. While certain articles may be completed and reviewed by the Commission by the end of 2024, work focusing on drafting of new code articles did not commence until June 2024 and the development and review of each new article has proven more time-consuming than anticipated. This is typical of any comprehensive code update or overhaul project and is also indicative of detailed and thoughtful review and critique by staff, consultants, and the Planning Commission to ensure that the new code is clear, implementable and a marked improvement over the existing code.

Therefore, staff and Western Slope Consulting have provided the Town Manager and Council with an updated schedule which organizes project into "modules" and general time frames (i.e., August 2024 – March 2025) for the drafting, review, and completion of each module. Additionally, a detailed calendar has been provided showing the due dates for preparation of draft articles as well as anticipated dates for review of articles by the Commission, the Town Council (including joint

work sessions), and the public. The schedule shows an anticipated completion and adoption date of July 2025. The Town's website will be updated to reflect the schedule and key dates/milestones. Last, Western Slope Consulting has provided a budget corresponding to the modules and the schedule to accurately reflect the workload ahead and the anticipated costs for ongoing support by Western Slope Consulting needed to complete the project. The timeline, calendar, and budget detail sheets are attached under cover of this memo.

Brian R. asked if the direction followed is to simplify and make our code more understandable. Scot H. noted the process being followed. He noted the definitions will be clarified and will include graphics and other helpful information and zoning features, and the process will be reviewed as well.

Active Land Use Applications:

- Midtown Village Planned Unit Development Preliminary Plan Review

Staff and referral agencies have been reviewing the Midtown Village Planned Unit Development (PUD) Preliminary Plan and Preliminary Plat application since late 2023. This mixed-use PUD proposal located in the 900 Block of South Minturn is primarily residential in nature but does include proposed commercial and/or civic uses. This PUD is being proposed and reviewed as a phased development plan based on availability of water. The Midtown Village Preliminary Plan will be presented to the Planning Commission on November 13, 2024 where the commission will consider the proposal and forward a recommendation for Town Council's consideration.

- 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. Following two rounds of review for completeness and sufficiency (ensuring that the Town has the type and level of information and details necessary to allow for a thorough review), the application has been sent to referral agencies as well as the Town's consultant team for review. Referral comments have already been received or are anticipated in the coming week. If the referral process produces substantive comments or concerns from referral agencies, the Applicant will have the opportunity to address those comments or concerns; to revise the application; and/or to request a meeting with referral agencies. Following the completion of the referral process, the subdivision application will be scheduled for a public hearing before the Planning Commission who will make a recommendation for the Council's consideration.

Other Planning Department Activities:

- 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 will begin presenting the results of the assessment with each

of the partner jurisdictions in October and November. The partnership will present its findings to the Minturn Town Council at the November 6, 2024, Council 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 the 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. At their meeting on October 10, 2024, the group discussed a new state-led effort to establish minimum standards for the Wildfire Urban Interface, which will likely impact most of Eagle County. As proposed, local jurisdictions will have the option to adopt stricter codes, reflecting the diverse hazard ratings in the region. The state plans to release a draft code early next year, allowing for public input, which group members recognized as a crucial opportunity for community engagement. This topic and an update on the WUI Code Working Group's progress will be shared at the upcoming Mayors and Managers meeting of October 25, 2024.

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. Ordinance 11 - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street

It was noted that no changes were made from First Reading.

Council initially took this Ordinance up at their June 5, 2024 regular meeting. They continued the first reading hearing to August 7, 2024, with a work session to take place on July 17, 2024 to discuss options to help give property owners certainty concerning historic preservation. It was again continued to September 3, 2024 and then to October 2, 2024 in order to give staff time to bring an ordinance addressing the options through HPC, Planning Commission, and Council.

At the June 5, 2024 meeting Council discussed balancing historic preservation, economic feasibility, and the utilization of property, particularly in the Town's downtown, commercial generating area. In response to this a work session was scheduled at the July 17, 2024 meeting. During the work session staff brought forth nine different ideas for Council to discuss and give direction on. Staff was directed to bring back an ordinance addressing Options 1-7:

- Option 1: Eliminate the requirement for two sets of design review guidelines

- Option 2: Eliminating potentially redundant approval requirements
- Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to functions as short term rentals on all floors
- Option 4: Encourage historic preservation reinvestment as part of the Downtown Development Authority Operations Plan
- Option 5: Require a minimum of two nominators for a structure to be nominated for historic designation
- Option 6: Create a process whereby property owners can determine if their structure would be historically designated without necessarily "supporting" such a designation
- Option 7: Allow residential in the Downtown Character Area on the back 50% ground floor of historically designated commercial buildings to create live/work opportunities

Several of these options, should they be implemented, should provide additional flexibility and stability to individual property owners within the 100 Block and throughout the rest of Town. That ordinance (Ordinance 20 - Series 2024) was reviewed on first reading Tuesday, September 3, 2024 and second reading was September 18, 2024. The ordinance passed with all directed options included.

In hopes that concrete answers have been provided for the owner of 151 Main Street via Ordinance 20 - Series 2024, staff suggests that Ordinance 11 - Series 2024, the nomination and designation of 151 Main Street, should be reviewed in accordance with the designation process.

Public Hearing Opened

Michelle M. noted an emailed letter from Mr. Brian Sipes. Mr. Sipes spoke in support of the historic designation of both 151 Main St and 155 Main St.

Public Hearing Closed

Motion by Gusty K., second by Lynn F., to approve Ordinance 11 - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street as presented. Motion passed 5-2. (Nay: Brian R. and Tom P.)

B. Ordinance 12 - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street

It was noted that no changes were made from First Reading.

Council initially took this Ordinance up at their June 5, 2024 regular meeting. They continued the first reading hearing to August 7, 2024, with a work session to take place on July 17, 2024 to discuss options to help give property owners certainty concerning historic preservation. It was again continued to September 3, 2024 and then to October 2, 2024 in order to give staff time to bring an ordinance addressing the options through HPC, Planning Commission, and Council.

At the June 5, 2024 meeting Council discussed balancing historic preservation, economic feasibility, and the utilization of property, particularly in the Town's downtown, commercial generating area. In response to this a work session was scheduled at the July 17, 2024 meeting.

During the work session staff brought forth nine different ideas for Council to discuss and give direction on. Staff was directed to bring back an ordinance addressing Options 1-7:

- Option 1: Eliminate the requirement for two sets of design review guidelines
- Option 2: Eliminating potentially redundant approval requirements
- Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to functions as short term rentals on all floors
- Option 4: Encourage historic preservation reinvestment as part of the Downtown Development Authority Operations Plan
- Option 5: Require a minimum of two nominators for a structure to be nominated for historic designation
- Option 6: Create a process whereby property owners can determine if their structure would be historically designated without necessarily "supporting" such a designation
- Option 7: Allow residential in the Downtown Character Area on the back 50% ground floor of historically designated commercial buildings to create live/work opportunities

Several of these options, should they be implemented, should provide additional flexibility and stability to individual property owners within the 100 Block and throughout the rest of Town. That ordinance (Ordinance 20 - Series 2024) was reviewed on first reading Tuesday, September 3, 2024 and second reading was September 18, 2024. The ordinance passed with all directed options included.

In hopes that concrete answers have been provided for the owner of 155 Main Street via Ordinance 20 - Series 2024, staff suggests that Ordinance 12 - Series 2024, the nomination and designation of 155 Main Street, should be reviewed in accordance with the designation process.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Lynn F., second by Gusty K., to approve Ordinance 12 - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street as presented. Motion passed 7-0.

C. Proclamation for High Five Access Media Day

Earle B. noted the community importance of High Five Access and their programing. This is an important facet of our government process.

Mr. JK Perry, manager of High Five Access, introduced and spoke to the Proclamation and the importance of this asset.

A Proclamation designating October 20, 2024 as High Five Access Media Day was read by Earle B., discussed, and approved.

D. Resolution 53 - Series 2024 A Resolution Supporting a Grant Application for Planning Funds to Design and Engineer the Repair/Replacement of Bellm Bridge

Michelle M. and Jeff S. presented noting the bridge is being monitored and that this proposal is for a bridge grant submittal in the amount of $380k.

Short Elliott Hendrickson Inc. (SEH) was selected to perform a feasibility study with a life-cycle cost analysis on Bellm Bridge (Taylor St over Eagle River) located in Minturn, CO. A preliminary evaluation of the collected data was performed, and five bridge Alternatives were developed for the bridge improvements. See Attachment 1 for the proposed bridge alternatives. A preliminary construction cost estimate was then developed for each alternative with a life-cycle cost analysis for the anticipated service life of each alternative. The estimated costs are summarized in the table presented in Attachment 2 for comparison. Additionally, a Decision Matrix was developed comparing the performance of the five alternatives in several different categories (key factors) as listed below. See Attachment 3 for the Decision Matrix.

- Construction Cost
- ROW Impacts
- Aesthetics
- Hydraulic Parameters
- Channel / Environmental Impacts
- Longevity
- Constructability
- Construction Duration
- Maintenance Costs
- Load Capacity and Safety

The matrix includes an Overall Ranking calculated for each alternative, which was the primary basis for the recommended actions below.

Recommended Improvements A major bridge rehabilitation option was considered in order to improve the safety and service life of Bellm Bridge. However, due to the complexity of the construction work, the estimated service life, and the estimated construction cost, the proposed bridge rehabilitation (Alternative 1) does not appear to be a viable option. Therefore, a bridge replacement option is recommended. Limited calculations, preliminary evaluations, and coordination with the Town contributed to recommending Bridge Alternative 2 (Prefabricated Truss Structure) as the most feasible replacement option for Bellm Bridge. This bridge alternative offers the second lowest estimated construction cost among the replacement alternatives, a clear span that limits in-channel construction work, the shortest construction duration with an Accelerated Bridge Construction (ABC) approach, the largest freeboard improvement, and an aesthetically pleasing appearance as the Town of Minturn’s gateway.

Discussion ensued on the best options. Tom P. noted this is not to decide the bridge, this is to approve direction to apply for the grant.

Motion by Eric G., second by Tom P., to approve Resolution 53 - Series 2024 A Resolution Supporting a Grant Application for Planning Funds to Design and Engineer the Repair/Replacement of Bellm Bridge as presented.

E. Resolution 54 - Series 2024 A Resolution Approving the Renewal of CU 02-2018 for Cozzens Construction

As agreed, upon in the terms attached to each Conditional Use Permit held on the Railroad Property that was issued in 2018 and 2020, and renewed in 2021, part of terms is "Lessees to meet with Town Council every 3 years for CUP review." It has been 3 years since the renewals of the CUPs. She noted that small trailers and ATVs are allowed but not RVs or campers, all must be properly registered, and no "camping" is allowed. She noted that no complaints had been made over the past three years.

Three CUPs (BHC, Cozzens Construction, and MBA) were approved with the following conditions or standards. These conditions apply to Resolution 54, 55, and 56:

a. Request that only business- related items related to the expressed business be located on leased property. No vehicle shall exceed 40' 2" in length.
b. No recreational vehicles or ATV' s of any kind. Not limited to boats, snowmobiles, ATV' s. RV' s, campers, pop-ups, conversion vans, trailers, un-related work vehicles, etc.
c. No inoperable / unlicensed vehicles kept on property for longer than five (5) days. Sec. 7-2-70.
d. Leased lots to be maintained in a clean and orderly condition, permitting no deposit or accumulation of refuse or materials other than those ordinarily attendant upon the use for which such premises are legally intended. Sec. 7- 4- 50.
e. Lessees are to maintain business in contained areas only.
f. Annual report by the Code Compliance Officer to Council — re: Violations
    - 3 violations in 1 year
    - Recommendation to Council to revoke CUP
g. Lessees to meet with Town Council every 3 years for CUP review.
    - Report from Code Compliance Office
    - Report from Planning Director
h. Hours of operation: 7 days a week. 7:00 a.m. to 7:00 p.m.
i. Maintain noise and vibration standards. Sec. 16-18-30
j. All leased areas to be fenced and screened (Green covering) on all perimeter fencing of leased property
k. Supplies, parking, vehicles, and equipment within fenced area or designated leased area only
l. Proper fuel containment/inspected by Eagle River Fire Protection District for small volume (less than 100 gallons) in OSHA approved containers.
m. All parking must be done within the fenced yard and/or building
n. Any chemical storage will require material safety data sheets. No chemical storage within 30' river setback
o. Emergency access of 20' through the yard and at both access gates
p. Off-season use will require site storage of snow and keeping emergency access cleared.

- Maintain proper snow storage or sufficient snow removal

q. Conditional use granted as long as the applicant complies with the conditions and has a valid lease agreement with the owner of the property.
r. Town staff inspects the site for compliance at any time

Public Hearing Opened

Madison H. read a letter from Mr. David Clapp. She noted this letter would apply to all being reviewed tonight.

Public Hearing Closed

Motion by Tom P., second by Gusty K., to approve Resolution 54 - Series 2024 A Resolution Approving the Renewal of CU 02-2018 for Cozzens Construction as presented with the conditions stated. Motion passed 7-0.

F. Resolution 55 - Series 2024 A Resolution Approving the Renewal of CU 01-2018 for Minturn Builders Alliance Cooperative

As agreed upon in the terms attached to each Conditional Use Permit held on the Railroad Property that was issued in 2018 and 2020, and renewed in 2021, part of terms is "Lessees to meet with Town Council every 3 years for CUP review." It has been 3 years since the renewals of the CUPs. She noted that small trailers and ATVs are allowed but not RVs or campers, all must be properly registered, and no "camping" is allowed. She noted that no complaints had been made over the past three years.

Brian R. discussed the lease structure. It was commented by the lease holders that leases are month to month annual leases. Screening was also discussed and, although not ideal, it is the best for temporary use.

Public Hearing Opened

Madison H. read a letter from Mr. David Clapp. She noted this letter would apply to all being reviewed tonight.

Public Hearing Closed

Motion by Gusty K., second by Kate S., to approve Resolution 55 - Series 2024 A Resolution Approving the Renewal of CU 01-2018 for Minturn Builders Alliance Cooperative as presented with the stated conditions. Motion passed 7-0.

G. Resolution 56 - Series 2024 A Resolution Approving the Renewal of CU 03-2018 for Burke Harrington Construction

As agreed upon in the terms attached to each Conditional Use Permit held on the Railroad Property that was issued in 2018 and 2020, and renewed in 2021, part of terms is "Lessees to meet with

Town Council every 3 years for CUP review." It has been 3 years since the renewals of the CUPs. She noted that small trailers and ATVs are allowed but not RVs or campers, all must be properly registered, and no "camping" is allowed. She noted that no complaints had been made over the past three years.

Public Hearing Opened

Madison H. read a letter from Mr. David Clapp. She noted this letter would apply to all being reviewed tonight.

Public Hearing Closed

Motion by Tom P., second by Eric G., to approve Resolution 56 - Series 2024 A Resolution Approving the Renewal of CU 03-2018 for Burke Harrington Construction as presented with the conditions stated. Motion passed 7-0.

H. Resolution 57 - Series 2024 A Resolution Approving the Renewal of CU 01-2020 for Burke Harrington Construction and Darin Tucholke

As agreed, upon in the terms attached to each Conditional Use Permit held on the Railroad Property that was issued in 2018 and 2020, and renewed in 2021, part of terms is "Lessees to meet with Town Council every 3 years for CUP review." It has been 3 years since the renewals of the CUPs. She noted that small trailers and ATVs are allowed but not RVs or campers, all must be properly registered, and no "camping" is allowed. She noted that no complaints had been made over the past three years.

Mr. Darin Tucholke asked to extend the reprocess from 3yrs to 5yrs. Michelle M. noted that staff did not oppose the extension.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Tom P., second by Gusty K., to approve Resolution 57 - Series 2024 A Resolution Approving the Renewal of CU 01-2020 for Burke Harrington Construction and Darin Tucholke as presented with the conditions stated. Motion passed 7-0.

Motion by Tom P., second by Eric G., to amend Resolutions 54, 55, 56, 57 – Series 2024 to change to a 5yr review cycle. Motion passed 7-0.

I. Resolution 58 - Series 2024 A Resolution Approving the Renewal of CU 04-2018 for Minturn Mountain Motel

As agreed upon in the terms attached to the Conditional Use Permit held by the Minturn Mountain Motel that was issued in 2018, part of terms is "Lessees to meet with Town Council every 3 years for CUP review." It has been 3 years since the approval of the CUP. ANALYSIS: Staff suggests that there be a review of the Conditional Use Permit that is held by the Minturn Mountain Motel and for it to be determined whether or not the existing conditions are clear and communicative on how to address any issues that should arise for both the CUP holder as well as Staff. Maddison H. noted that small trailers and ATVs are allowed but not RVs or campers, all must be properly registered, and no "camping" is allowed. She noted that no complaints had been made over the past three years.

1. All parking must be within the leased area;
2. The restaurant and motel cannot be sub-leased as stated in the lease contract without prior consent of the Union Pacific Railroad;
3. Restaurant and Motel must maintain the required number of parking spaces as required by Chapter 16, Article 16 (Off-Street Parking and Loading) of the Town of Minturn Municipal Code. (The purpose is to ensure that the use is served by an adequate supply of wellplanned and designed parking, and to assure that the owner/operator of the use provides sufficient parking spaces for the use);
4. The restaurant and motel must be maintained in accordance with Chapter 7, Article 2 (Nuisances) of the Town of Minturn Municipal Code (The purpose is to ensure that the use operates in a manner that is not harmful to the surrounding uses and the process in which a nuisance is declared for a specific use);
5. Emergency access of 20' through the leased area;
6. Any dumpsters containing or temporarily storing refuse/trash material outside the restaurant and motel must be stored on property and must be properly screened;
7. The leased area used for parking must be policed and maintained by the lessee (restaurant and motel owner);
8. Trash and junk accumulating in the parking area must be picked up and disposed properly within seven (7) days;
9. The parking area must not be used for repair, maintenance or storage of vehicles;
10. Letter stating the hour and dates of operation to staff;
11. All-season use will require site storage of snow and keeping emergency access cleared.
12. No recreational vehicles or ATV's of any kind. Not limited to boats, snowmobiles, ATV's. RV's, campers, pop-ups, conversion vans, trailers, un-related work vehicles, etc.
13. No inoperable / unlicensed vehicles kept on property for longer than five (5) days. Sec.7-2-70
14. Annual report by the Code Compliance Officer to Council – re: Violations
    a. 3 violations in 1 year
    b. Recommendation to Council to revoke CUP
15. Lessees to meet with Town Council every 3 years for CUP review.
    a. Report from Code Compliance Office
    b. Report from Planning Department

They also requested a 5yr review process.

Public Hearing Opened

No Public Comment
Public Hearing Closed

Motion by gusty K., second by Tom P., to approve Resolution 58 - Series 2024 A Resolution Approving the Renewal of CU 04-2018 for Minturn Motel with the change to review every 5yrs as presented and including the conditions stated. Motion passed 7-0.

12. DISCUSSION / DIRECTION ITEMS

A. Western Rail Coalition/Greater Denver Transit Support Letter

Council is asked to consider sending a letter to Colorado Governor Polis urging support to expand CDOT's Mountain Rail concept to include frequent, quiet, and low-emission rail service in Eagle County and Arkansas River Valley from the Front Range in the near term at a very economical cost.

Earle B. noted this was discussed at the previous meeting but felt new information had been brought forward.

Mr. James Flattum, Mtn Railroad Coalition, spoke. He noted the new information was the trains considered are modern, non-diesel, passenger trains. The corridor is a current line with rights and easements but is not in operation. He noted this request to support the proposed letter was asking for a state review, not demanding the activation. Mr. Flattum noted it would be extremely unlikely that this would become a oil and heavy freight use due to the cheaper other options that this particular steep and dangerous rail line. Noting this line is steep but appropriate for passenger traffic but is not conducive to the heavy freight traffic.

Lynn F. asked how long the current lease is for the line with lease holder? That is unknown and it is probable this is a long-term renewing lease. She stated this line is from Pueblo to Grand Jct and it would have a huge impact on the adjacent communities and residents. She noted the cost seemed low when you consider much of the line would need to be replaced to make this work and felt the tradeoff was not equal. She agreed we need a deeper public process.

Brian R. felt this required a lot more public process than has been given to this and did not feel he could support signing the letter.

Gusty K. stated he supported the idea but was concerned the railroad would do whatever they wanted and that would include heavy traffic. Once the line is up and running, it is easy to add more train traffic that we are being told would happen.

Tom P. felt this was a "wolf in sheep's clothing", once the line is open profit margins will run the future, and this potentially would include heavy freight.

Earle B. said this will not be a rails to trails option as the line is closed, not abandoned. He felt eventually something would be started on the line and this gives us a program that could be a benefit.

Kate S. felt to commit our own government's resources for something that we don't even know if our citizens want is not responsible.

It was directed to not move forward with this request.

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

- Floride added to the water discussion

14. ADJOURN

Motion by Kate S., second by Eric G., to adjourn at 8:09pm.

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings and Events:

-- October 30, 2024 - Minturn Halloween
-- November 1, 2024 - First Friday at Mexican Bar & Grill
-- November 6, 2024 - Town Council Meeting
-- November 11, 2024 - Town Hall Closed - Veterans Day
-- November 20, 2024 - Town Council Meeting
-- November 28 & 29, 2024, Town Hall Closed - Thanksgiving
-- December 4, 2024 - Town Council Meeting

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 Duplex Residence

0023-0025 Belden Way

Hearing Date:	October 23, 2024
File Name and Process:	Duplex Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lots: 10 and 11
Address:	0023-0025 Belden Way
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 nine bedroom, 5,717 (gross) square foot duplex structure located at 0023-0025 Belden Way 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 duplex residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 9 13/16 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for duplex 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 seven off-street spaces, with one unit having two spaces in the garage and two at surface level in front of the garage, and the other unit has one 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 duplex residential structure on two legally created lots 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.

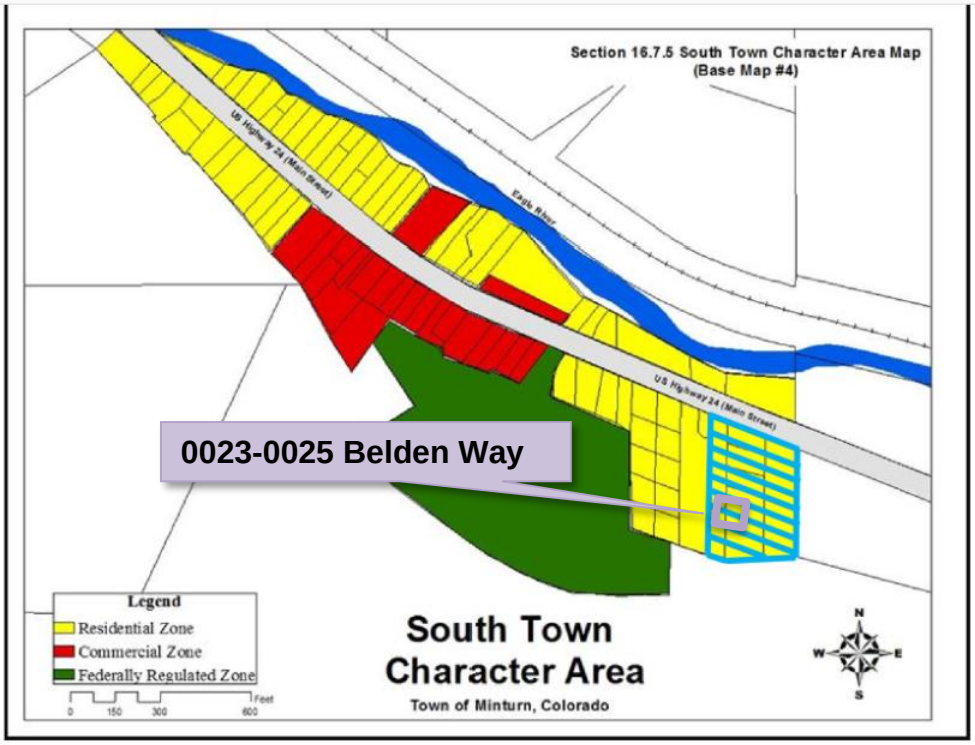
Staff suggests that the final plans for 0023-0025 Belden Way meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

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:	3,760 sq. ft.	3,760 sq. ft. (.086 ac.)
Maximum Building Height:	28 feet	27 feet – 9 13/16 inches
Minimum Front Setback:	6 feet	6+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5 feet
Maximum Lot Coverage:	65% (2,444 sq. ft.)	1,994 sq. ft. (53.03%) Proposed
Maximum Impervious Coverage:	65% (2,444 sq. ft.)	2,227 sq. ft. (59.23%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,760 sq. ft. x .05 = 188 sq. ft.)	189 sq. ft.
Parking:	7 spaces	7 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. Items of Note:

Items of Note
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0023-0025 Belden Way 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

October 17, 2024

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

Re: 0023 and 0025 Belden Way
Lots 10 and 11, Belden Place PUD
DRB revised submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 10 – 0025 Beldan (sp) Way; Lot11 – 0023 Beldan (sp) Way, Minturn Colorado"* prepared September 20, 2024, by TAB Associates (Plans) included in the revised DRB application for Lots 10 and 11, 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:
Sheet 3 of 5 of the *"Final Plat: Belden Place PUD"* prepared by Slagel Survey Services has been included in the submittal. Sheet 3 of 5 includes a note incorporating the complete *"Final Plat, Beden Place PUD"* by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

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. A note is included on Sheet C.111 incorporating the complete *"Belden Place PUD – Final Plan Submittal"* by reference a part of the Application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Madison Harris
Re: 0023 and 0025 Belden Way
Lots 10 and 11, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Section (C) (3) Site Plan:

Sheets C.1 and C.2 of the Plans "*Belden Place – Units 8-9 Duplex "* revised October 14, 2024, by Timberline Engineering presents the proposed site plan. These plans fulfil the Site Plan requirements of the MMC:

a. ~~Please add a note to the construction plans requiring copper water service lines extending from the curb stop into the building.~~ ***Resolved****. The revised plan notes Type K copper service lines are required.*
b. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheets C.1 and C.2 of the Plans "*Belden Place – Units 10-11 Duplex "* prepared September 7, 2024, by Timberline Engineering presents the proposed site grading. site grading. These plans fulfil the Grading and Drainage Plan requirements of the MMC.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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 - Duplex Lots 10 AND 11

Project Location

Street Address: 0025 and 0023 Beldan Way

Zoning:	Parcel Number(s):
PUD	L10-210335113011

Application Request:

Design review for a duplex homes. L11-210335113012

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: 3760 sf	Type of Residence (Single Family, ADU, Duplex) Duplex	# of Bedrooms 9	# On-site Parking Spaces 7
# of Stories: 3 + Basement	Snow storage sq ft: 189	Building Footprint sq ft: 1994	Total sq ft Impervious Surface: 2227

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 de 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.

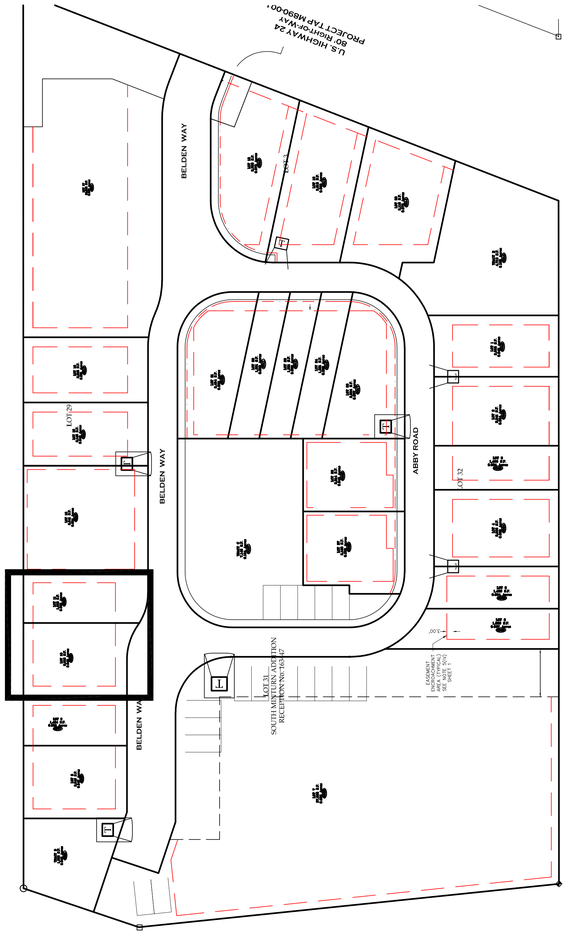
Belden Place

Lot 10 - 0025 Beldan Way

Lot 11 - 0023 Beldan Way

Duplex Residences

Minturn, Colorado 81645



Design Review Submittal

09/20/2024

A0.00	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN & UTILITY PLAN
C.2	GRADING, DRAINAGE & EROSION CONTROL PLANS
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	GROUND AND BASEMENT FLOOR PLANS
A2.2	MAIN AND UPPER FLOOR PLANS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS



Vicinity Map

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

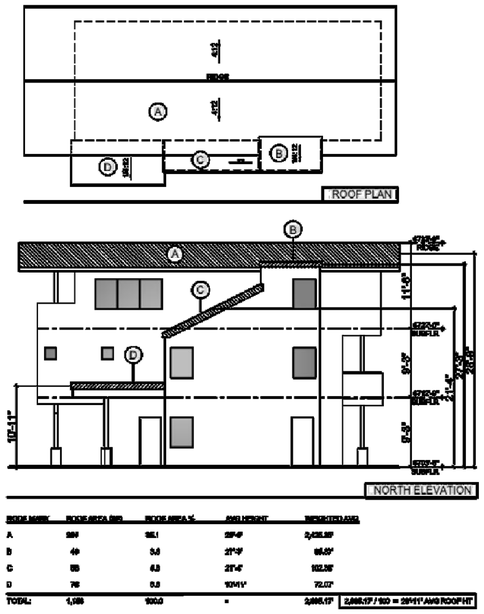
Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.00

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

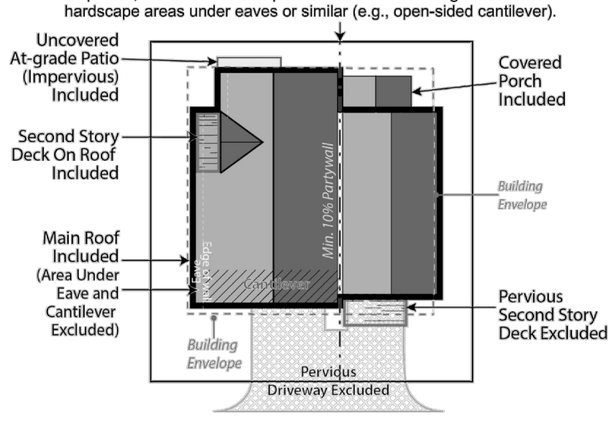
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	884	38.1	29'-9"	2,435.89'
B	49	3.0	21'-9"	65.55'
C	85	4.3	23'-4"	102.26'
D	76	5.5	10'11"	72.07'
TOTAL:	1,589	100.0	=	2,665.17'

2,665.17 / 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
The Architectural Balance
0056 Edwards Village Blvd.
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

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

Revisions:

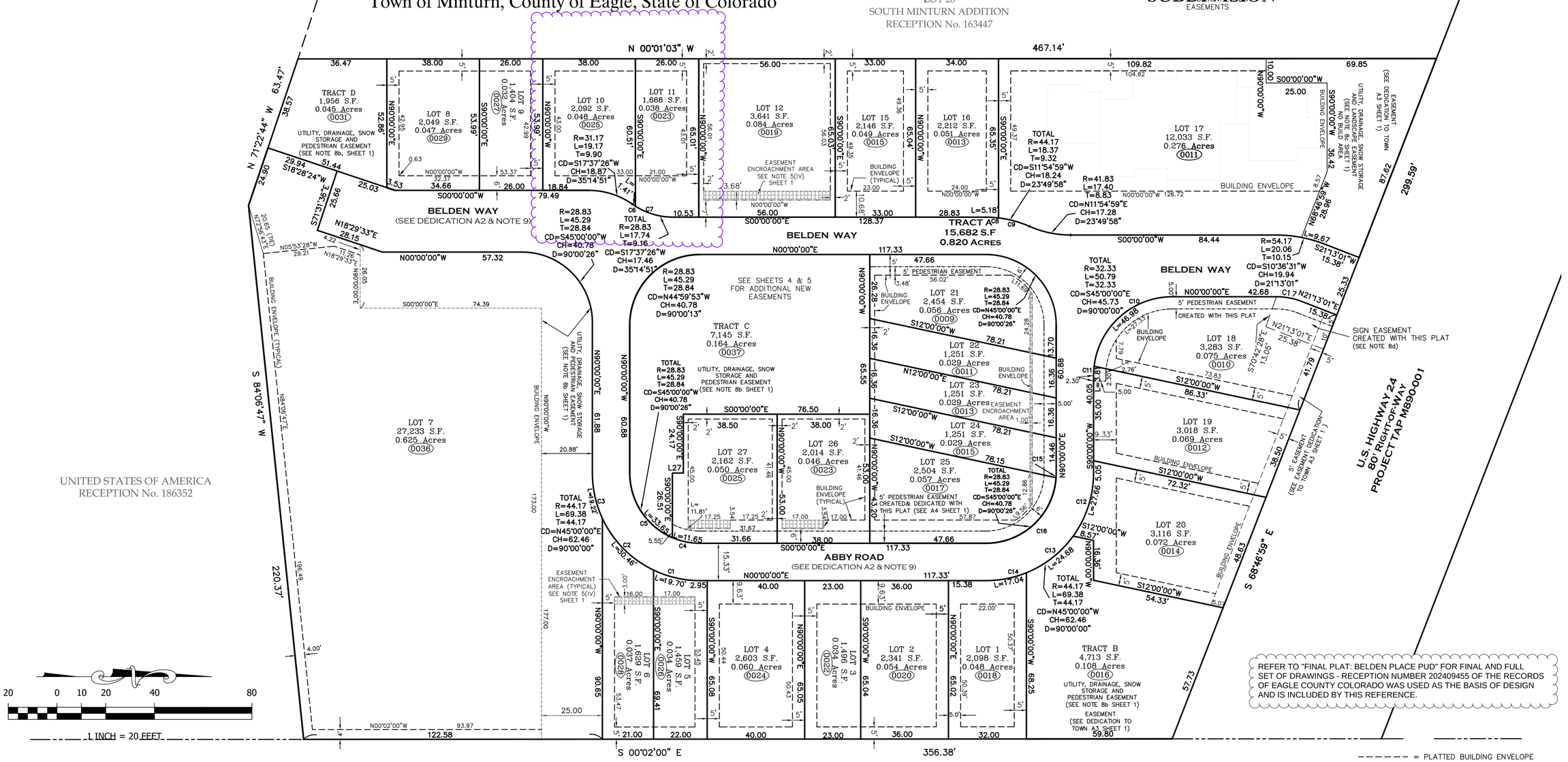
Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

Sheet Title:
PUD Information

Project No:
2215

Sheet No:
A0.02

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



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"

REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

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

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.

PRELIMINARY

07-09-2024

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

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
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

LOT 28

N 00°02'00" W

467.44'

EXIST SHED

EXISTING HOUSE

OVERHEAD UTILITY LINE WAS USED TO FEED PREVIOUS ON-SITE BUILDINGS. THIS NO LONGER FEEDS ANY RESIDENCES OR STRUCTURES. OVERHEAD UTILITIES & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT 29
0.65 ACRES
1207

N71°43'55"W
64.04'

POLE & OVERHEAD UTILITIES TO BE REMOVED UPON INSTALLATION OF NEW UNDERGROUND. CHRISTIANSAN RESIDENCE TO BE RE-TIED TO NEW SYSTEM.

CHRISTIANSAN RESIDENCE (EXISTING TO REMAIN)

OVERHEAD UTILITIES TO REMAIN

WATER SERVICE TO REMAIN

463.99'

S 00°02'00" E

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

255.00'

VISTA BARRANCO LANE

EXISTING SEWER TO BE REMOVED DURING INSTALATION OF NEW SEWER MAIN.

TO BE REMOVED

SHED

CHRISTIANSAN SEWER TO BE RE-ATTACHED TO NEW SS SYSTEM UPON COMPLETION.

MH0060
7919.62 RIM (DISTRICT)
7926.14 RIM (SITE)
DATUM Δ = + 6.52'

EXISTING FH #41 TO BE REMOVED

FH41

LOT 1

LOT 2

LOT 3

SINGLE STORY HOUSE REMOVED 2020

SINGLE STORY HOUSE TO BE REMOVED

DURAN SUBDIVISION
RECEPTION No. 553188

S 74°43'00" E

130.24'

LOT 31
0.67 ACRES
1251

S 84°06'47" W
207.89'

LOT LINE

BUILDINGS REMOVED PRIOR TO 2019 (TYPICAL)

ALL EXISTING FENCES TO BE REMOVED

OVERHEAD UTILITIES TO BE REMOVED.

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

OVERHEAD ELEC & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

S 00°02'00" E

194.27'

N 00°02'00" W

HIGHWAY 24

LOT LINE

HWY 24 ROW

EXISTING SEWER SERVICE TO BE REMOVED/ABANDONED AT MANHOLE PER ERWSD SPECIFICATIONS.

MH0020

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

S 65°46'59" E
39.96'

EXISTING EDGE OF HIGHWAY

LOT 32
0.81 ACRES
1251

219.97'

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

OVERHEAD ELEC, LIGHTS & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT LINE

356.38'

S 00°02'00" E

UNITED STATES OF AMERICA
RECEPTION No.246983

USFS

EXISTING GROUND MOUNT TRANSFORMER TO REMAIN. TRANSFORMER IS NOT TIED TO BELDEN SITE.

EXISTING OVERHEAD UTILITIES & POLES ALONG FRONTAGE TO REMAIN.

LOT 59
SOUTH MINTURN
ADDITION

EXIST SHED

LOT LINE

14" TREE (TYP)

AMENDED PARCEL
RECEPTION No. 201306047

MINTURN BONEYARD

0 20 40
SCALE: 1"=20'

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

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

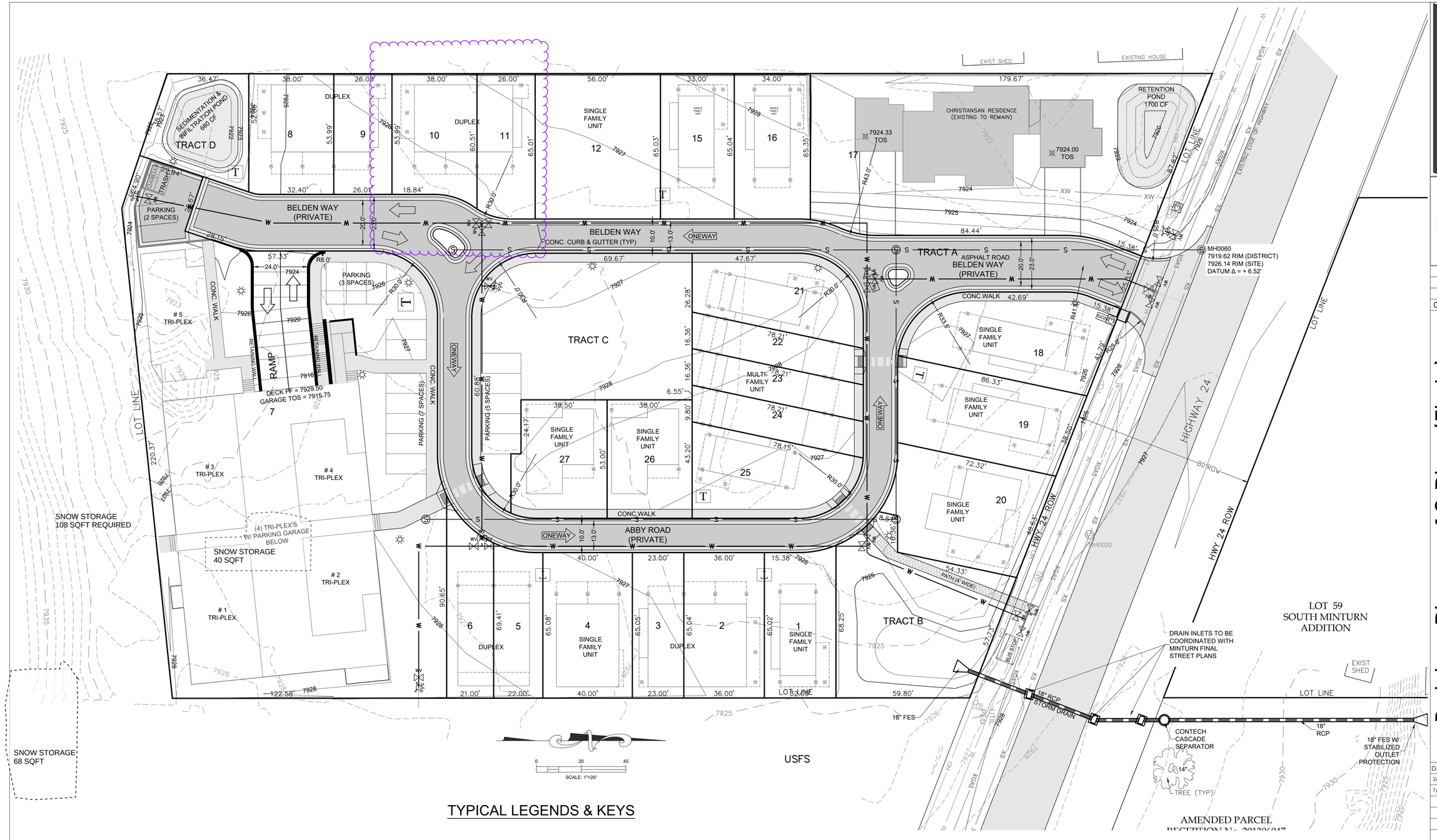
0036 Abby Road, Minturn, Colorado 81645

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 "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

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

TIMBERLINE ENGINEERING llc
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

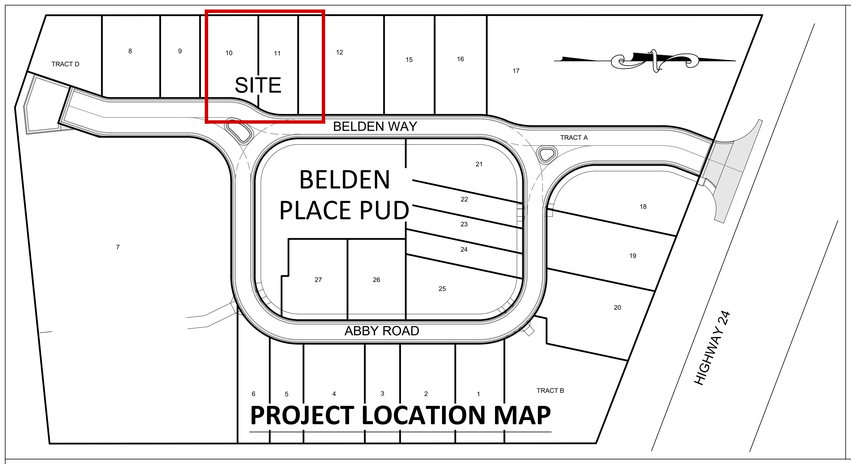
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111

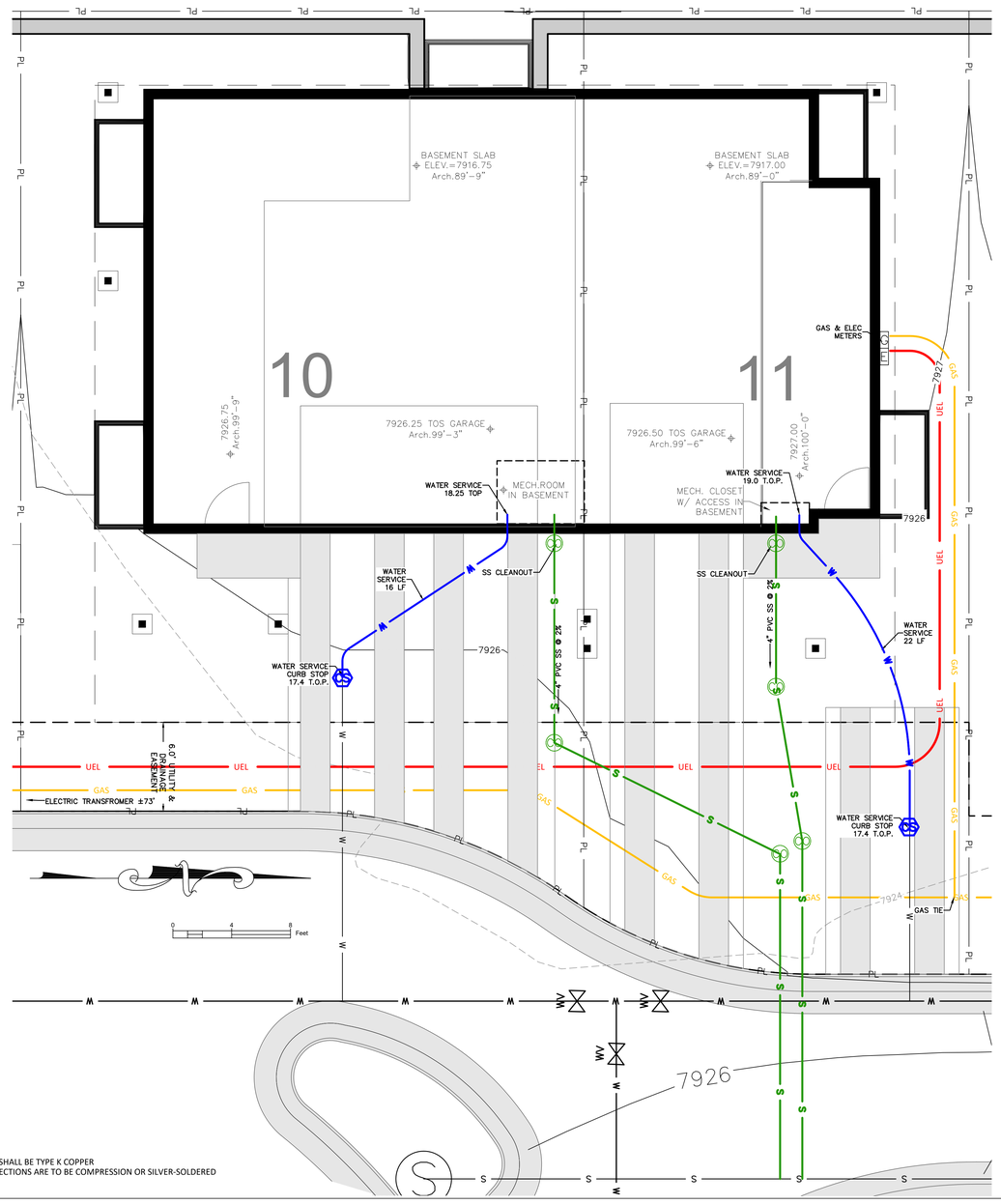


UNITS 10-11

SHEET INDEX:

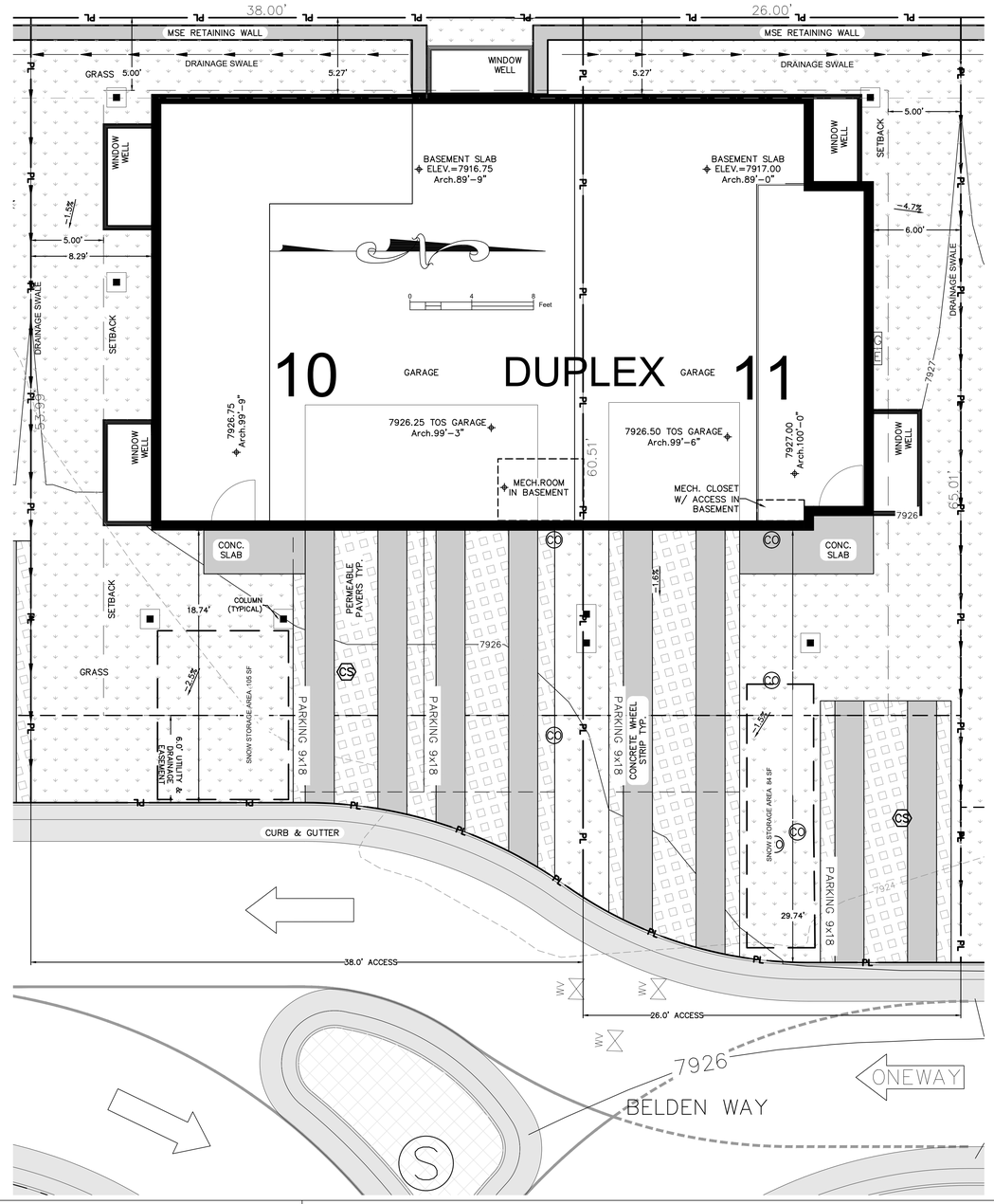
C.1 SITE PLAN & UTILITY PLAN
C.2 GRADING, DRAINAGE & EROSION CONTROL PLAN
C.3 DETAILS & CROSS SECTIONS

UTILITY PLAN



NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

SITE PLAN



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

ABBREVIATION KEY

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TOS	= TOP OF SLAB
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

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

TIMBERLINE ENGINEERING LLC
CIVIL STRUCTURAL
p 970.963.9869
218 E. Valley Rd.
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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Minturn, Colorado

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DATE	REVISION
1/9/24	DRB Coordination
8/25/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates

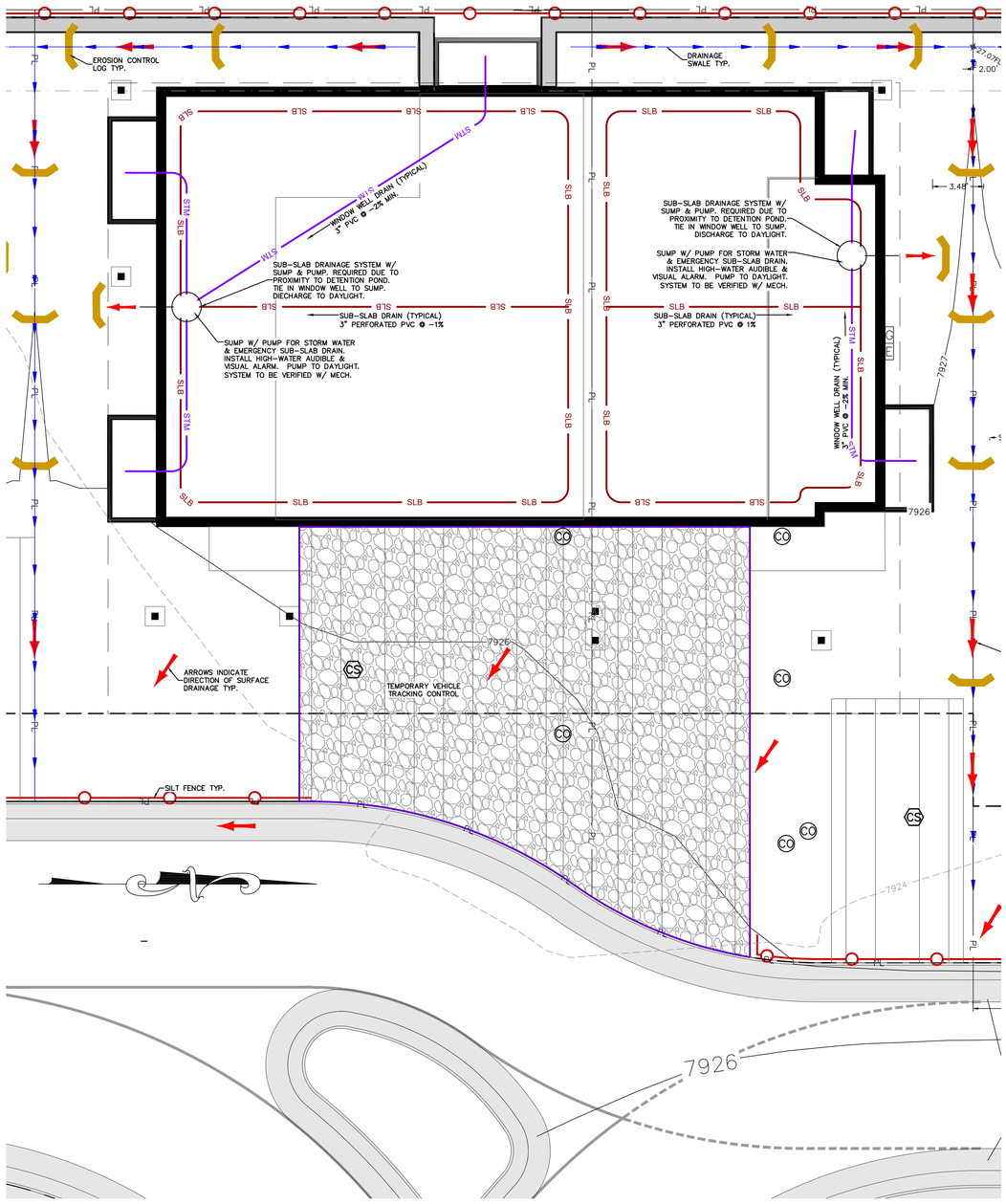
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SITE PLAN & UTILITY PLAN

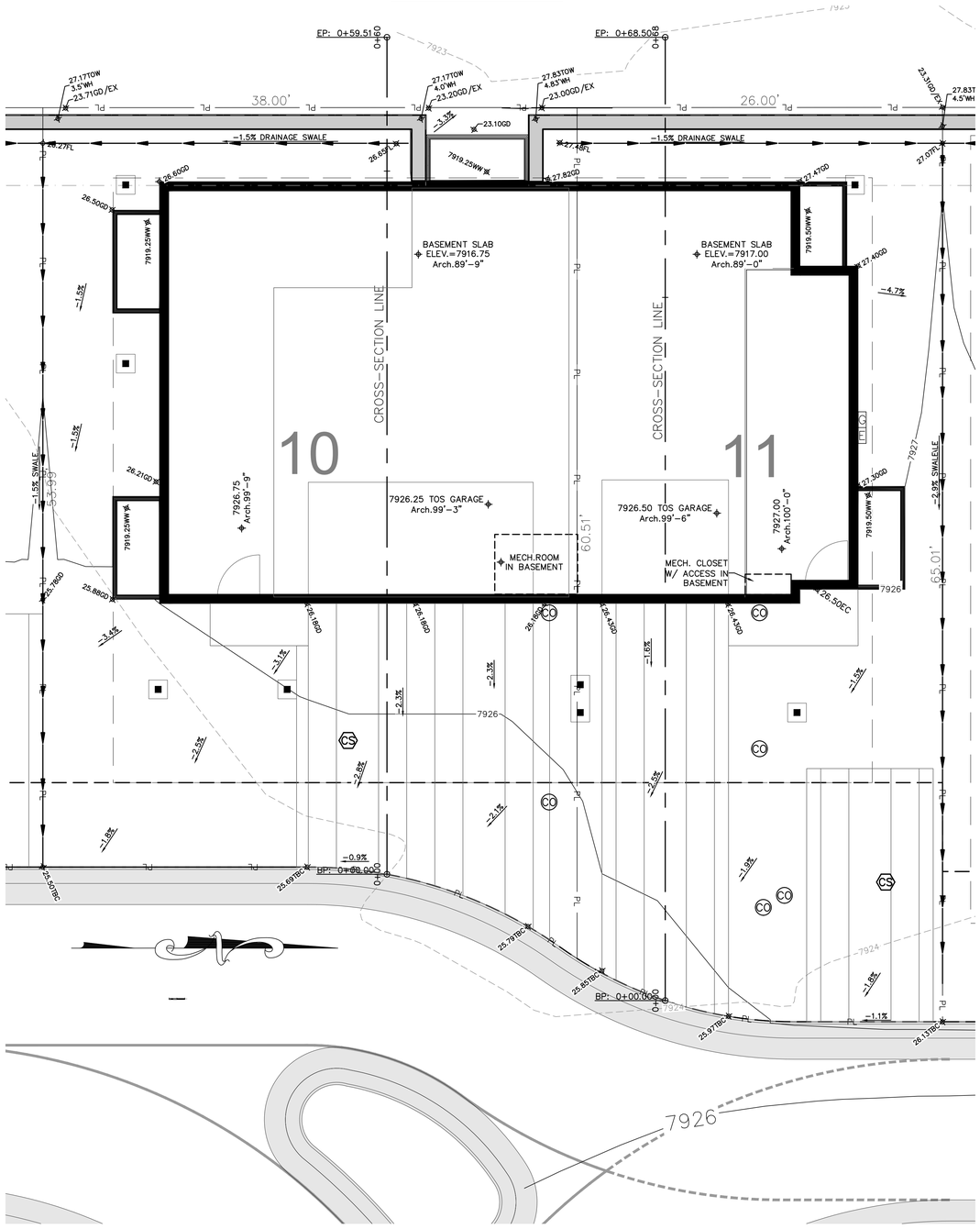
Sheet:

C.1

DRAINAGE & EROSION CONTROL PLAN



GRADING PLAN



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

ABBREVIATION KEY

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
WV	= WATER VALVE
WW	= WINDOW WELL

PROPOSED UTILITY SYMBOL KEY:

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

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218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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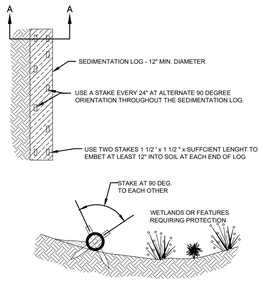
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Title: GRADING, DRAINAGE & EROSION CONTROL PLANS

Sheet: C.2



SECTION A - A

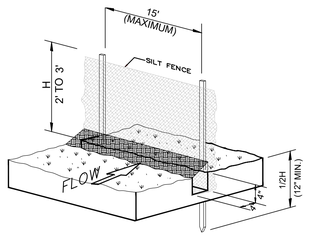
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

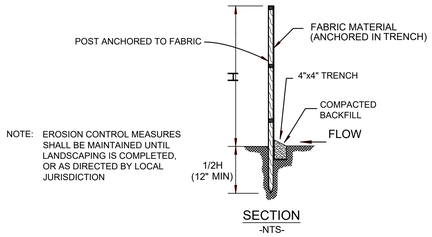
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST 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



SILT FENCE INSTALLATION

-NTS-

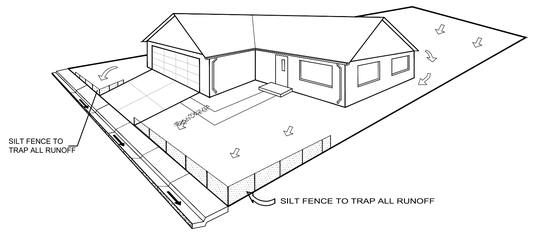


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

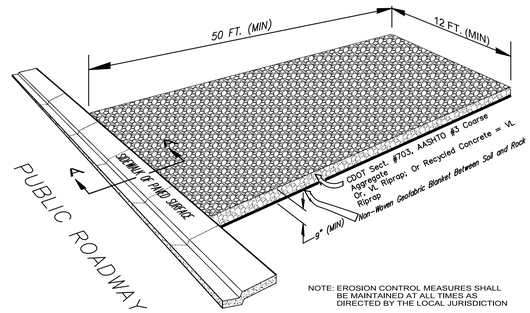
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SILT FENCE INSTALLATION DETAIL

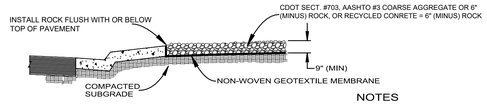


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

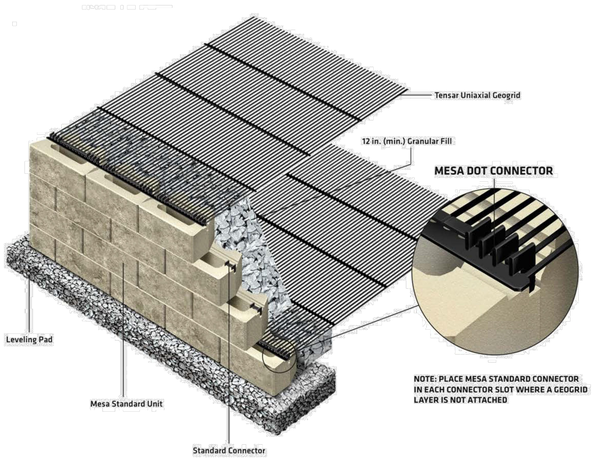
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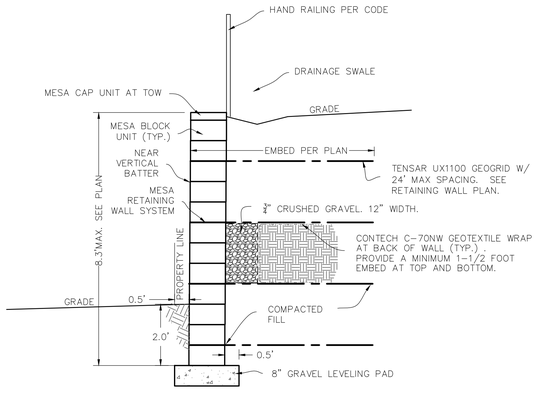
NOTES

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

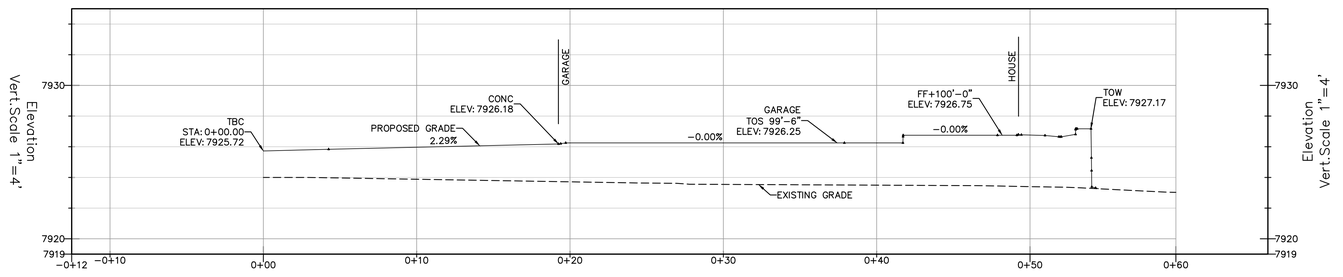
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR



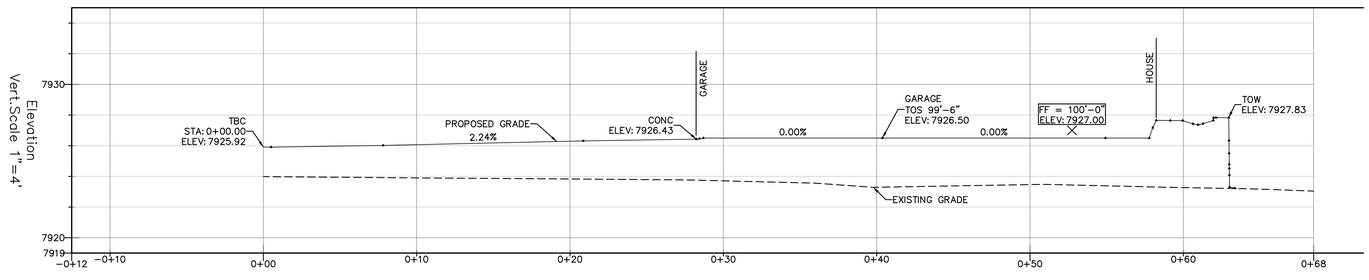


RETAINING WALL DETAIL

UNIT 10 SECTION



UNIT 11 SECTION



TIMBERLINE ENGINEERING LLC
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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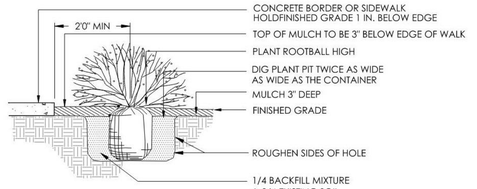
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DETAILS & CROSS SECIONS

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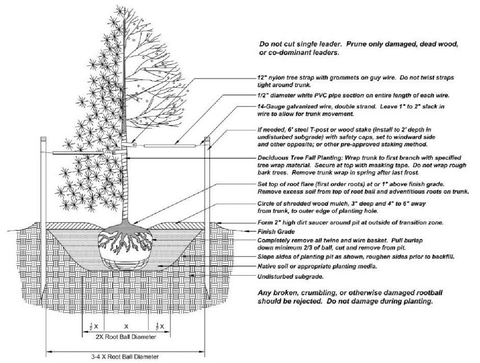
C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



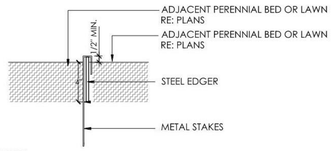
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

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"

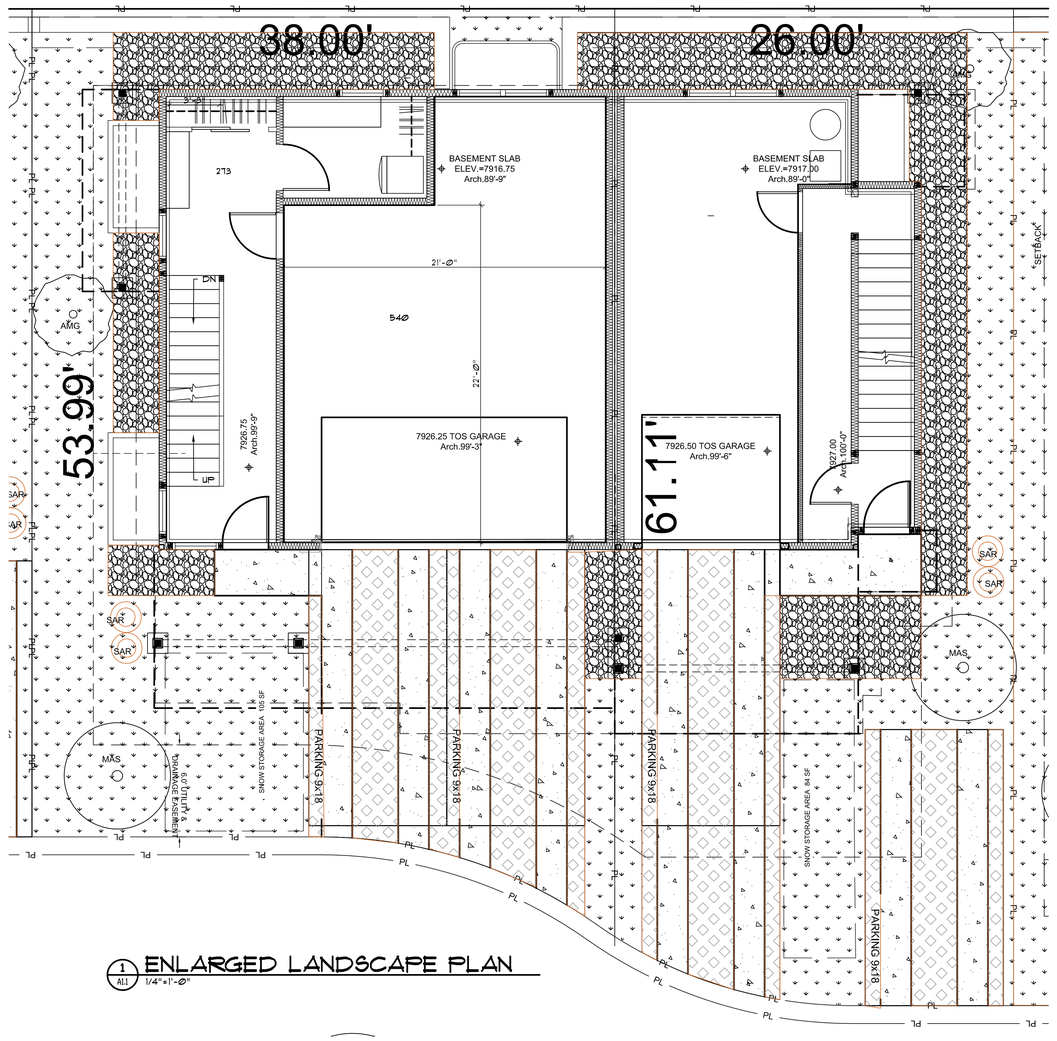
8

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



1 ENLARGED 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.

NATIVE GRASS
2' GRAVEL DRIP LINE MULCH
CONC. PARKING STRIP
PERMEABLE PAVERS

SITE CALCULATIONS - 8-9

SITE SQFT	3,760 SQFT
BUILDING COVERAGE	1,994 SQFT
IMPERVIOUS COVERAGE (Includes Building)	2,227 SQFT
SITE COVERAGE ALLOWED	65%
SITE COVERAGE	89.2%

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 8869
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

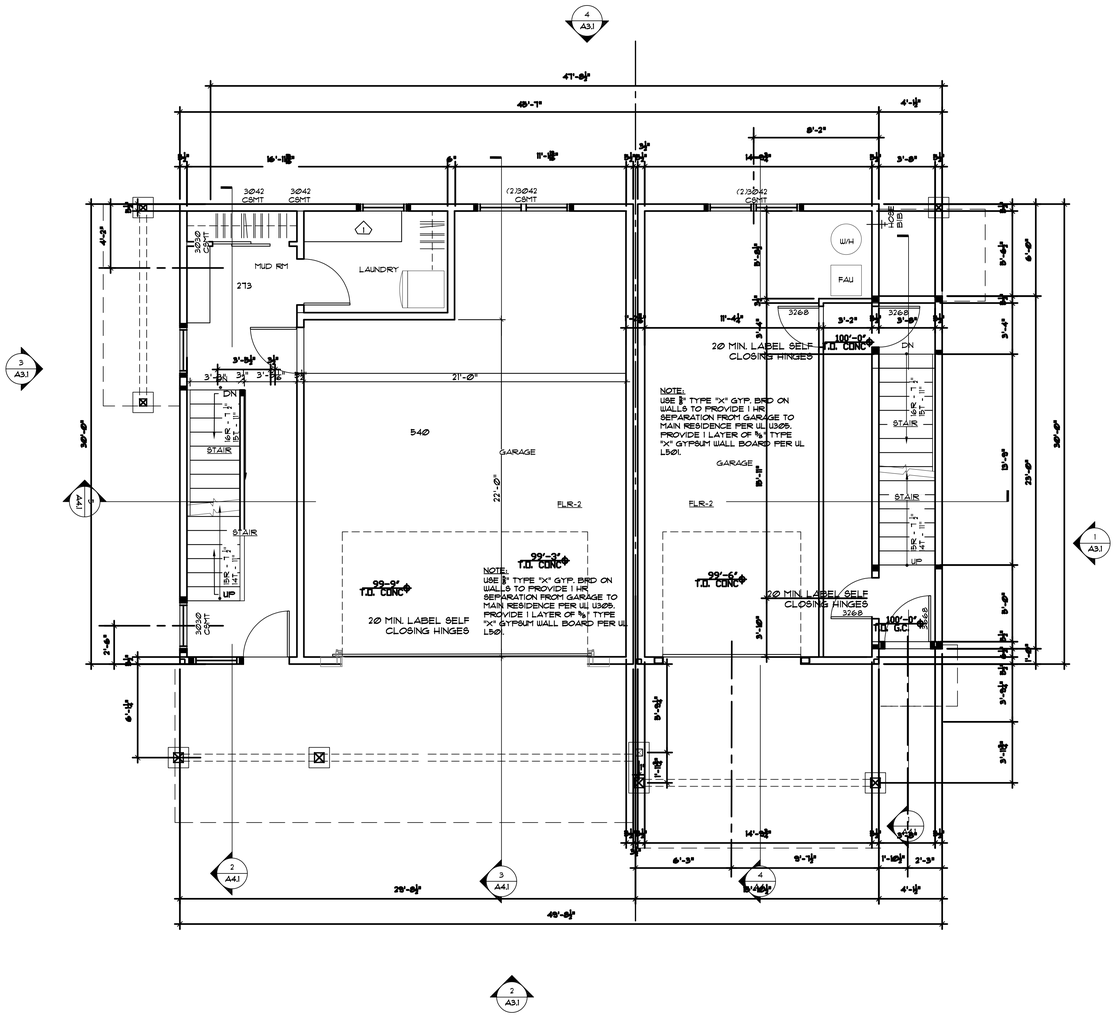
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

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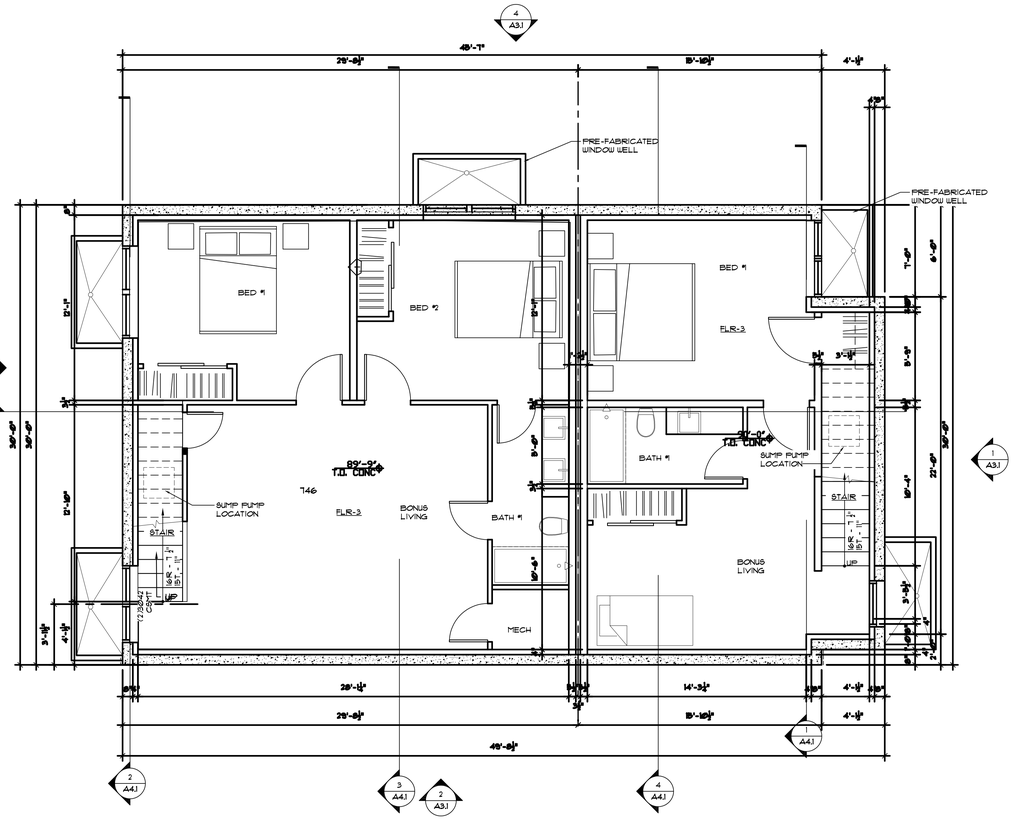
Project No:
2215

Sheet No:
A1.1



LOWER LEVEL FLOOR PLAN

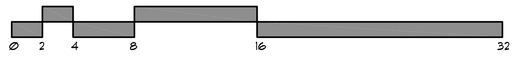
2 A2.1 1/4"=1'-0"



BASEMENT FLOOR PLAN

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





SCALE: ¼"=1'-0"

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0056 Edwards Village Blvd.
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

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Mintum, Colorado 81645

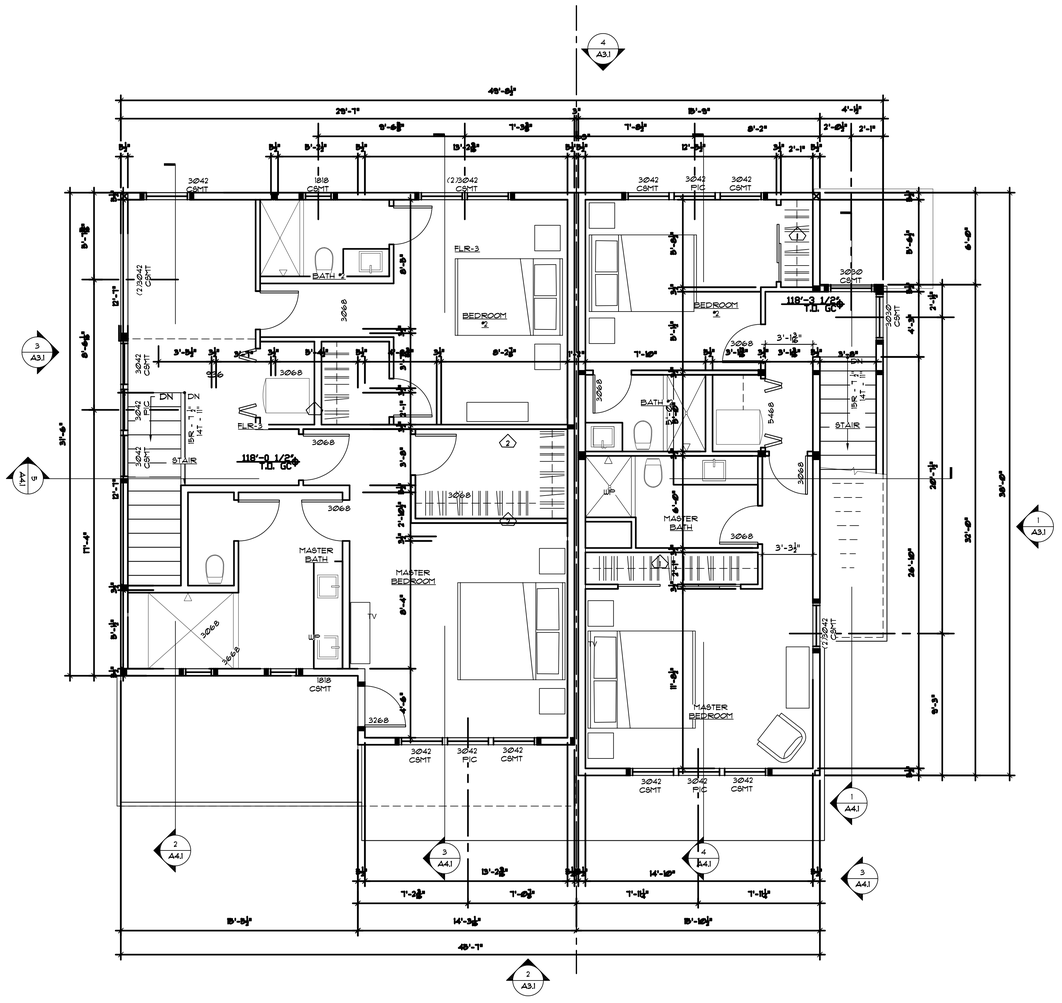
Revisions:

Issue Dates:
20230509 Struct Coord
DRB-09/20/2024

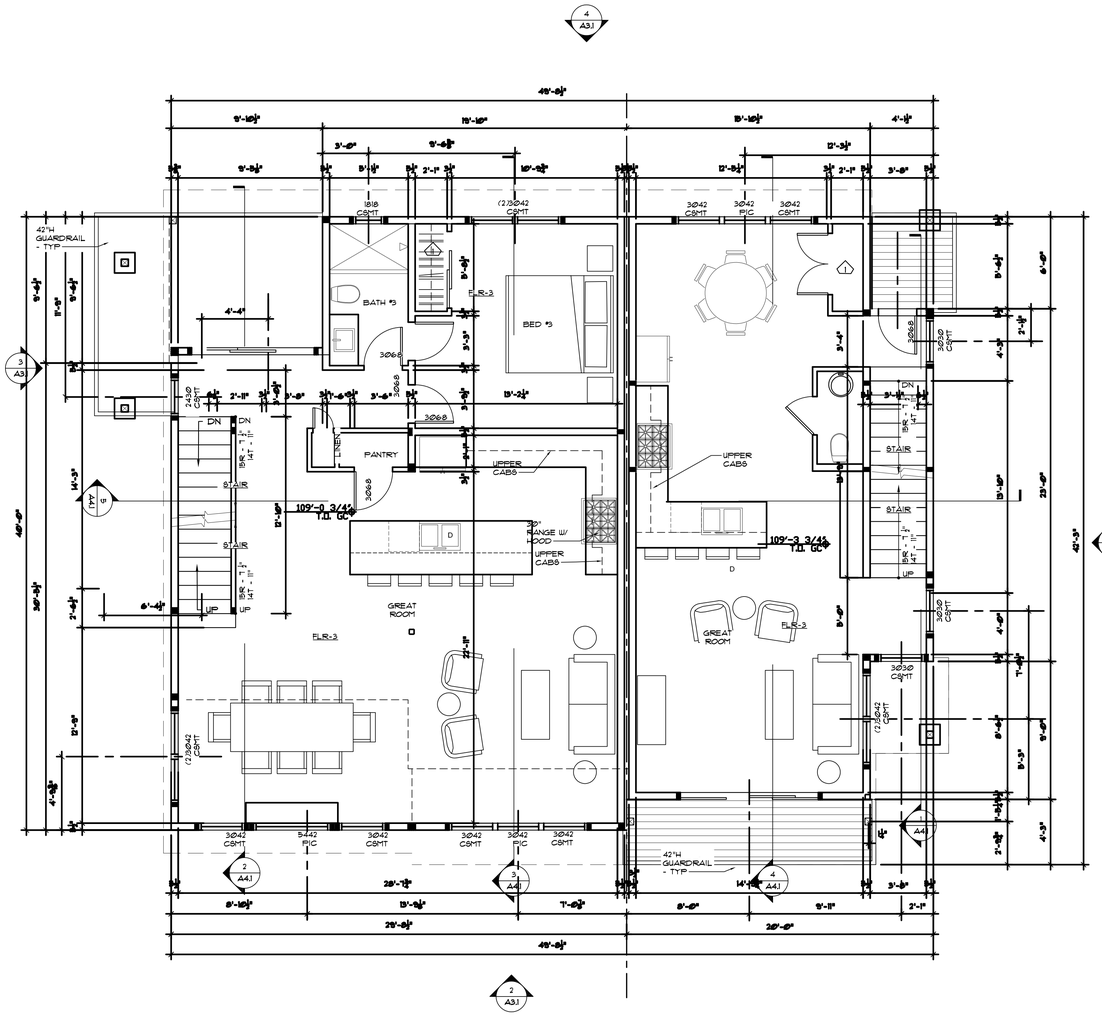
Sheet Title:
Basement and Lower Level Floor Plans

Project No:
2215

Sheet No:
A2.1



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



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

UNIT 10	SQ. FT
LIVING - BASEMENT	747
LIVING - LOWER	271
LIVING - MAIN	1,030
LIVING - UPPER	930
TOTAL LIVING	2,978
GARAGE	556
MECHANICAL	0
TOTAL	3,534

UNIT 11	SQ. FT
LIVING - BASEMENT	446
LIVING - LOWER	166
LIVING - MAIN	629
LIVING - UPPER	604
TOTAL LIVING	1,845
GARAGE	348
MECHANICAL	0
TOTAL	2,193
TOTAL	5,727

TRUE NORTH

0 2 4 8 16 32

SCALE: ½"=1'-0"

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The Architectural Balance
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Edwards, CO 81632
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Revisions:

Issue Dates:
20220609 Struct Coord
DRB-09202024

Sheet Title:
Main and Upper Level Floor Plans

Project No:
2215

Sheet No:
A2.2

TAB Associates
The Architectural Balance
0000 Sawyer, CO 81435
(970) 765-1470
fax: (970) 765-1471
info@tabassociates.com
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963 9869
Structural Engineer
KRM Consultants, Inc.
(970) 948-9391

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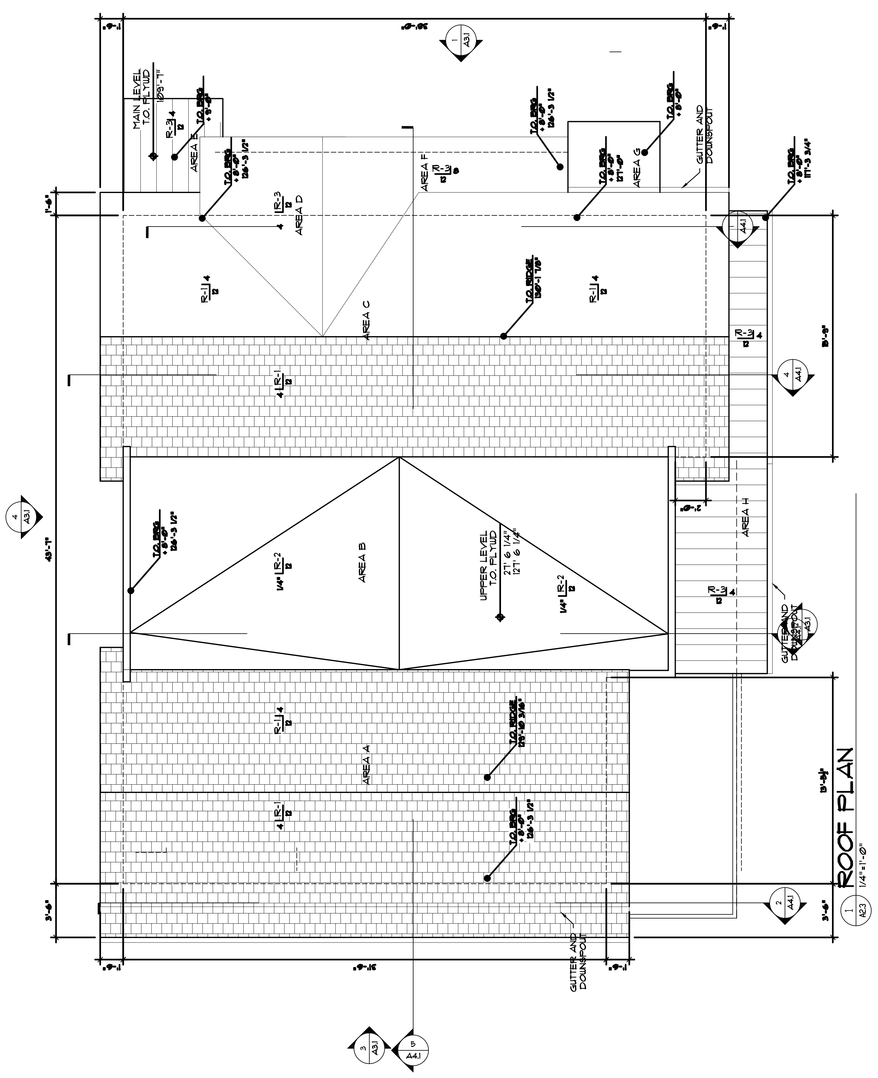
Belden Place - Duplex Units
Lots 10/ 0025 Belden Way & 11 / 0023 Belden Way
Minturn, Colorado 81645

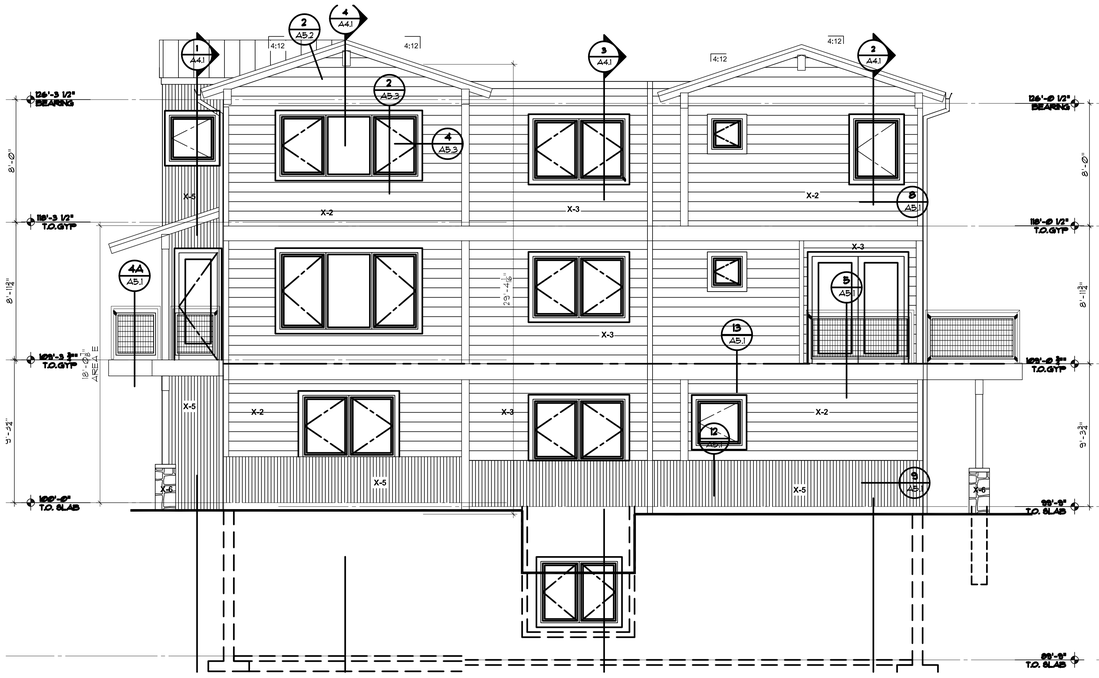
Revisions:

Issue Dates:
20220309 Board Coord
DRB-08302022

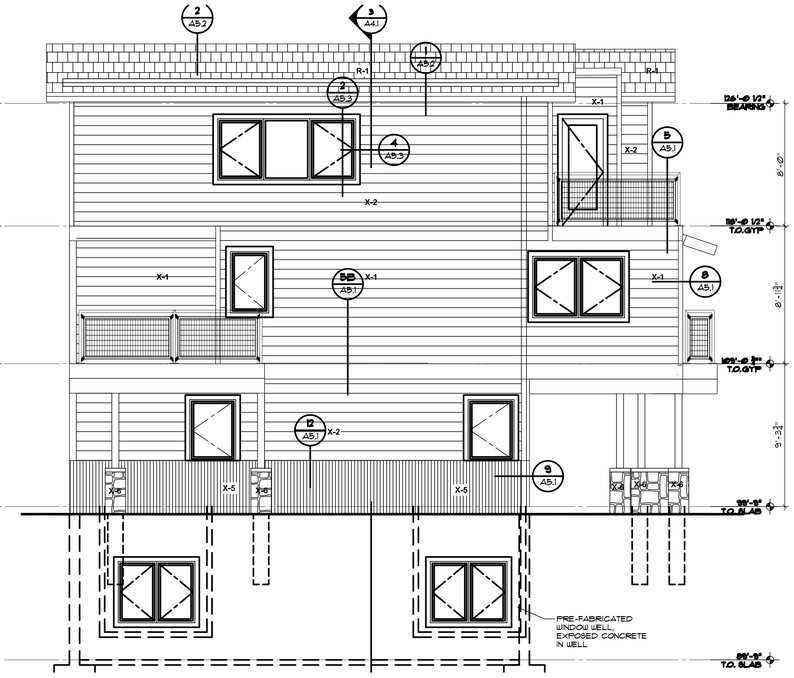
Sheet Title:
Roof Plan

Project No:
2215
Sheet No:
A2.3





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

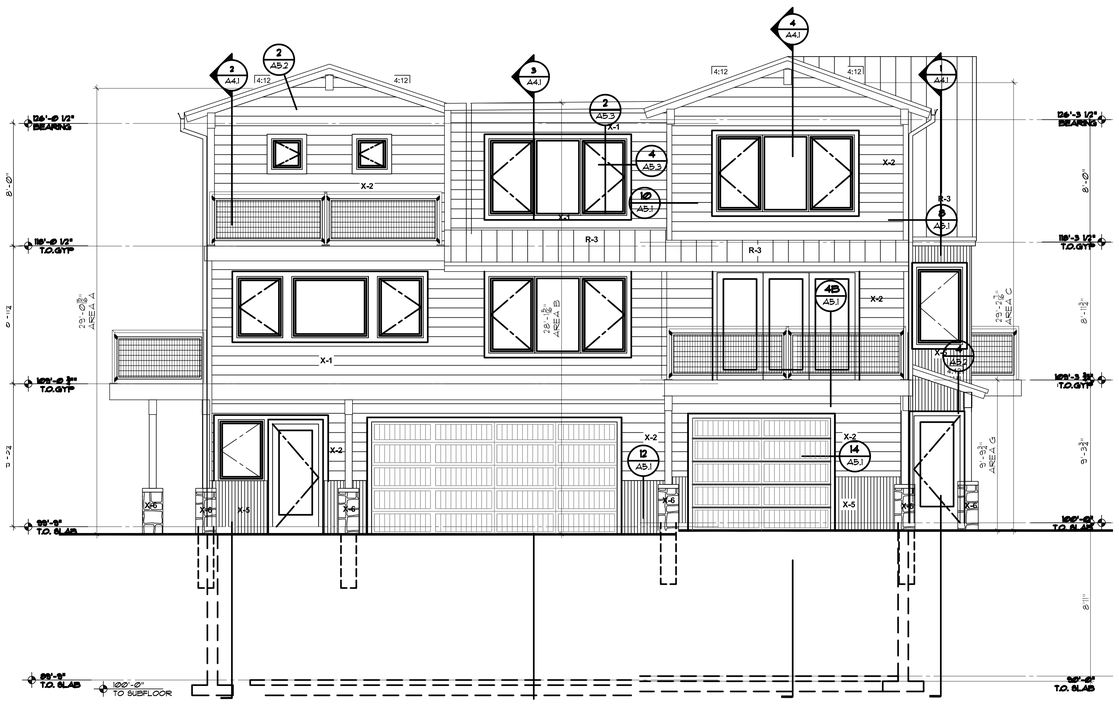


3 A3.1 LEFT SIDE ELEVATION
1/4"=1'-0"

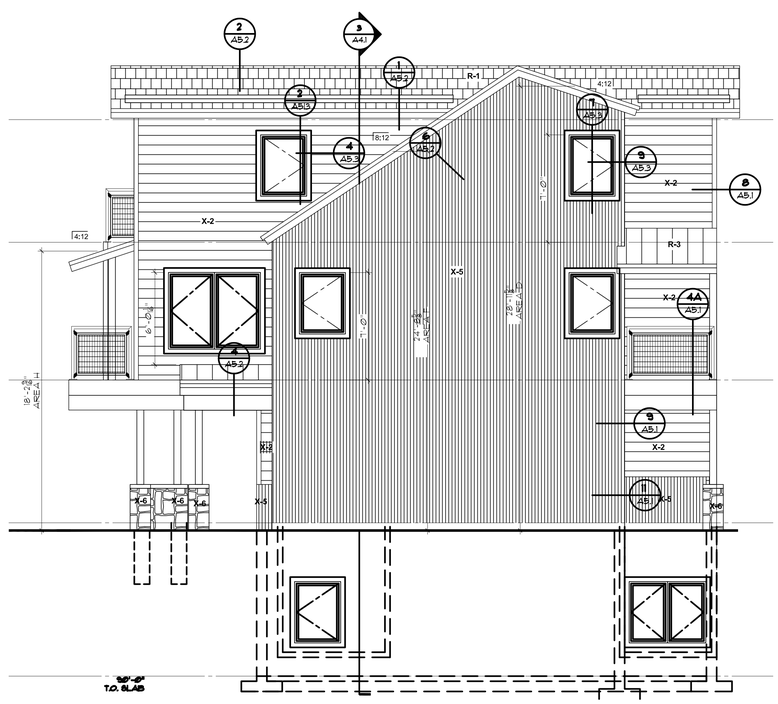
Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	535.40	/ by total	26.81	X	29.08	=	779.64	
B	501.20	/ by total	25.10	X	29.11	=	730.59	
C	620.00	/ by total	31.05	X	29.20	=	906.56	
D	72.00	/ by total	3.61	X	28.97	=	104.45	
E	38.40	/ by total	1.92	X	18.73	=	36.02	
F	83.00	/ by total	4.16	X	24.72	=	102.74	
G	27.70	/ by total	1.39	X	9.81	=	13.61	
H	119.30	/ by total	5.97	X	18.20	=	108.73	
	1997.00		100.00		187.82		2782.33	27.82
								27' 9 13/16"

MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3: STANDING SEAM METAL ROOFING
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4 HORIZONTAL CORRUGATED METAL SIDING
X-5 VERTICAL CORRUGATED METAL SIDING
X-6 STONE VENEER



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



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

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Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



X-1
LAP SIDING
A3.1

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: BOURDEUX





X-2
2 A3.1 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVE
COLOR: ELKHORN



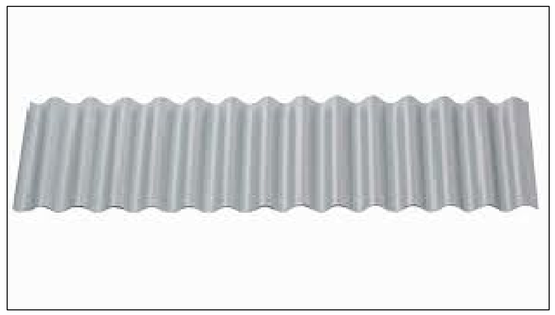
X-3
1 A3.1 LAP SIDING

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: GLACIER FOG



R-1
7 A3.1 ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



X-4
4-5 A3.1 HORIZONTAL CORRUGATED PANELS
X-5
VERTICAL CORRUGATED PANELS

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED $\frac{1}{8}$"
CORRUGATED PANELS



X-6
6 A3.1 STONE VENEER - THIN VENEER

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



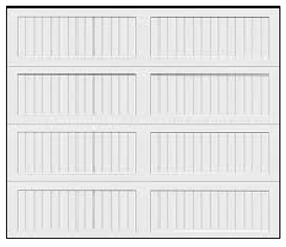
R-3
7B A3.1 ROOFING

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

SW 7069
Iron Ore
Interior / Exterior

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

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





8 A3.1 GARAGE DOOR

SIMILAR RAYNOR ST AUGUSTINE (PANEL PATTERN)
TEXTURED 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) (990W8_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

9 A3.1 LIGHT FIXTURE

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
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Civil Engineer:
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Revisions:

Issue Dates:
20220509 Struct Coord
DRB-07/05/2024

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.2



NE 3D



SE 3D



SW 3D



NW 3D

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
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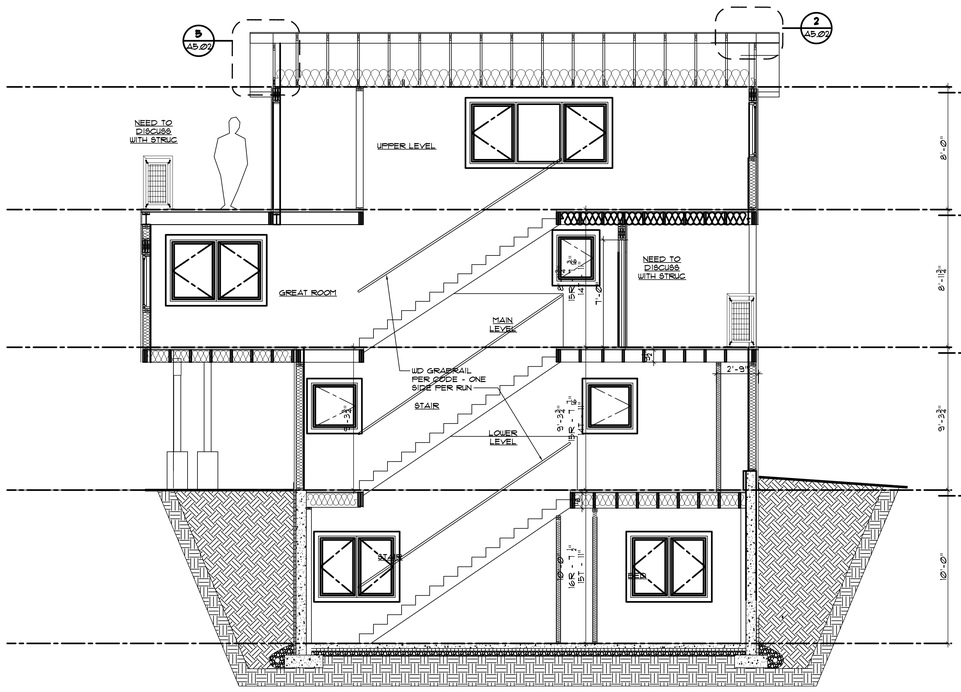
Issue Dates:
20220509 Struct Coord
DRB - 11/28/2023

Sheet Title:
Renderings

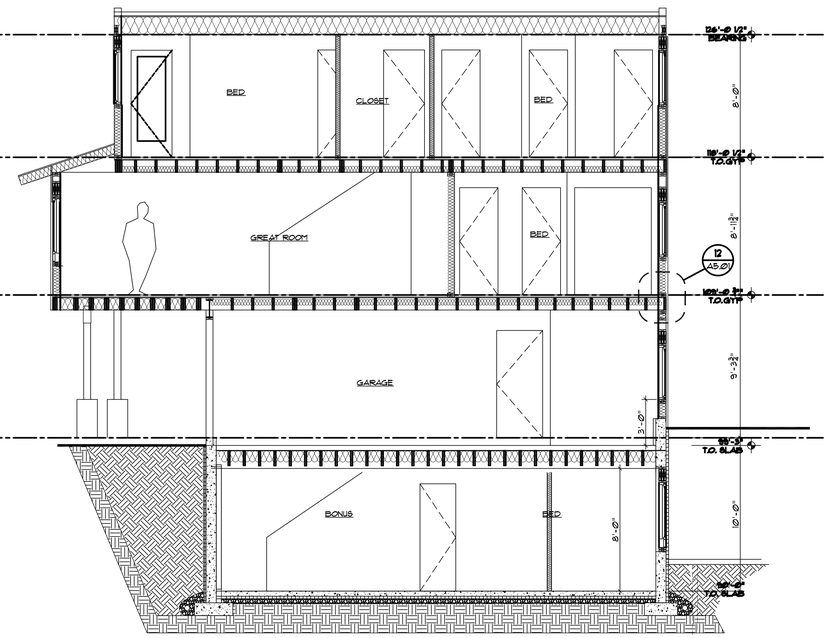
Project No:
2215

Sheet No:
A3.3

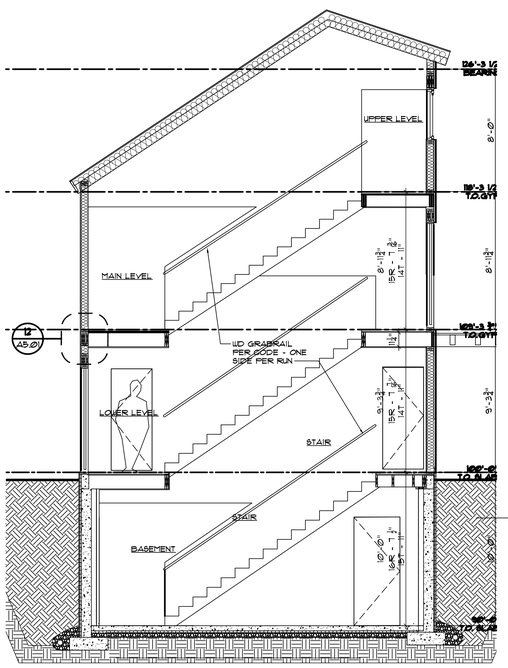
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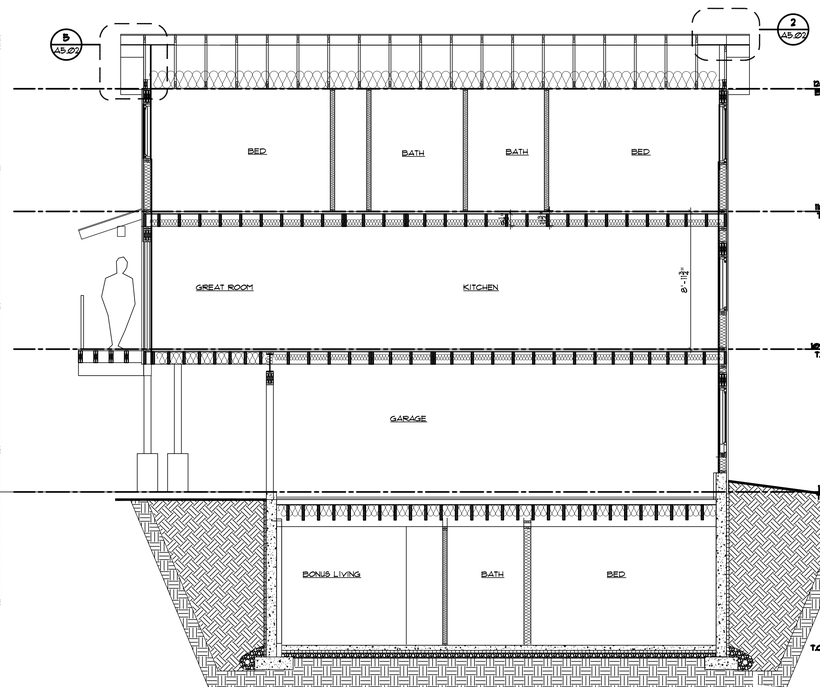
2 SECTION 2
A4.1 SCALE: 1/4"=1'-Ø"



1 SECTION 1
A4.1 SCALE: 3/4"=1'-Ø"



1 SECTION 1
A4.1 SCALE: 3/4"=1'-Ø"



2 SECTION 2
A4.1 SCALE: 1/4"=1'-Ø"



1 SECTION 1
A4.1 SCALE: 3/4"=1'-Ø"

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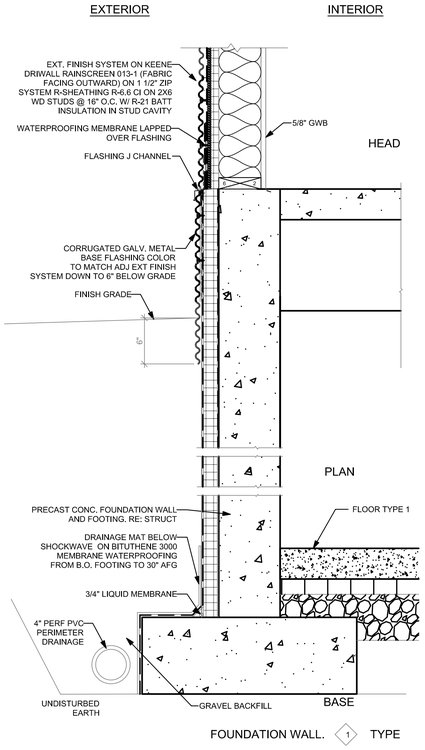
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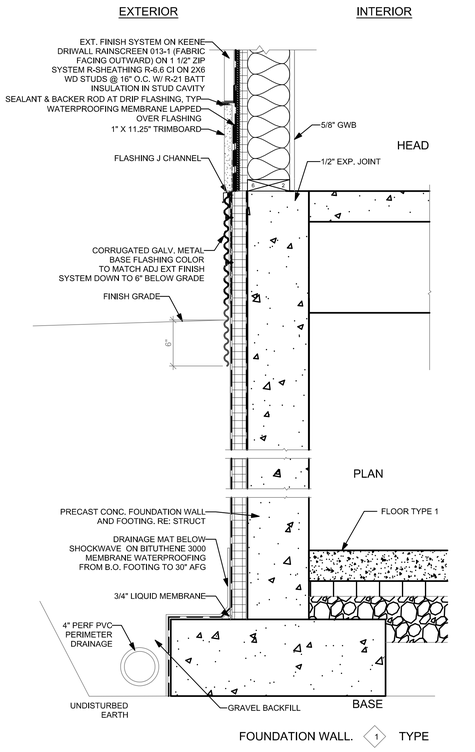
Sheet Title:
Building Sections

Project No:
2215

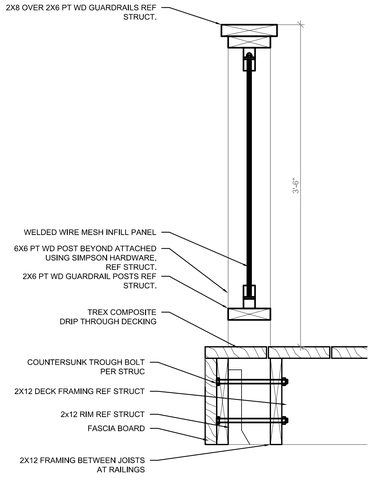
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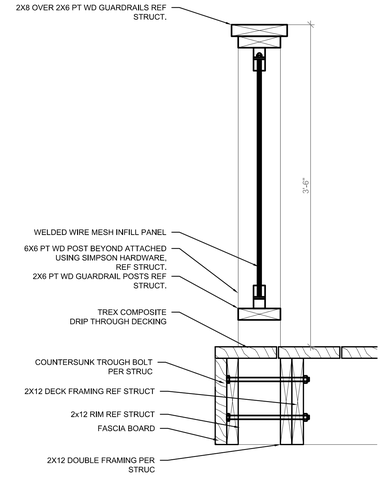
1 A5.01 SECTION DETAIL - CORRUGATED SIDING
SCALE: 3"=1'-0"



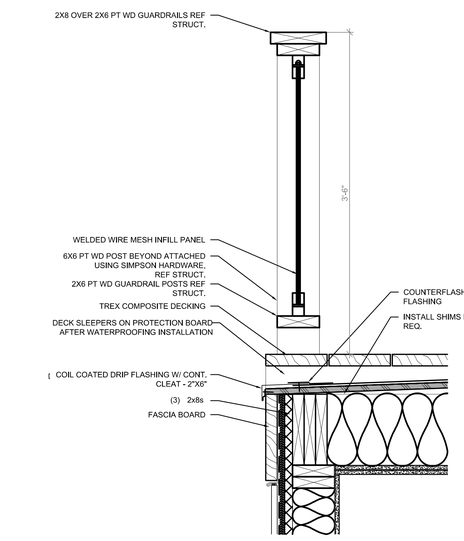
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SCALE: 3"=1'-0"



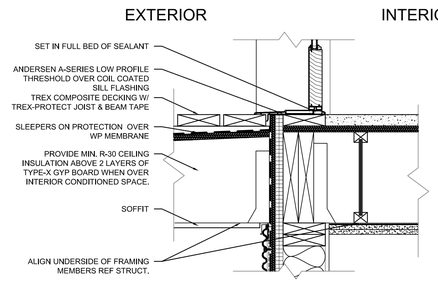
4A A5.01 DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



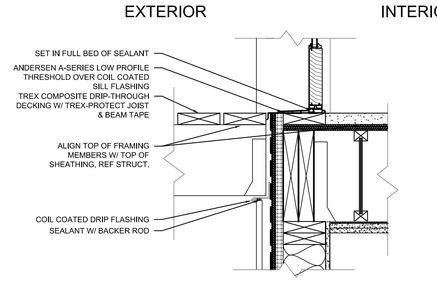
4B A5.01 DRIP THRU DECK RAILING
SCALE: 1 1/2"=1'-0"



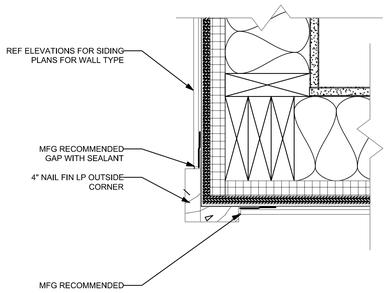
5 A5.01 WP DECK RAILING
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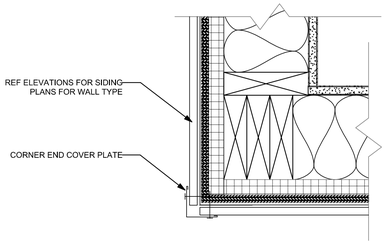
6 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



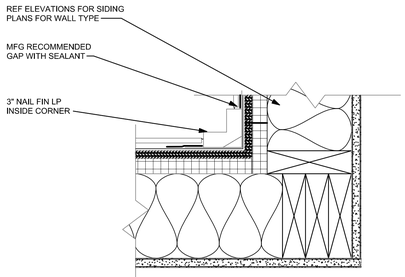
7 A5.01 SECTION DETAIL - W.W.M. GUARDRAIL
SCALE: 1 1/2"=1'-0"



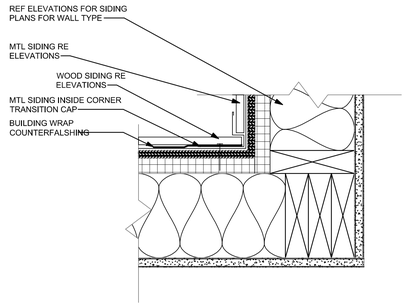
8 A5.01 PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



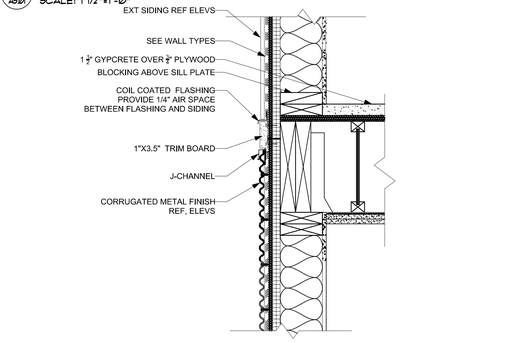
9 A5.01 PLAN DETAIL - CORNER TRIM
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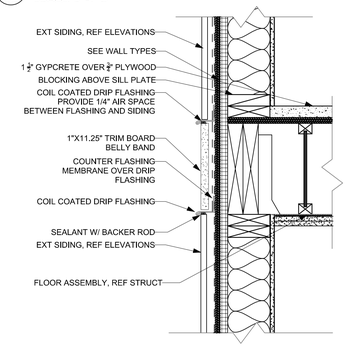
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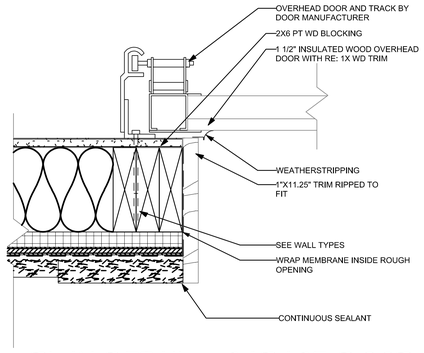
11 A5.01 INTERIOR CORNER TRIM
SCALE: 3"=1'-0"



12 A5.01 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



13 A5.01 SECTION DETAIL - FLOOR TRANSITION
SCALE: 1 1/2"=1'-0"



14 A5.01 PLAN DETAIL - GARAGE DOOR
SCALE: 3"=1'-0"

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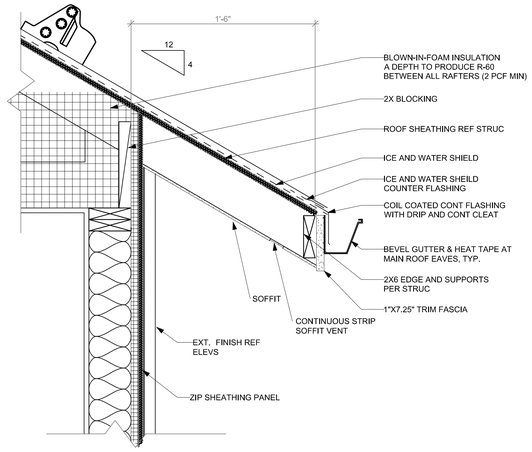
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-08/30/2024

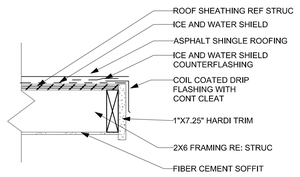
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Project No:
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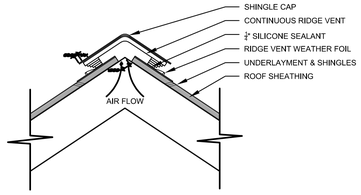
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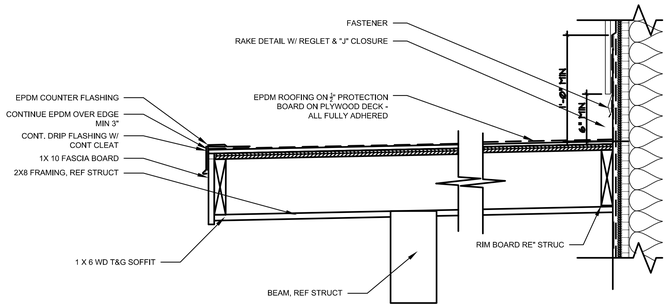
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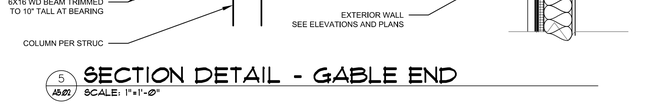
2 A5.01 **SECTION DETAIL - EAVE**
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3 A5.01 **SECTION DETAIL - RIDGE**
SCALE: 1 1/2"=1'-0"



4 A5.01 **SECTION DETAIL - COVERED WALKWAY**
SCALE: 1 1/2"=1'-0"



5 A5.01 **SECTION DETAIL - GABLE END**
SCALE: 1"=1'-0"



6 A5.01 **STAIR ROOF - LOW SLOPE**
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9999
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturn, Colorado 81645

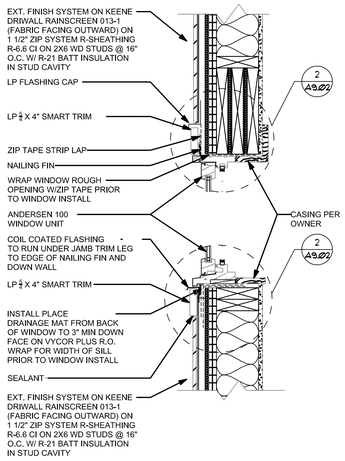
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

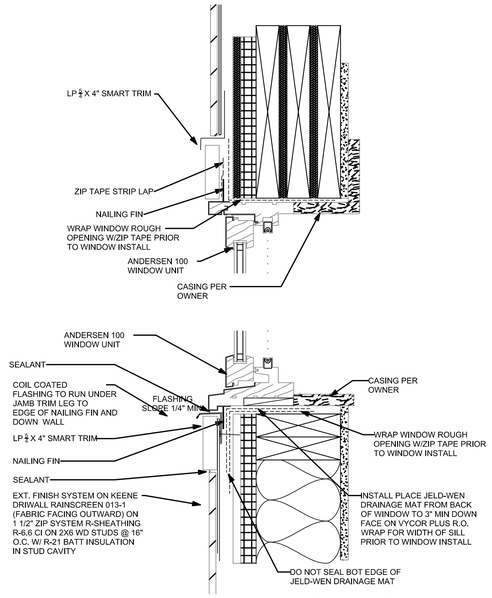
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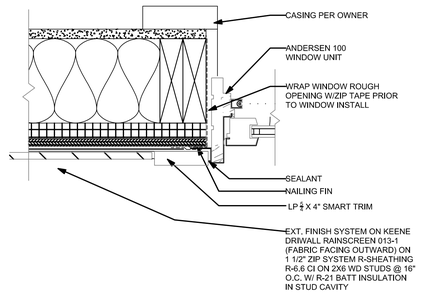
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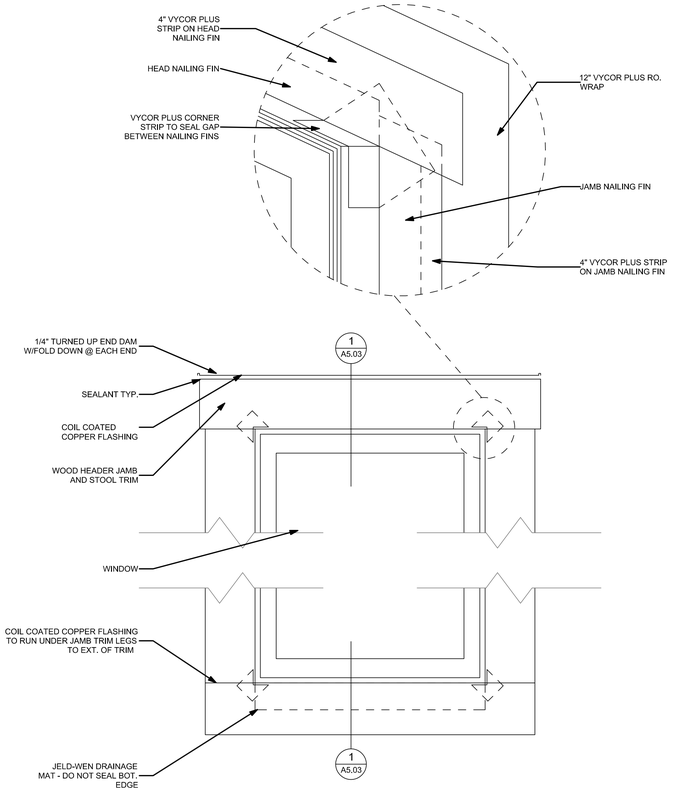
2 A5.03 WINDOW DETAIL - HEAD/SILL
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3 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"

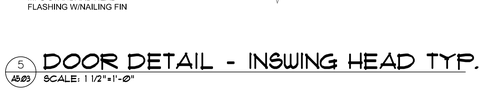


4 A5.03 WINDOW DETAIL - JAMB
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1 A5.03 WINDOW DETAIL - FLASHING
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EXTERIOR INTERIOR

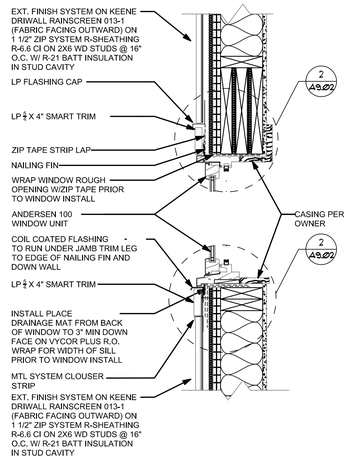


EXTERIOR INTERIOR

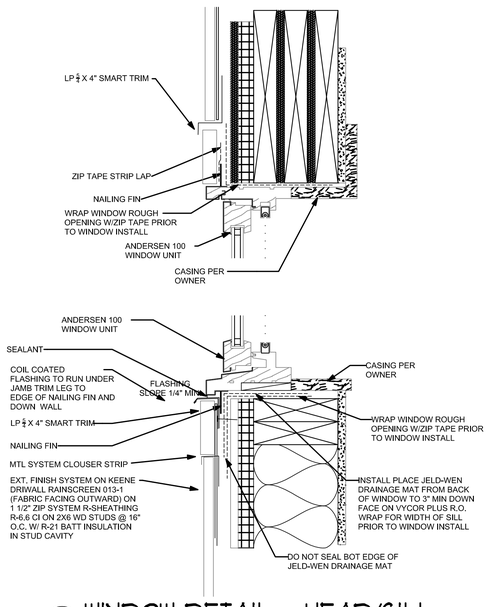


5 A5.03 DOOR DETAIL - INSWING HEAD TYP.
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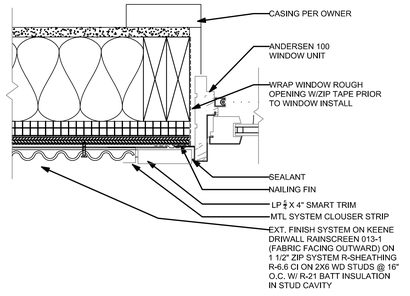
6 A5.03 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"



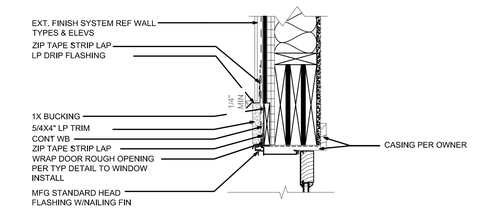
7 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"



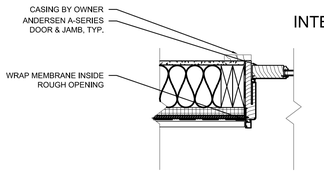
8 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"



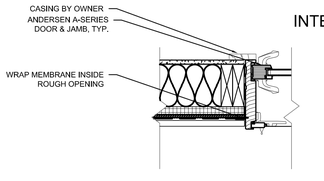
9 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



10 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



11 A5.03 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"



12 A5.03 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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Seal

Belden Place - Duplex Units
Lots 10/ 0025 Beldan Way & 11 / 0023 Beldan Way
Minturm, Colorado 81645

Revisions:

Issue Dates:
20220909 Struct Coord
DRB-09/20/2024

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

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 Duplex Residence

0027-0029 Belden Way

Hearing Date:	October 23, 2024
File Name and Process:	Duplex Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lots: 8 and 9
Address:	0027-0029 Belden Way
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 nine bedroom, 5,717 (gross) square foot duplex structure located at 0027-0029 Belden Way 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 duplex residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 4 9/16 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for duplex 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 seven off-street spaces, with one unit having two spaces in the garage and two at surface level in front of the garage, and the other unit has one 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 duplex residential structure on two legally created lots 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:

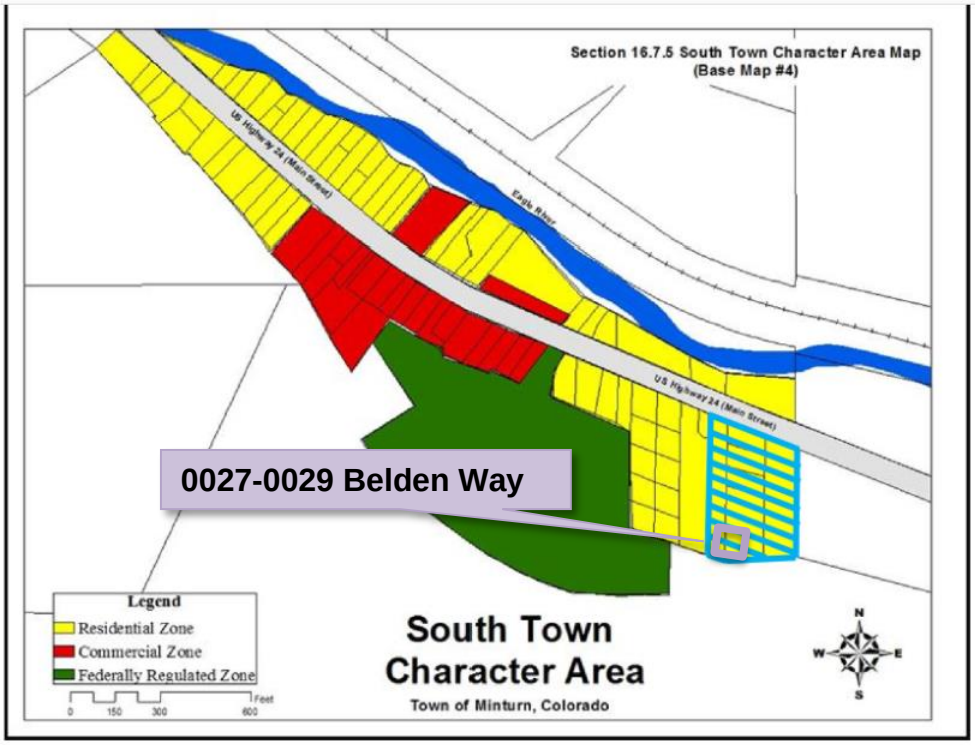
a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0027-0029 Belden Way 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:	3,453 sq. ft.	3,453 sq. ft. (.079 ac.)
Maximum Building Height:	28 feet	27 feet – 4 9/16 inches
Minimum Front Setback:	6 feet	6+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5 feet
Maximum Lot Coverage:	65% (2,244.45 sq. ft.)	1,994 sq. ft. (57.75%) Proposed
Maximum Impervious Coverage:	65% (2,244.45 sq. ft.)	2,141 sq. ft. (62.00%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,453 sq. ft. x .05 = 172.65 sq. ft.)	173 sq. ft.
Parking:	7 spaces	7 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. Items of Note:

Items of Note
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0027-0029 Belden Way 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

October 17, 2024

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

Re: 0029 and 0027 Belden Way
Lots 8 and 9, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 8 – 0013 Beldan (sp) Way; Lot 9 – 0027 Beldan (sp) Way, Minturn Colorado"* prepared September 20, 2024, by TAB Associates (Plans) included in the revised DRB application for Lots 8 and 9, 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:
Sheet 3 of 5 of the *"Final Plat: Belden Place PUD"* prepared by Slagel Survey Services has been included in the submittal. Sheet 3 of 5 includes a note incorporating the complete *"Final Plat, Beden Place PUD"* by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

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. A note is included on Sheet C.111 incorporating the complete *"Belden Place PUD – Final Plan Submittal"* by reference a part of the Application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Madison Harris
Re: 0029 and 0027 Belden Way
Lots 8 and 9, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Section (C) (3) Site Plan:

Sheets C.1 and C.2 of the Plans "*Belden Place – Units 8-9 Duplex "* revised October 14, 2024, by Timberline Engineering presents the proposed site plan. These plans fulfil the Site Plan requirements of the MMC:

a. ~~Please add a note to the construction plans requiring copper water service lines extending from the curb stop into the building~~. ***Resolved****. The revised plan notes Type K copper service lines are required.*
b. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheets C.1 and C.2 of the Plans "*Belden Place – Units 8-9 Duplex "* prepared September 7, 2024, by Timberline Engineering presents the proposed site grading. site grading. These plans fulfil the Grading and Drainage Plan requirements of the MMC.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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 - Duplex Lots 8 AND 9

Project Location

Street Address: 0029 and 0027 Beldan Way

Zoning:	Parcel Number(s):
PUD	L10-210335113009

Application Request:

Design review for a duplex homes. L11-210335113010

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: 3453 sf	Type of Residence (Single Family, ADU, Duplex) Duplex	# of Bedrooms 9	# On-site Parking Spaces 7
# of Stories: 3 + Basement	Snow storage sq ft: 173	Building Footprint sq ft: 1994	Total sq ft Impervious Surface: 2141

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 substan

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.

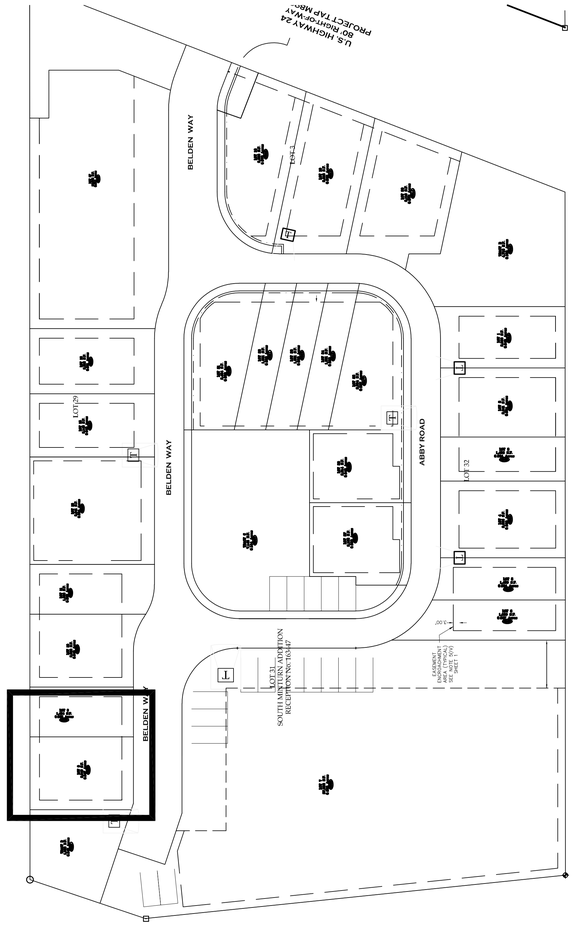
Belden Place

Lot 8 - 0029 Beldan Way

Lot 9 - 0027 Beldan Way

Duplex Residences

Minturn, Colorado 81645



Design Review Submittal

09/20/2024

A0.00	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	OVERALL DEVELOPMENT SITE PLAN
C.1	SITE PLAN & UTILITY PLAN
C.2	GRADING, DRAINAGE & EROSION CONTROL PLANS
C.2	DETAILS AND CROSS SECTION
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	GROUND AND BASEMENT FLOOR PLANS
A2.2	MAIN AND UPPER FLOOR PLANS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS



Vicinity Map

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturn, Colorado 81645

Revisions:

Issue Dates:
20220909 Struct Coord
DRB-09/20/2024

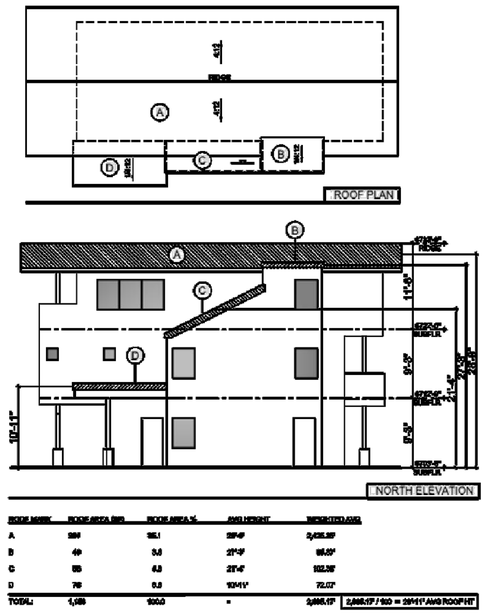
Sheet Title:
Cover

Project No:
2215

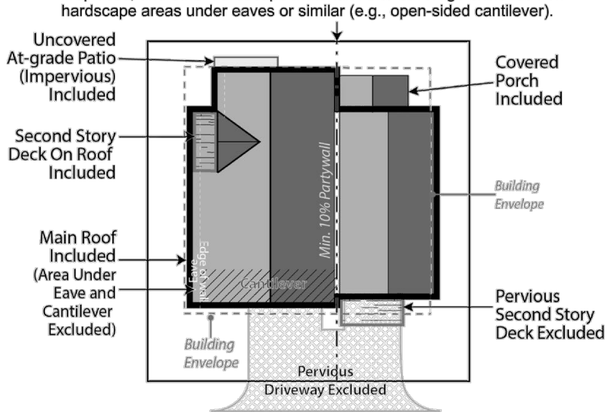
Sheet No:
A0.00

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.



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
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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Civil Engineer:
Timberline Engineering
(970) 963 9889
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturm, Colorado 81645

Revisions:

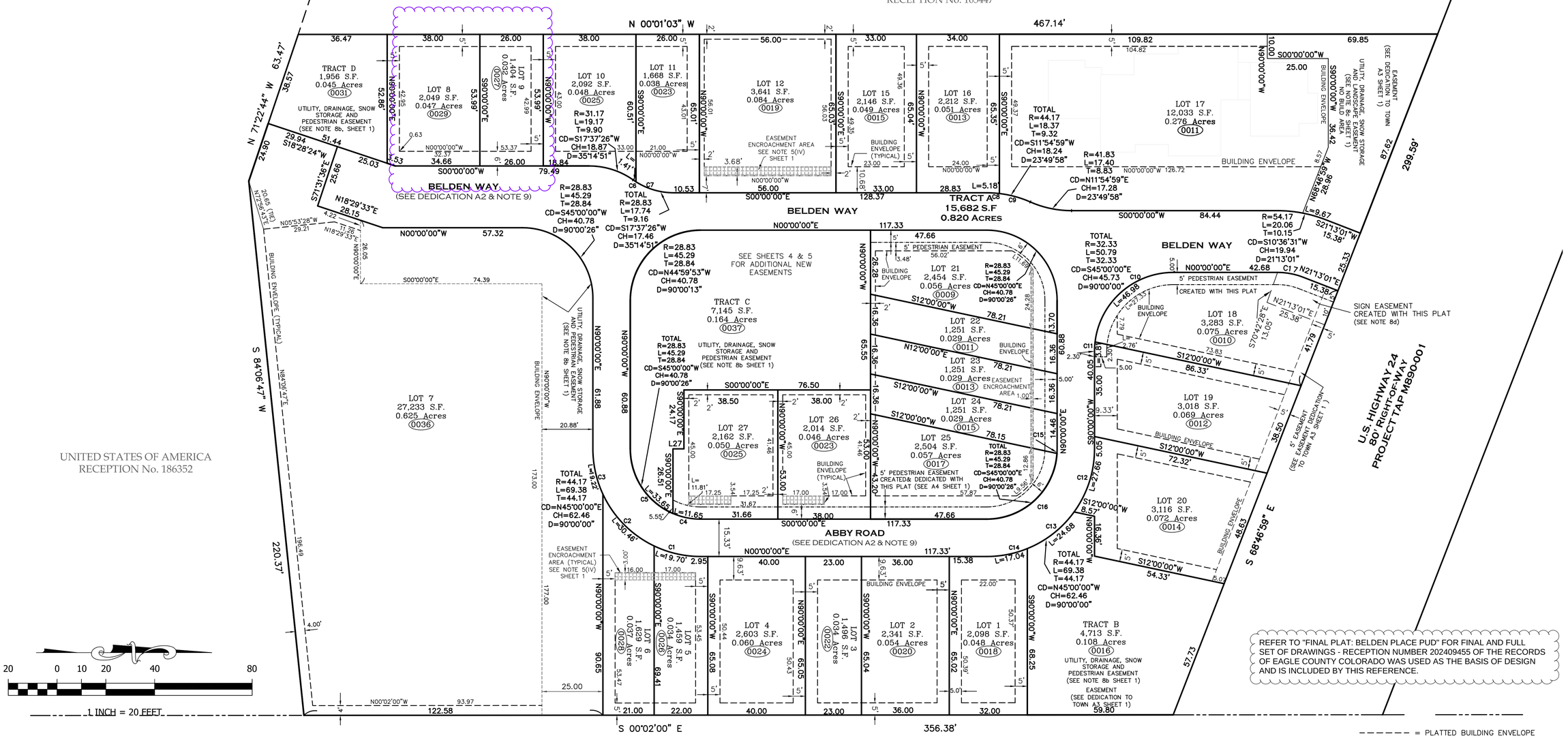
Issue Dates:
20220909 Struct Coord
DRB-07/05/2024

Sheet Title:
P.U.D. Information

Project No:
2215

Sheet No:
A0.02

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



REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

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

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"

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.

PRELIMINARY

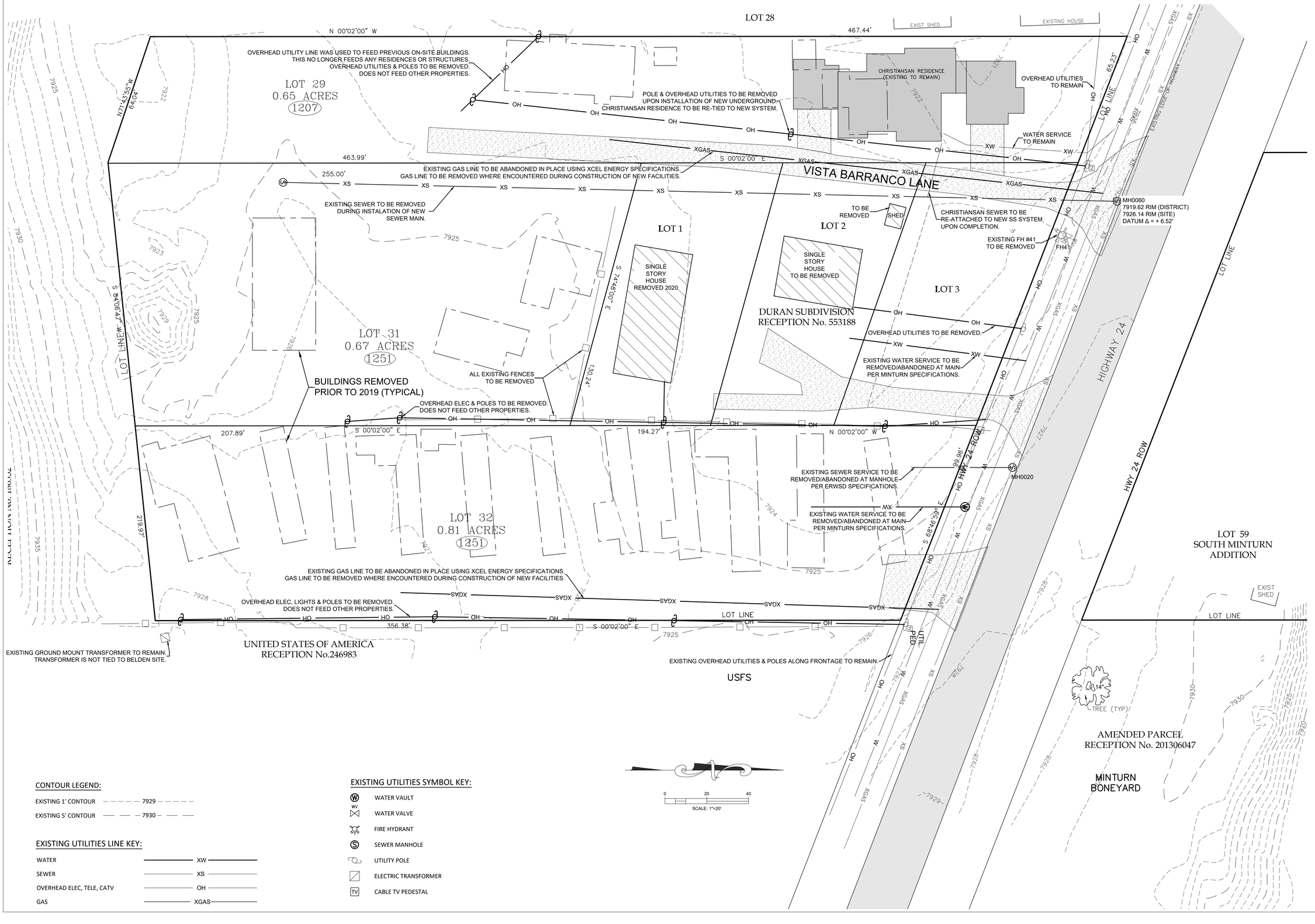
07-09-2024

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

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
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

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177 81623
Carbondale, Colorado
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

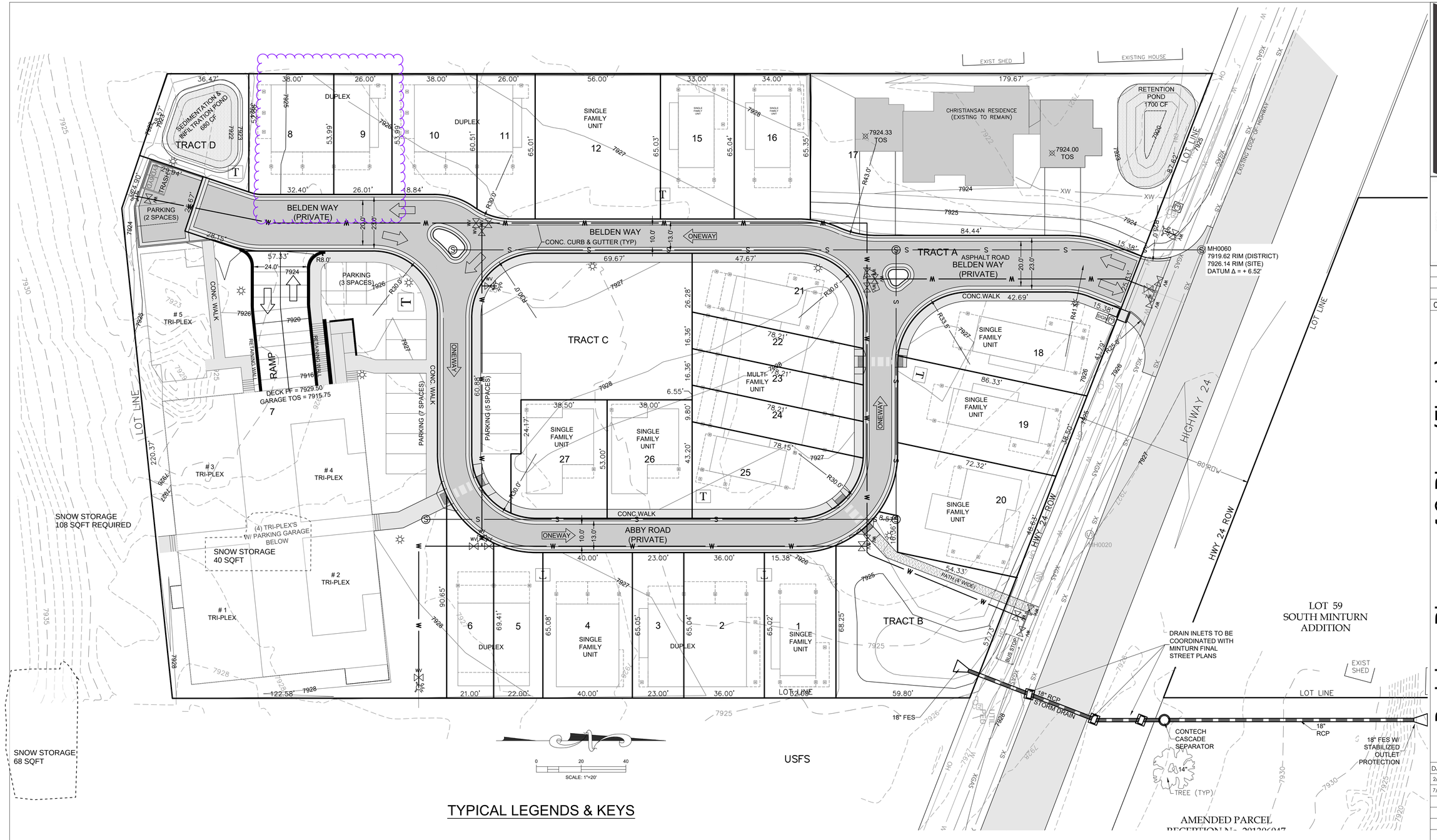
0036 Abby Road, Minturn, Colorado 81645

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:

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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 "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

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

TIMBERLINE ENGINEERING llc
CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
SITE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

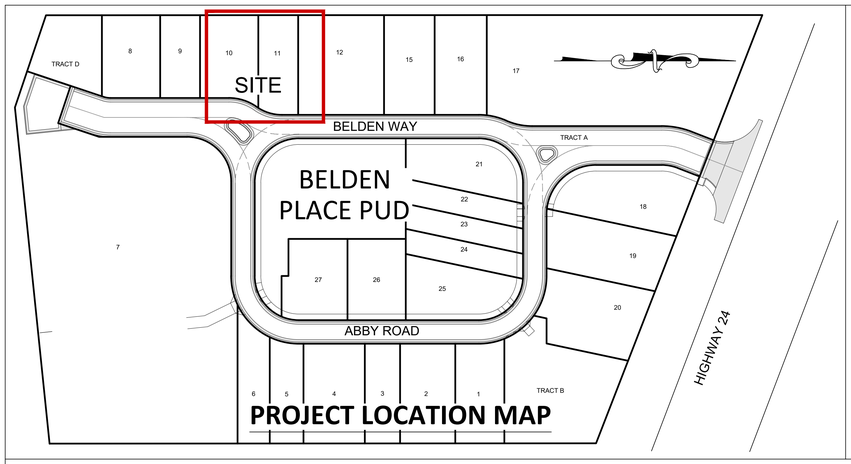
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111



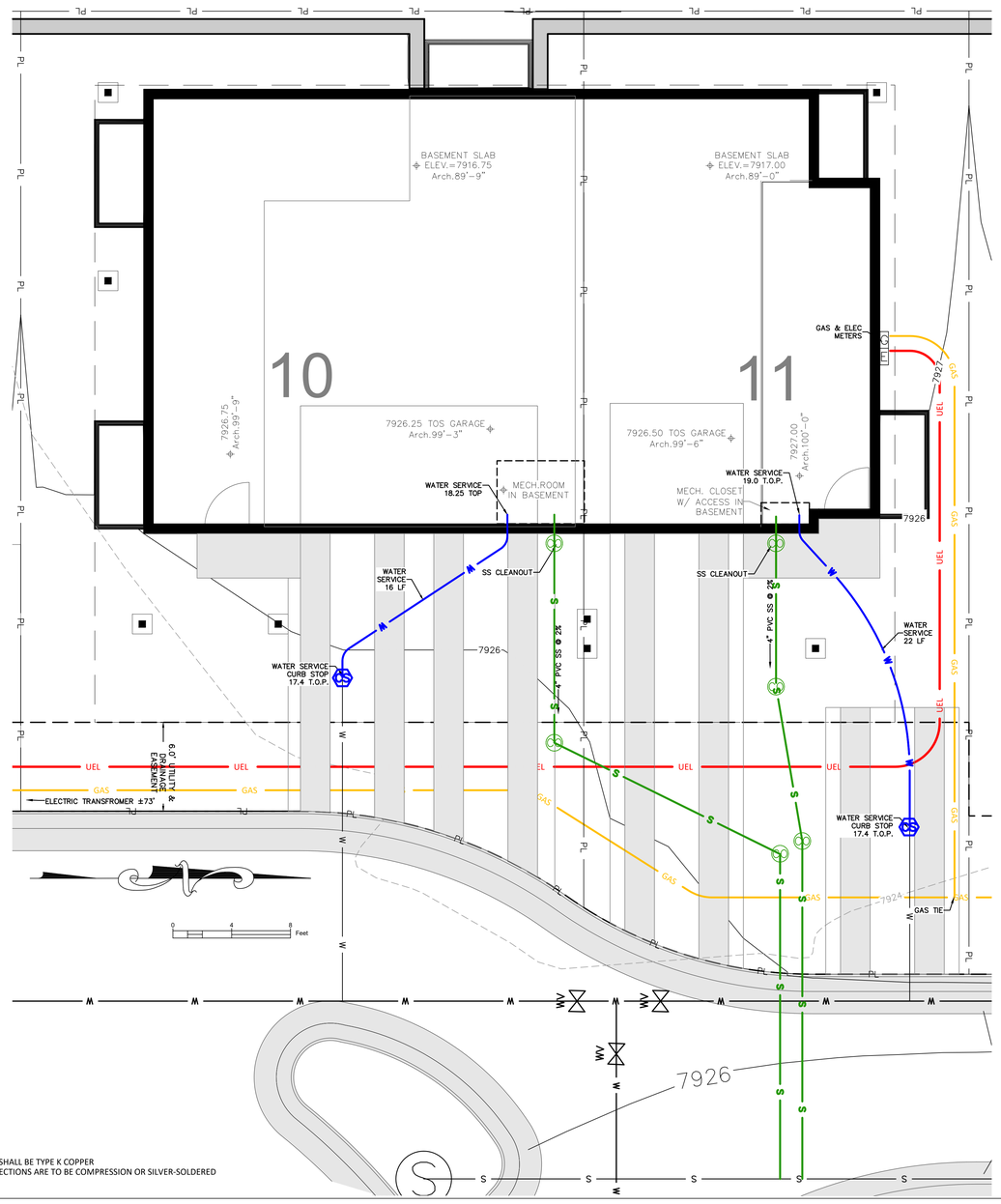
PROJECT LOCATION MAP

UNITS 10-11

SHEET INDEX:

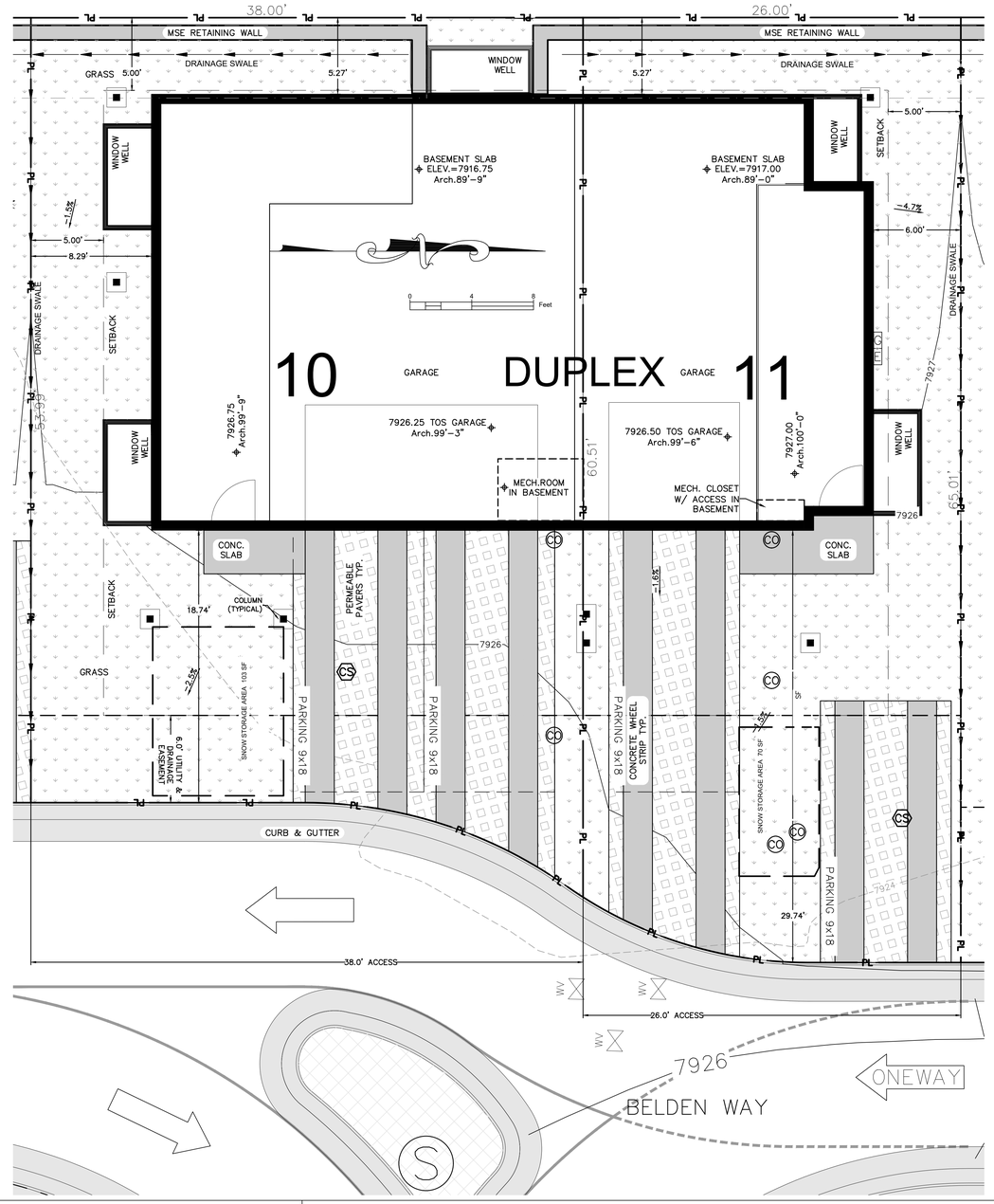
C.1 SITE PLAN & UTILITY PLAN
C.2 GRADING, DRAINAGE & EROSION CONTROL PLAN
C.3 DETAILS & CROSS SECTIONS

UTILITY PLAN



NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

SITE PLAN



LINE KEY:

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

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
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WV	= WATER VALVE
WW	= WINDOW WELL

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

TIMBERLINE ENGINEERING LLC
CIVIL STRUCTURAL
p 970.963.9869
218 E. Valley Rd.
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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Minturn, Colorado

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DATE	REVISION
1/9/24	DRB Coordination
8/25/24	DRB Coordination
9/7/24	DRB Coordination
10/14/24	DRB updates

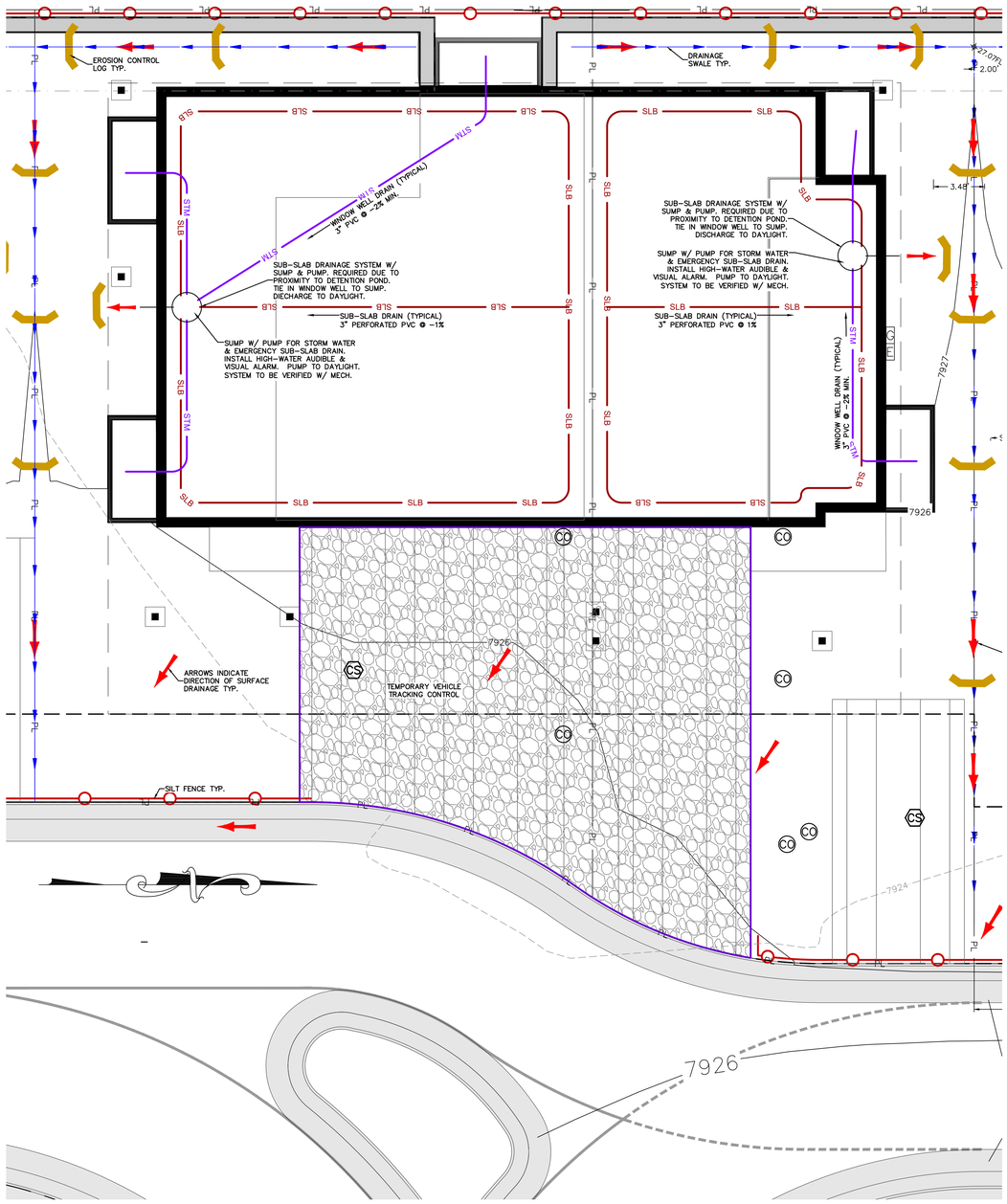
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SITE PLAN & UTILITY PLAN

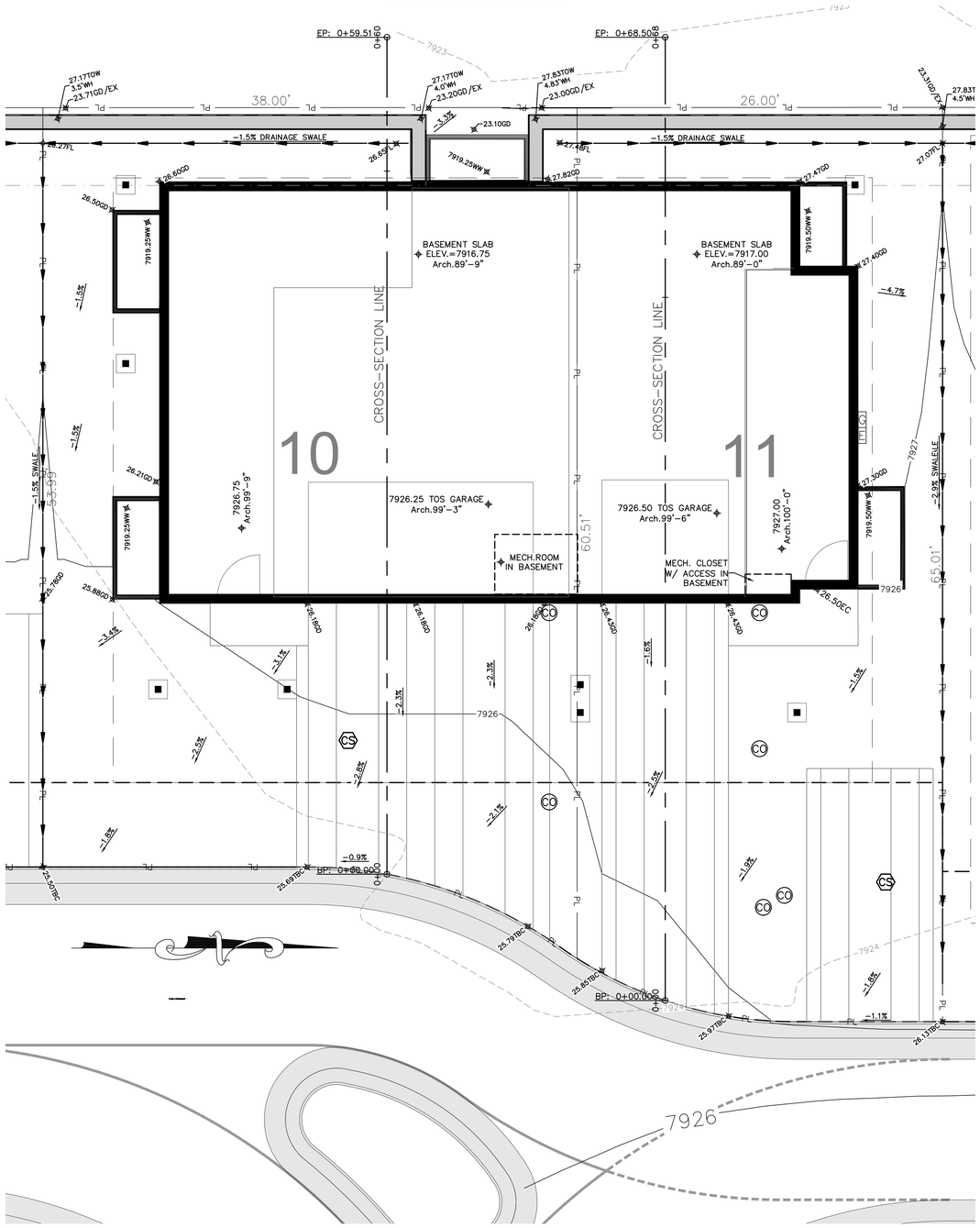
Sheet:

C.1

DRAINAGE & EROSION CONTROL PLAN



GRADING PLAN



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

ABBREVIATION KEY

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
WV	= WATER VALVE
WW	= WINDOW WELL

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- STREET LIGHT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
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CIVIL STRUCTURAL
218 E. Valley Rd.
STE 104-PMB 177
Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

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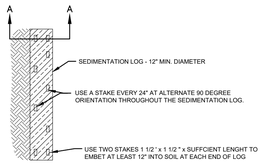
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Title: GRADING, DRAINAGE & EROSION CONTROL PLANS

Sheet: C.2



SECTION A - A

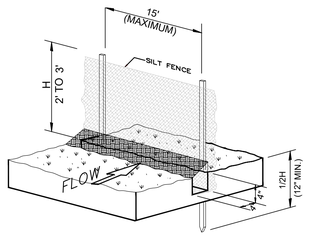
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

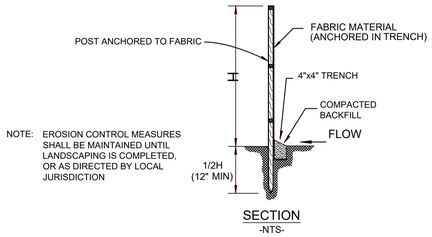
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST 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



SILT FENCE INSTALLATION

-NTS-

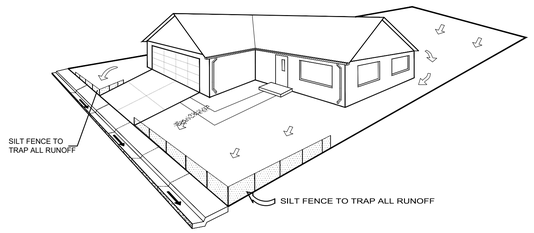


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

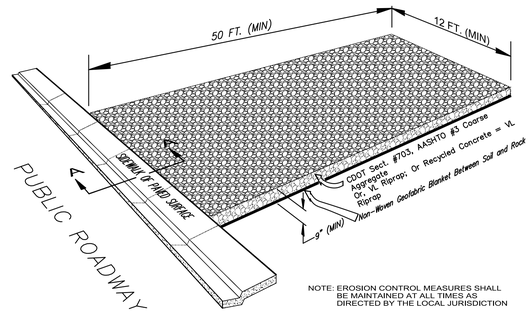
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SILT FENCE INSTALLATION DETAIL

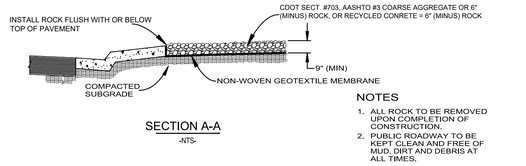


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

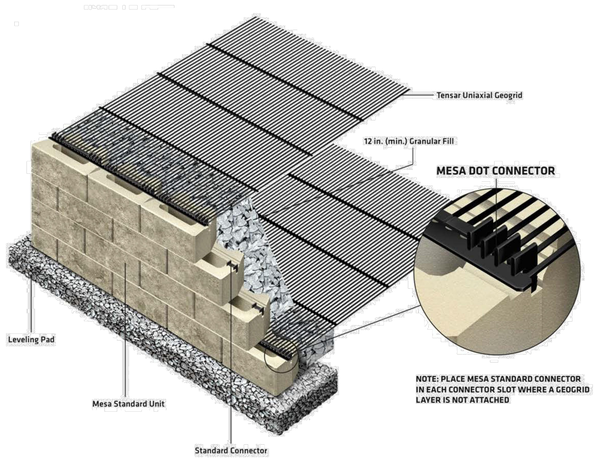
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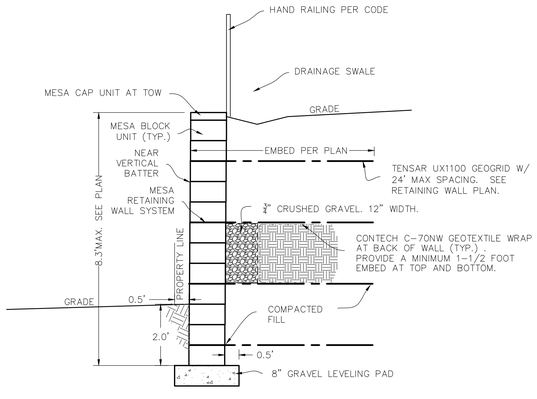
NOTES

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.

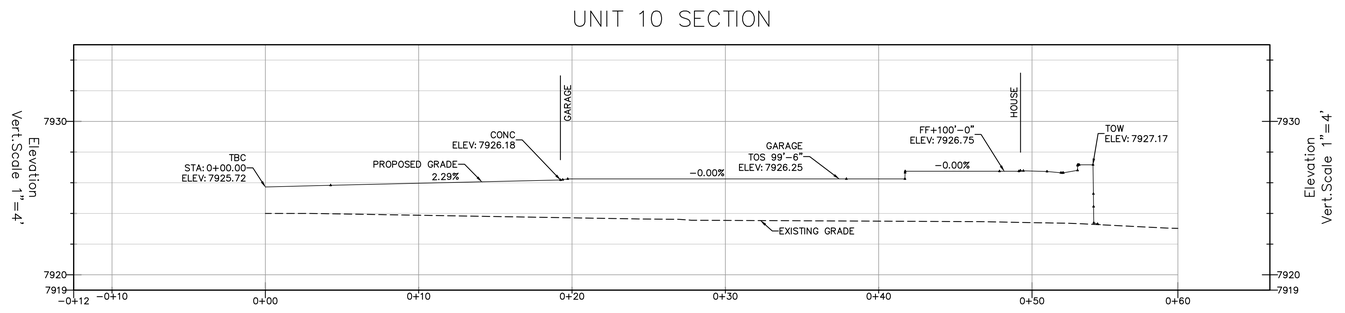
TEMPORARY VEHICLE TRACKING CONTROL DETAIL

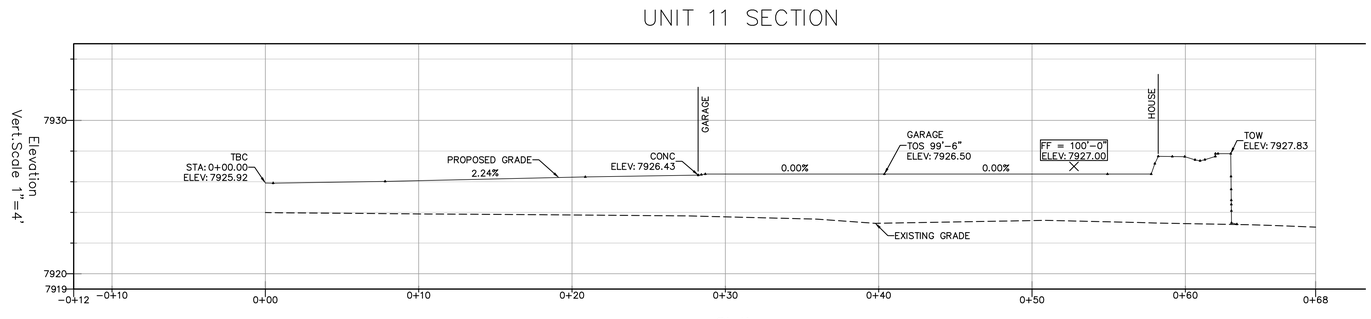
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR





RETAINING WALL DETAIL





TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

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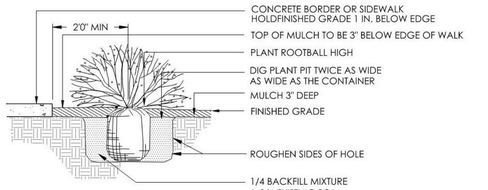
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DETAILS & CROSS SECIONS

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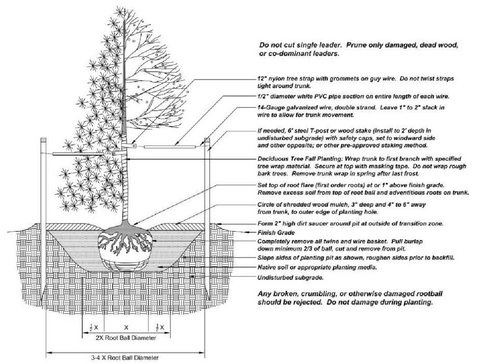
C.3

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"

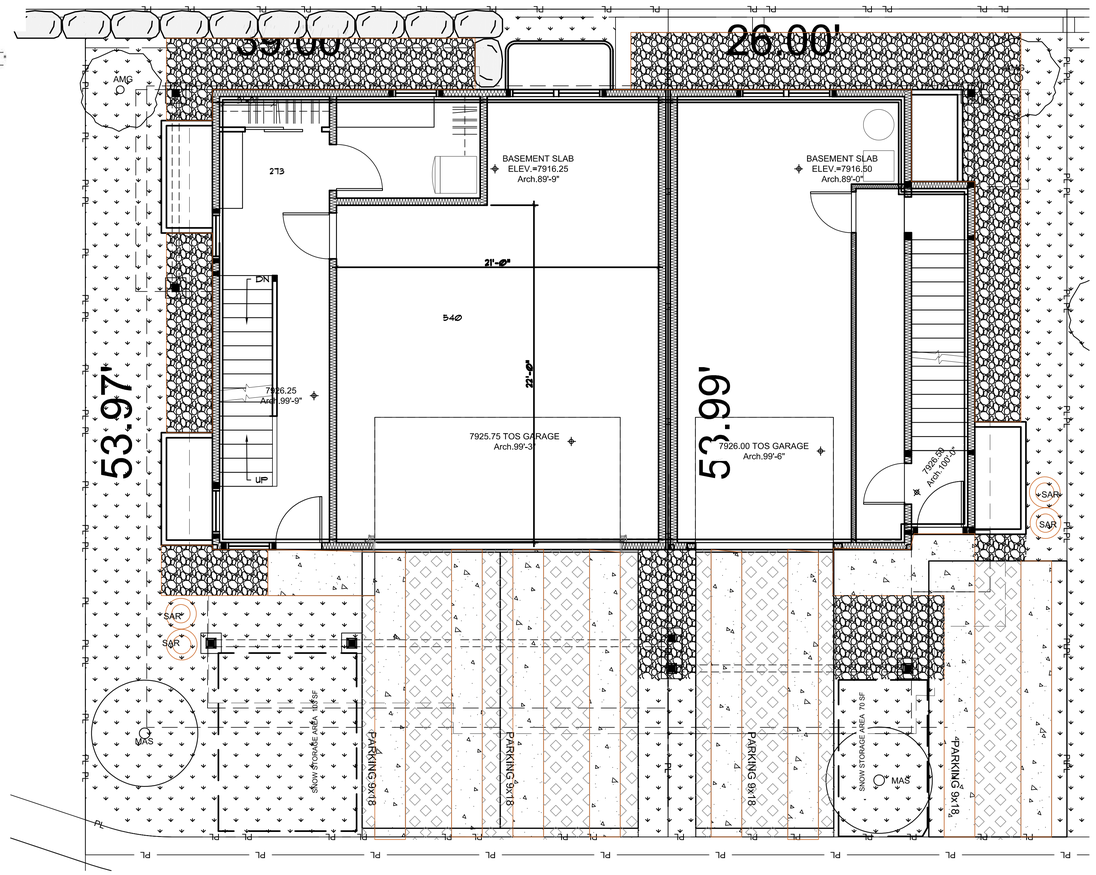
8

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



1 ENLARGED 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.

NATIVE GRASS

2' GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS - 8-9

SITE SQFT	3,453 SQFT
BUILDING COVERAGE	1,994 SQFT
IMPERVIOUS COVERAGE (Includes Building)	2,141 SQFT
SITE COVERAGE ALLOWED	70%
SITE COVERAGE	62%

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 8689
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturn, Colorado 81645

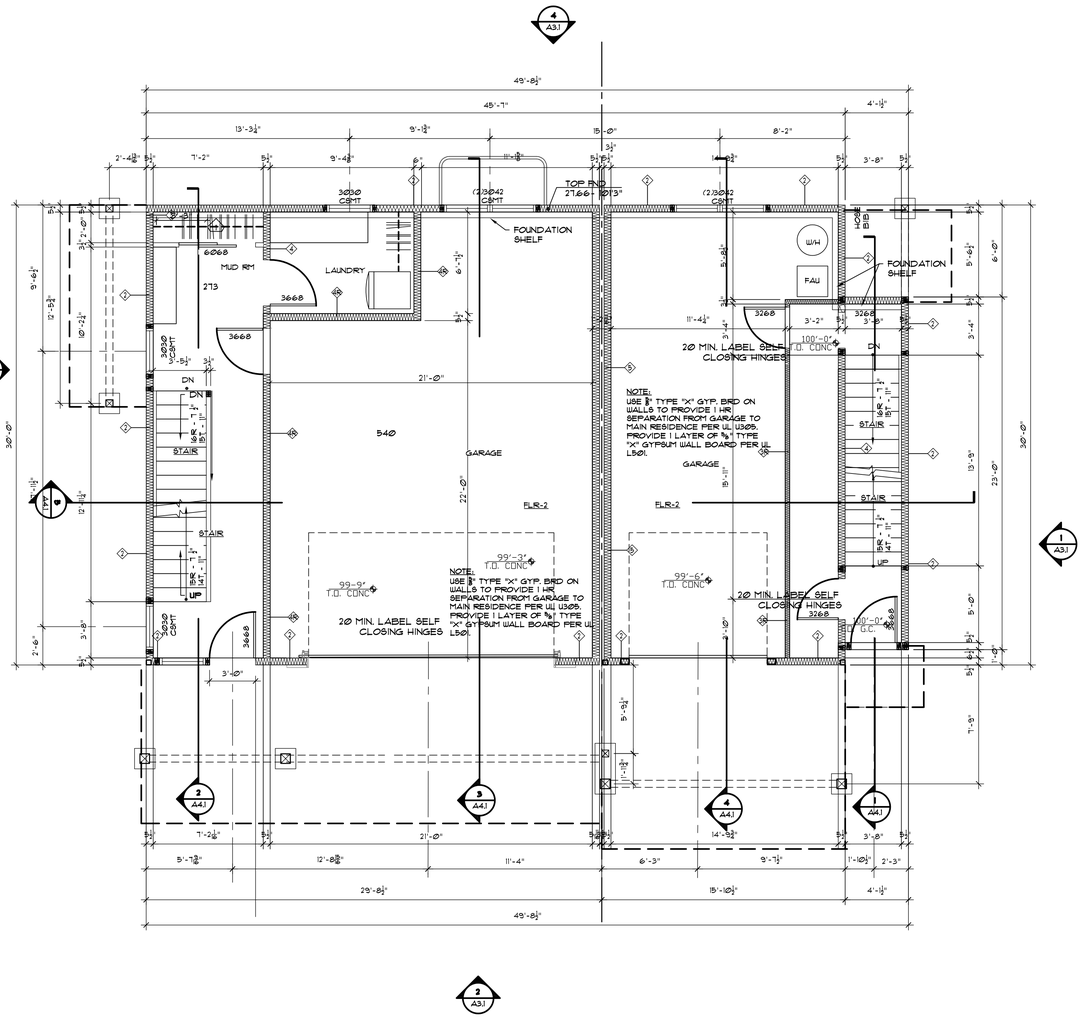
Revisions:

Issue Dates:
20250909 Shot Coord
DRB-09/23/2024

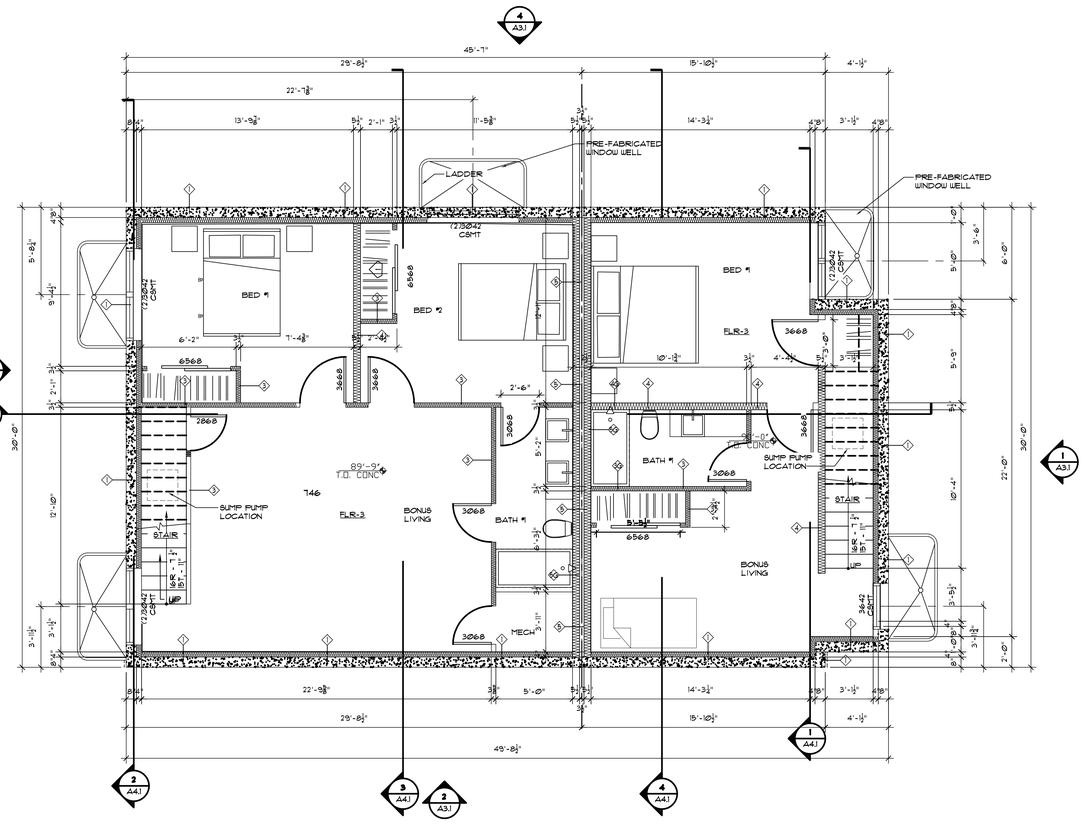
Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1



2 LOWER LEVEL FLOOR PLAN
2 / A2.1 1/4"=1'-Ø"



1 BASEMENT FLOOR PLAN
1 / A2.1 1/4"=1'-Ø"

0 2 4 8 16 32

SCALE: ¼"=1'-Ø"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
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(970) 963 9869
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Seal

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Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
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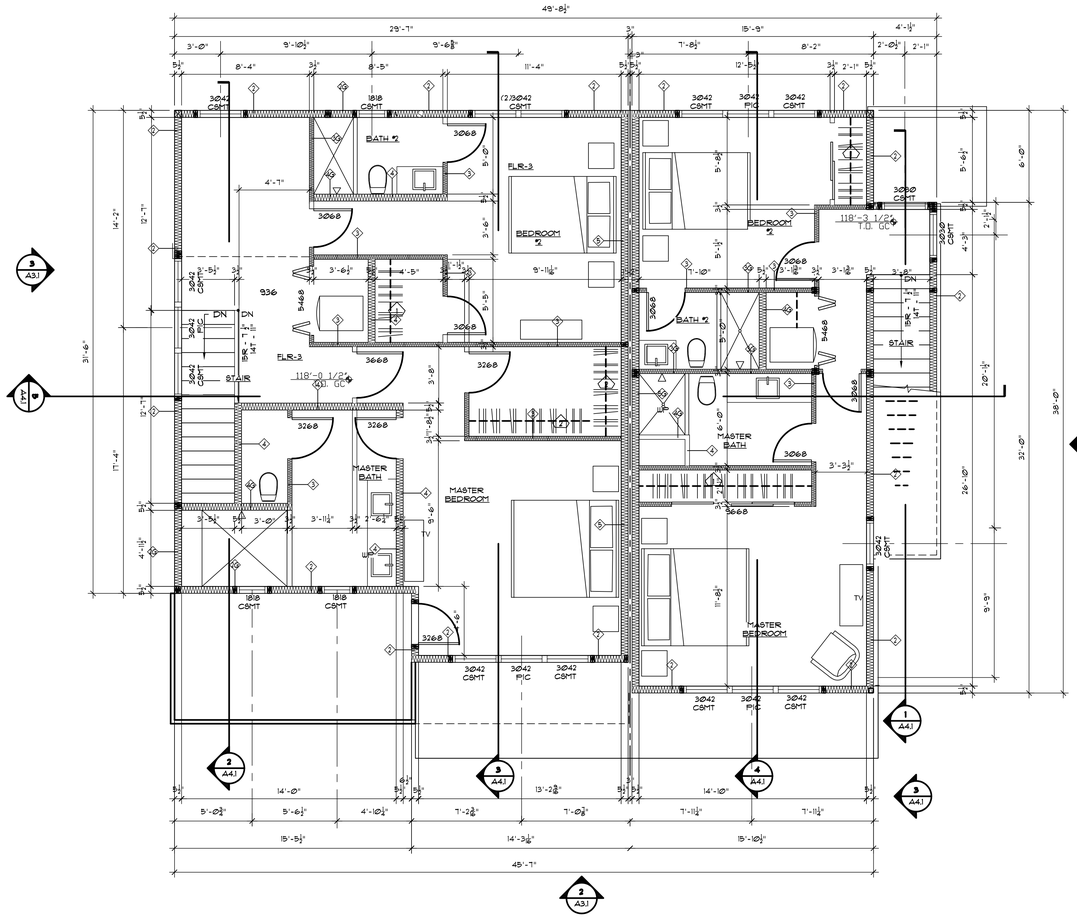
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

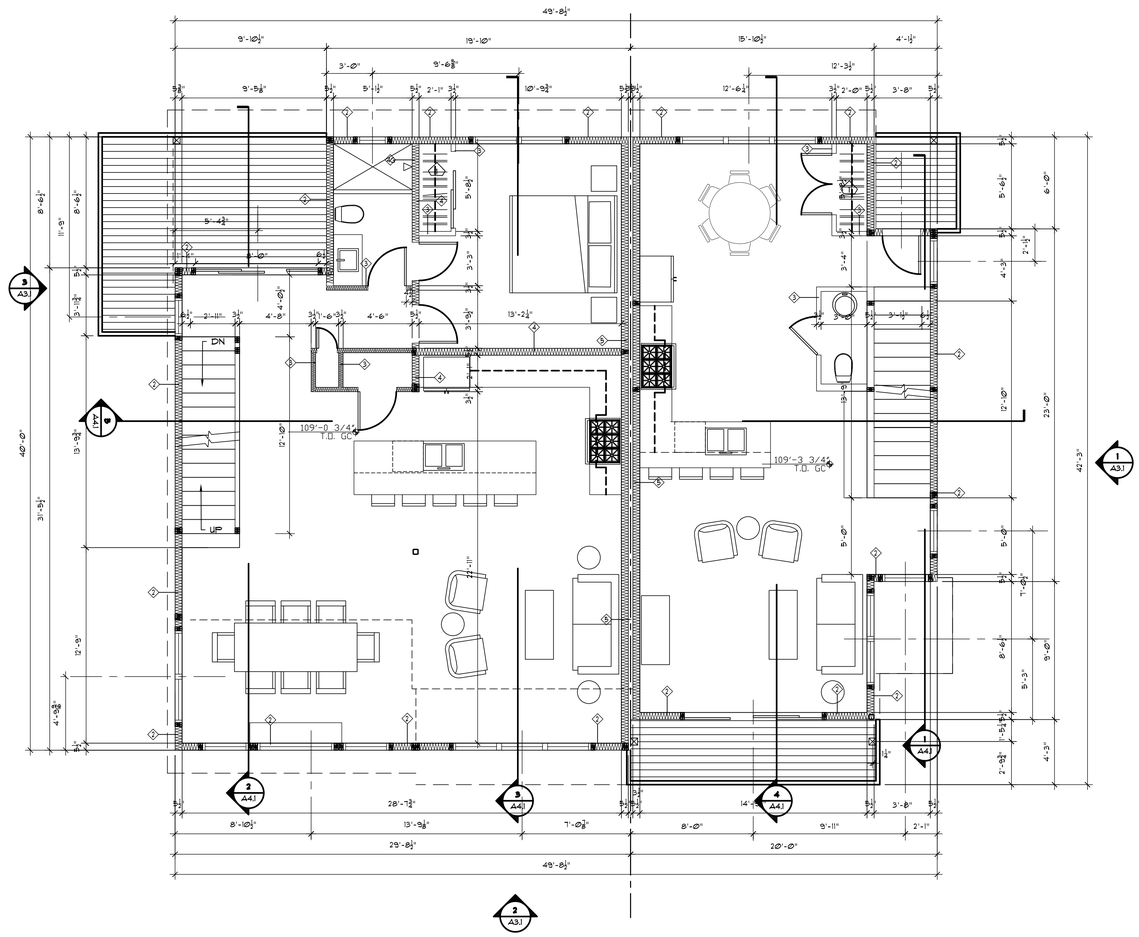
Sheet Title:
Ground and Basement Floor Plans

Project No:
2215

Sheet No:
A2.1



(2) UPPER LEVEL FLOOR PLAN
(2) A2.2 — 1/4"=1'-Ø"



(1) MAIN LEVEL FLOOR PLAN
(1) A2.2 — 1/4"=1'-Ø"

UNIT 8	SQ. FT
LIVING - BASEMENT	741
LIVING - LOWER	271
LIVING - MAIN	1,Ø3Ø
LIVING - UPPER	93Ø
TOTAL LIVING	2,978
GARAGE	556
MECHANICAL	Ø
TOTAL	3,534

UNIT 9	SQ. FT
LIVING - BASEMENT	446
LIVING - LOWER	166
LIVING - MAIN	629
LIVING - UPPER	6Ø4
TOTAL LIVING	1,845
GARAGE	348
MECHANICAL	Ø
TOTAL	2,193
TOTAL	5,717

Ø 2 4 8 16 32

SCALE: ¼"=1'-Ø"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9669
Structural Engineer:
KRM Consultants, Inc.
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
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Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

Sheet Title:
Main and Upper Floor Plans

Project No:
2215

Sheet No:
A2.2

TAB Associates
The Architectural Balance
1005 Edelweiss Drive, Unit 2
Steamboat Springs, CO 80487
(970) 736-1470
fax: (970) 736-1471
info@tabassociates.com
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963 9969
Structural Engineer
KRM Consultants, Inc.
(970) 948-9291

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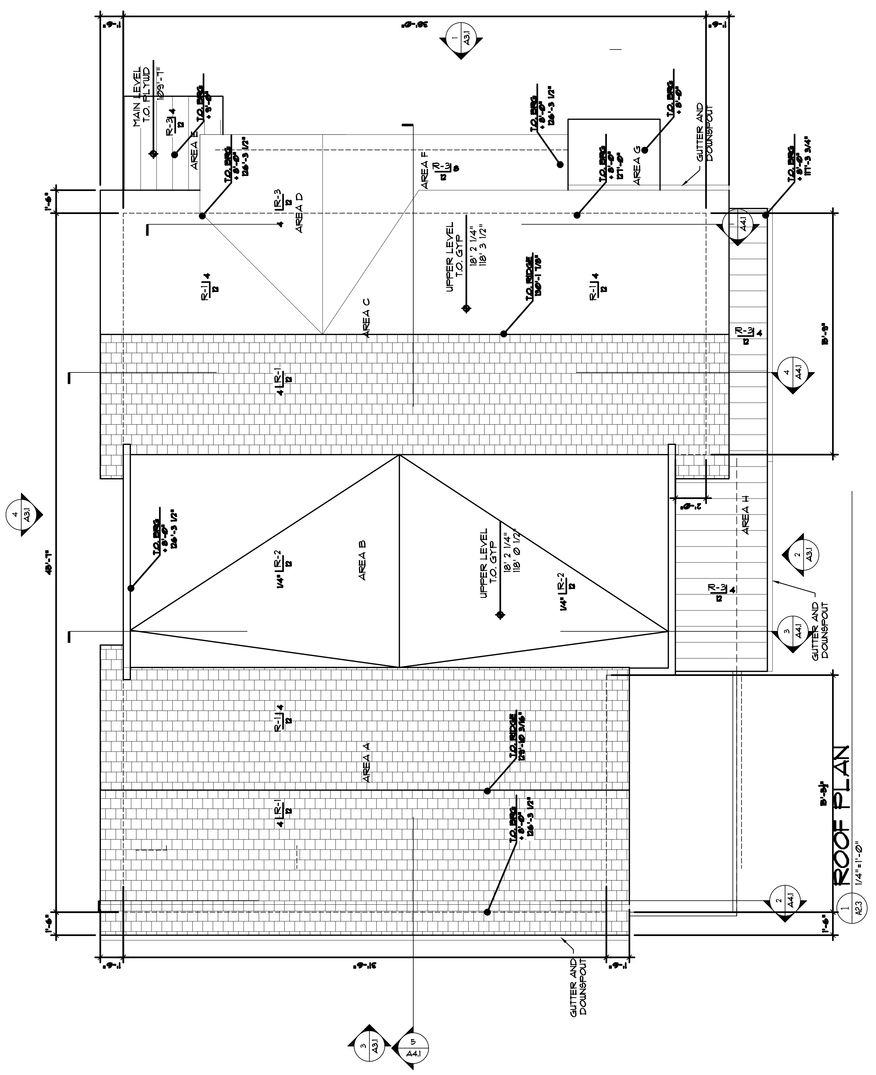
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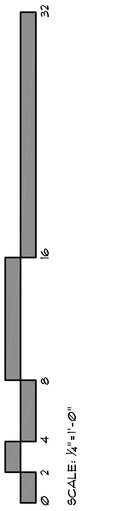
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DRB-04202204

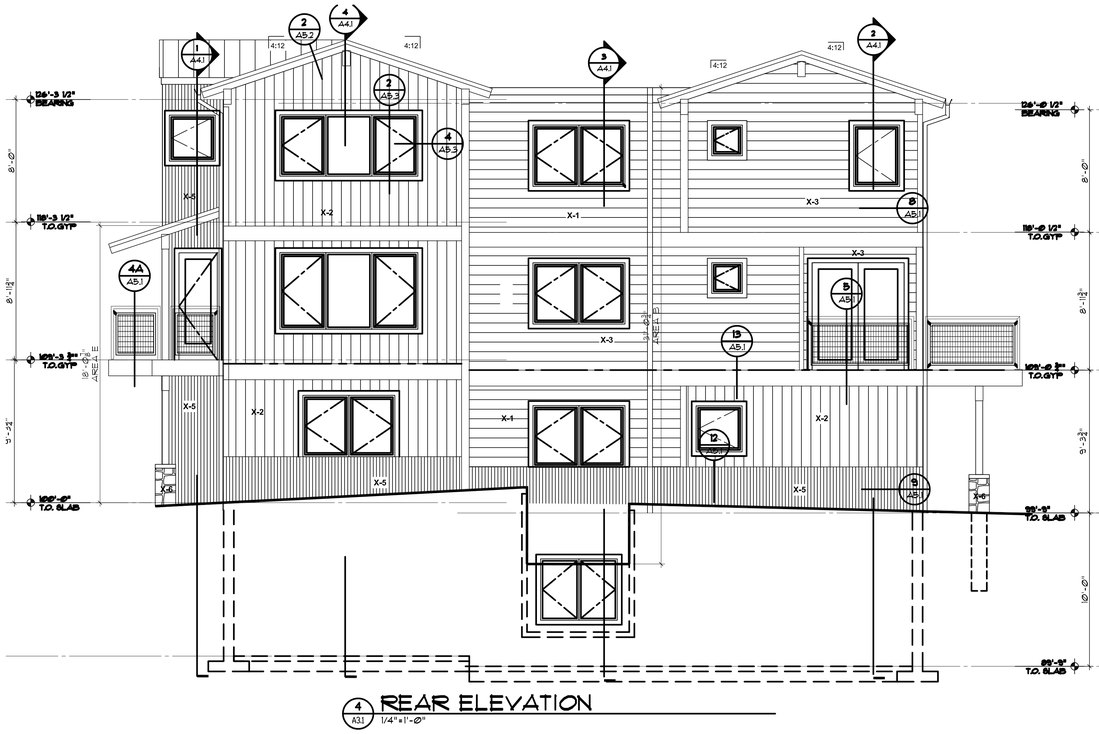
Sheet Title:
Roof Plan

Project No:
2215

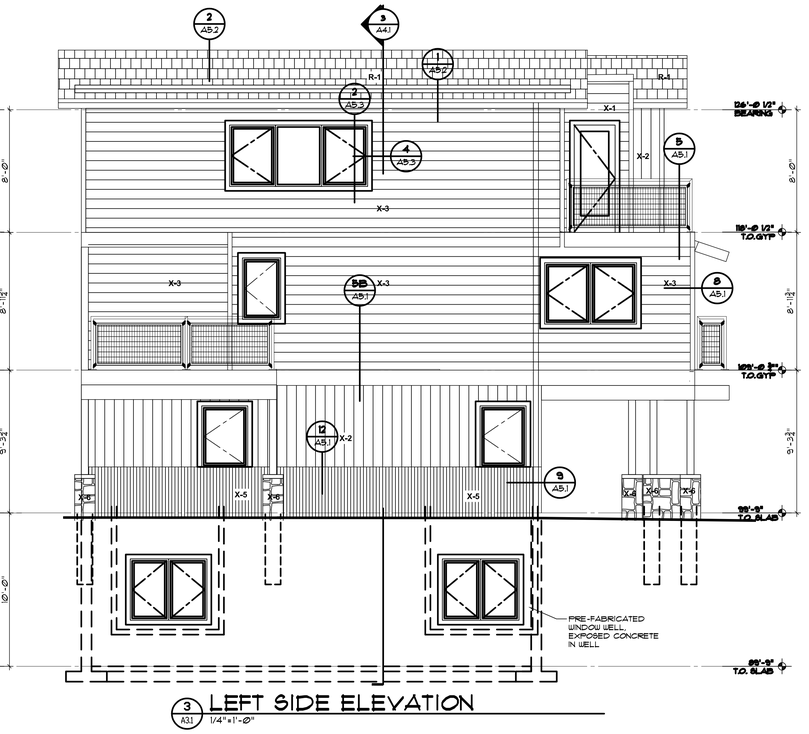
Sheet No:
A2.3







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

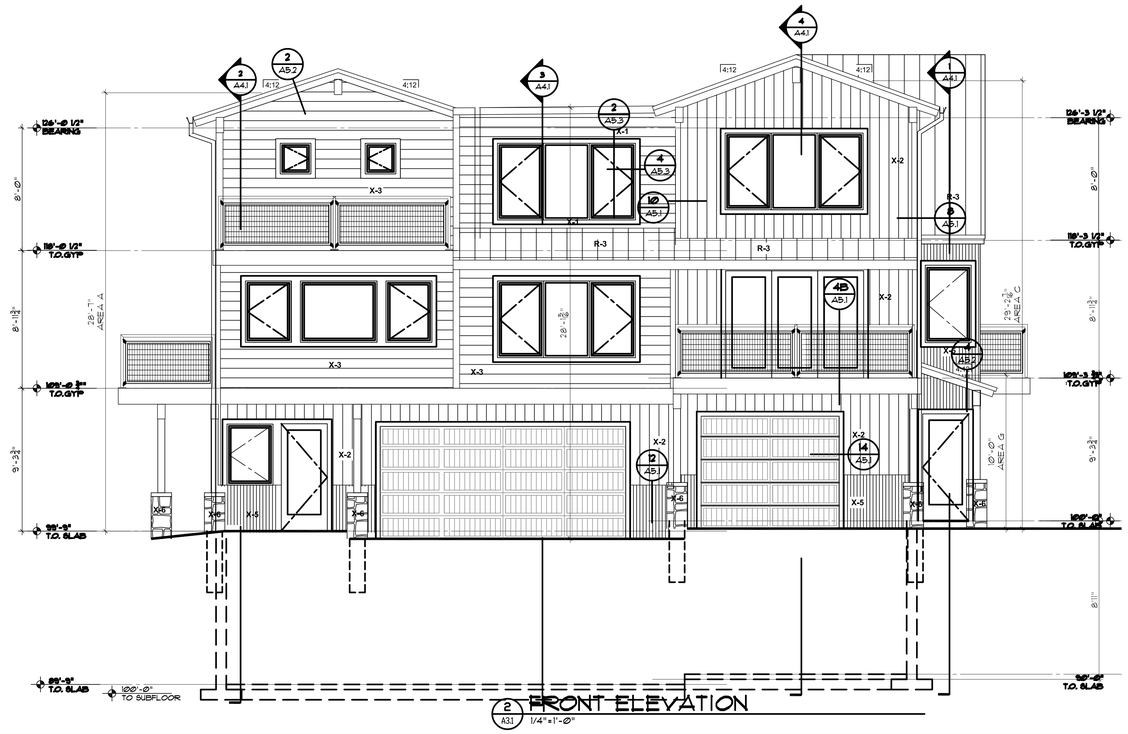


3 LEFT SIDE ELEVATION
A3.1 1/4"=1'-0"

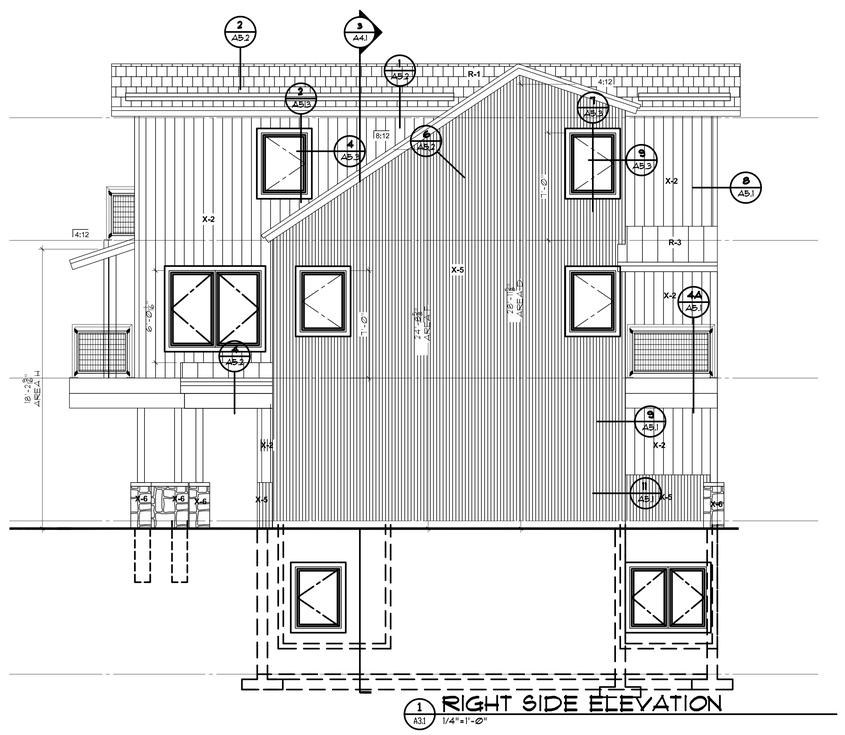
Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	535.40	/ by total	26.81	X	25.58	=	685.81	
B	501.20	/ by total	25.10	X	31.06	=	779.53	
C	620.00	/ by total	31.05	X	29.20	=	906.56	
D	72.00	/ by total	3.61	X	28.97	=	104.45	
E	38.40	/ by total	1.92	X	18.73	=	35.02	
F	83.00	/ by total	4.16	X	24.72	=	102.74	
G	27.70	/ by total	1.39	X	10.00	=	13.87	
H	119.30	/ by total	5.97	X	18.20	=	108.73	
	1997.00		100.00		186.46		2737.70	27.38
								27' 4 5/16"

MATERIAL LEGEND

R-1: ASPHALT SHINGLE ROOF
R-2: LOW SLOPE EPDM
R-3: STANDING SEAM METAL ROOFING
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4 HORIZONTAL CORRUGATED METAL SIDING
X-5 VERTICAL CORRUGATED METAL SIDING
X-6 STONE VENEER



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



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

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
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

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Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR





X-1
LAP SIDING
1 A3.1

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: BOURDEUX

VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



X-2
VERTICAL SIDING
2 A3.1

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVE
COLOR: GRIZZLY



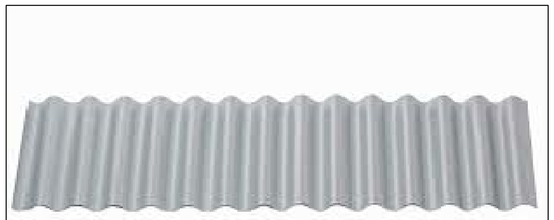
X-3
LAP SIDING
3 A3.1

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: WHITE



R-1
ROOFING
7 A3.1

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



X-4
HORIZONTAL CORRUGATED PANELS
4-5 A3.1
X-5
VERTICAL CORRUGATED PANELS

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED $\frac{7}{8}$"
CORRUGATED PANELS



X-6
STONE VENEER - THIN VENEER
6 A3.1

SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

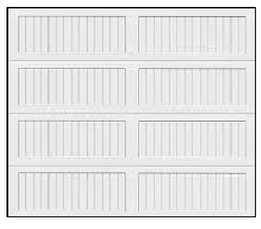


R-3
ROOFING
7B A3.1

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

SW 7069
Iron Ore
Interior / Exterior

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





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

GARAGE DOOR
8 A3.1

SIMILAR RAYNOR AP200 (RECESSED
RANCH PANEL PATTERN)
TEXTURED 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) (990W8_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

LIGHT FIXTURE
9 A3.1

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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Civil Engineer:
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(970) 963 9869
Structural Engineer:
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Materials

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2215

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A3.2



NE 3D



SE 3D



SW 3D



NW 3D

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The Architectural Balance
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Edwards, CO 81632
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fax: (970) 766-1471
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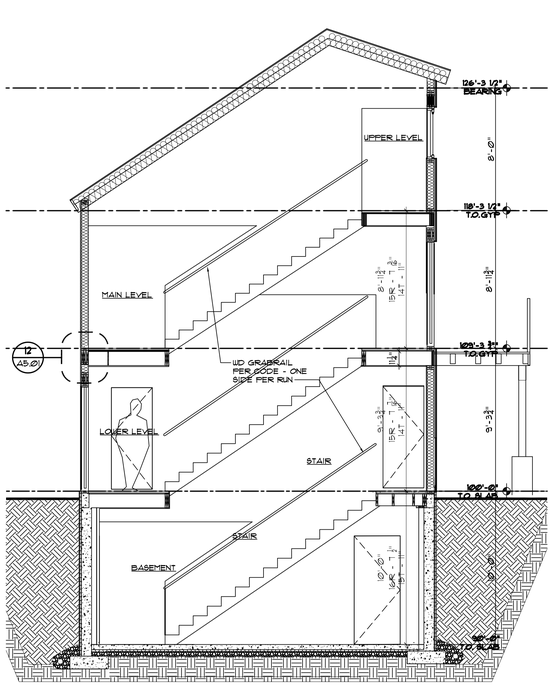
Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

Sheet Title:
Renderings

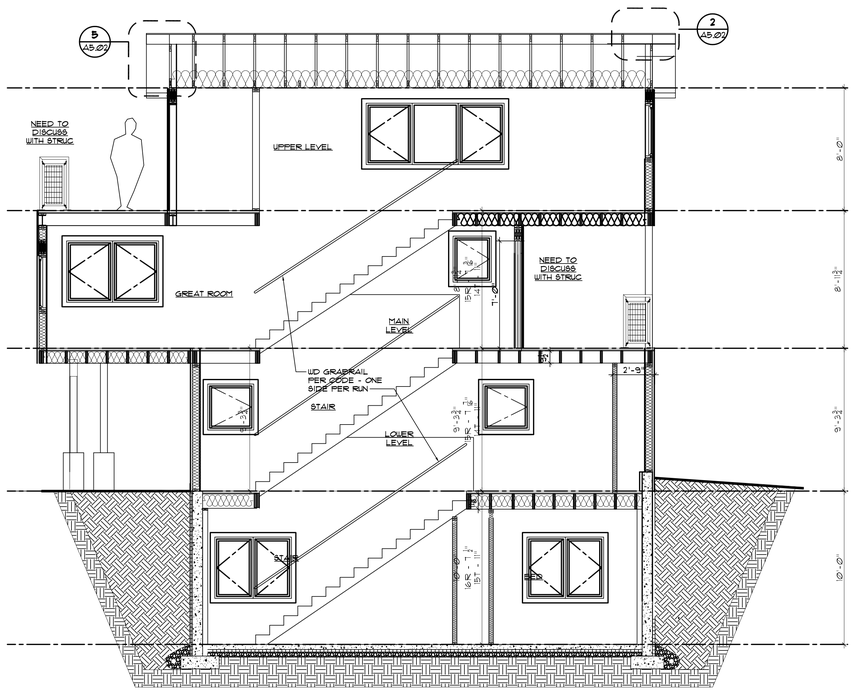
Project No:
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Sheet No:
A3.3

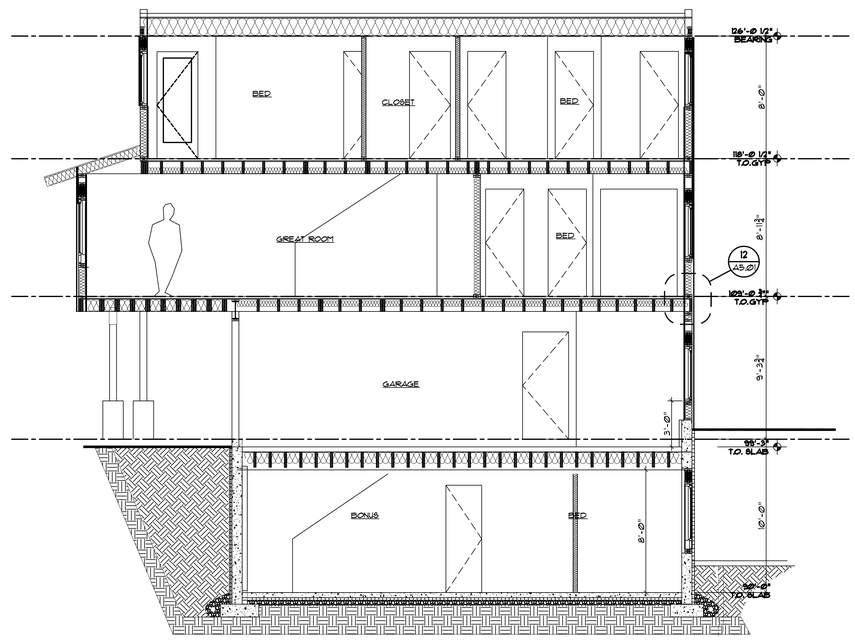
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8/2/2024 9:49:35 AM



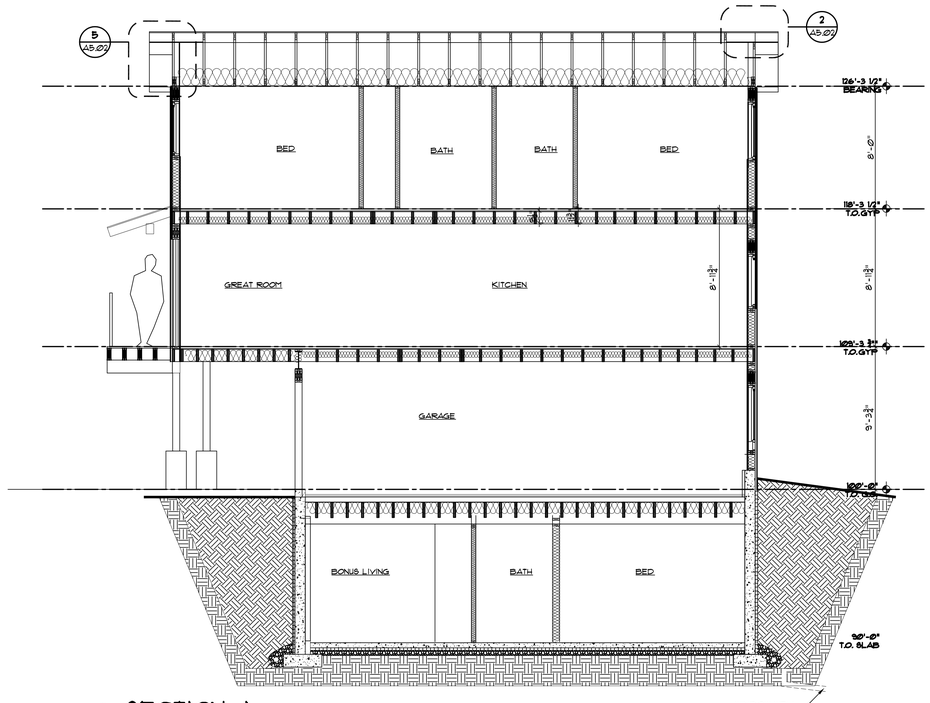
1 A4.1 SECTION 1
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2 A4.1 SECTION 2
SCALE: 1/4"=1'-0"



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



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



5 A4.1 SECTION 5
SCALE: 3/4"=1'-0"

TAB Associates
The Architectural Balance
0098 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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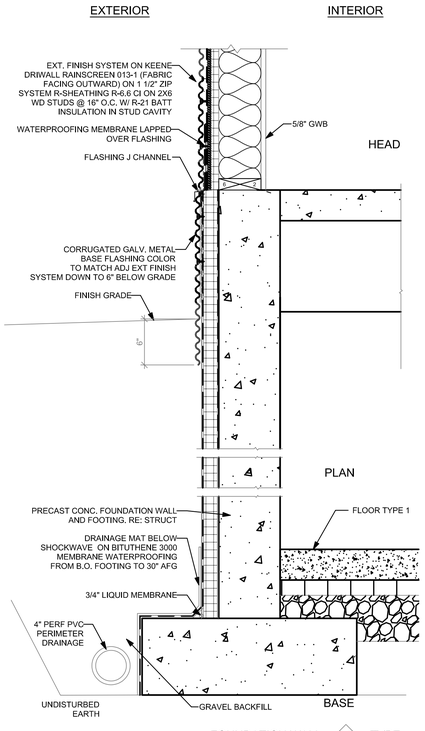
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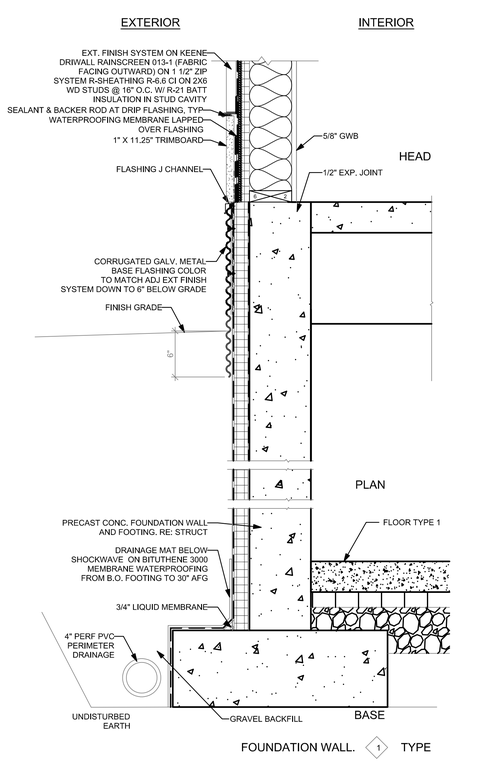
Sheet Title:
Building Sections

Project No:
2215

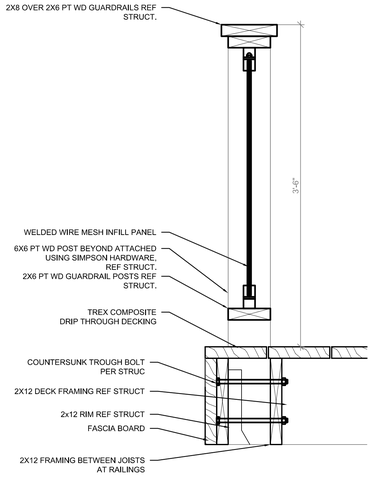
Sheet No:
A4.1



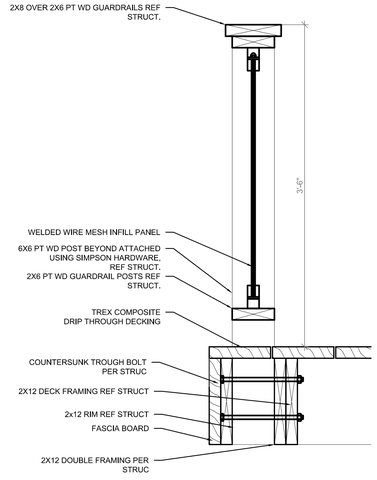
1 A5.01 **SECTION DETAIL - CORRUGATED SIDING**
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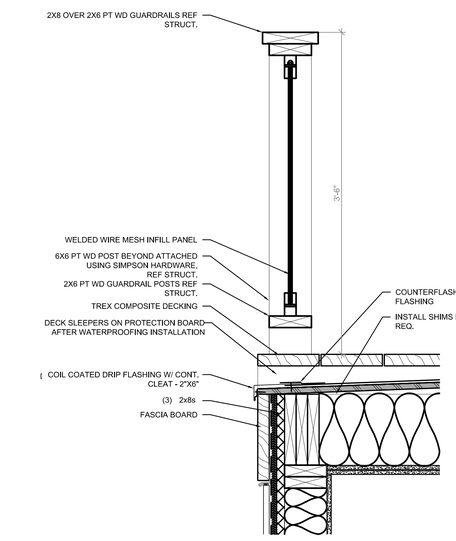
2 A5.01 **SECTION DETAIL - WOOD SIDING**
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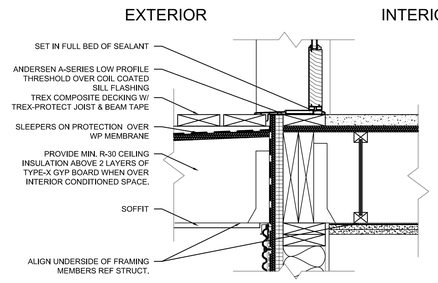
4A A5.01 **DRIP THRU DECK RAILING**
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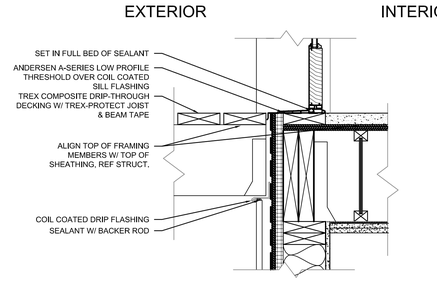
4B A5.01 **DRIP THRU DECK RAILING**
SCALE: 1 1/2"=1'-0"



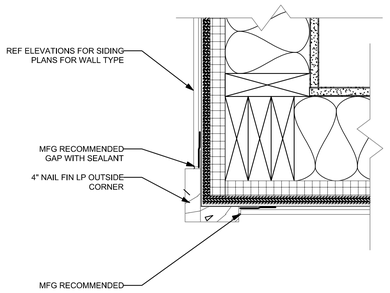
5 A5.01 **WP DECK RAILING**
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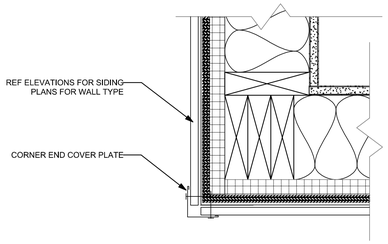
6 A5.01 **SECTION DETAIL - W.W.M. GUARDRAIL**
SCALE: 1 1/2"=1'-0"



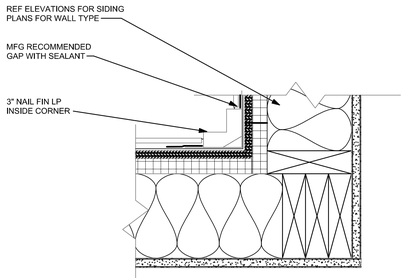
7 A5.01 **SECTION DETAIL - W.W.M. GUARDRAIL**
SCALE: 1 1/2"=1'-0"



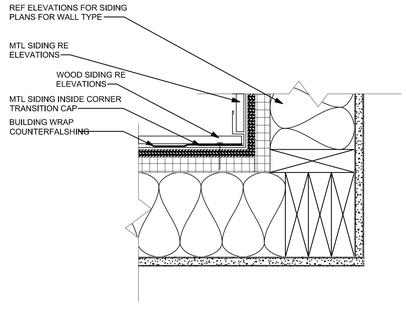
8 A5.01 **PLAN DETAIL - CORNER TRIM**
SCALE: 3"=1'-0"



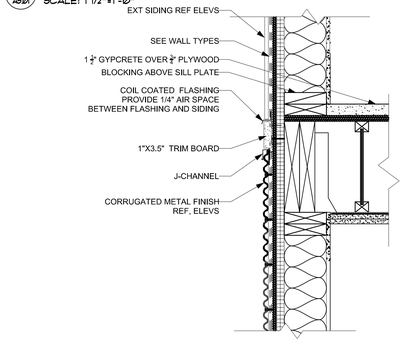
9 A5.01 **PLAN DETAIL - CORNER TRIM**
SCALE: 3"=1'-0"



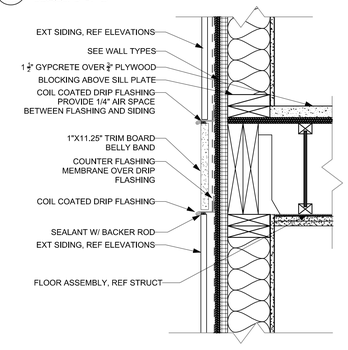
10 A5.01 **PLAN DETAIL - CORNER TRIM**
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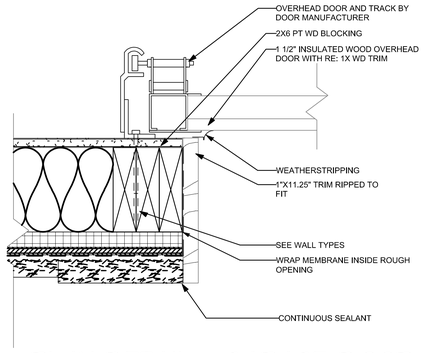
11 **INTERIOR CORNER TRIM**
A5.01 SCALE: 3"=1'-0"



12 A5.01 **SECTION DETAIL - FLOOR TRANSITION**
SCALE: 1 1/2"=1'-0"



13 A5.01 **SECTION DETAIL - FLOOR TRANSITION**
SCALE: 1 1/2"=1'-0"



14 A5.01 **PLAN DETAIL - GARAGE DOOR**
SCALE: 3"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
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Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturn, Colorado 81645

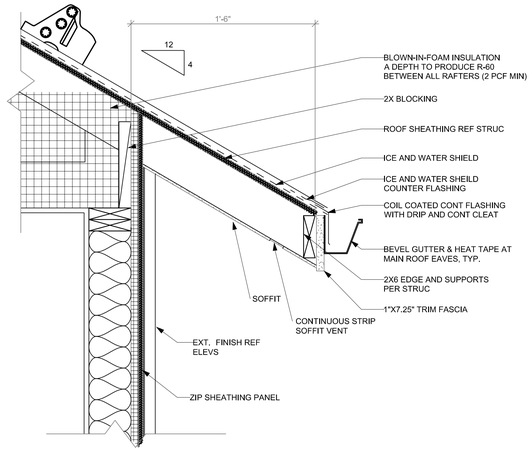
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-08/30/2024

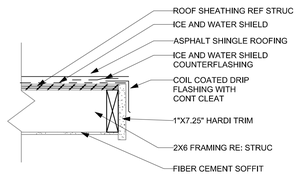
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Details

Project No:
2215

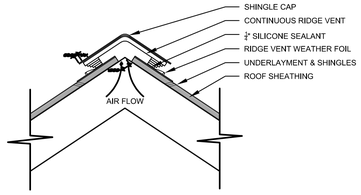
Sheet No:
A5.1



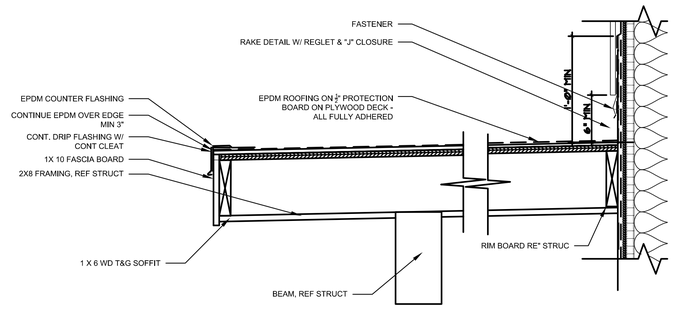
1 A5.01 **SECTION DETAIL - FASCIA**
SCALE: 1 1/2"=1'-0"



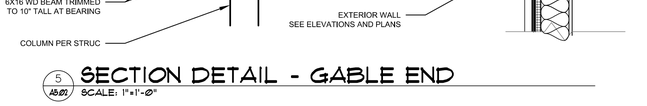
2 A5.01 **SECTION DETAIL - EAVE**
SCALE: 1 1/2"=1'-0"



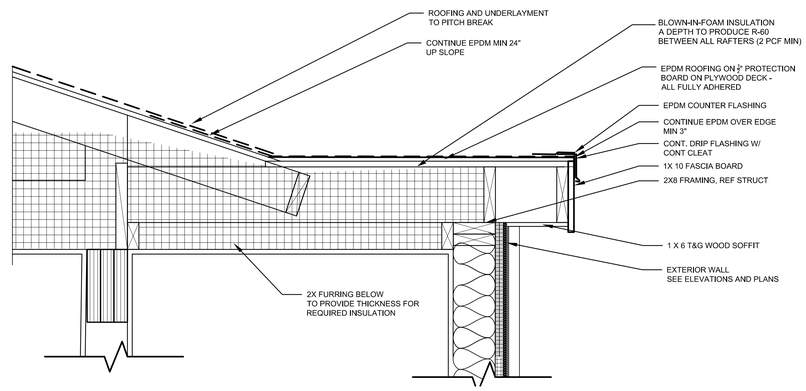
3 A5.01 **SECTION DETAIL - RIDGE**
SCALE: 1 1/2"=1'-0"



4 A5.01 **SECTION DETAIL - COVERED WALKWAY**
SCALE: 1 1/2"=1'-0"



5 A5.01 **SECTION DETAIL - GABLE END**
SCALE: 1"=1'-0"



6 A5.01 **STAIR ROOF - LOW SLOPE**
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer:
Timberline Engineering
(970) 963 9999
Structural Engineer:
KRM Consultants, Inc,
(970) 949-9391

Seal

Belden Place - Duplex Units
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturn, Colorado 81645

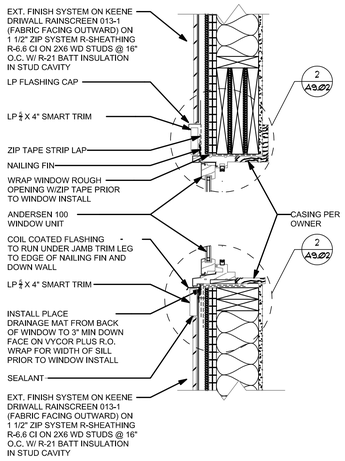
Revisions:

Issue Dates:
20220509 Struct Coord
DRB-09/20/2024

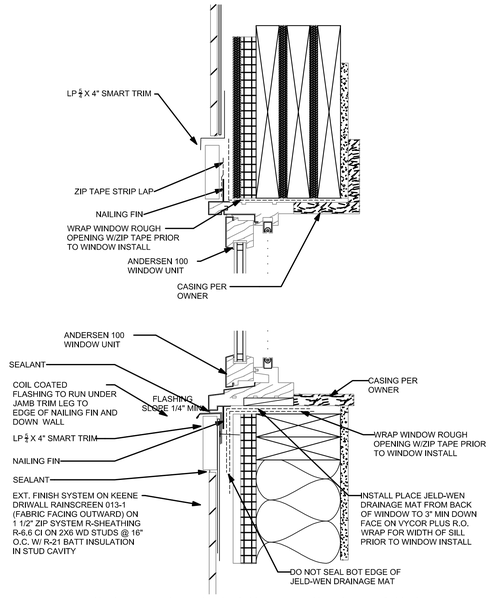
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Project No:
2215

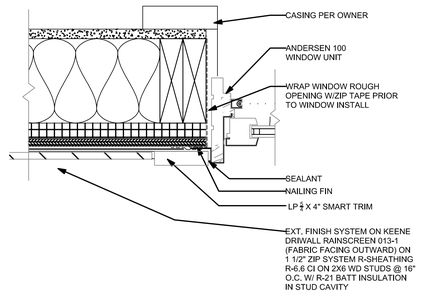
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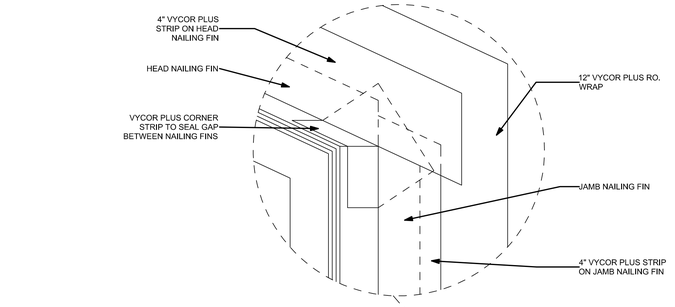
2 A5.03 WINDOW DETAIL - HEAD/SILL
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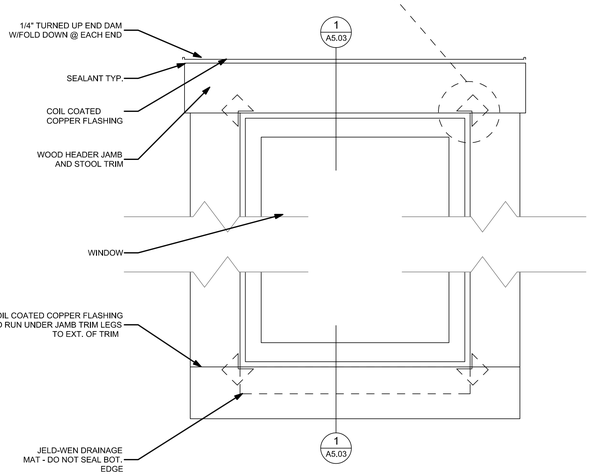


3 A5.03 WINDOW DETAIL - HEAD/SILL
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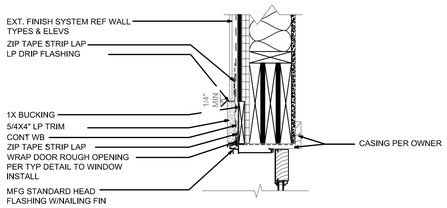
4 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"



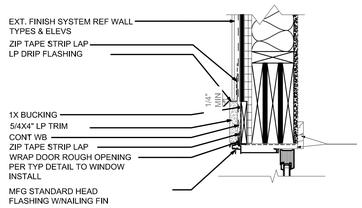


1 A5.03 WINDOW DETAIL - FLASHING
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EXTERIOR INTERIOR

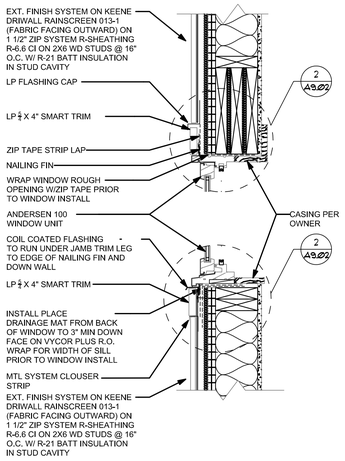


EXTERIOR INTERIOR

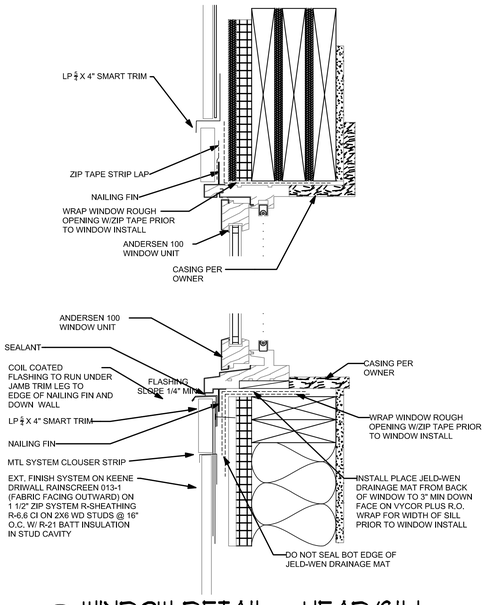


5 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"

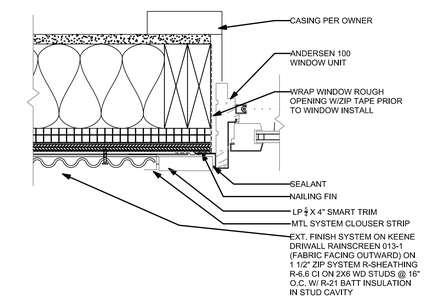
6 A5.03 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"



7 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 1 1/2"=1'-0"

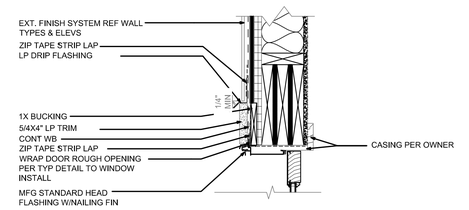


8 A5.03 WINDOW DETAIL - HEAD/SILL
SCALE: 3"=1'-0"

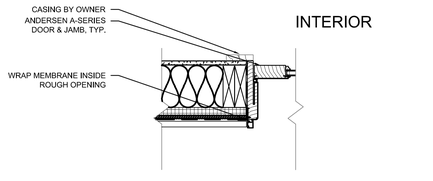


9 A5.03 WINDOW DETAIL - JAMB
SCALE: 3"=1'-0"

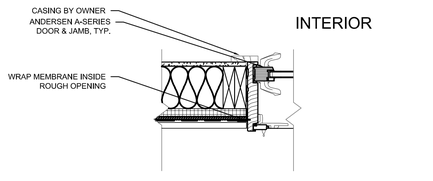
EXTERIOR INTERIOR



10 A5.03 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



11 A5.03 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"



12 A5.03 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
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Belden Place - Duplex Units
Lots 8/ 0029 Beldan Way & 9 / 0027 Beldan Way
Minturm, Colorado 81645

Revisions:

Issue Dates:
20220909 Struct Coord
DRB-09/20/2024

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

To: Mayor and Council
From: Madison Harris, Planner I
Date: November 1, 2024
Agenda Item: Recent Historic Preservation Commission Recommendations and Actions

REQUEST:
Review and ratification of Historic Preservation Commission (HPC) actions from their regular meeting of October 15, 2024. The following actions were taken by the HPC which may be called-up for further review by the Minturn Town Council:

Meyer's Barn
- Certificate of Appropriateness - Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park

Please note that unless there are revisions or additions to the conditions proposed by staff during decision by the HPC, staff will no longer be writing cover memos for items on the Consent Agenda. In this case there was an addition of two conditions.

INTRODUCTION:

Meyer's Barn
At their regular meeting of October 15, 2024, the HPC reviewed the Certificate of Appropriateness for relocation of historically designated structure currently located at 25 Harrison Avenue, to be relocated to Little Beach Park. The plans approved by the HPC are for:

- **Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park**

The application is attached for reference.

No neighbors spoke at the HPC hearing where the HPC discussed the relocation in context to Chapter 19 – *Historic Preservation* of the Town of Minturn Municipal Code (MMC).

The HPC unanimously supported the relocation as meeting the objectives and requirements of the MMC.

Ultimately, the HPC voted 3-0 to recommend approval of the Certificate of Appropriateness, with two conditions proposed by the HPC:

1. The Applicant shall work with the Town of Minturn to initiate a Design Review Board application for the placement of the Meyer's Barn at Little Beach Park.
2. Once the building has been relocated, the Applicant shall erect a plaque detailing the history of the original placement of the structure.

ANALYSIS:
In reviewing the application, the HPC considered the criteria and findings required by the Minturn Municipal Code, as well as testimony of staff and the Applicant. No members of the public spoke at the HPC hearing.

The proposal meets the requirements of Chapter 19.

COMMUNITY INPUT:
No members of the public spoke at the HPC hearing. Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 19-4-20 Designation hearing.

BUDGET / STAFF IMPACT:
N/A.

STRATEGIC PLAN ALIGNMENT:
The HPC's review of proposed relocations of historically designated structures and their actions to approve the Certificate of Appropriateness aligns with the following key strategies:

Practice Fair, Transparent and Communicative Local Government

The Town will seek to make informed, data-based decisions with a standard of "doing it right." With an honest approach to all aspects of local government and a focus on the public process, the Town Council and staff are committed to serving Minturn with the honesty and integrity expected of a small-town government.

Advance Decisions/Projects/Initiatives that Expand Future Opportunity and Viability for Minturn

The ability for Minturn to approach development as resilient, sustainable, creative and diverse will allow the town to continue embracing what has "made Minturn, Minturn." The town can further leverage its crossroads location as a valley-wide benefit and competitive advantage.

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve the following application on consent:

1. Certificate of Appropriateness – Relocation of Meyer's Barn from 25 Harrison Avenue to Little Beach Park

ATTACHMENTS:
- Staff Report
- Certificate of Appropriateness Application

To: Minturn Historic Preservation Commission
From: Madison Harris
Date: October 11, 2024
Agenda Item: Certificate of Appropriateness for 25 Harrison Avenue (Meyer's Barn)

REQUEST:
Review the Certificate of Appropriateness application of 25 Harrison Avenue (Commonly known as the Meyer's Barn) based on the criteria outlined in the Minturn Municipal Code Sec. 19-6-20, citing as findings of fact for this recommendation, and public testimony.

Current Location: 25 Harrison Avenue
Proposed Location: Little Beach Park
Zoning: Old Town Character Area – Mixed-Use Zone
Owner: Powpownow LLC (locally Loren Bendele)
Applicant(s): Ken Halliday, Woody Woodruff, and Kelly Toon

CASE SUMMARY:
A Certificate of Appropriateness application has been submitted for the Historic Landmark located at 25 Harrison Avenue known as the Meyer's Barn. Staff reviewed and deemed the application complete. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on October 15, 2024. Adjacent properties, the applicant, and the owner of 25 Harrison Avenue were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

CERTIFICATE OF APPROPRIATENESS CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:
To be granted a Certificate of Appropriateness, in accordance with Chapter 19, Minturn municipal Code, the application must be complete, and the proposal must meet the following criteria:

MMC Sec. 19-5-30. Review Criteria.

(a) For consideration of the original property and site, HPC will review for the following criteria:
    (1) Whether the property can be preserved, restored, rehabbed, or reused on its current site to provide for any reasonable, beneficial use of the property regardless of any proposed development plan for the property's site or adjacent properties;
    (2) And
        a. Whether a structural report submitted by a licensed structural engineer adequately demonstrates the soundness of the building, structure, or object proposed for relocation;
        b. If the property can be relocated without significant damage to its physical integrity; and
        c. Whether plans are specifically defined for the site to be vacated, and

have been approved by the Planning Commission.

(b) For consideration of the new location, if it is to a historic district within Town boundaries, HPC will review for compliance with all of the following criteria:
    (1) Whether the building, structure, or object is compatible with its proposed site and adjacent properties; and if the receiving site is compatible in nature with the building, structure, or object proposed to be moved;
    (2) The building, structure, or object's architectural integrity and its consistency with the character of the neighborhood of the receiving site;
    (3) Whether the relocation of the building, structure, or object will diminish the integrity or character of the neighborhood of the receiving site.

CRITERIA EVALUATION

Town staff found that the application for Certificate of Appropriateness demonstrates that the proposal can meet the above criteria.

It is staff's understanding that there is little use for the structure in its current location, whereas the Little Beach Park Sub Area Master Plan specifically calls out a building of similar dimensions to be placed at the top.

Based on the plans submitted, staff does believe that the structure can be dismantled, moved, and reassembled while not affecting the integrity of the components very much. There are plans to replace a couple of the logs that have rotted near the ground.

There are no current plans to replace the Meyer's Barn with a new structure as there is another existing structure on the site. Planning Commission will need to view the application for the construction of this structure at Little Beach Park which can be a condition of approval.

Staff believes that the relocation of the Meyer's Barn is, while not this specific structure, one similar is contemplated in the Little Beach Park Sub Area Master Plan adopted by the Town, and thus supportive of this relocation. The log cabin should not impose on the structures already in the area, but instead provide additional charm and should not diminish the integrity of the neighborhood.

PUBLIC REVIEW PROCESS:

Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610. Adjacent properties, the applicant, and the owner of 25 Harrison Avenue were notified via certified mail by October 6, 2024, and a notice placed in the Vail Daily 10 days before the public hearing.

PUBLIC COMMENTS:

Public comments are being accepted via planner1@minturn.org until October 15, 2024 at 4:00 p.m., via letter to the Planning Department at 301 Boulder St #309, Minturn, CO 81645 by October 15, 2024 at 4:00 p.m., or in person at the public hearing on October 15, 2024 at 5:30 p.m.

RECOMMENDED ACTION OR PROPOSED MOTION:
Grant a Certificate of Appropriateness for the Meyer's Barn located at 25 Harrison Avenue to be relocated to Little Beach Park.

ATTACHMENTS:

- Certificate of Appropriateness Application

CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Do I Need this Form?

Certificate of Appropriateness means a certificate issued by the Commission authorizing any proposed repair, restoration. Alteration, construction, relocation, or demolition of a historic property, or an element within a historic district pursuant to Chapter 19 of the MMC.

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any historic property, or contributing property within a historic district, applicants and/or owner(s) must submit and obtain approval for an application for the proposed work by the Planning Department and HPC under this Article. The application shall include anything HPC deems necessary, including, without limitation and as applicable, a description of the type of work proposed and its effect or impact upon the historic property or historic district and plans and specifications showing the proposed exterior appearance, with finishes, materials, samples of materials, and architectural design and detail. The application shall not relieve the applicant from the responsibility to apply for any other permit required by the MMC.

HPC Certificate of Appropriateness Review:

a. HPC shalle: (1) Approve the applications; (2) Approve the application with conditions; or (3) Deny the applications.
b. Any decision of HPC to approve the application or approve the application with conditions shall be included on an agenda of the Town Council within thirty (30) days. The Town Council may call up for review any final decision reached by HPC. After review, Town Council may affirm, deny, or affirm with additional conditions the decision of HPC. No Certificate of Appropriateness shall be issued before HPC's decision has been included on an agenda of the Town Council.
c. If HPC approves or approves the application with conditions, HPC shall issue a Certificate of Appropriateness to the applicant and a copy will be placed in the appropriate Town records. If approved with conditions, such conditions shall be stated in the Certificate of Appropriateness.
d. If HPC denies the application, HPC shall notify the applicant in writing and a copy will be placed in the appropriate Town records.
e. The application form shall have a section for HPC to set forth HPC's reasons for the approval, approval with conditions, or denial of the application.
f. HPC may issue an order continuing the application process if HPC would like additional information necessary to make a decision. If the hearing is continued, the time, date, and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case shall a hearing be continued more than forty-five (45) days without the express consent of the applicant.
g. The applicant and/or owner(s) may resubmit an amended application that takes into consideration the recommendations of HPC.
h. If an application for a Certificate of Appropriateness is denied after final action upon the application by HPC, no person may submit a subsequent application for the same Section 19-5-10(a) activity within one (1) year from the date of the final action.
i. If a Certificate of Appropriateness has been issued on the permit application and the proposed work conforms thereto, the Town shall process the application in accordance with all other applicable provisions of the Code. If no Certificate of Appropriateness has been issued, or if the Town determines that the permit application does not conform, the Town shall not approve the permit application and shall not issue any other permit until a Certificate of Appropriateness has been issued and the permit application conforms thereto.

CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 1 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

Meyer's Barn, Minturn

Address of Property

Street Address:

25 Harrison Avenue, Minturn

Legal Description of Property:

Brief Description of Project:

Relocate and refurbish the 17'x27' historically designated Meyer's Barn to become the concession/ multi-purpose building envisioned in the Little Beach Park Sub-Area Master Plan adopted by Town Council in 2023. Please refer to the Meyer's Barn Project Summary submitted concurrently with

Property Owner Information:

Name: POWPOWNOW, LLC c/o Loren Bendele

Mailing Address: 933 Kalmia Avenue, Boulder CO 80304-1741

Email: Loren.bendele@gmail.com

Phone: 310-266-2787

Applicant Information (if different):

Name: Ken Halliday, Woody Woodruff & Kelly Toon

Mailing Address: c/o 301 Boulder Street #1153, Minturn, CO 81645

Email: khalliday62@gmail.com

Phone: 210-867-1514

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes / No (pick one) No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission - ☐ Approval ☐ Denial

Comments:

CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 2 - Impacts:

Detail the effects or impacts on the historic property or historic district that this project would cause.

As outlined in the Project Summary referenced above, the plan is to dissassemble, move, reassemble and eventually finishout the barn in its new location. The preservation of the historic character of the barn is paramount to us. Although it will sit on a new concrete foundation, we will otherwise use exisitng materials (roof, logs, etc.) when we reassemble the barn. Given that the barn sits on slope in the current location and some of the bottom logs will need to be replaced aws we level the base. We have identified a source of similar vintage logs that we can use to add or replace logs as needed. We believe that the replacements will blend in with the existing logs, especially over time. With regard to the roof, we note that structural shoring up may be required. If so, we will do it in a style appropriate for to barn while accentuating the original roof materials from an "inside view up" as much as practical.

Please Provide:

- Plans and specifications showing proposed exterior appearance:
  - Finishes
  - Materials
  - Samples of Materials
  - Architectural Design and Detail

Signature:

EXHIBIT A

To: Minturn Historic Preservation Commission
From: Madison Harris
Date: June 30, 2023
Agenda Item: Landmark Designation for 25 Harrison Ave (Meyer's Barn)

REQUEST:
Review the landmark designation nomination of 25 Harrison Avenue (Commonly known as the Meyer's Barn) based on the criteria outlined in the Minturn Municipal Code Sec. 19-3-20, citing findings of fact, and forwarding a recommendation of approval, approval with conditions, or denial to the Minturn Town Council.

Application: #2023L – 001
Address: 25 Harrison Avenue
Zoning: Old Town Character Area – Mixed-Use Zone
Owner: PowPowNow LLC (locally Loren Bendel)
Applicant(s): Ken Halliday
Kelly Toon
John "Woody" Woodruff

CASE SUMMARY:
A nomination has been submitted for Historic Landmark status of the Meyer's Barn located at 25 Harrison Avenue. Staff reviewed and deemed the application complete and to meet the Minturn landmark designation criteria. As such, staff scheduled a public hearing for the Historic Preservation Commission meeting on July 6, 2023. Adjacent properties and the owner of 25 Harrison Avenue were notified via certified mail, and a notice placed in the Vail Daily 10 days before the public hearing.

DESIGNATION CRITERIA & EVALUATION; CHAPTER 19 MINTURN MUNICIPAL CODE:
To meet landmark designation criteria, in accordance with Chapter 19, Minturn Municipal Code, the application(s) must be complete, and the structure must meet the following criteria:

MMC Sec. 19-3-20. Eligibility Criteria.

a. Properties or historic districts shall be at least seventy-five (75) years old and meet one (1) or more of the following criteria in order to be considered for designation:
   1) Association with events that have made a significant contribution to history
   2) Connection with persons significant in history
   3) Distinctive characteristics of a type, period, method of construction, or artisan
   4) Geographic importance
   5) Possibility to yield important information related to prehistory or history

CRITERIA EVALUATION
Town staff found that the application for designation demonstrates that the structure meets the following criteria.

A. Association with events that have made a significant contribution to history (exemplifies cultural, political, economic, or ethnic heritage of the Town)

"The Meyer's barn is the largest remaining log barn structure in Mintun from the late 1800's. It is an iconic element in town prominiently located on Harrision Street and can be viewed from Main Street. When you study the barn up close, you can get sense of awe about of what life must have been like back then. When you look at the hand-hewned logs and notched joints, you can imagine the hard work and craftmanship required to prepare and assemble them back in those days. You also get a sense of the importance of using locally sourced pine logs given the difficulty of transportation. Most importantly, you can see how the structures in the earliest days of the development of Minturn were a fitting reflection of the surrounding natural environment." (Nomination Application)

From this original period forward the Meyer's Barn has been an unofficial landmark in Minturn. The Meyer's Barn remains close to how it was originally was established.

B. Connection with persons significant in history



Photo Credit: Vail Daily, May 2014

The Meyer's were an institution for Minturn with Ms. Irene Meyer owning Grammy's Attic and Mr. Ralph Meyer running Grandpa's Garage starting in 1937. According to Mr. Meyer's grandson Wayne Trujillo "Both Lionshead and grandpa were Minturn royalty, albeit different sorts of monarchs. Lionshead held the town's scepter loftily and aloofly from on high while grandpa extended a helping hand, credit, a shot of whiskey and the benefit of a doubt from below, ruling as town Samaritan...Mr. Ralph Meyer was the nephew of former Eagle Mayor Gus Meyer and Oscar Meyer, the slain sheriff..." (Vail Daily, May 27, 2014)

C. Distinctive characteristics of a type, period, method of construction or artisan (exemplifies specific elements of an architectural style or period; demonstrates superior craftsmanship or high artistic value; represents a style that is particular to the Town; and, represents a built environment of a group of people in an era of history)

The Meyer's Barn reflects the traditional log cabin style of architecture that were constructed in North America between the 1600s and the early 1900s as a method brought over from Europe. (Pollio) A more modern version can still be constructed today, and often is in the Western United States. The preface of this architecture was to make simple structures out of materials that were readily available.

Log structures, both historic and not, can be seen all over the state of Colorado, and indeed, in many states.

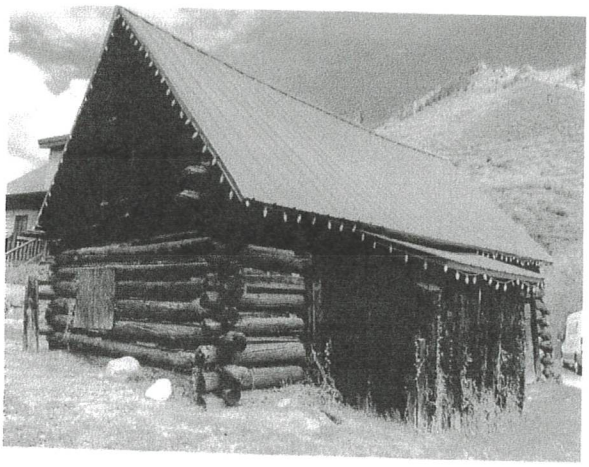


Photo Credit: Nomination Application

D. Geographic Importance (enhances the sense of identity of the Town or community; is an established and familiar natural setting or visual feature of the Town or community)

"The Meyer's barn is the largest remaining log barn structure in Mintun from the late 1800's. It is an iconic element in town prominiently located on Harrision Street and can be viewed from Main Street. When you study the barn up close, you can get sense of awe about of what life must have been like back then. When you look at the hand-hewned logs and notched joints, you can imagine the hard work and craftmanship required to prepare and assemble them back in those days. You also get a sense of the importance of using locally sourced pine logs given the difficulty of transportation. Most importantly, you can see how the structures in the earliest days of the development of Minturn were a fitting reflection of the surrounding natural environment." (Nomination Application)

The Meyer's Barn represents a bygone era of Minturn's history where we still needed horses in Town. 25 Harrison Avenue is a lot that is adjacent to the river, but can also be viewed from Main Street as you walk by. This barn is a familiar sight to any local's who have lived in or frequented Minturn.

E. Possibility to yield important information related to prehistory or history (embodies construction, development, or design adaptations)

This barn is representative of a common construction type as stated above. However, there were often different construction methods that varied based on ethnic groups such as the Block House End Method found in the Ohio River Valley and Southeastern Indiana. Detailing the construction type if possible, may be able to provide insight into what construction methods were used in Minturn in the 1800s.

PUBLIC REVIEW PROCESS:

Town staff has met all posting and notification requirements delineated in Chapter 19, Sec 19-4-10 identifying legal notice procedures follow established guidelines as set forth in MMC. Sec. 16-21-610.

PUBLIC COMMENTS:
As of June 30,2023, no public comments have been received regarding this application.

RECOMMENDED ACTION OR PROPOSED MOTION:
Recommend approval to the Town Council of the Historic Landmark Nomination Applications for the Meyer's Barn located at 25 Harrison Avenue.

ATTACHMENTS:

- Historic Landmark Nomination Application for the Meyer's Barn located at 25 Harrison Avenue

REFERENCES:

Pollio, Vitruvius (1914). *Ten Books on Architecture*. Harvard University Press. p. 39.

Trujillo, W. (2014, May 27). *Vail Daily Column: Grandpa's garage and Grammy's Attic*. VailDaily.com. https://www.vaildaily.com/opinion/editorial/vail-daily-column-grandpas-garage-and-grammys-attic/

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 1 - Purpose:

The purpose of Historic Preservation is to enhance the Town of Minturn's local resources and to promote the public health, safety, and welfare through:

1. The protection and preservation of the Town's architecture, culture, and heritage as embodied in historic properties and historic districts, by appropriate regulations and incentives;
2. The stabilization of historic neighborhoods;
3. The establishment of the Town's Historic Register listing historic properties and historic districts;
4. The cultivation of civic pride in the art, architecture, and accomplishments of the past;
5. The encouragement of continued private ownership and utilization of such historic properties or historic districts now so owned and used;
6. The promotion of thoughtful community planning and design; and
7. The provision of educational opportunities to increase public appreciation of the Town's unique heritage.

Section 2 - Intent:

The intention of Historic Preservation is to create a reasonable balance between private property rights and the public interest in preserving the Town's unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation.

Narrative Description:

Please describe the current appearance of the property and any alterations that have occurred since its original construction.

The Meyer's barn was originally built for horses by the Meyer family who lived in Minturn in the early years. We believe it was constructed in the late 1800's. It is one story and measures 17 feet by 27 feet. It is constructed with hand-hewned pine logs with notched joints. All logs appear to be original to the structure. The logs show signs of weathering, especially at the ground level, but overall they are in pretty good shape in spite of their age. The barn has a dirt floor. A green metal roof was added at some point in the 1900's to protect the structure. As part of the roof replacement, some of the original roof framing under the roof was replaced.

Photographs:

Please attach current photographs of the property and, if available, copies of historic photographs. For building, structures, or objects, current photographs should show the property from all directions.

If you are not the owner of the property that is being nominated, have you discussed this application with the owner(s)? This is encouraged, but not required. Yes [X] No [ ] Aware but haven't reviewed yet.

Signature:

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 3 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

Meyer's barn

Address of Property

Street Address: 25 Harrison Street, Minturn

Legal Description of Property: Quarter: SW Section: 26 Township: 5 Range: 81 PCL IN Subdivision: MEYER SUBDIVISION Lot: 12

Maps:

1. Include a location map on 8.5x11 inch page showing the property in relation to major streets
2. Include a site plan on 8.5x11 inch page showing the footprint of the building if applicable

Property Owner Information:

Name: POWPOWNOW LLC
c/o Loren Bendele

Mailing Address: 933 Kalmia Avenue
Boulder, CO 80304-1741

Email: Loren.bendele@gmail.com | Phone: 310-266-2787

Applicant Information (if different):

Name: Ken Halliday, Kelly Toon & Woody Woodruff

Mailing Address: c/o Ken Halliday
301 Boulder Street #1153, Minturn CO 81645

Email: khalliday62@gmail.com | Phone: 210-867-1514

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

☐ Yes ☐ No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission - ☐ Approval ☐ Denial

Comments:

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
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Section 4 - Eligibility Criteria:

Indicate how the property is significant to the Town of Minturn and its past by checking one or more of the following: Properties (*buildings, structures, sites, or objects*)or historic districts shall be at least 75 years old and meet 1 or more of the following criteria in order to be considered for designation:

- [x] Association with events that have made a significant contribution to history;
  - [ ] Is a site of a historic event that had an effect upon society; or
  - [x] Exemplifies cultural, political, economic, or ethnic heritage of the Town.
- [x] Connection with persons significant in history.
- [x] Distinctive characteristics of a type, period, method of construction, or artisan:
  - [x] Exemplifies specific elements of an architectural style or period;
  - [ ] Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, regionally, or locally;
  - [x] Demonstrates superior craftsmanship or high artistic value;
  - [x] Represents a style that is particular to the Town;
  - [ ] Represents an innovation in construction, materials, or design; or
  - [x] Represents a built environment of a group of people in an era of history.
- [x] Geographic importance:
  - [x] Enhances the sense of identity of the Town or community; or
  - [x] Is an established and familiar natural setting or visual feature of the Town or community.
- [x] Possibility to yield important information related to prehistory or history:
  - [ ] Addresses research questions or fills recognized data gaps;
  - [x] Embodies construction, development, or design adaptations; or
  - [ ] Informs on the development of engineering systems.

A property or historic district may be exempted from the age standard if the Town Council finds it to be exceptionally important in other criteria. - *Sec. 19-3-20 MMC*

For any eligibility criteria selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

Given the age of the structure, there is no detail documentation that could be located on its history.

HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 5 - Category and Resources:

Category of Nomination (check one):

- [x] Building (any shelter or enclosure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind.)
- [ ] Site (the location of a significant event; a prehistoric or historic occupation or activity; or a building, structure, or object, whether standing or vanished, where the location itself maintains historic or archeological value regardless of the value of any existing building, structure, or object.)
- [ ] Object (a material item of functional, aesthetic, cultural, historical, or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.)
- [ ] District (a geographically definable area including a concentration, linkage, or continuity of properties within a specified period of significance and may include within its geographic boundaries one (1) or more contributing properties, which has been designated by the Town Council)
- [ ] Structure (anything constructed or erected, the use of which requires location on or in the ground, for purposes other than shelter of humans, animals, or chattels.)

Narrative Statement of Significance:

Please describe how this property contributes to the history of Minturn. Why should the property be landmarked? For any category selected above, please provide sources and documentation below with the research and documentation for why this application should be designated historic. If this space is not enough please feel free to attach additional sheets.

The Meyer's barn is the largest remaining log barn structure in Mintun from the late 1800's. It is an iconic element in town prominiently located on Harrision Street and can be viewed from Main Street. When you study the barn up close, you can get sense of awe about of what life must have been like back then. When you look at the hand-hewned logs and notched joints, you can imagine the hard work and craftmanship required to prepare and assemble them back in those days. You also get a sense of the importance of using locally sourced pine logs given the difficulty of transportation. Most importantly, you can see how the structures in the earliest days of the development of Minturn were a fitting reflection of the surrounding natural environment.

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HISTORIC LANDMARK NOMINATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
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Section 6 - Description:

Architectural Description:

If property is a building, please describe the predominate architectural style such as Victorian or Mid-Century Modern.

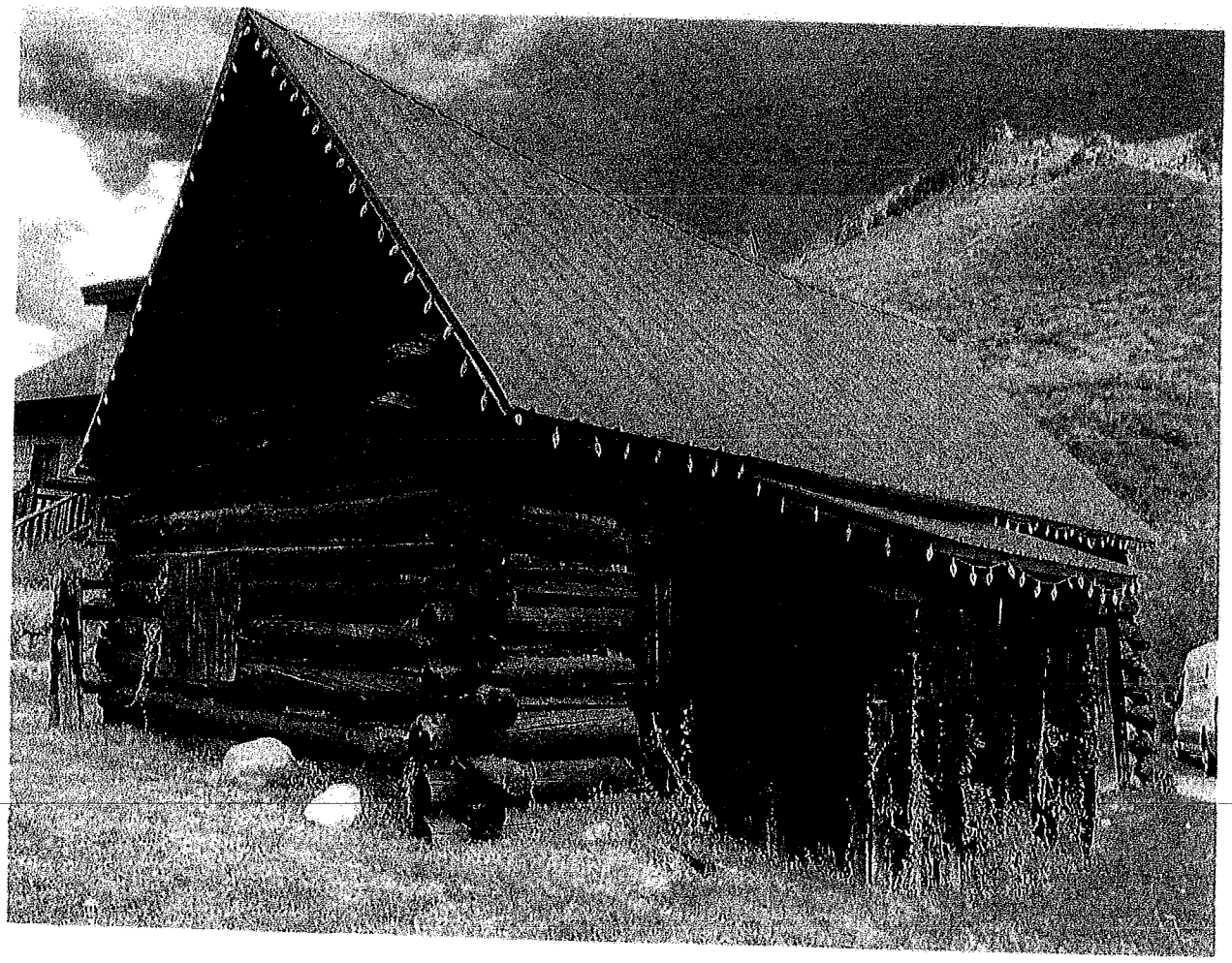
Hand-hewned log barn with notched corner joints.

List of References:

Please cite the books, articles, personal contacts, and other sources used in preparing this application.

Given the age of the structure, there is no detail documentation that could be located on its history.

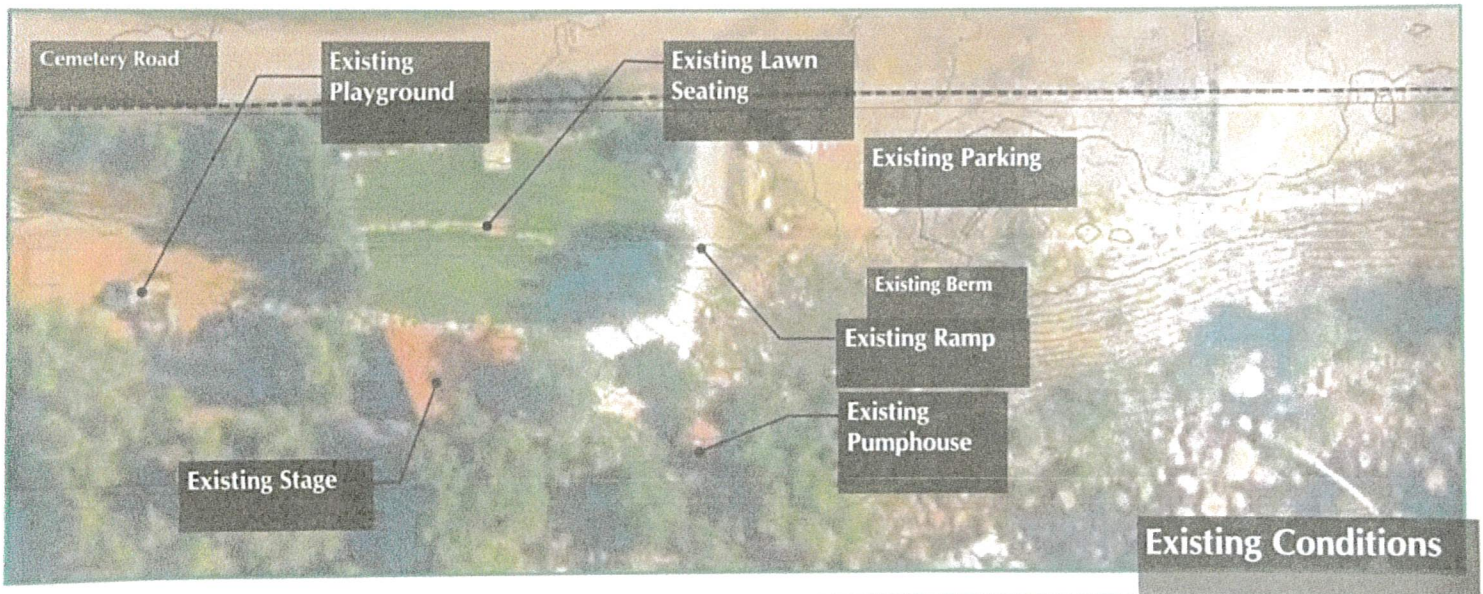
Google Earth
BLVD
EAGLE RIVER ST
KARPINSKI ST
Imagery ©2023 Maxar Technologies
Issued on May 10, 2023 from Preci...



VI. Plan Recommendations

Little Beach Amphitheater

1. Expand and add more lawn seating area.
2. Re-grade the access path from the upper parking lot to the stage so it is not as steep for service, operations, and for guests. Make it ADA accessible.
3. Develop new bathroom and concessions facilities at the top, near the main parking lot.
4. Create a main entrance that is a clear point of arrival into the amphitheater.
5. Add a green room to the back of the stage that is covered and provides shade and cover from rain.
6. Add power to the large parking lot.
7. Add power plugs on the stage.
8. Consider a loading dock on the west side of the stage.
9. Add vehicle access from the west for loading and unloading.
10. Enhance and formalize the main upper parking lot serving the Amphitheater.





Meyer's Barn Relocation
Cost Estimate for Phase I - Dissassemble, Move, Reassemble

Haunta Virus Treatment	1,000
Clean out Barn	3,000
Remove Floor	1,500
Remove Roof	2,400
Disassemble Logs	1,600
Reassemble/Replace Logs	5,000
Reassemble Roof	4,000
Extra Logs (5 @$300)	1,500
Foundation, including Engineer	15,000
Relocation Total	35,000

EXHIBIT D

CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Do I Need this Form?

Certificate of Appropriateness means a certificate issued by the Commission authorizing any proposed repair, restoration. Alteration, construction, relocation, or demolition of a historic property, or an element within a historic district pursuant to Chapter 19 of the MMC.

Before carrying out any new construction, alteration, relocation, or demolition involving the exterior of any historic property, or contributing property within a historic district, applicants and/or owner(s) must submit and obtain approval for an application for the proposed work by the Planning Department and HPC under this Article. The application shall include anything HPC deems necessary, including, without limitation and as applicable, a description of the type of work proposed and its effect or impact upon the historic property or historic district and plans and specifications showing the proposed exterior appearance, with finishes, materials, samples of materials, and architectural design and detail. The application shall not relieve the applicant from the responsibility to apply for any other permit required by the MMC.

HPC Certificate of Appropriateness Review:

a. HPC shalle: (1) Approve the applications; (2) Approve the application with conditions; or (3) Deny the applications.
b. Any decision of HPC to approve the application or approve the application with conditions shall be included on an agenda of the Town Council within thirty (30) days. The Town Council may call up for review any final decision reached by HPC. After review, Town Council may affirm, deny, or affirm with additional conditions the decision of HPC. No Certificate of Appropriateness shall be issued before HPC's decision has been included on an agenda of the Town Council.
c. If HPC approves or approves the application with conditions, HPC shall issue a Certificate of Appropriateness to the applicant and a copy will be placed in the appropriate Town records. If approved with conditions, such conditions shall be stated in the Certificate of Appropriateness.
d. If HPC denies the application, HPC shall notify the applicant in writing and a copy will be placed in the appropriate Town records.
e. The application form shall have a section for HPC to set forth HPC's reasons for the approval, approval with conditions, or denial of the application.
f. HPC may issue an order continuing the application process if HPC would like additional information necessary to make a decision. If the hearing is continued, the time, date, and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case shall a hearing be continued more than forty-five (45) days without the express consent of the applicant.
g. The applicant and/or owner(s) may resubmit an amended application that takes into consideration the recommendations of HPC.
h. If an application for a Certificate of Appropriateness is denied after final action upon the application by HPC, no person may submit a subsequent application for the same Section 19-5-10(a) activity within one (1) year from the date of the final action.
i. If a Certificate of Appropriateness has been issued on the permit application and the proposed work conforms thereto, the Town shall process the application in accordance with all other applicable provisions of the Code. If no Certificate of Appropriateness has been issued, or if the Town determines that the permit application does not conform, the Town shall not approve the permit application and shall not issue any other permit until a Certificate of Appropriateness has been issued and the permit application conforms thereto.

CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 1 - Basic Property Information:

Historic Name of Property (if applicable) and any other names:

Meyer's Barn, Minturn

Address of Property

Street Address:

25 Harrison Avenue, Minturn

Legal Description of Property:

Brief Description of Project:

Relocate and refurbish the 17'x27' historically designated Meyer's Barn to become the concession/ multi-purpose building envisioned in the Little Beach Park Sub-Area Master Plan adopted by Town Council in 2023. Please refer to the Meyer's Barn Project Summary submitted concurrently with

Property Owner Information:

Name: POWPOWNOW, LLC c/o Loren Bendele

Mailing Address: 933 Kalmia Avenue, Boulder CO 80304-1741

Email: Loren.bendele@gmail.com

Phone: 310-266-2787

Applicant Information (if different):

Name: Ken Halliday, Woody Woodruff & Kelly Toon

Mailing Address: c/o 301 Boulder Street #1153, Minturn, CO 81645

Email: khalliday62@gmail.com

Phone: 210-867-1514

Is property listed on the National Register of Historic Places or the State Register of Historic Properties?

Yes / No (pick one) No

If yes, please provide date and registration number. Date: _____ Registration #: _____

For Official Use:

Date Received: _____ Planner: _____

Historic Preservation Commission - ☐ Approval ☐ Denial

Comments:

CERTIFICATE OF APPROPRIATENESS APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309/302 Pine Street Minturn, Colorado 81645-0309
970-827-5645 | planner1@minturn.org

Section 2 - Impacts:

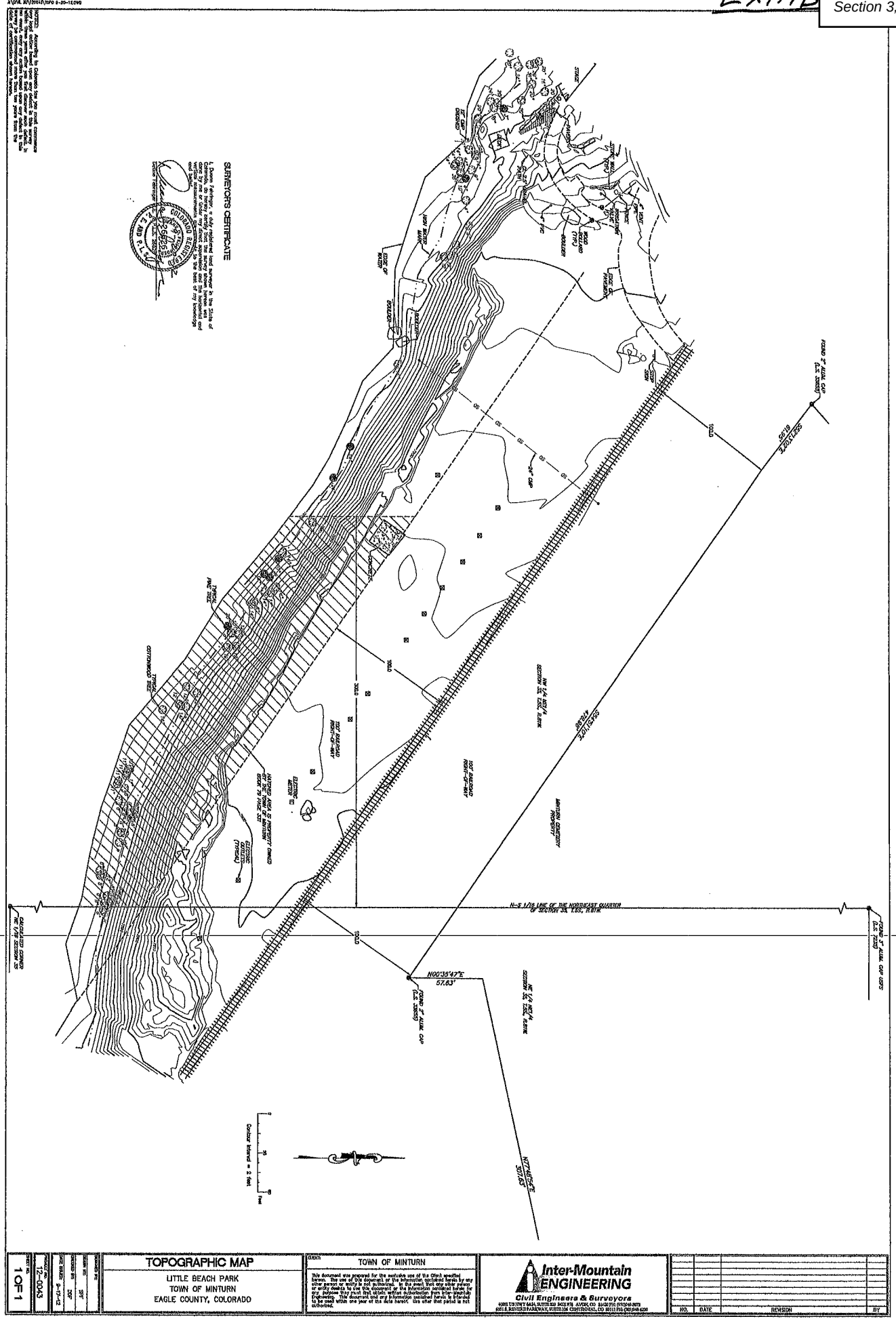
Detail the effects or impacts on the historic property or historic district that this project would cause.

As outlined in the Project Summary referenced above, the plan is to dissassemble, move, reassemble and eventually finishout the barn in its new location. The preservation of the historic character of the barn is paramount to us. Although it will sit on a new concrete foundation, we will otherwise use exisitng materials (roof, logs, etc.) when we reassemble the barn. Given that the barn sits on slope in the current location and some of the bottom logs will need to be replaced aws we level the base. We have identified a source of similar vintage logs that we can use to add or replace logs as needed. We believe that the replacements will blend in with the existing logs, especially over time. With regard to the roof, we note that structural shoring up may be required. If so, we will do it in a style appropriate for to barn while accentuating the original roof materials from an "inside view up" as much as practical.

Please Provide:

- Plans and specifications showing proposed exterior appearance:
  - Finishes
  - Materials
  - Samples of Materials
  - Architectural Design and Detail

Signature:



SHEET NO. 1 OF 1	TOPOGRAPHIC MAP LITTLE BEACH PARK TOWN OF MINTURN EAGLE COUNTY, COLORADO	TOWN OF MINTURN	Inter-Mountain ENGINEERING Civil Engineers & Surveyors
PROJECT NO. 12-6043		This document was prepared for the exclusive use of the Client specified herein. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.	
DATE ISSUED 4-14-13			
DESIGNED BY DSF			
DRAWN BY DSF			
CHECKED BY DSF			

NO.	DATE	REVISION	BY

DESIGN CRITERIA:

ROOF SNOW LOAD	(ELEV. 9,550) 80 PSF
ROOF LIVE LOAD	20 PSF
ROOF DEAD LOAD	20 PSF
FLOOR LIVE LOAD	45 PSF
FLOOR DEAD LOAD	20 PSF
DECK LIVE LOAD	60 PSF
DECK DEAD LOAD	20 PSF
SEISMIC ZONE	B
EXPOSURE	C
WIND (3 SECOND GUST)	90 MPH
IBC/IRC EDITION	2018

GENERAL REQUIREMENTS:

a. Structural erection and bracing: The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure. Contact structural engineer for consultation (not in contract) as required.

b. Shop drawings: Submit shop and erection drawings for structural steel, miscellaneous steel, steel joists and girders, steel deck, masonry reinforcing steel, wood trusses, manufactured wood joists and glue-lam beams to engineer for review prior to fabrication. This review is for general compliance with the intent of the structural design. The architect and/or contractor are responsible for checking quantities, dimensions and coordination with other trades.

c. Existing structures: Contractor shall be responsible for verifying dimensions, elevations, framing, foundation and anything else that may affect the work shown on the drawings. Underpinning, shoring and bracing of existing structures shall be the responsibility of the contractor.

d. Dimensions: Check all dimensions against architectural drawings prior to construction. Do not scale drawings.

e. Construction practices: General contractor is responsible for means, methods, techniques, sequences and procedures for construction of this project. Notify structural engineer of omissions or conflicts between the working drawings and existing conditions. Coordinate requirements for mechanical/electrical/plumbing penetrations through structural elements with structural engineer. Jobsite safety is the sole responsibility of the contractor. All methods used for construction shall be in accordance with the latest editions of the IBC/IRC.

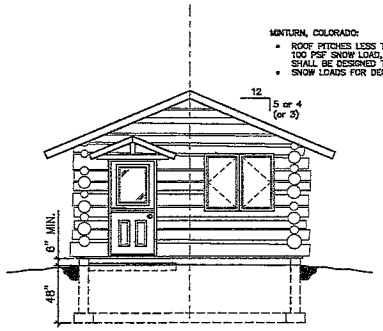
f. Details not specifically shown on the drawings shall be constructed in a manner similar to the details that are shown for like conditions. These items shall be brought to the attention of the structural engineer as soon as possible for approval. Approval shall be obtained prior to installation.

g. It is the responsibility of the contractor to contact the structural engineer at the appropriate time to perform site observations visits. Observation visits to the jobsite by the engineer are for determination of general conformance with the construction documents and shall not be construed as inspection.

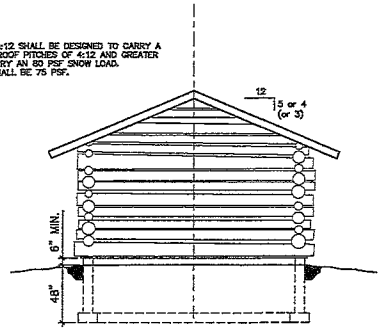
h. Though every effort is made to provide a complete and clear set of construction documents, discrepancies or omissions may occur. Release of these drawings anticipates cooperation and continued communication between the contractor, architect and engineer to provide the best possible structure. These drawings have been prepared for the use of a qualified contractor experienced in the construction techniques and systems depicted.

PRELIMINARY
NOT FOR
CONSTRUCTION

MINTURN, COLORADO:
- ROOF PITCHES LESS THAN 4:12 SHALL BE DESIGNED TO CARRY A 100 PSF SNOW LOAD, AND ROOF PITCHES OF 4:12 AND GREATER SHALL BE DESIGNED TO CARRY AN 80 PSF SNOW LOAD.
- SNOW LOADS FOR DECKS SHALL BE 75 PSF.



N-W ELEVATION (P)
SCALE: 1/4" = 1'-0"

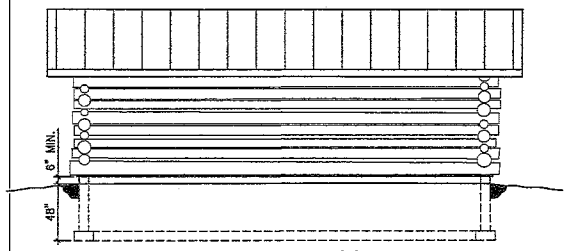


S-E ELEVATION (P)
SCALE: 1/4" = 1'-0"

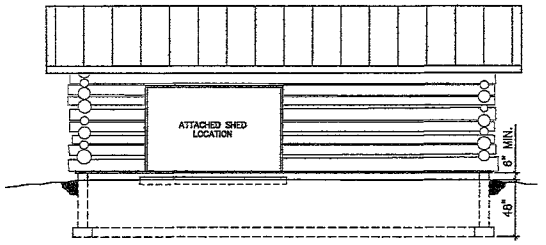
ENERGY CODE INFORMATION:
- SPF (R-7 PER INCH) & BIBs (R-4.3 PER INCH) INSULATION MATERIALS
- FENESTRATION U-FACTOR ≤ .30
- DUCT SEALING DUCT AND PIPE INSULATION PER IECC SECTION R403.3
- AIR SEALING DETAILS AND AIR BARRIER LOCATION PER IECC SECTION R402.4

ROOF SYSTEM:
- RE-USE EXISTING STANDING SEAM METAL ROOF.
- A SUITABLE HI-TEMP ROOF MEMBRANE
- 3/4" LP LEGACY SHEATHING (OR EQUIV.) OVER RAFTERS
- 1-1/4" SPF INSULATION R-9
- 10" BIBS INSULATION: R-43

TOTAL R VALUE FOR ROOF IS R-52 MIN.



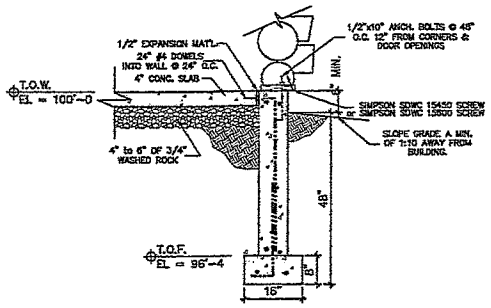
N-E ELEVATION (P)
SCALE: 1/4" = 1'-0"



S-W ELEVATION (P)
SCALE: 1/4" = 1'-0"

A1

EXHIBIT F



WALL DETAIL

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

FOUNDATION REINFORCEMENT:

FOOTINGS: # 5 DOWELS MIN. 30" BENT @ 6" SPACED @ 48" o.c.
CD #5 REBAR HORIZ. IN 16" FOOTINGS & THICKENED SLABS
CD #5 REBAR HORIZ. IN 24" FOOTINGS
(4) #5 REBAR HORIZ. & 30" #5 TRANS. @ 18"O.C. IN 36" FOOTINGS

4" WALLS: # 5 VERTICAL (FULL HT.) @ 48" o.c.
TWO #5 REBAR HORIZONTAL T. & B.

WALLS OVER 4' TALL: # 5 VERTICAL (FULL HT.) @ 24" o.c.
TWO #5 REBAR HORIZONTAL T. & B. AND @ 24" o.c.

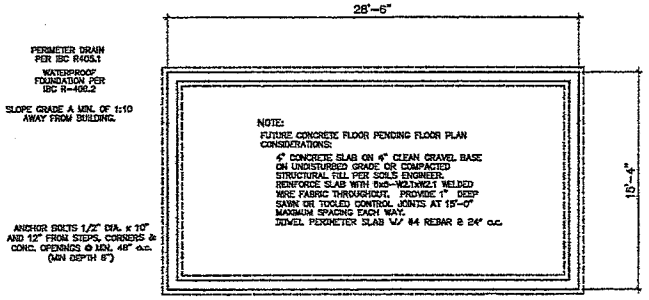
ROUND CONCRETE PIERS: LESS THAN 4 FT. TALL: CD #4 VERTICAL (FULL HT.) AND ONE #3 REBAR HOOP 12" DOWN FROM TOP
4 FT. TO 8 FT. TALL: CD #5 VERTICAL (FULL HT.) AND ONE #3 REBAR HOOP 12" DOWN FROM TOP AND @ 24" O.C.

SQUARE CONCRETE PIERS: LESS THAN 5 FT. TALL: (4) #4 VERTICAL (FULL HT.) ONE IN EACH CORNER. AND ONE #3 REBAR HOOP 12" DOWN FROM TOP.
5 FT. TO 8FT. TALL: (4) #5 VERTICAL (FULL HT.) ONE IN EACH CORNER. AND #3 REBAR SQ. SPIRAL W/ 12" PITCH, FULL HEIGHT.

NOTE: #4 & #5 REBAR IS ASTM 40 GRADE
W/ 24" NOMINAL (22-5/8" MIN.) OVERLAP ON #5 REBAR SPLICES
18" MIN. OVERLAP ON #4 REBAR SPLICES

FOUNDATION NOTES

1. ELEVATIONS OF CONCRETE FOUNDATION ELEMENTS INDICATED ON PLAN THUS: T.O.W.=TOP OF CONCRETE WALL T.O.F.=TOP OF CONCRETE FOOTING THESE ELEVATIONS RELATE TO ACTUAL SITE ELEVATIONS.
2. TOP OF FOOTING ELEVATIONS ARE BASED ON FINDING ADEQUATE SOIL BEARING CONDITIONS AT THAT DEPTH. CONTACT ENGINEER IF OVEREXCAVATION IS REQUIRED.
3. STEPS IN TOP OF CONCRETE WALL INDICATED: ——18——
4. CONTINUOUS CONCRETE FOOTINGS ARE CENTERED BENEATH CONCRETE FOUNDATION WALLS WHERE POSSIBLE AND/OR UNLESS NOTED OTHERWISE.
5. CONCRETE FOUNDATION WALLS ARE 8" THICK AND CONTINUOUS FOOTINGS ARE 8" THICK x 16" WIDE UNLESS NOTED OTHERWISE.
6. PERIMETER DRAIN PER IBC R405.1
7. WATERPROOF FOUNDATION PER IBC R406.2
8. INSULATE THE EXTERIOR OF FOUNDATION W/ 2" EPS (RECOMMENDED-NOT REQ'D.)
9. DO NOT SCALE DRAWINGS.



FOUNDATION

SCALE: 1/4" = 1'-0"

NORTH

EXHIBIT F

S1

To: Mayor and Council

From: Jay Brunvand

Date: October 6, 2024

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 Deutschman Family LLC, DBA Kirby Cosmo's BBQ Bar located at 474 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 (08/23/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	$ 250
Renewal Fee	500
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premises 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
Deutschman Family LLC

Doing Business As Name (DBA)
Kirby Cosmo's BBQ BAR

Liquor License Number
[redacted]

License Type
Hotel/ Restaurant

Sales Tax License Number
[redacted]

Expiration Date
12/31/2025

Due Date

Business Address

Street Address
474 Main Street

Phone Number
970-827-9027

City
Minturn

State
CO

ZIP Code
81645

Mailing Address

Street Address
PO BOx 93

City
Minturn

State
CO

ZIP Code
81645

Email
bbq@kirbycosmos.com

Operating Manager

Mark Tamberino

Date of Birth

05/27/1976

Home Address

Street Address

381 Black Bear DR

Phone Number

970-401-3060

City

Gypsum

State

CO

ZIP Code

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

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.

   Plus $11.00

   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.

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.

---

9. I would like to apply for a Two-Year Renewal..... ◉ Yes ◯ No

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.

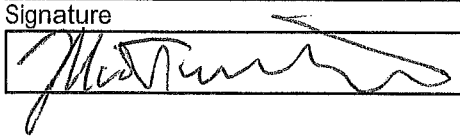
Type or Print Name of Applicant/Authorized Agent of Business

Mark Tamberino

Title

Owner

Signature



Date (MM/DD/YY)

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)

Local Licensing Authority Approves this license for a two-year renewal..... ◯ Yes ◯ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

To: Mayor and Council

From: Jay Brunvand

Date: November 6, 2024

Agenda Item: Annual renewal of 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 Bunkhouse located at 175 Williams St.

INTRODUCTION:
This establishment has an existing L&E 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.

PO Box 309 • 302 Pine St • Minturn, CO 81645 • www.minturn.org • info@minturn.org • 970-827-5645

DR 8400 (08/23/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	$ 250
Renewal Fee	511.00
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premises 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: The Bunkhouse LLC

Doing Business As Name (DBA): The Bunkhouse

Liquor License Number: [redacted]

License Type: Lodging & Entertainment (City)

Sales Tax License Number: [redacted]

Expiration Date: 10/17/2024

Due Date: 10/17/2024

Business Address

Street Address: 175 Williams St.

Phone Number: 9703939003

City: Mintrun

State: CO

ZIP Code: 81645

Mailing Address

Street Address: PO Box 1051

City: Mintrun

State: CO

ZIP Code: 81645

Email: nancy@vailbunkhouse.com

Operating Manager: Nancy Richards

Date of: 12/27/1973

Home Address

Street Address: 175 Williams St.

Phone Number: 9703939003

City: Mintrun

State: CO

ZIP Code: 81645

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: 2/28/25

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.

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.

---

9. I would like to apply for a Two-Year Renewal ○ Yes ◉ No

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.

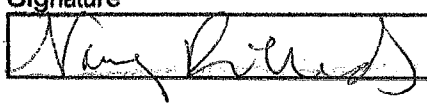
Type or Print Name of Applicant/Authorized Agent of Business

Nash Richards

Title

Owner/Operator

Signature



Date (MM/DD/YY)

10/17/2024

To: Mayor and Council
From: Jay Brunvand
Date: November 1, 2024
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 Pizza Pub LLC, dba Magustos located at 101 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 (08/23/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	$ 250
Renewal Fee	
Storage Permit $100 X_____	$
Sidewalk Service Area $75.00	$
Additional Optional Premises Hotel & Restaurant $100 X_____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

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: PIZZA PUB LLC

Doing Business As Name (DBA): MAGUSTOS PIZZA BURGER PUB

Liquor License Number:

License Type: RESTAURANT

Sales Tax License Number: [redacted]

Expiration Date: 10-27-24

Due Date: 10-27-24

Business Address

Street Address: 101 MAIN ST

Phone Number:

City: MINTURN

State: CO

ZIP Code: 81645

Mailing Address

Street Address: PO BOX 1093

City: MINTURN

State: CO

ZIP Code: 81645

Email: CREGONBUS@GMAIL.COM

Operating Manager: ERIC CREGON

Date of Birth: 10.07.70

Home Address

Street Address: 101 MAIN ST

Phone Number: 9703900861

City: MINTURN

State: CO

ZIP Code: 81645

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

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

   *If rented, expiration date of lease: 10-25

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?..... ( ) Yes (X) 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.

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.

---

9. I would like to apply for a Two-Year Renewal ✓ Yes ○ No

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.

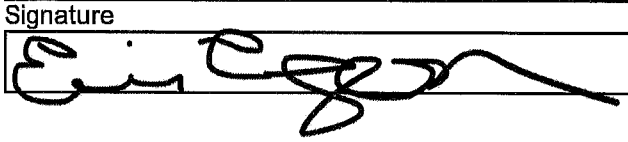
Type or Print Name of Applicant/Authorized Agent of Business

ERIC REGON

Title

OWNER

Signature



Date (MM/DD/YY)

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)

Local Licensing Authority Approves this license for a two-year renewal. ◯ Yes ◯ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

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, ERIC CREGON

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

(the "Applicant/Licensee")

PIZZA PUB 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.

Name (Individual/Business)

PIZZA PUB LLC

Social Security Number/Tax Identification Number	Home Phone Number	Business/Work Phone Number
	9703900861	9708275450

Street Address

101 MAIN ST

City	State	ZIP Code
MINTURN	CO	81645

Printed name of person signing on behalf of the Applicant/Licensee

ERIC CREGO

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)	Date Signed
	10-29-24

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

To: Mayor and Council

From: Jay Brunvand

Date: October 6, 2024

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 MEATUNA llc, dba The Crazy Chicken at 455 Main St.

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

Of note: this is a first time renewal and was paid and submitted to the state and they approved it prior to the town seeing it. Therefore you will notice some of the dates might be off on the application.

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 (08/23/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

Fees Due	
Annual Renewal Application Fee	$ 250
Renewal Fee	
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premises Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$ pd 750

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
Kyle Fowler

Doing Business As Name (DBA)
The Crazy Chicken

Liquor License Number
[redacted]

License Type
Hotel and Restaurant (City)

Sales Tax License Number
[redacted]

Expiration Date
12/31/2025

Due Date

Business Address

Street Address
455 Main St

Phone Number
970-988-1837

City
Minturn

State
CO

ZIP Code
81645

Mailing Address

Street Address
PO Box 2843

City
Vail

State
CO

ZIP Code
81658

Email
Kylefowler5@gmail.com

Operating Manager: Kyle Fowler

Date of: 04/23/1984

Home Address

Street Address: 1265 N Frontage Rd

Phone Number: 970-988-1837

City: Vail

State: CO

ZIP Code: 81657

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: 09/01/2028-2038 (optional)

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.

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.

---

9. I would like to apply for a Two-Year Renewal..... ◉ Yes ○ No

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.

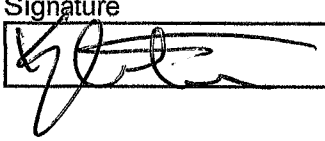
Type or Print Name of Applicant/Authorized Agent of Business

Kyle Fowler

Title

Owner

Signature



Date (MM/DD/YY)

10/21/24

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)

Local Licensing Authority Approves this license for a two-year renewal..... ◯ Yes ◯ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

To: Minturn Town Council
From: Michelle Metteer
Date: November 06, 2024, 2024
RE: Town Manager Update

Minturn Bike Park Security Gate

Town staff met with VVMTA representatives and Strategic Fencing for the installation of a security gate at Little Beach Park. This gate has been requested for several years by VVMTA management and should be a good addition toward better securing Minturn's assets. The gate is expected to have the ability to automatically open and close on a timer basis.

Safe Streets for All (SS4A)

We held our second virtual stakeholder working group meeting on Tuesday, October 29th. This effort, funded by a federal Department of Transportation grant, is expected to culminate in a Safety Action Plan whereby Minturn can focus on needed safety improvements throughout town. If any Council members are interested in participating in the Stakeholder Working Group, please let me know. If you are interested in providing comments on the safety concerns of Minturn's side streets, please go to the Story Map at: https://storymaps.arcgis.com/stories/94f6745fea5049db8ca5d0ab604fc248

Eagle County Draft Open Space Plan

I attended a community open house held at Colorado Mountain College the evening of Monday, October 28th to review the draft Eagle County Draft Open Space Plan. This plan outlines the recommended efforts the County should adopt for the acquisition of parcels large and small. In the Plan, Minturn's geographic area is identified within the "Headwaters" area. It is acknowledged in the Plan, that given the cost for land in the Headwaters area, acquisition may need multiple support partners and creative strategies. For more information and a video overview of the Plan, go to https://storymaps.arcgis.com/stories/db60a76e06f14fcb98c2479c0bc3c043.

Little Beach Park Grants

Minturn was awarded $147,000 through a DOLA EIAF Tier 1 grant application. This is an exciting announcement as these funds will allow the town to repair the failing retaining wall in the playground area. This grant requires a 50% match and because Minturn was not awarded the larger GOCO grant application, the Town will request to match these funds with the installation of a new playground area. We are in the process now of determining approval for this request.

2024/25 Taylor St Snow Removal

Minturn staff is preparing informational flyers and will be taking those flyers door to door along Taylor St to communicate the upcoming seasonal snow removal efforts. This will be done in a positive way with an effort toward problem solving. Staff understands the residents of Taylor St are accustomed to pushing their snow across the street however adjustments will need to be made this season due to the safety fencing for the Minturn North project. We are hopeful that by going door to door and trying to talk to residents individually, this will be a smooth adjustment.

HWY 24/Main Street Speed Feedback Signs Installed

CDOT has donated two speed feedback signs that have been installed, programmed and are now operations. One sign is located heading southbound just before the "S" curve by Minturn Anglers and the second sign is facing northbound close to the Boneyard Open Space property. Special thanks for the donations from CDOT which we hope will help inform drivers of their speed. Minturn has been optimistic about this opportunity to help/assist drivers in being more aware of their vehicle speeds.

Main Street Bulb Outs

I have continued to talk with Jeff Spanel about finding ways to install permanent bulb outs. A permanent bulb out, although significantly more expensive, would be smaller in size and of a more "traditional" shape as the side street stop sign would be allowed to move into the Main Street right of way, increasing line of sight without eliminating excessive parking. The other complication to the permanent option is drainage. Intermountain Engineering has studied Minturn's intersections and the permanent bulb outs would require moving the storm drains entirely or taking measures to allow the drainage through the bulb out. After review, it appears that allowing drainage through the bulb out comes with a variety of complications that would need addressing. We continue to study this option.

Nelson St Heat Exchange Opportunity

Jeff Spanel and I met with Eagle River Whisky representatives and discussed the opportunity to increase safety on Nelson Street and the hill on Nelson by adding a heat exchange option that would take the wasted heat generated by the distilling process and convert it to a snowmelt system for the road/hill. This is still in the exploratory phase, however given that the Town is considering the repaving of Nelson St, the timing would be appropriate as a combined project. Costs associated with such a project require more research and we will continue to provide the Council updates as more information becomes available.

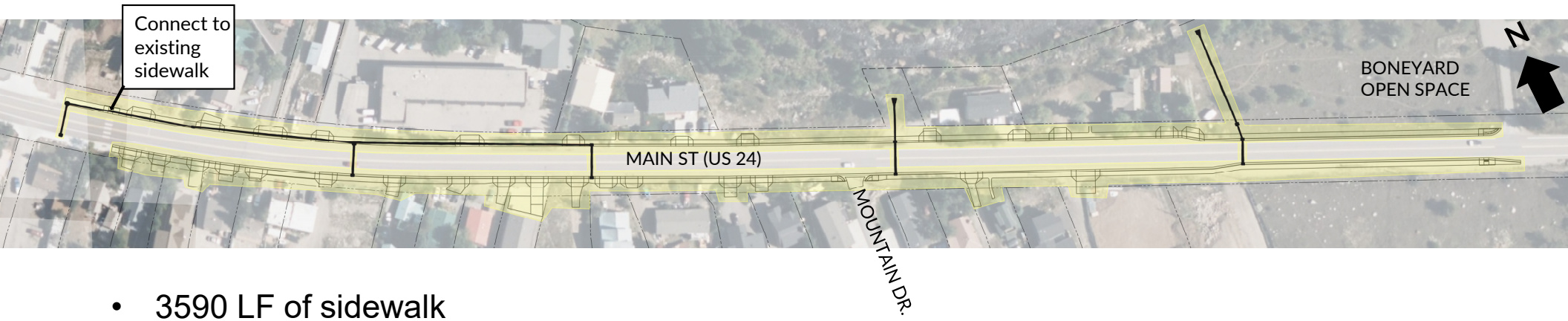
Main Street Speed Limit Enforcement

Unless otherwise directed by the Town Council, Minturn is shelving the AVIS speed radar enforcement option for increasing safety on Main Street.

Minturn Pedestrian and Drainage Improvements Phase 2

Stolfus

Entire Project Overview



- 3590 LF of sidewalk
- 1040 LF of pipe
- 31 driveways

Stolfus

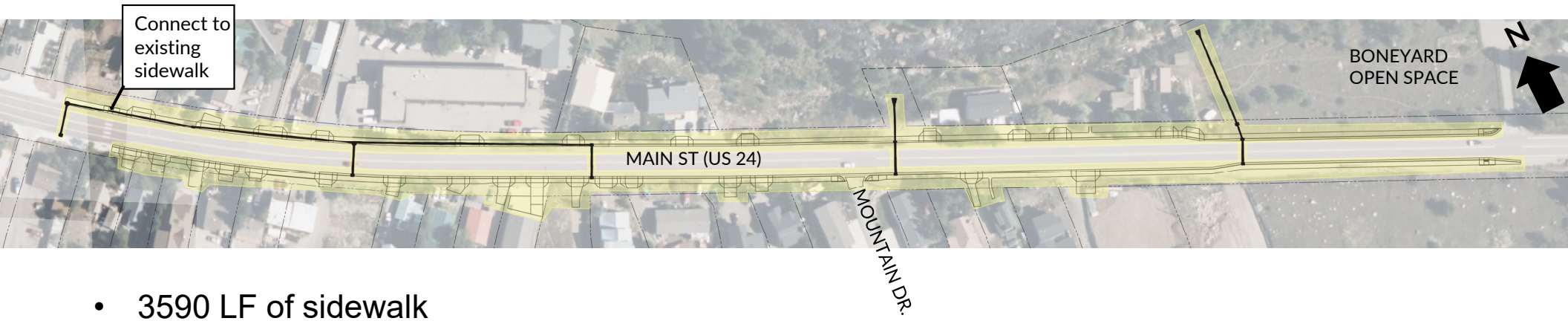
Funding

- Original Construction Estimate (2022)
  - $2,200,000
  - Design/Construction/ROW

- Revitalizing Main Street Grant
  - $1,402,000 (80% RMS State Funds)
    - Design/Construction
  - $350,500 (20% Town Match)
    - DOLA EIAF Grant covers $220,000 of required CDOT RMS match
  - Town covering ROW acquisition costs
    - Estimated at $208,000
  - Total: $1,960,500

Stolfus

Entire Project Overview



- 3590 LF of sidewalk
- 1040 LF of pipe
- 31 driveways
- ROW ~ $200,000

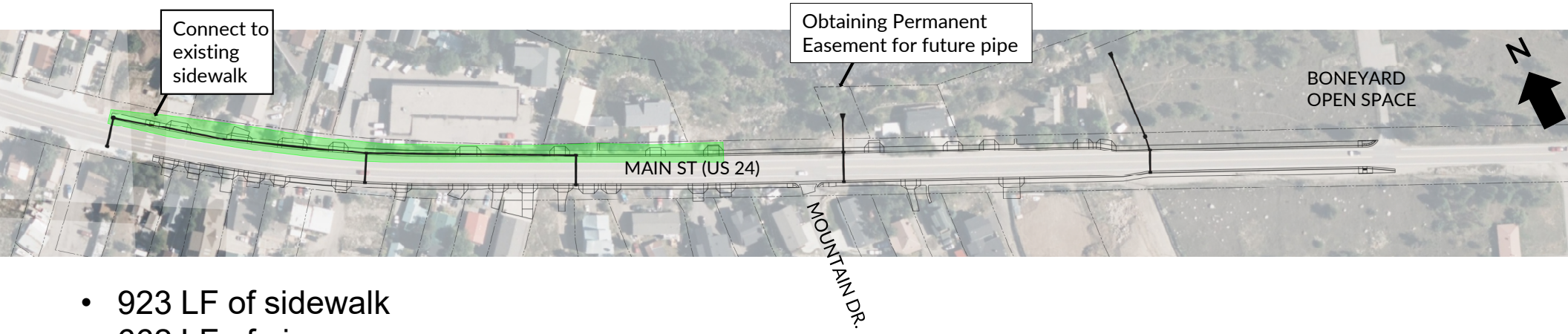
$975 per LF

OPC*: **$3.5 M**
*Opinion of Probable Cost

Design/Construction/ROW

Stolfus

Limits Based on Grant Funds



- 923 LF of sidewalk
- 662 LF of pipe
- 9 driveways
- ROW ~ $80,000

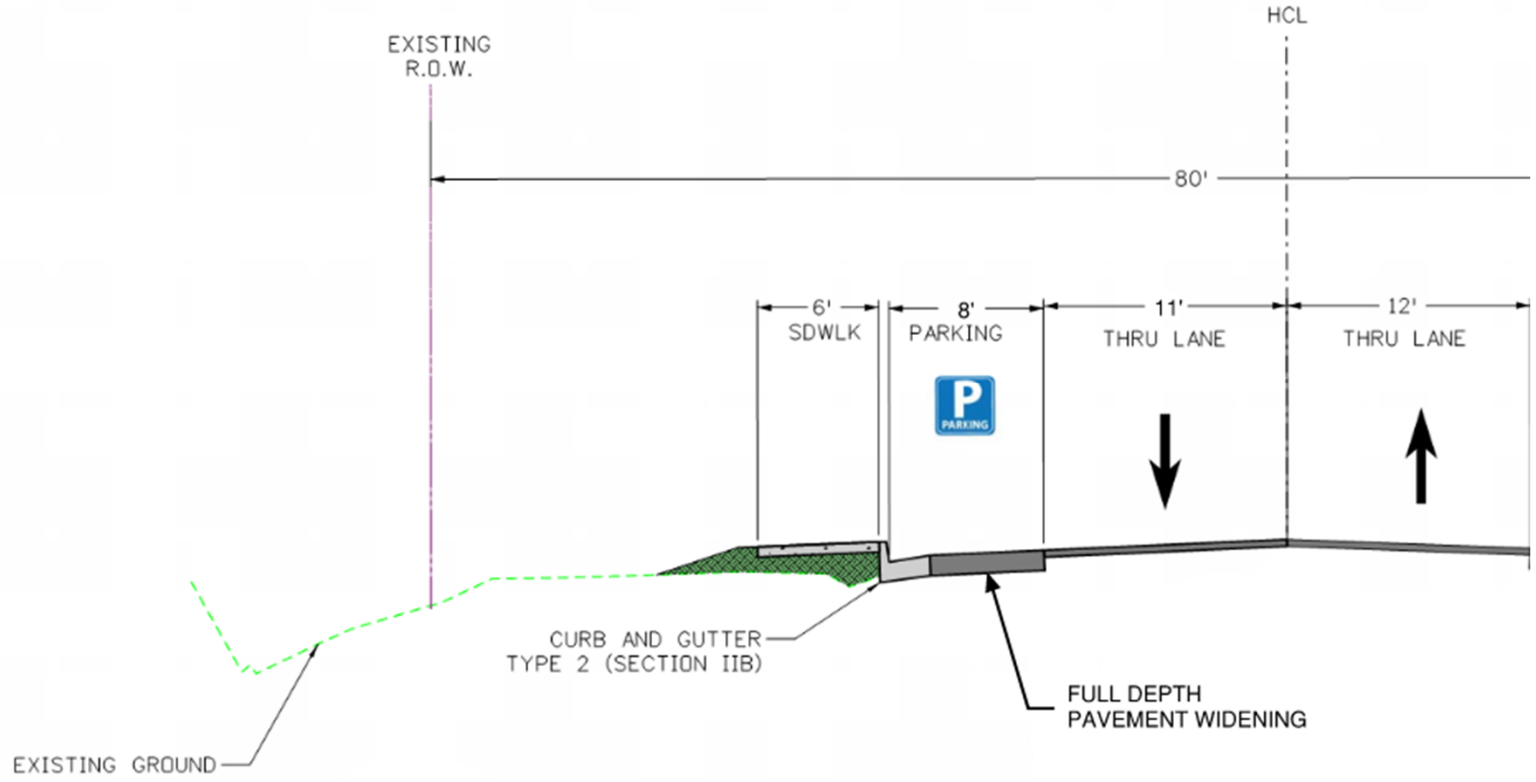
$1,983 per LF

OPC*: **$1.83 M**
*Opinion of Probable Cost

Design/Construction/ROW

Stolfus

Project Typical Section



Stolfus

EAGLE COUNTY REGIONAL HOUSING NEEDS ANALYSIS

Data Summary and Initial Findings

October 2024

Economic & Planning Systems, Inc.
The Economics of Land Use

730 17th Street, Suite 630 ▪ Denver, CO 80220
303.623.3557 ▪ www.e[illegible]m

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    a) Demographic Trends
    b) Employment Trends
2. Housing Supply
    a) Housing Market
    b) Development Trends
3. Affordability Analysis
    a) Rental
    b) Ownership
4. Outreach and Engagement
    a) Interviews
    b) Surveys
5. Next Steps

Note: data and findings are in draft form, and subject to change prior to final report

SUMMARY OF FINDINGS (1)

- The upper valley, mid valley, and down valley communities have different characteristics and roles in the regional housing landscape, and a diverse set of strategies will be needed to best address regional housing needs.
- Resorts and tourism heavily influence the housing market in the county. About 40% of all housing units are vacant as second homes or vacation rentals.
- The County's population is growing slowly, with growth concentrated in down-valley communities.
- The population is aging, mirroring broader trends across the state and the country.
- Younger population and families and increasing in down-valley communities.
- Overall employment in the County is 70% wage and salary jobs, 30% proprietors.
- Around half of Eagle County employees are in-commuters.
- While Recreation, Retail, Construction, and Accommodation/Food remain the largest employment industries, the biggest employment growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Waste sectors,

SUMMARY OF FINDINGS (2)

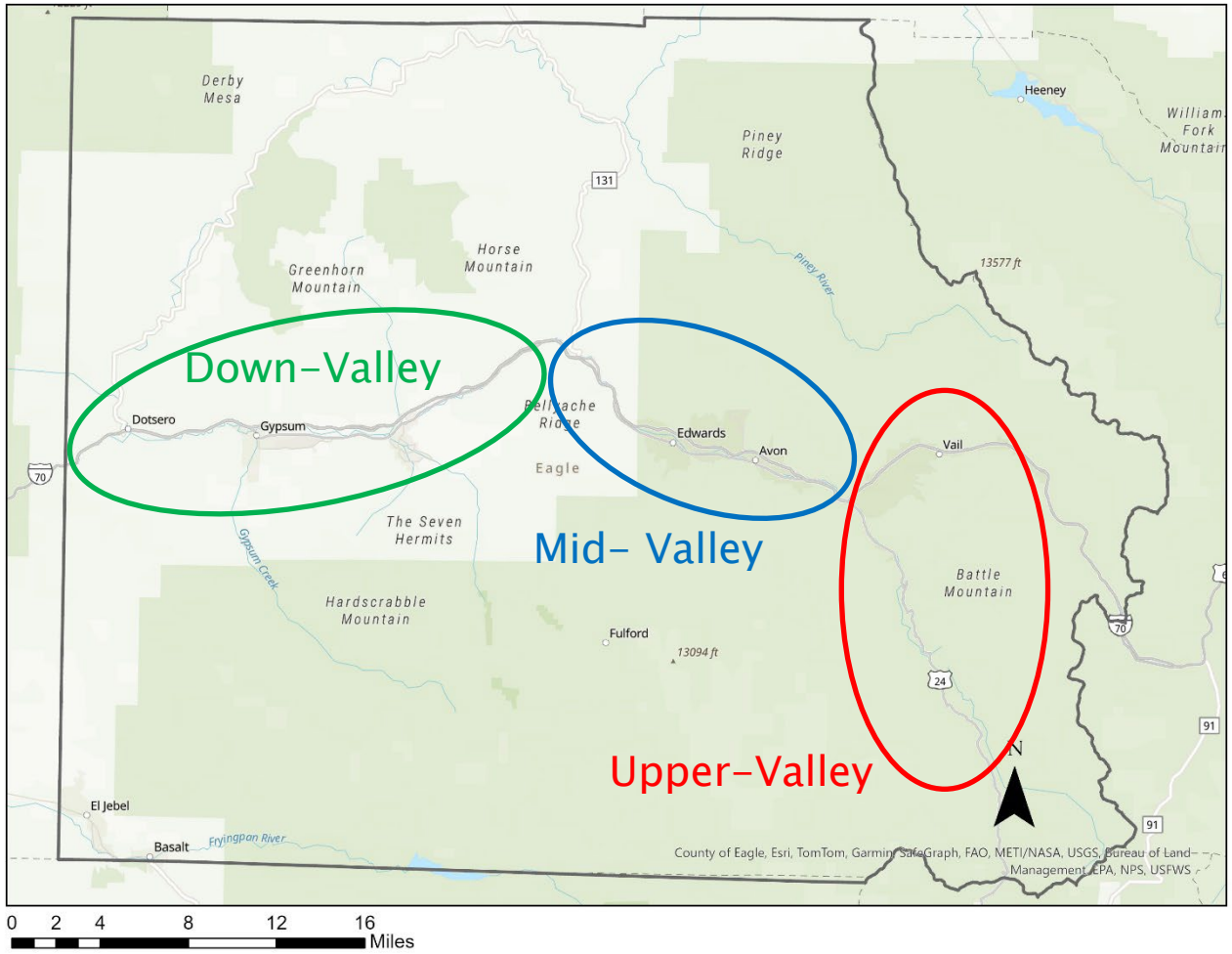
- The median household income in Eagle County is around $100,000 per year. However, 6 of the ten top occupations in the county have median wages below $50,000/year,
  - This likely indicates a combination of residents not working local jobs and/or multiple earners working multiple jobs
- Median home sale price has increased dramatically in Eagle County, especially since 2019. The median home price in Eagle County was over $1.3 million in 2023.
- In some cases, homeownership is unaffordable for households earning up to 300% AMI.
- When affordability is considered in terms of median wages, there is a need to work between 3.7 and 10.5 jobs to afford to buy the median-priced home in a community.
- Rent data is challenging to capture; while available data shows that rent growth has not been as dramatic as growth in sale prices, interview and focus group feedback indicate a tight and volatile rental market.
- Affordability metrics indicate the challenges of living in a 1-person household in the county.

SUMMARY OF FINDINGS (3)

- Survey data provides deeper context for housing needs, challenges, and preferences of residents, with housing affordability and stability key factors.
- Current housing assistance programs, while helpful for those utilizing them, may be confusing for residents and real estate professionals.
- In addition to inventory needs, programmatic and other support needs will be important to help residents create and maintain safe and stable living conditions

STUDY AREA AND SUBAREAS

- Much of this data is analyzed by jurisdiction and by sub-region within the Eagle River Valley
- We defined valley regions as follows:
  - Upper Valley: Vail, Minturn, Red Cliff
  - Mid-Valley: Avon, Edwards, Beaver Creek (when data available)
  - Down-Valley: Eagle, Gypsum, Dotsero (when data available)



DATA SOURCES

- Census (population and households)
- ACS (demographics, housing inventory, housing affordability)
- DOLA (demographics, housing inventory, housing affordability)
- MLS (home sale prices)
- OEWS (jobs by occupation, wages)
- JobsEQ (jobs by industry, wages)
- LEHD (commuting)
- Zillow (rental postings)
- Facebook (rental postings)
- Interviews
- Community survey
- Employer survey

Recognizing challenges with Census and American Community Survey (ACS) data for Eagle County, this study has utilized an array of data sources to paint the best picture possible of local conditions

DEMOGRAPHIC TRENDS

KEY DEMOGRAPHIC FINDINGS

- Substantial variation in nearly all demographic and housing characteristics across the Eagle Valley
  - Differences up-valley, mid-valley, and down-valley
  - Growth is primarily taking place down-valley (particularly in Eagle and Gypsum)
- About 40% of housing units county-wide are vacant (vacation rentals, second homes, etc.)
  - Inventory of housing units has increased despite stable population and decreasing household size in some areas
- The population over age 65 has increased over time
  - Consistent with many communities across the state
- Household income has increased since 2015, after slow growth 2010-2015
  - This growth was concentrated in 2- and 3-person households
  - Income for 1-person households has grown more slowly than income overall

POPULATION AND HOUSING CHARACTERISTICS

Area	Characteristics
Vail	Few family households, with smaller household size, older residents, predominantly white, mostly owners, many second homes/vacation rentals
Minturn	Stable population and housing units, fewer young residents, high household income, mostly owners
Red Cliff	Stable population and housing units, lower household income, older residents, mostly owners, few second homes/vacation rentals
Avon	Half renters, half owners, large increase in housing prices, high growth in housing units, large population of working-age adults
Edwards	Mostly owners, large increase in housing prices, demographics representative of Eagle County overall
Eagle	Many family households with larger household size, young residents, mostly owners, few second homes/vacation rentals
Gypsum	Many family household with larger household size, majority Hispanic/Latino residents, more young residents, high growth in housing units, mostly owners, few second homes/vacation rentals

POPULATION

- Eagle County had 55,300 residents in 2022.
- The county grew slowly between 2010 and 2022, adding 3,200 new residents (0.5% average annual growth).
- Most population growth occurred down-valley in Eagle and Gypsum. While other communities declined over this time period, Eagle and Gypsum accounted for 76% of net population growth in the county.
- All other growth occurred in the unincorporated county .

Eagle County Population, 2010-2022

Description	2010	2015	2022	2010-2022 Total	2010-2022 Ann. #	2010-2022 Ann. %
Vail	5,285	5,113	4,804	-481	-40	-0.8%
Minturn	1,027	1,007	1,025	-2	0	0.0%
Red Cliff	266	237	254	-12	-1	-0.4%
Avon	6,422	5,972	5,978	-444	-37	-0.6%
Eagle	6,483	6,847	7,488	1,005	84	1.2%
Gypsum	6,472	6,961	7,927	1,455	121	1.7%
Basalt (part)	2,917	2,674	2,909	-8	-1	0.0%
Unincorp. Area	23,185	23,970	24,906	1,721	143	0.6%
Eagle County Total	**52,057**	**52,781**	**55,291**	**3,234**	**270**	**0.5%**

Source: Colorado Department of Local Affairs, Economic & Planning Systems

HOUSEHOLDS

- Eagle County had just over 20,000 households in 2022.
- The number of households county-wide grew slowly from 2010-2022, at a rate of 0.4% annually.
  - This is a slightly slower rate than population growth, indicating that these may be larger households
- Household growth was higher down-valley than other areas of the County.
- Together, Gypsum and Eagle accounted for 62% of net household growth in Eagle County between 2010-2022.

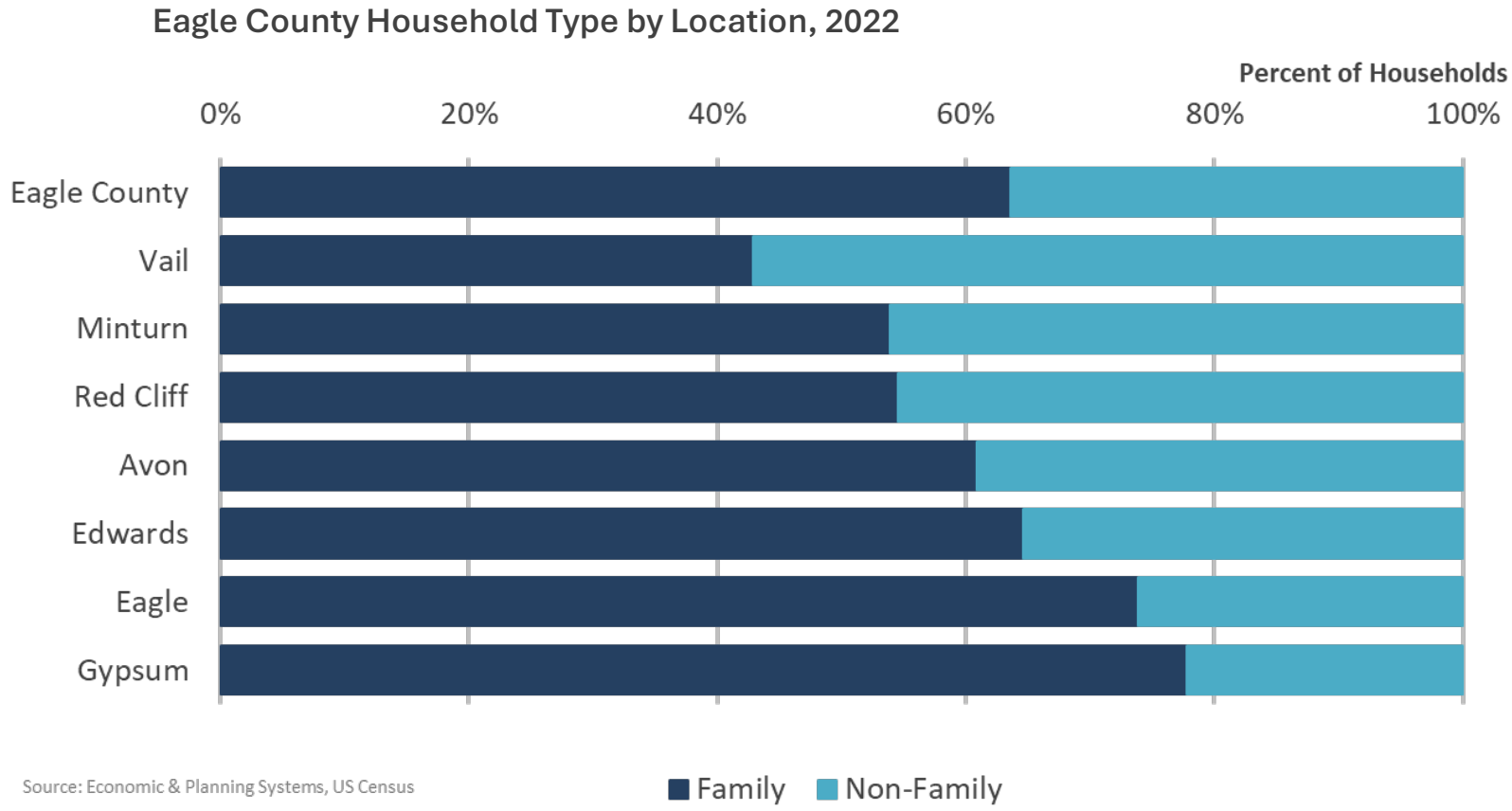
Eagle County Households, 2010-2022

Description	2010	2015	2022	2010-2022 Total	2010-2022 Ann. #	2010-2022 Ann. %
Vail	2,604	2,380	2,370	-234	-20	-0.8%
Minturn	420	386	386	-34	-3	-0.7%
Red Cliff	117	91	121	4	0	0.3%
Avon	2,321	2,213	2,245	-76	-6	-0.3%
Edwards	3,642	3,227	3,824	182	15	0.4%
Eagle	2,183	2,089	2,370	187	16	0.7%
Gypsum	2,009	1,963	2,351	342	29	1.3%
Other	5,940	5,491	6,417	477	40	0.6%
Eagle County Total	**19,236**	**17,840**	**20,084**	**848**	**71**	**0.4%**

Source: U.S. Census Bureau, Economic & Planning Systems

HOUSEHOLD TYPE

- The Census Bureau classifies households as “family” (related household members) and “non-family” (unrelated household members – e.g. roommates)
- About two-thirds of households in Eagle County are family households.
- The family/non-family split varies across the valley
  - Down-valley communities have a greater share of family households than mid- or up-valley.
  - Less than half of households in Vail are family households, which is typical of resort communities (e.g. Aspen is 42% family, Telluride is 46% family)



Source: Economic & Planning Systems, US Census

HOUSEHOLD TYPE

- Although up-valley communities have a smaller share of family households, this share has been increasing since 2010.
- Over this same time, the share of non-family households grew in Edwards and Eagle.
- Both types of households grew between 2015-2022, but non-family households grew more, especially down-valley.
- This is often tied to changes in tenure, as non-family households are more likely to live in rental housing
  - However in this housing context, homeowners having roommates is also common

Eagle County Household Type by Location, 2010-2022

Description	2010	2015	2022	Change in Family/ Non-Family Split 2010 - 2015	Change in Family/ Non-Family Split 2015-2022
Share of Family Households					
Eagle County	**62%**	**65%**	**64%**	**2.4%**	**-1.1%**
Vail	35%	38%	43%	3.0%	4.7%
Minturn	54%	53%	54%	-1.2%	1.3%
Red Cliff	56%	49%	55%	-7.0%	5.1%
Avon	55%	58%	61%	3.6%	2.7%
Edwards	68%	69%	65%	1.6%	-4.6%
Eagle	76%	80%	74%	3.8%	-6.3%
Gypsum	79%	76%	78%	-3.3%	1.7%
Share of Non-Family Households					
Eagle County	**38%**	**35%**	**36%**	**-2.4%**	**1.1%**
Vail	65%	62%	57%	-3.0%	-4.7%
Minturn	46%	47%	46%	1.2%	-1.3%
Red Cliff	44%	51%	45%	7.0%	-5.1%
Avon	45%	42%	39%	-3.6%	-2.7%
Edwards	32%	31%	35%	-1.6%	4.6%
Eagle	24%	20%	26%	-3.8%	6.3%
Gypsum	21%	24%	22%	3.3%	-1.7%

Source: U.S. Census Bureau, Economic & Planning Systems

HOUSEHOLD SIZE

- Household size is both an indicator of housing demand (size of unit) as well as affordability (how many people are needed in a household to afford housing)
- Households are generally larger down-valley, which aligns with other housing and population trends.

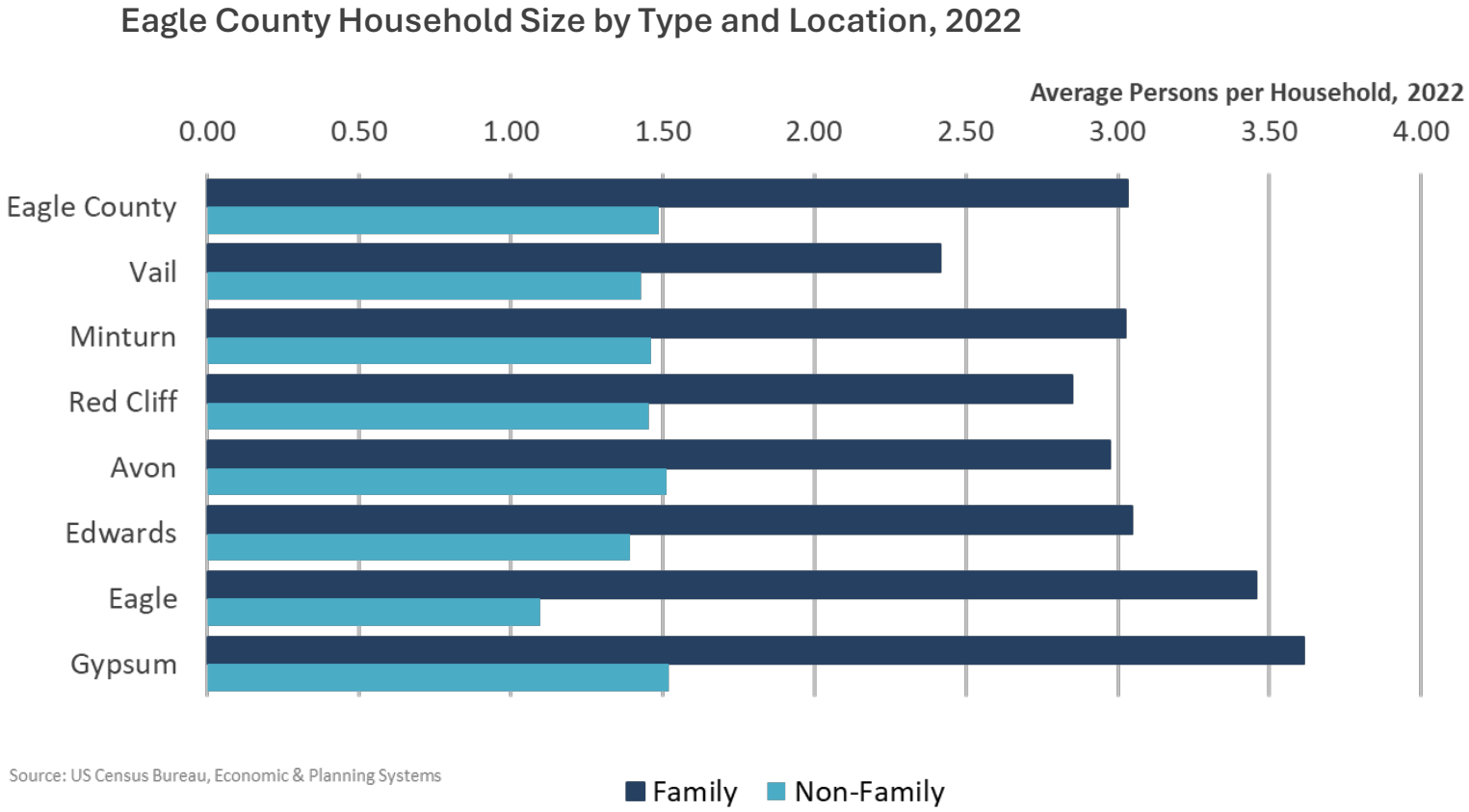
Eagle County Average Household Size, 2010-2022

Description	2010	2015	2022
Eagle County	**2.71**	**2.94**	**2.77**
Vail	2.04	2.23	2.04
Minturn	2.45	2.72	2.53
Red Cliff	2.28	3.07	2.41
Avon	2.78	2.90	2.72
Edwards	2.82	3.03	2.80
Eagle	2.96	3.11	3.12
Gypsum	3.22	3.41	3.53

Source: U.S. Census Bureau, Economic & Planning Systems

HOUSEHOLD SIZE BY TYPE

- In general, non-family households (roommates) are smaller than family households
  - This data may not align with anecdotes about multiple-roommate households
- Non-family households are smallest in Eagle (just over 1.0 person per household), and are around 1.5 persons per household across the rest of the valley
- Family households are bigger down-valley (around 3.5 persons) than mid- and up-valley.



Source: US Census Bureau, Economic & Planning Systems

POPULATION BY AGE

- The median age countywide was 38.3 years in 2022,only slightly older than the statewide median of 37.7 years
- Median age has increased since 2010 across the county, with increases ranging from 1.3 years in Eagle to 14.1 years in Vail.
- The median age is generally lower down-valley, aligning with other housing and population trends.

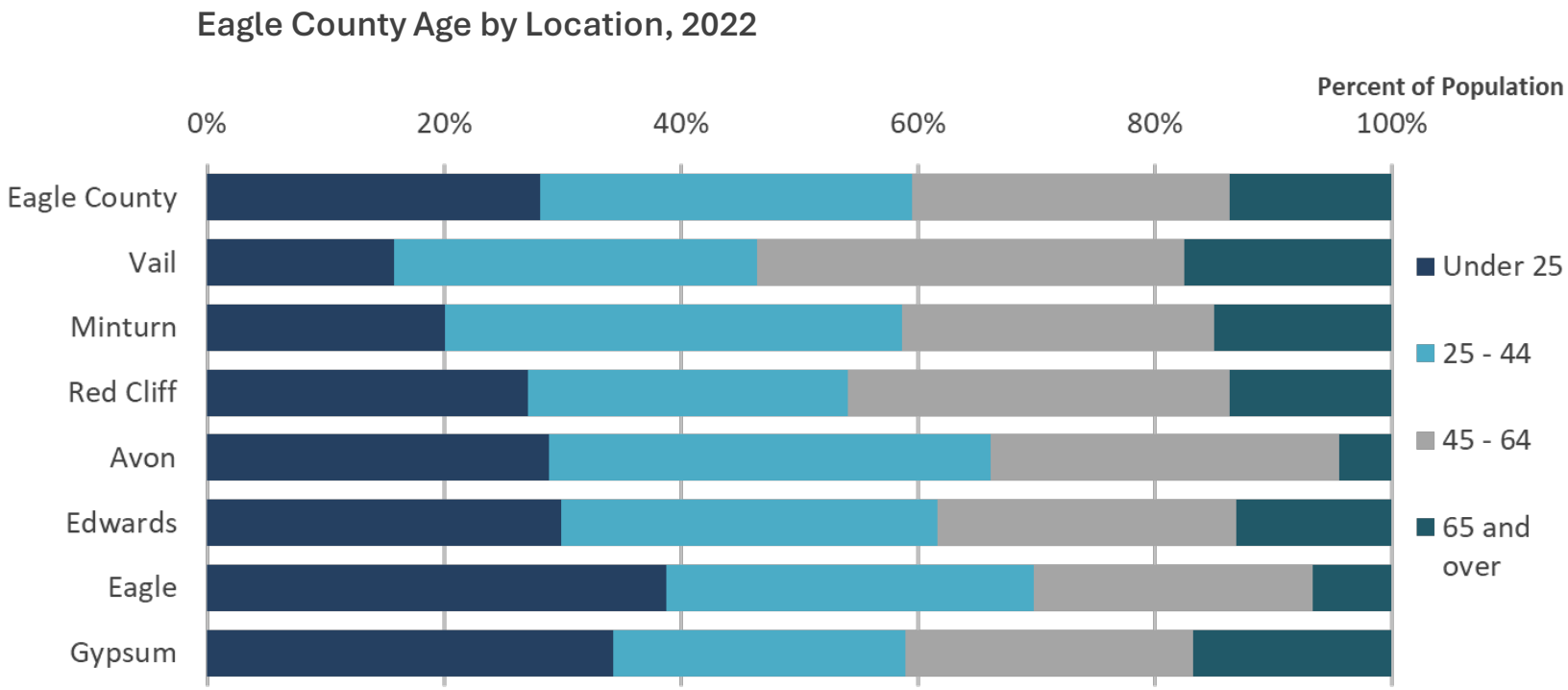
Eagle County Median Age by Location, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Eagle County	**34.0**	**35.6**	**38.3**	**1.6**	**0.3**	**0.9%**	**2.70**	**0.39**	**1.0%**
Vail	35.0	40.2	49.1	5.2	1.0	2.8%	8.90	1.27	2.9%
Minturn	36.1	41.5	38.1	5.4	1.1	2.8%	-3.40	-0.49	-1.2%
Red Cliff	38.5	40.3	42.6	1.8	0.4	0.9%	2.30	0.33	0.8%
Avon	31.1	31.4	34.8	0.3	0.1	0.2%	3.40	0.49	1.5%
Edwards	34.9	34.2	37.5	-0.7	-0.1	-0.4%	3.30	0.47	1.3%
Eagle	33.8	36.0	35.1	2.2	0.4	1.3%	-0.90	-0.13	-0.4%
Gypsum	31.3	36.3	38.5	5.0	1.0	3.0%	2.20	0.31	0.8%

Source: U.S. Census Bureau, Economic & Planning Systems

POPULATION BY AGE

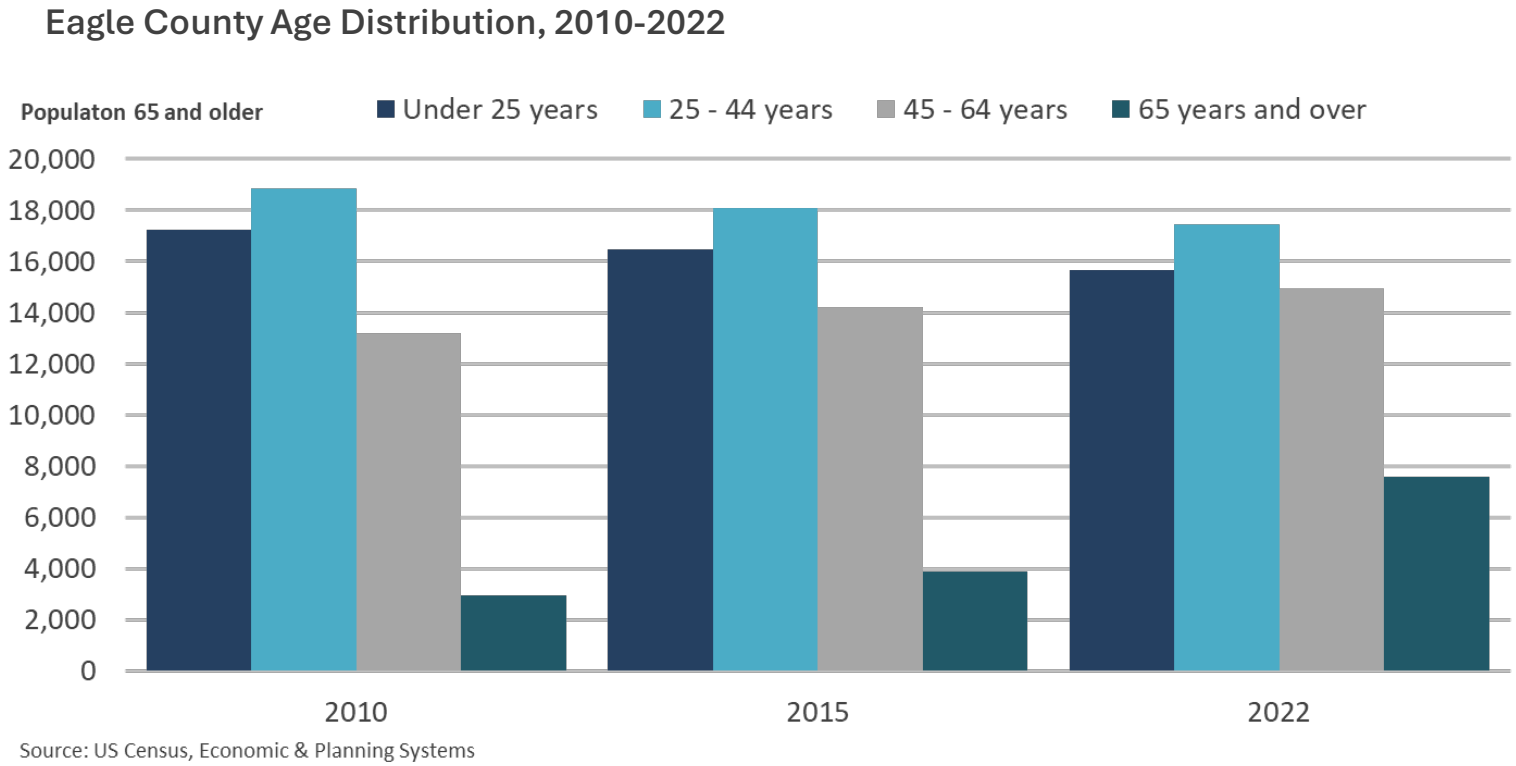
- Young people make up a greater share of the population in down-valley communities, which aligns with broader trends of mountain "host towns" becoming older and more affluent
- The greater share of young residents down-valley is congruent with larger household sizes and more family households in that area



Source: Economic & Planning Systems, US Census

CHANGING AGE DISTRIBUTION

- Population of seniors has increased since 2010, both in absolute numbers and as the share of the population.
- The share of the population 65 and older increased from 6% to 14% over this time period.
- At the same time, the population under age 45 has decreased, from 69% of the population in 2010 to 59% in 2022.



Source: US Census, Economic & Planning Systems

HISPANIC/LATINO POPULATION

- While the share of population that identified as Hispanic/Latino has been stable since 2010, at about 30% of county population, this group has moved within the valley
- Between 2010 and 2022 there was an increase in the share of Hispanic population down-valley in Gypsum and Eagle, with a decrease mid and up-valley

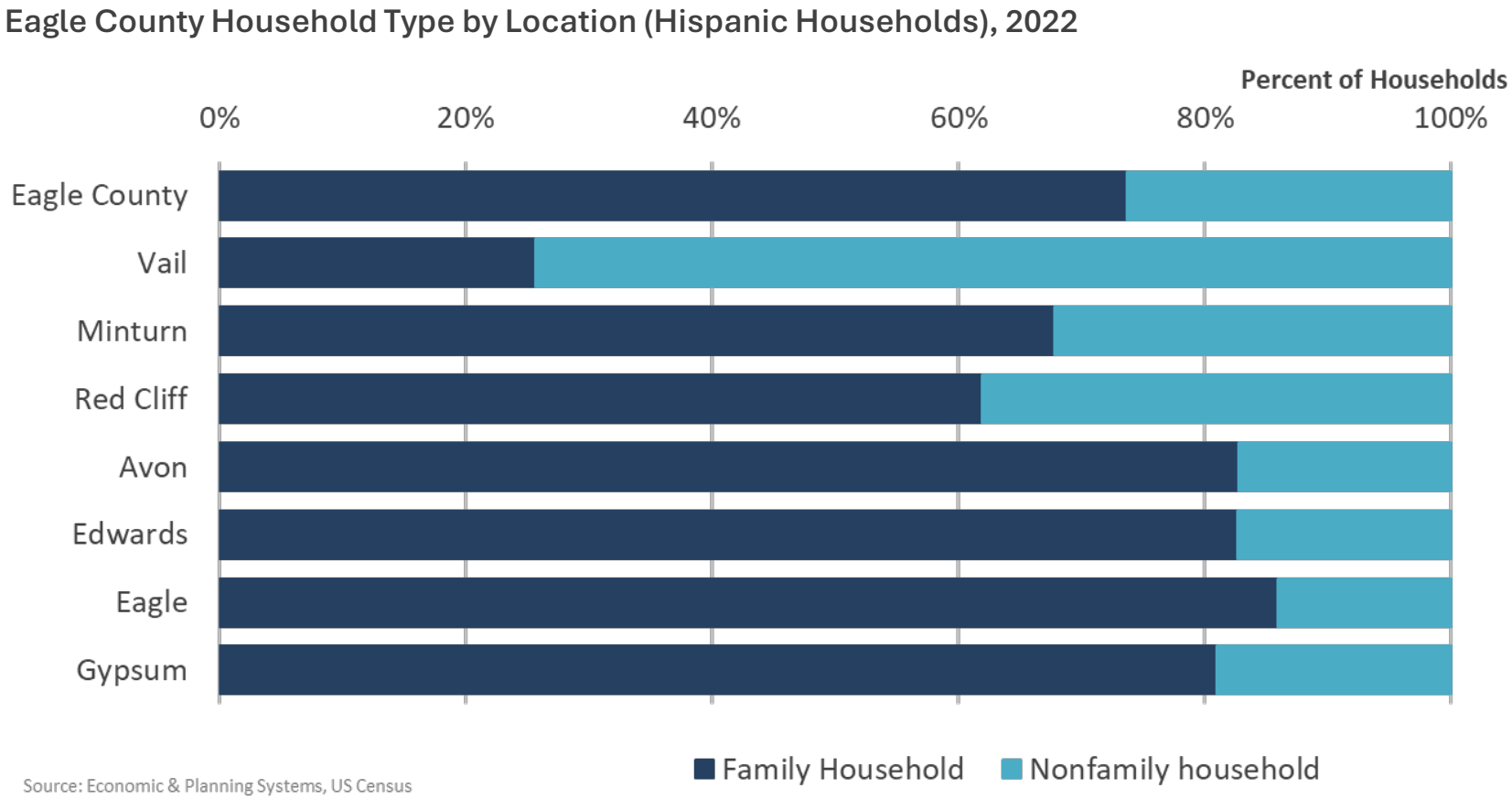
Eagle County Population Percent Hispanic by Location, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Share Hispanic or Latino (any race)									
Eagle County	**30%**	**30%**	**29%**	0%	0%	0.0%	-1%	0%	-0.3%
Vail	7%	3%	3%	-4%	-1%	-14.4%	0%	0%	0.3%
Minturn	34%	28%	20%	-6%	-1%	-3.8%	-8%	-1%	-4.8%
Red Cliff	38%	50%	26%	12%	2%	5.8%	-24%	-3%	-9.1%
Avon	49%	44%	33%	-5%	-1%	-2.1%	-11%	-2%	-4.1%
Edwards	31%	34%	31%	3%	1%	1.9%	-3%	0%	-1.4%
Eagle	22%	18%	27%	-5%	-1%	-4.5%	10%	1%	6.5%
Gypsum	45%	46%	59%	1%	0%	0.6%	13%	2%	3.5%

Source: U.S. Census Bureau, Economic & Planning Systems

HISPANIC/LATINO HOUSEHOLDS

- The characteristics of Hispanic/Latino households in the valley vary compared to the overall population
- More Hispanic households are family households (75% compared to 64% of households overall)
- Geographic characteristics are also different – for example, Vail has a smaller share of Hispanic family households than its overall population



Source: Economic & Planning Systems, US Census

MIGRATION

- Migration patterns shifted from 2011-2015 to 2016-2020 (the most recent year of data with origin location)
- Between 2011 and 2015, there was minimal net in-migration to the county (101 net in-migrants), and in-migration was about even between Colorado communities (1,350 new residents) and out of state (1,400 new residents)
- From 2016 to 2020, this pattern flipped. The county saw significant net in-migration (over net new 2,000 residents), with more coming from Colorado (2,650) than out of state (1,900)
  - Most new residents to Eagle County from Colorado, came from the Front Range

Eagle County Migration, 2011-2020

	In-Migration		Out-Migration		Net Migration	
	2011-2015	2016-2020	2011-2015	2016-2020	2011-2015	2016-2020
Colorado	1,354	2,658	2,071	1,861	-717	797
Front Range	487	1,172	1,177	1,095	-690	77
Adjacent Counties	257	719	587	541	-330	178
Rest of Colorado	610	767	307	225	303	542
Out of State	1,407	1,893	589	606	818	1,287
South	291	691	161	238	130	453
West	575	548	267	175	308	373
Midwest	298	365	51	136	247	229
East	243	289	110	57	133	232
Total	**2,761**	**4,551**	**2,660**	**2,467**	**101**	**2,084**

Source: Colorado Department of Local Affairs, Economic & Planning Systems

HOUSING UNITS

- Avon, Eagle, and Gypsum accounted for 74% of all housing units added in Eagle County between 2010-2022.
- Housing growth continued up-valley despite losing residents, an indication that these new units are likely to be second homes or vacation rentals.

Note: SDO housing numbers for 2022 are nearly 1,300 units higher than ACS 5-year estimates; these numbers are based on the decennial Census and updated annually with local data

Eagle County Housing Units, 2010-2022

Description	2010	2015	2022	2010-2022 Total	2010-2022 Ann. #	2010-2022 Ann. %
Housing Units						
Vail	6,974	7,138	7,331	357	30	0.4%
Minturn	523	532	566	43	4	0.7%
Red Cliff	118	126	139	21	2	1.4%
Avon	3,483	3,519	4,175	692	58	1.5%
Eagle	2,456	2,503	2,796	340	28	1.1%
Gypsum	2,207	2,322	3,177	970	81	3.1%
Basalt (part)	1,318	1,320	1,593	275	23	1.6%
Unincorp. Area	13,731	13,903	14,556	825	69	0.5%
Eagle County Total	**30,810**	**31,363**	**34,333**	**3,523**	**294**	**0.9%**

Source: Colorado State Demographer's Office, Economic & Planning Systems

OCCUPIED HOUSING UNITS

- An occupied housing unit is equivalent to a household – in a community like Eagle County, the occupancy rate gives an indication of second homeownership (how many units are not occupied year-round)
- In 2022 Eagle County overall had an occupancy rate of 61% – about 20,000 households and 34,000 housing units
- Occupancy patterns vary throughout the valley
  - Nearly all housing units down-valley are occupied by households – Eagle and Gypsum have occupancy rates of over 90%.
  - Only one-third of housing units in Vail are occupied, indicating many second homes or vacation rentals.
  - From 2010 to 2022, the share of occupied units decreased the most in Minturn (from 80% to 69%) and Avon (64% to 56%)

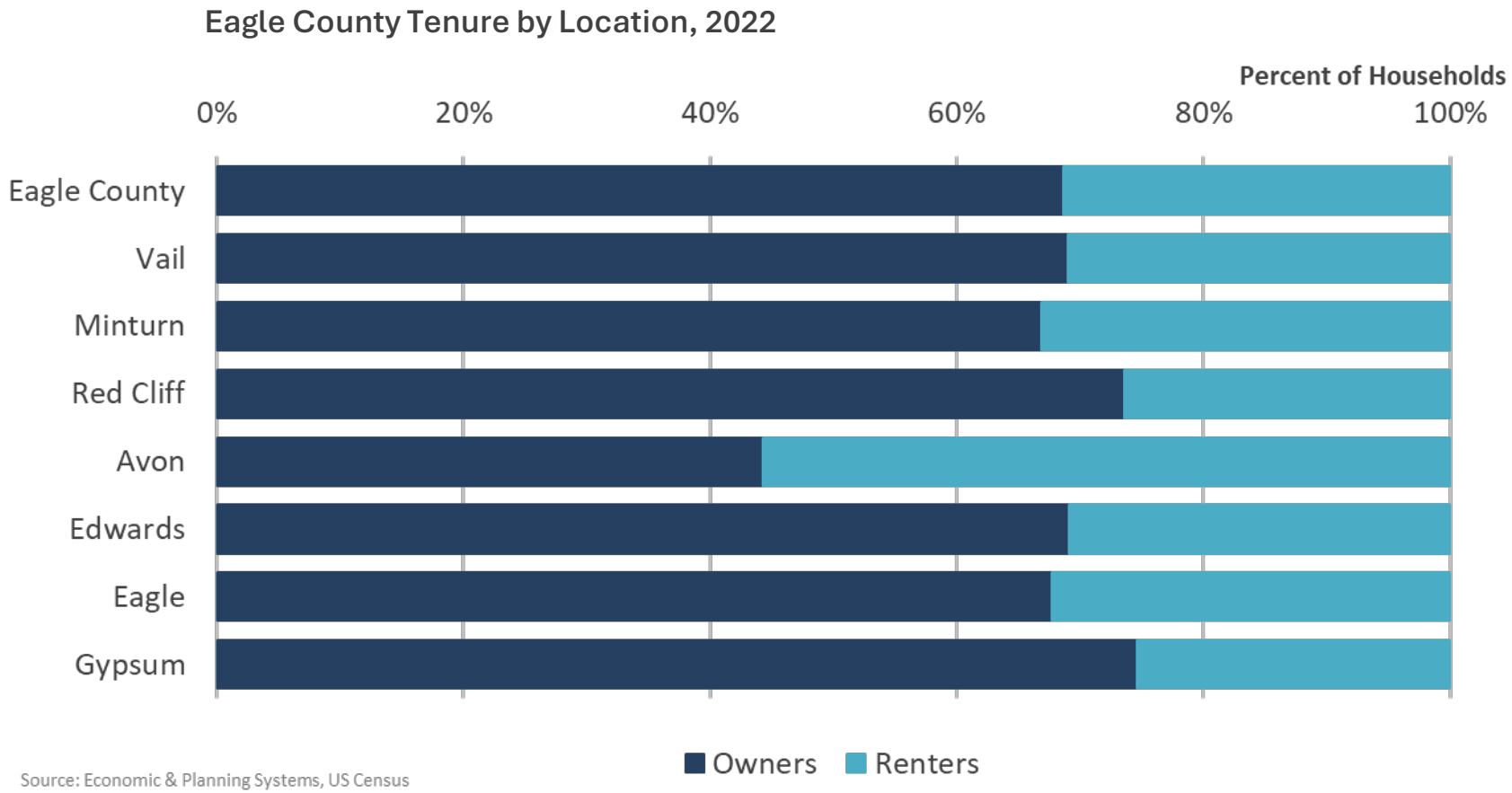
Eagle County Occupied Housing Units as Percent of Total, 2010-2022

Description	2010	2015	2022
Eagle County	**61%**	**57%**	**61%**
Vail	36%	33%	33%
Minturn	80%	73%	69%
Red Cliff	83%	75%	81%
Avon	64%	55%	56%
Edwards	69%	60%	71%
Eagle	90%	85%	94%
Gypsum	91%	93%	93%

Source: U.S. Census Bureau, Economic & Planning Systems

HOUSING TENURE

- Owner/renter splits (of occupied housing units) were relatively similar throughout the valley in 2022, with approximately one-third renters and two-thirds owners.
- The exception is Avon, with 56 percent of the population renting (the highest percentage of any community).



Source: Economic & Planning Systems, US Census

HOUSING TENURE

- Between 2010 and 2022, renter population declined up-valley in Vail and Minturn – all other communities saw small increases in the population of renters (note that these are likely within the margin of error).
- Trends between 2010-2015 and 2015-2022 are markedly different – while most communities saw declines in the first half of the decade, since 2015 communities have grown, with more significant growth in owner-occupied housing than rental

Eagle County Tenure by Location, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Owner-Occupied									
Eagle County	**12,343**	**11,974**	**13,774**	**-369**	**-74**	**-0.6%**	**1,800**	**257**	**2.0%**
Vail	1,264	1,465	1,634	201	40	3.0%	169	24	1.6%
Minturn	192	161	258	-31	-6	-3.5%	97	14	7.0%
Red Cliff	90	63	89	-27	-5	-6.9%	26	4	5.1%
Avon	1,092	891	993	-201	-40	-4.0%	102	15	1.6%
Edwards	2,694	2,158	2,642	-536	-107	-4.3%	484	69	2.9%
Eagle	1,477	1,678	1,605	201	40	2.6%	-73	-10	-0.6%
Gypsum	1,508	1,495	1,753	-13	-3	-0.2%	258	37	2.3%
Renter-Occupied									
Eagle County	**6,893**	**5,866**	**6,310**	**-1,027**	**-205**	**-3.2%**	**444**	**63**	**1.0%**
Vail	1,340	915	736	-425	-85	-7.3%	-179	-26	-3.1%
Minturn	228	225	128	-3	-1	-0.3%	-97	-14	-7.7%
Red Cliff	27	28	32	1	0	0.7%	4	1	1.9%
Avon	1,229	1,322	1,252	93	19	1.5%	-70	-10	-0.8%
Edwards	948	1,069	1,182	121	24	2.4%	113	16	1.4%
Eagle	706	411	765	-295	-59	-10.3%	354	51	9.3%
Gypsum	501	468	598	-33	-7	-1.4%	130	19	3.6%
Total Occupied Units	**19,236**	**17,840**	**20,084**	**-1,396**	**-279**	**-1.5%**	**2,244**	**321**	**1.7%**

Source: U.S. Census Bureau, Economic & Planning Systems

HOUSING TENURE

- When looked at by share of owner/renter, there was an overall decline in the share of renters in Eagle County, from 36% in 2010 to 31% in 2022.
- These trends have occurred alongside trends of income changes, which may give an indication of the nature of the change, and also reflect new development that has been built during this time period

Eagle County Tenure by Location, 2010-2022

Description	2010	2015	2022	Change in Owner/Renter Split 2010 - 2015	Change in Owner/Renter Split 2015-2022
Owners					
Eagle County	**64%**	**67%**	**69%**	**3.0%**	**1.5%**
Vail	49%	62%	69%	13.0%	7.4%
Minturn	46%	42%	67%	-4.0%	25.1%
Red Cliff	77%	69%	74%	-7.7%	4.3%
Avon	47%	40%	44%	-6.8%	4.0%
Edwards	74%	67%	69%	-7.1%	2.2%
Eagle	68%	80%	68%	12.7%	-12.6%
Gypsum	75%	76%	75%	1.1%	-1.6%
Renters					
Eagle County	**36%**	**33%**	**31%**	**-3.0%**	**-1.5%**
Vail	51%	38%	31%	-13.0%	-7.4%
Minturn	54%	58%	33%	4.0%	-25.1%
Red Cliff	23%	31%	26%	7.7%	-4.3%
Avon	53%	60%	56%	6.8%	-4.0%
Edwards	26%	33%	31%	7.1%	-2.2%
Eagle	32%	20%	32%	-12.7%	12.6%
Gypsum	25%	24%	25%	-1.1%	1.6%

Source: U.S. Census Bureau, Economic & Planning Systems

MEDIAN HOUSEHOLD INCOME

- According to the US Census, median household income in Eagle County was just under $100,000 in 2022.
- According to survey data, median household income was $110,000 in 2024.
- Median household income is highest in Minturn and Eagle, and lowest in Red Cliff.
- According to Census data, household income grew much faster from 2015 to 2022 (4.6% per year) than from 2010 to 2015 (0.2% per year)
- Note that household income (all earners, all income sources) is not the same as salary/wages

Eagle County Median Household Income, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Eagle County	**71,337**	**72,214**	**98,887**	**877**	**175**	**0.2%**	**26,673.00**	**3,810.43**	**4.6%**
Vail	64,859	67,833	96,667	2,974	595	0.9%	28,834.00	4,119.14	5.2%
Minturn	74,891	63,947	103,333	-10,944	-2,189	-3.1%	39,386.00	5,626.57	7.1%
Red Cliff	54,750	68,125	74,688	13,375	2,675	4.5%	6,563.00	937.57	1.3%
Avon	51,781	48,022	85,817	-3,759	-752	-1.5%	37,795.00	5,399.29	8.6%
Edwards	83,261	74,347	89,399	-8,914	-1,783	-2.2%	15,052.00	2,150.29	2.7%
Eagle	72,138	78,066	101,373	5,928	1,186	1.6%	23,307.00	3,329.57	3.8%
Gypsum	71,932	88,698	99,726	16,766	3,353	4.3%	11,028.00	1,575.43	1.7%

Source: U.S. Census Bureau, Economic & Planning Systems

HOUSEHOLD INCOME BY SOURCE

- The composition of household income helps in understanding the nature of current conditions and change in a community
- Income typically comes from 3 sources – wage & salary (i.e. a paycheck), investments (stocks, bonds, real estate, etc), and transfer receipts (government benefits, like social security)
- Since 2010, wages have declined as a share of personal income in Eagle County, from 61% to 53%
- At the same time, transfer receipts have remained stable, while investment income has increased from 32% to 41%
- This indicates that new residents may not be working in the county (or not relying on employment for their income)
- Additionally, an increase in the share of income from transfer receipts often comes with an aging population. The lack of this pattern here indicates that the county's aging population is either still working or relying on investment income, and not receiving significant government benefits

Eagle County Household Income by Source 2010-2022

Description	2010	2015	2022
Income Source			
Wage & Salary	61%	57%	53%
Investment Income	32%	37%	41%
Transfer Receipts	7%	6%	6%
Total	**100%**	**100%**	**100%**

Note: Dollars are not inflation-adjusted

Source: Bureau of Economic Analysis; Economic & Planning Systems

HOUSEHOLD INCOME BY SIZE

- Since 2010, household income has increased most slowly for 1-person households
- Since 2015, income growth has been concentrated in 2- and 3-person households
- The rate of this growth is important to keep in mind when considering the rate of housing cost growth

Note: data only available at county level

Eagle County Median Household Income by Household Size, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
1-Person Households	40,359	42,829	43,167	2,470	494	1.2%	338	48	0.1%
2-Person Households	79,620	86,626	119,105	7,006	1,401	1.7%	32,479	4,640	4.7%
3-Person Households	86,076	80,982	129,646	-5,094	-1,019	-1.2%	48,664	6,952	7.0%
4-Person Households	82,391	91,779	103,708	9,388	1,878	2.2%	11,929	1,704	1.8%

Source: U.S. Census Bureau, Economic & Planning Systems

1-PERSON HOUSEHOLDS

- 1-person households have fewer economic resources to spend on housing and may struggle more to find an affordable unit.
- While the number of 1-person has increased across the county since 2010, changes have been uneven.
- Most growth in 1-person households has occurred down-valley, possibly indicating that these households have been priced out up-valley.

1-Person Households in Eagle County, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Eagle County	**4,269**	**4,295**	**5,128**	**26**	**5**	**0.1%**	**833**	**119**	**2.6%**
Vail	933	985	945	52	10	1.1%	-40	-6	-0.6%
Minturn	124	109	104	-15	-3	-2.5%	-5	-1	-0.7%
Red Cliff	33	28	39	-5	-1	-3.2%	11	2	4.8%
Avon	552	745	569	193	39	6.2%	-176	-25	-3.8%
Edwards	679	669	997	-10	-2	-0.3%	328	47	5.9%
Eagle	356	190	561	-166	-33	-11.8%	371	53	16.7%
Gypsum	272	314	340	42	8	2.9%	26	4	1.1%

Source: U.S. Census Bureau, Economic & Planning Systems

EMPLOYMENT TRENDS

KEY EMPLOYMENT FINDINGS

- Eagle County has approximately the same number of jobs as residents (of all ages and life stages), and 30% of employment is sole proprietors
  - This indicates a strong reliance on multiple jobholders and in-commuters
- Employment is steady in Eagle County's top job sectors (accommodation & food services, retail, arts entertainment & recreation, construction), but growth is occurring primarily in other sectors (health care & social assistance, administrative & waste services)
- While employment patterns in Eagle County are still seasonal, seasonality has decreased over time.

JOB GROWTH

- Eagle County had 34,000 jobs in 2022, growth of 6,500 jobs since 2010 (24% job growth)
- There are currently almost as many jobs in the county as population, indicating a significant need for in-commuting, since not all population is in the labor force
  - On average in Eagle County, there are 1.3 jobs per individual and 2.4 jobs per household
- Biggest growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Waste sectors.
- Employment in top industries grew slower than overall employment, but jobs remain stable
- Overall employment is made up of 70% wage and salary jobs (this table) and 30% proprietors
  - This split has remained relatively consistent since 2010

Eagle County Job Growth, 2010 – 2022

Description	2010	2022	2010-2022 Total Growth	Percent of Total Job Growth
Industry				
Accommodation and Food Services	6,676	7,272	596	9.1%
Retail Trade	2,994	3,507	513	7.8%
Construction	2,666	3,464	798	12.2%
Arts, Entertainment, and Recreation	3,434	3,419	-15	-0.2%
Health Care and Social Assistance	1,856	3,394	1,538	23.4%
Administrative and Waste Services	1,354	2,909	1,555	23.7%
Real Estate and Rental and Leasing	1,360	1,674	314	4.8%
Public Administration	1,413	1,585	172	2.6%
Educational Services	1,279	1,522	243	3.7%
Professional and Technical Services	1,032	1,462	430	6.6%
Other	3,397	3,814	417	6.4%
Eagle County Total	**27,461**	**34,022**	**6,561**	**100%**

Source: Colorado Department of Labor and Employment, Economic & Planning Systems

EMPLOYMENT SECTORS

- The top employment sectors in the county are accommodation and food services (21% of jobs), retail trade (10%), construction (10%), and arts, entertainment & recreation (10%), and health care & social assistance (10%). These sectors combine for 60% of county employment.
- Biggest growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Waste Services sectors.
  - The Health Care and Social Assistance sector grew from 1,900 jobs to 3,400 jobs in occupations such as home health care, dentistry, medicine, and social services
  - The Administrative and Waste Services sector grew from 1,400 jobs to 2,900 jobs in occupations such as office administration, facilities maintenance, and waste collection.

Eagle County Top Employment Sectors, 2010 - 2022

Description	2010	2015	2022
Accommodation and Food Services	24%	24%	21%
Retail Trade	11%	11%	10%
Construction	10%	10%	10%
Arts, Entertainment, and Recreation	13%	13%	10%
Health Care and Social Assistance	7%	7%	10%
Administrative and Waste Services	5%	6%	9%
Real Estate and Rental and Leasing	5%	5%	5%
Public Administration	5%	5%	5%
Educational Services	5%	4%	4%
Professional and Technical Services	4%	4%	4%
Other	12%	12%	11%
Eagle County Total	**100%**	**100%**	**100%**

Source: Colorado Department of Labor and Employment, Economic & Planning Systems

OCCUPATIONS AND WAGES

- Another way to look at employment data is occupations – what types of jobs do people have.
- The top occupations in Eagle County are food and beverage serving, construction trades, and retail sales.
- Median wages for the top ten occupations range from $37,000 (food and beverage serving) to $112,800 (healthcare diagnosing or treating)
- Six of the top ten occupations have median wages below $50,000/year.
- Overall median wage in Eagle County for all occupations was $52,900.

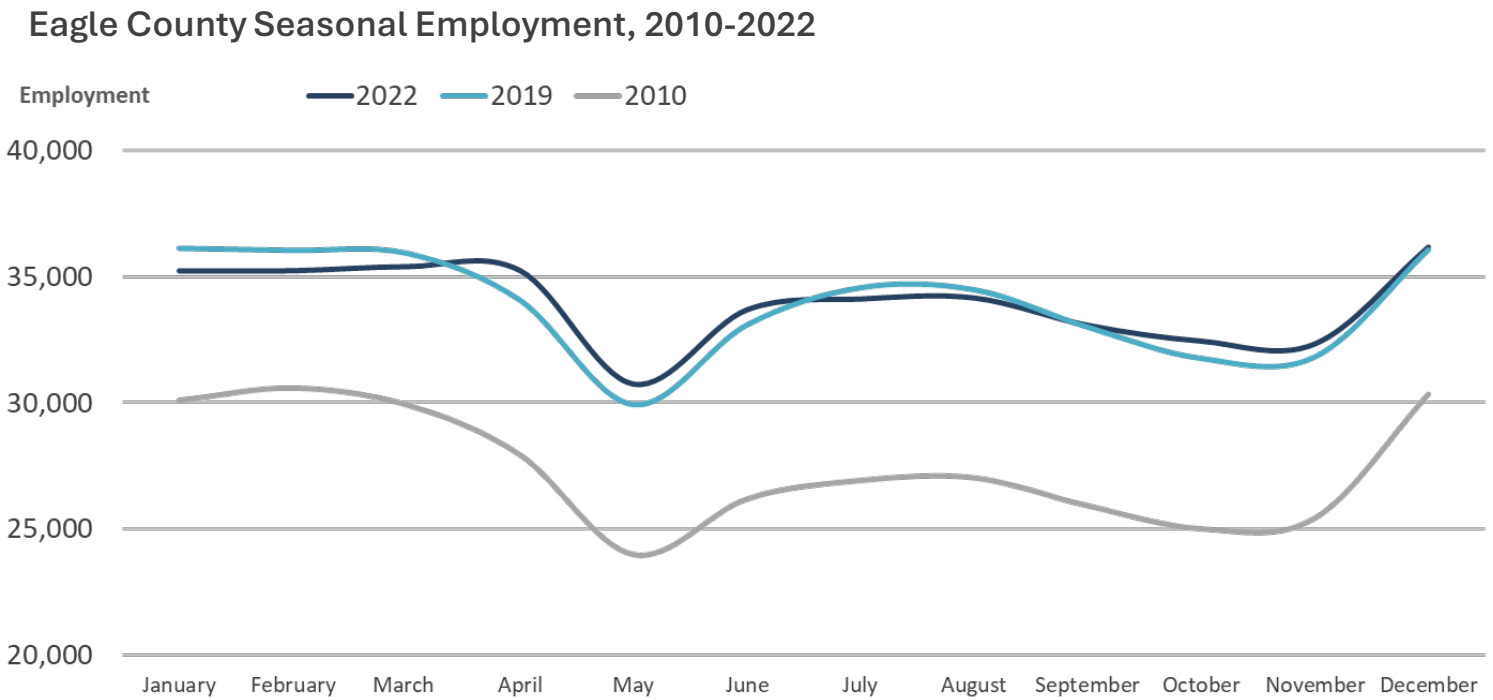
Eagle County Top Occupations and Wages, 2024

Description	Employment	Entry Level	Median	Experienced
Food and Beverage Serving Workers	3,010	$31,700	$37,000	$50,600
Construction Trades Workers	2,446	$42,500	$56,900	$68,400
Retail Sales Workers	2,265	$33,800	$40,700	$48,600
Building Cleaning and Pest Control Workers	1,655	$34,200	$41,000	$47,100
Cooks and Food Preparation Workers	1,584	$34,500	$40,500	$48,100
Business Operations Specialists	1,514	$48,400	$76,400	$101,400
Information and Record Clerks	1,456	$36,400	$44,200	$52,500
Healthcare Diagnosing or Treating Practitioners	1,211	$82,700	$112,800	$187,100
Other Management Occupations	1,167	$72,700	$112,500	$145,600
Grounds Maintenance Workers	1,104	$39,400	$49,300	$54,400
Top Ten Occupations (Average)	**17,413**	**$37,357**	**$48,100**	**$59,529**

Source: JobsEQ, Economic & Planning Systems

EMPLOYMENT SEASONALITY

- Employment in Eagle County is highest during the winter months (December to April), with an additional smaller peak in the summer.
- There has been growth in summer employment (June to September) since 2010, with the summer peak getting closer to the winter peak
- Seasonal trends have become less pronounced since 2010

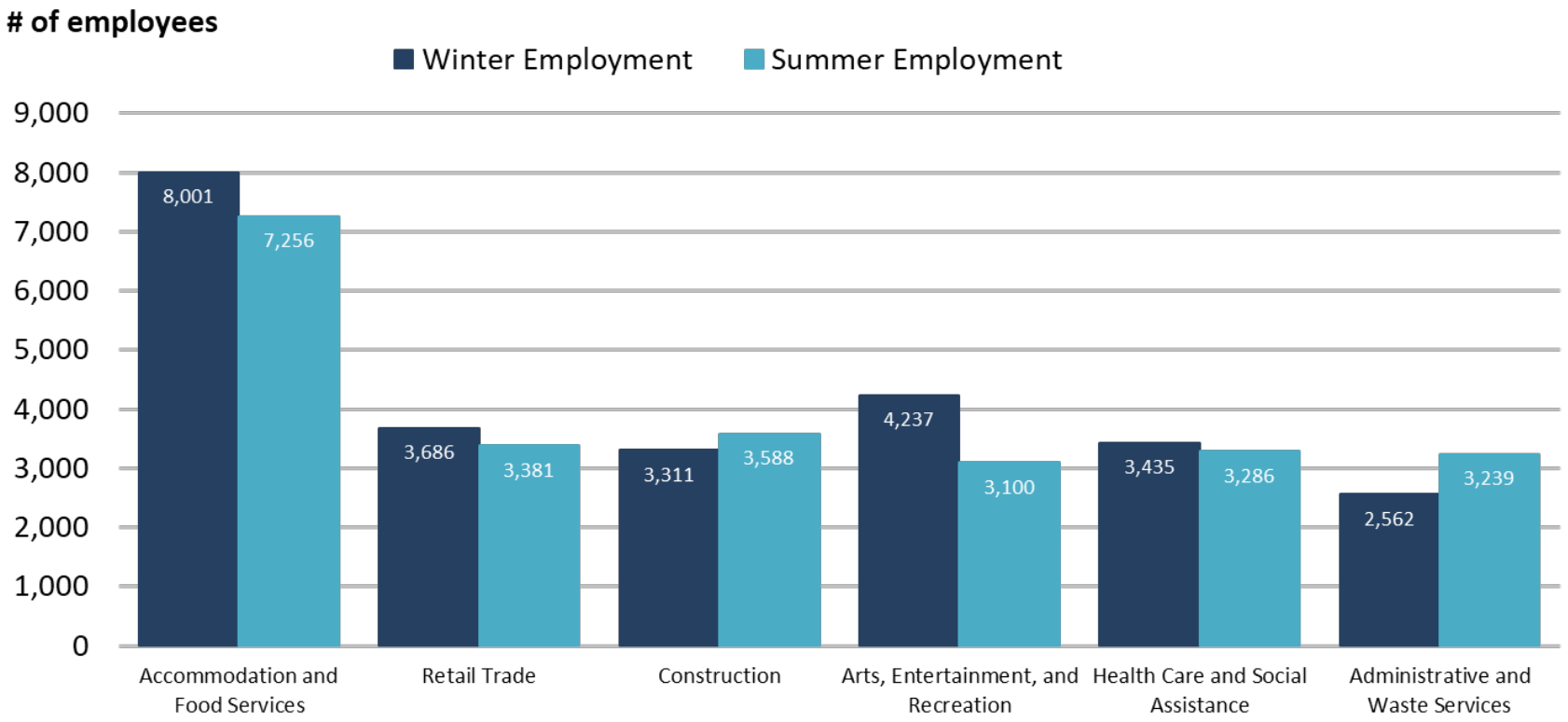


Source: Colorado Department of Labor and Employment, Economic & Planning Systems

EMPLOYMENT SEASONALITY BY INDUSTRY

- Accommodation and Food Services and Arts, Entertainment, and Recreation employment peaks with ski season.
- Administrative and waste services includes outdoor jobs such as landscaping and facilities services, which peak in the summer months.

Eagle County Seasonal Employment by Top Industries, 2022



Source: Colorado Department of Labor and Employment, Economic & Planning Systems

EMPLOYMENT SEASONALITY BY INDUSTRY

- Of the top 6 employment industries in the county, Arts, Entertainment, and Recreation has the most significant seasonal employment changes – this is to be expected in a community with multiple ski resorts
- Most industries have seen the magnitude of seasonal employment swings decrease since 2010

Eagle County Seasonal Employment, 2010-2022

Description	Winter			Summer		
	2010	2019	2022	2010	2019	2022
Industry						
Accommodation and Food Services	7,779	8,785	8,001	6,204	7,830	7,256
Retail Trade	3,204	3,937	3,686	2,877	3,522	3,381
Construction	2,460	3,167	3,311	2,884	3,524	3,588
Arts, Entertainment, and Recreation	4,494	4,535	4,237	2,884	3,400	3,100
Health Care and Social Assistance	1,893	2,541	3,435	1,810	2,568	3,286
Administrative and Waste Services	1,116	2,338	2,562	1,636	3,019	3,239
Other	8,840	10,355	10,225	8,231	9,939	9,910
Total	**29,787**	**35,659**	**35,458**	**26,525**	**33,800**	**33,758**

Source: Colorado Department of Labor and Employment, Economic & Planning Systems
Note: Winter is defined as December - April. Summer is defined as June - September.

COMMUTING

- Commuting data is difficult to capture – these data points may change as we incorporate additional sources
- According to LEHD (US Census), just over half of Eagle County employees commute from another county
- A majority of employed Eagle County residents work in the county
- One-third of Eagle County employees commute less than 10 miles
- Another third of Eagle County employees live 50+ miles away from their place of work
  - This number likely includes remote workers, and may capture local employees with an employer's official "location" outside of the county
  - Analysis on locations of in- and out-commuters is ongoing

Eagle County Commuting Characteristics, 2021

Description		
Total Eagle County Employees	30,255	
Living and Working in Eagle County	14,570	*48%*
Commuting into Eagle County	15,685	*52%*
Total Eagle County Employed Population	25,557	
Living and Working in Eagle County	14,570	*57%*
Community out of Eagle County	10,987	*43%*

Source: LEHD, Economic & Planning Systems

Eagle County Commute Length, 2021

Commute Length		
Total Eagle County Employees	30,255	
Less than 10 miles	10,628	*35%*
10 to 24 miles	4,752	*16%*
24 to 50 miles	3,752	*12%*
Greater than 50 miles	11,123	*37%*

Source: LEHD, Economic & Planning Systems

HOUSING MARKET TRENDS

KEY MARKET FINDINGS

- Median home sale price has increased dramatically in Eagle County, especially since 2019
- Price increases have been most dramatic in the mid-valley
- Rent growth has not been as dramatic as home price growth, although rent data is challenging to capture
- There are differences in the rental markets for locals and out-of-town renters
- There is significant variation in housing types constructed across the valley

SALES VOLUME

- Sales volume hit a high in 2020 and has been decreasing since then.
- Condos and single-family residences remain the most commonly sold home type.

Eagle County Sales by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Median
Condominium	371	436	431	433	451	588	663	437	301	436
Duplex	152	154	172	162	168	227	167	129	97	162
Single Family Residence	350	372	408	425	412	516	413	327	215	408
Townhouse	151	190	167	167	234	248	248	155	101	167
Triplex	3	1	2	1	2	2	6	0	2	2
Total Sales	**1,027**	**1,153**	**1,180**	**1,188**	**1,267**	**1,581**	**1,497**	**1,048**	**716**	**1,180**

Source: MLS, Economic & Planning Systems

SALES BY LOCATION

- There was a county-wide slowdown in sales in 2023 compared to 2015-2022 across the county
- Sales volume has increased down-valley over time

Eagle County Sales by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Median
Eagle County Total	**1,027**	**1,153**	**1,180**	**1,188**	**1,268**	**1,584**	**1,497**	**1,048**	**716**	**1,180**
Vail	252	267	237	253	287	350	353	203	153	**253**
Minturn	15	13	14	18	18	24	14	18	3	**15**
Red Cliff	3	4	3	3	5	13	11	9	4	**4**
Avon	192	269	227	225	241	305	264	186	115	**227**
Beaver Creek	75	86	89	111	111	117	138	74	49	**89**
Edwards	247	256	286	235	266	354	295	193	155	**256**
Eagle	140	150	145	167	156	179	178	160	102	**156**
Gypsum	97	99	168	164	177	197	164	138	97	**164**
Other	6	9	11	12	7	45	80	67	38	**12**

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE BY LOCATION

- Median sale price countywide has been over $1 million since 2021. Median prices in Edwards (including Arrowhead and Cordillera) and Beaver Creek were over $2 million in 2023.
- Largest price increases have been seen mid-valley – prices increased by 20% between 2019 and 2023
- Only 2 communities (Red Cliff and Gypsum) have a median sale price below $1 million

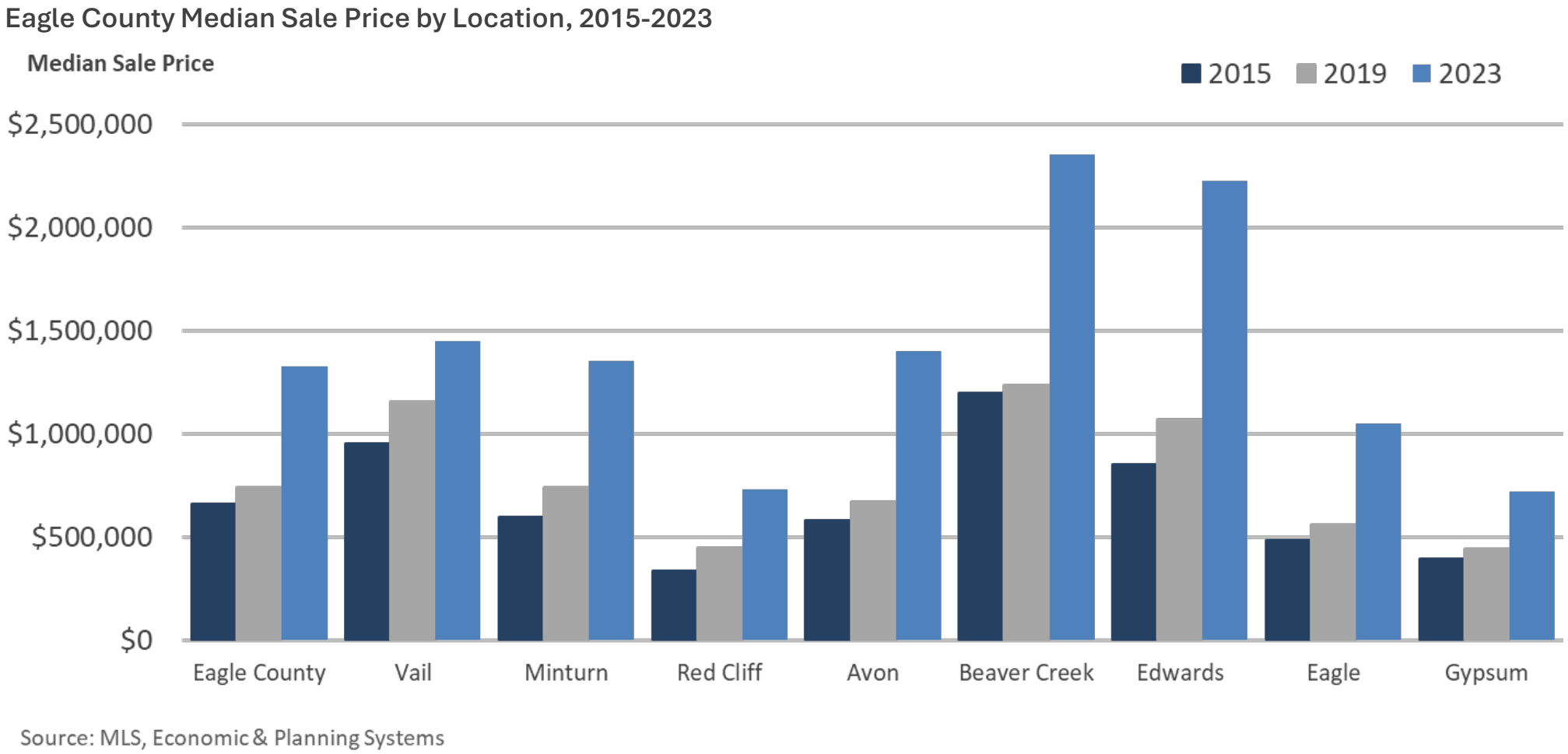
Eagle County Median Sale Price by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Eagle County	**$659,000**	**$672,500**	**$651,000**	**$704,110**	**$740,000**	**$891,250**	**$1,000,000**	**$1,120,000**	**$1,325,033**	**$81,000**	**$20,250**	**$0**	**$585,033**	**$146,258**	**16%**
Vail	955,000	887,500	1,025,000	1,024,500	1,155,000	1,170,000	1,600,000	1,600,000	1,450,400	200,000	50,000	5%	295,400	73,850	6%
Minturn	600,000	650,000	599,000	713,500	742,225	709,000	827,500	1,137,500	1,350,000	142,225	35,556	5%	607,775	151,944	16%
Red Cliff	337,800	411,000	535,000	479,000	450,000	515,000	430,000	715,000	730,000	112,200	28,050	7%	280,000	70,000	13%
Avon	583,750	590,000	595,000	610,000	673,000	850,000	794,000	889,500	1,400,000	89,250	22,313	4%	727,000	181,750	20%
Beaver Creek	1,200,000	1,287,500	1,470,000	1,330,000	1,237,500	1,300,000	1,499,500	2,125,000	2,350,000	37,500	9,375	1%	1,112,500	278,125	17%
Edwards	850,000	875,000	845,000	975,000	1,072,500	1,412,500	1,505,000	1,685,000	2,225,000	222,500	55,625	6%	1,152,500	288,125	20%
Eagle	485,650	519,000	525,000	580,000	562,500	659,000	836,185	1,074,500	1,049,000	76,850	19,213	4%	486,500	121,625	17%
Gypsum	397,000	402,000	399,750	456,250	444,000	499,000	520,000	675,000	720,000	47,000	11,750	3%	276,000	69,000	13%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

CHANGE IN MEDIAN SALE PRICE



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

ANNUAL PRICE GROWTH

- Housing prices have increased significantly since 2015, but this growth has not occurred evenly over time
- Prices grew at a higher annual rate between 2019 – 2023 (15.7% per year) than from 2015 – 2019 (2.9% per year)
- In mid-valley communities, home prices grew by over 20% per year between 2019 and 2023, compared to 3% – 6% per year prior to 2019

Eagle County Median Sale Price Growth Rates, 2015-2023

Description	Growth Rate of Median Housing Sale Price		
	2015 - 2023	2015 - 2019	2019 - 2023
Eagle County	**9.1%**	**2.9%**	**15.7%**
Vail	5.4%	4.9%	5.9%
Minturn	10.7%	5.5%	16.1%
Red Cliff	10.1%	7.4%	12.9%
Avon	11.6%	3.6%	20.1%
Beaver Creek	8.8%	0.8%	17.4%
Edwards	12.8%	6.0%	20.0%
Eagle	10.1%	3.7%	16.9%
Gypsum	7.7%	2.8%	12.8%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY LOCATION

- Looking at sale price per square foot can help normalize for home sizes
- Median price per square foot has more than doubled in the county since 2015, from $344 to $752
- In Avon, price per square foot tripled from 2015 to 2023
- In most communities, the growth rate has been much higher since 2019 than 2015–2019, with average annual growth ranging from 11% in Red Cliff to 23% in Avon

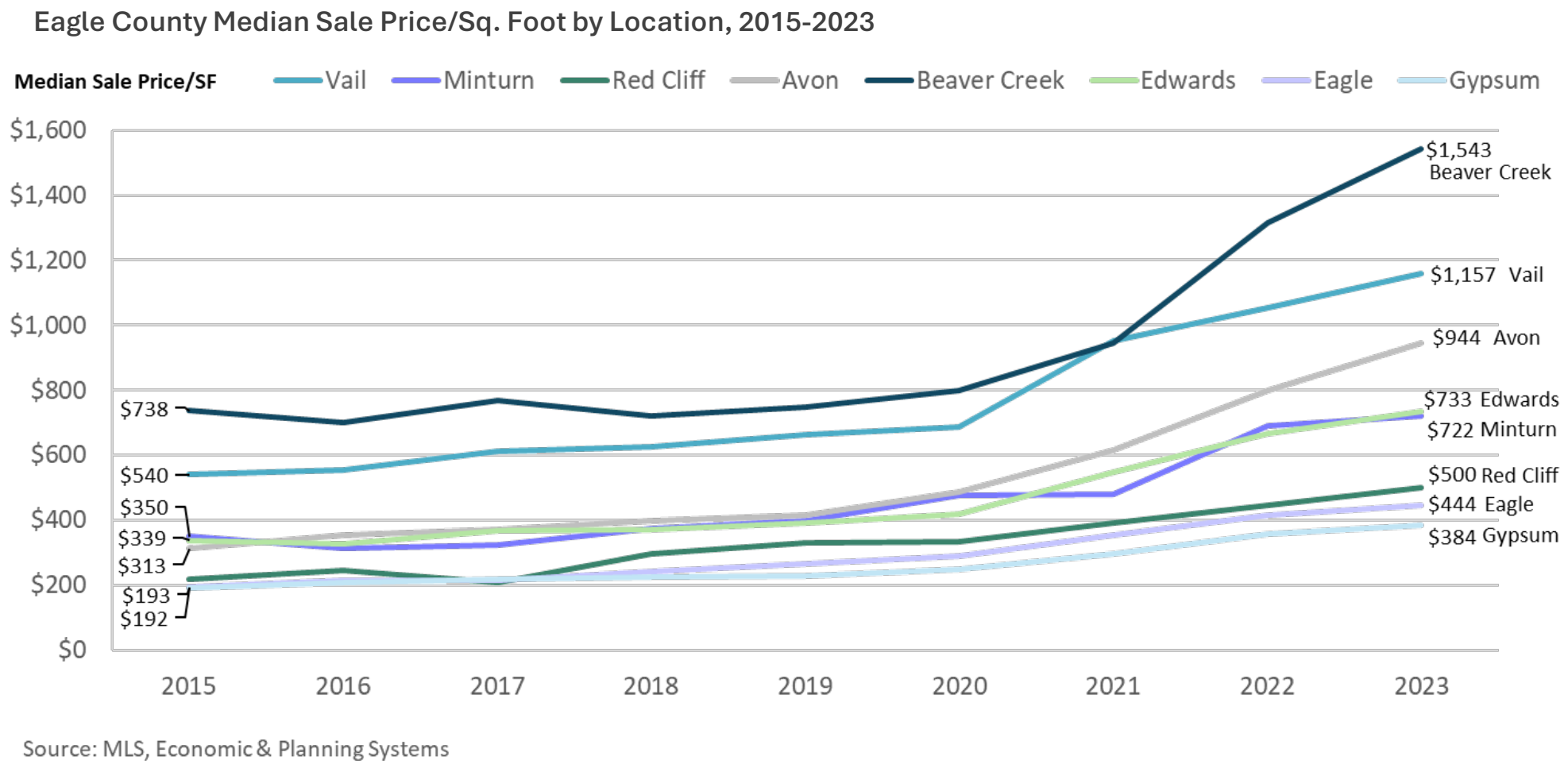
Eagle County Median Sale Price/Sq. Foot by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Eagle County	**$344**	**$355**	**$368**	**$384**	**$415**	**$449**	**$582**	**$679**	**$752**	**$71**	**$18**	**5%**	**$337**	**$84**	**16%**
Vail	540	555	611	625	662	686	952	1,054	1,157	121	30	5%	496	124	15%
Minturn	350	312	323	373	397	477	480	689	722	47	12	3%	325	81	16%
Red Cliff	218	244	207	295	330	334	393	445	500	112	28	11%	170	42	11%
Avon	313	354	373	397	417	486	614	800	944	104	26	7%	527	132	23%
Beaver Creek	738	699	770	720	747	798	944	1,316	1,543	9	2	0%	796	199	20%
Edwards	339	326	369	373	391	417	549	666	733	52	13	4%	342	86	17%
Eagle	193	214	214	243	264	289	354	415	444	71	18	8%	180	45	14%
Gypsum	192	209	217	226	227	249	295	356	384	35	9	4%	157	39	14%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY LOCATION



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE BY TYPE

- Housing costs vary by the type of home being sold
- Duplexes became the most expensive housing type starting in 2022
  - Majority of duplexes sold in these years are in resort communities with median size of 2,526 sq. ft.
- In 2023, the median sale price for all home types was over $1 million – condos crossed that threshold in 2023, townhouses in 2022
  - Since 2019, sales prices have growth fastest for condos (16% per year) and townhomes (21% per year)

Eagle County Median Sale Price by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Condominium	$664,500	$588,500	$583,000	$650,000	$665,000	$710,000	$860,000	$935,000	$1,200,000	$500	125	0%	$535,000	133,750	16%
Duplex	$748,500	$857,500	$841,000	$850,000	$985,000	$1,150,000	$1,350,000	$1,589,000	$1,750,000	$236,500	59,125	7%	$765,000	191,250	15%
Single Family Residence	$685,000	$829,500	$671,500	$742,500	$862,900	$1,152,001	$1,450,000	$1,325,000	$1,312,500	$177,900	44,475	6%	$449,600	112,400	11%
Townhouse	$500,000	$515,450	$541,250	$590,000	$616,750	$700,000	$795,000	$1,040,000	$1,325,065	$116,750	29,188	5%	$708,315	177,079	21%

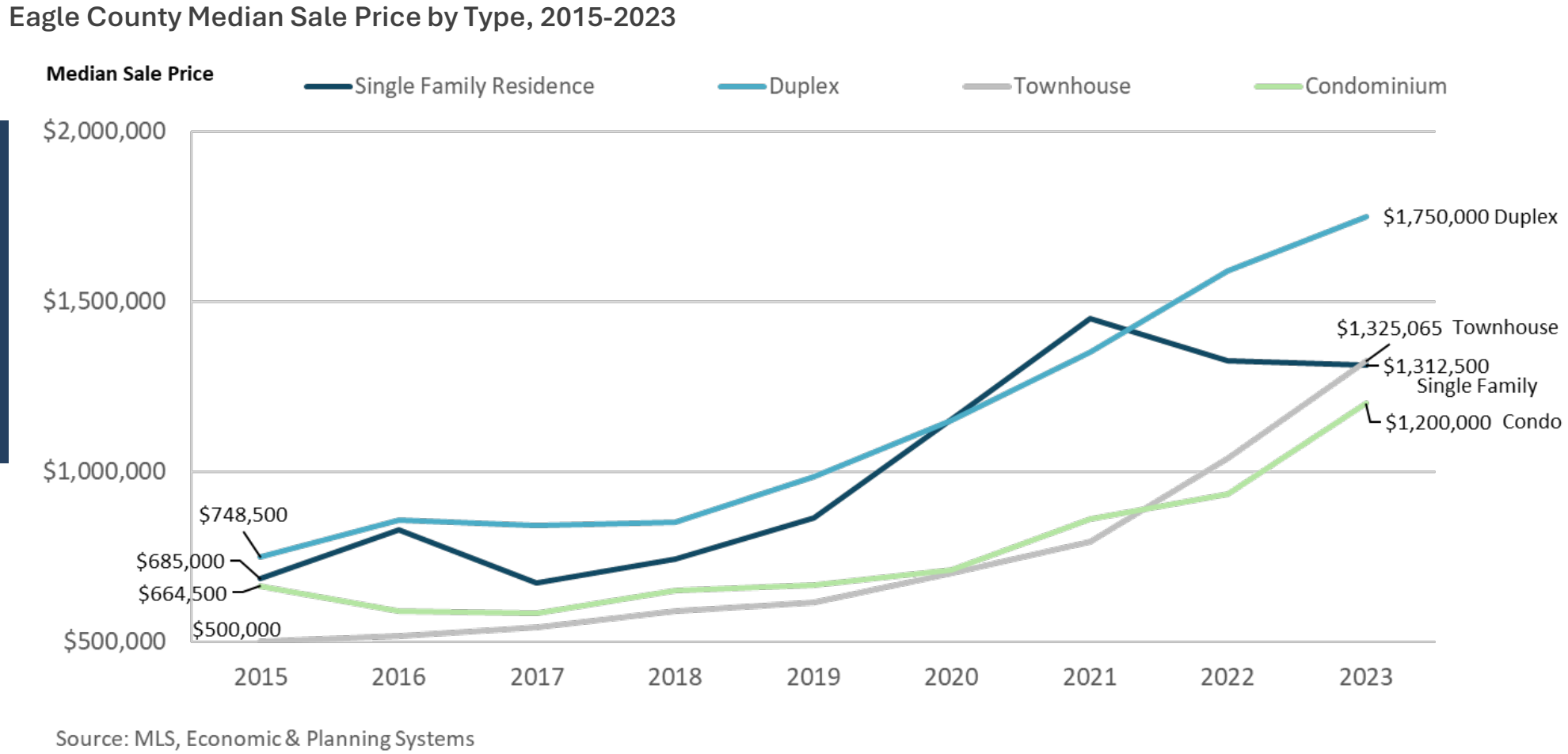
Source: MLS, Economic & Planning Systems

Z:\Shared\Projects\DEN\233169-Eagle County Regional Housing Action Plan\Data\[233169 - MLS - for PPT - 09102024.xlsx]T-Median Price by Type

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE BY TYPE

2019 was an inflection point in sales price growth – since Covid, prices have been increasing at faster rates than they were before



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY TYPE

- Although condos are the least expensive housing type overall, since 2015 they have consistently been the most expensive per square foot
- Similar to overall sales prices, the per-square-foot price of condos and townhomes has been increasing faster than duplexes and single family homes since 2019
- The per-square-foot price of condos increased by an average of $135 per year between 2019 and 2023

Eagle County Median Sale Price/Sq. Foot by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Condominium	$544	$520	$565	$590	$616	$680	$811	$930	$1,157	72	18	3%	541	135	17%
Duplex	$299	$342	$348	$365	$395	$419	$514	$625	$688	95	24	7%	293	73	15%
Single Family Residence	$243	$263	$250	$264	$291	$323	$426	$460	$508	48	12	5%	218	54	15%
Townhouse	$304	$296	$321	$349	$350	$390	$434	$603	$733	46	12	4%	383	96	20%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY TYPE

- The largest increases in price per square foot were in the mid-valley and upper-valley, particularly for condos and townhomes
- Down-valley, price per square foot increased at a similar rate for all housing types

Eagle County Median Sale Price/Sq. Foot by Type and Location, 2015-2023

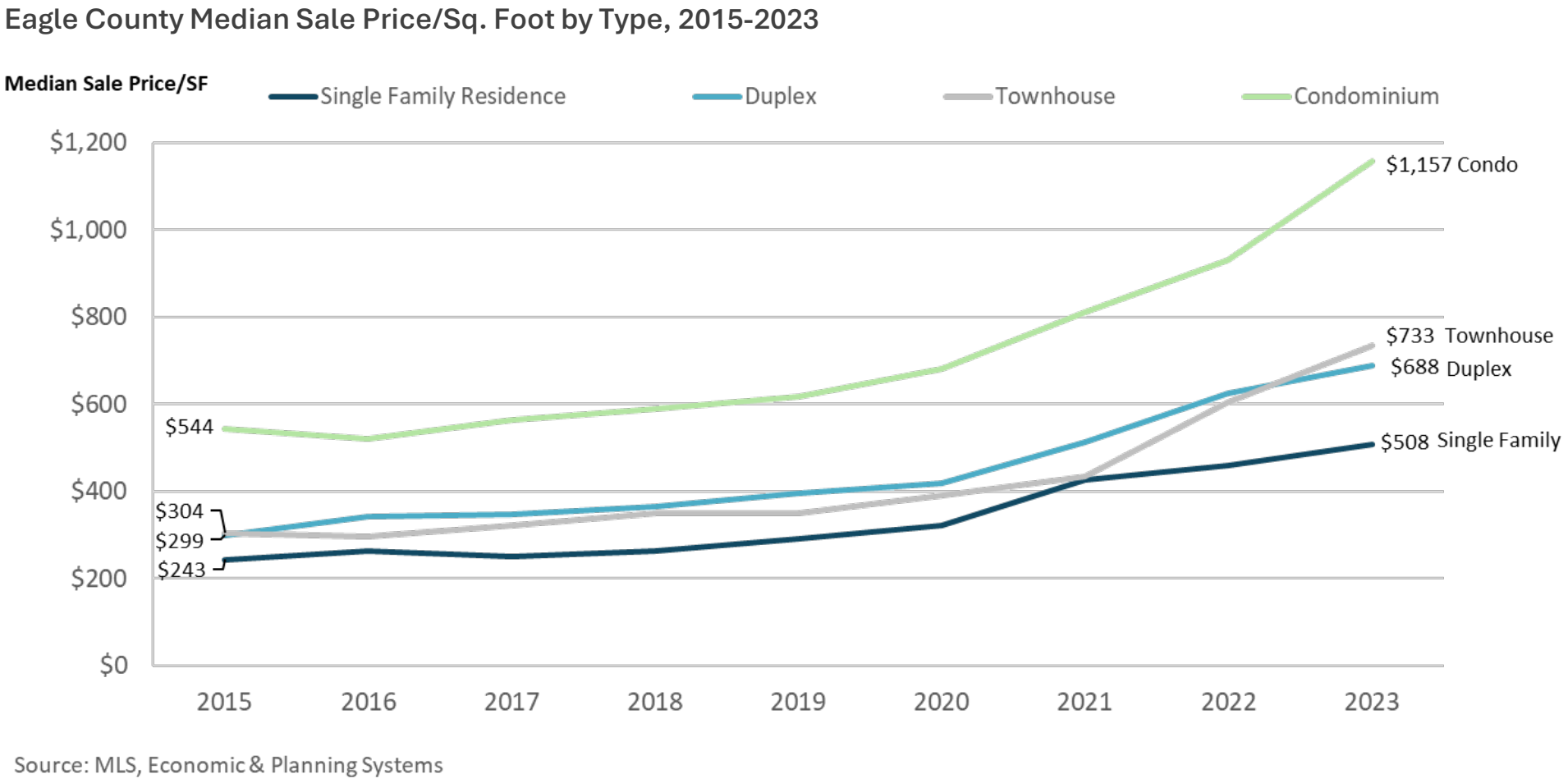
Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Up-Valley															
Condominium	$787	$699	$677	$692	$702	$729	$1,293	$1,138	$1,202	-85	-21	-3%	500	125	14%
Duplex	$445	$501	$645	$585	$637	$648	$808	$880	$1,092	191	48	9%	456	114	14%
Single Family Residence	$482	$466	$439	$519	$588	$590	$634	$787	$736	106	26	5%	148	37	6%
Townhouse	$445	$438	$473	$546	$502	$555	$782	$882	$1,064	58	14	3%	561	140	21%
Mid-Valley															
Condominium	$495	$470	$465	$508	$569	$661	$729	$879	$1,214	74	19	4%	645	161	21%
Duplex	$293	$312	$343	$365	$378	$393	$502	$637	$716	85	21	7%	338	84	17%
Single Family Residence	$345	$326	$368	$359	$411	$410	$550	$678	$695	66	16	4%	284	71	14%
Townhouse	$297	$305	$338	$366	$363	$425	$536	$639	$739	66	17	5%	376	94	19%
Down-Valley															
Condominium	$294	$296	$334	$348	$369	$404	$436	$483	$614	75	19	6%	245	61	14%
Duplex	$207	$218	$229	$261	$247	$254	$287	$405	$390	40	10	4%	144	36	12%
Single Family Residence	$185	$203	$213	$225	$233	$254	$318	$391	$386	49	12	6%	153	38	13%
Townhouse	$209	$227	$238	$243	$252	$267	$308	$343	$423	42	11	5%	171	43	14%

Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE PER SQUARE FOOT BY TYPE

Condos are typically smaller units, and so higher per-square-foot costs are expected

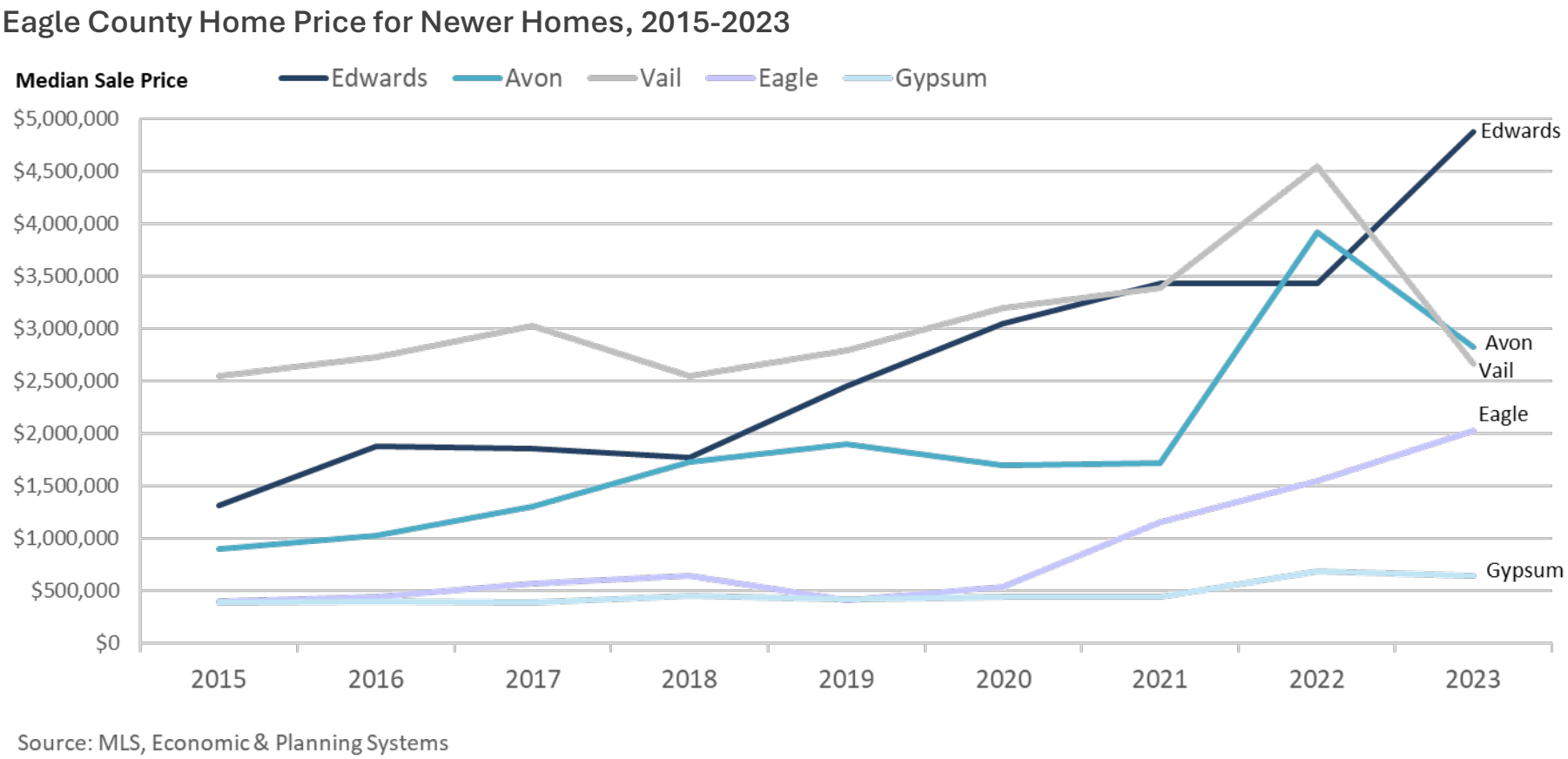


Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

MEDIAN SALE PRICE – NEWER HOMES

- For this analysis, "new" homes are those sold within 5 years of construction
- In 2023, prices for new builds jumped in Edwards and Eagle, while prices of new builds remained lower in Gypsum.
- Only 75 homes less than five years old sold across Eagle County in 2023, leading to data volatility.



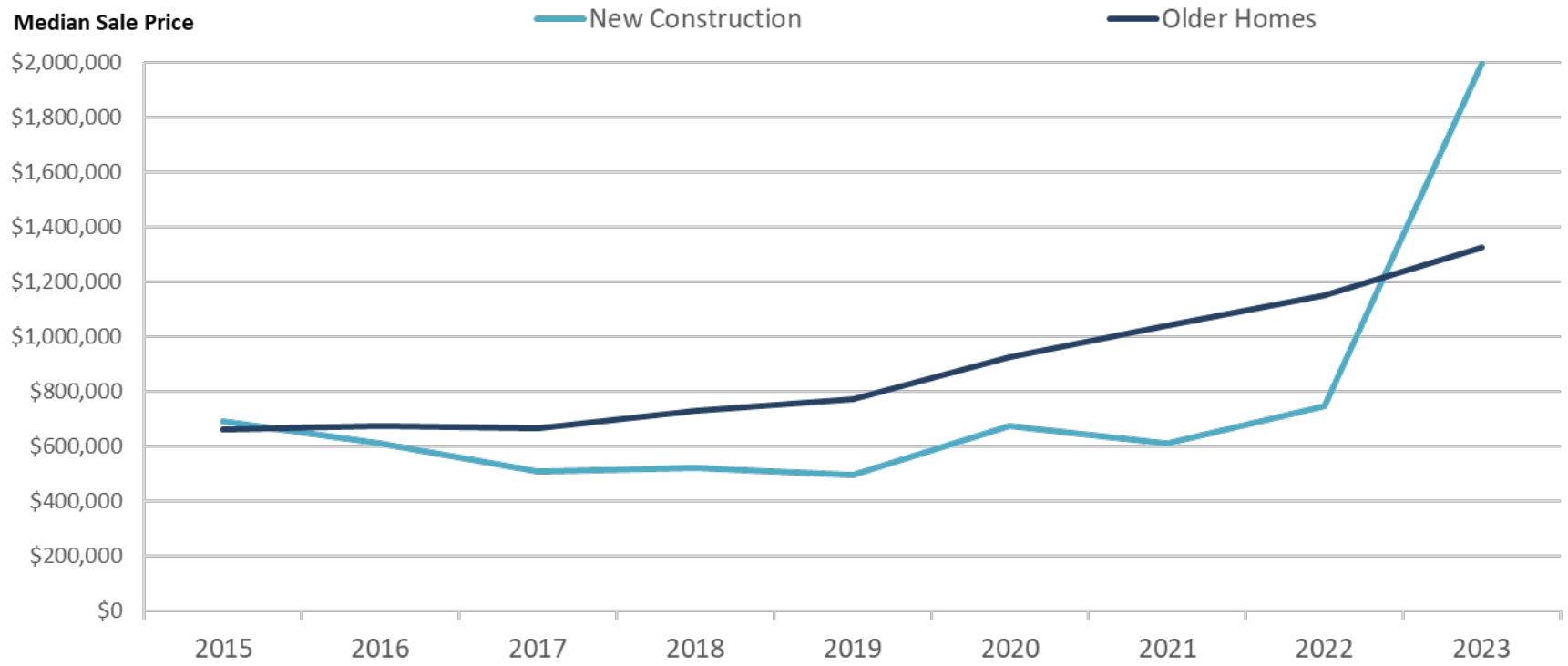
Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included. Older homes are those 5 years old or more, newer homes are five years old and under at time of sale.

MEDIAN SALE PRICE BY AGE

- Until 2023, new builds tended to be cheaper than homes 5+ years old.
  - This may be related to the size and location of homes being sold
- New builds tend to be down-valley, where housing prices are cheaper, while older homes were sold in Vail and Beaver Creek.

Eagle County Median Sale Price by Age of Home, 2015-2023



Source: MLS, Economic & Planning Systems

Note: Analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included. Older homes are those 5 years old or more, newer homes are five years old and under.

MEDIAN RENT BY LOCATION

- Rent data is challenging to get – utilize Census, community survey, online listings, and landlord/property manager interviews
- Census data is consistent with survey data, which reports average rent of $1,924 and median rent of $1,800 in Eagle County
- Data shows large rent increases, particularly in the mid-valley
  - Note that data is 5-year ACS, representing a 5-year average of responses
- Interviews and focus group feedback note that per-bedroom rent is between $1,500 and $2,000
  - Analysis of rental rates is ongoing

Eagle County Median Rent by Location, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Eagle County	**$1,225**	**$1,272**	**$1,868**	**$47**	**$9**	**0.8%**	**596**	**85**	**5.6%**
Vail	1,266	1,249	1,625	-17	-3	-0.3%	376	54	3.8%
Minturn	1,259	1,148	2,181	-111	-22	-1.8%	1,033	148	9.6%
Red Cliff	1,297	1,550	1,800	253	51	3.6%	250	36	2.2%
Avon	1,231	1,122	1,731	-109	-22	-1.8%	609	87	6.4%
Edwards	1,346	1,343	1,870	-3	-1	0.0%	527	75	4.8%
Eagle	1,058	1,478	1,612	420	84	6.9%	134	19	1.2%
Gypsum	1,229	1,201	1,741	-28	-6	-0.5%	540	77	5.4%

Source: U.S. Census Bureau, Economic & Planning Systems

ONLINE RENTAL LISTINGS

- Rental properties are primarily listed on Zillow and Facebook
  - Some property managers also send listings directly to email lists
- Rentals listed on Zillow primarily target out-of-town groups looking for ski season rentals
- Locals appear to find housing on Facebook Marketplace or Eagle County Facebook groups
  - Interview and focus group feedback has noted that some people have stopped posting listings on Facebook because the magnitude of responses they receive is overwhelming
- Zillow and Facebook listings often limit number of adults that can live in a unit
- Listings often specify whether they're seeking a long-term or ski season tenant

Eagle County Rental Listings, 2024

Location	Facebook			Zillow		
	Number of Listings	Median Rent	Rent per Sq. Ft.	Number of Listings	Median Rent	Rent per Sq. Ft.
Eagle County	**25**	**$1,600**	**$3.80**	**122**	**$4,500**	**$3.81**
Vail	5	$1,500	--	42	$5,900	$4.52
Avon	10	$1,900	$4.40	33	$5,000	$3.94
Edwards	3	$1,500	--	11	$7,750	$3.29
Eagle	4	$2,275	$3.06	23	$3,275	$3.32
Gypsum	3	$1,350	--	13	$2,600	$3.19

Source: Economic & Planning Systems, Zillow, Facebook

RENT PER BEDROOM

- Many Facebook listings are for one bedroom in a house with roommates
- Average price/bedroom is highest in mid-valley
- According to local property managers, the typical rental price per bedroom is $1,000 - $1,500 in Eagle County

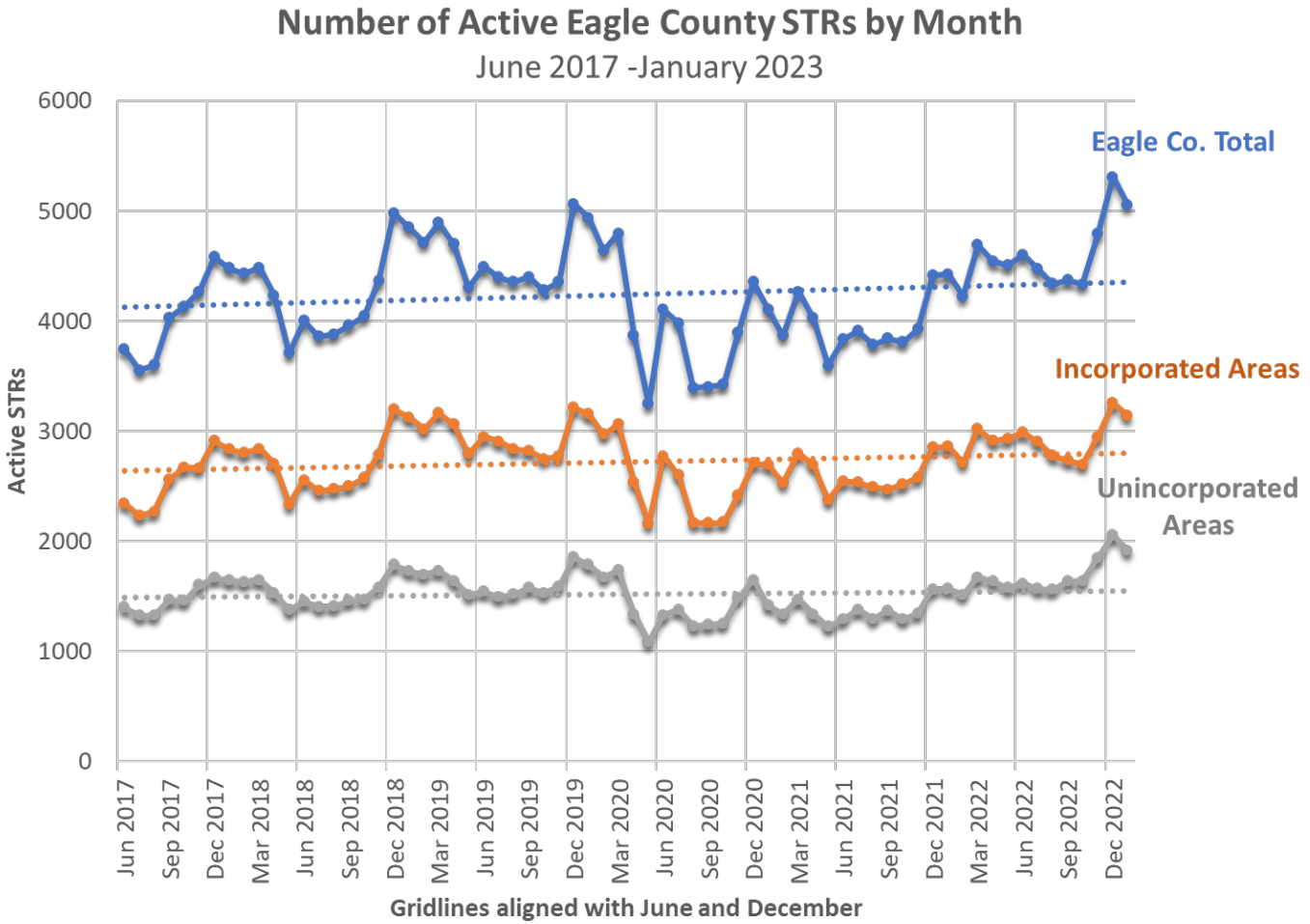
Eagle County Per-Bedroom Rent, 2024

Location	Median Rent per Bedroom		
	Facebook	Zillow	Survey
Eagle County	**$1,500**	**$2,000**	**$1,197**
Vail	$1,500	$2,800	$1,300
Avon	$1,625	$1,833	$1,200
Edwards	$1,500	$2,250	$1,200
Eagle	$1,450	$1,600	$1,100
Gypsum	$1,350	$1,500	$1,200

Source: Economic & Planning Systems, Zillow , Facebook, RRC Associates

SHORT TERM RENTALS

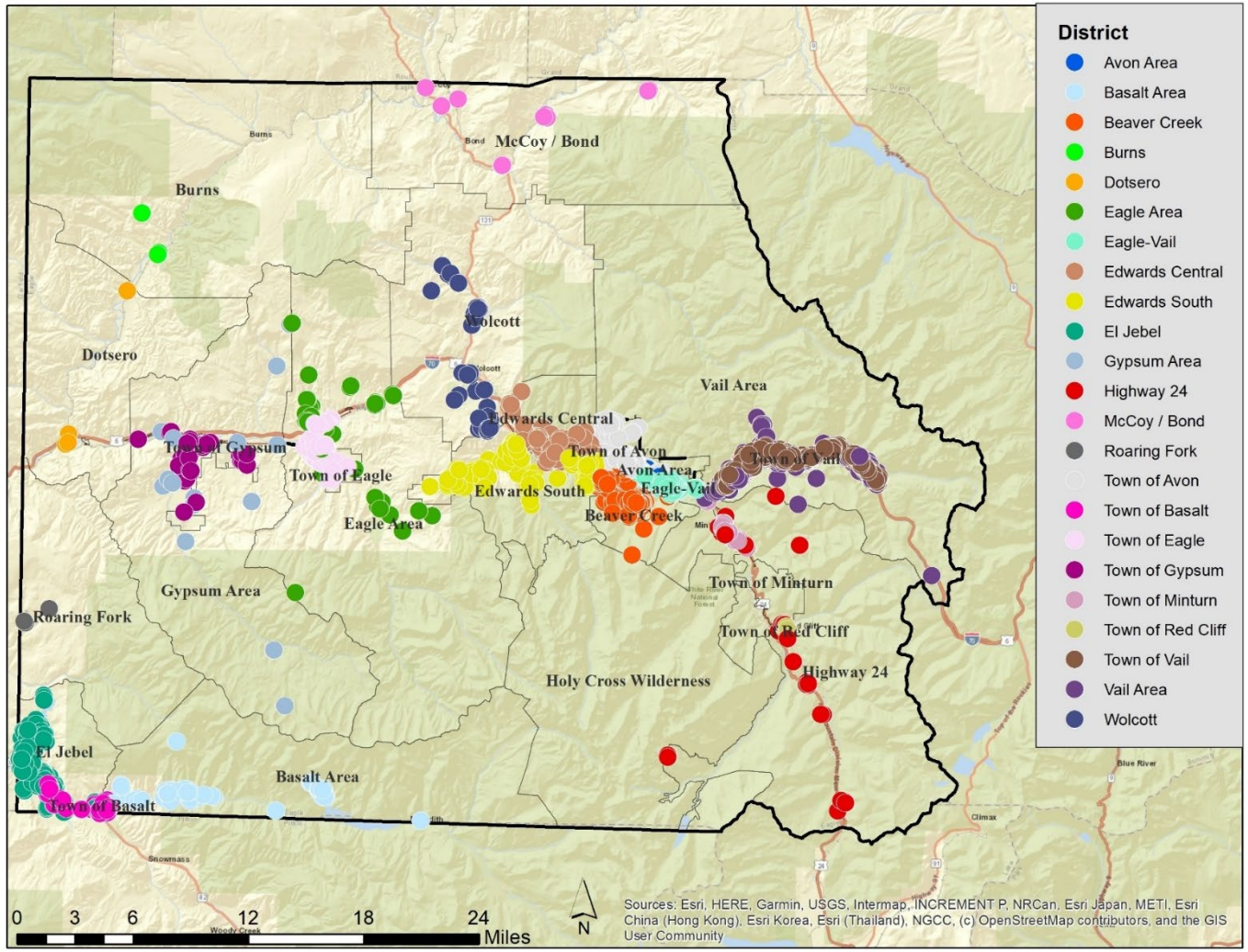
- Eagle County had around 5,000 STRs in 2022
  - This accounted for about one-seventh of all housing units
- In general, the share of STRs of total housing units has been relatively consistent since 2017 (comprehensive data is not available prior to then)



SHORT TERM RENTAL LOCATIONS

- STRs are concentrated in resort areas in the mid-valley and upper-valley
- The largest concentration of STRs is in the Beaver Creek and Edwards area, which had over 1,000 STRs as of December 2022

Eagle County Short-Term Rental Locations, 2022



RECENT DEVELOPMENT BY LOCATION

- There were over 2,100 residential building permits issued in Eagle County between 2015 and 2023
- Permit numbers peaked in 2017–2018, with over 300 per year
- Most permits were issued in down-valley communities and in the unincorporated county, with these areas accounting for 72% of total permit activity
- Numbers have fluctuated since 2020; 2023 was the lowest since 2015
  - May be related to economic trends, but also site availability

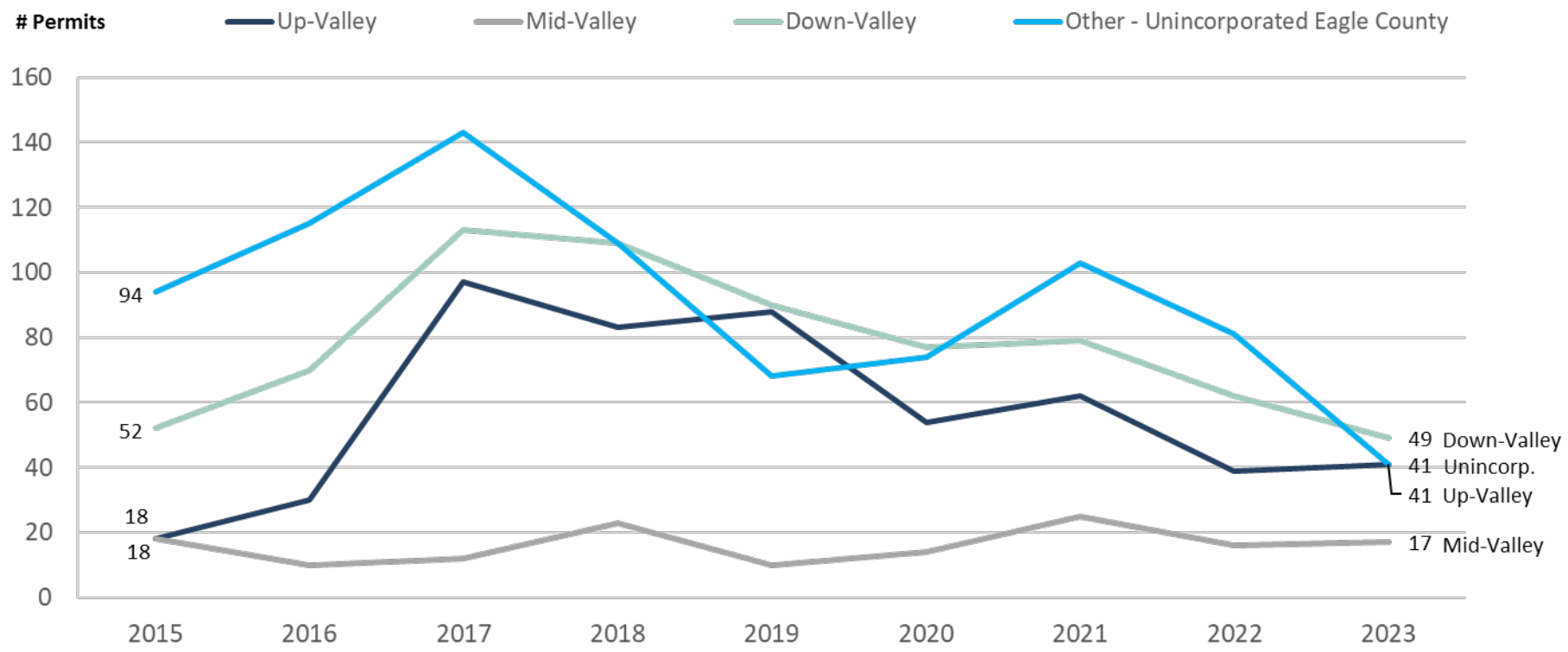
Eagle County Building Permits by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Total	2015-2023 Ann. #
Vail	18	30	97	83	88	54	62	39	41	512	64
Minturn	6	3	1	1	4	2	6	2	3	28	4
Red Cliff	2	0	4	2	3	0	2	0	2	15	2
Avon	10	7	7	20	3	12	17	14	12	102	13
Eagle	15	29	41	48	21	12	16	20	20	222	28
Gypsum	37	41	72	61	69	65	63	42	29	479	60
Unincorporated Eagle Cou	94	115	143	109	68	74	103	81	41	828	104
Total	**182**	**225**	**365**	**324**	**256**	**219**	**269**	**198**	**148**	2,186	273

Source: Local planning offices, Economic & Planning Systems

RECENT DEVELOPMENT BY LOCATION

Development activity is influenced by a number of factors, particularly land and development site availability



Source: Local Planning Offices, Economic & Planning Systems

RECENT DEVELOPMENT BY TYPE

- Single family homes made up the largest share of permits issued, at 45% of total permits. Single-family was the largest share of permits issued in every year from 2015-2023.
- The large decline in mobile home permits may be due to declines in mobile home construction or because more mobile home permits are being recorded as permits for modular homes

Eagle County Building Permits by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Total	2015-2023 Ann. #
Single Family	101	100	119	93	105	121	131	123	72	965	121
Duplex	39	31	61	85	64	45	61	37	32	455	57
Modular	17	45	63	52	46	25	24	14	8	294	37
Multifamily	11	25	60	50	33	13	10	8	18	228	29
Mobile Home	10	21	48	8	3	5	2	1	0	98	12
Townhome/Condo	0	0	4	30	3	4	31	10	15	97	12
Other	4	2	9	3	2	2	6	3	2	33	4
Total	**182**	**224**	**364**	**321**	**256**	**215**	**265**	**196**	**147**	**2,170**	**271**

Note: Some permits lack type information.
Source: Local planning offices, Economic & Planning Systems

RECENT MULTIFAMILY DEVELOPMENT

- CoStar provides data on purpose-built apartments (not condos or townhomes/single family homes that are rented)
- According to this data, there have been 904 rental units constructed in the county since 2010
- Very low vacancy rate for new developments – average of 2.0% excluding The Pike, which is leasing up (which entails a higher vacancy rate)
- Only one rent-restricted development (150 units) is reflected in the data, all other development is market rate

Eagle County Multifamily Developments, 2010-2024

Development Name	Address	Town	Affordable/ Market Rate	Year Built	Number of Units	Vacancy Rate	Average Asking Rent	
							One Bedroom	Two Bedroom
The Pike	40 Mt. Eve Rd	Eagle	Market Rate	2024	216	53.8%	$2,695	$3,316
Fox Hollow	22 Murray Rd	Edwards	Market Rate	2024	27	0.5%	--	--
The Piedmont	5471 E Beaver Creek Blvd	Avon	Market Rate	2021	240	6.7%	$3,241	$4,221
Spring Creek Apartments	750 Sunny Ave	Gypsum	Rent Restricted	2020	150	0.1%	$1,186	$1,408
N/A	33975 US Hwy 6	Edwards	Market Rate	2020	5	1.5%	--	--
6 West Apartments	32532 Highway 6	Edwards	Market Rate	2019	120	0.4%	$2,146	$2,861
Lion's Ridge	1265 N Frontage Rd W	Vail	Market Rate	2015	114	0.0%	$1,632	$2,452
First Chair	600 W Lionshead Cir	Vail	Market Rate	2010	32	4.6%	--	--
Total/Average					**904**	**8.4%**	**$2,180**	**$2,852**

Source: CoStar, Economic & Planning Systems

AFFORDABILITY ANALYSIS

AFFORDABILITY METRICS AND DEFINITIONS

- "Affordable" housing is typically defined as housing that costs no more than 30% of a household's gross monthly income
  - For ownership housing, this includes mortgage principal, interest, property taxes, and insurance
  - For rental housing, this includes monthly rent payments (not utilities, internet, or other additional costs)
- Households paying more than 30% of their income towards housing are considered "cost burdened" – those paying over 50% are considered "severely cost burdened"
- How much a household can afford will depend on the size of the household (number of wage earners) and the income earned by all household members
- In many high-cost communities, residents will work multiple jobs to increase their income, and/or live with multiple roommates (or families) to spread housing costs over multiple earners
  - In data, this may show up as housing appearing more affordable, while not reflecting desired community conditions
  - Area Median Income (AMI) metrics reflect household income (all wage earners, all jobs) and not wages or salaries on their own
- The ownership affordability analysis assumes 6.0% interest rate, 5% down payment, 30-year loan term, $300/month HOA fees, $3,000/year home insurance, and average 2023 property tax rates by community
  - HOA fees are based on survey data, home insurance rates are based on conversations with a local professional, property tax rates are from the Eagle County assessor's office, and other inputs are standard.

KEY AFFORDABILITY FINDINGS

- Home prices increased dramatically starting in 2020, and homeownership is out of reach for many households
- Based on the data analyzed, rental housing remains more affordable for 2-person households earning median income
  - Rental data does not always align with feedback from interviews and focus groups
  - Rental affordability analysis is ongoing
- Single-person households struggle the most with affordability. No homes sold in Eagle County in 2023 were affordable for a 1-person household earning median income
- Down-valley communities tend to be slightly more affordable but are still out of reach for 2-person median-income households

RENTAL AFFORDABILITY

- The table below shows the maximum rent households can afford for a range of household sizes and income levels
- 1-person households earning less than median income (100% AMI) will struggle to find rental housing in Eagle County
- The typical price per bedroom in Eagle County is $1,500, meaning a bedroom in a shared house is not affordable to a 1-person household

Note: rent data is challenging to obtain, and this analysis should be considered a draft. As additional data is gathered through interviews and focus groups, the rental affordability analysis will be refined

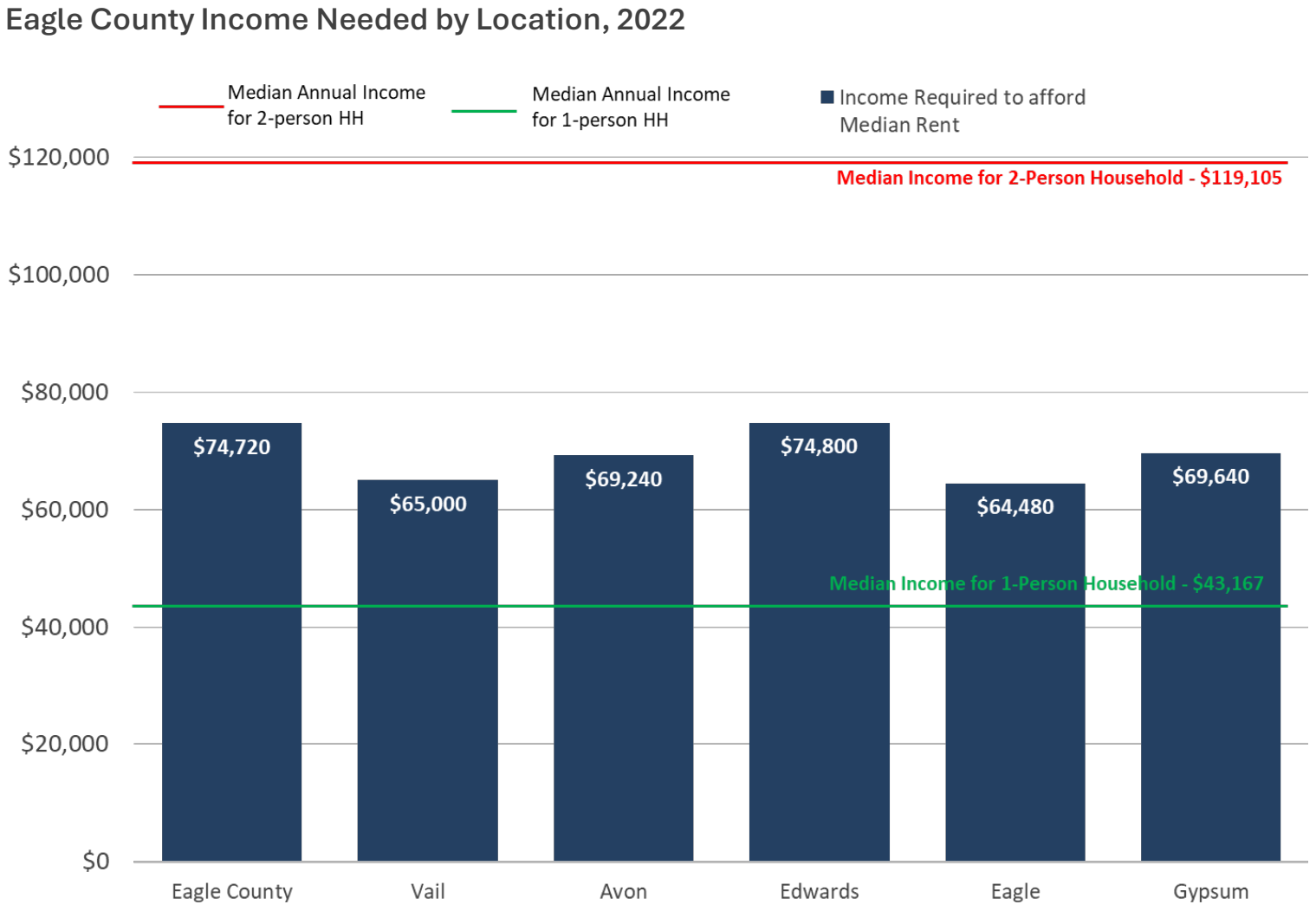
Description	Income Level 30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1-person Household										
Household Income	$12,950	$17,267	$21,584	$25,900	$30,217	$34,534	$38,850	$43,167	$47,484	$51,800
Maximum Supportable Rent	**$324**	**$432**	**$540**	**$648**	**$755**	**$863**	**$971**	**$1,079**	**$1,187**	**$1,295**
2-person Household										
Household Income	$35,732	$47,642	$59,553	$71,463	$83,374	$95,284	$107,195	$119,105	$131,016	$142,926
Maximum Supportable Rent	**$893**	**$1,191**	**$1,489**	**$1,787**	**$2,084**	**$2,382**	**$2,680**	**$2,978**	**$3,275**	**$3,573**
3-person Household										
Household Income	$38,894	$51,858	$64,823	$77,788	$90,752	$103,717	$116,681	$129,646	$142,611	$155,575
Maximum Supportable Rent	**$972**	**$1,296**	**$1,621**	**$1,945**	**$2,269**	**$2,593**	**$2,917**	**$3,241**	**$3,565**	**$3,889**

Source: Economic & Planning Systems, Eagle County, MLS, U.S. Census Bureau

RENTAL AFFORDABILITY – HOUSEHOLD INCOME

There is no community in the County where a 1-person household earning 100% AMI can afford the median rent (ACS rent)

This data indicates that it is challenging to live affordably in Eagle County as a 1-person household. Many people will double up (or more) out of necessity

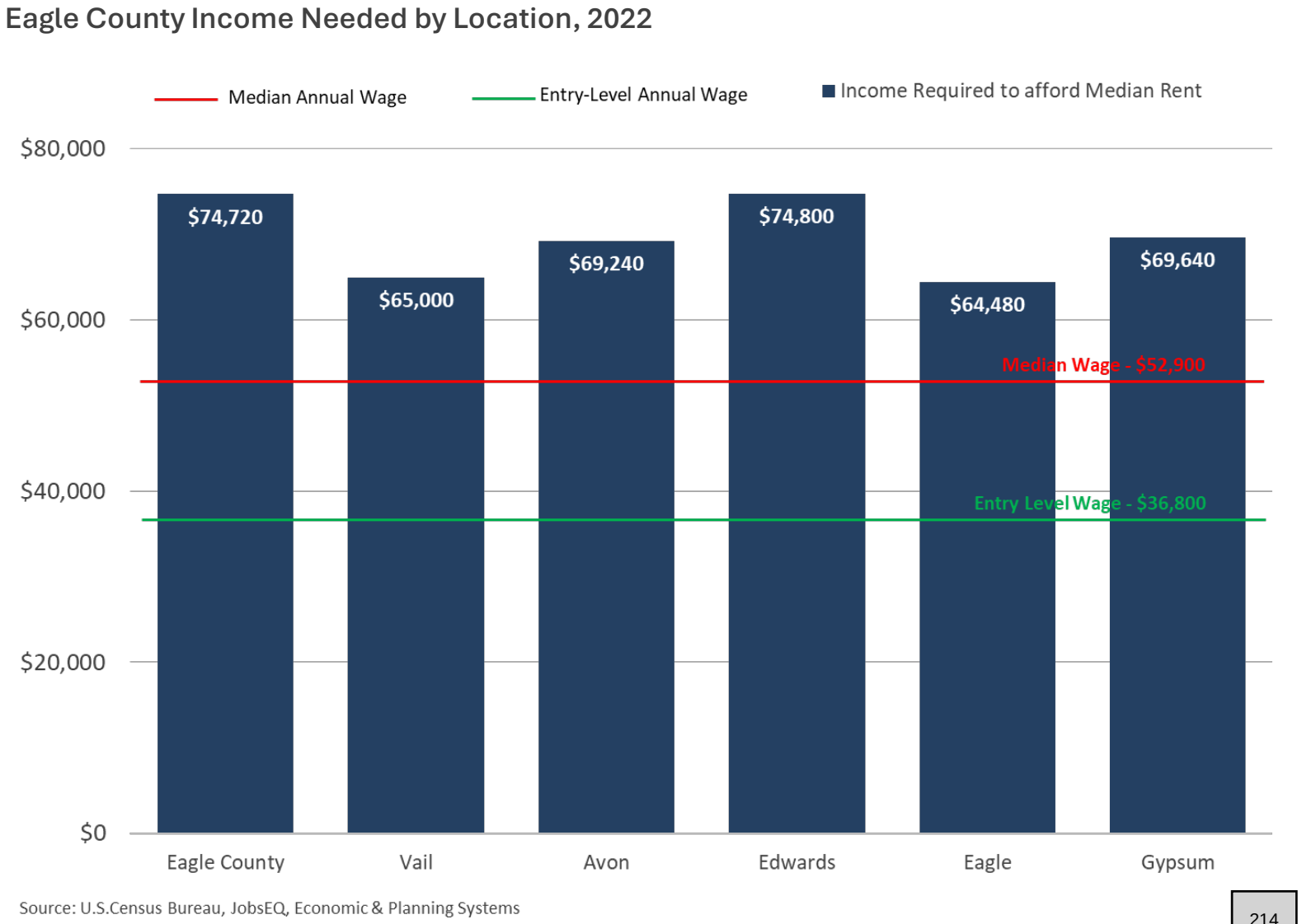


Source: U.S.Census Bureau, Economic & Planning Systems

RENTAL AFFORDABILITY – WAGES

When affordability is looked at by wage (instead of household income), entry-level earners with one job would need to earn at least $30,000 more per year to afford a unit anywhere in Eagle County.

Although the gap is smaller for workers earning median wage, a unit is still not affordable with only one job.

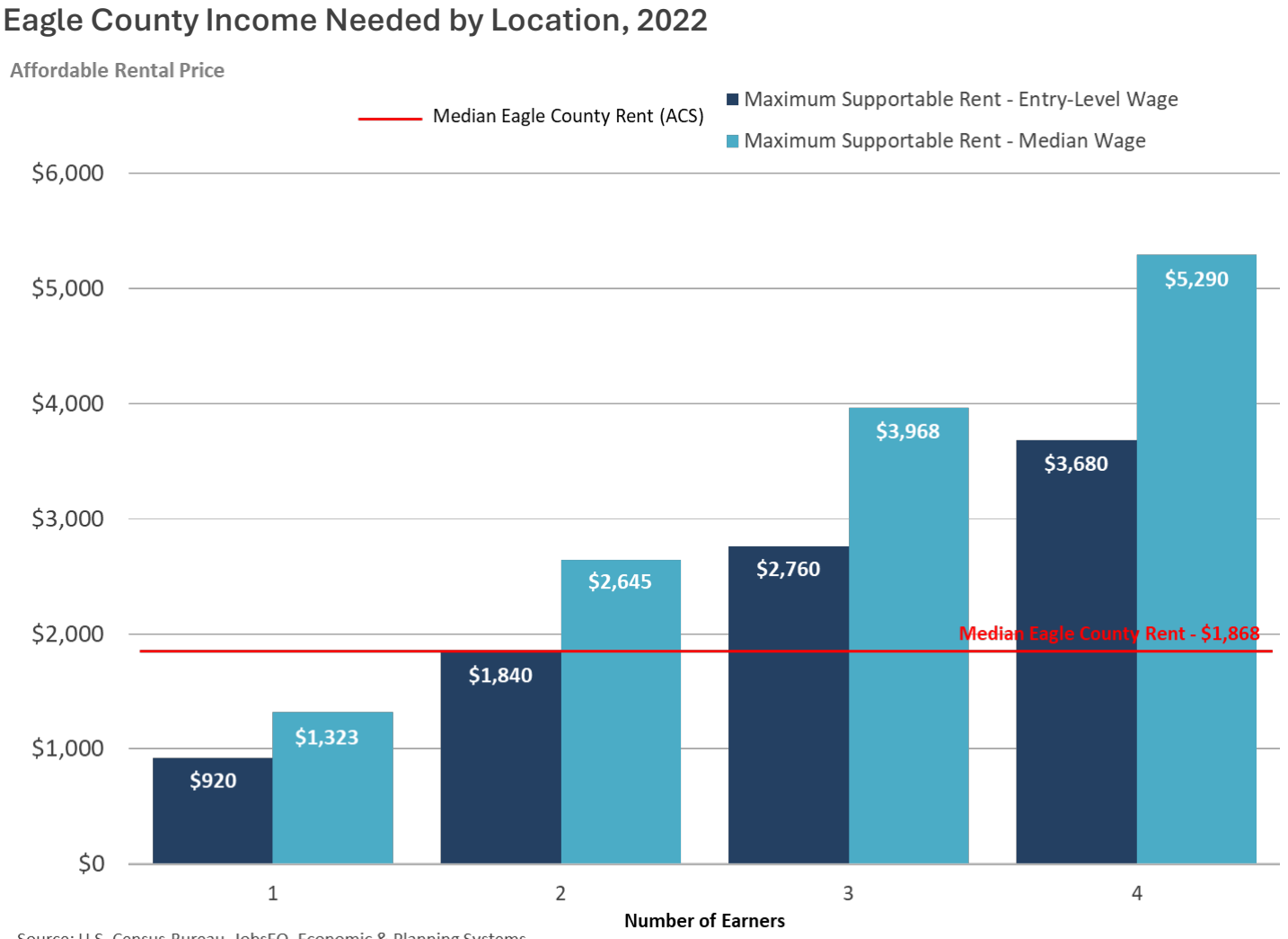


Source: U.S.Census Bureau, JobsEQ, Economic & Planning Systems

RENTAL AFFORDABILITY – WAGES

A household earning entry-level or median wages would need at least two earners to afford median rent.

This means many workers may need to double up with a roommate or work multiple jobs.



Source: U.S. Census Bureau, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY

- The affordability gap for homeowners expanded dramatically starting in 2020
- Only 24 homes were sold in 2023 that were affordable for a 2-person household earning 100% AMI
- No homes sold in Eagle County in 2023 were affordable for a 1-person household earning median income

Availability of Homes by Household Size and Income Level, 2023

Percent of Homes Sold at Supportable Purchase Price	Income Level									
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1-person household	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2-person household	0%	0%	0%	0%	0%	0%	0%	1%	2%	3%
3-person household	0%	0%	0%	0%	0%	0%	1%	1%	3%	5%

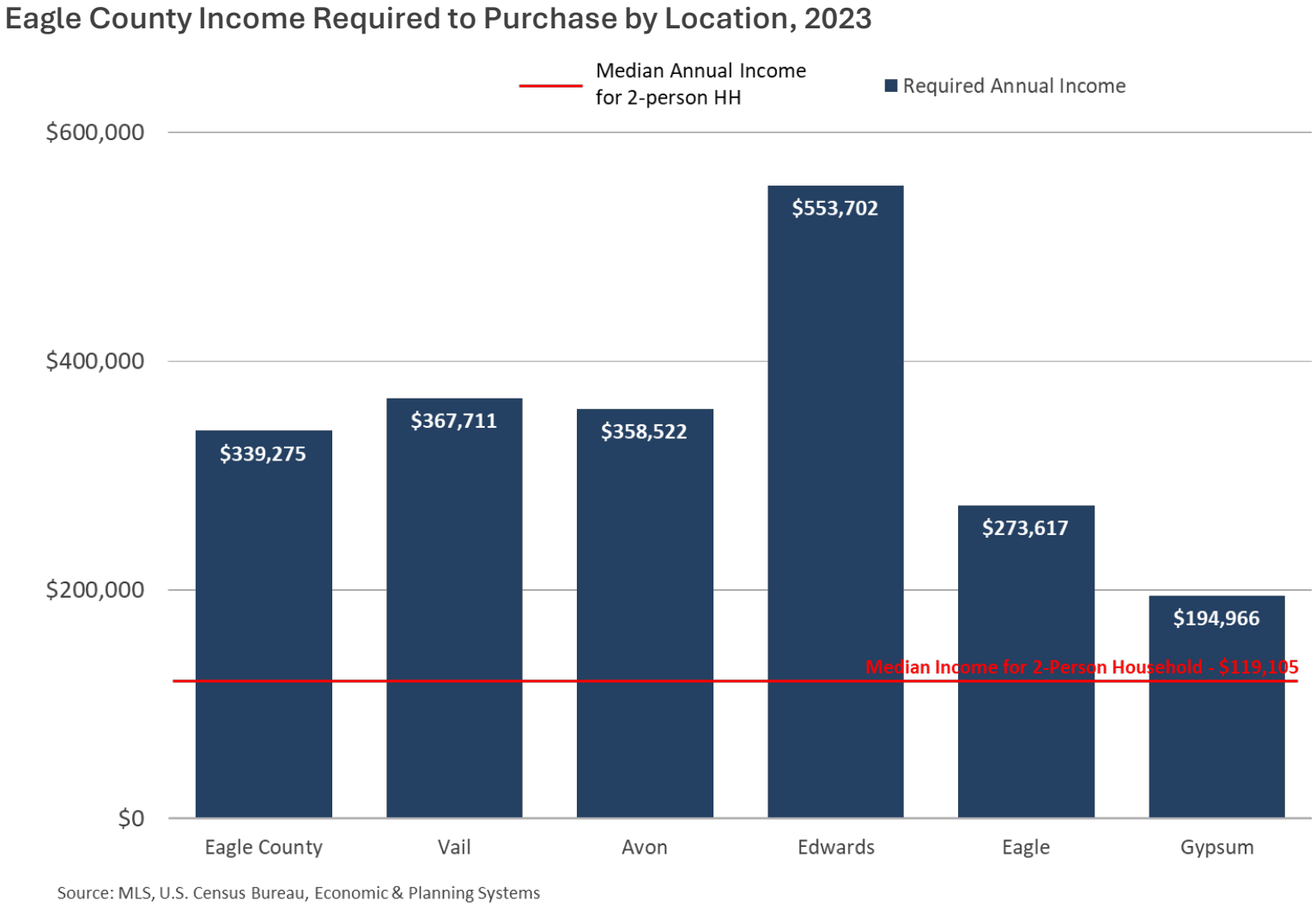
Source: MLS, Eagle County Assessor, U.S. Census Bureau, Eagle County Economic & Planning Systems

OWNERSHIP AFFORDABILITY

A 2-person household earning the Eagle County median income cannot afford the median-priced home in any community

While a 2-person household earning 160% AMI can afford the median priced home in Gypsum, in all other communities a household needs to earn over 200% AMI to afford market-rate housing.

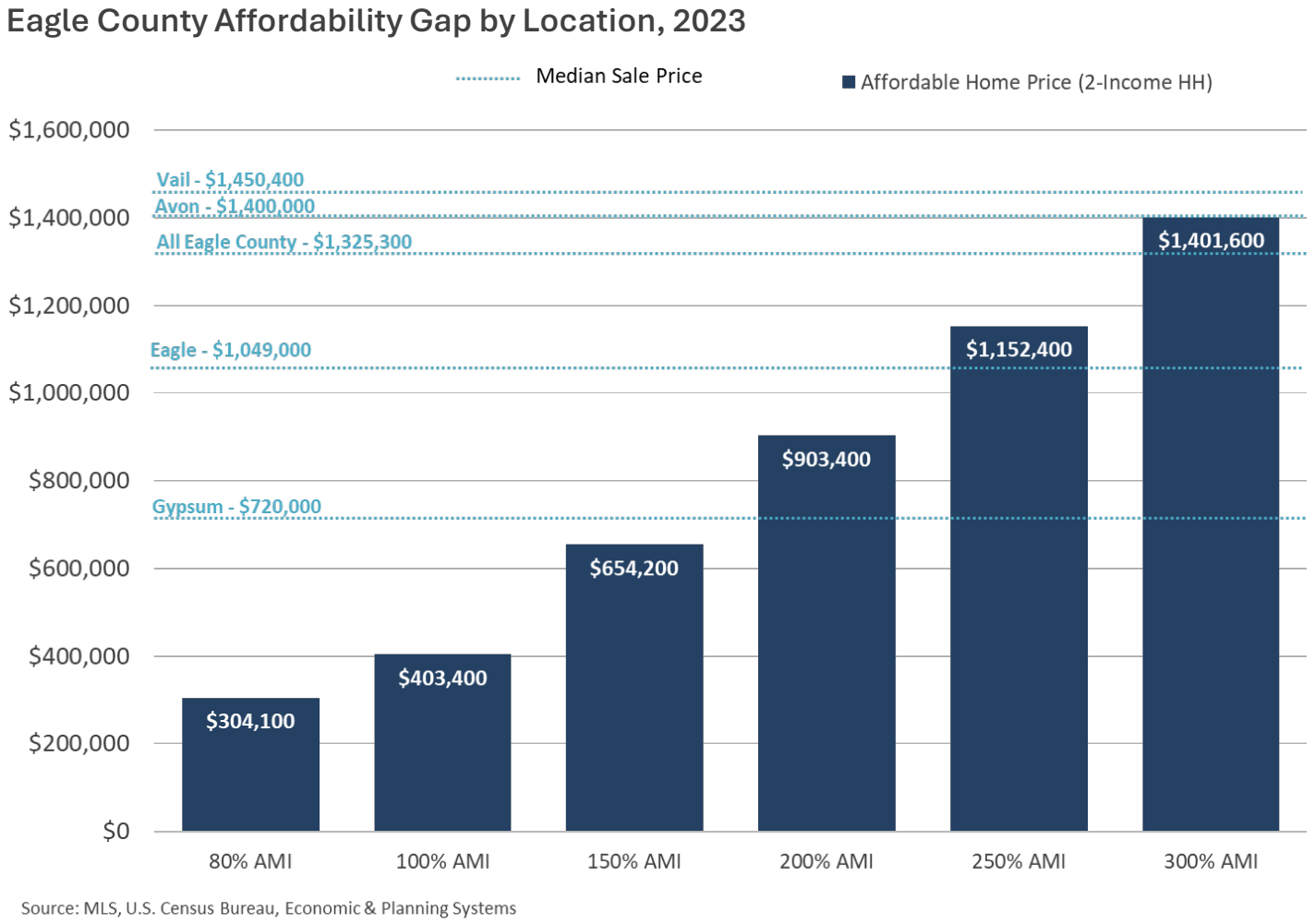
In Avon, Vail, and Edwards this grows to over 300%



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY

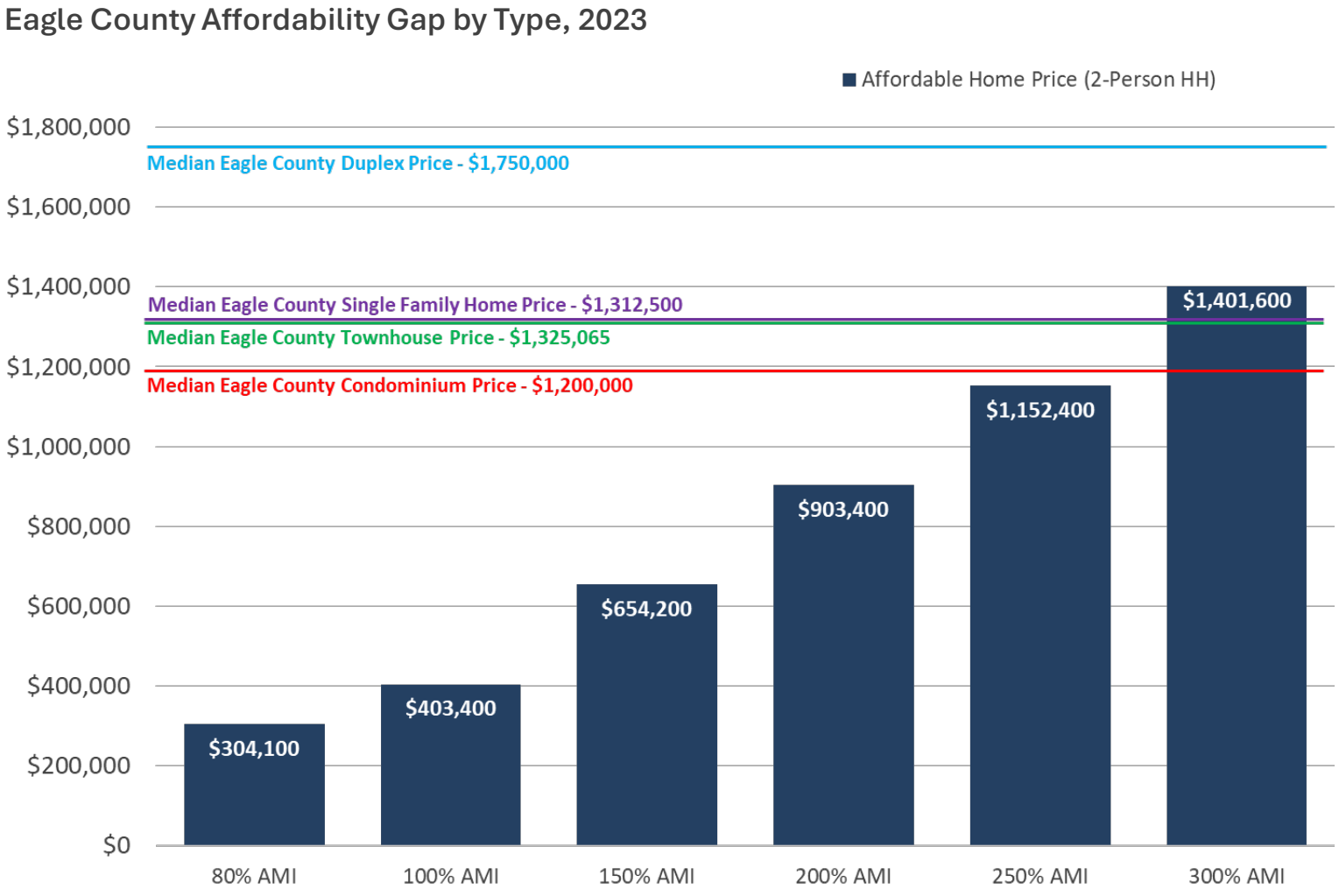
- The homeownership affordability gap varies by community.
- Even at 200% AMI, there is a $421,900 gap between affordable purchase price for a 2-person household and the Eagle County median home price.
- Avon is only affordable to 2-person households making 300% of AMI, and Vail remains unaffordable even at 300% AMI.



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY BY TYPE

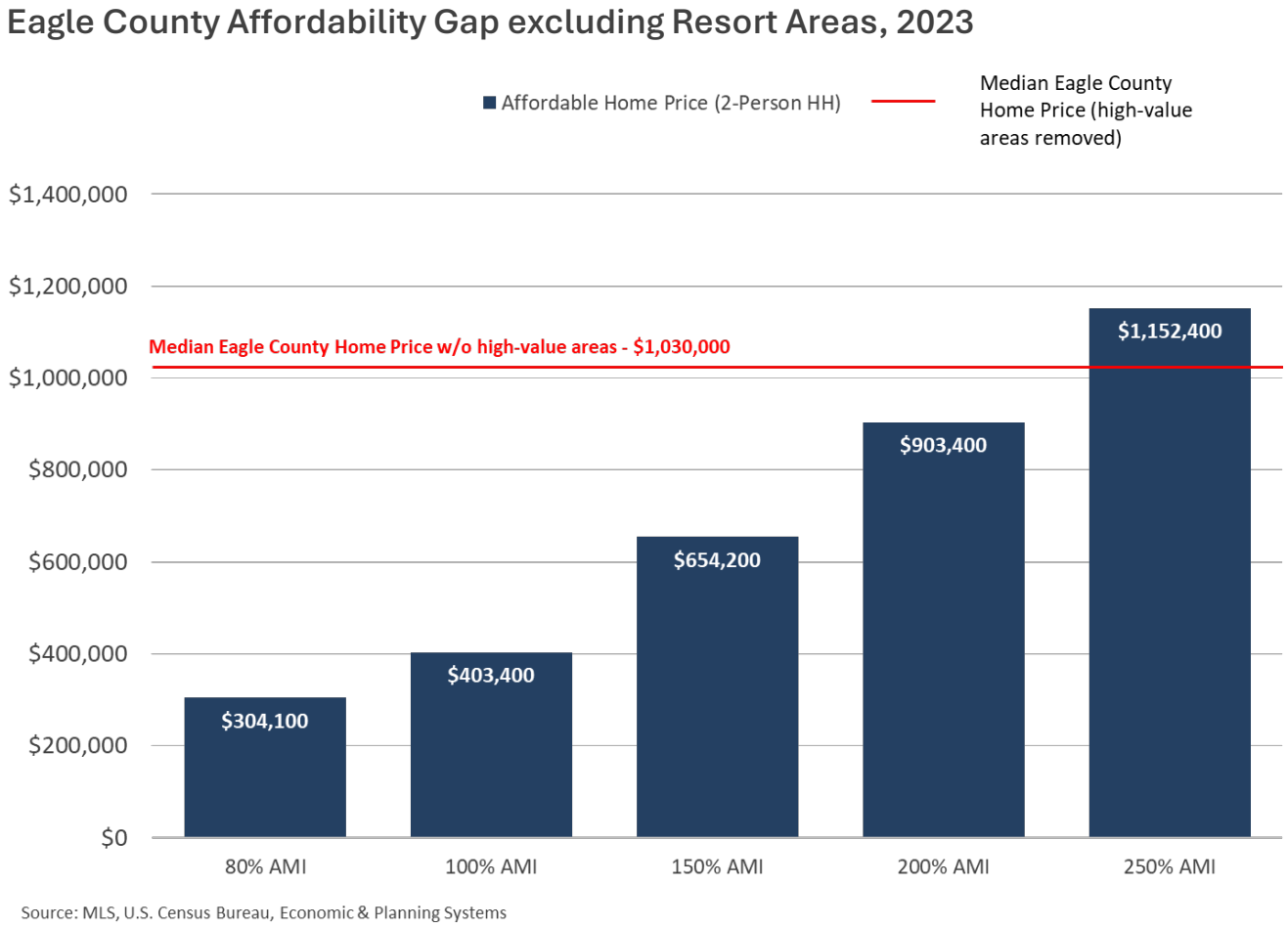
- While condos are the most affordable housing type in Eagle County, they are still out of the reach of households making less than 260% of AMI.
- Single family homes, condos, and townhouses each require around 260%–280% of AMI to afford.
- Most duplexes sold in Eagle County are sold in resort areas, resulting in a very high median price. A 2-person household would need to make 370% of AMI to afford a median-priced duplex.



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – HIGH-VALUE AREAS REMOVED

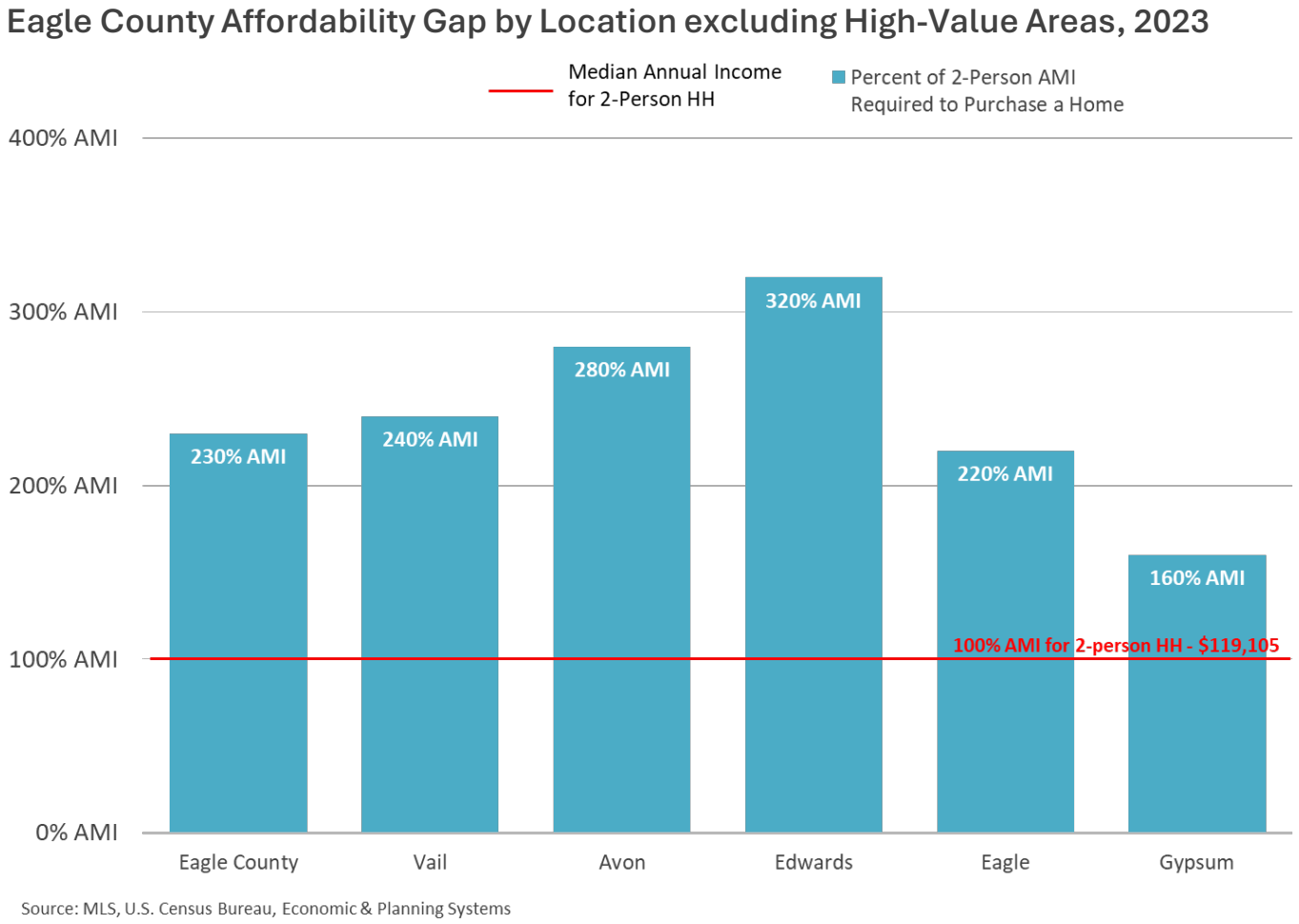
- Eagle County home prices can be skewed by high-value areas near resorts or with many second homes.
- These areas include Beaver Creek, Arrowhead, Cordillera, and many parts of Vail where most home sales are not to locals.
- Even if high-value areas are excluded from the affordability analysis, the median home price in Eagle County is still above $1 million.



Excludes Arrowhead, Bachelor Gulch, Booth Creek, Bueffehr Creek, Cascade Village Glen, Colorow Squaw Creek, Cordillera, Highland Meadows, Frost Creek, Lake Creek Valley, Lionshead, Mountain Star, Potato Patch, Vail Golf Course, and Vail Village.

OWNERSHIP AFFORDABILITY – HIGH-VALUE AREAS REMOVED

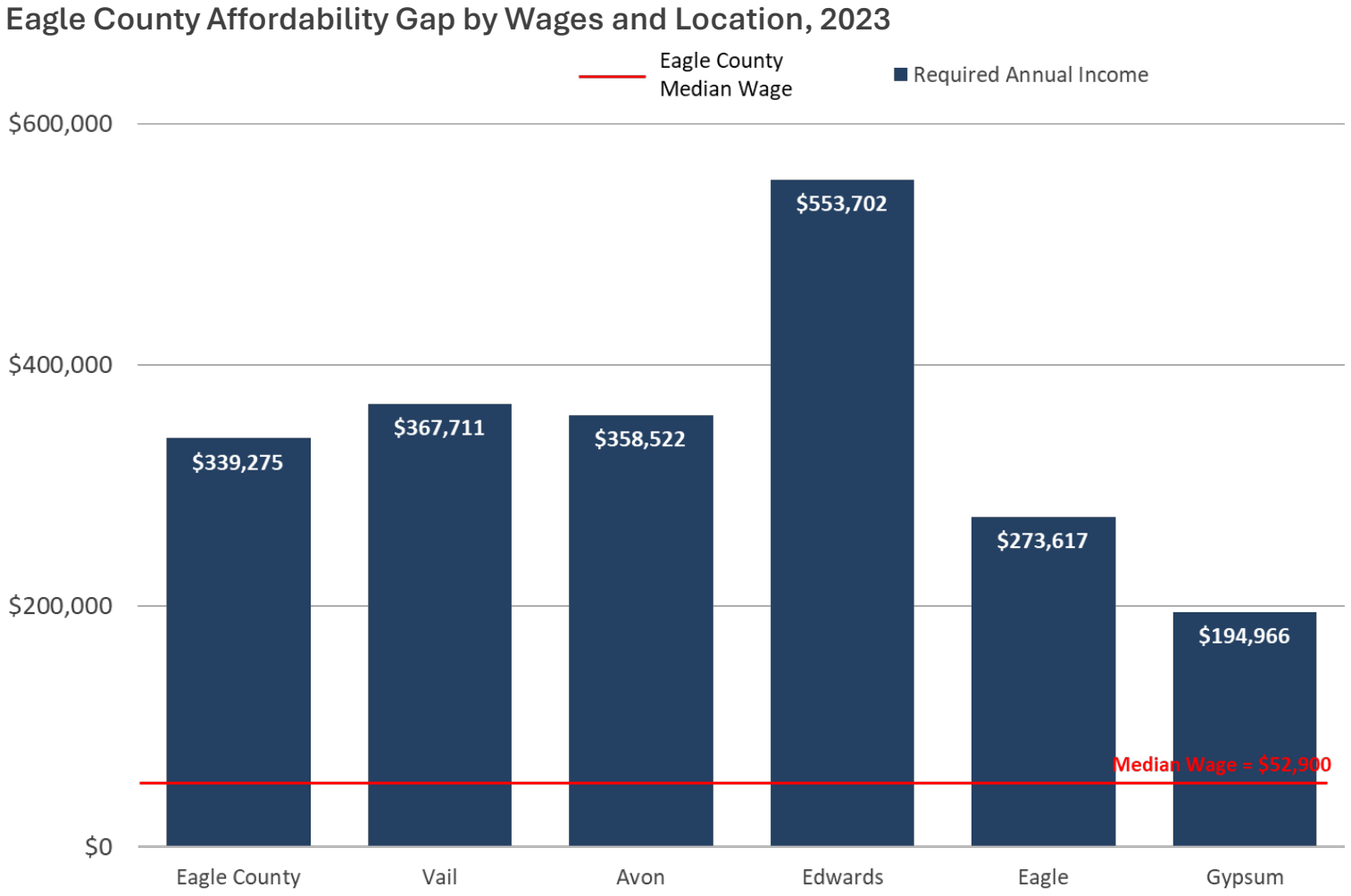
- Prices in Edwards, Avon, and Vail are more affordable once high-value areas are excluded.
- However, required incomes are still 2-3 times higher than area median income for a 2-person household.
- This indicates that unaffordability in these areas is not driven solely by vacation homes and tourism.



Excludes Arrowhead, Bachelor Gulch, Booth Creek, Bueffehr Creek, Cascade Village Glen, Colorow Squaw Creek, Cordillera, Highland Meadows, Frost Creek, Lake Creek Valley, Lionshead, Mountain Star, Potato Patch, Vail Golf Course, and Vail Village.

OWNERSHIP AFFORDABILITY – WAGES

- As noted previously, household income does not always relate well to local salaries/wages
- Homeownership is an even larger challenge when measured by median wage. The 2022 median annual wage in Eagle County was $52,900, which is approximately $285,000 less than the wage needed to purchase a median-priced home in the county.

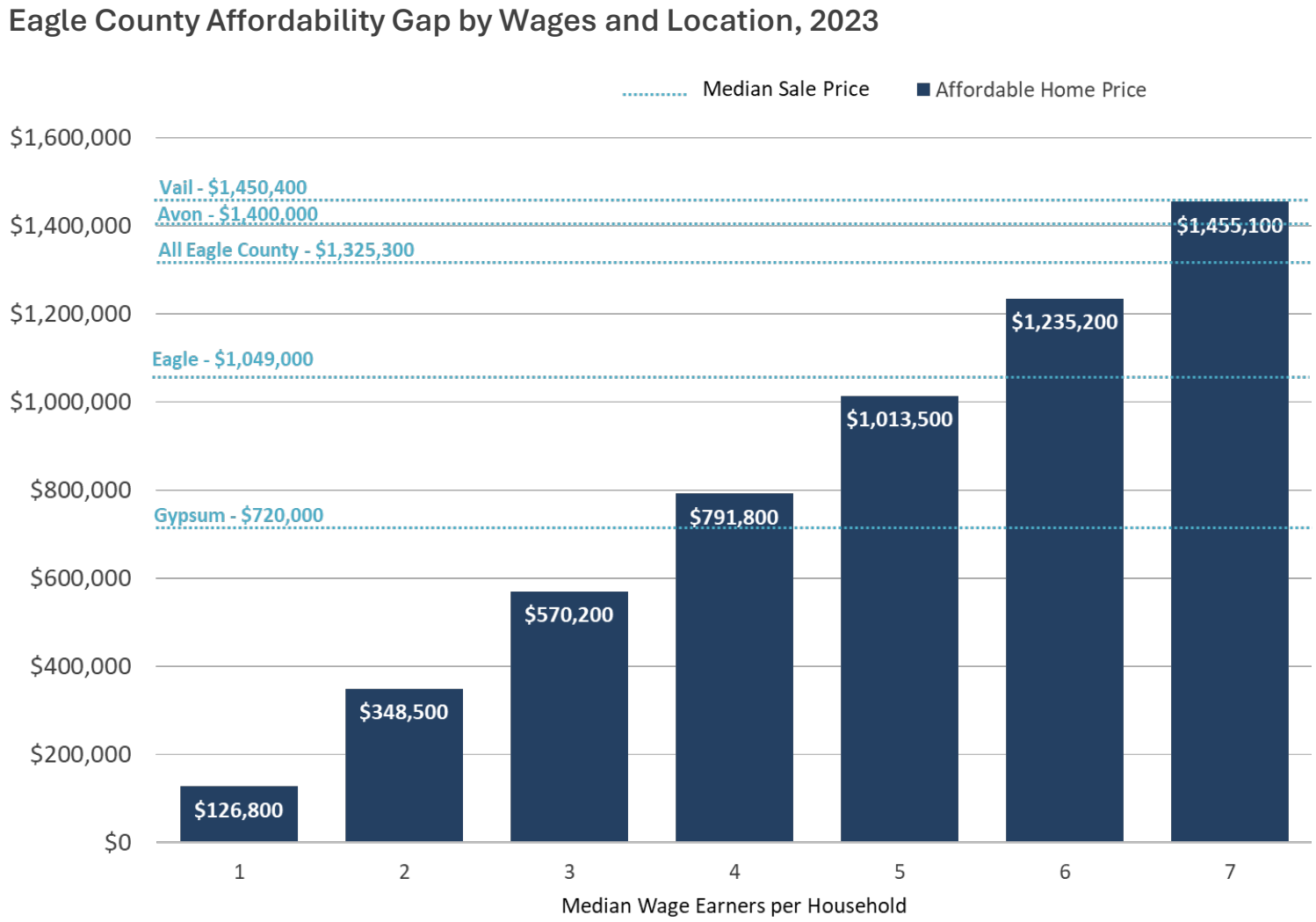


Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – WAGES

To afford the median priced home in Eagle County, a household needs an income equivalent to 6.4 full-time jobs paying median wage of $52,900/year.

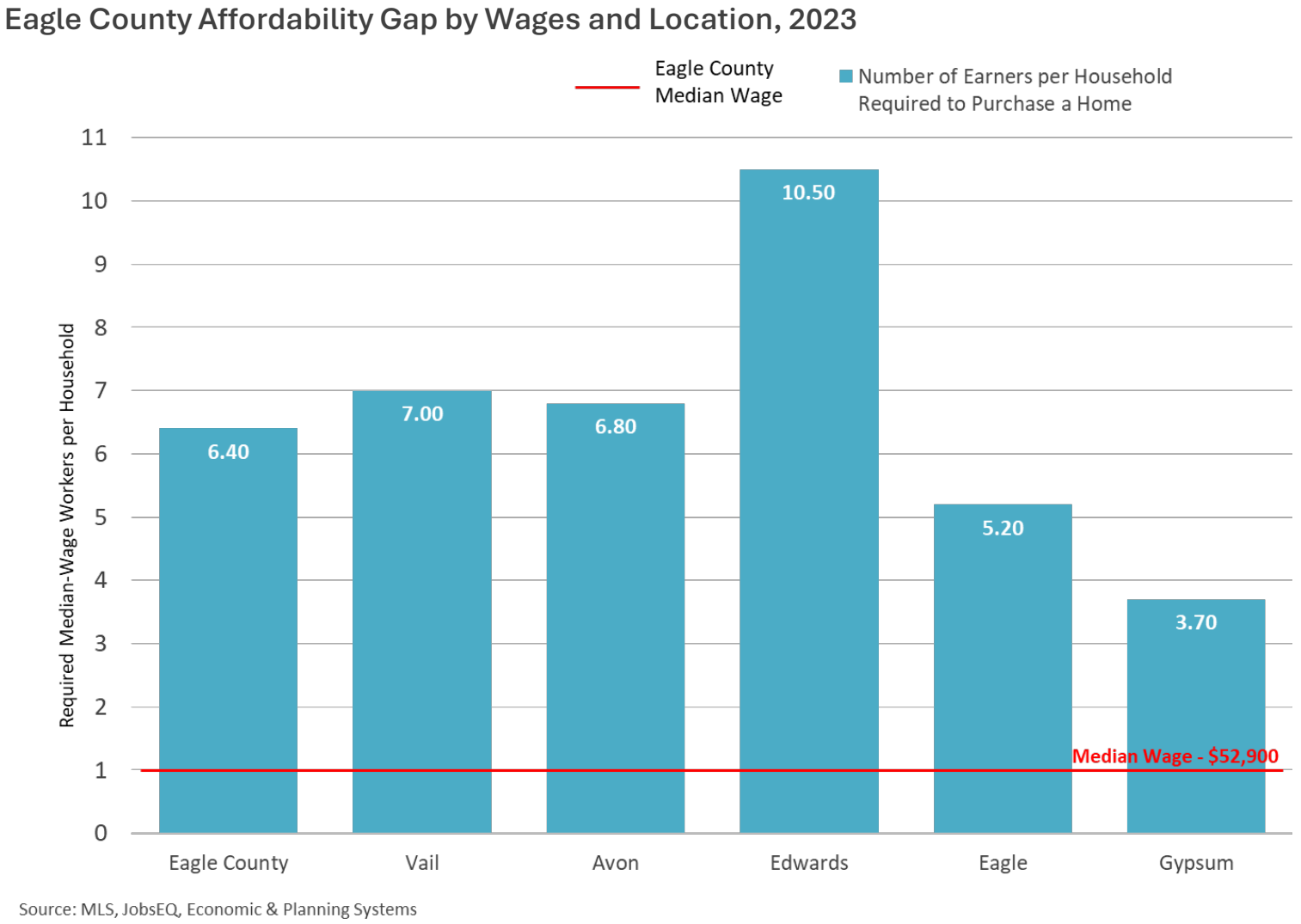
As a result, homeowners may take on roommates or work extra jobs to afford a home.



Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – WAGES

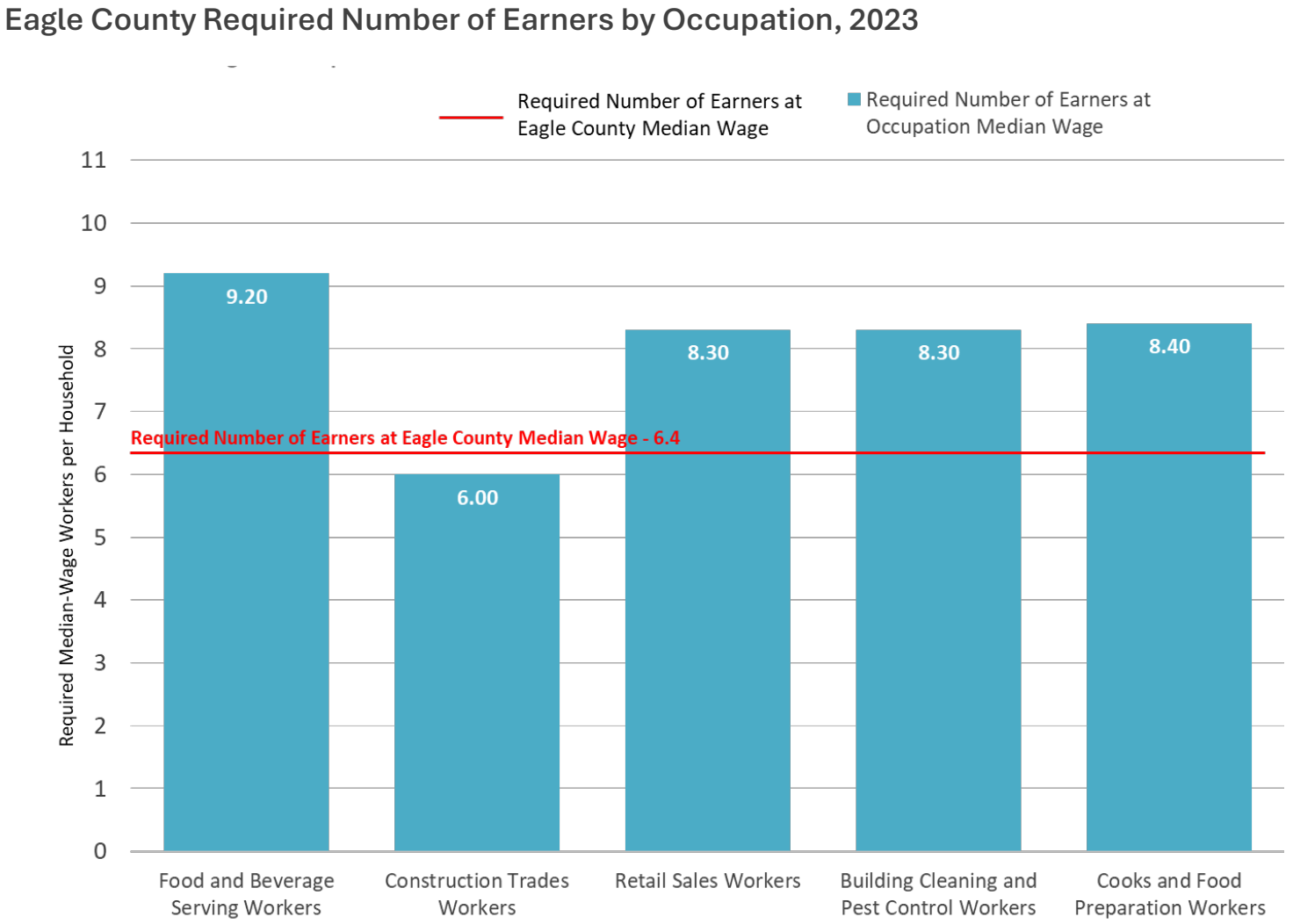
- Even in Gypsum, the most affordable community in Eagle County, a household would need 3.7 full-time workers earning median annual wage of $52,900 to afford a median-priced home.
- In Edwards, which includes resort areas, a household would need 10.5 full-time workers.



Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – OCCUPATION

- Four of the top five occupations in Eagle County pay median wages below the overall Eagle County median of $52,900
  - Workers in these occupations struggle even more to find an affordable home
- For example, a worker needs 9.2 full-time jobs in the Food and Beverage serving sector to afford the median-priced home

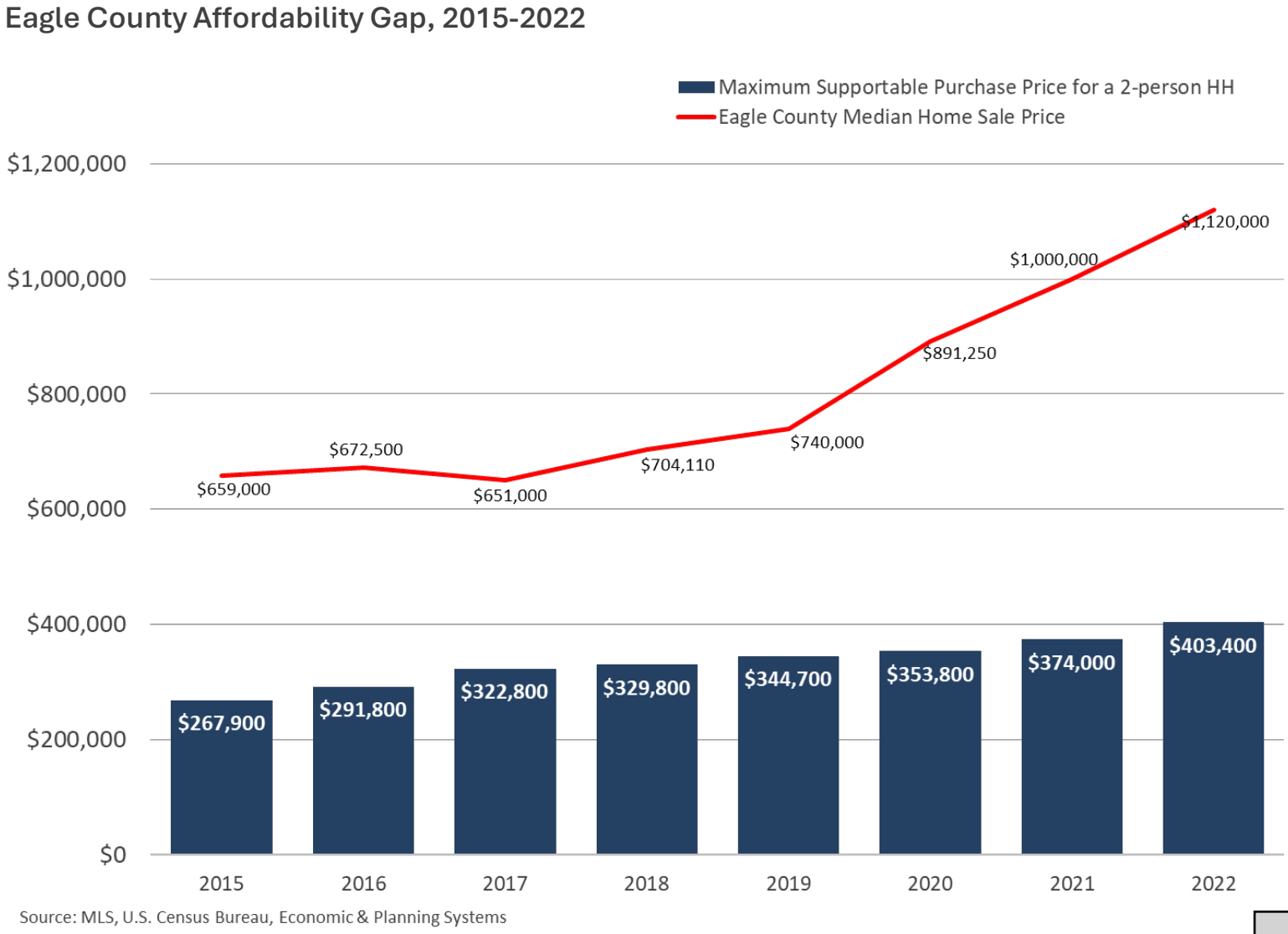


Source: MLS, JobsEQ, Economic & Planning Systems

OWNERSHIP AFFORDABILITY OVER TIME

Homeownership has long been a challenge for Eagle County communities. However, the magnitude of this challenge increased significantly beginning in 2019/2020

In 2015, the gap between what a 2-person household earning 100% AMI could afford and the median purchase price was approximately $450,000. In 2020 that gap was about $636,000, and by 2022 had grown to over $700,000



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

EXISTING AFFORDABLE HOUSING PROGRAMS

Eagle County currently has multiple affordable housing programs operated at county, town, and development level.

In addition to the programs on the right, there are multiple developments such as Eagle Ranch and Miller Ranch that have location-specific deed restrictions.

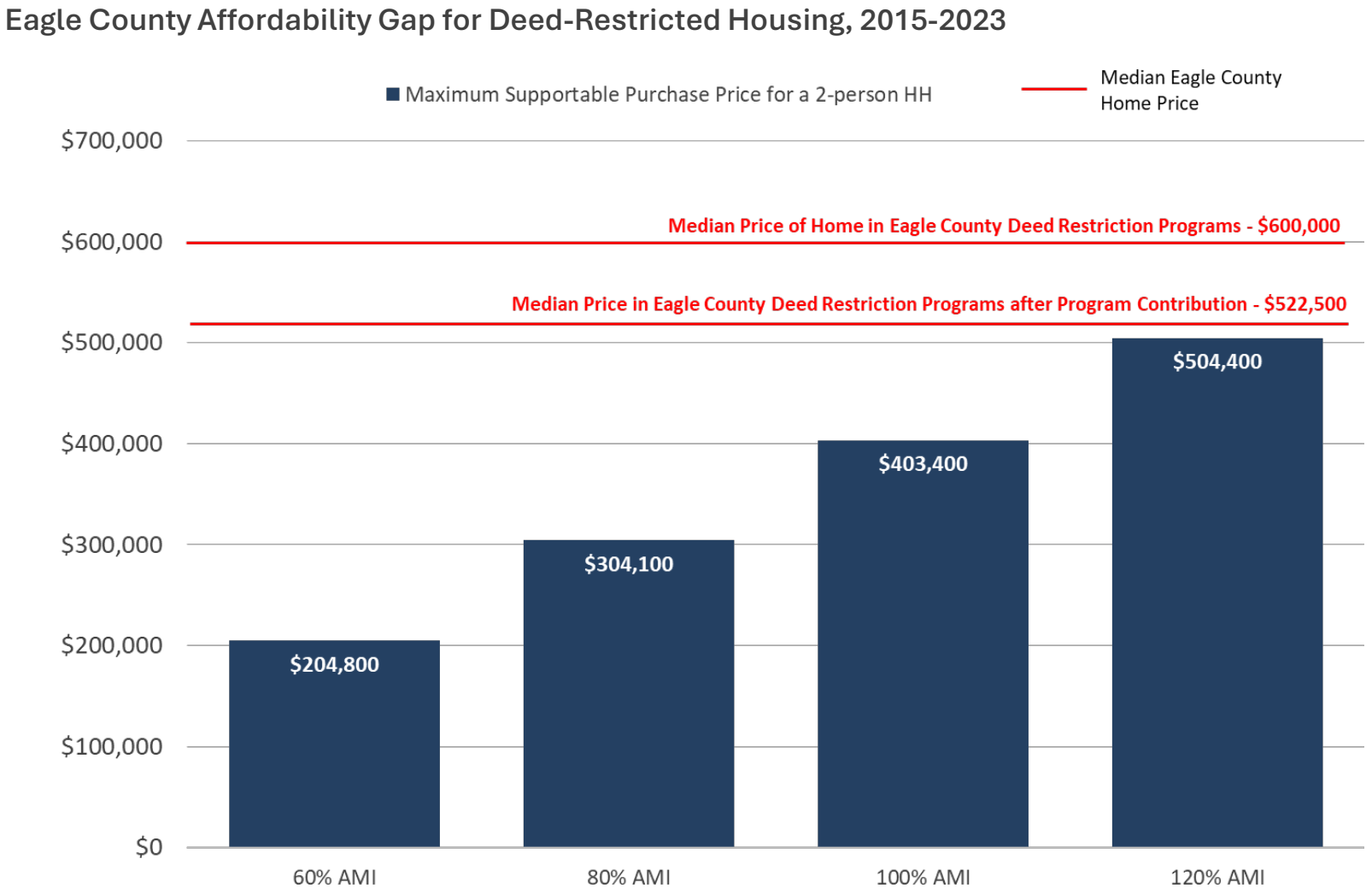
Deed-restricted homes are more affordable for households, especially once assistance is factored in, but still remain too expensive for many residents

Program	Location	Type	Description
Eagle County Good Deeds	Eagle County	Deed Restriction Program	Buyers receive payment at the time of sale in exchange for placing a deed restriction on their property. The deed restriction either limits ownership to Eagle County employees or imposes an appreciation cap.
Eagle County Loan Fund	Eagle County	Loan Assistance	Fund that contributes up to 5% of loan value for homebuyers using conventional, RD, VA, or FHA mortgages.
Additional Eagle County Down Payment Assistance Programs	Eagle County	Down Payment Assistance	Buyers who are Eagle County residents or employees can borrow funds for down payments, closing costs, and prepaid expenses related to home purchases.
Aid for ADUs	Eagle County	ADU incentive	Homeowners may receive up to $100,000 to build an ADU. In exchange, the owner must lease the ADU to an Eligible Household at a monthly rental rate that does not exceed 100% of AMI.
Lease to Locals	Eagle County	Long-term rental incentive	Property owners receive one-time cash incentives to convert their vacant or short-term rental properties into rentals available for seasonal leases of five months or longer, or for long-term leases of 12 months or more.
Rental Funds	Eagle County	Rental Assistance	Provides up to two months worth of rental payments to locally employed, full-time, year-round renters starting a new 12-month lease within Eagle County.
Mi Casa Avon	Town of Avon	Deed Restriction Program	Buyers receive payment in exchange for placing a deed restriction on their property. The deed restriction limits ownership to Eagle County employees. There is no price appreciation cap.
Avon Community Housing	Town of Avon	Deed Restriction Program	The Town of Avon offers more than 60 workforce deed-restricted housing units for eligible buyers, each subject to different deed restrictions.
Vail InDEED	Town of Vail	Deed Restriction Program	Buyers or existing owners receive payment in exchange for placing a deed restriction on their property. The deed restriction limits ownership to Eagle County employees. There is no price appreciation cap.
Town of Vail Buy-Down	Town of Vail	Deed Restriction Program	Town of Vail purchases a unit and places a deed restriction on it before reselling at a subsidized price. The deed restriction limits ownership to Eagle County employees.
Town of Vail Employee Housing Units (EHU)	Town of Vail	Community Housing	The Town of Vail has five community developments that are available for Eagle County employees to purchase via community housing lotteries.
Town of Vail Employee Housing Program	Town of Vail	Down Payment Assistance	Eligible employees of the Town of Vail can receive down payment assistance to purchase a primary residence.

Source: Valley Home Store, Economic & Planning Systems

DEED-RESTRICTED HOUSING OWNERSHIP

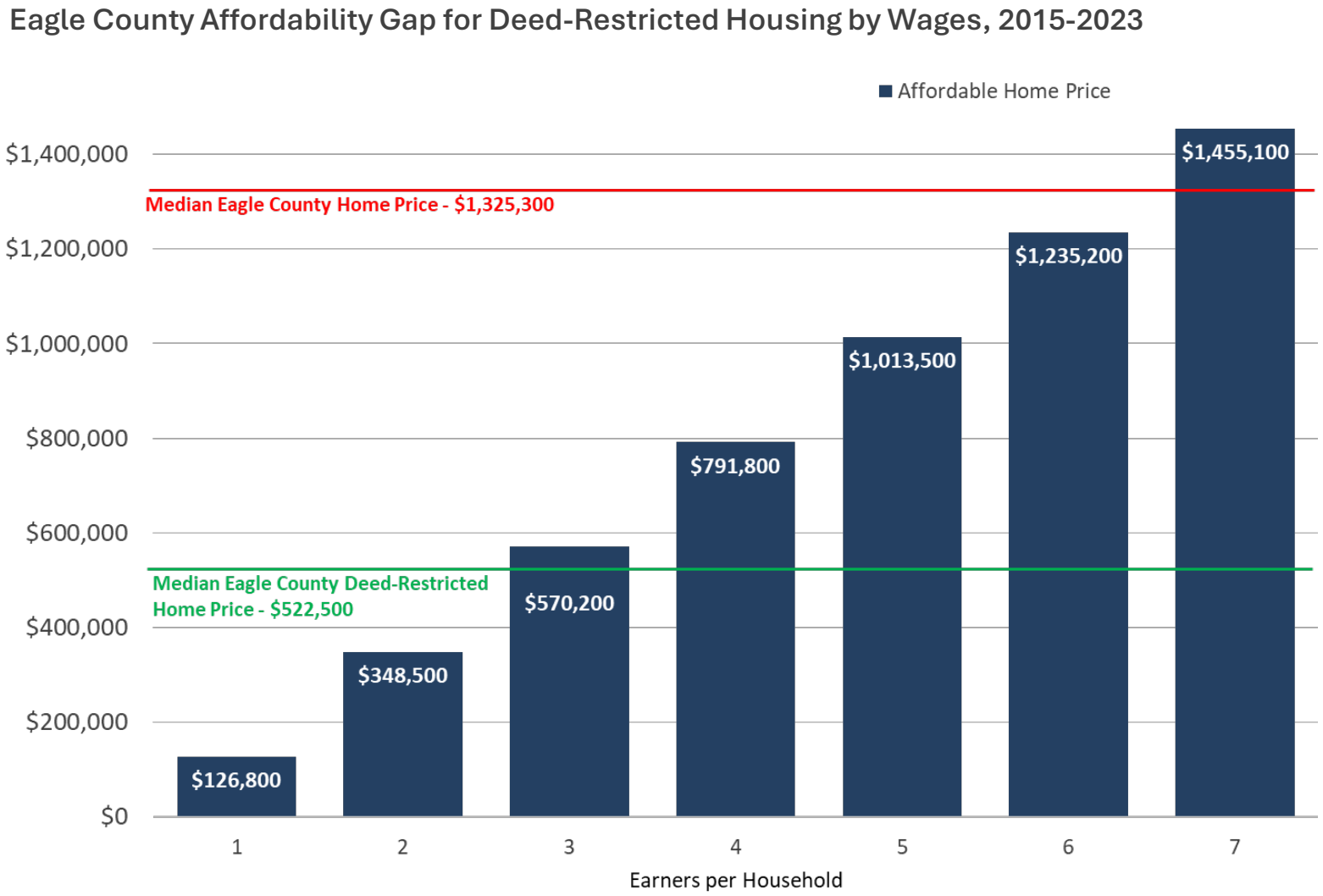
These programs generally work for households earning 120% AMI or above



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

OWNERSHIP AFFORDABILITY – DEED RESTRICTED – WAGES

- Deed restriction programs may provide a better option for workers earning median wages.
- Although a household would still need 2.8 full-time median wage jobs to afford a median-priced deed-restricted home, this is significantly less than the 6.4 jobs needed for all homes.



Source: MLS, JobsEQ, Economic & Planning Systems

OUTREACH

SURVEY AND INTERVIEWS

OUTREACH OVERVIEW

- Key part of the process is community and stakeholder outreach
- Three pronged effort
  - Survey
  - Interviews
  - Focus groups – Community focus groups are scheduled for October 22–24 and 29–30, with additional follow-up interviews as needed

INTERVIEWS

EPS conducted seven interviews with local stakeholders in the real estate, rental and insurance markets as well as representatives from large local employers. Several key themes emerged from the interviews:

- The housing market in the Eagle Valley grew dramatically during the COVID-19 pandemic.
- Construction costs are very high, so builders prioritize higher-margin luxury homes.
- When local homeowners sell, they tend to either move down-valley or leave Eagle County altogether to find housing that is more affordable.
- In the rental market, landlords prefer long-term local tenants. They keep rent below market rate to keep a good local tenant, then bring rent back to market rate when a unit turns over.
- Landlords are curious about partnering with employers to provide employee housing.
- Although some real estate and rental professionals are familiar with current deed restriction and down payment assistance programs, there is confusion about how they work and who can apply.

SURVEY

- In late winter and spring 2024, a community survey (residents and employees) was fielded to better understand housing conditions and needs in Eagle County
- Alongside this community survey, an employer survey was also conducted to document employer housing needs and partnership/program opportunities
- Survey data is largely consistent with other data points we collected
- This section goes through
  - Methodology
  - Household / Employee Survey Results
    - Profiles of Key Segments
    - Profiles by Housing Tenure and Place of Residence
  - Employer Survey Results

METHODOLOGY

1. 2024 Eagle River Valley Household/Employee Survey

- Mailback, online and in-person outreach to Eagle River Valley residents & workers in winter/spring 2024
  - Mail-out to 8,000 Eagle River Valley households
  - Bilingual in-person contacts by Habitat for Humanity at The Community Market and elsewhere
  - Publicity by study partners; Facebook ads; survey distribution by employers to employees
- Received 2,749 usable responses (2,343 survey completes & 396 partial completes)
  - 399 responses in Spanish, 2,350 responses in English
- Results have been weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; to match Eagle River Valley 2018-22 Census demographics (American Community Survey)

2. 2024 Eagle River Valley Employer Survey

- Mailback and online outreach to Eagle River Valley employers in winter/spring 2024
  - Mail-out to 1,500 employers
  - Publicity by study partners and Vail Valley Partnership
- Received 183 usable responses (176 survey completes & 7 partial completes)

SELECTED HOUSEHOLD / EMPLOYEE SURVEY RESULTS: BY POPULATION SEGMENT

POPULATION SEGMENTS

- Based on survey results, 8 “resident profiles” were created to use a lens to examine results and understand how housing needs vary across different resident groups
  - Young renters (anyone who rents and is aged 34 and under)
  - Living with roommates (anyone living with unrelated roommates)
  - Families with children (any couples or single parents with children 18 and under)
    - Subset: Families with young children (limited to families with children aged 9 and under)
  - Hispanic/Latino respondents (anyone who completed the survey in Spanish + anyone who self-identified as Hispanic)
  - Older adults (anyone aged 55+)
  - Current residents of employee housing
  - Current residents of deed-restricted housing
- To ensure comprehensive reporting, 2 additional groups are included in the analysis (
  - Other households with children (includes families with unrelated roommates)
  - All other

HOME LOCATION

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Where do you live now (closest community)?	**Upper Valley** (Vail & Hwy 24)	14%	15%	15%	23%	19%	8%	16%	8%	8%	6%	15%
	Mid Valley (Eagle-Vail to Wolcott)	42%	47%	53%	51%	48%	51%	40%	40%	37%	48%	40%
	Lower Valley (Eagle to Dotsero)	40%	33%	29%	17%	31%	38%	40%	50%	51%	43%	41%
	Other (Colo River & out of county)	4%	5%	4%	9%	2%	4%	4%	3%	4%	3%	4%
TOTAL		***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***
	n =	***2,614***	***326***	***283***	***113***	***286***	***548***	***773***	***699***	***422***	***104***	***509***

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

HOUSEHOLD COMPOSITION

Household composition		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which of the following best describes your household?	Couple, no child(ren) at home	35%	35%		24%	24%	14%	56%				59%
	Couple with child(ren) at home	26%	13%		24%	28%	37%	11%	81%	85%		7%
	Adult living alone	14%	12%		23%	18%	7%	21%				24%
	Unrelated roommates	7%	22%	67%	12%	6%	7%	3%				
	Single parent with child(ren) at home	7%	5%		8%	14%	16%	2%	19%	15%		1%
	Immediate and extended family members	5%	4%		4%	4%	10%	4%			65%	5%
	Family members and unrelated roommates	4%	6%	33%	3%	4%	7%	2%			35%	
	Other:	2%	2%		3%	2%	2%	1%				3%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,640*	*330*	*293*	*117*	*285*	*551*	*798*	*716*	*435*	*106*	*494*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

TOTAL PEOPLE IN HOUSEHOLD

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Total people in household (calculated from number of people by age group)	1	13%	11%	1%	17%	15%	5%	19%	2%	3%	1%	24%
	2	42%	43%	28%	34%	35%	22%	62%	9%	6%	3%	61%
	3	17%	17%	30%	22%	20%	18%	9%	31%	32%	7%	7%
	4	15%	11%	19%	12%	14%	22%	5%	35%	33%	17%	6%
	5	7%	7%	8%	10%	5%	14%	2%	15%	15%	26%	1%
	6	3%	6%	8%	4%	7%	10%	1%	5%	6%	32%	1%
	7	1%	1%	2%		0%	3%	0%	1%	2%	4%	
	8	1%	0%	1%	1%	0%	1%		1%	2%	3%	0%
	9	0%	1%	0%		1%	1%	0%	1%	1%	2%	
	10	0%	2%	2%		1%	1%	0%	0%	0%	2%	
	11	0%	0%	1%		0%	0%				2%	
	12	0%				0%	1%		0%	0%		
	13	0%	0%	0%			0%					
	14	0%					0%		0%			
	16	0%		0%		0%	0%		0%	0%	1%	
	17	0%	1%	0%			1%		0%	0%	1%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*2.9*	*3.1*	*3.7*	*2.8*	*3.1*	*4.1*	*2.2*	*3.9*	*4.1*	*5.6*	*2.0*
n =		*2,583*	*323*	*285*	*114*	*274*	*536*	*789*	*716*	*435*	*106*	*472*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

NUMBER OF WORKERS & RETIREES IN HOUSEHOLD

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Including yourself, how many adults in your household are employed?	0	14%	3%	3%	4%	6%	7%	32%	3%	2%	4%	11%
	1	24%	18%	6%	32%	29%	26%	28%	26%	27%	10%	27%
	2	47%	52%	38%	43%	47%	39%	32%	60%	62%	29%	54%
	3	10%	13%	28%	11%	14%	15%	7%	7%	6%	30%	6%
	4	3%	7%	14%	3%	2%	8%	1%	2%	1%	21%	1%
	5	1%	4%	5%	5%	1%	2%	1%	1%	1%	3%	0%
	6	1%	2%	4%	1%		2%		0%	0%	2%	0%
	7	0%	0%	0%		0%	1%		0%	0%		
	8	0%	0%	1%	1%	0%	1%		0%	0%	1%	
	10	0%	0%			0%			0%	0%		
	12	0%	0%	0%			0%				1%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*1.7*	*2.3*	*2.8*	*2.0*	*1.9*	*2.1*	*1.2*	*1.9*	*1.9*	*2.9*	*1.6*
n =		*2,573*	*323*	*284*	*113*	*271*	*527*	*789*	*701*	*424*	*104*	*480*
Including yourself, how many adults in your household are retired?	0	81%	99%	91%	97%	94%	96%	54%	97%	98%	80%	84%
	1	9%	0%	7%		5%	4%	20%	2%	1%	12%	7%
	2	10%	1%	2%	3%	1%	1%	25%	1%	1%	8%	9%
	3	0%						0%			1%	
	10	0%						0%				
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*0.3*	*0.0*	*0.1*	*0.1*	*0.1*	*0.1*	*0.7*	*0.0*	*0.0*	*0.3*	*0.2*
n =		*2,573*	*323*	*284*	*113*	*271*	*527*	*789*	*701*	*424*	*104*	*480*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

TOTAL JOBS HELD BY HOUSEHOLD MEMBERS

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Total jobs held by household members (excluding households with no workers)	1	21%	14%	6%	29%	21%	24%	32%	21%	21%	10%	21%
	2	40%	38%	26%	35%	40%	37%	39%	47%	47%	20%	42%
	3	19%	21%	26%	11%	19%	17%	19%	17%	16%	26%	17%
	4	11%	14%	19%	15%	10%	14%	5%	8%	8%	28%	12%
	5	4%	6%	11%	3%	4%	4%	3%	4%	4%	8%	4%
	6	2%	3%	6%	3%	2%	2%	1%	2%	1%	5%	2%
	7	1%	2%	3%	3%	2%	1%		1%	0%	2%	1%
	8	1%	2%	3%		0%	0%	1%	0%	0%		1%
	9	0%	1%	1%	1%				0%		1%	
	10	0%			1%	0%	0%		1%	0%		
	12	0%	0%				0%		0%	0%		
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*2.5*	*2.9*	*3.5*	*2.6*	*2.6*	*2.6*	*2.1*	*2.4*	*2.4*	*3.3*	*2.5*
n =		*2,234*	*320*	*270*	*114*	*248*	*483*	*569*	*669*	*403*	*98*	*419*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

MONTHLY RENT/MORTGAGE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
What is your household's current total monthly rent or mortgage payment?	$0 - do not pay rent or mortgage, or mortgage paid off	23%	10%	14%	24%	10%	13%	44%	12%	11%	20%	16%
	$1 - $499	1%	1%	1%	2%	1%	1%	0%	1%	1%	2%	0%
	$500 - $999	3%	3%	3%	8%	8%	3%	5%	2%	2%	2%	2%
	$1,000 - $1,499	9%	11%	7%	13%	17%	14%	7%	8%	8%	9%	10%
	$1,500 - $1,999	17%	22%	11%	23%	26%	33%	9%	22%	24%	16%	17%
	$2,000 - $2,499	16%	18%	18%	16%	16%	17%	12%	19%	21%	18%	20%
	$2,500 - $2,999	11%	13%	11%	5%	8%	8%	9%	12%	10%	10%	13%
	$3,000 - $4,999	17%	20%	30%	9%	11%	8%	11%	19%	20%	16%	18%
	$5,000+	4%	3%	5%		2%	3%	3%	4%	3%	7%	3%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*$1,871*	*$2,118*	*$2,376*	*$1,403*	*$1,825*	*$1,815*	*$1,381*	*$2,195*	*$2,165*	*$2,045*	*$2,064*
Median		*$1,800*	*$2,000*	*$2,350*	*$1,600*	*$1,700*	*$1,707*	*$1,098*	*$2,100*	*$2,000*	*$2,000*	*$2,000*
n =		*2,230*	*305*	*232*	*94*	*240*	*429*	*772*	*583*	*355*	*82*	*376*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

SELECTED MONTHLY HOUSING COSTS

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Sum of selected monthly housing costs - rent/mortgage, HOA fees & utilities	$0	5%	7%	11%	17%	4%	8%	4%	3%	3%	12%	6%
	$1 - $249	2%	3%	2%		1%	1%	2%	1%	1%	1%	2%
	$250 - $499	5%	3%	3%	6%	2%	3%	9%	3%	3%	2%	2%
	$500 - $749	6%	1%	2%	3%	3%	3%	14%	3%	3%	5%	4%
	$750 - $999	3%	1%	2%	5%	2%	1%	5%	2%	1%	1%	3%
	$1,000 - $1,499	9%	8%	5%	11%	10%	9%	14%	4%	4%	4%	5%
	$1,500 - $1,999	12%	19%	9%	18%	23%	23%	9%	14%	15%	6%	9%
	$2,000 - $2,499	15%	18%	15%	22%	21%	23%	11%	17%	17%	21%	18%
	$2,500 - $2,999	13%	16%	13%	8%	11%	10%	8%	15%	17%	13%	18%
	$3,000 - $4,999	24%	20%	30%	10%	18%	16%	19%	31%	31%	25%	27%
	$5,000+	6%	3%	8%		5%	4%	6%	6%	4%	11%	6%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*$2,343*	*$2,236*	*$2,562*	*$1,577*	*$2,301*	*$2,140*	*$2,009*	*$2,697*	*$2,652*	*$2,555*	*$2,519*
Median		*$2,230*	*$2,100*	*$2,500*	*$1,686*	*$2,100*	*$2,000*	*$1,600*	*$2,562*	*$2,560*	*$2,366*	*$2,500*
n =		*2,288*	*319*	*247*	*95*	*245*	*445*	*793*	*595*	*361*	*85*	*382*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

HOUSING COSTS AS A PERCENTAGE OF INCOME

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Ratio of selected housing costs (rent/mortgage, HOA fees and utilities) to household income	0%	6%	8%	14%	17%	4%	9%	4%	3%	3%	14%	7%
	0.1 - 9.9%	17%	7%	11%	10%	8%	5%	30%	11%	9%	4%	11%
	10 - 19.9%	22%	15%	22%	20%	19%	13%	21%	24%	24%	15%	27%
	20 - 29.9%	23%	28%	18%	19%	26%	16%	19%	22%	23%	19%	29%
	30 - 39.9%	13%	19%	17%	19%	17%	13%	9%	14%	15%	7%	13%
	40 - 49.9%	7%	7%	5%	3%	7%	13%	7%	10%	9%	8%	6%
	50 - 99.9%	9%	11%	10%	5%	13%	20%	7%	11%	11%	19%	6%
	100%+	3%	5%	3%	5%	6%	10%	3%	4%	4%	13%	1%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Median		*21.9%*	*26.3%*	*21.6%*	*21.3%*	*27.1%*	*34.7%*	*16.7%*	*25.2%*	*25.7%*	*27.1%*	*21.5%*
n =		*2,013*	*271*	*187*	*92*	*225*	*367*	*687*	*549*	*328*	*72*	*340*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

MONTHLY CHILDCARE EXPENSES

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Child care expenses per month	$1 - $99	2%	5%			4%	3%		2%	2%		
	$100 - $199	5%	10%		17%	11%	8%		6%	6%	5%	9%
	$200 - $499	23%	25%	44%	25%	32%	28%	25%	21%	21%	33%	9%
	$500 - $999	27%	40%	33%	17%	36%	36%	25%	26%	24%	29%	45%
	$1,000 - $1,999	25%	18%	11%	17%	14%	17%	13%	27%	28%	14%	36%
	$2,000 - $2,999	13%	3%	6%	17%	4%	5%	25%	13%	14%	14%	
	$3,000+	5%		6%	8%		3%	13%	5%	4%	5%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*$1,150*	*$637*	*$1,744*	*$2,582*	*$588*	*$736*	*$1,344*	*$1,111*	*$1,106*	*$1,769*	*$755*
Median		*$800*	*$600*	*$550*	*$550*	*$500*	*$580*	*$850*	*$815*	*$900*	*$600*	*$608*
n =		*262*	*40*	*18*	*12*	*28*	*64*	*8*	*216*	*196*	*21*	*11*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

ABILITY TO PAY FOR ESSENTIAL EXPENSES

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Are you able to pay for all your essential expenses each month (e.g. housing, utilities, food, childcare, insurance, loan payments, etc.) without accumulating additional debt?	**Yes**	77%	65%	66%	69%	72%	59%	88%	70%	71%	60%	77%
	No	13%	20%	15%	13%	15%	19%	6%	17%	17%	19%	15%
	Uncertain	10%	15%	19%	17%	13%	22%	5%	13%	13%	21%	7%
TOTAL		***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***
	n =	***2,250***	***328***	***239***	***96***	***236***	***427***	***784***	***587***	***358***	***85***	***378***

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

AGE OF RESPONDENT

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Age of respondent	17 & under	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	18 - 24	2%	9%	5%	6%	1%	7%	0%	1%	1%	11%	1%
	25 - 34	18%	90%	41%	36%	25%	32%	0%	13%	20%	25%	11%
	35 - 44	24%	0%	18%	35%	33%	30%	0%	43%	57%	27%	47%
	45 - 54	19%	0%	16%	13%	22%	20%	0%	34%	20%	20%	40%
	55 - 64	16%	0%	11%	4%	12%	7%	44%	8%	1%	7%	0%
	65 - 74	14%	0%	5%	5%	6%	2%	38%	1%	0%	10%	0%
	75 - 84	6%	0%	3%	0%	1%	0%	16%	0%	0%	0%	0%
	85+	1%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Median		*47.0*	*29.0*	*36.0*	*36.0*	*42.0*	*37.0*	*66.0*	*43.0*	*40.0*	*38.0*	*42.0*
n =		*2,218*	*331*	*232*	*95*	*237*	*423*	*803*	*582*	*354*	*84*	*345*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

NUMBER OF BEDROOMS

Bedrooms in home		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How many of bedrooms are in your home?	0	1%	3%	0%	4%	1%	1%	0%	0%	1%		2%
	1	11%	26%	5%	22%	15%	15%	7%	4%	5%	2%	14%
	2	25%	42%	32%	34%	44%	34%	16%	25%	29%	19%	25%
	3	36%	23%	40%	27%	34%	40%	38%	40%	39%	48%	34%
	4	18%	5%	17%	8%	5%	7%	28%	20%	18%	16%	16%
	5	7%	1%	5%	3%	1%	3%	10%	8%	7%	16%	8%
	6	1%		1%	1%	0%	0%	2%	2%	1%		1%
	7	0%						0%	0%			1%
	8	0%						0%				
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*2.9*	*2.1*	*2.9*	*2.3*	*2.3*	*2.5*	*3.2*	*3.1*	*3.0*	*3.2*	*2.8*
n =		*2,643*	*318*	*276*	*114*	*290*	*560*	*787*	*700*	*425*	*103*	*519*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

HOUSING TENURE

Housing tenure		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Do you own or rent your residence?	Own	58%		27%	4%	45%	23%	86%	60%	56%	34%	65%
	Rent with a lease agreement	30%	78%	46%	70%	48%	55%	9%	31%	34%	35%	25%
	Rent without a lease agreement	8%	22%	22%	16%	5%	15%	4%	6%	7%	12%	5%
	I don't rent or own; I am staying with friends or family	2%		4%	2%	1%	4%	0%	2%	3%	14%	3%
	Other:	1%		1%	5%	0%	2%	0%	0%	0%	4%	1%
	Currently don't have housing	1%		1%	2%		1%	0%	0%	0%	1%	1%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,714*	*331*	*293*	*119*	*296*	*576*	*798*	*711*	*433*	*106*	*535*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SATISFACTION WITH CURRENT RESIDENCE

Satisfaction with your current residence		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which best describes your satisfaction with your current residence?	1 - Very dissatisfied	7%	11%	10%	7%	9%	11%	5%	6%	5%	10%	7%
	2 - Somewhat dissatisfied	11%	20%	15%	14%	15%	17%	4%	12%	15%	16%	11%
	3 - Somewhat satisfied	19%	30%	27%	32%	19%	28%	8%	20%	22%	35%	20%
	4 - Satisfied	30%	26%	25%	25%	33%	30%	25%	36%	37%	24%	32%
	5 - Very satisfied	34%	13%	23%	21%	25%	14%	57%	26%	22%	15%	30%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*3.7*	*3.1*	*3.4*	*3.4*	*3.5*	*3.2*	*4.3*	*3.6*	*3.5*	*3.2*	*3.7*
n =		*2,517*	*312*	*271*	*111*	*278*	*498*	*757*	*659*	*403*	*93*	*496*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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REASONS FOR DISSATISFACTION WITH RESIDENCE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?	Too expensive	49%	59%	52%	33%	46%	56%	34%	52%	50%	42%	50%
	Too small / overcrowded	35%	41%	38%	38%	49%	34%	20%	44%	48%	41%	33%
	Currently rent, prefer to buy	34%	61%	38%	38%	28%	36%	15%	33%	32%	36%	35%
	Needs repairs / poor condition	27%	31%	28%	22%	33%	23%	22%	32%	29%	22%	27%
	Unstable housing situation (e.g., afraid I'll have to move when I do not want to)	21%	33%	35%	41%	22%	22%	11%	17%	13%	27%	22%
	I need to have roommates and would prefer not to	17%	27%	51%	28%	15%	16%	7%	6%	6%	29%	17%
	Disturbance from nearby short-term rentals	15%	15%	17%	16%	12%	7%	20%	14%	13%	10%	18%
	Other:	16%	9%	12%	3%	16%	8%	28%	10%	10%	8%	22%
	Too far from work	10%	12%	7%	3%	5%	9%	8%	10%	14%	10%	11%
	Location or living situation does not feel safe	7%	10%	7%	7%	13%	9%	3%	9%	8%	7%	5%
	Poor access to transit	7%	5%	7%	3%	2%	7%	6%	8%	6%	5%	7%
	Pets not allowed	6%	13%	15%	13%	1%	6%	2%	3%	4%	3%	5%
	Forced to live with my ex because we cannot find or afford separate places to live	3%	3%	1%	1%	3%	2%		4%	3%	3%	5%
TOTAL		*249%*	*319%*	*308%*	*245%*	*245%*	*236%*	*174%*	*242%*	*237%*	*244%*	*259%*
	n =	*1,052*	*206*	*156*	*69*	*135*	*295*	*180*	*280*	*190*	*59*	*214*

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18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

EASE OF FINDING HOUSING

Ease of finding housing		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?	Not difficult	20%	4%	9%	13%	12%	12%	37%	15%	10%	13%	21%
	Moderately difficult	31%	21%	29%	28%	25%	24%	37%	32%	31%	28%	31%
	Very difficult	43%	63%	50%	41%	59%	56%	24%	49%	53%	42%	43%
	I have yet to find such housing	5%	12%	13%	19%	3%	9%	2%	4%	5%	17%	6%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,661*	*331*	*290*	*117*	*298*	*567*	*767*	*712*	*432*	*104*	*522*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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FUTURE DURATION OF RESIDENCE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How much longer do you plan on living in the area?	Under 6 months	2%	5%	3%	4%	3%	2%	2%	1%	1%		2%
	6 – 12 months	3%	5%	3%	9%	4%	3%	2%	1%	1%	3%	4%
	1 – 2 years	8%	15%	17%	13%	6%	8%	5%	5%	5%	7%	8%
	3 – 5 years	13%	21%	19%	20%	16%	15%	10%	12%	11%	14%	14%
	6 – 9 years	9%	9%	10%	13%	6%	10%	9%	9%	6%	9%	8%
	10 – 19 years	17%	9%	13%	13%	13%	15%	22%	19%	19%	16%	17%
	20 or more years	48%	36%	35%	27%	52%	47%	51%	53%	57%	51%	46%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,415*	*316*	*265*	*111*	*271*	*486*	*667*	*649*	*392*	*96*	*490*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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(IF PLANNING TO LEAVE IN 5 YEARS) EXPECTED REASONS FOR LEAVING

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If planning on leaving the area in five years or less, why are you likely to leave the area?	Better / more affordable housing opportunities	59%	79%	69%	70%	63%	55%	41%	62%	69%	60%	60%
	To be able to buy a home	34%	64%	43%	48%	41%	36%	9%	33%	41%	40%	38%
	Better quality of life	26%	27%	24%	14%	26%	26%	23%	28%	27%	32%	30%
	Better or different job opportunities	20%	28%	27%	23%	27%	21%	4%	24%	27%	24%	26%
	Other:	16%	4%	13%	4%	16%	9%	27%	18%	12%	8%	15%
	Retirement	17%	1%	12%	5%	8%	6%	49%	5%	3%	4%	7%
	Change in household / family status	11%	11%	8%	16%	13%	17%	11%	17%	12%	32%	8%
	Go back to school	3%	5%	5%	7%	6%	5%		1%	1%	8%	4%
TOTAL		*187%*	*220%*	*202%*	*188%*	*199%*	*176%*	*164%*	*187%*	*191%*	*208%*	*187%*
	n =	*794*	*147*	*123*	*54*	*86*	*149*	*218*	*152*	*93*	*25*	*167*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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CONSIDER MOVING

If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?	Yes, if I could BUY a home	61%	67%	57%	58%	75%	69%	38%	72%	77%	69%	69%
	Yes, if I could RENT a home	3%	9%	9%	10%	5%	9%	2%	2%	2%	7%	1%
	Yes, if I could BUY OR RENT a home	11%	22%	22%	25%	8%	15%	7%	9%	9%	13%	10%
	No	24%	2%	11%	8%	12%	7%	53%	17%	13%	12%	20%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,074*	*330*	*249*	*103*	*241*	*446*	*578*	*576*	*362*	*86*	*371*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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REASONS FOR CONSIDERING MOVING

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
(If you would consider moving) Why would you consider moving to a different home?	To find a less expensive home	39%	54%	50%	42%	45%	56%	27%	41%	40%	41%	35%
	To find a larger home	36%	36%	30%	25%	50%	44%	18%	52%	58%	37%	39%
	Currently rent, want to buy	33%	68%	45%	56%	37%	43%	10%	31%	31%	31%	31%
	To be closer to work	18%	27%	25%	28%	17%	22%	8%	19%	22%	13%	18%
	To live in a different community	15%	15%	18%	18%	14%	11%	14%	13%	14%	6%	20%
	To live in a more rural setting	15%	7%	11%	17%	9%	5%	18%	15%	13%	10%	20%
	To live in or closer to a town	9%	13%	9%	10%	7%	8%	7%	8%	8%	8%	12%
	Other:	10%	3%	9%	4%	9%	5%	17%	8%	6%	3%	11%
	To find a smaller home	7%	1%	4%	1%	2%	1%	17%	4%	2%	1%	6%
	To have better access to transit	5%	7%	8%	8%	3%	6%	3%	5%	4%	5%	5%
	To live in senior housing	6%		3%	3%	3%	2%	20%	1%		4%	2%
	Prefer to rent	2%	4%	5%	4%	0%	4%	2%	1%	1%	6%	1%
TOTAL		*194%*	*236%*	*218%*	*216%*	*196%*	*206%*	*161%*	*195%*	*199%*	*165%*	*200%*
	n =	*1,767*	*324*	*230*	*95*	*219*	*413*	*436*	*497*	*324*	*78*	*312*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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MOST IMPORTANT FACTORS WHEN CHOOSING A PLACE TO LIVE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which 3 factors are most important to your household when looking for a place to live?	Cost of housing to buy / rent	57%	77%	62%	71%	64%	55%	45%	55%	57%	60%	61%
	Proximity to my job	35%	46%	47%	48%	42%	45%	25%	35%	38%	34%	31%
	Type of residence (single-family, condo, etc.)	28%	16%	22%	17%	22%	15%	35%	28%	25%	29%	26%
	Community character ('look and feel,' family orientation, etc.)	23%	8%	14%	14%	13%	8%	34%	22%	18%	13%	25%
	Washer/dryer in unit	21%	31%	27%	25%	28%	30%	17%	21%	19%	19%	19%
	Pets allowed	22%	32%	26%	24%	24%	15%	18%	15%	13%	10%	28%
	Garage	18%	11%	16%	7%	14%	10%	26%	13%	12%	13%	22%
	Community amenities (parks, libraries, etc.)	18%	10%	11%	13%	12%	7%	24%	18%	20%	10%	18%
	Proximity to daycare or schools	13%	11%	9%	15%	18%	24%	4%	35%	43%	32%	4%
	Proximity to commercial services (shopping, dining, etc.)	15%	12%	14%	13%	12%	11%	21%	9%	10%	10%	19%
	Proximity to job(s) of other members of my household	12%	13%	9%	15%	12%	18%	8%	16%	18%	19%	14%
	Proximity to alpine skiing	14%	7%	11%	8%	8%	3%	22%	8%	5%	3%	15%
	Proximity to ECO Transit bus service	3%	6%	7%	6%	5%	7%	3%	3%	2%	5%	3%
	Extra storage/locker (if don't have garage)	3%	7%	6%	10%	4%	5%	2%	3%	4%		4%
TOTAL		*282%*	*287%*	*279%*	*286%*	*279%*	*252%*	*285%*	*281%*	*284%*	*257%*	*288%*
	n =	*2,226*	*328*	*258*	*102*	*247*	*446*	*678*	*604*	*373*	*91*	*399*

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24 Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

FORCED TO MOVE

Forced to move		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?	Yes	20%	40%	29%	43%	25%	31%	6%	21%	25%	28%	21%
	No	80%	60%	71%	57%	75%	69%	94%	79%	75%	72%	79%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,663*	*328*	*287*	*115*	*295*	*569*	*776*	*711*	*431*	*103*	*522*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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REASON(S) FORCED TO MOVE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
What were the reason(s) you had to move?	Big rent increase (How much did the monthly rent go up?)	35%	35%	48%	27%	42%	39%	25%	33%	29%	33%	30%
	Owner sold my rental unit	29%	26%	27%	21%	26%	18%	24%	25%	25%	22%	40%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	20%	21%	21%	22%	24%	20%	20%	25%	23%	11%	19%
	Owner turned the unit into a vacation rental	17%	21%	22%	14%	17%	10%	13%	10%	10%	15%	23%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	11%	9%	15%	10%	15%	17%	7%	14%	10%	7%	2%
	Change in household size (e.g. had children, lost a roommate, etc.)	10%	11%	10%	14%	13%	10%	4%	17%	18%	11%	7%
	Owner moved in	11%	12%	16%	12%	7%	10%	11%	9%	8%	19%	12%
	Other:	11%	11%	9%	14%	15%	7%	20%	9%	10%	4%	8%
	Owner wouldn't commit to a long lease (six months or more)	10%	8%	12%	8%	15%	9%	5%	9%	8%	11%	13%
	Could not afford to pay rent / mortgage due to a job or income loss	9%	9%	9%	12%	8%	10%	13%	9%	10%	11%	11%
	Changed jobs and could no longer live in employer-provided housing	7%	11%	12%	12%	3%	4%	5%	4%	5%	7%	11%
	Pets not allowed	6%	8%	10%	2%	8%	5%	5%	3%	2%	4%	5%
	Evicted from home / apartment	5%	7%	6%	2%	1%	10%	13%	4%	4%	19%	3%
TOTAL		*183%*	*190%*	*215%*	*172%*	*194%*	*167%*	*163%*	*172%*	*162%*	*174%*	*183%*
	n =	*527*	*132*	*82*	*48*	*75*	*175*	*43*	*148*	*106*	*27*	*111*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SECURITY OF HOUSING SITUATION

Security of housing situation		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)	Very secure	48%	16%	27%	14%	39%	25%	68%	46%	43%	32%	50%
	Somewhat secure	29%	43%	30%	41%	40%	36%	20%	33%	35%	33%	28%
	Somewhat insecure	11%	21%	19%	18%	9%	17%	6%	10%	11%	17%	11%
	Very insecure	9%	15%	15%	22%	8%	14%	4%	8%	7%	8%	9%
	Don't know / not sure	3%	5%	8%	2%	3%	7%	1%	2%	2%	7%	1%
	Other:	1%	1%	1%	2%	0%	1%	1%	1%	1%	3%	2%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,709*	*329*	*292*	*119*	*298*	*575*	*797*	*715*	*434*	*106*	*532*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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RETIREMENT AGE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
(If age 50 or older) Age when you expect to retire (or if already retired, age when you retired)	30 - 39	1%	20%	3%		2%	5%	0%			10%	1%
	40 - 49	1%	10%	2%				1%	1%			4%
	50 - 54	3%	20%	6%		2%	3%	3%	1%		10%	3%
	55	4%		5%	5%	2%	3%	3%	6%	10%	5%	5%
	56	1%					2%	1%	1%		5%	
	57	1%		2%		2%		1%	1%			2%
	58	1%		3%				1%	1%			3%
	59	1%		2%		2%		2%				1%
	60	9%		9%	15%	7%	7%	7%	16%	21%	14%	10%
	61	2%				2%	2%	2%	1%			1%
	62	6%		2%		10%	9%	6%	4%			6%
	63	3%		2%	5%	2%	2%	3%	1%			1%
	64	1%			5%	2%		2%	2%			
	65	27%	40%	31%	29%	29%	45%	23%	43%	60%	29%	25%
	66	4%		2%		3%		5%	4%	2%		2%
	67	8%		5%	5%	12%	11%	10%	5%		10%	7%
	68	3%		3%	5%		2%	4%	1%			2%
	69	2%		2%			2%	3%				1%
	70	12%	10%	13%	25%	16%	3%	13%	7%		14%	15%
	71	1%			5%			1%				
	72	1%		2%		2%	2%	1%				3%
	73	1%						1%				1%
	74	0%						0%				0%
	75	3%		3%		2%	2%	4%	4%	5%		2%
	76+	4%		6%		5%		4%	1%	2%	5%	4%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*64.9*	*54.0*	*64.4*	*65.4*	*65.3*	*62.4*	*65.4*	*64.2*	*64.3*	*60.7*	*64.3*
Median		*65.0*	*57.5*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*
n =		*913*	*10*	*64*	*18*	*58*	*59*	*595*	*142*	*42*	*21*	*139*

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24 Source: RRC Associates. Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

RETIREMENT – EXPECTED HOUSING CHANGES

Retirement (respondents age 50 or older)		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
When you retire, how likely are you to stay in the region?	1 - Not at all likely	12%	18%	17%	31%	13%	17%	9%	11%	8%	10%	15%
	2	8%	11%	12%	4%	7%	7%	7%	11%	9%	17%	11%
	3	13%	4%	9%	4%	16%	8%	12%	13%	13%	7%	15%
	4	15%	25%	14%	24%	13%	10%	14%	20%	24%	23%	17%
	5 - Extremely likely	41%	18%	31%	20%	38%	43%	50%	36%	37%	33%	30%
	Don't know / not applicable	11%	25%	16%	16%	14%	15%	8%	9%	10%	10%	13%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*1,101*	*28*	*99*	*23*	*87*	*139*	*582*	*219*	*79*	*30*	*188*
When you retire, how likely are you to rent or purchase a smaller home?	1 - Not at all likely	30%	12%	18%	16%	27%	19%	34%	18%	20%	17%	37%
	2	9%	8%	14%		12%	4%	10%	8%	7%	10%	9%
	3	14%	8%	13%	8%	9%	11%	13%	21%	20%	10%	12%
	4	13%	24%	10%	23%	7%	14%	12%	20%	20%	17%	10%
	5 - Extremely likely	15%	16%	17%	16%	16%	33%	13%	17%	13%	31%	15%
	Don't know / not applicable	20%	32%	27%	37%	27%	19%	19%	17%	19%	14%	17%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*990*	*25*	*98*	*23*	*81*	*115*	*502*	*196*	*69*	*29*	*182*

18 Sep 24. Source: RRC Associates. Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS.

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Affordable rental housing	1 - Not Interested	53%	44%	36%	14%	33%	54%	56%	25%	25%	47%	54%
	2	5%		7%	14%	14%		5%	10%		3%	7%
	3	6%		4%		10%	5%	6%			7%	4%
	4	4%	11%	11%	14%	10%	5%	4%	15%	25%	7%	2%
	5 - Very Interested	13%	11%	29%	57%	24%	20%	11%	25%	13%	23%	9%
	Don't know / not applicable	19%	33%	14%		10%	15%	18%	25%	38%	13%	24%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*463*	*9*	*28*	*7*	*21*	*39*	*360*	*20*	*8*	*30*	*43*
Rental housing that includes services (meals, transportation, activities)	1 - Not Interested	47%	14%	23%		33%	33%	52%	25%	33%	41%	36%
	2	6%	29%	4%		5%	6%	6%	10%			10%
	3	12%	14%	15%		24%	10%	12%			11%	17%
	4	7%	14%	19%	20%	5%	6%	7%	10%	22%	11%	
	5 - Very Interested	11%		23%	80%	19%	26%	9%	30%	11%	22%	10%
	Don't know / not applicable	17%	29%	15%		14%	19%	15%	25%	33%	15%	28%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*453*	*7*	*26*	*5*	*21*	*32*	*359*	*20*	*9*	*27*	*40*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Assistance to maintain your home or yard	1 - Not Interested	25%		4%		17%	23%	26%	20%	11%	27%	25%
	2	4%	17%	4%		4%		4%	5%		4%	6%
	3	16%	17%	19%		22%	14%	16%	15%	11%	15%	15%
	4	17%	33%	22%	20%	9%	16%	17%	15%	22%	8%	14%
	5 - Very Interested	27%		44%	80%	35%	33%	27%	30%	33%	38%	25%
	Don't know / not applicable	11%	33%	7%		13%	14%	10%	15%	22%	8%	15%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*490*	*6*	*27*	*5*	*23*	*30*	*392*	*20*	*9*	*26*	*46*
Assistance to make your home more accessible & safe to live in	1 - Not Interested	31%		7%		14%	24%	33%	19%	30%	23%	26%
	2	7%		7%		14%	3%	7%	5%		8%	4%
	3	14%		15%	20%	18%	3%	15%	5%		12%	15%
	4	13%	33%	19%		14%	14%	14%	10%	10%	12%	12%
	5 - Very Interested	23%	33%	41%	80%	27%	41%	20%	43%	40%	38%	28%
	Don't know / not applicable	12%	33%	11%		14%	14%	11%	19%	20%	8%	13%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*472*	*6*	*27*	*5*	*22*	*30*	*374*	*21*	*10*	*26*	*44*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SELECTED HOUSEHOLD / EMPLOYEE SURVEY RESULTS: BY HOUSING TENURE & PLACE OF RESIDENCE

FUTURE DURATION OF RESIDENCE & EXPECTED REASONS FOR LEAVING

		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
How much longer do you plan on living in the area?	Under 6 months	2%	1%	4%	3%	2%	2%	1%	
	6 – 12 months	3%	1%	5%	7%	3%	3%	2%	3%
	1 – 2 years	8%	6%	13%	7%	7%	9%	9%	4%
	3 – 5 years	14%	11%	18%	22%	14%	12%	14%	18%
	6 – 9 years	9%	8%	9%	7%	6%	9%	9%	10%
	10 – 19 years	16%	18%	13%	11%	18%	17%	15%	10%
	20 or more years	49%	56%	38%	42%	51%	48%	49%	55%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,415*	*1,376*	*938*	*91*	*315*	*984*	*951*	*73*
If planning on leaving the area in five years or less, why are you likely to leave the area?	Better / more affordable housing opportunities	56%	42%	73%	67%	62%	56%	56%	59%
	To be able to buy a home	30%	8%	54%	46%	32%	33%	23%	41%
	Better quality of life	26%	29%	22%	31%	28%	24%	30%	21%
	Better or different job opportunities	19%	14%	22%	43%	13%	19%	22%	31%
	Retirement	18%	30%	4%	11%	16%	15%	21%	15%
	Other:	17%	26%	7%	10%	14%	18%	18%	4%
	Change in household / family status	11%	14%	9%	7%	14%	9%	12%	21%
	Go back to school	3%	1%	4%	5%	2%	3%	3%	8%
TOTAL		*180%*	*163%*	*195%*	*220%*	*181%*	*177%*	*185%*	*199%*
	n =	*794*	*366*	*386*	*39*	*117*	*316*	*299*	*26*

SATISFACTION WITH COMMUNITY & RESIDENCE

Satisfaction with the community where you live and with your current residence		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
Which best describes your satisfaction with the community where you live?	1 - Very dissatisfied	7%	4%	10%	20%	7%	7%	6%	7%
	2 - Somewhat dissatisfied	11%	8%	15%	13%	8%	10%	11%	12%
	3 - Somewhat satisfied	19%	16%	25%	34%	21%	21%	15%	24%
	4 - Satisfied	33%	34%	33%	26%	34%	30%	39%	34%
	5 - Very satisfied	30%	38%	18%	8%	31%	32%	28%	23%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*3.7*	*3.9*	*3.3*	*2.9*	*3.7*	*3.7*	*3.7*	*3.5*
n =		*2,652*	*1,541*	*1,004*	*97*	*357*	*1,076*	*1,027*	*85*
Which best describes your satisfaction with your current residence?	1 - Very dissatisfied	7%	4%	10%	21%	7%	7%	5%	15%
	2 - Somewhat dissatisfied	11%	7%	18%	17%	13%	12%	8%	12%
	3 - Somewhat satisfied	20%	15%	29%	22%	21%	20%	18%	21%
	4 - Satisfied	30%	30%	30%	26%	28%	29%	33%	25%
	5 - Very satisfied	33%	44%	13%	13%	30%	32%	36%	28%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*3.7*	*4.0*	*3.2*	*2.9*	*3.6*	*3.7*	*3.9*	*3.4*
n =		*2,517*	*1,487*	*930*	*91*	*346*	*1,005*	*987*	*85*
If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?	Too expensive	48%	36%	60%	36%	48%	49%	44%	55%
	Too small / overcrowded	33%	31%	35%	36%	37%	37%	27%	38%
	Currently rent, prefer to buy	29%	3%	55%	26%	29%	30%	31%	20%
	Needs repairs / poor condition	28%	27%	30%	19%	35%	29%	24%	37%
	Unstable housing (afraid I'll have to move when I do not want to)	18%	4%	30%	33%	16%	20%	15%	34%
	Other:	18%	29%	9%	9%	19%	17%	20%	8%
	I need to have roommates and would prefer not to	16%	10%	20%	23%	17%	17%	13%	6%
	Disturbance from nearby short-term rentals	15%	21%	10%	8%	18%	20%	7%	6%
	Too far from work	8%	9%	8%	8%	2%	4%	16%	40%
	Location or living situation does not feel safe	8%	5%	10%	7%	6%	10%	5%	9%
	Poor access to transit	7%	9%	5%	9%	5%	7%	6%	21%
	Pets not allowed	5%	1%	10%		5%	6%	4%	5%
	Forced to live with my ex b/c cannot find/afford separate places to live	3%	2%	4%	1%	2%	3%	3%	5%
TOTAL		*237%*	*187%*	*286%*	*216%*	*239%*	*249%*	*215%*	*284%*
	n =	*1,052*	*399*	*588*	*63*	*152*	*454*	*352*	*43*

EASE OF FINDING HOUSING

Ease of finding housing		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?	Not difficult	22%	30%	8%	10%	27%	21%	19%	26%
	Moderately difficult	31%	37%	23%	14%	35%	28%	36%	17%
	Very difficult	41%	31%	59%	37%	35%	45%	40%	48%
	I have yet to find such housing	5%	2%	9%	39%	3%	7%	5%	9%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,661*	*1,526*	*1,032*	*94*	*355*	*1,075*	*1,041*	*88*
When you last moved within the Eagle River Valley or the surrounding region, did you:	Feel pressured to take the first housing you could find regardless of your preferences because options were limited, OR	55%	40%	81%	78%	54%	54%	58%	59%
	Feel you could shop for and find housing that met your preferences well	34%	48%	10%	9%	36%	34%	31%	26%
	Other:	11%	12%	8%	13%	10%	12%	10%	14%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,502*	*1,432*	*972*	*92*	*332*	*1,021*	*977*	*84*

FORCED TO MOVE

Forced to move		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?	Yes	19%	6%	40%	46%	20%	19%	16%	31%
	No	81%	94%	60%	54%	80%	81%	84%	69%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,663*	*1,537*	*1,021*	*95*	*362*	*1,078*	*1,037*	*86*
(If had to move) What were the reason(s) you had to move?	Big rent increase (How much did the monthly rent go up?)	35%	38%	33%	39%	28%	37%	36%	39%
	Owner sold my rental unit	28%	33%	27%	21%	31%	22%	32%	36%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	21%	20%	22%	12%	14%	24%	19%	25%
	Owner turned the unit into a vacation rental	18%	21%	18%	10%	20%	20%	12%	18%
	Other:	13%	16%	12%	12%	29%	10%	9%	3%
	Could not afford to pay rent / mortgage due to a job or income loss	11%	8%	9%	34%	13%	8%	11%	21%
	Owner wouldn't commit to a long lease (six months or more)	11%	9%	11%	16%	17%	12%	5%	2%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	10%	7%	10%	21%	9%	9%	14%	9%
	Change in household size (e.g. had children, lost a roommate, etc.)	10%	11%	10%	8%	11%	11%	8%	14%
	Owner moved in	9%	9%	10%	7%	7%	11%	10%	6%
	Changed jobs and could no longer live in employer-provided housing	8%	6%	9%	10%	14%	8%	3%	12%
	Evicted from home / apartment	6%	5%	6%	8%	3%	7%	4%	8%
	Pets not allowed	5%	6%	5%	4%	5%	5%	6%	
TOTAL		*183%*	*188%*	*181%*	*202%*	*201%*	*184%*	*170%*	*193%*
	n =	*527*	*83*	*406*	*37*	*76*	*223*	*183*	*27*

SECURITY OF HOUSING SITUATION

			Do you own or rent your residence?			Where do you live now?			
		OVERALL	Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)	Very secure	49%	67%	17%	22%	45%	47%	54%	43%
	Somewhat secure	30%	23%	41%	23%	33%	28%	29%	25%
	Somewhat insecure	10%	4%	20%	12%	9%	11%	9%	15%
	Very insecure	9%	4%	16%	24%	10%	10%	6%	12%
	Don't know / not sure	3%	1%	5%	10%	1%	3%	2%	2%
	Other:	1%	1%	1%	9%	1%	1%	1%	4%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,709*	*1,567*	*1,030*	*102*	*365*	*1,099*	*1,053*	*87*

SEVERITY OF COMMUNITY HOUSING PROBLEM

			Do you own or rent your residence?			Where do you live now?			
		OVERALL	Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Do you feel the availability of housing for residents and workers in the area is:	Not a problem	2%	2%	2%	5%	1%	2%	2%	9%
	One of the region's lesser problems	3%	3%	3%	3%	2%	3%	3%	3%
	A moderate problem	11%	13%	7%	3%	7%	8%	16%	7%
	One of the more serious problems	36%	40%	29%	22%	37%	34%	38%	35%
	The most critical problem in the region	48%	41%	60%	68%	54%	52%	42%	46%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,625*	*1,534*	*987*	*95*	*358*	*1,079*	*1,027*	*85*

MOST IMPORTANT FACTORS IN CHOOSING RESIDENCE

How important are the following factors to you when looking for a place to live? Which factors are most important to your household?		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Most important	Cost of housing to buy / rent	36%	27%	50%	37%	26%	37%	40%	24%
	Proximity to my job	18%	17%	21%	25%	27%	17%	15%	22%
	Type of residence (single-family, condo, etc.)	8%	11%	2%	5%	4%	8%	10%	8%
	Community character ('look and feel,' family orientation, etc.)	7%	11%	1%	7%	8%	8%	7%	14%
	Pets allowed	5%	3%	9%	4%	8%	4%	4%	13%
	Proximity to alpine skiing	5%	7%	1%	1%	14%	4%	1%	3%
	Community amenities (parks, libraries, etc.)	4%	5%	2%		2%	5%	4%	1%
	Proximity to daycare or schools	4%	3%	5%	10%	1%	4%	5%	6%
	Washer/dryer in unit	4%	3%	4%	2%	1%	4%	5%	0%
	Proximity to commercial services (shopping, dining, etc.)	3%	5%	1%	1%	5%	3%	3%	2%
	Proximity to job(s) of other members of my household	3%	3%	2%	6%	2%	3%	4%	4%
	Garage	2%	3%	1%	0%	2%	1%	3%	1%
	Proximity to ECO Transit bus service	1%	1%	1%		1%	1%	1%	1%
	Extra storage/locker (if don't have garage)	0%	0%	0%	1%		0%	0%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,226*	*1,281*	*857*	*79*	*300*	*914*	*876*	*76*
Two most important	Cost of housing to buy / rent	48%	39%	63%	59%	42%	47%	53%	44%
	Proximity to my job	29%	26%	35%	37%	36%	29%	26%	34%
	Type of residence (single-family, condo, etc.)	18%	23%	9%	12%	15%	18%	22%	13%
	Community character ('look and feel,' family orientation, etc.)	14%	20%	4%	13%	12%	13%	17%	19%
	Pets allowed	13%	9%	20%	10%	14%	12%	12%	20%
	Community amenities (parks, libraries, etc.)	11%	14%	6%	5%	10%	12%	10%	11%
	Washer/dryer in unit	10%	8%	15%	10%	6%	13%	9%	6%
	Proximity to commercial services (shopping, dining, etc.)	9%	12%	5%	2%	11%	10%	8%	5%
	Proximity to daycare or schools	9%	9%	10%	21%	5%	8%	13%	10%
	Garage	9%	11%	5%	3%	8%	10%	8%	5%
	Proximity to alpine skiing	9%	12%	4%	1%	19%	9%	3%	3%
	Proximity to job(s) of other members of my household	8%	8%	8%	13%	7%	8%	9%	14%
	Proximity to ECO Transit bus service	2%	2%	2%	5%	5%	1%	2%	1%
	Extra storage/locker (if don't have garage)	1%	1%	2%	1%	2%	1%	1%	0%
TOTAL		*192%*	*194%*	*188%*	*193%*	*195%*	*191%*	*193%*	*185%*
	n =	*2,226*	*1,281*	*857*	*79*	*300*	*914*	*876*	*76*

WHAT DO YOU NEED TO IMPROVE YOUR HOUSING SITUATION?

		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
What do you feel you need to improve your housing situation?	N/A; I am happy with my housing situation	41%	58%	9%	11%	48%	38%	44%	34%
	Finding a home I can afford to buy	32%	15%	64%	58%	31%	35%	28%	33%
	Help with a down payment and closing costs to buy a home	17%	4%	41%	30%	18%	18%	13%	23%
	Help getting a loan to buy a home	14%	3%	37%	25%	13%	17%	11%	14%
	Help with repairs to my home	14%	18%	6%	8%	14%	13%	15%	14%
	Money to help me get through emergencies when they arise	13%	11%	19%	16%	10%	12%	16%	19%
	Assistance to help me pay rent or other housing costs each month	13%	5%	30%	16%	12%	16%	10%	20%
	Assurance I can stay in my rental unit for a while (e.g. longer lease term)	12%	1%	34%	18%	13%	15%	7%	16%
	Help finding rental housing	10%	0%	27%	30%	8%	13%	7%	9%
	Other:	7%	9%	4%	4%	8%	7%	8%	8%
	Help with security deposit / first & last months' rent	7%	1%	19%	17%	7%	8%	5%	8%
	Money or technical assistance to build an ADU on my lot	6%	7%	3%	7%	4%	5%	7%	9%
	Better access to transit	5%	5%	5%	16%	4%	5%	5%	6%
	Assistance to make my home more accessible & safe to live in	4%	4%	6%	4%	2%	5%	4%	8%
	Finding a compatible housemate to share my/a home	4%	3%	6%	6%	6%	5%	1%	7%
	Where to find landlords that accept people w/o a Soc Sec #	2%	0%	5%	6%	1%	3%	1%	2%
TOTAL		*201%*	*144%*	*314%*	*272%*	*198%*	*215%*	*182%*	*229%*
	n =	*2,340*	*1,391*	*857*	*84*	*325*	*945*	*926*	*78*

INTEREST IN MOVING

Interest in moving		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?	Yes, if I could BUY a home	60%	56%	67%	61%	52%	64%	59%	59%
	Yes, if I could RENT a home	4%	0%	9%	4%	3%	5%	2%	9%
	Yes, if I could BUY OR RENT a home	11%	4%	20%	26%	12%	11%	10%	11%
	No	26%	40%	3%	8%	33%	20%	30%	22%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,074*	*1,119*	*862*	*84*	*278*	*839*	*826*	*72*
(If you would not consider moving) Why not?	I prefer to live in my present community / residence	80%	82%	56%	68%	88%	79%	75%	90%
	I expect to move outside the region	14%	13%	33%	11%	10%	12%	21%	
	Other reason:	6%	5%	11%	20%	2%	8%	5%	10%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*548*	*499*	*39*	*8*	*93*	*171*	*254*	*14*
(If you would consider moving) Why would you consider moving to a different home?	To find a less expensive home	38%	26%	54%	50%	31%	39%	41%	38%
	To find a larger home	37%	38%	37%	21%	36%	40%	34%	24%
	Currently rent, want to buy	27%	2%	61%	24%	27%	30%	23%	30%
	To be closer to work	17%	13%	22%	31%	10%	16%	21%	39%
	To live in a different community	15%	19%	11%	17%	11%	15%	17%	17%
	To live in a more rural setting	14%	20%	8%	6%	17%	11%	18%	15%
	Other:	10%	15%	4%	8%	14%	9%	10%	12%
	To live in or closer to a town	9%	9%	9%	11%	7%	9%	9%	18%
	To find a smaller home	7%	11%	0%	2%	8%	5%	9%	1%
	To live in senior housing	6%	9%	2%	6%	7%	6%	7%	1%
	To have better access to transit	5%	4%	6%	4%	4%	6%	3%	7%
	Prefer to rent	2%	0%	4%	3%	1%	3%	1%	6%
TOTAL		*189%*	*165%*	*221%*	*183%*	*174%*	*189%*	*193%*	*208%*
	n =	*1,767*	*858*	*830*	*72*	*240*	*758*	*652*	

DEED RESTRICTIONS

		OVERALL	residence?		Where do you live now?			
			Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Burns, McCoy, Garfield / Lake / Summit, other)
(If currently renting) How interested would you be in buying a home if the only affordable option was a deed-restricted home with resale restrictions?	Very interested	49%	49%	27%	49%	49%	49%	44%
	Somewhat interested	31%	31%	6%	34%	31%	29%	27%
	Not at all interested	9%	9%	25%	12%	7%	12%	12%
	Don't know / not sure	11%	11%	43%	5%	13%	10%	16%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*871*	*860*	*11*	*113*	*420*	*282*	*35*
(If currently renting) Have you ever considered buying a deed-restricted home in the region and didn't buy one?	Yes	41%	41%	36%	57%	37%	36%	42%
	No	59%	59%	64%	43%	63%	64%	58%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*859*	*847*	*12*	*110*	*415*	*283*	*33*
(If have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home?	Wasn't chosen in the lottery	43%	43%	9%	44%	46%	37%	60%
	Waitlist is too long	38%	38%	67%	55%	39%	30%	26%
	Couldn't afford monthly payments	30%	29%	35%	34%	27%	31%	32%
	Resale restrictions / not a good investment	22%	21%	64%	20%	23%	15%	35%
	Not desired housing type	16%	16%	14%	16%	16%	19%	21%
	Didn't meet income limits	15%	16%	9%	11%	18%	13%	16%
	Not enough credit / no credit	13%	13%		15%	14%	11%	
	Couldn't get a mortgage	12%	13%	9%	11%	9%	15%	13%
	Other:	9%	9%	4%	5%	9%	11%	17%
	Not desired location	8%	8%		4%	10%	11%	8%
	Employment rules for owning	8%	7%	53%	14%	9%	3%	
	Can't buy without a Social Security Number (SSN)	6%	6%		2%	11%		
TOTAL		*220%*	*219%*	*265%*	*230%*	*230%*	*196%*	*228%*
	n =	*371*	*363*	*8*	*70*	*169*	*110*	*12*

RETIREMENT

Retirement (respondents aged 50 and older)		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
When you retire, how likely are you to stay in the region?	1 - Not at all likely	12%	9%	19%	40%	5%	11%	16%	21%
	2	8%	8%	9%	10%	6%	7%	10%	2%
	3	13%	13%	15%		14%	13%	14%	4%
	4	16%	17%	11%	12%	18%	15%	17%	11%
	5 - Extremely likely	41%	44%	27%	32%	47%	43%	33%	51%
	Don't know / not applicable	11%	9%	19%	5%	10%	12%	10%	11%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*1,101*	*824*	*239*	*34*	*170*	*449*	*420*	*35*
When you retire, how likely are you to rent or purchase a smaller home?	1 - Not at all likely	30%	34%	16%	11%	44%	25%	30%	47%
	2	10%	11%	7%	4%	10%	11%	9%	5%
	3	13%	13%	14%	7%	10%	14%	13%	16%
	4	12%	11%	13%	24%	8%	14%	10%	14%
	5 - Extremely likely	15%	12%	24%	34%	14%	14%	17%	3%
	Don't know / not applicable	20%	18%	26%	19%	14%	22%	20%	16%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*990*	*735*	*219*	*32*	*147*	*405*	*377*	*33*

SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future		OVERALL	Do you own or rent your residence?			Where do you live now?			
			Own	Rent	Other (staying with friends or family, don't have housing, other)	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Other (Bond, Burns, McCoy, Garfield / Lake / Summit, other)
Affordable rental housing	1 - Not Interested	52%	56%	28%	51%	48%	59%	44%	53%
	2	5%	5%	1%	7%	10%	2%	6%	
	3	6%	6%	4%		1%	7%	6%	15%
	4	4%	3%	7%	9%	4%	3%	4%	8%
	5 - Very Interested	14%	9%	50%	16%	15%	11%	18%	7%
	Don't know / not applicable	20%	22%	10%	18%	23%	18%	22%	16%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*463*	*381*	*63*	*15*	*69*	*182*	*177*	*16*
Rental housing that includes services (meals, transportation, activities)	1 - Not Interested	48%	52%	18%	32%	49%	51%	42%	55%
	2	8%	6%	21%		11%	7%	7%	6%
	3	12%	11%	15%	7%	8%	12%	13%	7%
	4	7%	6%	10%	14%	6%	8%	5%	8%
	5 - Very Interested	9%	7%	24%	15%	5%	7%	15%	7%
	Don't know / not applicable	17%	18%	12%	31%	21%	15%	18%	16%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*453*	*384*	*52*	*14*	*66*	*182*	*174*	*16*
Assistance to maintain your home or yard	1 - Not Interested	25%	27%	11%	38%	22%	28%	24%	37%
	2	5%	4%	15%		7%	6%	2%	3%
	3	17%	16%	23%	12%	21%	15%	17%	
	4	14%	14%	18%	11%	8%	14%	17%	37%
	5 - Very Interested	27%	27%	23%	27%	26%	27%	29%	18%
	Don't know / not applicable	12%	12%	10%	12%	15%	11%	11%	5%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*490*	*420*	*53*	*14*	*82*	*189*	*185*	*16*
Assistance to make your home more accessible & safe to live in	1 - Not Interested	31%	33%	15%	27%	32%	32%	29%	48%
	2	7%	7%	3%		7%	7%	7%	3%
	3	14%	14%	13%	12%	12%	15%	15%	
	4	11%	11%	16%	11%	7%	13%	11%	22%
	5 - Very Interested	23%	20%	41%	39%	26%	20%	24%	22%
	Don't know / not applicable	14%	14%	12%	12%	16%	13%	14%	5%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*472*	*405*	*49*	*15*	*74*	*185*	*180*	*16*

SELECTED EMPLOYER SURVEY RESULTS

UNFILLED JOBS

Unfilled Jobs		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summer): 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Were you unable to fill any jobs during the past 12 months?	No	49%	48%	52%	45%	74%	43%	47%	36%	32%
	Yes, in winter 2023/04 (how many jobs went unfilled?)	43%	48%	43%	43%	20%	43%	49%	48%	60%
	Yes, in summer 2023 (how many jobs went unfilled?)	40%	41%	32%	49%	26%	34%	51%	40%	56%
TOTAL		*132%*	*137%*	*127%*	*137%*	*120%*	*120%*	*147%*	*124%*	*148%*
	n =	*172*	*46*	*77*	*67*	*35*	*35*	*45*	*25*	*25*
(If unable to fill jobs in past 12 months) Has your business experienced any of the following problems related to being understaffed in the past 12 months?	Employees covering multiple jobs / positions	65%	80%	69%	64%	27%	50%	62%	81%	95%
	Employee dissatisfaction / frustration / burnout	48%	57%	50%	56%	18%	45%	50%	50%	74%
	Increased employee overtime hours	47%	60%	45%	51%	18%	36%	46%	38%	79%
	Unskilled employees filling positions	43%	43%	36%	64%	18%	23%	42%	56%	68%
	Owner working extra hours to compensate for too few staff	42%	37%	31%	44%	36%	36%	54%	56%	32%
	Increased employee turnover	41%	37%	43%	41%	36%	36%	42%	31%	53%
	Decreased level of service / unsatisfied customers	34%	33%	31%	46%	18%	18%	42%	44%	47%
	Inability to grow the business	28%	20%	21%	36%	18%	27%	42%	19%	26%
	Reduced business hours/periodically closed due to being understaffed	24%	40%	17%	33%	27%	5%	35%	19%	37%
	None of the above / not applicable	8%	7%	7%	5%	27%	5%	8%		5%
	Other	6%	7%	7%	8%			12%		16%
TOTAL		*386%*	*420%*	*357%*	*449%*	*245%*	*282%*	*435%*	*394%*	*532%*
	n =	*98*	*30*	*42*	*39*	*11*	*22*	*26*	*16*	*19*

CHALLENGES IN FINDING & RETAINING EMPLOYEES

		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Physical location(s) of business: Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Physical location(s) of business: Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl): 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
To what extent has your ability to find and retain qualified employees changed over the past five years (since 2019)?	Declined / gotten harder	73%	78%	74%	75%	44%	75%	87%	77%	89%
	Stayed about the same	16%	18%	12%	18%	25%	17%	13%	12%	11%
	Improved / gotten easier	3%	4%	5%		3%	6%		12%	
	Don't know / not applicable	8%		9%	7%	28%	3%			
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*178*	*49*	*82*	*71*	*36*	*36*	*46*	*26*	*27*
What are the primary challenges you face in recruiting and retaining employees, if any?	Lack of affordable housing	73%	86%	74%	72%	44%	72%	83%	77%	93%
	Lack of available housing	59%	67%	56%	59%	33%	47%	65%	65%	96%
	No/few applicants	36%	37%	37%	37%	22%	42%	39%	27%	48%
	Unskilled applicants	32%	35%	35%	37%	22%	36%	28%	31%	52%
	Work ethic/dedication problems	27%	27%	23%	31%	17%	28%	33%	31%	26%
	Lack of childcare	20%	24%	27%	21%	8%	17%	24%	12%	44%
	Low wages	20%	22%	22%	23%	8%	25%	20%	12%	41%
	Transportation / long commutes	14%	20%	10%	21%	8%	14%	13%	15%	26%
	None - no challenges in recruiting/retaining employees	9%	6%	7%	8%	28%			12%	4%
	Drug/substance abuse	8%	10%	6%	8%	8%	3%	7%	19%	11%
	Other	6%	4%	6%	8%	3%	6%	7%		15%
	Lack of year-round positions	5%	10%	2%	7%	6%		4%	8%	7%
	Seasonality of community activity	3%	6%	1%	1%		6%	4%	4%	
TOTAL		*312%*	*355%*	*307%*	*334%*	*208%*	*294%*	*326%*	*312%*	*463%*
	n =	*177*	*49*	*81*	*71*	*36*	*36*	*46*	*26*	*27*

PAST & FUTURE EMPLOYMENT GROWTH

			Physical location(s) of business:			Total peak season workers (maximum of winter and summerl)				
		OVERALL	Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
How does the number of employees you have today compare to the number of employees you had 5 years ago (2019)?	More employees today than 5 years ago	36%	35%	37%	37%	22%	25%	46%	48%	48%
	Fewer employees today than 5 years ago	25%	24%	26%	27%	25%	31%	28%	16%	22%
	No change	36%	39%	37%	31%	44%	44%	24%	36%	26%
	N/A – not in business 5 years ago	3%	2%	1%	4%	8%		2%		4%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*177*	*49*	*82*	*70*	*36*	*36*	*46*	*25*	*27*
During the next five years, do you plan to:	Increase your number of employees	38%	33%	38%	44%	36%	47%	43%	38%	27%
	Reduce your number of employees	3%	4%	4%			3%	2%	4%	4%
	Stay about the same	46%	54%	42%	44%	53%	33%	39%	58%	54%
	Don't know	12%	8%	16%	13%	11%	17%	15%		15%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*177*	*48*	*81*	*71*	*36*	*36*	*46*	*26*	*26*

IMPACT OF HOUSING AVAILABILITY ON EMPLOYEES & COMMUNITY

		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl) 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
How, if at all, has the availability of affordable housing in the region affected the work performance of your employees?	Displeasure with wage rates due to housing costs	48%	49%	49%	50%	44%	40%	41%	58%	67%
	High turnover	34%	51%	29%	36%	15%	31%	41%	35%	44%
	I don't believe housing has affected employee performance	25%	15%	29%	20%	44%	29%	25%	12%	11%
	Tardiness from long commutes	15%	13%	15%	16%	6%	23%	16%	12%	19%
	High absentee rate	5%	6%	5%	6%			2%	12%	11%
	Other	4%	2%	3%	6%	6%	3%	2%	4%	4%
TOTAL		*131%*	*136%*	*131%*	*133%*	*115%*	*126%*	*127%*	*131%*	*156%*
	n =	*170*	*47*	*78*	*70*	*34*	*35*	*44*	*26*	*27*
Do you feel affordable/employee housing for local residents is:	Not a problem	1%		1%	1%	3%		2%		
	One of our lesser problems	3%	2%	3%	3%		3%	2%	12%	
	A moderate problem	10%	10%	15%	6%	9%	29%	4%	12%	
	One of the more serious problems	42%	42%	44%	43%	44%	40%	40%	46%	37%
	The most critical problem in the area	43%	46%	38%	47%	44%	29%	51%	31%	63%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*173*	*48*	*80*	*70*	*34*	*35*	*45*	*26*	*27*

EMPLOYER HOUSING ASSISTANCE

Employer housing assistance		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl) 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Do you now provide the following types of housing assistance for your employees?	None of the above	69%	49%	75%	70%	94%	83%	72%	60%	22%
	Employer-owned rental units	17%	29%	17%	15%	6%		15%	32%	48%
	Assistance with housing search	14%	27%	12%	10%	3%	9%	11%	8%	44%
	Master leasing units to rent to your employees	11%	22%	7%	10%	6%	6%	7%	12%	33%
	Temporary / relocation housing	8%	16%	7%	10%	3%	3%	7%	4%	33%
	Rent or first month/deposit subsidy for your employees	7%	14%	6%	6%	3%	3%	2%	12%	19%
	Down payment / mortgage assistance	6%	10%	7%	4%	6%		2%		22%
	Land on which housing could be built	3%	2%	4%	4%	3%		2%	4%	7%
	Purchase price buy-downs	2%	4%	4%	3%	3%				11%
	Other	2%	4%	2%	4%		3%			11%
TOTAL		*141%*	*178%*	*143%*	*137%*	*126%*	*106%*	*117%*	*132%*	*252%*
	n =	*177*	*49*	*81*	*71*	*35*	*35*	*46*	*25*	*27*
(If don't provide currently) Would you consider providing the following types of housing assistance for your employees in the future?	None of the above	50%	43%	51%	49%	71%	37%	50%	40%	44%
	Employer-owned rental units	31%	37%	32%	25%	23%	49%	26%	44%	26%
	Master leasing units to rent to your employees	21%	29%	22%	18%	14%	6%	22%	36%	33%
	Rent or first month/deposit subsidy for your employees	18%	18%	17%	17%	11%	17%	20%	12%	30%
	Down payment / mortgage assistance	15%	18%	19%	11%	9%	11%	17%	24%	22%
	Assistance with housing search	12%	14%	15%	14%	14%	11%	4%	28%	11%
	Temporary / relocation housing	10%	14%	7%	6%	9%	3%	9%	8%	26%
	Land on which housing could be built	8%	4%	7%	10%	9%	11%	7%	8%	7%
	Purchase price buy-downs	7%	8%	9%	1%	6%	6%	9%	8%	7%
	Other	2%	4%	1%	1%	6%	3%	2%		
TOTAL		*174%*	*190%*	*180%*	*154%*	*171%*	*154%*	*165%*	*208%*	*207%*
	n =	*177*	*49*	*81*	*71*	*35*	*35*	*46*	*25*	

EMPLOYER HOUSING ASSISTANCE (CONTINUED)

Employer housing assistance		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl) 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
(Combined) - Do your currently provide, or would you consider providing in the future, the following types of housing assistance for your employees?	Employer-owned rental units	48%	65%	49%	41%	29%	49%	41%	76%	74%
	None of the above	40%	27%	41%	44%	69%	37%	41%	20%	15%
	Master leasing units to rent to your employees	21%	29%	22%	18%	14%	6%	22%	36%	33%
	Rent or first month/deposit subsidy for your employees	18%	18%	17%	17%	11%	17%	20%	12%	30%
	Down payment / mortgage assistance	15%	18%	19%	11%	9%	11%	17%	24%	22%
	Assistance with housing search	12%	14%	15%	14%	14%	11%	4%	28%	11%
	Temporary / relocation housing	10%	14%	7%	6%	9%	3%	9%	8%	26%
	Land on which housing could be built	8%	4%	7%	10%	9%	11%	7%	8%	7%
	Purchase price buy-downs	7%	8%	9%	1%	6%	6%	9%	8%	7%
	Other	2%	4%	1%	1%	6%	3%	2%		
TOTAL		*181%*	*202%*	*188%*	*163%*	*174%*	*154%*	*172%*	*220%*	*226%*
	n =	*177*	*49*	*81*	*71*	*35*	*35*	*46*	*25*	*27*

EMPLOYER HOUSING ASSISTANCE

Employer housing assistance		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Physical location(s) of business: Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Physical location(s) of business: Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summer): 1 - 4 workers	Total peak season workers (maximum of winter and summer): 5 - 9 workers	Total peak season workers (maximum of winter and summer): 10 - 24 workers	Total peak season workers (maximum of winter and summer): 25 - 49 workers	Total peak season workers (maximum of winter and summer): 50+ workers
(If currently provide housing or housing assistance) Do you plan to increase or decrease the amount of housing assistance you provide to employees in the next five years?	Increase - Please describe	38%	47%	34%	48%	33%	10%	31%	42%	60%
	Decrease - Please describe	2%		3%					8%	
	Stay about the same	30%	23%	28%	29%	33%	50%	25%	25%	20%
	Don't know / uncertain	30%	30%	34%	24%	33%	40%	44%	25%	20%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*63*	*30*	*29*	*21*	*3*	*10*	*16*	*12*	*20*
(If not currently providing housing assistance) Why are you not currently providing housing assistance for your employees?	Cannot afford to provide housing or housing assistance	55%	59%	67%	44%	40%	59%	71%	63%	43%
	Do not want to be in the housing business	28%	27%	30%	19%	10%	29%	33%	50%	43%
	Housing assistance is not needed for our employees	21%	18%	21%	19%	55%	24%			14%
	I prefer to pay higher wages instead	13%	9%	18%	9%	5%	24%	10%	38%	
	Housing is the employee's responsibility	11%	9%	15%	13%		24%	5%	25%	14%
	Do not have the expertise/knowledge to help with housing	11%	9%	15%	3%	5%	18%	10%	13%	14%
	Other	8%		3%	16%	5%		14%		
	Have not had the time to focus on this	7%	5%	12%			12%	5%	25%	
	Provided housing in the past that was not successful	4%	9%	3%	3%			5%	13%	14%
TOTAL		*157%*	*145%*	*185%*	*125%*	*120%*	*188%*	*152%*	*225%*	*143%*
	n =	*76*	*22*	*33*	*32*	*20*	*17*	*21*	*8*	*7*

EMPLOYER HOUSING ASSISTANCE

Employer housing assistance		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl) 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
What would encourage or help you to provide housing or housing assistance now?	Nothing, I'm not interested or able to provide assistance	34%	19%	38%	38%	50%	36%	37%	17%	12%
	Partnering with government, private, or non-profit entities	32%	48%	30%	25%	23%	27%	32%	33%	54%
	Matching grants	30%	33%	29%	29%	30%	18%	29%	38%	46%
	Low-cost loans	29%	40%	27%	24%	30%	24%	32%	42%	27%
	Ability to buy deed-restricted units which I rent to employees	28%	40%	32%	21%	20%	24%	27%	33%	46%
	Opportunities to participate with other employers	27%	33%	30%	17%	23%	18%	32%	29%	35%
	Centralized prop mgt svc that removes employers from functioning as landlords	24%	33%	23%	17%	17%	24%	20%	29%	38%
	Other	8%	2%	8%	13%	3%	12%	10%	8%	8%
	Technical assistance	8%	13%	6%	3%		6%	17%	17%	
TOTAL		*220%*	*260%*	*223%*	*187%*	*197%*	*191%*	*234%*	*246%*	*265%*
	n =	*162*	*48*	*77*	*63*	*30*	*33*	*41*	*24*	*26*

PRIORITIES FOR DEED-RESTRICTED HOUSING

Please rate the level of priority that should be placed on creating the following types of deed-restricted employee housing by local govt's and housing providers in the area.		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl) 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Rental housing for year-round employees	1 - Low Priority	4%		3%	8%	9%	6%	2%	4%	
	2	1%		3%				5%		
	3 - Moderate Priority	10%	13%	9%	12%	9%	19%	7%	8%	
	4	17%	15%	18%	17%	18%	22%	16%	25%	8%
	5 - High Priority	68%	72%	68%	64%	64%	53%	70%	63%	92%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*4.4*	*4.6*	*4.5*	*4.3*	*4.3*	*4.2*	*4.5*	*4.4*	*4.9*
n =		*166*	*46*	*79*	*66*	*33*	*32*	*44*	*24*	*26*
Entry-level for-sale housing for year-round employees	1 - Low Priority	6%		6%	9%	13%	9%	4%	4%	
	2	2%	4%		2%	3%	3%	2%		
	3 - Moderate Priority	11%	15%	13%	5%	10%	19%	11%	12%	
	4	17%	17%	15%	18%	23%	9%	13%	24%	19%
	5 - High Priority	64%	65%	65%	66%	52%	59%	69%	60%	81%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*4.3*	*4.4*	*4.3*	*4.3*	*4.0*	*4.1*	*4.4*	*4.4*	*4.8*
n =		*166*	*48*	*78*	*65*	*31*	*32*	*45*	*25*	*26*

PRIORITIES FOR DEED-RESTRICTED HOUSING (CONT'D)

Please rate the level of priority that should be placed on creating the following types of deed-restricted employee housing by local govt's and housing providers in the area.		OVERALL	Physical location(s) of business: Upper Valley (Vail, Minturn, Red Cliff, Hwy 24)	Mid Valley (Eagle-Vail, Avon, BC, Edwards, Wolcott)	Lower Valley (Eagle, Gypsum, Dotsero)	Total peak season workers (maximum of winter and summerl) 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Rental housing for seasonal employees	1 - Low Priority	13%	7%	15%	17%	19%	13%	12%	14%	12%
	2	7%	9%	4%	10%	9%	13%	7%		
	3 - Moderate Priority	26%	18%	31%	32%	28%	22%	29%	19%	28%
	4	22%	23%	21%	22%	9%	22%	17%	38%	32%
	5 - High Priority	31%	43%	29%	19%	34%	31%	34%	29%	28%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*3.5*	*3.9*	*3.4*	*3.2*	*3.3*	*3.5*	*3.5*	*3.7*	*3.6*
n =		*156*	*44*	*72*	*63*	*32*	*32*	*41*	*21*	*25*
Move-up for-sale housing for year-round employees (for current homeowners needing more space - e.g., increasing family size, etc.)	1 - Low Priority	12%	11%	10%	14%	14%	14%	5%	13%	8%
	2	8%	7%	8%	5%	14%	3%	12%	9%	
	3 - Moderate Priority	22%	34%	18%	22%	17%	21%	28%	17%	29%
	4	22%	16%	24%	24%	17%	28%	23%	22%	17%
	5 - High Priority	36%	32%	40%	35%	38%	34%	33%	39%	46%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*3.6*	*3.5*	*3.8*	*3.6*	*3.5*	*3.7*	*3.7*	*3.7*	*3.9*
n =		*154*	*44*	*72*	*63*	*29*	*29*	*43*	*23*	*24*

NEXT STEPS

WHAT'S NEXT?

- Focus groups
- Gaps and needs
- Finalize data/report
- Strategies
  - Evaluate opportunities (e.g. changes to land use codes, funding, land), and work with jurisdictions to recommend strategies, policies, and actions to address housing needs
- Will be back at councils in January/February



Photo: Eagle Valley Wild

EAGLE VALLEY LAND TRUST

Our mission is to protect forever, as a permanent legacy, the lands we love, including its scenic beauty, recreational opportunities, and wildlife habitat.

FOCUS AREAS

Land Conservation

- 14,028 acres protected
- 38 conservation easements
- 1 property transferred to federal ownership

Stewardship

- Annual site monitoring
- Landowner resources
- Stewardship projects

Community Engagement

- Programs and outreach

Advocacy

EAGLE VALLEY LAND TRUST



Photo: Eagle Valley Wild

CONSERVATION VALUES









MINTURN BONEYARD



Photo: Eagle Valley Wild

Conservation easement signed: 2018

Total acreage: 4.39

Conservation values: Public recreation and education and scenic open space

PROGRAM SPOTLIGHT:
Future Conservationists

Nature art activity on June 25

5th grade summer camp students

Collaboration with YouthPower365


Photo: Eagle Valley Land Trust


Photo: Keri Inouye

PARTNERSHIP OPPORTUNITIES

Conservation Easements

- Public and private land
- Tax benefits for landowners

Land Acquisition Projects

Stewardship Projects

- Volunteer recruitment

Community Engagement

- Adult and youth programs
- Outreach

DOUBLING CONSERVATION

Doubling Engagement

- Expand community outreach
- Facilitate more diverse program offerings

Doubling Resources

- Increase landowner resources
- Fund more conservation easement transactions

Doubling Strategies

- Create and implement new conservation tools

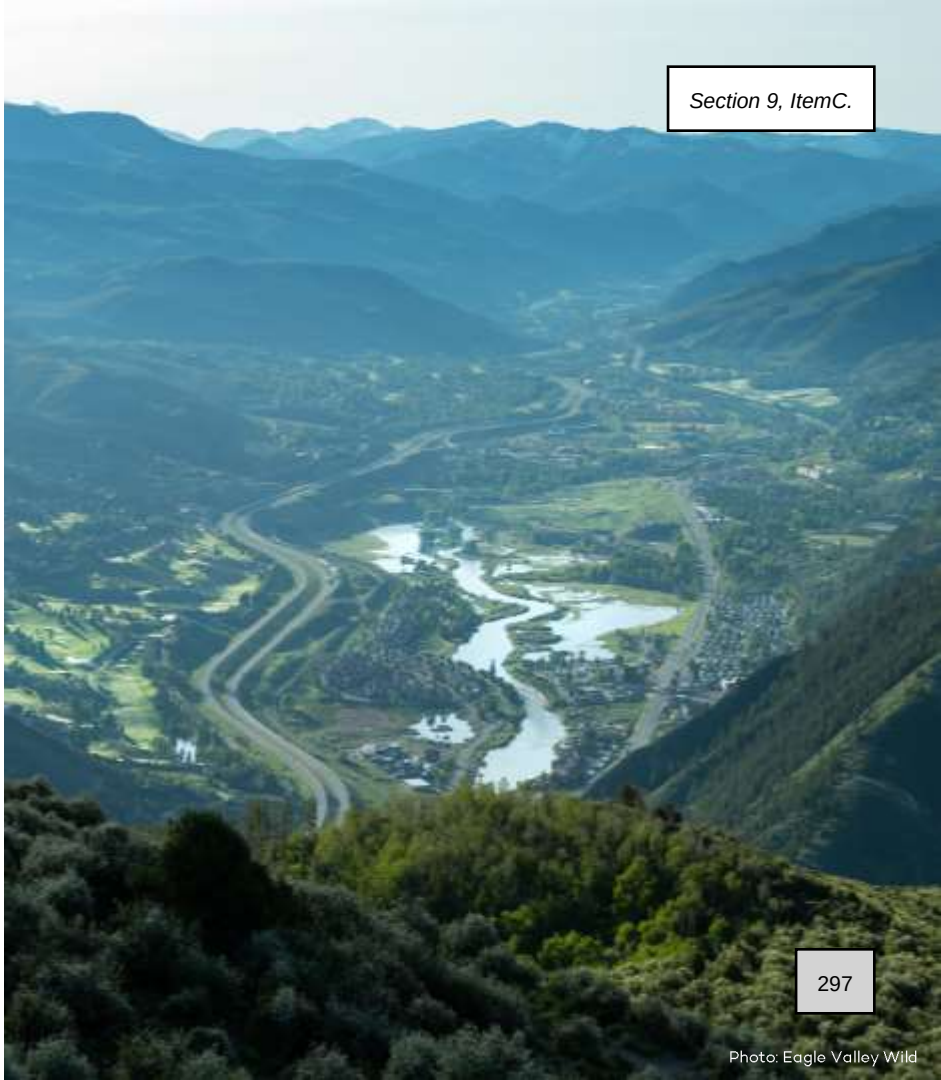


Photo: Eagle Valley Wild

THANKS FOR YOUR SUPPORT!



Photo: Eagle Valley Wild

EAGLE VALLEY LAND TRUST

Keri Inouye
Community Engagement Manager
keri@evlt.org

FOREVER. FOR ALL

To: Mayor and Council
From: Jay Brunvand
Date: November 6, 2024
Agenda Item: Resolution 59 – Series 2024
Resolution 60 – Series 2024

REQUEST:
Staff is recommending Council to approve Resolutions 59 and 60 – Series 2024 as presented.

INTRODUCTION:
These Resolutions set up a town wide billing structure and adopt agreements to provide electronic meter reading services and then to set up a billing structure for that data and to provide specific detailed information to our engineering advisors.

ANALYSIS:
Minturn currently contracts with ERWSD to read our meters remotely and then bill our customers for their monthly water, volumetric, debt service uses and trash service in addition to ERWSD sewer fees. This agreement will allow Minturn to read our own meters and submit that data for billing. Although this will not be fully handled in-house, we will still utilize outside sources for both, Minturn will own the data and infrastructure. In so owning, we will be able to cost effectively manage the customer accounts in-house. On a per call basis, town staff will be able to view, discuss, and manage the monthly data with the customer. Currently this is done through proprietary software owned by ERWSD and they also bill us for the services provided.

For many years the ERWSD contract has been a benefit to the town. Over the years the cost has increased, and the service levels and the integrity of the data and customer service seems to have decreased. With this new system as proposed, the town will not be a customer of ERWSD, rather we will manage the data, interact with that data and the customer concerns, and manage the data on a daily basis.

Currently the town is not able to offer or address daily high use customer concerns, this new process will allow the town to monitor use with multiple data points daily, as well as a more specific water use of our entire system.

COMMUNITY INPUT:
Staff deals with customers every day. They call me, give me the details, I contact ERWSD, recontact the customer for a resolution. Often this process is a back-and-forth process and very time consuming; leading to expressed complaints and miss understandings.

BUDGET / STAFF IMPACT:
Resolution 59-2024:
Spectrum Manager Lease Agreement/Sensus costs result in an annual operation and analytics fee of $13,000 and a one-time setup fee of $24,988. The setup fee includes the install, integration, and programing fees for the radio read tower that will be installed on the #2 water tank. Currently, this is included in the ERWSD monthly fee.

Resolution 60-2024:
The town pays a monthly service fee of $3,413, this fee increases annually. By way of example, the fee was $1,060 in 2021 and has more than tripled in three years. We were informed this year that, if we wanted the full services that we can offer with this new system, it would run over $90,000 annually. To boot, they are currently not even able to offer the expanded services without much more town commitment.

The new process covered by these two agreements will cost:

Monthly billing services $2,388 (one-time total system setup cost of $2,750)
Monthly meter reading services $1,000 (one-time total system setup cost of $25,000)

There will be other associated costs as we get rolling but this should prove to be a significant savings overall.

ERWSD estimated annual costs: $90,000

Total estimated start up costs with new system: $68,406
2nd year estimated annual costs: $40,656

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Resolution 59 – Series 2024
Motion to approve Resolution 60 – Series 2024

Attachments:
- Resolution 59 – Series 2024
- Resolution 60 – Series 2024
- referenced agreement and other data

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 59 - SERIES 2024

A RESOLUTION AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN TO SIGN A MANAGED SERVICE AGREEMENT WITH MUNIBILLING UTILITY BILLING SOLUTIONS FOR TOWN WIDE WATER AND TRASH BILLING AND MANAGEMENT SERVICES

WHEREAS, the Town of Minturn, Colorado, ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Minturn Home Rule Charter of April 6, 1982 ("Charter"); and

WHEREAS, the Minturn Town Council of the Town of Minturn, Colorado has and continues to enjoy cost saving benefits to the Citizens of Minturn by providing a cost-effective water meter reading equipment and service.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT THE MAYOR OR HIS DESIGNEE IS AUTHORIZED TO SIGN ON BEHALF OF THE TOWN OF MINTURN ANY AND ALL NEGOTIATED DOCUMENTS REQUIRED TO EXECUTE SAID AGREEMENT.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 15th day of DECEMBER, 2021

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

MUNIBILLING
UTILITY BILLING SOLUTIONS

MANAGED SERVICES AGREEMENT

THIS AGREEMENT is made and entered into the _____ day of September, 2024 by and between Crestline Software, LLC, d/b/a **MuniBilling**, a Pennsylvania limited liability company with its principal place of business at 3300 Battleground Avenue, Suite 402, Greensboro, NC 27410 (hereinafter called "MuniBilling") and the **Town of Minturn, CO,** a municipality with its principal place of business at 302 Pine Street, Minturn, Colorado 81654 (hereinafter called "Client").

WHEREAS, Client is engaged in providing water, and trash service to customers situated in and around the Town of Minturn; and

WHEREAS, Client wishes to obtain certain managed services, consisting of bill generation, bill delivery, and bill payment processing services, to support its utility operations; and

WHEREAS, MuniBilling represents that it is capable of providing the services described herein and is qualified to do business in Client's jurisdiction.

NOW, THEREFORE, BE IT RESOLVED, that in consideration of the mutual covenants contained herein, it is agreed that MuniBilling, as an independent contractor, is hereby retained, authorized and instructed by Client to perform the services described herein and Client agrees to pay and MuniBilling agrees to accept payments as specified herein as compensation therefore.

1) **SERVICES PROVIDED BY MUNIBILLING**. MuniBilling shall provide the services described in Exhibit "A" attached hereto and made a part hereof (hereinafter collectively called "Services").

2) **TERM AND TERMINATION**

a) This Agreement shall be effective for an initial term of five (5) years from the date the Client goes live in MuniBilling's system and MuniBilling commences rendering the managed services identified herein and will automatically renew for successive one-year terms thereafter unless either party provides the other with at least ninety (90) days' advance written notice of its desire to terminate this Agreement at the end of its current term.

b) Upon any termination of this Agreement, MuniBilling shall be entitled to payment for work and services authorized by Client and performed by MuniBilling prior to termination, subject to the terms and provisions set forth herein.

c) If Client breaches the terms of this Agreement, including, but not limited to, not paying on time, and does not cure such breach within 10 days after written notice of such breach, MuniBilling may, in its sole discretion, suspend all Services and/or terminate this Agreement. If MuniBilling terminates this Agreement due to Client's breach, or if Client desires to terminate this Agreement for convenience prior to the end of any current term, Client shall be responsible to pay any balance due prior to such date of termination and all unpaid fees which would be payable for the remainder of the current term or three months, whichever is greater.

d) If MuniBilling breaches the terms of this Agreement, including, but not limited to, the failure to provide Services for more than 5 consecutive business days if not caused by Force Majeure, and MuniBilling does not cure such breach within 10 days after written notice of such breach, Client may terminate this Agreement provided it pays any amounts due and owing for Services previously rendered.

3) COMPENSATION

a) For rendering Services, Client shall pay MuniBilling rates and charges set forth in said Exhibit "A". Each month, MuniBilling will render an itemized invoice for Services performed during the preceding month. Invoices are due and payable within thirty (30) days of the invoice. Without waiving any other rights and remedies available, any amounts not paid will be subject to a late charge equal to 1.5% of the outstanding balance per month from the date due until paid or the maximum rate allowed by law, whichever is less.

b) The rates and charges specified in said Exhibit "A" may, as determined by MuniBilling, automatically increase under following conditions:

1) If the Services include mailing customer bills, the rates and charges shall increase by the amount equal to any increase in the U.S. Postal Service rates applicable to mailing customer bills upon effective date of increase.

2) If the Services include printing customer bills, the rates and charges shall increase by the amount equal to any increase in the cost of printing charged by MuniBilling's third party printer applicable to the printing of Client's customer bills upon effective date of increase.

3) Increases at the beginning of each yearly anniversary of this Agreement or at any time thereafter, but not more than one time during any one-year period, to the monthly fees charged by MuniBilling equal to the percentage increase based on the Consumer Price Index, U.S. City Average (All Urban Consumer), Services, Not Seasonally Adjusted, published by the Bureau of Labor Statistics, U.S. Department of Labor, for the most recent preceding 12-month period for which the index is available. In the event said index is superseded by a new index or is discontinued, the new or similar index published by the U.S. Department of Labor shall apply.

c) The rates and charges shall be amended upon implementation of Client's requests for changes to the character of Services or procedures in connection with performing same, in which case the parties shall prepare an addendum to this Agreement setting forth such services for a mutually agreeable compensation.

d) MuniBilling shall notify Client in writing at least thirty (30) days prior to the effective date of any increase in the rates and charges as provided herein.

e) Unless otherwise specified in Exhibit A, the fees chargeable by MuniBilling are stated exclusive of all taxes, duties and levies imposed by any government body. Client shall be liable and will pay for all applicable tax liabilities such as sales, services, use or value added taxes, but specifically excluding employment related taxes concerning MuniBilling personnel and corporate taxes based on MuniBilling net income or property. If Client claims exemption from any taxes resulting from this Agreement, then Client shall promptly provide MuniBilling with the relevant documentation to avail itself of such exemption including required certificates, if any, from the relevant taxing authorities.

4) PERFORMANCE

a) In the event of any error or omission, whether human or mechanical, on the part of MuniBilling or its employees, MuniBilling will correct the work at no additional cost to Client. It is expressly understood and agreed that the liability, if any, of MuniBilling for errors or omissions shall be limited to the cost of correcting the particular error or omission.

b) If any data, instructions, or information submitted by Client to MuniBilling for processing is incorrect or incomplete, Client agrees to reimburse MuniBilling for the additional work, costs and time required by MuniBilling to correct or complete such errors and/or omissions. Client assumes the entire responsibility for such losses or damages which may be occasioned by errors in output resulting from submission of incorrect data, instructions, or information by Client.

c) MuniBilling shall furnish completed work in reasonable conformance with mutually agreeable schedules. If no special procedures or techniques for validating the resultant output are specified by Client and accepted by MuniBilling in writing, it is understood that the results accomplished are accepted as satisfactory upon completion of the assignment.

1) All deliveries to and pick up of paper documents from MuniBilling's office, if any, shall be the responsibility of Client and shall be accomplished at Client's expense.

2) MuniBilling agrees to exercise normal and reasonable precautions to protect the work and all property placed under its control or in its custody against the loss and/or damage resulting from theft, fire, vandalism, the elements or otherwise.

3) MuniBilling shall be responsible for maintaining all billing and customer service records for a period of three (3) years.

4) The parties agree that this Agreement is non-exclusive and that MuniBilling and Client have the right at each party's discretion and at any time, to contract with other parties to perform services or work of a similar nature and make agreement on any terms whatsoever with said other parties to perform said services.

5) **CONFIDENTIAL INFORMATION**. At all times during the term of this Agreement and for a period of three (3) years thereafter, each party will hold in strictest confidence and will not use or disclose or permit access to, by any third party (including subsidiaries and affiliates), any Confidential Information of the other party. "Confidential Information" means all nonpublic information that a party designates as confidential at the time of the disclosure or that, based on the nature of the information or circumstances surrounding its disclosure, the receiving party should in good faith treat as confidential. Confidential Information includes without limitation, information related to a party's respecting invention, products, designs, methods, know-how, techniques, systems, processes, software programs, works of authorship, customer information, customer lists, projects, plans and proposals. Confidential Information also includes information received from others (including without limitation, customers, suppliers, and/or principals) that is subject to nondisclosure obligations. Confidential Information does not include any information that: (v) was known by the receiving party without obligation of confidentiality prior to disclosure thereof by the disclosing party; (w) was in or entered the public domain through no fault of the receiving party; (x) is disclosed to the receiving party by a third-party legally entitled to make the disclosure without violation of any obligation of confidentiality; (y) is required to be disclosed by applicable laws or regulations (but in this event, only to the extent required to be disclosed); or (z) is independently developed by the receiving party without reference to any Confidential Information of the disclosing party. The parties will notify each other promptly in writing if they learn of any unauthorized use or disclosure of the Confidential Information of the other party and will cooperate in good faith to remedy the occurrence to the extent reasonably possible. The parties acknowledge that a breach of this provision would result in irreparable harm to the other party, for which money damages would be an insufficient remedy, and therefore, that the non-breaching party will be entitled to seek injunctive relief to enforce the provisions of this Section. Notwithstanding the provisions of this paragraph, MuniBilling shall have the right to list Client, a general description and magnitude of Services expressed in terms of number of utility customer accounts served by Client and/or the total revenue accruing to MuniBilling from Services for purposes of business promotion or acknowledging Client as a customer of MuniBilling.

6) **USE AND OWNERSHIP**. As between Client and MuniBilling, all materials, reports, data and documents directly related to Services shall be the property of Client, and MuniBilling shall treat such as confidential and shall not use such except on Client's behalf. As between

Client and MuniBilling, the programs utilized for Services shall remain the property of MuniBilling.

7) **INDEMNIFICATION.** MuniBilling agrees to defend, indemnify and hold harmless Client, its officers, agents and employees, from and against all loss, damage, judgment, claim, demand or penalty or expenses, and costs, including attorney's fees, incurred, in connection with actions arising out of MuniBilling's provision of the Services that are caused or occasioned solely by the gross negligence or willful misconduct of MuniBilling. The Client is responsible for verifying that the rates to be charged to its customers by MuniBilling are accurate.

8) **INSURANCE.** MuniBilling shall procure and maintain in effect at all times during its provision of the Services, at its own expense, insurance of the kind and in amounts as is typically maintained by companies engaged in the same or similar business. MuniBilling will provide Client certificates evidencing such insurance upon the Client's request.

9) **LIMITATION OF LIABILITY.** UNDER NO CIRCUMSTANCES (A) SHALL MUNIBILLING BE LIABLE TO CLIENT FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL, EXEMPLARY, PUNITIVE, OR INCIDENTAL DAMAGES, WHETHER FORESEEABLE OR UNFORESEEABLE, BASED ON OR ARISING UNDER THIS AGREEMENT (INCLUDING, BUT NOT LIMITED TO, CLAIMS FOR LOST PROFITS, LOSS OF DATA, OR LOSS OF GOODWILL), REGARDLESS OF THE FORM IN WHICH THE ACTION IS BROUGHT, OR (B) SHALL MUNIBILLING'S AGGREGATE LIABILITY FOR ANY AND ALL CLAIMS ARISING UNDER THIS AGREEMENT EXCEED THE FEES ACTUALLY PAID BY CLIENT TO MUNIBILLING IN CONNECTION WITH THIS AGREEMENT IN THE PRIOR THREE (3) MONTHS.

10) **DISCLAIMER OF WARRANTIES.** EXCEPT AS OTHERWISE STATED HEREIN TO THE CONTRARY, MUNIBILLING DISCLAIMS AND EXCLUDES ALL REPRESENTATIONS, WARRANTIES, CONDITIONS, AND DUTIES, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING BUT NOT LIMITED TO WARRANTIES OR CONDITIONS OF TITLE, NON-INFRINGEMENT, SATISFACTORY QUALITY, MERCHANTABILITY, AND FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE SERVICES PROVIDED.

11) **COMPLIANCE WITH LAWS AND REGULATIONS.** The parties hereto shall keep, observe and perform all requirements for applicable local, State and Federal laws, rules regulations or ordinances in connection with the performance of the work hereunder.

12) **INDEPENDENT CONTRACTOR**. This Agreement does not constitute and shall not be construed as constituting a partnership or joint venture between MuniBilling and Client. Neither party shall have any right to obligate or bind the other party in any manner whatsoever nor nothing herein shall give, or be intended to give, any rights of any kind to any third party. MuniBilling and Client recognize and agree that they are independent parties with no express

or implied authority to act for the other, except as expressly provided in this Agreement or any addendum thereto.

13) **ASSIGNMENT.** Client may not assign its rights or obligations hereunder, whether by operation of law or otherwise, without MuniBilling's prior express written consent. Any attempted assignment in violation of this Section shall be void. The terms of this Agreement shall bind and inure to the benefit of the parties, their respective successors, and permitted assigns.

14) **FORCE MAJEURE.** MuniBilling shall not be liable to Client for any damages, delay, or failure to perform its obligations set forth in this Agreement if caused by circumstances beyond its reasonable control. This includes but is not limited to hardware failures, telecommunications and Internet failures, acts of nature, fire, casualty, riot, pandemic, terrorist act or threat thereof, war, labor dispute, material change in applicable law or regulation, or decree of any court. Upon the occurrence of such a force majeure event, within a commercially reasonable amount of time, MuniBilling shall notify Client of the delay and the cause thereof, take reasonable steps to avoid or remove the cause, and resume performance whenever the cause is removed. MuniBilling shall not be liable for costs associated with such delay.

15) **NOTICE**. Any notice provided by this Agreement may be served in writing upon the other at the address set forth below. Notice shall be deemed to have been given three (3) business days after mailing, the next business day if delivered via a nationally recognized overnight carrier, or twelve (12) hours after sending via electronic transmission.

MuniBilling	**Client**
MuniBilling	Town of Minturn, CO
Attention: Larry Foster, President	Attention: Michelle Metteer, Town Manager
3300 Battleground Ave, Suite 402	301 Boulder Street, #301
Greensboro, NC 27410	Minturn, Colorado 81654
Email: Larry.Foster@MuniBilling.com	Email: Manager@Minturn.org

16) **WAIVER.** The failure of either party to require performance of any terms of this Agreement shall in no way affect the full right to require such performance at any time thereafter or the performance of all the other provisions, nor shall the waiver of any succeeding breach of such provision or any other provision operate as a waiver of the provision itself. No failure or delay in exercising a right shall constitute a waiver of that right. Except as expressly provided herein, all the parties' rights and remedies shall be cumulative, and none of them shall be in limitation of any other right or remedy in law or equity.

17) **SEVERABILITY.** If any terms of this Agreement are held to be invalid or unenforceable, such terms shall be construed, as nearly as possible, to reflect the intentions of the invalid or unenforceable terms, with all other terms remaining in full force and effect.

18) **GOVERNING LAW.** This Agreement shall be governed by and interpreted in accordance with the laws of the State of North Carolina without regard to choice of law provisions or the United Nations Convention on the International Sale of Goods.

19) **ARBITRATION**. Except to the extent prohibited by law, any action or proceeding seeking to enforce any provision of, or based on any right arising out of, this Agreement will be referred to and finally resolved by arbitration in Guilford County, North Carolina, in accordance with Chapter 1, Article 45 of the North Carolina General Statutes (the NC Revised Arbitration Act, the "Act"), which arbitration rules are deemed to be incorporated by reference in this section. Judgment on the arbitrator's award may be entered in any court having jurisdiction thereof. The tribunal will consist of a sole arbitrator appointed by the parties or, failing agreement within one month of the demand for arbitration, as specified by the Act. Any arbitrator shall have substantial familiarity with and at least seven years professional experience with U.S. commercial law and resolution of disputes involving such law, which familiarity may have been obtained by study of, participation in transactions involving, or litigating, adjudicating or resolving disputes involving, such laws. The arbitrator shall be free to consult independent technical or legal experts of his own choosing in resolving any dispute. The parties mutually agree to take advantage of video conferencing and other technology to reduce the need for travel in the unlikely event a proceeding occurs.

20) **ENTIRE AGREEMENT.** This Agreement contains the entire understanding of the parties relating to the subject matter hereof, and supersedes all prior and contemporaneous agreements or negotiations between the parties on the subject. No amendment or modification of this Agreement shall be valid or binding upon the parties unless it is in writing dated after this Agreement and signed by the duly authorized officers of the parties No course of dealing or usage of trade may be invoked to modify the terms and conditions of this Agreement. Those provisions that are by their nature intended to survive termination of this Agreement shall survive.

21) **MISCELLANEOUS.** The parties may transmit signatures on this Agreement by electronic transmission, which shall be binding upon the parties. If executed in counterparts, this Agreement will be as effective as if simultaneously executed. For purposes of this section, a "signature" shall include, but is not limited to, an electronic signature. The headings, subheadings, and other captions in this Agreement are for convenience and reference only and will not be used in interpreting, construing, or enforcing any of the terms of this Agreement. Each party acknowledges that it has had the opportunity to review this Agreement with legal counsel of its choice, and there will be no presumption that ambiguities will be construed or interpreted against the drafter, and no presumptions made or inferences drawn because of the

inclusion of a term not contained in a prior draft or the deletion of a term contained in a prior draft. This Agreement may be executed in counterparts, each of which will be deemed an original, and all of which together constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized representatives to become effective on the day and year first above written. The parties acknowledge and agree that this Agreement may be executed in counterparts and signed and transmitted electronically.

Town of Minturn, CO
EIN: 84-6000697

By: _____

Name: Michelle Metteer

Title: Town Manager

Crestline Software, LLC d/b/a MuniBilling

By: _____

Name: Kevin S. Kennedy

Title: Chief Executive Officer

EXHIBIT A

SERVICES PROVIDED BY MuniBilling ("SERVICES") & RATES and CHARGES

MuniBilling's Utility Billing Software Proposal dated July 3, 2024 is incorporated into this Agreement as Exhibit B. Any conflicts between the proposal and this Agreement or Exhibit A shall be resolved using the following precedence: this Agreement, Exhibit A, and then Exhibit B.

A. Pre-Authorized Services. Client authorizes MuniBilling to perform the following Services under this Agreement, at the rates and charges shown, without the necessity of any further authorization.

1. Client Billing and Bill Printing

MuniBilling shall prepare and render all monthly water and trash utility bills to Client's customers in accordance with Client's direction and provide the following services:

a) Maintenance, storage and history of customer accounts on MuniBilling's system. Includes miscellaneous changes to customer master records, including import of customer meter readings (if applicable) provided by Client in electronic form. Client will have access to and use of MuniReadPro, MuniBilling's mobile meter reading app.
b) Preparation of customer paper bills and printing and mailing customer paper bills, including return envelope and U.S. postage, with postage cost to be reimbursed by Client to MuniBilling;
c) Generating electronic bills for transmission to customers via email;
d) Preparation and mailing of late-payment reminders and final bills in envelopes, including first class postage, with postage cost to be reimbursed by Client to MuniBilling.

2. Client Customer Service

MuniBilling shall provide customer service for Client's customers as follows:

a) Provide customer access to MuniBilling customer portal for payment of bills, account inquiry, establishment of new accounts, closing accounts, finalization of accounts.
b) Manage lock-box for receipt of customers checks. Any paper check payments of customer bills not processed via lock-box must be processed and entered into MuniBilling's system manually by Client.
c) Process electronic customer payments via ACH, IVR and credit cards. Except for the monthly merchant account fee, which shall be charged to Client, Client's customers shall pay for all Convenience fees, including any bank or merchant account transaction fees, unless Client has agreed to absorb those fees.
d) MuniBilling shall help Client to collect delinquent customer accounts by:
   i. Notifying Client to deliver reminder door tags in accordance with Client's established policy

ii. Notifying Client to interrupt/suspend service to customers in accordance with Client's established policy, to help Client collect delinquent bills from customers

e) MuniBilling shall promptly respond to Client inquiries about Client's customers and shall promptly furnish data requested by Client in response to inquiries it receives from its customers or agencies having jurisdiction over Client.

f) Termination and Final Notices. Prepare and mail late-payment reminders and final bills in envelope, including first class postage, with postage cost to be reimbursed by Client to MuniBilling.

g) If requested by Client, MuniBilling will accept service order requests from Client's customers and generate service order tickets within the MuniBilling system for follow up by Client. Client will have access to and use of MuniServicePro, MuniBilling's mobile service app.

h) Call Center as a Service and Broadcast Notification as a Service is included in the scope of work to be provided by MuniBilling. MuniBilling will maintain a call center during normal business hours (8 a.m. to 7 p.m. eastern time) to answer or respond to Client's customers' billing or account inquiries. MuniBilling will send emails, text messages, and pre-recorded voice calls to notify Client's customers as directed by Client. Currently, Broadcast Notification as a Service can be used for notifying customers of Boil Water Notices, Water Outages, Late Charge Notices, and Bill Available only, provided the Client has its customer data appropriately defined, organized and updated for import into MuniBilling's system.

3. Reports

MuniBilling to provide the following monthly and periodic reports:

a) Monthly Transaction Journal – if requested by Client, documentation of all monetary and non-monetary transactions that have been posted to a customer's account.

b) Preliminary Meter Reading Report - a report indicating the meter readings entered for each account prior to billing. Error in readings and/or consumption will be indicated for correction.

c) Account Balance Report - a report indicating each customer's current and past due balance.

d) Aged Trial Balance - a report listing each customer's account with total balance, current, 30, 60, 90 and 120-day balances (available once monthly).

e) Past Due Report - a report indicating all delinquent accounts that have a balance other than current.

f) Consumption History Report – upon Client's request, a report listing meter usages for up to the past 24 months by rate classification and meter size.

g) Monthly Billing Register - a report indicating each customer account billed with all pertinent information contained on the customer bill.

4. Billing, Printing and Postage Fees.

Client shall pay the following monthly fee for the services specified herein:

Managed Services Utility Billing Fee	$2,132.00
Third Party Merchant Account Fee	$42.00
Lockbox Management Fee	$100.00
Third Party Printing Account Fee	$30.00
Call Center Fee	$132.00

If more than 600 parcels are to be billed, the Managed Services Utility Billing Fee shall be increased by $192.50 per month for each increment of 50 parcels. In addition to the above, Client shall pay MuniBilling for the cost of printing all standard monthly bills at the rate of $0.31/page (one-sided), which shall include a customer return envelope. Late fee notices shall be charged at the rate of $0.31/page, which shall include a customer return envelope. A minimum fee may apply if printing less than 200 pages. The actual out-of-pocket cost of first-class postage for mailing bills and notices shall be passed through to Client.

MuniBilling will charge Client or its customers, (Client to specify if it chooses to absorb these fees itself) a convenience fee on all electronic customer payments (credit cards and telephone) based upon the following schedule:

Bill Amount	Fee
$0.1 - $50.0	$1.49
$50.01 - $100.00	$2.94
$100.01 - $150.00	$4.39
$150.01 - $200.00	$5.84
$200.00 and up	2.99%

E-checks or ACH payments by your end use customers will be charged $1.00/transaction, regardless of the amount paid. In addition, MuniBilling shall pass through to Client or its customers, as appropriate, any additional bank processing charges, such as returned check fees.

Checks processed through lockbox shall be charged $2.00/transaction, regardless of the amount paid. In addition, MuniBilling shall pass through to Client or its customers, as appropriate, any additional bank processing charges, such as returned check fees.

The fee for Broadcast Notifications is dependent upon usage and shall be $10.00 per notification event plus $0.03 per notification (phone call, text or email) sent.

5. One-Time Setup Fees.

Client shall pay the following one-time set up fees for the services specified herein:

Implementation and Data Import Fee	$2,750.00

As part of the Implementation, two years of historical customer data will be imported into the MuniBilling system if Client provides access to the data in a csv file or other electronic file format that can imported readily by MuniBilling. The Client is responsible for providing up to date customer records and data at the start of Implementation.

6. Special Services.

The following special services will be provided upon Client's request and upon the parties' written agreement:

a) Special Customer Notices. Prepare or use Client prepared special notices and mail to customers - charge quoted for each notice.
b) Bill Stuffers - Include Client furnished single page "bill stuffer" for mailing with customer bills (available for bills mailed in envelopes only). MuniBilling furnished "stuffer" will be quoted on a per job basis.

7. Remittance of Funds.

MuniBilling shall remit to Client all funds collected from Client's utility customers for its monthly bills as follows:

a) Lockbox Payments. If utilized, funds received from lockbox payments will be remitted monthly by the 15th day of the month following the close of the prior month.

b) Electronic Payments Funds processed through MuniBilling's integrated preferred electronic payment processor will be remitted directly to Client by the processor in accordance with their operating protocols. Funds are normally remitted within 2-3 business days unless Client elects to absorb the transaction fees.

EXHIBIT B

MuniBilling's proposal dated _____ is incorporated herein by this reference.

MUNIBILLING®

Town of Minturn, CO - Managed Services

Town of Minturn, CO
243 Boulder Street
Avon, CO 81620
United States

Jay Brunvand
treasurer@minturn.org
970-827-5645 x 1

Reference: 20240703-141308089
Quote created: July 3, 2024
Quote expires: October 1, 2024
Quote created by: Kara Matthews
Account Executive
kara.matthews@munibilling.com

Comments from Kara Matthews

Implementation & Training is billed in advance once the first implementation meeting (Kick-off) is complete.
Quarterly SaaS invoices are billed on the 20th of the 3rd, 6th, 9th, & 12th month for the upcoming quarter. Any ancillary invoices (printing, lockbox, merchant, etc.) are billed on the 10th of the month following the month of service (Example: Feb services billed 3/10)

MuniBilling helps you handle every aspect of your customer billing process, from the collection of usage data, managing property & ownership information, generating bills, processing payments, assessing late fees, and producing collection notices.

Products & Services

Item & Description	Quantity	Unit Price	Total
Implementation: One Time Set Up Charge One time charge for implementation services that include requirements gathering, data transformation and loading, configuring business rules, training users, and stabilizing production operations	1	$2,750.00	$2,750.00

Item & Description	Quantity	Unit Price	
Managed Services (MSP) MuniBilling managed services administers the lifecycle of creating and publishing utility bills along with expert client success consulting services	1	$2,132.00 / month	$2,132.00 / month for 5 years
Call Center as a Service (CCaaS) MuniBilling's Customer Support team manages customer inquiries and resolves reported incidents on your behalf	1	$132.00 / month	$132.00 / month for 5 years
Lockbox as a Service (LaaS) - (Preferred Vendor) MuniBilling's preferred lockbox processor receives, opens, and processes paper-based payments for your utility customers	1	$100.00 / month	$100.00 / month for 5 years
Merchant as a Service (MaaS) - (Preferred Vendor) MuniBilling's preferred merchant processor processes electronic payment transactions made on-demand in real-time or scheduled through autopayment	1	$42.00 / month	$42.00 / month for 5 years
Bill Print as a Service (BPaaS) - (Preferred Vendor) MuniBilling's preferred vendor handles the printing and mailing of your customers' bills, not including postage	1	$30.00 / month	$30.00 / month for 5 years
Broadcast Notification as a Service (BNaaS) Send multimodal broadcast notifications via SMS, email, and phone through MuniBilling's Customer Support Team. $10.00 per event and 3 cents per message.	1	$0.00	$0.00
Customer Portal Mobile App Customer Portal Self-Service App. Included with MuniBilling subscription.	1	$0.00 / month	$0.00 / month
MuniServicePro Service Order App. Included with MuniBilling subscription.	1	$0.00 / month	$0.00 / month
MuniReadPro Meter Reading App. Included with MuniBilling subscription.	1	$0.00 / month	$0.00 / month

Monthly subtotal	$2,436.00
One-time subtotal	$2,750.00
Total	**$5,186.00**

Purchase terms

MuniBilling is pleased to offer fully integrated credit card, debit card and eCheck payment processing as well as IVR (automated phone for taking credit card payments).

Convenience Fees for processing online credit card payments will be provided at the following tiered rates to your customers:

Charge Amount Fee
$0.01 - $50.00 $1.49
$50.01 - $100.00 $2.94
$100.01 - $150.00 $4.39
$150.01 - $200.00 $5.84
Over $200.00 2.99%

The Echeck/ACH Fee is $1.00 per transaction.

Convenience fees can be passed directly to your customers. If there are any chargebacks or returned checks, these fees are also passed to you at $10.00 each.

*Bill Printing is $.31 per page printed (includes both sides). Quantity will be based on printed pages. Postage is extra. We will use the best mailing rate we are able to receive. A minimum fee may apply if printing is less than 200 pages.

Questions? Contact me



Kara Matthews
Account Executive
kara.matthews@munibilling.com

MuniBilling
3300 Battleground Ave
Greensboro, NC 27410
United States

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 60 - SERIES 2024

A RESOLUTION AUTHORIZING THE MAYOR OF THE TOWN OF MINTURN TO SIGN A OWNERSHIP DISCLOSURE AND LEASE AGREEMENT WITH SPECTRUM MANAGER LEASE/SENSUS FOR TOWN WIDE WATER AND TRASH METER READING SERVICES

WHEREAS, the Town of Minturn, Colorado, ("Town") is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Minturn Home Rule Charter of April 6, 1982 ("Charter"); and

WHEREAS, the Minturn Town Council of the Town of Minturn, Colorado has and continues to enjoy cost saving benefits to the Citizens of Minturn by providing a cost-effective water meter reading equipment and service.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT THE MAYOR OR HIS DESIGNEE IS AUTHORIZED TO SIGN ON BEHALF OF THE TOWN OF MINTURN ANY AND ALL NEGOTIATED DOCUMENTS REQUIRED TO EXECUTE SAID AGREEMENT.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 15th day of DECEMBER, 2021

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

FCC Notification for Spectrum Manager Lease
Ownership Disclosure Information
and
Spectrum Lease Agreement
("Agreement")

This Agreement contains two parts: Part (1) is The FCC Notification for Spectrum Manager Lease, to be filed with the FCC by Sensus on behalf of the Customer, coupled with Ownership Disclosure Information required for the FCC lease and Part (2) is a Spectrum Lease Agreement between Sensus as Lessor and Customer as Lessee. Together, these two parts create the Agreement.

The number of pages in this Agreement is indicated below, and Customer represents that it has received, reviewed, and completed the entire Agreement. By their signatures below, the parties agree to the terms and conditions set forth in this Agreement. The parties have caused this Agreement to be executed by their duly authorized representatives as of the day and year written below.

Sensus USA Inc. & Sensus Spectrum, LLC (together, "Sensus")	**Customer:**
Sensus USA Inc. Signature: _____ Name: Colin Flannery Title: Vice President Date: _____	Signature: _____ Name: _____ Title: _____ Date: _____
Sensus Spectrum, LLC Signature: _____ Name: Colin Flannery Title: Vice President Date: _____	Customer contact person for FCC filings: Name: _____ Phone: _____ Email: _____ Customer FRN: _____ Customer Tax ID: _____

Part 1: Notification for Spectrum Manager Lease

In order for Sensus to apply to the FCC on the Customer's behalf for a spectrum manager lease, Customer must complete the information below in boxes one (1) through ten (10) and certify via authorized signature. Customer's signature will indicate that Customer authorizes Sensus to file the spectrum manager lease notification on FCC Form 608 with the Customer as spectrum Lessee, and if Customer does not already have one, ownership disclosure information on FCC Form 602.

Customer / Lessee Information

1

Customer/Lessee Name: Town of Minturn		
Attention To: Michelle Metteer	**Name of Real Party in Interest**:	
Street Address: 302 Pine St		**City**: Minturn
State: CO	**Zip**: 81645	**Phone**:970/827-5645
Fax:	**Email**:manager@minturn.org	

Is Customer contact information same as above? ☐Yes ☒No (If No, complete box 2 below)

Additional Customer/Lessee Contact Information

2

Company Name: Town of Minturn		
Attention To: Jay Brunvand		
Street Address: 302 Pine St		**City**: Minturn
State: CO	**Zip**: 81645	**Phone**: 970/827-5645 ext 1
Fax:	**Email**: treasurer@minturn.org	

3

Customer/Lessee is a(n) (Select one): ☐Individual I ☐ Unincorporated Association I ☐Trust
☒Government Entity I ☐Corporation I ☐ Limited Liability Company I ☐General Partnership
☐Limited Partnership I ☐Limited Liability Partnership I ☐Consortium I ☐ Other _____

4

FCC Form 602: FCC File Number of Customer's Form 602 Ownership Information: _____. If Customer has not filed a Form 602, Sensus will file one for Customer. Please complete questions 5, 6, and 7 below if Customer does not have a Form 602 on file.
Customer must complete items 8, 9 and 10 irrespective of whether Customer has an ownership report on file.

5

Customer Tax ID:09807290

6

Individual Contact For FCC Matters

Please designate one individual (the Director of Public Works or similar person) who is responsible to the FCC for the operation of the FlexNet radio system.	
Name Click here to enter text.	
Title:	
Email:	Phone:

Ownership Disclosure Information

7

Customer/Lessee to list the names of the Mayor and all Council Members below, as well as verify citizenship and ownership interests in any entity regulated by the FCC. Such ownership must be disclosed where a mayor/council member owns 10% or more, directly or indirectly, or has operating control of any entity subject to FCC regulation. If any answer to Ownership question is Yes, or any answer to Citizenship question is No, provide an attachment with further explanation.

	US Citizen?	Ownership Disclosure?
Mayor:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No
Council Member:	☐Yes ☐No	☐Yes ☐No

8

Alien Ownership Questions (if the answer is Yes, provide an attachment explaining the circumstances)

1) Is the Customer/Lessee a foreign government or the representative of any foreign government?	☐Yes ☒No

9

Basic Qualification Information

1) Has the Customer or any party to this application had any FCC station authorization, license, or construction permit revoked or had any application for an initial, modification or renewal of FCC station authorization, license or construction permit denied by the Commission?	☐Yes ☒No
2) Has the Customer or any party to this filing, or any party directly or indirectly controlling the Customer or any party to this filing ever been convicted of a felony by any state or federal court?	☐Yes ☒No
3) Has any court finally adjudged the Customer or any party directly or indirectly controlling the Customer guilty of unlawfully monopolizing or attempting to unlawfully monopolize radio communication, directly or indirectly, through control of manufacture or sale of radio apparatus, exclusive traffic arrangement, or any other means or unfair methods of competition?	☐Yes ☒No

10

Customer/Lessee Certification Statements

1) The Customer/Lessee agrees that the Lease is not a sale or transfer of the license itself.	☒Yes
2) The Customer/Lessee acknowledges that it is required to comply with the Commission's Rules and Regulations and other applicable law at all times, and if the Customer/Lessee fails to so comply, the Lease may be revoked, cancelled, or terminated by either the Licensee or the Commission.	☒Yes
3) The Customer/Lessee certifies that neither it nor any other party to the Application/Notification is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C § 862, because of a conviction for possession or distribution of a controlled substance (*See* Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.)	☒Yes
4) The Customer/Lessee hereby accepts Commission oversight and enforcement consistent with the license and lease authorization. The Lessee acknowledges that it must cooperate fully with any investigation or inquiry conducted either by the Commission or the Licensee, allow the Commission or the Licensee to conduct on-site inspections of transmission facilities, and suspend operations at the direction of the Commission or the Licensee and to the extent that such suspension of operation would be consistent with applicable Commission policies.	☒Yes

5) The Customer/Lessee acknowledges that in the event an authorization held by a Licensee that it has association with it a spectrum leasing arrangement that is the subject of this filing is revoked, cancelled, terminated, or otherwise ceases to be in effect, the Customer/Lessee will have no continuing authority to use the leased spectrum and will be required to terminate its operations no later than the date on which the Licensee ceases to have any authority to operate under the license, unless otherwise authorized by the Commission.	☐Yes
6) The Customer/Lessee agrees the Lease shall not be assigned to any entity that is not eligible or qualified to enter into a spectrum leasing arrangement under the Commission's Rules and Regulations.	☐Yes
7) The Customer/Lessee waives any claim to the use of any particular frequency or of the electromagnetic spectrum as against the regulatory power of the United States because of the previous use of the same, whether by spectrum lease or otherwise.	☐Yes
8) The Customer/Lessee certifies that it is not in default on any payment for Commission licenses and that it is not delinquent on any non-tax debt owed to any federal agency.	☐Yes

The Customer/Lessee certifies that all of its statements made in this Application/Notification and in the schedules, exhibits, attachments, or documents incorporated by reference are material, are part of this Application/Notification, and are true, complete, correct, and made in good faith. The Customer/Lessee shall notify Sensus in writing in the event any information supplied on this form changes.

Type or Printed Name of Party Authorized to Sign

First Name:	MI:	Last Name:	Suffix:
Title:		Customer Name:	
Signature:			Date:
FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.			
WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)) AND/OR FORFEITURE (U.S. Code Title 47, Section 503).			

Part 2: SPECTRUM LEASE AGREEMENT

Background

A. Customer has bought or will buy or use FlexNet equipment manufactured by Sensus;
B. Sensus is leasing spectrum to Customer to operate the FlexNet equipment;
C. The spectrum that Sensus is leasing is authorized by Sensus' FCC License(s); and
D. Sensus is leasing spectrum to Customer in the area where FlexNet equipment will be operated (the "Service Area").

Agreement

A. **Spectrum Lease.** Sensus hereby grants to Customer and Customer accepts a spectrum manager lease ("Lease") over the frequencies of the FCC License and solely within Customer's Service Area. (The frequencies of the FCC License within Customer's geographic Service Area are called the "Leased Spectrum"). Customer shall pay the ongoing fees to either Sensus or Sensus' authorized distributor for the use of the Leased Spectrum, as directed by Sensus.

B. **FCC Forms.** At the Federal Communications Commission (FCC), Sensus will; (1) obtain an FCC Registration Number (FRN) for Customer; (2) submit on behalf of Customer the FCC Form 602 Ownership Disclosure Information if Customer has not already done so; and (3) file a FCC Form 608, notification/application for long-term spectrum manager lease. This Lease becomes effective when the FCC accepts the FCC Form 608.

C. **Lease Application.** In order to complete the FCC lease application, Customer will:
   i. Complete and sign the representations in Part 1 of this Agreement such that Customer demonstrates it qualifies for a spectrum lease under FCC rules. Customer's signature will indicate that Customer authorizes Sensus to; (1) obtain an FRN on behalf of Customer; (2) submit the FCC Form 602 Ownership Disclosure Information on behalf of Customer if Customer has not already done so; and (3) file the spectrum manager lease notification on FCC Form 608 with the Customer as spectrum lessee.
   ii. Give Sensus the coordinates of the boundaries of Customer's Service Area or, alternatively, approve Sensus' estimation of the same.
   iii. If Customer has not already done so; Customer hereby authorizes Sensus to apply on Customer's behalf and obtain for Customer a Federal Registration Number (FRN, the FCC's unique identifier for each licensee) and shall supply Sensus with Customer's Taxpayer Identification Number (TIN).
   iv. Provide any other information or other cooperation reasonably necessary for the Parties to perform as set forth herein.

D. **Permitted Use of Spectrum Lease.** Customer may transmit or receive over the Leased Spectrum only in the Service Area and only using FlexNet equipment manufactured by Sensus and used in accordance with Sensus' specifications. Customer may use the Leased Spectrum only to read and direct meters in support of Customer's primary utility business or any other operation approved by Sensus in writing. Without limiting the foregoing, Customer is prohibited from reselling, subleasing or sublicensing the Leased Spectrum or from transmitting voice communications over the Leased Spectrum.

E. **Term of Spectrum Lease.** Unless terminated earlier (because for example Customer stopped using the FlexNet equipment), this Lease will have the same term as the FCC license. If Customer is operating in compliance with this Agreement and Customer's underlying agreement with Sensus and is current on any payments owed to Sensus, when the FCC License renews, the Parties will apply to the FCC to renew this Lease.

F. **Termination of Spectrum Lease.** The Lease will terminate: (a) two months after Customer stops transmitting with FlexNet equipment manufactured by Sensus; (b) upon termination, revocation or expiration of the FCC License; or (c) upon Customer's breach of this Agreement.

G. **FCC Compliance.** The following FCC requirements apply
   i. Pursuant to 47 CFR 1.9040(a);
      (a) Customer must comply at all times with applicable FCC rules. This Agreement may be revoked by Sensus or the FCC if Customer fails to so comply;
      (b) If the FCC License is terminated, Customer has no continuing right to use the Leased Spectrum unless otherwise authorized by the FCC;
      (c) This Agreement is not an assignment, sale or other transfer of the FCC License;
      (d) This Agreement may not be assigned except upon written consent of Sensus, which consent may be withheld in its discretion; and
      (e) In any event, Sensus will not consent to an assignment that does not satisfy FCC rules.
   ii. Referencing 47 CFR 1.9010, Sensus retains *de jure* and *de facto* control over the applicable radio facilities, including that,

(a) Sensus will be responsible for Customer's compliance with FCC policies and rules. Sensus represents and warrants that it has engineered the FlexNet equipment and accompanying software and other programs to comply with FCC rules. Customer will operate the FlexNet equipment subject to Sensus' supervision and control and solely in accordance with Sensus' specifications. Sensus retains the right to inspect Customer's radio operations hereunder and to terminate this Agreement or take any other necessary steps to resolve a violation of FCC rules, including to order Customer to cease transmission. Sensus will act as spectrum manager in assigning spectrum under the FCC License so as to avoid any harmful interference or other violation of FCC rules. Sensus will be responsible for resolving any interference complaints or other FCC rule violations that may arise; and

(b) Sensus will file any necessary FCC forms or applications and Customer agrees reasonably to assist Sensus with such filing by providing any necessary information or other cooperation. Sensus will otherwise interact with the FCC with respect to this Agreement, the FCC License or FlexNet equipment.

H. **Interference.** Customer agrees to report to Sensus promptly, and in no event later than 72 hours afterward, any incident related to the Leased Spectrum, including where Customer experiences harmful interference, receives a complaint or other notice of having caused harmful interference, or receives any type of communication from the FCC or other government agency regarding radio transmission.

I. **Limitation of Liability.** Each parties' liability in any and all causes of action arising under, out of or in relation to this Agreement, its negotiation, performance, breach or termination (collectively, "Causes of Action") shall be limited to direct damages. Neither party shall be liable for any indirect, incidental, special or consequential damages. This is so whether the Causes of Action are in tort, including, without limitation, negligence or strict liability, in contract, under statute or otherwise. The limitations on liability set forth in this Agreement are fundamental inducements to both parties to enter into this Agreement. They apply unconditionally and in all respects. They are to be interpreted broadly so as to give the maximum protection permitted under law.

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To: Mayor and Council
From: Jay Brunvand
Date: November 6, 2024
Agenda Item: Fiscal Year 2025 Annual Budget – Public Hearing

REQUEST:
Fiscal Year 2025 Proposed Town of Minturn Budget Public Hearing.

INTRODUCTION:
As required by Colorado State law, the Council must hold a public hearing on the proposed Fiscal Year 2025 budget. This Public Hearing has been published and posted for this meeting.

ANALYSIS:
As required by Colorado law, the Town has set one Public Hearing for the FY2025 Budget, this November 2nd meeting. Although further discussion will ensue through final adoption of the budget on December 4, 2024 and the public will be allowed to comment at each meeting, this is the one and only official Public Hearing. To date, Staff has taken your comments and suggestions and incorporated them into the FY2025 Budget as well as comments and direction given during the previous several meetings which have occurred over the past several months. In the event any material changes come forth from the Public Hearing process or Council direction, those changes also will be included in the scheduled final passage of the budget ordinances on December 4th. I will distribute an updated budget document thereafter as the final changes are processed.

As a reminder, depending on the outcome of the November 5 election, it is possible we will see both the approval of the proposed Short Term Lodging Tax increase (1.5% increased to 6.5%) applied to residential STR's only as well as a proposed Downtown Development Authority creation. Further, in August, the state legislature made changes in the assessment and calculation of both residential and commercial property taxes. As previously discussed, the budgeted property tax revenue does include these changes.

During tonight's presentation, Council will be asked to consider several funding options in the 2025 budget. This direction will be included as appropriate in the final 2025 budget.

Following is the Public Hearing procedure recommended that you follow in order to make sure everything is covered procedurally and legally.

(a) The Mayor will introduce the agenda item and announce the Public Hearing as "I hereby by call to order the Public Hearing for the purpose of discussion and comment on the

fiscal year 2025 proposed budget and to gather input, pro or con, on the proposed Minturn Town Budget for the fiscal year January 1 through December 31, 2025. Any citizen that would like to speak needs to clearly state their name and physical address for the record from the podium (even if they are known by all.)"

(b) Staff Presentation – Brunvand and Metteer
(c) Take citizen input
(d) Close the Public Hearing
(e) Council discussion on the budget and comment on the Public Hearing if any.
(f) Announce this is the official Public Hearing on the Fiscal Year 2025 Preliminary Budget and citizens are encouraged to contact the Town Hall with questions or comments during regular business hours at 827-5645.

BUDGET / STAFF IMPACT:
The annual fiscal budget sets forth projected income and expenses and sets forth a plan to achieve our stated goals. The budget will appropriate reserves, revenues and expenses and set the mill levy and fees for the ensuing year.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:
No motion is required for tonight.

ATTACHMENTS: The FY2024 Budget document is provided under separate cover from the packet and is available on the town website.

10/2/24 Budget work:

In August, the state legislature held a Special Session to consider and eventually adopt a compromise deal and led to the removal of two ballot initiatives. The new bill, which was quickly signed into law by the Governor, lowers residential assessments rates from 7.15% to 6.25% for property taxes going to local governments as well as lowers commercial assessment rates from 29% to 25%.

In late August, the town received our preliminary Assessed Valuation where our Property Tax revenues are anticipated to remain almost flat. This budget reflects the legislative actions; however, because this was directly on the heels of the legislative session. It is probable that the final Assessed Valuation will further impact or revenue. During the upcoming council meetings, Council will have an opportunity to review the budget, special projects, and legislative effects.

Please reference the Budget Schedule and Calendar included on pages 74-82. This will give you a clear vision of which meetings will include budget discussions, public hearings, and approvals. We all know the budget includes the operational items like electric bills and general day to day items. My intent is not to review that material in detail, rather to highlight some of the recent items of note in our General Fund revenues and expenses and allow for council and pubic questions. I have listed a few of the accounts below to show the Council that we do have money to perform some of the items we have recently discussed that are not Special Projects.

GENERAL FUND (01):

INCOME:

- Property Tax (01-00-4010) – The amount reported in the Certification of Values represents a 2% INcrease over 2024. As a reminder, in 2019 statewide General Election included a question to reduce the impact of the Gallagher Amendment. This ballot question passed and froze the Residential Assessment value at 7.15%. As values continue to adapt to this action as well as legislative and voter actions we are in a somewhat continuous upheaval. Additionally, 2024 is a NON-assessment year. Normally, the property values do not change significantly during odd years. In 2025, when property values are re-assessed, and in consideration of the current growth Minturn is experiencing we should see the full effect of the growth laid up against the legislative actions taken to control property value growth. It is noted some of these changes are long term while others are short term which will cause our Property Tax revenues to flux over the coming years.
- Staff's continued concern with all revenues is to not spend money before we have it yet balance the probability of projects coming to fruition.
- Lodging Tax (01-00-4039) has been growing year over year showing a slow gain. The current Lodging Tax rate is 1.5%. The town has presented a ballot question in this November's county wide coordinated election to increase this to 6.5%. The number represented in the budget does NOT include this increase and won't until we know the results of the November election.
- Sales Tax (01-00-4040 and 4050) is growing and to fairly represent realistic numbers. For budget purposes, I have used the prior two years in comparison to the year-to-date current collections and developed a reasonable number. I will continue to watch this develop but at this point I am reasonably comfortable with this calculation.
- The town has seen multiple PUD development applications which have been considered and have begun to trickle in. Although we anticipate at least a portion of these new units, it is difficult to predict when development will occur. Although these projects could provide a large increase in the town's budget numbers and a conservative estimate is included in the budget numbers, I try not to budget for funds until they are "in hand".
- Currently we have 8 leases on the lease lot budgeted for 2025. This includes the concrete plant, and seven others in the developed area behind the berm, plus fees received from snow dump charges. (01-00-4516 thru 4526) plus we lease land and accept single dumps of snow from outside sources. These revenue sources allow for diversification of town revenues and accounts for a budgeted $156,100 income. This diversified income represents 18% of the estimated amount collected in property and 13% of the estimated sales tax. Overall, this income accounts for 5% of our total budgeted General Fund revenues for 2025. Leases were increased 3% in both 2024 and 2025.
- As the economy continues to churn along the town has been earning almost 5.5% yield in interest (01-00-4540) on our liquid cash investments. In the last month we have seen the Federal Reserve reduce rates from approximately 5.5% to 5%. There are signs these interest rates may further decline. As a result, this number will be monitored.

EXPENSE:

- Due to unknown factors, the Council is budgeted for 24 regular meetings and 3 additional special meetings.
- For all Employee insurance plans I have budgeted a 10% increase. As with everything, insurance costs are being hit by the economy. As a result, Staff has bid out our insurance coverage in an effort to test the market for better pricing. The good news is that we are seeing some positive numbers, the bad news is we will still anticipate a 10-15% overall increase in 2025 rates. In an industry that has seen 10-40% annual increases and wild fluctuations in the private markets in recent years, Staff has been able to maintain average annual growth of 3-5% and feels this continues to be a tremendous success in cost management.
- Some of the more beneficial community organizations have been funded in separate line items. For example, The Vail Valley Partnership will be funded at $3,850 (01-01-5235) and the Minturn Community Fund is funded at $15,000 (01-05-5275), the Minturn Bike Park is funded at $15,000 (01-06-5357) and the Minturn Fitness Center at $5,000 (01-06-5354). This is in addition to substantial in-kind contributions.
- Minturn was able to settle several lawsuits against the town in 2024 which should help bring into control several line items that have been in flux such as the legal and engineering budgets (01-01-5220 – 5222).
- The Planning Department budget for 20254 includes a staff planner, a newly hired position for Code Enforcement/building permit technician, a contracted planner and a small bank for consultants. In addition, the Building Inspection services shows an increase in anticipation of increased need with several upcoming developments.
- The Police and Legal Department includes the contracted police services agreement with the Eagle County Sheriff's Office and a contribution to the Wildfire Fund. The police contract with Eagle County Sheriff was renegotiated in late 2022 and effective in 2023.
- Town Events and promotions (01-05-5275) includes one staff and is budgeted at $100,000 in 2025 which includes $15,000 for the summer concert series.
- The Public Works Department includes funding for some contracted snowplow/removal services, $5,000 plus in-kind for the Minturn Fitness Center, and $15,000 plus in-kind for the Minturn Bike Park.
- Public Building Repair and Maintenance (01-06-5290) is budgeted at $15,000 and used to assist in maintenance and upgrades to our facilities. This line item will need significant increasing in the coming years as the town's infrastructure ages.
- Maintenance and improvements for streets and sidewalks has been increased to $125,000 (01-06-5352) in an effort to better support our infrastructure needs. This does not include any work on Phase 2 of the Sidewalk project. A small portion of Phase 2 of the Sidewalk will be funded in Fund 06 with proceeds from the Construction Use Tax.

<u>ENTERPRISE FUND (02):</u>

- Water rates will continue to be discussed at the October 16th Council Meeting. During this meeting we will firm up the actual water rates as well as the Debt Service fees, Tap fees, System Improvement Fees, and Cash in Lieu fees.

  As part of this review and adoption of the CIP plan water rates, debt needs, and other sources of funding have been examined completely and will require probable rate increases, grant applications, and even the issuance of additional debt to undertake all the necessary improvements.

Council and Staff will continue to evaluate our system and the pressing needs with funding opportunities to help accomplish our needs and goals. Recent accomplishments are the connection of Well #4 to the Clear Well for purification purposes, near completion of new water storage tank, installation of a water loss detection system, replacement of all but the last remaining water meters in town, and much needed repairs to the plant and distribution system.

- Currently the town water billing is handled by ERWSD. In 2025 the town will be moving to a different managed system that will give the town greater autonomy with our system. The overall intent is to provide better and quicker monitoring of our water use, greater customer service, and better cost containment.
- Annual H2O water right maintenance (02-06-5352) will increase approximately 5% over 2024. This line item covers the Cross Creek flow gage station and water rights of 5acre ft, 20acre ft, and 50acre ft through the Colorado River District. The gage station shows expense; however, CBS/Viacom pays 1/3 of this cost and other entities have agreed to contribute as well.
- With the pending needs in the Enterprise Fund of water plant and distribution line work, it will be important that we save where we can and manage our reserves in the coming short and long terms. Our water rates are admittedly steep as are the expenses and the estimated capital needs, all must be weighed as best we can.

Conservation Trust Fund (03):

- The CTF currently does not have FY2025 expenditures. These funds will be assessed for use in a matching grant for Little Beach Park that has been applied for to remodel that park or other qualified expenditures.

SPECIAL REVENUE FUND (04):

- FY2025 reflects a $112,823 transfer to the Capital Fund. A Fund balance of approximately $10,000 will remain in Fund 04 for fixed asset needs or to accrue for larger projects in future years. The interfund transfer will be to accommodate non-Enterprise Fund expenses. The revenue in this fund is derived from rents paid by the USPO and the two residential units within the Town Hall. A new rate structure for the residential units was approved by Council in 2024.

CAPITAL FUND (06):

- The Capital Fund recognizes revenues resulting from the implementation of the Construction Use Tax and the previously noted income from the Special Revenue Fund transfer.
- Council discussion on this fund will include an update of the current balance, anticipated incoming revenue, and anticipated expenses in 2025.
- Little Beach Park (06-01-5310) is budgeted for $260,000 as a place holder. These funds are maintained in a savings account per the previous BMD funding agreements. These funds are held only for development in Little Beach Park and will be utilized once a development plan is approved.

- Budget Review during upcoming meetings (Budget page 70):
  - 10/16/24
    - Session under Discussion and Direction for Council to discuss the budget as relates to water rates in the Enterprise Fund and consider questions or direction from Council. This will begin with a short presentation and then discussion of major projects scheduled.
    - Q&A
  - 11/06/24
    - Public Hearing on FY2025 Budget (this is the ONLY public hearing)

- Q&A
- 11/20/24
  - Discussion of revenue changes as a result of the statewide general election
  - First Reading of Budget approval Ordinances
    - Review of 2023 Supplemental Appropriations
  - Q&A
- 12/4/24
  - Second and final reading of Budget approval Ordinances

To: Town Manager Michelle Metteer
From: Cindy Krieg
Date: October 9, 2024
Subject: Minturn Market Status Update

UPDATE:
The Minturn Market was initially created as a self-sustaining event. It was designed to spend no more than the revenue brought in by the market. When I took over the market in 2018, it was operating at a loss. During COVID, the market actually made money again and we were able to build back up some reserves. This was due to minimal costs during Covid. Even though the market was operating, we were doing much less marketing and advertising, we needed much less support staff, most permit fees were waived during that time, and we weren't paying for the property leases. Additionally, we had no live music or activities, which dramatically cut back on costs.

Since that time, we've been working to rebuild and reimagine the Minturn Market. Due to the large number of other events happening most weekends in Eagle County, we need to entice visitors and locals to come to the market – now more than ever. There are now 3 Saturday markets in the area (Minturn, Eagle and Edwards), as well as special events most weekends throughout the surrounding areas. So to entice market-goers, we have worked hard to make the Minturn Market more of an "event" vs. just a shopping experience. We are currently including live music as well as a kids zone, which includes a climbing wall, bounce house, and face painting. The kids activities are the largest expense, followed by marketing / advertising, music / labor, and others. The 2024 market budget is attached for reference. Our operational costs have increased significantly over the years, and the market is no longer able to operate as a self-sustaining event, unless we eliminate the amenities. The concern is that if we do that, the market will not attract enough people to be successful.

The way we are operating the Market currently, it is no longer a self-sustaining event and would require additional funding to be approved by Town Council.

That said, feedback this year has been very positive. Most weekends have been consistently busy, with vendor sales being mostly strong with positive comments coming both from vendors and market-goers. The Minturn Market has been, and continues to be, an important amenity for the Minturn community and helps create more awareness of Minturn as a destination. If the Market were not to be continued, I suggest that we invest more in tourism marketing to help compensate for this.

CURRENT CHALLENGES:
The Primary challenges of the Market are currently:

- Overall costs (profitability / lack thereof)
- Vendor recruitment / Vendor retention / Vendor competition (with other events)
- Logistics
- Economic Challenges
- Staff bandwidth

COSTS:
The largest cost is the kids activities, followed by marketing / advertising, music / labor, Zero Waste services, then permits / leasing, and miscellaneous costs such as materials, signage, etc.

Our operating costs have been gradually increasing each year, and adding in the kids activities the past 2 years has driven up our costs significantly. However, as noted above – having these amenities has increased attendance and there is concern that if we cut them – attendance will go down again.

Please see attached 2024 breakdown.

Also affecting costs are vendor discounts and comps. See next section for more information.

VENDOR RECRUITMENT / RETENTION:
With several other Saturday markets (both locally and regionally), we compete as much (if not more) for vendors than we do for customers. There are now 3 local markets on Saturdays (Minturn, Eagle and Edwards), plus regional markets such as Steamboat, Golden, and several in the front range.

Additionally, there are so many special events that food vendors commit to annually (such as the Eagle County Fair & Rodeo, Gypsum Daze, Eagle Flight Days, etc) that cause large gaps on certain weekends.

We raised vendor fees in 2024 for the first time in several years. This was not met with much resistance, mainly because our fees are still quite low. There is concern from vendors that if fees are raised much more, the market may not make sense for them financially. Certain vendors (and products) do consistently well at markets, but some products with a lower profit margin have a tougher time. In order to both recruit and retain vendors, we have continued to offer discounts (and in some cases, comp booths) because we need a full market to be successful. We have also frequently extended "introductory" offers to pull in new vendors – typically a half price discount to try out the market and see if it makes sense for them. We have continued to do this to bring in high-quality vendors, and to be able to recruit and retain food vendors.

Most of our vendors are full time (they sign up for the full season), but of course there are occasional vacancies / absences. We do our best to fill these voids with drop-ins, but last minute cancellations happen. To avoid having vacancies on market day, we often incentivize last minute drop-ins with discounts or comps so that we don't have empty spots. We also take several non-profits to fill voids as well.

The time it takes to focus on successful vendor recruitment is also a major challenge. The visioning committee had great intentions, but most of the committee was not comfortable with this type of outreach, or just did not have the time. So it mostly fell to me, and my time is so limited. I was able to recruit some new vendors in 2023, but in 2024 this has not been a focus due to lack of time. If we had volunteers willing to help with this, we could possibly have a big impact in this area. We have also tried vendor referral programs, although I'd be open to revisiting this. Often times in the past the referrals were for vendors with products that were already represented (and even saturated), such as jewelry. But we could come up with a new vendor referral program with incentives to refer new, "unique" vendors.

We were successfully able to recruit a new produce vendor this year, which has been very well received.

SPONSORSHIPS:
Sponsorships are another challenge. We have had some very generous sponsors over the years, but this became more difficult during / after Covid. We tend to get several low-level sponsors, but getting high-

level sponsors to commit is difficult. One thing that I did this year was that I sent a request to our downtown restaurants and retailers asking for small sponsorships (given that the market is a such a benefit to our downtown businesses). This only resulted in 2 small sponsorships (from our two newest business owners – Eagle River Inn and Holy Toledo). My goal for 2025 would be to personally visit all of our downtown businesses and make the request face to face, which I think would have a much bigger impact. Time was just not on my side this year. If each downtown business just committed to a small sponsorship (say $500 - $1000) this would have a VERY significant impact.

I would also like to plan ahead to try to recruit another presenting sponsor for next year. I welcome any suggestions on a possible presenting sponsor.

LOGISTICS:
The current layout / footprint of the market works well. This will need to change somewhat when the distillery building project gets underway at 161 Main St. At that time (which is expected to be spring 2025), we may consider shrinking the size of the market to not go all the way down Williams St. but perhaps end at Nelson. This would, however, make it very difficult to offer the kids activities, and food trucks could become tricky as well. We could probably line 2 – 3 food trucks along the north side of Nelson, and it's possible there may be a more permanent food truck on the 161 lot by next season. But kids activities would become difficult. We may just need to get creative and find other types of kids activities that take up less space. It appears that the kids zone could fit at the north end behind Magustos – but we would likely have to cut out the climbing wall. A bounce house, face painting, and some kids games would fit back there. If we eliminate the climbing wall, this would also save us a significant amount of money, so perhaps that is the best solution.

If other developments happen (for example, if MR Minturn sells additional lots and those get developed), that could dramatically change the market footprint as well. So long-term, that needs to be taken into account.

STAFF TIME / BANDWIDTH:
The Market requires a significant amount of staff time and attention, especially in the summer but even throughout the year. If the market were to be discontinued, or perhaps taken over by another entity (see below), then I would have more time for my other responsibilities which are many.

TOWN STAFF RECOMMENDATIONS:

- Reduce costs in 2025 by removing the climbing wall and finding a less expensive face painting option
- Propose that the Town do the market for one more year (maybe 2), and if the DDA passes – look into the possibility of the DDA taking over the market in the future

RECOMMENDED ACTION:

- Town staff seeks direction from Town Council on whether to approve funding to cover market deficits and keep the Market going.

ATTACHMENTS:

- 2024 Minturn Market Budget Breakdown

2025
BUDGET

DRAFT

9/23/2024 3:17 PM

TOWN OF MINTURN

COUNCIL MEMBERS:

Mayor Earle Bidez
Mayor Pro Tem Eric Gotthelf
Councilwoman Lynn Feiger
Councilman Gusty Kanakis
Councilman Tom Priest
Councilman Brian Rodine
Councilwoman Kate Schifani

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TOWN OF MINTURN
P.O. Box 309 (302 Pine Street)
Minturn, Colorado 81645-0309
970-827-5645 Fax: 970-827-5545
treasurer@minturn.org

FROM THE DESK OF
JAY BRUNVAND, TREASURER/FINANCE

I, Jay Brunvand, certify that the attached is a **true and accurate copy** of the adopted 2025 Budget of the Town of Minturn.

Jay Brunvand, Town Treasurer/Clerk Date

https://minturnco-my.sharepoint.com/personal/treasurer_minturn_org/Documents/Old U Drive/Annual Budget/budget certification note.doc

Manager's
Budget
Message

3 Pages

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Town of Minturn
2025 ALL FUND OVERVIEW

Item	General Fund 01	Water/Sewer Fund 02	Lottery Fund 03	Special Rev Fund 04	Market Fund 05	Capital Fund 06	Scholar Fund 08	BMR Fund 09	Totals
Revenue	3,205,815.00	2,280,518.00	14,322.15	112,823.00	42,000.00	1,815,323.00	10,000.00	0.00	7,480,801.15
Battle Mtn Dev Revenue	0.00								0.00
Battle Mtn Dev Revenue - Scholarship Endowment							0.00		0.00
Battle Mtn Dev Revenue - Little Beach Park									0.00
Net Revenue	3,205,815.00	2,280,518.00	14,322.15	112,823.00	42,000.00	1,815,323.00	10,000.00	0.00	7,480,801.15
Expenses									
Council	45,198.80								45,198.80
Gen Gov't	975,126.00			0.00					975,126.00
Planning	549,987.00								549,987.00
Battle Mtn Dev	0.00	0.00				0.00		0.00	0.00
Police and Court	481,201.00								481,201.00
Econ Dev	229,521.40								229,521.40
Public Works	732,198.00	1,487,401.00				1,485,000.00			3,704,599.00
Grants/Debt Service/Capital	0.00	793,117.00		0.00					793,117.00
Misc	182,000.00	0.00	0.00	0.00	42,000.00	0.00	7,250.00		231,250.00
Net Expenses	3,195,232.20	2,280,518.00	0.00	0.00	42,000.00	1,485,000.00	7,250.00	0.00	7,010,000.20
Net Income (Receipts) before transfers	**10,582.80**	**0.00**	**14,322.15**	**112,823.00**	**0.00**	**330,323.00**	**2,750.00**	**0.00**	470,800.95
Transfers IN (Revenue)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Transfers Out (Expenses)	0.00	0.00		112,823.00				0.00	112,823.00
Net Due To/From Transfers	0.00	0.00	0.00	-112,823.00	0.00	0.00	0.00	0.00	-112,823.00
Net Receipts after transfers	10,582.80	0.00	14,322.15	0.00	0.00	330,323.00	2,750.00	0.00	357,977.95
Beginning Cash Balance - Jan 2025 (EST)	3,122,252.80	4,472,261.20	34,068.25	32,576.84	8,696.00	522,686.00	271,618.00	0.00	8,464,159.09
Transfers to Depreciation-Est		0.00							0.00
Ending Cash Balance	**3,132,835.60**	**4,472,261.20**	**48,390.40**	**32,576.84**	**8,696.00**	**853,009.00**	**274,368.00**	**0.00**	**8,822,137.04**
Restricted Cash -									
TABOR (3% of non-enterprise expenses)	93,056.00				0.00	0.00			
6 Mo Reserve Target (non Grant)	1,499,136.00								
Restricted for Capital Imp Plan	1,250,000.00	0.00							
Restricted for Exterior Energy Offset	10,752.00								
Restricted for Parks						260,000.00			
Restricted for Capital Imp (Const Use Tax)						283,009.00			
Restricted for Scholarships							274,368.00		
Restricted for GID									
Restricted for BMR and Escrow									
Restricted-Cash In Lieu of Water Fee		2,187,054.00							
Restricted-System Improvement Fee		802,557.98							
Restricted for Infrastructure		1,272,688.33			8,696.00				
Total Restricted Revene	2,852,944.00	4,262,300.31	0.00	0.00	8,696.00	543,009.00	274,368.00	0.00	7,941,317.31
Cash Available after Restricted	279,891.60	209,960.89	48,390.40	32,576.84	0.00	310,000.00	0.00	0.00	880,819.73

TOWN OF MINTURN
SALES TAX COMPARISON

MONTH	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	CHANGE	SAME MO 2023	ACCR YTD VAR TO '23	SAME MO 2022	ACCR YTD VAR TO '22
JANUARY	42,037	44,898	45,721	47,881	54,313	62,068	52,148	71,528	58,509	92,315	76,245	116,435	106,276	112,861	-8.73%	6,585	6,584.56	-3,575	-3,574.73
FEBRUARY	38,147	43,993	46,028	43,246	59,868	57,178	51,785	31,263	52,232	64,708	77,087	100,408	98,438	119,582	-1.96%	21,144	27,728.57	19,174	15,598.92
MARCH	49,085	49,922	51,708	54,423	52,142	40,835	52,249	53,561	60,705	45,220	89,591	110,345	107,744	118,812	-2.36%	11,068	38,796.35	8,467	24,065.52
APRIL	33,779	27,176	30,328	30,568	37,398	41,478	40,395	42,743	44,115	38,337	64,613	84,211	83,628	75,839	-0.69%	-7,789	31,007.50	-8,372	15,693.24
MAY	22,115	31,209	36,473	27,758	42,569	32,926	39,471	38,977	33,722	35,077	64,412	76,766	77,406	90,103	0.83%	12,696	43,703.88	13,337	29,030.36
JUNE	40,990	31,800	41,560	54,001	39,765	46,832	55,131	57,776	55,473	58,096	83,356	104,769	116,080	98,942	10.80%	-17,138	26,566.05	-5,827	23,203.50
JULY	49,410	48,715	49,680	52,732	67,899	61,541	69,902	59,770	69,560	94,124	106,900	108,021	118,588	111,575	9.78%	-7,013	19,553.36	3,554	26,757.27
AUGUST	45,002	42,791	59,605	49,406	55,724	66,318	59,838	55,132	65,306	77,518	96,349	116,158	107,845		-7.16%	-107,845	-88,292.05	-116,158	-89,400.59
SEPTEMBER	42,748	36,965	43,370	62,771	43,550	51,788	47,013	59,679	80,605	77,391	98,710	109,693	110,347		0.60%	-110,347	-198,638.71	-109,693	-199,093.57
OCTOBER	25,686	32,804	33,504	26,151	33,116	37,233	43,535	40,602	47,347	81,756	82,437	87,622	92,609		5.69%	-92,609	-291,247.95	-87,622	-286,715.16
NOVEMER	29,076	29,669	28,425	29,736	32,090	28,247	63,238	41,793	60,807	59,169	81,494	82,931	91,466		10.29%	-91,466	-382,714.21	-82,931	-369,646.37
DECEMBER	45,959	47,370	55,171	58,060	65,694	57,520	61,371	67,719	90,821	104,590	118,851	113,622	123,668		8.84%	-123,668	-506,382.57	-113,622	-483,268.20
TOTAL	464,033	467,311	521,573	536,735	584,128	583,964	636,074	620,544	719,201	828,301	1,040,044	1,210,980	1,234,095	727,712	1.91%	23,114		23,114	

	HISTORICAL AVERAGE BY MO	33Yr Avg	5yr Avg	FY2024		VARIANCE FROM 5YR
	JANUARY	53,186	89,956	112,861		22,905
	FEBRUARY	51,711	78,574	119,582		41,007
	MARCH	56,506	82,721	118,812		36,091
	APRIL	37,801	62,981	75,839		12,858
	MAY	33,699	57,476	90,103		32,627
	JUNE	49,012	83,555	98,942		15,387
	JULY	58,090	99,439	111,575		12,136
	AUGUST	53,640	92,635			-92,635
	SEPTEMBER	49,409	95,349			-95,349
	OCTOBER	38,325	78,354			-78,354
	NOVEMER	37,381	75,174			-75,174
	DECEMBER	61,088	110,311			-110,311
	TOTALS	579,849	1,006,524	727,713		-278,811

	07/01/24	CURRENT MONTH	YTD 2024	% OF TOTAL	YTD 2023	% OF TOTAL
RETAIL	204,043	45,035	249,078	34%	250,064	35%
LODGE	35,105	5,325	40,430	6%	36,143	5%
F & B	168,171	33,033	201,204	28%	165,925	23%
UTIL	49,638	2,135	51,773	7%	61,734	9%
ON-LINE	159,180	26,048	185,228	25%	194,293	27%
TOTAL	616,137	111,575	727,713	100%	708,159	

	YTD 2023	YTD 2022
YEAR OVER YEAR VARIANCE	2.76%	3.68%

ADDITION TABLE
111,575
-66,540
45,035

/S District - Incom

	2022								2023								2024							
	Base Rate	Excess Use Res	Excess Use Comm	Total Water	Debt Svc	Trash	Total	Total Water Income Vs 2022 over 2021	Base Rate	Excess Use Res	Excess Use Comm	Total Water	Debt Svc	Trash	Total	Total Water Income Vs 2023 over 2022	Base Rate	Excess Use Res	Excess Use Comm	Total Water	Debt Svc	Trash	Total	Total Water Income Vs 2024 over 2023
January	60,068.39	9,377.09	4,357.54	73,803.02	5,489.20	9,402.42	88,694.64	-5,625.45	73,645.42	10,974.80	4,392.96	89,013.18	12,188.73	12,512.22	113,714.13	15,210.16	81,972.26	11,417.22	4,665.78	98,055.26	12,268.07	9,835.94	120,159.27	9,042.08
February	63,004.30	12,895.04	5,723.54	81,622.88	5,492.22	9,572.22	96,687.32	3,952.91	77,237.73	11,797.76	4,767.36	93,802.85	12,195.68	9,782.22	115,780.75	12,179.97	80,763.12	14,244.30	6,244.56	101,251.98	12,319.01	9,800.96	123,371.95	7,449.13
March	65,176.46	9,507.36	4,248.26	78,932.08	5,472.17	9,386.29	93,790.54	-192.70	76,717.10	9,864.24	4,526.08	91,107.42	12,181.78	9,782.22	113,071.42	12,175.34	80,599.76	12,938.94	9,463.86	103,002.56	12,242.58	9,800.96	125,046.10	11,895.14
April	63,479.79	8,972.71	4,637.57	77,090.07	5,478.68	9,376.95	91,945.70	-704.14	77,113.70	10,599.68	6,830.72	94,544.10	12,227.51	9,742.00	116,513.61	17,454.03	80,123.73	12,198.06	7,805.70	100,127.49	12,331.47	9,800.96	122,259.92	5,583.39
May	60,774.95	9,398.08	3,223.76	73,396.79	5,463.59	9,309.03	88,169.41	-3,679.33	76,429.52	7,970.56	7,521.28	91,921.36	12,153.98	9,738.50	113,813.84	18,524.57	81,719.99	11,122.08	5,009.76	97,851.83	12,223.47	9,800.96	119,876.26	5,930.47
June	62,152.46	11,255.84	3,476.47	76,884.77	5,472.69	10,304.63	92,662.09	488.86	70,563.66	8,919.04	8,486.40	87,969.10	12,192.20	9,773.48	109,934.78	11,084.33	87,860.03	10,595.60	5,919.68	104,375.31	12,223.48	9,696.02	126,294.81	16,406.21
July	67,140.04	14,411.30	4,050.19	85,601.53	5,487.80	9,493.79	100,583.12	-6,333.60	81,804.58	15,783.04	6,822.40	104,410.02	12,192.20	9,703.52	126,305.74	18,808.49	86,362.39	16,633.78	6,462.32	109,458.49	12,200.32	9,731.00	131,389.81	5,048.47
August	65,229.61	15,326.52	4,883.45	85,439.58	5,468.01	9,514.30	100,421.89	-3,849.74	84,930.08	20,483.84	13,104.00	118,517.92	12,179.46	9,739.66	140,437.04	33,078.34	88,113.90	18,789.18	7,733.60	114,636.68	12,259.79	9,775.98	136,672.45	-3,881.24
September	69,411.92	16,945.23	7,533.49	93,890.64	5,496.92	9,548.26	108,935.82	1,827.24	86,793.94	10,400.00	18,487.04	115,680.98	12,188.73	9,773.48	137,643.19	21,790.34				0.00			0.00	-115,680.98
October	113,703.88	12,901.87	5,279.59	131,885.34	5,455.24	9,480.34	146,820.92	45,152.93	83,981.76	14,701.44	7,321.60	106,004.80	12,261.11	9,773.48	128,039.39	-25,880.54				0.00			0.00	-106,004.80
November	20,020.72	10,661.63	5,163.48	35,845.83	5,476.08	9,515.43	50,837.34	-42,333.93	78,010.41	11,648.00	4,992.00	94,650.41	12,351.43	9,854.52	116,856.36	58,804.58				0.00			0.00	-94,650.41
December	61,257.78	8,660.44	4,261.92	74,180.14	5,471.13	9,534.30	89,185.57	-3,958.69	75,296.95	12,222.08	4,709.12	92,228.15	12,093.19	9,686.02	114,007.36	18,048.01				0.00			0.00	-92,228.15
	771,420.30	140,313.11	56,839.26	968,572.67	65,723.73	114,437.96	1,148,734.36	-15,255.64	942,524.85	145,364.48	91,960.96	1,179,850.29	146,406.00	119,861.32	1,446,117.61	211,277.62	667,515.18	107,939.16	53,305.26	828,759.60	98,068.19	78,242.78	1,005,070.57	-351,090.69

u:water rate comparison

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

State Law requires a property reassessment every odd year as taxes and mill levies are set for the following even year. Between the 2017 and 2021 assessments the effects of the Gallagher Amendment caused residential properties to be assessed at an ever-decreasing amounts to remain compliant. The residential appraised value calculation dropped from 7.96% in 2016 to 7.12% in 2020 and then 6.95% in 2021 and 6.765% in 2021 by legislative action enacted to reduce the effects of inflation in the real estate markets. For comparison in 2016 the town received $488,343 on an assessed value of $27,230,020, while in 2024 we anticipate receiving $827,367 on an assessed value of $46,134,010. In 2023 and again in 2024 the State Governor called a special session of the legislature. This session was to address the inflation and the rapidly increasing home values in the state. The 2023 assessment for 2024 revenue was very cumbersome and difficult to pin down due to a pending November 2023 ballot question referred to the voters by the state legislature of how the calculations will be made with the assessed value. This ballot question was defeated. Then, as stated, through legislative actions at the state level our residential tax formula reduced from 7.12% to 6.765%. Property values used to calculate the 2024 property tax revenues have skyrocketed. In the special legislative session set in August of 2024 legislation was passed that resulted in reducing the 2025 residential assessed value to 6.25% and 25% for commercial values. Over the previous several years, Minturn has acted proactively each year during the monthly financial reviews at staff level and during the fiscal budget process to continually review our budget and examine expenses while maximizing service levels for the greatest value to our citizens. Minturn is embarking on several improvement plans. The Town will need to consider any and all options to save money during the upcoming years in order to meet these funding requirements.

During 2020 the Town passed a temporary moratorium on water taps sold in the Enterprise Fund which has been extended into 2025 and is anticipated to extend beyond 2025. This move was made in light of the significant repairs and replacements required in the water plant, water tank, and distribution systems as well as several large, anticipated projects being proposed at the initial stages in the Planning Department. In late 2023 the town completed the new water storage tank. It is planned that the old tank will be refurbished in the future and remain in use. Currently the town is further considering options to repair the water wells, consider further water diversions, and build a new water treatment plant. Funding to research these options has been budgeted in the 2025 Enterprise Fund. Once studied and approved, additional funding will be sought in order to implement the approved direction.

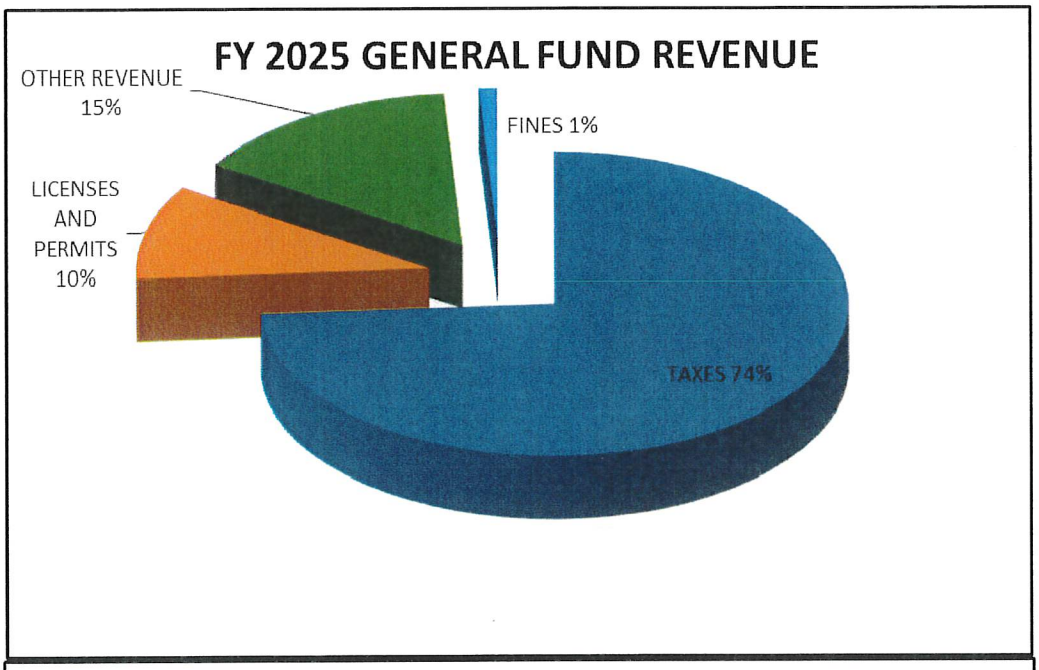
Annual Town Revenue Growth (less Grants)

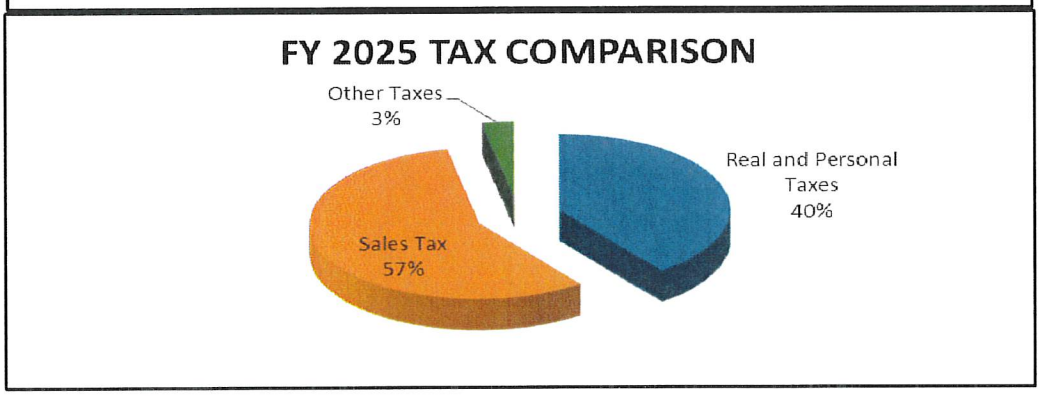
Year	General Fund	BMR Contribution	Total	Annualized Growth
2004	1,448,349.00	0.00	1,448,349.00	
2005	1,495,138.00	691,044.00	2,186,182.00	3.13%
2006	1,519,760.00	800,000.00	2,319,760.00	1.60%
2007	1,595,309.00	1,380,000.00	2,975,309.00	4.70%
2008	1,673,054.00	1,600,000.00	3,273,054.00	4.65%
2009	1,653,276.88	1,578,270.00	3,231,546.88	-1.18%
2010	1,400,838.00	285,753.00	1,686,591.00	1.20%
2011	1,463,689.00	424,367.00	1,888,056.00	1.04%
2012	1,287,582.00	180,000.00	1,467,582.00	-12.03%
2013	1,461,431.00	180,000.00	1,641,431.00	11.89%
2014	1,363,052.00	180,000.00	1,543,052.00	-6.73%
2015	1,653,719.00	180,000.00	1,833,719.00	18.80%
2016	2,659,131.00	180,000.00	2,839,131.00	54.80%
2017	1,998,883.00	180,000.00	2,178,883.00	-23.26%
2018	1,864,479.00	165,000.00	2,029,479.00	-9.32%
2019	1,979,213.00	0.00	1,979,213.00	-2.47%
2020	2,331,675.00	0.00	2,331,675.00	17.80%
2021	2,610,321.00	0.00	2,610,321.00	10.67%
2022	2,982,949.00	0.00	2,982,949.00	12.49%
2023	2,859,021.00	0.00	2,859,021.00	-4.30%

Minturn continues to see modest revenue growth year over year. The above table illustrates the impact of sales tax collections due to changes for on-line purchases which require tax be paid based on where the items are delivered. Previously, tax was either not collected or remitted to the location from where the product was. By way of example, prior to this change in 2018 our sales tax collections were $620,544 and in 2023 our collections were $1,239,324; a gain of 50%. It is important to recognize that as this single source of revenue has grown so have legal expenses due to ongoing lawsuits on various projects including the Battle Mountain Resort property. This lawsuit was settled in 2024 and includes settlement of all agreements and all current legal disputes, give land within the project to the town, and will maintain much of the development within the town boundaries.

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Revenue





2023 was a reassessment year and we are anticipating our property tax to remain relatively flat even with the high assessment rates. It is further anticipated that the property tax receipts will remain modest during the 2025 reassessment rate. Most of any property tax increase between 2024 and 2025 is expected to be generated by several new developments that could see upwards of 75 new homes in addition to several developments slated during the next five or so years.

A re-assessment occurs in odd years when the County Assessor in each county statewide evaluates all the property in the County for tax purposes by comparing like transactions throughout a set area to create an assessed value

for each and every property. The mill levy is then used to calculate the various taxing district's revenue. It is important to note that the town has not changed it's mill levy in over 27years. The mill levy is set at 17.934 and the town revenues rise and fall in sequence with property values.

Each town department has been reviewed again this year in order to obtain a better grasp on the expenses and control of those expenditures. This has allowed the Town an opportunity to examine each department's needs, staffing, and service levels. The Town has continued to find qualified services provided by outside contracts. This opportunity requires the Town to only manage the contract without the need to hire the position at this time. This practice results in a cost savings to the Town.

Footnotes:

1. Property taxes are calculated on the Town wide 17.934 mill levy. This year is not a reassessment year.
2. The sales tax budget for 2025 isa based on the 2023 actual and 2024 estimated collections; we anticipate sales tax collections to be flat for 2025. On-line purchases have significantly increased or annual collections. It is important to note sales and property tax can be extremely fickle and go down just as fast as they go up. In addition, it should be noted that tax is double property tax due to the noted recent legislative actions.
3. Building permits net an income to the town of 20% over the cost of the building inspection services. Historically, not once have we warranted hiring in-house for this service when viewed over multiple bake-to-back years. However, it is anticipated the town will see significant new home growth in 2025 and the ensuing short term
4. The town has a number of land and parking leases for a diversified income source of $156,100. This accounts for almost 5% of all General Fund revenues.
5. Real Estate Transfer within the town are assessed at 1% tax on the value of the sale. This revenue continues to improve year over year.

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Council Expense

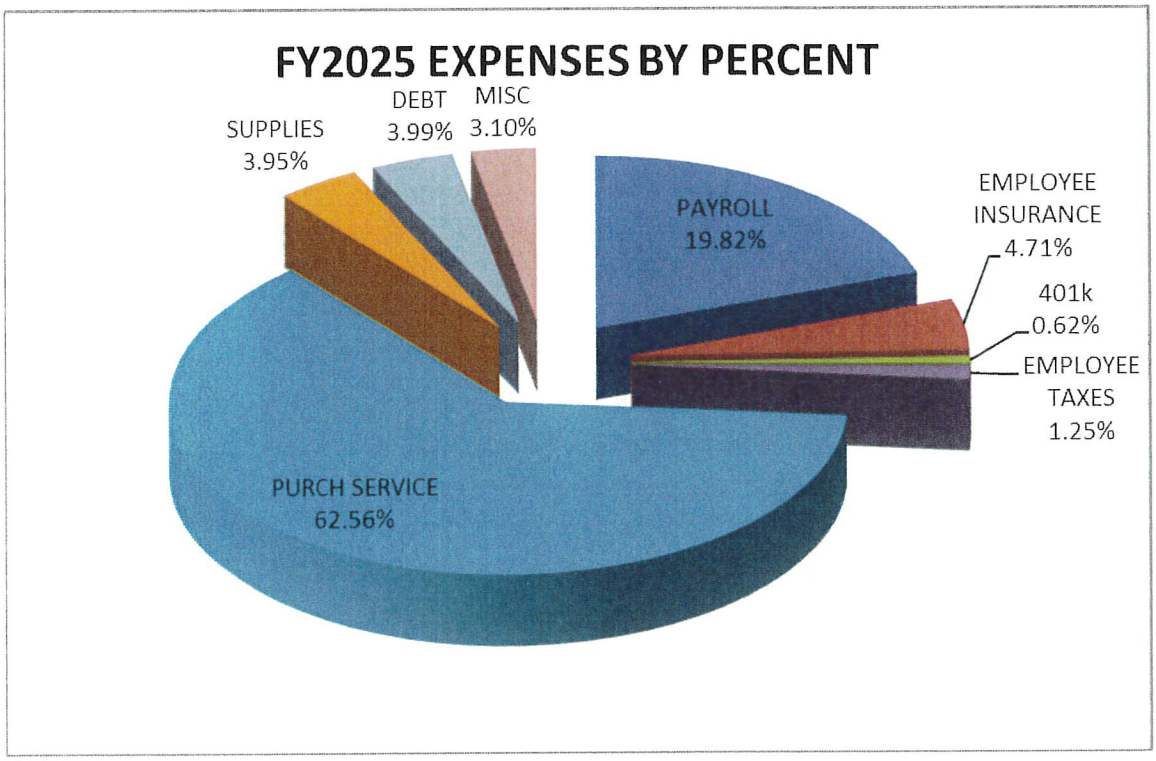
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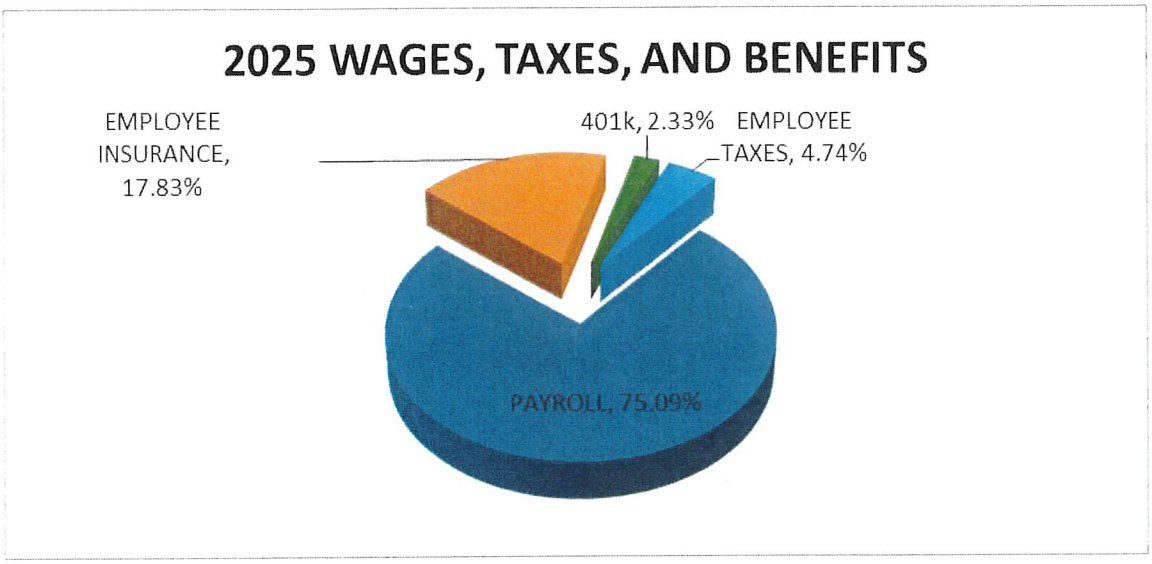
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The Town contracts for legal, engineering, community planning, code enforcement and water treatment services among others. Not including the Council or contract services, the staffing level for the Town of Minturn employs 9 full time employees and no part time employees. 2024 reflects a growth of one code enforcement officer who will also assist Public Works. this position is budgeted but has not been filled as of yet.

Town Manager	1
Town Treasurer/Town Clerk	1
Planning and Code Enforcement	2
Court Clerk/Economic Coordinator	1
Public Works	4

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET





DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 01: GENERAL FUND							
REVENUE							
PROPERTY TAX - REAL AND PERSONAL	01-00-4010	571,763.05	827,367.00	827,367.00	844,069.00	2.02%	1
SPECIFIC OWNERSHIP	01-00-4020	32,616.16	32,000.00	32,000.00	33,000.00	3.13%	
SPECIAL ASSESSMENT (MVSA)	01-00-4030	5,245.89	6,000.00	6,000.00	6,000.00	0.00%	
LODGING TAX - 1.5%	01-00-4039	19,022.31	20,000.00	20,000.00	20,000.00	0.00%	
COUNTY SALES TAX	01-00-4040	47,386.36	45,000.00	45,000.00	47,000.00	4.44%	2
CITY SALES TAX - 4%	01-00-4050	1,191,938.19	1,155,000.00	1,155,000.00	1,175,000.00	1.73%	2
CIGARETTE TAX	01-00-4051	2,577.86	2,800.00	2,800.00	2,800.00	0.00%	
HIGHWAY USERS TAX (HUTF)	01-00-4052	37,024.74	37,362.00	37,362.00	37,362.00	0.00%	
ROAD AND BRIDGE	01-00-4070	21,631.34	25,000.00	25,000.00	25,000.00	0.00%	
OTHER TAXES	01-00-4090	0.00	0.00	0.00	0.00	#DIV/0!	
BUILDING PERMITS	01-00-4210	199,918.99	118,560.00	118,560.00	175,000.00	47.60%	3
EXTERIOR ENERGY CREDIT	01-00-4215	0.00	0.00	0.00	0.00	#DIV/0!	
HIGHWAY 24 MAINTENANCE	01-00-4220	16,300.00	38,934.00	38,934.00	38,934.00	0.00%	
LIQUOR LICENSE FEES	01-00-4230	3,417.25	1,500.00	1,500.00	1,500.00	0.00%	
BUSINESS AND CONTRACTORS LICENSE	01-00-4240	27,946.89	24,000.00	24,000.00	24,000.00	0.00%	
PLANNING AND ZONING FEES/PERMITS	01-00-4250	32,290.77	50,000.00	50,000.00	50,000.00	0.00%	
FRANCHISE FEES - PUBLIC SERVICE	01-00-4260	49,585.33	50,000.00	50,000.00	52,500.00	5.00%	
FRANCHISE FEES - PHONE/CABLE	01-00-4280	19,715.65	19,500.00	19,500.00	26,000.00	33.33%	
FRANCHISE FEES - HOLY CROSS	01-00-4290	2,114.49	2,000.00	2,000.00	2,000.00	0.00%	
MUNICIPAL TRAFFIC FINES	01-00-4430	34,219.17	15,000.00	15,000.00	15,000.00	0.00%	
MUNICIPAL NON-TRAFFIC FINES	01-00-4435	0.00	0.00	0.00	0.00	#DIV/0!	
MUNICIPAL VICTIM RESTITUTION	01-00-4436	0.00	0.00	0.00	0.00	#DIV/0!	
CODE ENFORCEMENT FINES	01-00-4440	0.00	0.00	0.00	0.00	#DIV/0!	
COURT COST/ADMIN FEES	01-00-4445	0.00	0.00	0.00	0.00	#DIV/0!	
BOND FORFEITURES	01-00-4450	0.00	0.00	0.00	0.00	#DIV/0!	
TOWN HALL RENT	01-00-4511	1,910.00	1,500.00	1,500.00	1,500.00	0.00%	
ERFPD IMPACT FEE	01-00-4512	3,372.00	0.00	0.00	0.00	#DIV/0!	
LAND LEASE - SEASONAL LANDSCAPING	01-00-4516	9,000.00	9,300.00	9,300.00	9,600.00	3.23%	4
LAND LEASE - WILCON LEASE	01-00-4518	9,000.00	9,300.00	9,300.00	9,600.00	3.23%	4
LAND LEASE - SNOW DUMP	01-00-4519	10,800.00	9,300.00	9,300.00	9,300.00	0.00%	4
LAND LEASE - MTN MGMT PROP	01-00-4520	18,000.00	18,600.00	18,600.00	19,200.00	3.23%	4
LAND LEASE - OLD CASTLE	01-00-4521	68,095.93	70,000.00	70,000.00	70,000.00	0.00%	4
LAND LEASE - WORKER BEE LANDSCAPING	01-00-4522	9,000.00	9,300.00	9,300.00	9,600.00	3.23%	4
LAND LEASE - ALTA STONE	01-00-4523	9,000.00	9,300.00	9,300.00	9,600.00	3.23%	4
LAND LEASE - CHARD'S YARDS	01-00-4524	9,000.00	9,300.00	9,300.00	9,600.00	3.23%	4
LAND LEASE - SUNCOAST SEALER	01-00-4525	8,250.00	9,300.00	9,300.00	9,600.00	3.23%	4
LAND LEASE - MISC ENCROACHMENTS	01-00-4526	0.00	0.00	0.00	0.00	#DIV/0!	
PARKING LEASE - TIM SIMON PARKING	01-00-4530	1,337.00	1,337.00	1,337.00	1,337.00	0.00%	
LAND LEASE - IRONWORKS PARKING	01-00-4531	2,952.32	2,953.00	2,953.00	2,953.00	0.00%	
D&RGRR - THE BUNKHOUSE	01-00-4535	3,820.00	3,820.00	3,820.00	3,820.00	0.00%	

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DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
D&RGRR - SALOON	01-00-4537	4,940.00	4,940.00	4,940.00	4,940.00	0.00%	
FUND RAISER - MEMORIAL BENCH PROGRAM	01-00-4538	0.00	0.00	0.00	0.00	#DIV/0!	
INVESTMENT EARNED	01-00-4540	211,637.90	150,000.00	150,000.00	200,000.00	33.33%	
GRANTS - TAP #1	01-00-4550	0.00	0.00	0.00	0.00	#DIV/0!	
GRANTS - TAP #2/RPP/DOLA	01-00-4552	0.00	0.00	0.00	0.00	#DIV/0!	
GRANTS - DOLA COMMUNITY PLAN (EIAF)	01-00-4561	0.00	0.00	0.00	0.00	#DIV/0!	
GRANTS - COVID 19	01-00-4562	0.00	0.00	0.00	0.00	#DIV/0!	
BATTLE MTN RESORTS REVENUE	01-00-4575	0.00	0.00	0.00	0.00	#DIV/0!	
MINTURN EVENT REVENUE	01-00-4591	0.00	0.00	0.00	0.00	#DIV/0!	
OTHER REVENUE	01-00-4597	12,766.73	35,000.00	35,000.00	35,000.00	0.00%	
TRANSFER FROM OTHR FUNDS	01-00-4650	0.00	0.00	0.00	0.00	#DIV/0!	
REAL ESTATE TRANSFER TAX - **TABOR RESTRICTED**	01-00-4680	151,425.00	175,000.00	175,000.00	225,000.00	28.57%	1
SUBTOTAL: REVENUE		**2,859,021.32**	**2,998,273.00**	**2,998,273.00**	**3,205,815.00**	6.92%	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Council Expense

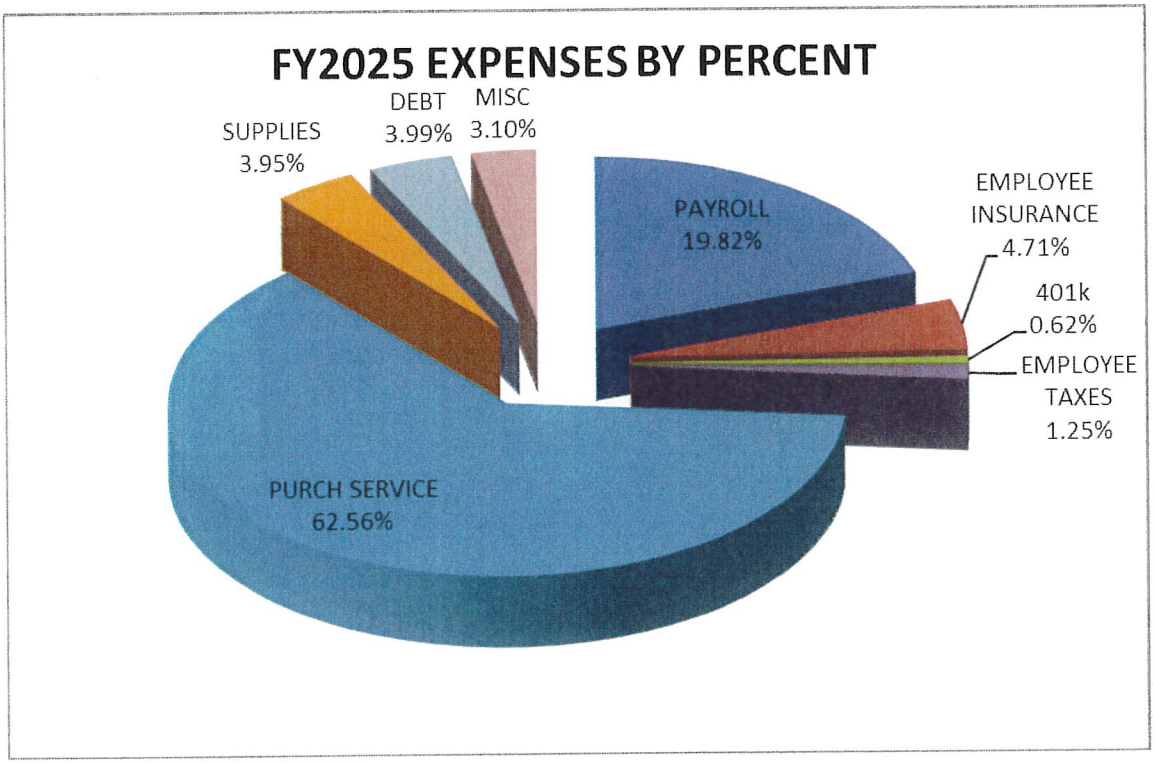
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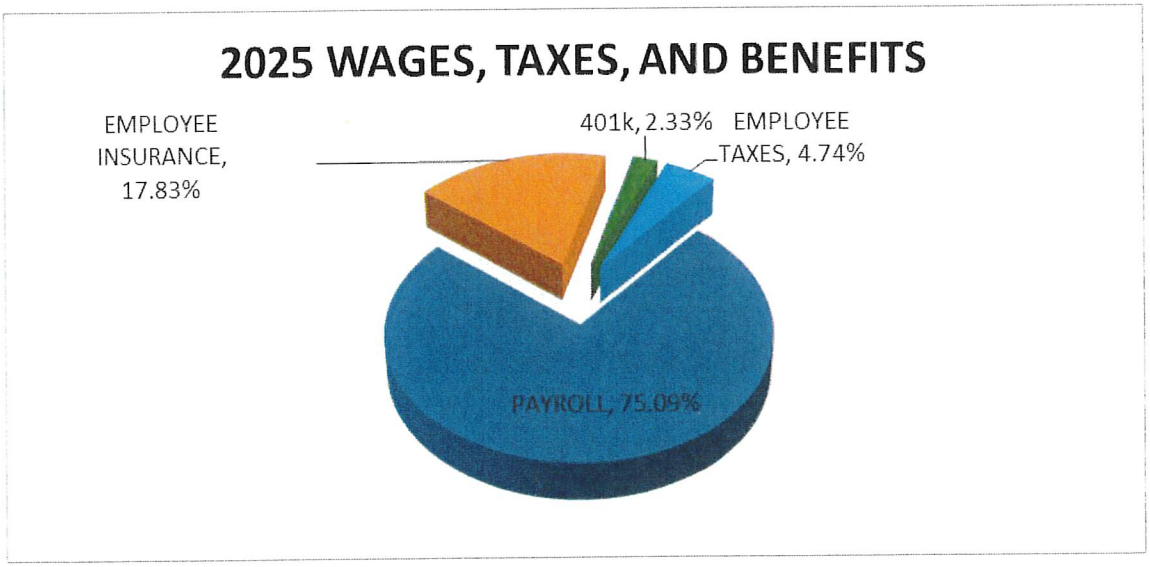
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The Town contracts for legal, engineering, community planning, code enforcement and water treatment services among others. Not including the Council or contract services, the staffing level for the Town of Minturn employs 9 full time employees and no part time employees. 2024 reflects a growth of one code enforcement officer who will also assist Public Works. this position is budgeted but has not been filled as of yet.

Town Manager	1
Town Treasurer/Town Clerk	1
Planning and Code Enforcement	2
Court Clerk/Economic Coordinator	1
Public Works	4

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET



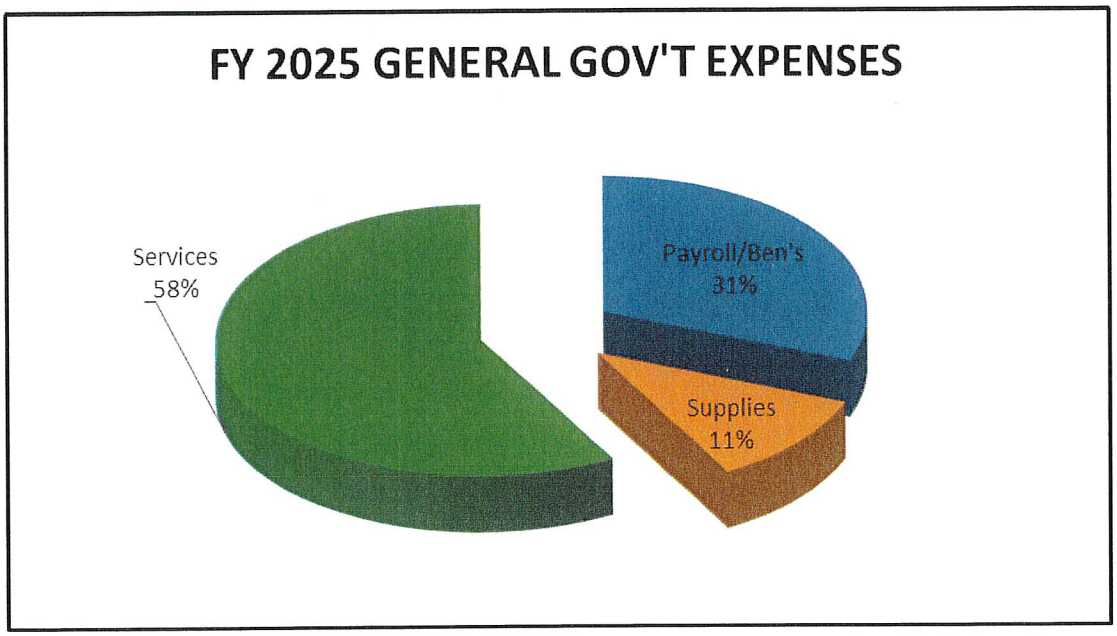


DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
EXPENSES							
COUNCIL (XX-01-XXXX)							
PAYROLL - MAYOR	01-01-5010	5,400.40	10,000.00	10,000.00	11,200.00	12.00%	1
PAYROLL - COUNCIL	01-01-5011	16,200.39	27,000.00	27,000.00	28,000.00	3.70%	1
FICA EXPENSE	01-01-5092	1,652.79	2,831.00	2,831.00	2,998.80	5.93%	
SUPPLIES - COUNCIL	01-01-5100	2,000.00	3,000.00	3,000.00	3,000.00	0.00%	
PURCH SERV - COMMUNITY CONTRIBUTION	01-01-5271	0.00	0.00	0.00	0.00	#DIV/0!	
SUBTOTAL: COUNCIL		**25,253.58**	**42,831.00**	**42,831.00**	**45,198.80**	5.53%	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: General Government Expense

The General Government or Administration Department is allotted an FTE of 1.5 to include the Town Manager (100%), Town Treasurer/Clerk (50%). In addition, there is a small line item for consultant costs. The fiscal year 2025 budget shows a 4.8% increase over the 2024 budget. This is due in large part to increases in health and liability insurance as well as increases in computer support.



Footnotes:

1) The Town Manager wage is based on full time and carried 100% in the General Fund.
2) The Town Clerk/Treasurer wage is based on full time and shared 50/50 split between the General Fund and the Enterprise Fund to better allot for the time consumption. This division is based on a 12mo labor study.
3) Employee insurance benefits: The Town employee insurance coverage includes coverage for the employee and immediate family for medical, dental, and vision, provides a $20,000 life insurance policy (employee only), and AD&D for the employee. Over the years the Town has continuously researched, reviewed and modified its employee insurance program to provide beneficial coverage to the employee at the best cost to the Town. Our employee insurance plans are

reviewed annually and reflect changes made for the purposes of cost containment on the insurance plans and the town is undertaking a full bid process in 2023. Following, is a chart showing the effects over the past several years and also shows how one change can skew dramatically the numbers. The town budgets a 10% increase annually and then adjusted as we get confirmation on those numbers in November and December. Based on the industry norm of often over 20% annual increases our efforts in maintaining cost control in this area is paying off as exemplified by the minimal average cost per employee. This program continues to be reviewed and modified as needed annually in order to maintain the direction Council established in a concerted effort to contain the insurance costs yet still provide a quality benefit for the employees.

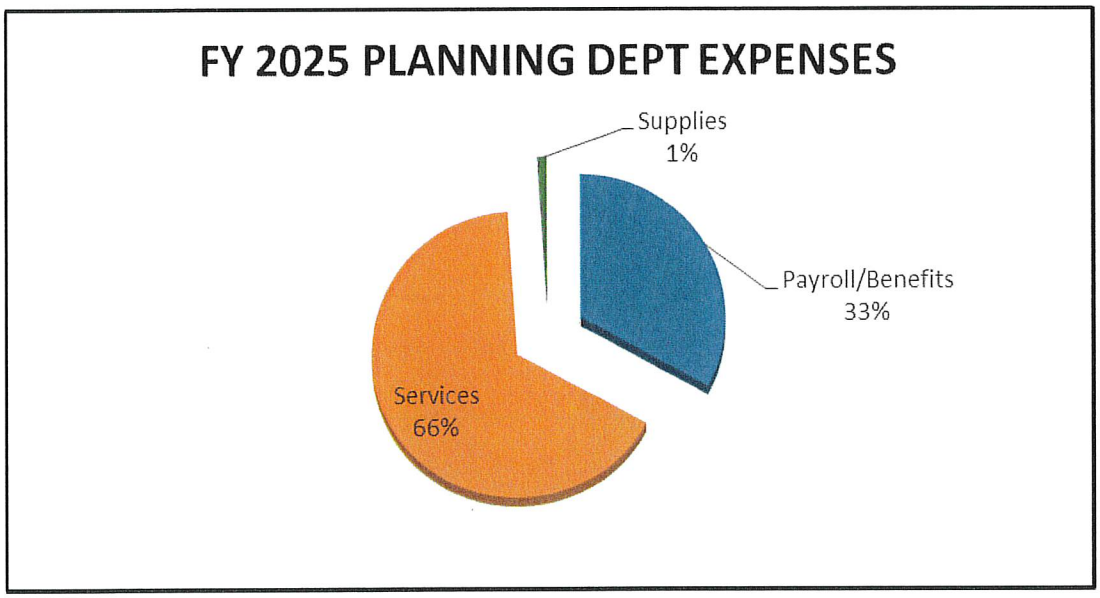
YEAR	ACTUAL EMP'EE INSURANCE COST	TOTAL EMP'EES	COST PER EMP'EE	PERCENT INC/(DEC)
2006	194,336.22	16	12,146.01	-
2007	209,670.24	15	13,978.02	13%
2008	230,803.52	14	16,485.97	15%
2009	204,771.96	14	14,626.57	-11%
2010	188,673.32	12	15,722.77	-8%
2011	194,131.29	11	17,456.45	9%
2012	179,845.00	11	16,349.00	-6%
2013	188,321.49	11	17,120.13	6%
2014	180,057.68	11	16,368.88	-5%
2015	165,748.00	8	20,718.50	-8%
2016	166,599.00	8	20,824.88	0%
2017	142,707.00	8	18,987.50	-14%
2018	148,030.00	8	18,504.00	-3%
2019	150,847.00	8	18,856.00	2%
2020	154,183.00	8	19,273.00	3%
2021	157,414.00	8	19,677.00	2%
2022	161,105.00	8	20,138.00	2%
2023	165,926.00	8	20,741.00	3%
2024	240,500.00	9	26,722.00	3%
2025 Budget	247,750.00	9	27,528.00	3%

**The general historical trend is relatively constant and reflects conservative budgeting during the Estimated and Budget years.
**2023 includes one employee that transitioned from single to married.
**2024 Includes a full-time new position.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
GENERAL GOVERNMENT (XX-01-XXXX)							
PAYROLL - TOWN MANAGER	01-01-5012	102,283.41	156,600.00	156,600.00	154,800.00	-1.15%	1
PAYROLL - TOWN TREASURER/CLERK	01-01-5014	66,395.82	65,300.00	65,300.00	63,300.00	-3.06%	2
PAYROLL - TOWN DEPUTY CLERK	01-01-5015	0.00	0.00	25,000.00	12,000.00	-52.00%	
MEDICAL AND DISABILITY	01-01-5091	23,746.17	40,500.00	40,500.00	47,500.00	17.28%	3
FICA EXPENSE	01-01-5092	12,904.05	14,856.20	14,856.20	17,602.00	18.48%	
ICMA 401 EXPENSE	01-01-5094	6,265.69	7,768.00	7,768.00	8,724.00	12.31%	
SUPPLIES - OFFICE	01-01-5110	25,169.19	27,500.00	27,500.00	27,500.00	0.00%	
SUPPLIES - COMPUTER AND SUPPORT	01-01-5120	48,570.32	51,000.00	51,000.00	75,000.00	47.06%	
SUPPLIES -	01-01-5126	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - TELEPHONE	01-01-5200	9,544.59	12,000.00	12,000.00	12,000.00	0.00%	
PURCH SERV - TOWN MANAGER SUPPORT	01-01-5209	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - UTILITIES	01-01-5210	28,932.72	30,000.00	30,000.00	45,000.00	50.00%	
PURCH SERV - CUSTODIAL SERVICES	01-01-5211	7,332.00	9,000.00	9,000.00	9,000.00	0.00%	
PURCH SERV - LEGAL AND PROFESSIONAL	01-01-5220	316,067.78	148,000.00	148,000.00	148,000.00	0.00%	
PURCH SERV - ENGINEER SERVICES	01-01-5221	195,534.36	120,000.00	120,000.00	120,000.00	0.00%	
PURCH SERV - AUDITOR FEES	01-01-5225	12,500.00	13,500.00	13,500.00	14,000.00	3.70%	
PURCH SERV - VEHICLE R&M	01-01-5231	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - DUES, FEES AND TRAINING	01-01-5235	51,469.06	55,000.00	55,000.00	55,000.00	0.00%	
PURCH SERV - EAGLE CO TREASURES FEE	01-01-5236	12,136.78	13,000.00	13,000.00	18,000.00	38.46%	
PURCH SERV - ERFPD IMPACT FEE	01-01-5240	3,435.94	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - LEGAL NOTICES	01-01-5250	4,701.74	7,700.00	7,700.00	7,700.00	0.00%	
PURCH SERV - ELECTIONS	01-01-5255	0.00	4,250.00	4,250.00	0.00	-100.00%	
PURCH SERV - MUNI PARKING/RR LEASE	01-01-5261	24,689.76	26,500.00	26,500.00	27,000.00	1.89%	4
PURCH SERV - MEETING FOOD AND DRINK	01-01-5270	0.00	10,000.00	10,000.00	10,000.00	0.00%	
PURCH SERV - PROMOTIONS/FLOWERS ON MAIN ST	01-01-5275	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - TV 5	01-01-5280	8,925.00	14,500.00	14,500.00	14,500.00	0.00%	
PURCH SERV - ANIMAL CONTROL	01-01-5285	9,696.00	11,112.00	11,112.00	13,000.00	16.99%	
PURCH SERV - MEMORIAL BENCHES	01-01-5290	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - EQUIPMENT R&M	01-01-5291	190.92	500.00	500.00	500.00	0.00%	
PURCH SERV - COMPUTER R&M	01-01-5292	5,499.54	10,000.00	10,000.00	7,500.00	-25.00%	
INSURANCE - WORKERS COMP	01-01-5300	11,086.00	11,500.00	11,500.00	15,000.00	30.43%	
INSURANCE -TOWN LIABILITY INS	01-01-5310	35,060.60	45,000.00	45,000.00	52,500.00	16.67%	
INSURANCE - UNEMPLOYMENT	01-01-5320	0.00	0.00	0.00	0.00	#DIV/0!	
INSURANCE - OTHER	01-01-5330	0.00	0.00	0.00	0.00	#DIV/0!	
SUBTOTAL: GENERAL GOVERNMENT		**1,022,137.44**	**905,086.20**	**930,086.20**	**975,126.00**	**4.84%**	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Planning Department Expense



The Planning Department represents a full-time Staff Planner in-house in addition to a contracted planner to allow for better expertise, service, and cost effectiveness. A new position of Code Enforcement has been added to assist with code enforcement, building permits, and public works. The department is budgeted at 2FTE for the Planner and Code Enforcer with the contract planner reflected in account 01-02-5215. The intent of this hybrid staff and contract service is to provide the citizens and customers with professional planners and an office that is available to the public as questions and concerns arise.

The Planning Department collects design review fees that offset a fraction of the Planning costs. Building permit fees cover additional building inspections and plan reviews.

Continuous Projects:

1. Municipal Code Zoning Amendment, Planning & Development
2. Planning Commission support

Projects of High Priority:

1. Complete MMC Chapter 16 review.
2. Quite Title River Parcels to high water mark for town ownership

Budget Update: Project currently pending additional funding and staff bandwidth.

3. Review of the Historic Preservation guidelines.

Footnotes:

1) The payroll cost includes 2FTE.
2) 01-02-5215 allocates funding for the contract Town Planner position as well as other contracted services.

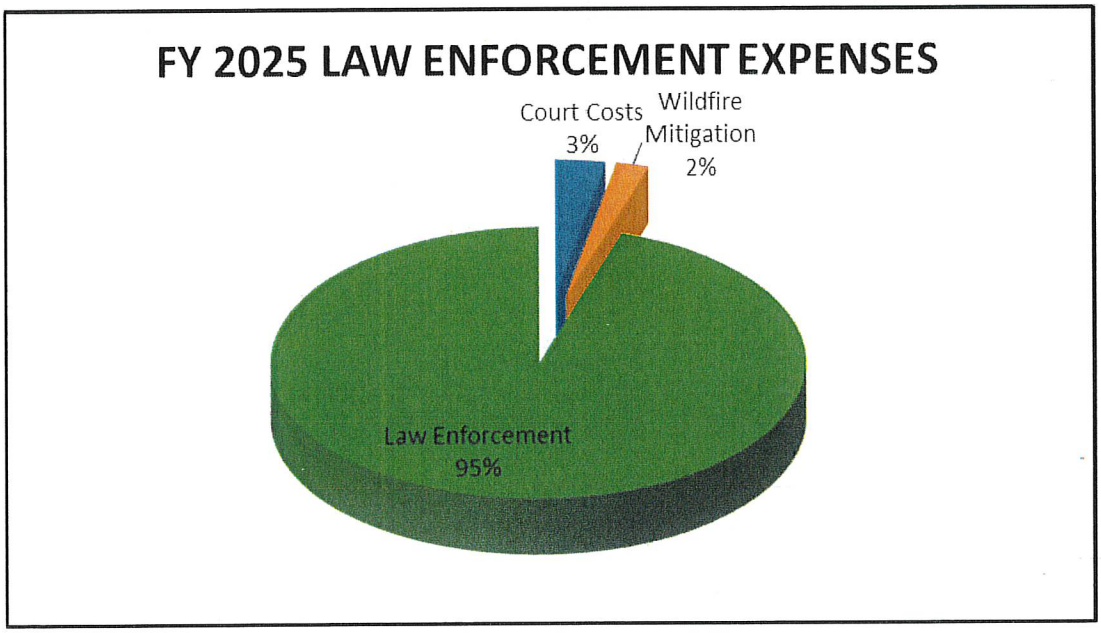
Planner Contract =		$124,800
Misc needs	=	60,200
Total Budget		$185,000

3) Planning Commission members receive $125 per meeting attended not to exceed $250 per month for each of the six-member Commission.

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PLANNING AND ZONING (XX-02-XXXX)							
PAYROLL - PLANNING STAFF	01-02-5010	70,296.70	74,600.00	74,600.00	72,600.00	-2.68%	1
PAYROLL - CODE ENFORCEMENT	01-02-5011	0.00	65,000.00	65,000.00	60,920.00	-6.28%	1
MEDICAL AND DISABILITY	01-02-5091	10,794.96	45,500.00	45,500.00	29,500.00	-35.16%	
FICA EXPENSE	01-02-5092	5,377.67	10,317.00	10,317.00	10,215.00	-0.99%	
ICMA 401 EXPENSE	01-02-5094	2,770.56	5,395.00	5,395.00	5,350.00	-0.83%	
SUPPLIES - OFFICE	01-02-5110	1,815.91	5,400.00	5,400.00	5,400.00	0.00%	
SUPPLIES - COMPUTER	01-02-5120	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - TELEPHONE	01-02-5200	30.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - UTILITIES	01-02-5210	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - BUILDING INSPECTIONS	01-02-5214	46,489.07	134,848.00	134,848.00	140,000.00	3.82%	
PURCH SERV - PLANNING ASSISTANCE	01-02-5215	112,308.15	200,000.00	200,000.00	185,000.00	-7.50%	2
PURCH SERV - P&Z COMMISSION	01-02-5216	6,675.00	11,925.00	11,925.00	20,250.00	69.81%	3
PURCH SERV - EXTERIOR ENERGY OFFSETS	01-02-5217	0.00	10,752.00	10,752.00	10,752.00	0.00%	
PURCH SERV - COMMUNITY HOUSING FEES	01-02-5218	0.00	5,000.00	5,000.00	5,000.00	0.00%	
PURCH SERV - CODE ENFORCEMENT CONTRACT	01-02-5219	0.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - FEES AND TRAINING	01-02-5235	279.00	1,000.00	1,000.00	1,000.00	0.00%	
PURCH SERV - LEGAL NOTICES	01-02-5250	1,250.01	4,000.00	4,000.00	4,000.00	0.00%	
SUBTOTAL: PLANNING AND ZONING		**258,087.03**	**573,737.00**	**573,737.00**	**549,987.00**	-4.14%	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Court and Police Department Expense



2025 reflects all police services within the Town of Minturn to be accommodated by the Eagle County Sheriff's Office operational contract. The Town continues to contract for court judge and to provide court prosecuting attorney services. The Town budget includes an allowance paid to the Eagle River Fire Protection District for Wildfire mitigation.

Footnotes:

1) The policing agreement with the Eagle County Sheriff's Office was renewed in the 2022 fiscal year. This agreement is scheduled for renewal in December 2027.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
MUNICIPAL COURT (XX-03-XXXX)							
PAYROLL - TOWN JUDGE	01-03-5010	0.00	0.00	0.00	0.00	#DIV/0!	
FICA EXPENSE	01-03-5092	0.00	0.00	0.00	0.00	#DIV/0!	
SUPPLIES - OFFICE	01-03-5110	50.00	150.00	150.00	150.00	0.00%	
SUPPLIES - COMPUTER	01-03-5120	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES - JUDGE/ATTORNEY/TRANSLATOR	01-03-5216	10,283.53	12,500.00	12,500.00	12,500.00	0.00%	
PURCHASE SERVICES - EQUIPMENT R&M	01-03-5217	0.00	0.00	0.00	0.00	#DIV/0!	
LAW ENFORCEMENT (XX-04-XXXX)							
SUPPLIES - OFFICE	01-04-5100	0.00	500.00	500.00	500.00	0.00%	
PURCH SERV - CODE COMPLIANCE	01-04-5235	3,060.00	0.00	0.00	0.00	#DIV/0!	
PURCH SERV - ERFPD WILDLAND FIRE FEES	01-04-5240	7,730.00	8,000.00	8,000.00	8,000.00	0.00%	
PURCH SERV - ECO SHERIFF SERVICES	01-04-5246	427,373.00	440,194.00	440,194.00	460,051.00	4.51%	1
SUBTOTAL: COURT/POLICE		**448,496.53**	**461,344.00**	**461,344.00**	**481,201.00**	**4.30%**	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Economic Development and Events:

The Events and Economic Coordinator/Court Clerk represent 1 FTE.

The funding allocation for the various programs within the Economic Development and Events budget is set at $100,000 for all programing.

The primary goal of this budget is to maintain the consistency of events which citizens have come to expect, while adapting to the need for new or expanded programs. This budget also works to adapt to the requests of local business owners who would like to see more support in their marketing and advertising campaigns.

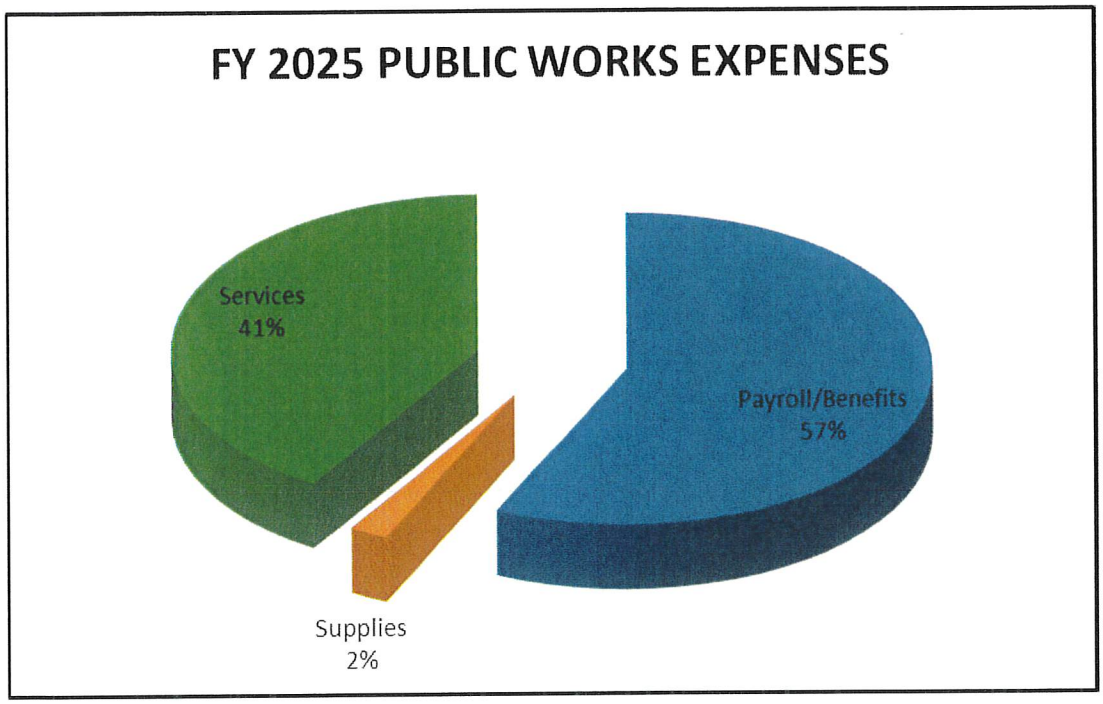
Objectives: Events and Minturn Arts Fund (Minturn Market – 2025)

1) Communications – As emphasized in the Strategic Plan, additional efforts will be sought to further improve communications between town government and the community.
2) Events; including the Minturn Summer Concert series – The 2024 Economic Development budget allocates $15k toward supporting the Minturn Summer Concert series.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
ECONOMIC DEVELOPMENT (XX-05-XXXX)							
PAYROLL - ECONOMIC DEVELOPMENT	01-05-5010	84,924.35	93,000.00	93,000.00	91,600.00	-1.51%	
MEDICAL AND DISABILITY	01-05-5091	20,321.67	28,500.00	28,500.00	27,250.00	-4.39%	
FICA EXPENSE	01-05-5092	6,496.71	6,264.00	6,264.00	7,007.40	11.87%	
ICMA 401 EXPENSE	01-05-5094	3,275.04	3,276.00	3,276.00	3,664.00	11.84%	
PURCH SERV - PROMOTIONS	01-05-5275	68,668.19	100,000.00	100,000.00	100,000.00	0.00%	
SUBTOTAL: EVENTS		**183,685.96**	**231,040.00**	**231,040.00**	**229,521.40**	**-0.66%**	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Public Works Department Expense



The Public Works Department consists of the Public Works Division in the General Fund and the Water Division in the Enterprise Fund. Although reported separately, combined, they represent the largest single department within the Town of Minturn. The combined departments have an FTE allowance of four (4) of which three and a half (3.5) are funded in the Public Works Division and one half (.5) are funded in the Water Division. The above graph shows only the Public Works Division as budgeted in the General Fund.

2025 Objectives

1. Bridge Maintenance—clean all debris, perform necessary painting of bridge rails and support structure, change guard rails to meet AASHTO standards.
2. Further town wide implementation of the winter Snow Removal Plan.
3. Inventory remaining deficient sidewalks and make improvements with property owner financial participation.
   Budget Update: The Town will proceed with Phase II of the scheduled sidewalk extension from approximately the 1000 block to approximately the 1350 block. This process will utilize grants and coordinated work with CDOT upgrades. The engineering needs to get the project to Shovel Ready status is anticipated for 2024 with construction in 2025. These costs will come from the Capital Improvement Fund (06)
4. Implementation of an updated Capital Improvements Plan

Footnotes:

1) The snowplow contract has been modified to assist Public Works
2) A line item is used in 2025 for the Minturn Fitness Center expenses paid by the Town.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
PUBLIC WORKS							
PAYROLL - DIRECTORS	01-06-5010	0.00	0.00	0.00	0.00		
PAYROLL - STAFF	01-06-5011	139,981.83	204,666.00	204,666.00	250,358.00	22.33%	
PAYROLL - OVERTIME	01-06-5011	7,114.85	10,000.00	10,000.00	10,000.00	0.00%	
MEDICAL AND DISABILITY	01-06-5091	51,930.60	104,000.00	104,000.00	123,000.00	18.27%	
FICA EXPENSE	01-06-5092	11,252.89	16,422.00	16,422.00	19,925.00	21.33%	
ICMA 401 EXPENSE	01-06-5094	3,913.25	8,587.00	8,587.00	10,415.00	21.29%	
SUPPLIES - OFFICE	01-06-5100	216.08	500.00	500.00	500.00	0.00%	
SUPPLIES - TOOLS	01-06-5120	4,049.46	5,000.00	5,000.00	5,000.00	0.00%	
SUPPLIES - VEHICLE FUEL AND SUPPLIES	01-06-5130	8,252.81	10,000.00	10,000.00	10,000.00	0.00%	
SUPPLIES - GENERAL	01-06-5140	5,611.69	5,000.00	5,000.00	5,000.00	0.00%	
PURCH SERV - TELEPHONE	01-06-5200	3,650.66	3,000.00	3,000.00	3,000.00	0.00%	
PURCH SERV - UTILITIES/STREET LIGHTS	01-06-5210	28,263.40	28,000.00	28,000.00	29,000.00	3.57%	
PURCH SERV - VEHICLE R&M	01-06-5231	4,524.67	6,000.00	6,000.00	6,000.00	0.00%	
PURCH SERV - TRAINING & DEVELOPMENT	01-06-5265	105.00	1,250.00	1,250.00	1,250.00	0.00%	
PURCH SERV - PUBLIC BUILDING R&M	01-06-5290	38,125.40	15,000.00	15,000.00	30,000.00	100.00%	
PURCH SERV - EQUIPMENT R&M	01-06-5291	6,962.09	12,000.00	12,000.00	12,000.00	0.00%	
PURCH SERV - STREET/SIDEWALK MAINTENANCE	01-06-5352	55,622.45	125,000.00	125,000.00	125,000.00	0.00%	
PURCH SERV - SNOW REMOVAL	01-06-5353	46,150.00	27,500.00	27,500.00	40,000.00	45.45%	1
PURCH SERV - MINTURN FITNESS CENTER MAINTENANCE	01-06-5354	3,583.18	5,000.00	5,000.00	5,000.00	0.00%	2
PURCH SERV - PARKS AND LANDSCAPING	01-06-5357	46,691.76	46,750.00	46,750.00	46,750.00	0.00%	
SUBTOTAL: PUBLIC WORKS		**466,002.07**	**633,675.00**	**633,675.00**	**732,198.00**	**15.55%**	
TOTAL: GENERAL FUND EXP.		**2,403,662.61**	**2,847,713.20**	**2,872,713.20**	**3,013,232.20**	**4.89%**	

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TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

General Fund: Additional Expenses

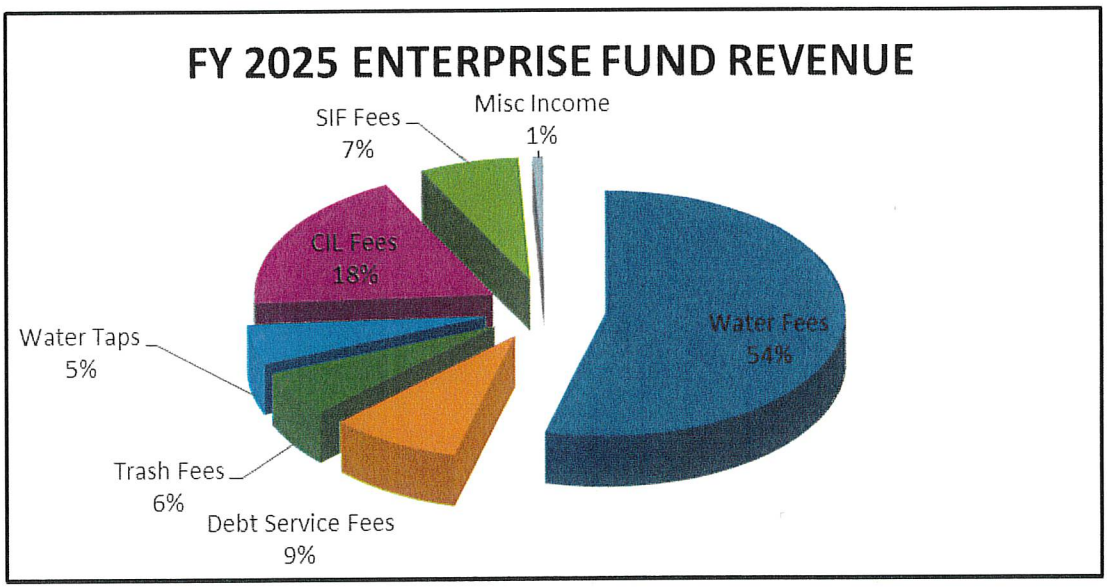
Footnotes:

1) The town budgets annual raises in an Employee Wage Pool in 2025 is based on 7% plus taxes of all wages paid in 2024. Using a Wage Pool allows for distribution of merit pay based on annual review of each employee.
2) New this year is a line item for a new Full Time Equivalent staff member. Until it is determined what position this will entail, only the payroll/taxes/benefits are included within the budget.
3) Account 01-09-800X are new accounts that will assist to better detail the special capital projects and grants that are planned each year.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
TRANSFER TO OTHER FUND	01-07-6100	0.00	0.00	0.00	0.00		1
EMP'EE WAGE POOL-7%		0.00	9,100.00	9,100.00	94,000.00		2
FTE ALLOWANCE					88,000.00		2
CAPITAL OUTLAY - GENERAL FUND	01-09-8000	0.00	0.00	0.00	0.00		3
CAPITAL OUTLAY - SPEC PROJECTS - STREETS AND BIKE PATH	01-09-8001	50,000.00	92,000.00	92,000.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS - STATE LAND ROW	01-09-8003	0.00	0.00	0.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS - STORM DRAIN/BELDEN	01-09-8004	0.00	0.00	0.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS - TRAILER SIGNS	01-09-8005	0.00	20,000.00	20,000.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS -	01-09-8006	0.00	0.00	0.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS - TAP #1 GRANT	01-09-8007	0.00	0.00	0.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS - TAP #2 GRANT	01-09-8007	0.00	0.00	0.00	0.00		4
CAPITAL OUTLAY - SPEC PROJECTS - DOWD JCT PARCELL	01-09-8008	0.00	0.00	0.00	0.00		4
	TOTAL REV	2,859,021.32	2,998,273.00	2,998,273.00	3,205,815.00	6.92%	
	TOTAL EXP	2,453,662.61	2,968,813.20	2,993,813.20	3,195,232.20	6.73%	
NET GAIN/(LOSS)		405,358.71	29,459.80	4,459.80	10,582.80		
BEGINNING FUND BALANCE - 1/1/2024				3,117,793.00	3,122,252.80		
ENDING FUND BALANCE - 12/31/24 EST				3,122,252.80	3,132,835.60		

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

Enterprise Fund: Revenue



The Enterprise Fund consists of the Water Works Division and the contracted Town wide citizen trash/recycle removal program. The Enterprise Fund is facing a period of major renovation and construction and has developed a thorough Capital Improvements Plan and construction schedule. This planned development effort will include increased fees. The Enterprise Fund closed on a $3,000,000 loan for the purpose of building a new water tank to be located at the Water Treatment Plant. This tank was completed and put on-line in 2024. The existing tank will in 2025 for additional and secondary water storage to allow more ability to maintain the tanks without affecting the overall water supply for the town. In 2023-25 the town will undertake several engineering studies designed to study costs associated with various water plant scenarios. Once a direction is approved, funding will be secured. Options being considered include:

- Increasing the capacity of our two water wells to reduce or in combination of the town's Cross Creek water diversion rights.
- Rehabilitation of current sand filters - $6-9m (least resilient, lowest treatment capacity)
- Conventional Process Package WTP - $11-17m (adequate, good option)
- Membrane Filtration WTP - $10-15m (Best addresses Minturn's priorities for providing a resilient and reliable treatment system.
- In addition, the town will be developing a new managed system for our water billing and moving away from ERWSD who has been providing those services.

Footnotes:

1) Water Use fees are based on a Single-Family Equivalent (SFE) and include a base rate, a pay by use fee per 1,000gal. This base fee is the same regardless of Residential or

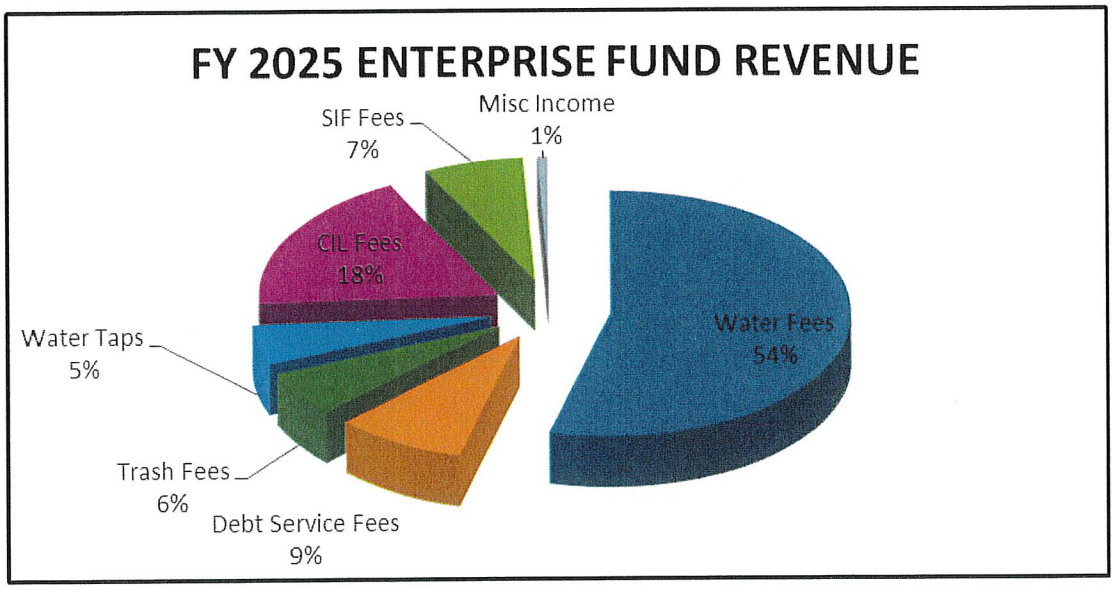
Commercial. Water and Trash fees are budgeted based on the CIP requirements for the Water Plant and System upgrades. Fees set based on a fee needs study conducted by an outsourced contract to ensure need, accuracy, and fairness.

2) Although rates have not been set it is anticipated the Eagle River Water and Sanitation District water users will see a 5-8% rate increase as has been the case annually with its rates.
3) Residential water Fees for FY2025 are anticipated to increase at various levels to accommodate the debt fees and Capital Improvement costs as those decision are made. Water Taps and associated fees will increase as well. These fees are based on a tiered structure which is similar in comparison to the Eagle River Water and Sanitation District. Additionally, Commercial tap fees will be reviewed and adjusted to match the ERWSD commercial rates.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 02: WATER-SEWER-REC FUND							
REVENUE							
WATER USER FEES	02-00-4210	1,180,040.29	1,236,407.00	1,236,407.00	1,236,407.00	0.00%	1
WATER USER DEBT SERVICE FEES	02-00-4220	146,406.00	205,111.00	205,111.00	205,111.00	0.00%	
WATER METERS & INSTALLS	02-00-4240	0.00	0.00	0.00	0.00	#DIV/0!	
MISCELLANEOUS REVENUE	02-00-4275	24,084.50	19,000.00	19,000.00	19,000.00	0.00%	
TAP FEES - CAPITAL REVENUES	02-00-4320	19,048.63	42,500.00	439,960.00	120,000.00	-72.72%	2
TAP FEES - CASH IN LIEU OF WATER FEE	02-00-4321	35,158.36	42,500.00	2,187,054.00	420,000.00	-80.80%	2
TAP FEES - SYSTEM IMPROVEMENT FEES	02-00-4322	83,840.61	600,000.00	600,000.00	150,000.00	-75.00%	2
GARBAGE COLLECTION FEES	02-00-4330	120,144.65	130,000.00	130,000.00	130,000.00	0.00%	1
INVESTMENT EARNED	02-00-4540	160.94	0.00	0.00	0.00	#DIV/0!	
GRANTS - MISC AND ARP FUNDS	02-00-4565	0.00	0.00	0.00	0.00	#DIV/0!	
TRANSFER FROM OTHER FUNDS	02-00-4570	0.00	0.00	0.00	0.00	#DIV/0!	
WATER FUND-TANK LOAN PROCEEDS	02-00-4575	39,775.00	0.00	0.00	0.00	#DIV/0!	
TRANS FROM CARRY FORWARD-ESTIMATED		0.00	0.00	0.00	0.00	#DIV/0!	
SUBTOTAL: REVENUE		**1,648,658.98**	**2,275,518.00**	**4,817,532.00**	**2,280,518.00**	-52.66%	

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

Enterprise Fund: Expense



As previously noted, the Public Works Department including the Water division in the Enterprise Fund combined is the largest single department in the Town of Minturn. The combined departments have an FTE allowance of four (4) of which 3.5 are in Public Works and .5 are in Water as the employees are trained and hold various certifications in each Division. In addition .5 FTE of the Town Clerk/Treasurer are included in the Enterprise Fund. The above graph shows only the Enterprise Fund portion.

Enterprise Fund – 2025 Objectives

1. Implementation of the Capital Improvements Plan.
2. Complete design and engineer water plant options.

Footnotes:

1) Account 02-06-5220 and 02-06-5247 includes the cost of the design and engineering of the defined water plant options, contracted service for the supervision of the water treatment, distribution, and leak detection process and other engineering needs.
2) Account 02-06-5352 includes cost for a gauging station on Cross Creek shared with CBS/Viacom, 20acre feet and 5acre feet from the Colorado River District, and the ERWSD settlement agreement.
3) Depreciation is again this year being budgeted as an expense in order to best maintain our reserves in the Enterprise Fund for use in the implementation of the CIP plan.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
EXPENSES							
PAYROLL - REGULAR	02-06-5010	93,134.75	40,710.00	40,710.00	39,300.00	-3.46%	
PAYROLL - NON PLANT	02-06-5011	100,620.24	63,300.00	63,300.00	63,300.00	0.00%	
PAYROLL - OVERTIME	02-06-5017	0.00	2,000.00	2,000.00	4,000.00	100.00%	
MEDICAL AND DISABILITY	02-06-5091	59,132.16	22,000.00	22,000.00	20,500.00	-6.82%	
FICA EXPENSE	02-06-5092	14,729.07	7,957.00	8,109.00	8,155.00	0.57%	
ICMA 401 EXPENSE	02-06-5094	7,270.24	4,161.00	4,240.00	4,264.00	0.57%	
SUPPLIES - OFFICE/LAB	02-06-5100	18,814.16	25,000.00	25,000.00	25,000.00	0.00%	
SUPPLIES - VEHICLE FUEL AND SUPPLIES	02-06-5130	8,173.95	10,000.00	10,000.00	10,000.00	0.00%	
SUPPLIES - GENERAL	02-06-5140	3,219.34	6,000.00	6,000.00	6,000.00	0.00%	
SUPPLIES - TOOLS	02-06-5150	1,620.76	5,000.00	5,000.00	5,000.00	0.00%	
SUPPLIES - WATER METERS & INSTALL	02-06-5160	66,402.42	30,000.00	30,000.00	30,000.00	0.00%	
PURCH SERV - TELEPHONE	02-06-5200	2,205.02	2,500.00	2,500.00	2,500.00	0.00%	
PURCH SERV - UTILITIES	02-06-5210	13,401.24	16,000.00	16,000.00	16,000.00	0.00%	
PURCH SERV - LEGAL SERV (GENERAL)	02-06-5220	123,549.48	150,000.00	150,000.00	150,000.00	0.00%	1
PURCH SERV - VEHICLE R&M	02-06-5231	-578.48	8,000.00	8,000.00	3,500.00	-56.25%	
PURCH SERV - ENGINEERING CONTRACTS	02-06-5247	216,815.48	150,000.00	150,000.00	875,136.20	483.42%	2
PURCH SERV - TRAINING & DEVELOPMENT	02-06-5265	285.16	1,250.00	1,250.00	1,250.00	0.00%	
PURCH SERV - UNIFORM PURCH/MAINT	02-06-5271	913.76	1,000.00	1,000.00	1,000.00	0.00%	
PURCH SERV - EQUIPMENT R&M	02-06-5291	4,597.77	12,000.00	12,000.00	6,000.00	-50.00%	
PURCH SERV - WATER PLANT/SYSTEM R&M	02-06-5293	116,829.09	80,000.00	80,000.00	125,000.00	56.25%	
PURCH SERV - ANNUAL H2O RIGHTS MAINT	02-06-5352	145,875.40	160,000.00	160,000.00	168,500.00	5.31%	3
PURCH SERV - GARBAGE CONTRACT SERVICES	02-06-5353	138,759.48	130,000.00	130,000.00	130,000.00	0.00%	
PURCH SERV - UTILITY BILLING SERVICES	02-06-5354	33,423.00	40,954.00	40,954.00	75,000.00	83.13%	
DEPRECIATION EXPENSE	02-06-6000	162,901.00	108,200.00	163,000.00	163,000.00	0.00%	4
SUBTOTAL: OPERATION EXPENSES		**1,332,094.49**	**1,076,032.00**	**1,131,063.00**	**1,932,405.20**	70.85%	

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
ASSET MANAGEMENT PLAN							
MALOIT PARK-MOSQUITO CONTROL	02-07-6001	5,425.00	5,000.00	5,000.00	5,000.00	0.00%	
GRANT-COUNT - EAGLE PARK RESTROOMS	02-07-6002	0.00	0.00	0.00	0.00	#DIV/0!	
PARKS UPKEEP	02-06-5356	0.00		0.00	0.00	#DIV/0!	
DEBT SERVICE							
PRINCIPAL - 2021 WATER BONDS	02-08-7970	71,464.93	123,688.00	123,689.00	123,688.00	0.00%	
INTEREST - 2021 WATER BONDS	02-08-7971	39,262.87	66,584.00	66,581.00	66,584.00	0.00%	
PRINCIPAL - 97 $260k RD B	02-08-7980	7,134.59	7,487.00	7,487.00	7,856.06	4.93%	
INTEREST - 97 $260k RD B	02-08-7981	7,706.21	7,358.00	7,358.00	6,984.74	-5.07%	
SUBTOTAL: LONG-TERM & ASSET MGMT		**130,993.60**	**210,117.00**	**210,115.00**	**210,112.80**	0.00%	
CAPITAL							
CAPITAL OUTLAY - WATER FUND	02-09-8000	0.00	19,500.00	19,500.00	0.00	-100.00%	
CAPITAL OUTLAY -	02-09-8001	0.00	0.00	0.00	0.00	#DIV/0!	
CAPITAL OUTLAY - WATER PLANT CIP	02-09-8002	113,288.61	75,000.00	75,000.00	0.00	-100.00%	
CAPITAL OUTLAY - WATER TANK(S) CIP	02-09-8003	0.00	0.00	0.00	0.00	#DIV/0!	
CAPITAL OUTLAY - WATER TREATMENT ANALYSIS	02-09-8004	0.00	260,000.00	260,000.00	50,000.00	-80.77%	1
CAPITAL OUTLAY - GIS SYSTEM	02-09-8004	0.00	0.00	0.00	0.00	#DIV/0!	
CAPITAL OUTLAY - NEW WATER PLANT	02-09-8005	0.00	0.00	0.00	0.00	#DIV/0!	
MINTURN NORTH CONTENGENCY		0.00	558,720.00	0.00	0.00	#DIV/0!	
FTE ALLOWANCE		0.00	0.00	0.00	88,000.00	#DIV/0!	
	TOTAL REV	$1,648,658.98	$2,275,518.00	$4,817,532.00	$2,280,518.00	-52.66%	
	TOTAL EXP	$1,576,376.70	$2,199,369.00	$1,695,678.00	$2,280,518.00	34.49%	
NET GAIN/(LOSS)		**$72,282.28**	**$76,149.00**	**$3,121,854.00**	**$0.00**		
BEGINNING FUND BALANCE - 1/1/2024				1,350,172.00	4,472,026.00		
ENDING FUND BALANCE - 12/31/24 EST				4,472,026.00	4,472,026.00		

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TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

CONSERVATION TRUST FUND:

This fund represents revenue received from the state and is funded by lottery sale proceeds. The use of these funds are restricted to use as defined by the State of Colorado.

CTF FUND

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 03: CONSERVATION TRUST							
REVENUE							
CTF REVENUE	03-00-4010	14,117.28	13,122.15	13,122.15	13,122.15		
INVESTMENT EARNED	03-00-4540	3,711.69	1,097.11	1,097.11	1,200.00		
EXPENSES							
CTF EXPENDITURES	03-00-5140	0.00	61,000.00	61,000.00		MM PROJECTS	
CAPITAL OUTLAY	03-00-5390	0.00	0.00	0.00	0.00		
LITTLE BEACH PARK FUND	03-00-5395	0.00	0.00	0.00	0.00		
TRANS TO OTHER FUNDS	03-00-6100	0.00	0.00	0.00	0.00		
Total Revenue		17,828.97	14,219.26	14,219.26	14,322.15		
Total Expense		0.00	61,000.00	61,000.00	0.00		
Net Income/(Expense)		17,828.97	-46,780.74	-46,780.74	14,322.15		
BEGINNING FUND BALANCE - 1/1/2024				80,849.00	34,068.26		
ENDING FUND BALANCE - 12/31/24 EST				34,068.26	48,390.41		

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TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

SPECIAL REVENUE FUND:

This is an income fund which received revenue from the US Post Office and apartment leases housed inside the Town Hall. A small cash balance is maintained in this fund for maintenance needs at the Town Hall, all other revenue is transferred to the Capital Fund (06).

Lease Detail:	
USPO	$ 79,823.00
Apartments (2)	33,000.00
Total	$112,823.00

SPECIAL REVENUE FUND

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 04: BUILDING FUND							
REVENUE							
CERTIFICATES OF PARTICIPATION PROCEEDS	04-00-4000	0.00	0.00	0.00	0.00	#DIV/0!	
ESCROW RESERVE PROCEEDS		0.00	0.00	0.00	0.00	#DIV/0!	
RENT - POST OFFICE	04-00-4512	79,822.04	79,823.00	79,823.00	79,823.00	0.00%	
RENT - APARTMENTS	04-00-4513	25,498.40	35,400.00	25,546.84	33,000.00	29.17%	
INVESTMENT EARNED	04-00-4540	0.00	0.00	0.00	0.00	#DIV/0!	
TRANSFER FROM OTHER FUNDS	04-00-4570	-96,223.00	-105,223.00	-105,223.00	-112,823.00	7.22%	
OTHER REVENUE	04-00-4597	0.00	0.00	0.00	0.00	#DIV/0!	
EXPENSES							
PURCHASE SERVICES -	04-01-5220	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES -	04-01-5247	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES -	04-01-5248	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES -	04-01-5249	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES - BUILDING R&M	04-01-5250	0.00	10,000.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES - BANK FEES	04-01-5251	0.00	0.00	0.00	0.00	#DIV/0!	
DEPRECIATION EXPENSE	04-01-6000	0.00	0.00	0.00	0.00		
DEBT SERVICE							
PRINCIPAL - TOWN CENTER	04-08-7990	0.00	0.00	0.00	0.00	#DIV/0!	
INTEREST - TOWN CENTER	04-08-7991	0.00	0.00	0.00	0.00	#DIV/0!	
PURCASE SERVICES-COST OF ISSUANCE	04-08-7992	0.00	0.00	0.00	0.00		
PURCASE SERVICES-PAYMENT TO FISCAL AGE	04-08-7993	0.00	0.00	0.00	0.00		
TOTAL REVENUE		9,097.44	10,000.00	146.84	0.00	-100.00%	
TOTAL EXPENSE		0.00	10,000.00	0.00	0.00	#DIV/0!	
NET INCOME/(EXPENSE)		9,097.44	0.00	146.84	0.00		
BEGINNING FUND BALANCE - 1/1/2024				32,430.00	32,576.84		
ENDING FUND BALANCE - 12/31/24 EST				32,576.84	32,576.84		

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

MARKET FUND:

This Fund handles all revenue and expenses related to the Minturn Summer Market.

MINTURN MARKET FUND

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 05:MINTURN MARKET FUND							
REVENUE							
PARTICIPATION REVENUE	05-00-4591	20,004.30	30,000.00	30,000.00	30,000.00	0.00%	
SPONSORSHIP & DONATIONS	05-00-4592	10,000.00	6,000.00	15,200.00	12,000.00	-21.05%	
SALES AND PROMOTIONS	05-01-4593	0.00	1,000.00	0.00	0.00	#DIV/0!	
INVESTMENT EARNED	05-00-4540	0.24	0.00	1.00	0.00	-100.00%	
TRANSFER FROM OTHER FUNDS	05-00-4570	0.00	0.00	0.00	0.00	#DIV/0!	
OTHER REVENUE/GRANTS	05-00-4597	0.00	0.00	0.00	0.00	#DIV/0!	
EXPENSES							
SUPPLIES - GENERAL	05-01-5100	17,685.41	7,000.00	9,000.00	9,000.00	0.00%	
SUPPLIES - PROMOTIONAL	05-01-5105	17,711.92	15,000.00	15,000.00	15,000.00		
SUPPLIES - CONTRACT LABOR	05-01-5110	15,113.19	15,000.00	18,000.00	18,000.00	0.00%	
PURCHASE SERVICES - ADVERTISE	05-01-5201	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES - PROMOTION	05-01-5202	0.00	0.00	0.00	0.00	#DIV/0!	
TOTAL INCOME		30,004.54	37,000.00	45,201.00	42,000.00	-7.08%	
TOTAL EXPENSE		50,510.52	37,000.00	42,000.00	42,000.00	0.00%	
NET INCOME/(EXPENSE)		-20,505.98	0.00	3,201.00	0.00	-100.00%	
BEGINNING FUND BALANCE - 1/1/2024				5,495.00	8,696.00		
ENDING FUND BALANCE - 12/31/24 EST				8,696.00	8,696.00		

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

CAPITAL FUND:

This Fund manages all non-Enterprise Fund Capital Improvement Projects.

Revenue for this fund is generated from the Construction Use Tax (4%) along with any funds transferred from the Special Revenue Fund (04).

In 2025, the town will begin Phase II of the Sidewalk Program. This entire program will install Main Street sidewalks from the 100 block all the way to Maloit Park Road in the 1900 block of Main St. Phase II extends from approximately 980 Main St to approximately 1350 Main St.

A second portion of this fund holds a $250,000 cash balance for use on approved projects associated with Little Beach Park. This amount was contributed by the Battle Mountain Project.

CAPITAL FUND

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 06: CAPITAL FUND							
REVENUE							
CONSTRUCTION USE TAX PROCEEDS	06-00-4000	111,998.13	400,000.00	400,000.00	1,200,000.00	200.00%	
GRANT PROCEEDS	06-00-4010	0.00	0.00	0.00	495,000.00	#DIV/0!	
INVESTMENT EARNED	06-00-4540	13,109.74	4,800.00	10,000.00	7,500.00	-25.00%	
TRANSFER FROM OTHER FUNDS	06-00-4570	96,223.00	105,223.00	105,223.00	112,823.00	7.22%	
GRANTS-LBP	06-00-4597	0.00	0.00	0.00	0.00	#DIV/0!	
EXPENSES							
PURCHASE SERVICES - PARKS/REC CENTER	06-01-5220	0.00	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES - TAYLOR STREET	06-01-5247	0.00	0.00	0.00	750,000.00	#DIV/0!	
PURCHASE SERVICES - STREET/SIDEWALK	06-01-5248	0.00	250,000.00	250,000.00	300,000.00	20.00%	
PURCHASE SERVICES - TOWNHALL WINDOWS	06-01-5249	0.00	0.00	0.00	175,000.00	#DIV/0!	
PURCHASE SERVICES - VEHICLES/EQUIPMENT	06-01-5250	42,746.09	0.00	0.00	0.00	#DIV/0!	
PURCHASE SERVICES - MISC	06-01-5251	0.00	0.00	0.00	0.00	#DIV/0!	
BMR FUNDS - LITTLE BEACH PARK	06-01-5310	19,836.89	260,000.00	260,000.00	260,000.00		
BMR FUNDS - MINTURN FITNESS CENTER	06-01-5311	0.00	0.00	0.00	0.00		
BMR FUNDS - LAND PURCHASE		0.00	0.00	0.00	0.00		
DEBT SERVICE							
PRINCIPAL	06-08-7990	0.00	0.00	0.00	0.00	#DIV/0!	
INTEREST	06-08-7991	0.00	0.00	0.00	0.00	#DIV/0!	
TOTAL REVENUE		221,330.87	510,023.00	515,223.00	1,815,323.00	252.34%	
TOTAL EXPENSE		62,582.98	510,000.00	510,000.00	1,485,000.00	191.18%	
NET INCOME/(EXPENSE)		158,747.89	23.00	5,223.00	330,323.00	6224.39%	
BEGINNING FUND BALANCE - 1/1/2024				517,463.00	522,686.00		
ENDING FUND BALANCE - 12/31/24 EST				522,686.00	853,009.00		

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

MINTURN SCHOLARSHIP FUND:

This Fund was established as an endowment with funds provided by the original Battle Mountain Project. In 2012, Battle Mountain provided $350,000 to create this endowment with $50,000 provided to Colorado Mountain College and $300,000 to fund an annual allocation for applicants. Applicants must be residents of Minturn and attending a certified program at a trade or traditional college.

SCHOLARSHIP FUND
INFORMATIONAL ONLY

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 08: SCHOLARSHIP FUND							
REVENUE							
BMR SCHOLARSHIP	08-00-4100	0.00	0.00	0.00	0.00	#DIV/0!	
MINTURN SCHOLARSHIP FUND	08-00-4200	0.00	0.00	0.00	0.00	#DIV/0!	
INVESTMENT EARNED	08-00-4540	19,534.88	10,000.00	10,000.00	10,000.00	0.00%	
EXPENSES							
BMR SCHOLARSHIP AWARDS	08-01-5300	7,911.56	6,600.00	7,678.00	6,750.00		
LEGAL AND ACCOUNTING	08-02-5300	495.28	500.00	450.00	500.00		
TOTAL REVENUE		19,534.88	10,000.00	10,000.00	10,000.00	0.00%	
TOTAL EXPENSE		8,406.84	7,100.00	8,128.00	7,250.00	-10.80%	
NET INCOME/(EXPENSE)		11,128.04	2,900.00	1,872.00	2,750.00	46.90%	
ENDING FUND BALANCE		317,713.00		319,585.00	322,335.00		

TOWN OF MINTURN
FISCAL YEAR 2025 BUDGET

BATTLE MOUNTAIN FUND:

This Fund segregates approved Battle Mountain expenses and is funded by that project. Based on the Battle Mountain Settlement Agreement, in 2023-24 it is anticipated these existing funds, plus $50,000 from Battle Mountain to provide funds for the town's due diligence necessary for the proposed Settlement Agreement. Once the Settlement Agreement is approved this Fund will be dissolved. In the event the Settlement Agreement is not approved, the fund will continue.

It is anticipated this Fund will be dissolved as result of the approval of the settlement agreements.

DESCRIPTION	ACCOUNT NUMBER	12/31/2023 TRIAL BALANCE	FY2024 BUDGET	2024 EST YEAR END BALANCE	PROPOSED 2025 BUDGET	% CHANGE FROM EST 2024	FT NOTES
FUND 09: BATTLE MTN RESORT FUND							
REVENUE							
BMR - REVENUE	09-00-4000	50,000.00	0.00	0.00	0.00	#DIV/0!	
INVESTMENT EARNED	09-00-4540	6,398.70	2,500.00	4,000.00	0.00	-100.00%	
GRANTS AND OTHER REVENUE	09-00-4597	0.00	0.00	0.00	0.00	#DIV/0!	
EXPENSES							
BMR - STREET SCAPE	09-01-5100	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - TOWN ADMINISTRATIVE COSTS	09-02-5100	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - LEGAL & CONSULTING ($200K)	09-03-5100	44,409.89	150,000.00	150,000.00	0.00	-100.00%	
BMR - LEGAL & CONSULTING ($250K)	09-03-5100	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - RECREATION CENTER	09-04-5100	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - OTHER RECREATION USE	09-04-5120	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - RECREATION PATH	09-04-5140	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - LAND PURCHASE	09-05-5100	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - WATER INFRASTRUCTURE	09-06-5100	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - WATER STORAGE	09-06-5120	0.00	0.00	0.00	0.00	#DIV/0!	
BMR - TRANSFER TO OTHER FUND	09-04-6100	0.00	0.00	0.00	0.00	#DIV/0!	
DEBT SERVICE							
PRINCIPAL	09-08-7990	0.00	0.00	0.00	0.00	#DIV/0!	
INTEREST	09-08-7991	0.00	0.00	0.00	0.00	#DIV/0!	
TOTAL REVENUE		56,398.70	2,500.00	4,000.00	0.00	-100.00%	
TOTAL EXPENSE		44,409.89	150,000.00	150,000.00	0.00	-100.00%	
NET INCOME/(EXPENSE)		11,988.81	-147,500.00	-146,000.00	0.00	-100.00%	
					FUND CLOSED		

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2025 BUDGET FOOT NOTES	
FOOT NOTE NUMBER	DESCRIPTION
PG 13 - 1	Property taxes are calculated on the Town wide 17.934 mill levy. This year is not a reassessment year.
PG 13 - 2	The Sales Tax budget for 2025 is based on the 2023 actual and 2024 estimated collections; we anticipate sales tax collections to be flat for 2025. On-line purchases have significantly increased our annual collections. It is important to note sales and property tax can be extremely fickle and go down just as fast as they go up. In addition, it should be noted that sales tax is double property tax due to the noted recent legislative actions.
PG 13 - 3	Building Permits net an income to the Town of 20% over the cost of the building inspection services. Historically, not once have we warranted hiring in-house for this service when viewed over multiple back-to-back years. However, it is anticipated the town will see significant new home growth in 2025 and the ensuing short term.
PG 13 - 4	The town has a number of land and parking leases for a diversified income source of $156,100. This accounts for almost 5% of all General Fund revenues.
PG 14 - 1	Real Estate Transfers within the Town are assessed a 1% tax on the value of the sale. This revenue continues to improve year over year.
PG 17 - 1	The Town Council increased the Mayor and Council pay. This increase will be effective as each seat is re-elected. The new rate is $800 for the Mayor and $400 for each Council Member.
PG 20 - 1	The Town Manager wage is based on full time and paid from the General Fund .
PG 20 - 2	The Town Treasurer/Clerk's wage is based on full time and shared 50/50 split between the General Fund and the Enterprise Fund to better allot for the time consumption. This division is based on a 12mo labor study..
PG 20- 3	Employee insurance benefits: The Town employee insurance coverage includes coverage for the employee and his/her immediate family for medical, dental, and vision, AD&D, and provides $20,000 in life insurance. All coverages are reviewed on an annual basis and bid as necessary.
PG 20 - 4	Muni Parking/RR lease is through the UPRR.
PG 23 - 1	The payroll cost includes 2FTE for the Planner and a new postion of a Code Enforcement Officer..
PG 23 - 2	Allocates funding for contracted planning services.
PG 23 - 3	Planning Commission members receive $125 per meeting not to exceed $250 per month for each of the six member Commissioners.
PG 25 - 1	The policing agreement with the Eagle County Sheriff's Office was renewed in with the 2023 fiscal year. This agreement is scheduled for renewal in 2027.
PG 29 - 1	The snowplow contract has been modified to assist Public Works
PG 29 - 2	A line item is used in 2025 for the Minturn Fitness Center expenses paid by the Town
PG 31 - 1	Account 01-07-6100 is used to transfer funds between the other funds. A detailed list is included within the budget of the required transfers between all funds.
PG 31 - 2	The town allocates annual raises using an Employee Wage Pool based on 7% plus taxes of all wages paid in 2025. Also allocated here is proposed staffing needs.
PG 31 - 3	Account 01-09-8000 is used for General Fund Capital Outlay as part of the instituted Capital Improvement Plan. A detailed list is included within the budget for these expenses.
PG 31 - 4	Account 01-09-800X are new accounts that will assist to better detail the special capital projects and grants that are planned each year.
PG 34 - 1	Water Use fees are based on a Single-Family Equivalent (SFE) and include a base rate, a pay by use fee per 1,000gal. This base fee is the same regardless of Residential or Commercial. Water and Trash fees are budgeted based on the CIP requirements for the Water Plant and System upgrades. Although rates have not been set it is anticipated the Eagle River Water and Sanitation District water users will see a 5-8% rate increase as has been the case annually with its rates
PG 34 - 2	Residential water Fees for FY2025 are anticipated to increase at various levels tot accommodate the debt fees and Capital Improvement costs. Water Taps and associated fees will increase as well. These fees are based on a tiered structure which is similar in comparison to the Eagle River Water and Sanitation District. Additionally, Commercial tap fees will be reviewed and adjusted to match the ERWSD commercial rates.
PG 36 - 1	Account 02-06-5220 and 02-06-5247 includes the cost of the design and engineering of a water plant, contracted service for the supervision of the water treatment process and other engineering needs. It is anticipated to use grants and loans for this which are being developed
PG 36 - 2	Account 02-09-8004 reflects expenses related to necessary annalysis of the water treatment plant options.
PG 36 - 3	Account 02-06-5352 includes cost for a gauging station on Cross Creek shared with CBS/Viacom, 50acre feet, 20acre feet, and 5acre feet from the Colorado River District as per the ERWSD settlement agreement
PG 36 - 4	Depreciation is again this year being budgeted as an expense in order to best maintain our reserves in the Enterprise Fund for use in the implementation of the CIP plan.

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
REVENUES:									
SUBTOTAL - TAXES		1,929,205.90	2,150,529.00	2,190,231.00	2,276,111.76	2,362,060.23	2,451,446.64	2,544,408.51	2,641,088.85
SUBTOTAL - LICENSES AND PERMITS		351,289.37	304,494.00	369,934.00	352,634.00	352,634.00	227,634.00	227,634.00	227,634.00
SUBTOTAL - FINES AND FORFEITURES		34,219.17	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
SUBTOTAL - OTHER REVENUE		544,306.88	528,250.00	630,650.00	407,150.00	407,150.00	407,150.00	407,150.00	407,150.00
TOTAL REVENUE		2,859,021.32	2,998,273.00	3,205,815.00	3,050,895.76	3,136,844.23	3,101,230.64	3,194,192.51	3,290,872.85
EXPENSES:									
SUBTOTAL - COUNCIL EXPENSES		25,253.58	42,831.00	45,198.80	45,198.80	47,198.80	47,198.80	47,198.80	47,198.80
SUBTOTAL - GENERAL GOVERNMENT EXPENSES		1,022,137.44	930,086.20	975,126.65	881,628.82	895,248.45	900,947.79	915,284.07	918,754.57
SUBTOTAL- PLANNING AND ZONING		258,087.03	573,737.00	549,977.08	530,641.58	533,682.71	367,696.22	370,860.21	375,026.38
SUBTOTAL - MUNICIPAL COURT		10,333.53	12,650.00	12,650.00	13,150.00	13,150.00	13,150.00	13,150.00	13,150.00
SUBTOTAL - POLICE DEPT		438,163.00	448,694.00	468,551.00	485,152.79	501,818.13	519,066.77	536,919.10	555,396.27
SUBTOTAL- EVENTS DEPARTMENT		183,685.96	231,040.00	229,521.40	247,929.33	251,446.29	255,076.51	258,824.40	262,694.56
SUBTOTAL- PUBLIC WORKS		466,002.07	633,675.00	732,198.00	665,680.20	677,840.01	690,436.73	703,488.80	717,015.50
EMPLOYEE RAISE POOL (7% POOL)		0.00	9,100.00	94,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
FTE ALLOWANCE		0.00	0.00	88,000.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY - GENERAL FUND		0.00	0.00	0.00	72,500.00	72,500.00	72,500.00	72,500.00	72,500.00
CAPITAL OUTLAY - SPECIAL PROJECTS		50,000.00	112,000.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENSES		2,453,662.61	2,993,813.20	3,195,222.93	2,986,881.52	3,037,884.39	2,911,072.81	2,963,225.38	3,006,736.08
NET INCREASE/(DECREASE)		405,358.71	4,459.80	10,592.07	64,014.24	98,959.84	190,157.83	230,967.13	284,136.76
INTER-FUND TRANSFERS		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET INCREASE/(DECREASE)		**405,358.71**	**4,459.80**	**10,592.07**	**64,014.24**	**98,959.84**	**190,157.83**	**230,967.13**	**284,136.76**
YEAR END CASH BALANCE		3,117,793.00	3,117,793.00	3,128,385.07	3,192,399.31	3,227,344.91	3,382,557.14	3,458,312.04	3,666,693.90
YEAR END CASH BAL PER FIN STMTS									
RESERVE TARGET (6 MONTHS as of 2001)		1,189,204.52	1,499,136.00	1,575,012.07	1,470,841.36	1,495,342.79	1,431,937.01	1,458,013.29	1,479,768.64
TABOR RESERVE @ 3% OF REVENUES		96,800.00	93,056.00	96,174.45	91,526.87	94,105.33	93,036.92	95,825.78	98,726.19
OTHER RESERVED FUNDS-CIP		750,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00	1,000,000.00
RESTRICTED FOR EXTERIOR ENERGY OFFSET		10,752.00	10,752.00	10,752.00	10,752.00	10,752.00	10,752.00	10,752.00	10,752.00
DISCRETIONARY FUNDS		1,071,036.49	514,849.00	446,446.56	619,279.08	627,144.79	846,831.21	893,720.97	1,077,447.07

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
FUND 01: GENERAL FUND									
REVENUE									
PROPERTY TAX - REAL AND PERSONAL	01-00-4010	571,763.05	827,367.00	844,069.00	877,831.76	912,945.03	949,462.83	987,441.34	1,026,939.00
SPECIFIC OWNERSHIP	01-00-4020	32,616.16	32,000.00	33,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
SPECIAL ASSESSMENT (MVSA)	01-00-4030	5,245.89	6,000.00	6,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
LODGING TAX - 1.5%	01-00-4039	19,022.31	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00
COUNTY SALES TAX	01-00-4040	47,386.36	45,000.00	47,000.00	48,880.00	50,835.20	52,868.61	54,983.35	57,182.69
CITY SALES TAX - 4%	01-00-4050	1,191,938.19	1,155,000.00	1,175,000.00	1,222,000.00	1,270,880.00	1,321,715.20	1,374,583.81	1,429,567.16
CIGARETTE TAX	01-00-4051	2,577.86	2,800.00	2,800.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00
HIGHWAY USERS TAX	01-00-4052	37,024.74	37,362.00	37,362.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
ROAD AND BRIDGE	01-00-4070	21,631.34	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
OTHER TAXES	01-00-4090	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - TAXES		1,929,205.90	2,150,529.00	2,190,231.00	2,276,111.76	2,362,060.23	2,451,446.64	2,544,408.51	2,641,088.85
BUILDING PERMITS	01-00-4210	199,918.99	118,560.00	175,000.00	175,000.00	175,000.00	50,000.00	50,000.00	50,000.00
EXTERIOR ENERGY CREDIT	01-00-4215	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
HIGHWAY 24 MAINTENANCE	01-00-4220	16,300.00	38,934.00	38,934.00	38,934.00	38,934.00	38,934.00	38,934.00	38,934.00
LIQUOR LICENSE FEES	01-00-4230	3,417.25	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
BUSINESS AND CONTRACTORS LICENSE	01-00-4240	27,946.89	24,000.00	24,000.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00
PLANNING AND ZONING FEES/PERMITS	01-00-4250	32,290.77	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
FRANCHISE FEES - PUBLIC SERVICE	01-00-4260	49,585.33	50,000.00	52,500.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
FRANCHISE FEES - PHONE/CABLE	01-00-4280	19,715.65	19,500.00	26,000.00	22,500.00	22,500.00	22,500.00	22,500.00	22,500.00
FRANCHISE FEES - HOLY CROSS	01-00-4290	2,114.49	2,000.00	2,000.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00
SUBTOTAL - LICENSES AND PERMITS		351,289.37	304,494.00	369,934.00	352,634.00	352,634.00	227,634.00	227,634.00	227,634.00
MUNICIPAL TRAFFIC FINES	01-00-4430	34,219.17	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
MUNICIPAL NON-TRAFFIC FINES	01-00-4435	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MUNICIPAL VICTIM RESTITUTION	01-00-4436	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CODE ENFORCEMENT-FINES	01-00-4440	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
COURT COST/ADMIN FEES	01-00-4445	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BOND FORFEITURES	01-00-4450	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - FINES AND FORFEITURES		34,219.17	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
TOWN HALL RENT	01-00-4511	1,910.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
ERFPD IMPACT FEE	01-00-4512	3,372.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FLOWERS ON MAIN ST	01-00-4515	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LAND LEASE - SEASONAL LANDSCAPING	01-00-4516	9,000.00	9,300.00	9,600.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
LAND LEASE - TOWN MANAGER HOUSE	01-00-4517	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LAND LEASE - WILCON ENERGY	01-00-4518	9,000.00	9,300.00	9,600.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
LAND LEASE - SNOW DUMP	01-00-4519	10,800.00	9,300.00	9,300.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
LAND LEASE - MTN MANAGEMENT PROPERTIES	01-00-4520	18,000.00	18,600.00	19,200.00	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00
LAND LEASE - OLD CASTLE CONCRETE	01-00-4521	68,095.93	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00	70,000.00
LAND LEASE - WORKER BEE LANDSCAPING	01-00-4522	9,000.00	9,300.00	9,600.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
LAND LEASE - ALTA STONE	01-00-4523	9,000.00	9,300.00	9,600.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
LAND LEASE - CHARD'S YARDS	01-00-4524	9,000.00	9,300.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00	9,600.00

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
LAND LEASE - SUNCOAST SEALER	01-00-4525	8,250.00	9,300.00	9,600.00	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00
LAND LEASE - MISC ENCROACHMENTS	01-00-4526	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PARKING LEASE - TIM SIMON PARKING	01-00-4530	1,337.00	1,337.00	1,337.00	1,337.00	1,337.00	1,337.00	1,337.00	1,337.00
LAND LEASE - IRONWORKS PARKING	01-00-4531	2,952.32	2,953.00	2,953.00	2,953.00	2,953.00	2,953.00	2,953.00	2,953.00
LAND LEASE - THE BUNKHOUSE PARKING	01-00-4535	3,820.00	3,820.00	3,820.00	3,820.00	3,820.00	3,820.00	3,820.00	3,820.00
D&RGRR - SALOON	01-00-4537	4,940.00	4,940.00	4,940.00	4,940.00	4,940.00	4,940.00	4,940.00	4,940.00
FUND RAISER-MEMORIAL BENCH PROGRAM	01-00-4538	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INVESTMENT EARNED	01-00-4540	211,637.90	150,000.00	200,000.00	65,000.00	65,000.00	65,000.00	65,000.00	65,000.00
GRANTS-TAP #2/RPP/DOLA	01-00-4552	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRANTS-DOLA	01-00-4561	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
GRANTS-OTHER/COVID RELIEF FUNDS	01-00-4562	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BATTLE MOUNTAIN RESORTS	01-00-4575	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MINTURN EVENT REVENUE	01-00-4591	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCHOLARSHIP DONATIONS	01-00-4596	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE	01-00-4597	12,766.73	35,000.00	35,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
INTERFUND TRANSFER REVENUE	10-04-4650	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRAINING SURCHARGE - **RESTRICTED**	01-00-4660	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REAL ESTATE TRANSFER TAX - **TABOR RESTRICTED**	01-00-4680	151,425.00	175,000.00	225,000.00	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00
TRANSFER FROM CARRY FWD-ESTIMATED		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - OTHER REVENUE		$544,306.88	$528,250.00	$630,650.00	$407,150.00	$407,150.00	$407,150.00	$407,150.00	$407,150.00

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
EXPENSES									
COUNCIL (XX-01-XXXX)									
PAYROLL - MAYOR	01-01-5010	5,400.40	10,000.00	11,200.00	11,200.00	11,200.00	11,200.00	11,200.00	11,200.00
PAYROLL - COUNCIL	01-01-5011	16,200.39	27,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00
FICA EXPENSE	01-01-5092	1,652.79	2,831.00	2,998.80	2,998.80	2,998.80	2,998.80	2,998.80	2,998.80
SUPPLIES - COUNCIL	01-01-5100	2,000.00	3,000.00	3,000.00	3,000.00	5,000.00	5,000.00	5,000.00	5,000.00
PURCHASE SERVICES - COMMUNITY CONTRIBUTION	01-01-5271	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - COUNCIL EXPENSES		**25,253.58**	**42,831.00**	**45,198.80**	**45,198.80**	**47,198.80**	**47,198.80**	**47,198.80**	**47,198.80**

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
GENERAL GOVERNMENT (XX-01-XXXX)									
PAYROLL - TOWN MANAGER	01-01-5012	102,283.41	156,600.00	154,800.00	157,896.00	161,053.92	164,275.00	167,560.50	170,911.71
PAYROLL - TOWN TREASURER/CLERK	01-01-5014	66,395.82	65,300.00	63,300.00	64,566.00	65,857.32	67,174.47	68,517.96	69,888.31
PAYROLL - OFFICE TECH	01-01-5015	0.00	25,000.00	12,000.00	10,000.00	10,000.00	10,200.00	10,404.00	10,612.08
MEDICAL AND DISABILITY	01-01-5091	23,746.17	40,500.00	47,500.00	48,925.00	50,392.75	51,904.53	53,461.67	55,065.52
FICA EXPENSE	01-01-5092	12,904.05	14,856.20	17,602.65	17,783.34	18,123.71	18,486.18	18,855.91	19,233.03
ICMA 401 EXPENSE	01-01-5094	6,265.69	7,768.00	8,724.00	9,298.48	9,476.45	9,665.98	9,859.30	10,056.48
SUPPLIES - OFFICE	01-01-5110	25,169.19	27,500.00	27,500.00	27,500.00	27,500.00	27,500.00	27,500.00	27,500.00
SUPPLIES - COMPUTER	01-01-5120	48,570.32	51,000.00	75,000.00	65,000.00	65,000.00	65,000.00	65,000.00	65,000.00
PURCHASE SERVICES - TELEPHONE	01-01-5200	9,544.59	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
PURCHASE SERVICES - INTERIM TOWN MANAGER	01-01-5209	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - UTILITIES	01-01-5210	28,932.72	30,000.00	45,000.00	26,000.00	26,000.00	26,000.00	26,000.00	26,000.00
PURCHASE SERVICES - CUSTODIAL SERVICES	01-01-5211	7,332.00	9,000.00	9,000.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00
PURCHASE SERVICES - LEGAL AND PROFESSIONAL	01-01-5220	316,067.78	148,000.00	148,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00
PURCHASE SERVICES - ENGINEER SERVICES	01-01-5221	195,534.36	120,000.00	120,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
PURCHASE SERVICES - AUDITOR FEES	01-01-5225	12,500.00	13,500.00	14,000.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00
PURCHASE SERVICES - ADMIN CONTRACT EXP	01-01-5234	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - DUES, FEES AND TRAINING	01-01-5235	51,469.06	55,000.00	55,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
PURCHASE SERVICES - EAGLE CO TREAS FEES	01-01-5236	12,136.78	13,000.00	18,000.00	12,000.00	12,500.00	12,500.00	12,500.00	12,500.00
PURCHASE SERVICES - ERFPD IMPACT FEES	01-01-5240	3,435.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - LEGAL NOTICES	01-01-5250	4,701.74	7,700.00	7,700.00	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00
PURCHASE SERVICES - ELECTIONS	01-01-5255	0.00	4,250.00	0.00	2,250.00	0.00	2,250.00	0.00	0.00
PURCHASE SERVICES - MUNI PARKING/DEPOT LEASE	01-01-5261	24,689.76	26,500.00	27,000.00	27,810.00	28,644.30	29,503.63	30,388.74	31,300.40
PURCHASE SERVICES - MEETING FOOD AND DRINK	01-01-5270	0.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
PURCHASE SERVICES - TV 5	01-01-5280	8,925.00	14,500.00	14,500.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
PURCHASE SERVICES - ANIMAL CONTROL	01-01-5285	9,696.00	11,112.00	13,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
PURCHASE SERVICES - MEMORIAL BENCHES	01-01-5290	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - EQUIPMENT R&M	01-01-5291	190.92	500.00	500.00	500.00	500.00	500.00	500.00	500.00
PURCHASE SERVICES - COMPUTER R&M	01-01-5292	5,499.54	10,000.00	7,500.00	5,500.00	5,500.00	5,500.00	5,500.00	5,500.00
PURCHASE SERVICES - COVID 19	01-01-5293	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INSURANCE - WORKERS COMP	01-01-5300	11,086.00	11,500.00	15,000.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00
INSURANCE - TOWN	01-01-5310	35,060.60	45,000.00	52,500.00	48,600.00	56,700.00	52,488.00	61,236.00	56,687.04
INSURANCE - UNEMPLOYMENT	01-01-5320	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INSURANCE - OTHER	01-01-5330	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - GENERAL GOVERNMENT EXPENSES		**1,022,137.44**	**930,086.20**	**975,126.65**	**881,628.82**	**895,248.45**	**900,947.79**	**915,284.07**	**918,754.57**

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
PLANNING AND ZONING (XX-02-XXXX)									
PAYROLL - TOWN PLANNER/STAFF	01-02-5010	70,296.70	74,600.00	72,600.00	74,052.00	75,533.04	77,043.70	78,584.57	80,156.27
PAYROLL - CODE ENFORCEMENT	01-02-5011	0.00	65,000.00	60,920.00	62,138.40	63,381.17	64,648.79	65,941.77	67,260.60
MEDICAL AND DISABILITY	01-02-5091	10,794.96	45,500.00	29,500.00	30,385.00	30,385.00	31,296.55	31,296.55	32,235.45
FICA EXPENSE	01-02-5092	5,377.67	10,317.00	10,214.28	10,418.57	10,626.94	10,839.48	11,056.27	11,277.39
ICMA 401 EXPENSE	01-02-5094	2,770.56	5,395.00	5,340.80	5,447.62	5,556.57	5,667.70	5,781.05	5,896.67
SUPPLIES - OFFICE	01-02-5110	1,845.91	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00	5,400.00
SUPPLIES - COMPUTER	01-02-5120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - BUILDING INSPECTIONS	01-02-5214	46,489.07	134,848.00	140,000.00	140,000.00	140,000.00	30,000.00	30,000.00	30,000.00
PURCHASE SERVICES - PLANNER ASSISTANCE	01-02-5215	112,308.15	200,000.00	185,000.00	185,000.00	185,000.00	125,000.00	125,000.00	125,000.00
PURCHASE SERVICES - P&Z COMMISSION	01-02-5216	6,675.00	11,925.00	20,250.00	10,800.00	10,800.00	10,800.00	10,800.00	10,800.00
PURCHASE SERVICES - EXTERIIOR ENERGY OFFSETS	01-02-5217	0.00	10,752.00	10,752.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - COUNTY HOUSING FEES	01-02-5218	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
PURCHASE SERVICES - FEES AND TRAINING	01-02-5235	279.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
PURCHASE SERVICES - LEGAL NOTICES	01-02-5250	1,250.01	4,000.00	4,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
SUBTOTAL: PLANNING AND ZONING		**258,087.03**	**573,737.00**	**549,977.08**	**530,641.58**	**533,682.71**	**367,696.22**	**370,860.21**	**375,026.38**

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
MUNICIPAL COURT (XX-03-XXXX)									
PAYROLL - TOWN JUDGE	01-03-5010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FICA EXPENSE	01-03-5092	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES - OFFICE	01-03-5110	50.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00
SUPPLIES - COMPUTER	01-03-5120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - ATTORNEY/TRANSLATOR	01-03-5216	10,283.53	12,500.00	12,500.00	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00
PURCHASE SERVICES - EQUIPMENT R&M	01-03-5217	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - MUNICIPAL COURT		10,333.53	12,650.00	12,650.00	13,150.00	13,150.00	13,150.00	13,150.00	13,150.00
POLICE DEPARTMENT (XX-04-XXXX)									
PAYROLL - POLICE CHIEF	01-04-5010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL - PATROL OFFICER(S)/CLERK	01-04-5012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PAYROLL - OVERTIME/STIPEND	01-04-5017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MEDICAL AND DISABILITY	01-04-5091	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FICA EXPENSE	01-04-5092	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ICMA 401 EXPENSE	01-04-5095	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES - OFFICE	01-04-5100	0.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
MEDIA NOTICE AND EMP'EE FEES	01-04-5110	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES - COMPUTER/RADIO EQUIPMENT	01-04-5120	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUPPLIES - VEHICLE FUEL AND SUPPLIES	01-04-5130	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - TELEPHONE AND 911	01-04-5200	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - VEHICLE R&M	01-04-5231	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - CODE COMPLIANCE	01-04-5235	3,060.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - PRISONER UPKEEP/SUPPORT TF	01-04-5239	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - ERFPD WILDLAND FIRE FEES	01-04-5240	7,730.00	8,000.00	8,000.00	8,500.00	8,500.00	8,500.00	8,500.00	8,500.00
PURCHASE SERVICES - DISPATCH SERVICES	01-04-5245	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - ECO SHERIFF SERVICES	01-04-5246	427,373.00	440,194.00	460,051.00	476,152.79	492,818.13	510,066.77	527,919.10	546,396.27
PURCHASE SERVICES - TRAINING & DEVELOPMENT	01-04-5265	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - UNIFORM PURCH/MAINT	01-04-5271	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - EQUIPMENT R&M	01-04-5291	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - COMPUTER R&M	01-04-5292	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - VEHICLE LEASE/PURCHASE	01-04-5350	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - EQUIPMENT LEASE/PURCHASE	01-04-5351	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - GRANT EXPENSES	01-04-5355	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL - POLICE DEPT		438,163.00	448,694.00	468,551.00	485,152.79	501,818.13	519,066.77	536,919.10	555,396.27
SUBTOTAL: COURT/POLICE		**448,496.53**	**461,344.00**	**481,201.00**	**498,302.79**	**514,968.13**	**532,216.77**	**550,069.10**	**568,546.27**

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
ECONOMIC DEVELOPMENT DEPT (XX-05-XXXX)									
PAYROLL - ECON DEV	01-05-5010	84,924.35	93,000.00	91,600.00	93,432.00	95,300.64	97,206.65	99,150.79	101,133.80
MEDICAL AND DISABILITY	01-05-5091	20,321.67	28,500.00	27,250.00	28,612.50	30,043.13	31,545.28	33,122.55	34,778.67
FICA EXPENSE	01-05-5092	6,496.71	6,264.00	7,007.40	7,147.55	7,290.50	7,436.31	7,585.04	7,736.74
ICMA 401 EXPENSE	01-05-5094	3,275.04	3,276.00	3,664.00	3,737.28	3,812.03	3,888.27	3,966.03	4,045.35
PURCHASE SERVICES - COMMUNITY FUND FEES	01-05-5235	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - PROMOTIONS	01-05-5275	68,668.19	100,000.00	100,000.00	115,000.00	115,000.00	115,000.00	115,000.00	115,000.00
PURCHASE SERVICES - TV 5	01-05-5280	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - WEBSITE	01-05-5292	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SUBTOTAL: ECON DEV DEPT		**183,685.96**	**231,040.00**	**229,521.40**	**247,929.33**	**251,446.29**	**255,076.51**	**258,824.40**	**262,694.56**

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
PUBLIC WORKS									
PAYROLL - STAFF	01-06-5011	139,981.83	204,666.00	250,358.00	255,365.16	260,472.46	265,681.91	270,995.55	276,415.46
PAYROLL - STAFF OVERTIME	01-06-5011	7,114.85	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
MEDICAL AND DISABILITY	01-06-5091	51,930.60	104,000.00	123,000.00	129,150.00	135,607.50	142,387.88	149,507.27	156,982.63
FICA EXPENSE	01-06-5092	11,252.89	16,422.00	19,925.00	20,300.43	20,691.14	21,089.67	21,496.16	21,910.78
ICMA 401 EXPENSE	01-06-5094	3,913.25	8,587.00	10,415.00	10,614.61	10,818.90	11,027.28	11,239.82	11,456.62
SUPPLIES - OFFICE	01-06-5100	216.08	500.00	500.00	500.00	500.00	500.00	500.00	500.00
SUPPLIES - TOOLS	01-06-5120	4,049.46	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
SUPPLIES - GENERAL	01-06-5140	8,252.81	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
SUPPLIES - VEHICLE FUEL AND SUPPLIES	01-06-5130	5,611.69	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
PURCHASE SERVICES - TELEPHONE	01-06-5200	3,650.66	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00
PURCHASE SERVICES - UTILITIES/STREET LIGHTS	01-06-5210	28,263.40	28,000.00	29,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
PURCHASE SERVICES - VEHICLE R&M	01-06-5231	4,524.67	6,000.00	6,000.00	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00
PURCHASE SERVICES - TRAINING & DEVELOPMENT	01-06-5265	105.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
PURCHASE SERVICES - PUBLIC BUILDING R&M	01-06-5290	38,125.40	15,000.00	30,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
PURCHASE SERVICES - EQUIPMENT R&M	01-06-5291	6,962.09	12,000.00	12,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00
PURCHASE SERVICES - COMPUTER R&M	01-06-5292	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - VEHICLE LEASE/PURCHASE	01-06-5350	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - EQUIPMENT LEASE/PURCHASE	01-06-5351	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - STREET/SIDEWALK MAINTENANC	01-06-5352	55,622.45	125,000.00	125,000.00	75,000.00	75,000.00	75,000.00	75,000.00	75,000.00
PURCHASE SERVICES - SNOW REMOVAL	01-06-5353	46,150.00	27,500.00	40,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
PURCHASE SERVICES - MINTURN FITNESS CENTER	01-06-5354	3,583.18	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
PURCHASE SERVICES - TOWN AND PARK SIGNS	01-06-5356	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - PARKS AND FLOWERS ON MAIN	01-06-5357	46,691.76	46,750.00	46,750.00	47,000.00	47,000.00	47,000.00	47,000.00	47,000.00
SUBTOTAL: PUBLIC WORKS		**466,002.07**	**633,675.00**	**732,198.00**	**665,680.20**	**677,840.01**	**690,436.73**	**703,488.80**	**717,015.50**

GENERAL FUND 5YR PLAN

DESCRIPTION	ACCOUNT NUMBER	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
TRANSFER TO OTHER FUND	01-07-6100	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EMPLOYEE RAISE POOL		0.00	9,100.00	94,000.00	45,000.00	45,000.00	45,000.00	45,000.00	45,000.00
FTE ALLOWANCE		0.00	0.00	88,000.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE - PRINCIPAL	TBD								
DEBT SERVICE - INTEREST	TBD								
CAPITAL OUTLAY - GENERAL FUND	01-09-8000	0.00	0.00	0.00	72,500.00	72,500.00	72,500.00	72,500.00	72,500.00
CAPITAL OUTLAY - BIKE BRIDGE	01-09-8001	50,000.00	92,000.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL OUTLAY - SPECIAL PROJ - STATE LAND ROW	01-09-8003								
CAPITAL OUTLAY - SPECIAL PROJECTS - BELDEN	01-09-8004								
CAPITAL OUTLAY - SPECIAL PROJECTS - TRAILER SIGNS	01-09-8005		20,000.00						
CAPITAL OUTLAY - SPECIAL PROJECTS -	01-09-8006								
CAPITAL OUTLAY - SPECIAL PROJECTS - TAP GRANT #1	01-09-8007								
CAPITAL OUTLAY - SPECIAL PROJECTS - TAP GRANT #2	01-09-8007								
CAPITAL OUTLAY - SPECIAL PROJECTS - DOWD JCT PAR	01-09-8008								

WATER FUND 5YR PLAN

DESCRIPTION		ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
REVENUES									
WATER OPERATIONS		1,350,691.73	1,460,518.00	1,460,518.00	2,507,976.00	2,576,564.00	2,576,564.00	2,576,564.00	2,576,564.00
GARBAGE COLLECTION FEES		120,144.65	130,000.00	130,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
CAPITAL REVENUES		138,047.60	3,227,014.00	690,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
WATER FUND-BOND PROCEEDS		39,775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE - WATER/SEWER & RECREATION		1,648,658.98	4,817,532.00	2,280,518.00	2,747,976.00	2,816,564.00	2,816,564.00	2,816,564.00	2,816,564.00
EXPENDITURES									
SALARY AND BENEFITS		274,586.46	140,360.17	139,518.90	146,071.69	148,043.06	153,796.56	155,914.40	162,006.14
OPERATIONAL EXPENSES		894,307.51	827,704.00	946,250.00	636,647.90	685,691.50	656,139.18	693,389.84	677,032.37
ASSET MANAGEMENT		168,326.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00
BMR EXPENSES		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE		125,568.60	205,117.00	205,112.80	205,112.92	205,112.92	205,112.92	205,112.92	205,112.92
CAPITAL OUTLAY - NON WATER TAP		113,288.61	354,500.00	588,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
TOTAL EXPENSE - WATER/SEWER & RECREATION		1,576,077.18	1,695,681.17	2,046,881.70	1,165,832.51	1,216,847.48	1,193,048.65	1,232,417.17	1,222,151.43
NET INCREASE/(DECREASE)		72,581.80	3,121,850.84	233,636.30	1,582,143.49	1,599,716.52	1,623,515.35	1,584,146.83	1,594,412.57
INTERFUND TRANSFERS		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET FUND INCREASE/(DECREASE)		**72,581.80**	**3,121,850.84**	**233,636.30**	**1,582,143.49**	**1,599,716.52**	**1,623,515.35**	**1,584,146.83**	**1,594,412.57**
YEAR END RETAIN EARN (PER FINANCIAL STMTS W/ APPL)		1,350,172.00	4,472,261.00	4,705,897.30	6,288,040.79	7,887,757.31	9,511,272.65	11,095,419.49	12,689,832.06

WATER FUND 5YR PLAN

DESCRIPTION		ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
FUND 02: WATER-SEWER-REC FUND									
REVENUE									
WATER OPERATIONS									
WATER USER FEES	02-00-4210	1,180,040.29	1,236,407.00	1,236,407.00	1,866,139.00	1,938,702.00	1,938,702.00	1,938,702.00	1,938,702.00
WATER USE DEBT SERVICE FEES	02-00-4220	146,406.00	205,111.00	205,111.00	621,837.00	617,862.00	617,862.00	617,862.00	617,862.00
WATER METERS & INSTALL	02-00-4240	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
INVESTMENT EARNED	02-00-4540	160.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MISCELLANEOUS REVENUE	02-00-4275	24,084.50	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00	19,000.00
SUBTOTAL: WATER OPERATIONS		1,350,691.73	1,460,518.00	1,460,518.00	2,507,976.00	2,576,564.00	2,576,564.00	2,576,564.00	2,576,564.00
GARBAGE COLLECTION FEES	02-00-4330	120,144.65	130,000.00	130,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
TAP FEES - CAPITAL REVENUES	02-00-4320	19,048.63	439,960.00	120,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
CASH IN LIEU OF WATER FEES - CAPITAL REVENUES	02-00-4321	35,158.36	2,187,054.00	420,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
SYSTEM IMPROVEMENT FEES - CAPITAL REVENUES	02-00-4322	83,840.61	600,000.00	150,000.00	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00
GRANTS - MISC AND ARP FUNDS	02-00-4565	0.00							
GRANTS - DOLA AND OTHER	02-00-4566	0.00							
MISCELLANEOUS LOAN AND GRANT REVENUE									
SUBTOTAL: CAPITAL REVENUE		138,047.60	3,227,014.00	690,000.00	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00
TRANSFER TO/FROM OTHER FUNDS	02-00-4570	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
WATER FUND-TANK LOAN PROCEEDS	02-00-4575	39,775.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANS FROM CARRY FORWARD - ESTIMATED									
TOTAL ALL SOURCES LESS INTERFUND TRANS (FIN STMTS IF APP)		1,648,658.98	4,817,532.00	2,280,518.00	2,747,976.00	2,816,564.00	2,816,564.00	2,816,564.00	2,816,564.00

WATER FUND 5YR PLAN

DESCRIPTION		ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
EXPENSES									
PAYROLL - REGULAR	02-06-5010	93,134.75	40,710.00	39,300.00	40,086.00	40,887.72	41,705.47	42,539.58	43,390.38
PAYROLL - NON PLANT	02-06-5011	100,320.24	63,300.00	63,300.00	66,465.00	66,465.00	69,788.25	69,788.25	73,277.66
PAYROLL - OVERTIME	02-06-5017	0.00	2,000.00	4,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
MEDICAL AND DISABILITY	02-06-5091	59,132.16	22,000.00	20,500.00	21,525.00	22,601.25	23,731.31	24,917.88	26,163.77
FICA EXPENSE	02-06-5092	14,729.07	8,109.77	8,154.90	8,533.65	8,594.98	8,911.77	8,975.58	9,307.60
ICMA 401 EXPENSE	02-06-5094	7,270.24	4,240.40	4,264.00	4,462.04	4,494.11	4,659.75	4,693.11	4,866.72
TOTAL SAL/BEN		274,586.46	140,360.17	139,518.90	146,071.69	148,043.06	153,796.56	155,914.40	162,006.14
SUPPLIES - OFFICE/LAB	02-06-5100	18,814.16	25,000.00	25,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
SUPPLIES - VEHICLE FUEL AND SUPPLIES	02-06-5130	8,173.95	10,000.00	10,000.00	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00
SUPPLIES - GENERAL	02-06-5140	3,219.34	6,000.00	6,000.00	6,250.00	6,250.00	6,250.00	6,250.00	6,250.00
SUPPLIES - TOOLS	02-06-5150	1,620.76	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
SUPPLIES - WATER METERS & INSTALL	02-06-5160	66,402.42	30,000.00	30,000.00	750.00	750.00	750.00	750.00	750.00
PURCHASE SERVICES - TELEPHONE	02-06-5200	2,205.02	2,500.00	2,500.00	2,562.50	2,562.50	2,626.56	2,626.56	2,692.23
PURCHASE SERVICES - UTILITIES/STREET LIGHTS	02-06-5210	13,401.24	16,000.00	16,000.00	16,400.00	16,810.00	17,230.25	17,661.01	18,102.53
PURCHASE SERVICES - LEGAL SERVICES (GENERAL)	02-06-5220	123,549.48	150,000.00	150,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
PURCHASE SERVICES - VEHICLE R&M	02-06-5231	-578.00	8,000.00	3,500.00	-592.45	8,200.00	3,587.50	-607.26	8,405.00
PURCHASE SERVICES - ENGINEERING CONTRACTS	02-06-5247	216,815.48	150,000.00	200,000.00	80,000.00	80,000.00	80,000.00	80,000.00	80,000.00
PURCHASE SERVICES - TRAINING & DEVELOPMENT	02-06-5265	285.16	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
PURCHASE SERVICES - UNIFORM PURCH/MAINT	02-06-5271	913.76	1,000.00	1,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
PURCHASE SERVICES - EQUIPMENT R&M	02-06-5291	4,597.77	12,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00
PURCHASE SERVICES - COMPUTER R&M	02-06-5292	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - WATER PLANT/SYSTEM R&M	02-06-5293	116,829.09	80,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00
PURCHASE SERVICES - VEHICLE LEASE/PURCHASE	02-06-5350	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - EQUIPMENT LEASE/PURCHASE	02-06-5351	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - ANNUAL H20 RIGHTS MAINT	02-06-5352	145,875.40	160,000.00	160,000.00	164,800.00	169,744.00	174,836.32	180,081.41	185,483.85
PURCHASE SERVICES - GARBAGE CONTRACT SERVICES	02-06-5353	138,759.48	130,000.00	130,000.00	133,250.00	133,250.00	136,581.25	136,581.25	139,995.78
PURCHASE SERVICES - UTILITY BILLING SERVICES	02-06-5354	33,423.00	40,954.00	75,000.00	41,977.85	76,875.00	43,027.30	78,796.88	44,102.98
PURCHASE SERVICES - DUMP FEES	02-06-5355	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - TOWN AND PARK SIGNS	02-06-5356	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - PARKS AND FLOWERS ON MAIN ST	02-06-5357	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES		894,307.51	827,704.00	946,250.00	636,647.90	685,691.50	656,139.18	693,389.84	677,032.37

WATER FUND 5YR PLAN

DESCRIPTION		ACTUAL 2023	ESTIMATED 2024	BUDGET 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030
ASSET MANAGEMENT PLAN									
WATER PLANT AND SYSTEM - DEPRECIATION	02-07-6000	162,901.00	163,000.00	163,000.00	163,000.00	163,000.00	163,000.00	163,000.00	163,000.00
DEBT REDUCTION REPAYMENT		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
MALOIT PARK-MOSQUITO CONTROL	02-07-6001	5,425.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
EAGLE RIVER PARK GRANT	02-07-6002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PARK UPKEEP	02-06-5356	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ASSET MANAGEMENT PLAN		168,326.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00	168,000.00
DEBT SERVICE									
PRINCIPAL - CAT LOADER PRIN	02-08-7910	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - CAT LOADER INT	02-08-7911	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRINCIPAL - '88 $100k DLA IMPACT	02-08-7920	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - '88 $100k DLA IMPACT	02-08-7921	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRINCIPAL - 91 $50k WATER AUTHORITY	02-08-7930	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - 91 $50k WATER AUTHORITY	02-08-7931	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRINCIPAL - 91 $360k WATER AUTHORITY	02-08-7940	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - 91 $360k WATER AUTHORITY	02-08-7941	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRINCIPAL - 98B (92B) $100k WATER PLANT LOAN	02-08-7950	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - 98B (92B) $100k WATER PLANT LOAN	02-08-7951	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRINCIPAL - 27 $300k CWRPDA	02-08-7960	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - 95 $300k CWRPDA	02-08-7961	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRINCIPAL - 2021 $3M CWRPDA	02-08-7970	71,464.93	123,688.00	123,688.00	132,275.55	135,268.49	135,268.49	135,268.49	135,268.49
INTEREST - 2021 $3M CWRPDA	02-08-7971	39,262.87	66,584.00	66,584.00	57,996.57	55,003.63	55,003.63	55,003.63	55,003.63
PRINCIPAL - 97 $260k RD B	02-08-7980	7,134.59	7,487.00	7,856.06	8,243.71	8,650.49	9,077.34	9,077.34	9,525.25
INTEREST - 97 $260k RD B	02-08-7981	7,706.21	7,358.00	6,984.74	6,597.09	6,190.31	5,763.46	5,763.46	5,315.55
TOTAL LONG TERM DEPT		125,568.60	205,117.00	205,112.80	205,112.92	205,112.92	205,112.92	205,112.92	205,112.92
CAPITAL									
CAPITAL OUTLAY - WATER FUND	02-09-8000	0.00	19,500.00	0.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
CAPITAL OUTLAY - BOLTS LAKE	02-09-8001								
CAPITAL OUTLAY - WATER PLANT CIP	02-09-8002	113,288.61	75,000.00	250,000.00					
CAPITAL OUTLAY - WATER TANK CIP	02-09-8003			200,000.00					
CAPITAL OUTLAY - WATER TREATMENT ANALYSIS	02-09-8004		260,000.00	50,000.00					
CAPITAL OUTLAY - GIS SYSTEM	02-09-8004								
FTE ALLOWANCE			0.00	88,000.00					
TOTAL CAPITAL EXPENSES		113,288.61	354,500.00	588,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
TOTAL EXPENSES		**1,576,077.18**	**1,695,681.17**	**2,046,881.70**	**1,165,832.51**	**1,216,847.48**	**1,193,048.65**	**1,232,417.17**	**1,222,151.43**
CONTROL TOTAL FROM FS									

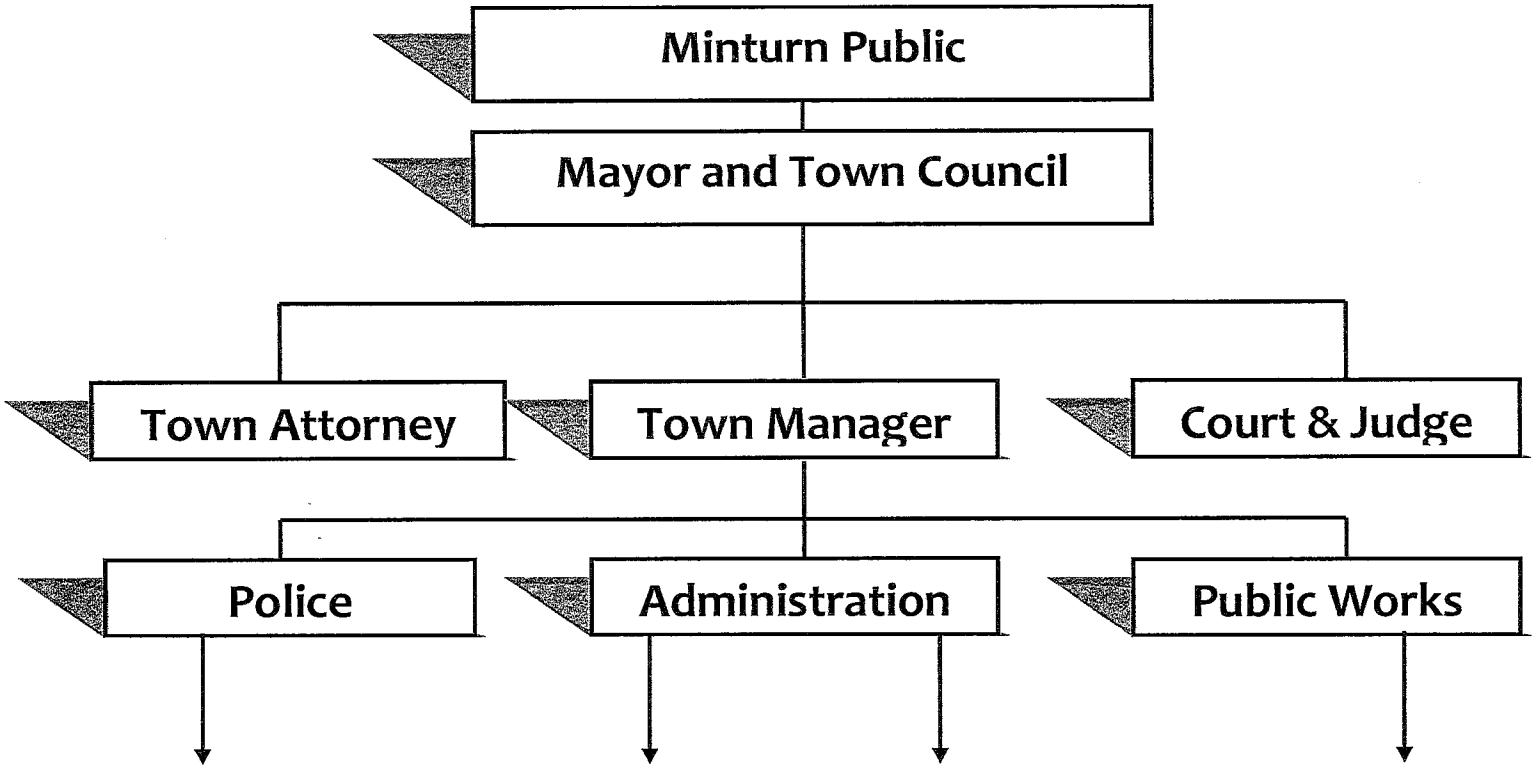
SPECIAL REVENUE FUND 5YR PLAN

DESCRIPTION		ACTUAL	ESTIMATED	BUDGET	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
		2023	2024	2025	2026	2027	2028	2029	2030
FUND 04: BUILDING FUND									
REVENUE									
CERTIFICATES OF PARTICIPATION PROCEEI	04-00-4000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ESCROW RESERVE PROCEEDS									
RENT - POST OFFICE	04-00-4512	79,822.04	79,823.00	79,823.00	79,823.00	79,823.00	79,823.00	79,823.00	79,823.00
RENT - APARTMENTS	04-00-4513	25,498.40	25,546.84	33,000.00	33,000.00	33,000.00	33,000.00	33,000.00	33,000.00
INVESTMENT EARNED	04-00-4540	0.00	0.00	25.00	25.00	25.00	25.00	25.00	25.00
TRANSFER FROM OTHER FUNDS	04-00-4570	-96,223.00	-105,223.00	-112,823.00	-102,848.00	-102,848.00	-102,848.00	-102,848.00	-102,848.00
OTHER REVENUE	04-00-4597								
NET REVENUE		9,097.44	146.84	25.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
EXPENSES									
PURCHASE SERVICES - CONSTRUCTION	04-01-5249	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - BUILDING R&M	04-01-5250	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
PURCHASE SERVICES - BANK FEES	04-01-5251	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET EXPENSE		0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
TRANSFER TO OTHER FUNDS									
DEBT SERVICE									
PRINCIPAL - TOWN CENTER	04-08-7990	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST - TOWN CENTER	04-08-7991	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET DEBT SERVICE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET FUND INCREASE/(DECREASE)		9,097.44	146.84	25.00	0.00	0.00	0.00	0.00	0.00

MARKET FUND 5YR PLAN

DESCRIPTION		ACTUAL	ESTIMATED	BUDGET	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
		2023	2024	2025	2026	2027	2028	2029	2030
FUND 05:MINTURN MARKET FUND									
REVENUE									
PARTICIPATION REVENUE	05-00-4591	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
SPONSORSHIP & DONATIONS	05-00-4592	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00
SALES AND PROMOTIONS	05-01-4593	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
INVESTMENT EARNED	05-00-4540	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TRANSFER FROM OTHER FUNDS	05-00-4570	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE	05-00-4597	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
EXPENSES									
SUPPLIES - GENERAL	05-01-5100	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00
SUPPLIES - PROMOTIONAL	05-01-5105	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
SUPPLIES - CONTRACT LABOR	05-01-5110	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
PURCHASE SERVICES - ADVERTISE	05-01-5201	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PURCHASE SERVICES - PROMOTION	05-01-5202	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INCOME		37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00
TOTAL EXPENSE		37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00	37,000.00
NET INCOME/(EXPENSE)		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOWN OF MINTURN ORGANIZATIONAL CHART



INTERFUND TRANSFER SUMMARY

DESCRIPTION	GF-01	EF-02	CTF-03	BLD-04	ART-05	CAP-06	SCH-08	BMR-09	
Building Debt Svc (70/30)									0.00
Special Projects-Main St									0.00
River Restoration Proj									0.00
Market Fund									0.00
Capital Expenditures				(112,823.00)		112,823.00			0.00
									0.00
									0.00
									0.00
TOTAL	0.00	0.00	0.00	(112,823.00)	0.00	112,823.00	0.00	0.00	0.00

SUPPLEMENTAL SCHEDULE TO TOWN OF MINTURN BUDGET					
FOR FISCAL YEAR 2025					
PURSUANT TO C.R.S. 29-1-103(3)(D)					
Total amount to be expended during the fiscal year for payment obligations under all					
Lease/Purchase agreements other than those involving real estate.					
EQUIPMENT	2025	2025	ORIGINAL	1/1/2025	COMPLETION
	PAYMENT	GROSS PMT	PURCHASE	PAYOFF	DATE
	SCHEDULE		PRICE		

	TOWN OF MINTURN									
	PAYROLL DATABASE									
LAST NAME	FIRST NAME	HIRE DATE	POSITION	PAY DATES	2024 ANNUAL PAY	2025 PROJECTED RAISE %	2025 PROJECTED RAISE $	2025 PROJECTED ANNUAL PAY	2025 PROJECTED AMT/CK	WAGE ACCOUNT NUMBER
STAFF										
BIDEZ	EARLE		MAYOR	15	$9,600.00	0%	$0.00	$9,600.00	$800.00	01-01-5010
GOTTHELF	ERIC		MAYOR PRO-TEM	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
FEIGER	LYNN		COUNCILMAN	15	$2,400.00	0%	$0.00	$2,400.00	$200.00	01-01-5011
KANAKIS	GUSTY		COUNCILMAN	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
PRIEST	TOM		COUNCILMAN	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
RODINE	BRIAN		COUNCILMAN	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
STAFFANI	KATE		COUNCILMAN	15	$2,400.00	0%	$0.00	$2,400.00	$200.00	01-01-5011
		11/16/2009	TOWN MANAGER	15 & 30	$150,000.00	0%	$0.00	$150,000.00	$6,250.00	01-01-5012
		2/23/1998	TREASURER/CLERK	15 & 30	$126,000.00	0%	$0.00	$126,000.00	$5,250.00	01-01-5014
			OFFICE TECHNICIAN	15 & 30	$0.00	0%	$0.00	$0.00	$0.00	01-01-5013
		5/15/2020	TOWN PLANNER	15 & 30	$72,000.00	0%	$0.00	$72,000.00	$3,000.00	01-02-5010
			CODE ENFORCEMENT	15 & 30	$60,320.00	0%	$0.00	$60,320.00	$2,513.33	01-02-5011
		2/17/2016	EVENTS/COURT	15 & 30	$91,000.00	0%	$0.00	$91,000.00	$3,791.67	01-05-5010
			DIRECTOR-PUB WORKS	15 & 30	$0.00	0%	$0.00	$0.00	$0.00	01-02-5011
		10/14/2002	PUBLIC WORKS	15 & 30	$82,097.60	0%	$0.00	$82,097.60	$35.88/$53.85 HRLY/OT	02-06-5010
		10/13/2005	PUBLIC WORKS	15 & 30	$75,004.80	0%	$0.00	$75,004.80	$31.35/$47.03 HRLY/OT	01-06-5011
		7/16/2013	PUBLIC WORKS	15 & 30	$74,006.40	0%	$0.00	$74,006.40	$27.08/$40.62 HRLY/OT	01-06-5011
		1/27/2016	PUBLIC WORKS	15 & 30	$57,314.40	0%	$0.00	$57,314.40	$25.05/$37.58 HRLY/OT	02-06-5010
WAGE POOL					$130,000.00					
ANNUAL BONUS POOL ($2K/EMP'EE)					$16,000.00		$16,000.00			
			NET WAGES		$967,343.20			$821,343.20		
			EMP'EE WAGE POOL APPROX (7%)		$67,714.02	14% BEN	$9,479.96			
		TOTAL EST EMP'EE WAGES LESS BEN'S			$1,035,057.22					
		EMP'EE RAISE POOL W/BEN			$93,193.98					
			2025 BUDGET		$94,000.00		$25,479.96			
			% CHANGE							
2007 BUDGETED WAGES LESS BEN		738,068.00	8.45%	(Includes 1.5 new employees = 1 in Planning and .5 In Public Works)						
2008 BUDGETED WAGES LESS BEN		805,851.00	8.41%	(includes Police at 5FTE even though currently at 4FTE)						
2009 BUDGETED WAGES LESS BEN		1,109,759.00	27.39%	(Includes 5 new employees = 1 in Finance, 1 in Planning, 1in Police and 2 In Public Works)						
2010 BUDGETED WAGES LESS BEN		907,638.72	-22.27%							
2011 BUDGETED WAGES LESS BEN		755,449.68	-20.15%							
2012 BUDGETED WAGES LESS BEN		661,600.96	-14.19%	(budgeted staff includes 11 FTE plus judge and Council)						
2013 BUDGETED WAGES LESS BEN		696,529.68	5.01%	(budgeted staff includes 12 FTE plus judge and Council)						
2014 BUDGETED WAGES LESS BEN		533,778.06	-30.49%	(budgeted staff includes 9 FTE plus judge and Council)						
2015 BUDGETED WAGES LESS BEN		532,009.83	-0.33%	(budgeted staff includes 9 FTE plus judge and Council)						
2016 BUDGETED WAGES LESS BEN		581,454.00	8.50%	(budgeted staff includes 9 FTE plus judge and Council)						
2017 BUDGETED WAGES LESS BEN		616,459.00	5.68%	(budgeted staff includes 9 FTE plus judge and Council)						
2018 BUDGETED WAGES LESS BEN		641,482.17	3.90%	(budgeted staff includes 9 FTE plus judge and Council)						
2019 BUDGETED WAGES LESS BEN		589,481.06	-8.82%	(budgeted staff includes 8 FTE plus judge and Council)						
2020 BUDGETED WAGES LESS BEN		580,269.80	-1.59%	(budgeted staff includes 8 FTE plus judge and Council)						
2021 BUDGETED WAGES LESS BEN		595,602.54	2.57%	(budgeted staff includes 8 FTE plus Council)						
2022 BUDGETED WAGES LESS BEN		630,577.78	5.55%	(budgeted staff includes 8 FTE plus Council)						
2023 BUDGETED WAGES LESS BEN		672,524.29	6.24%	(budgeted staff includes 8 FTE plus Council)						
2024 BUDGETED WAGES LESS BEN		772,724.29	12.97%	(budgeted staff includes 9+ FTE plus Council)						

DESCRIPTION		ACTUAL	ESTIMATE	BUDGET	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED
		2023	2024	2025	2026	2027	2028	2029	2030
DEBT SERVICE									
PRINCIPAL - 97 $260k RD B	02-08-7980	7,134.59	7,486.64	7,856.06	8,243.71	8,650.49	9,077.34	9,525.25	9,995.27
INTEREST - 97 $260k RD B	02-08-7981	7,706.21	7,354.16	6,984.74	6,597.09	6,190.31	5,763.46	5,315.55	4,845.53
PRINCIPAL - 21 $3m CWRPDA	02-08-7970	6,442.40	123,688.23	126,486.87	129,348.83	132,275.55	135,268.49	138,329.15	141,459.06
INTEREST - 21 $3m CWRPDA	02-08-7971	1,728.94	66,583.89	63,785.25	60,923.29	57,996.57	55,003.63	51,942.97	48,813.06
TOTAL ANNUAL DEBT PAYMENT		23,012.14	205,112.92	205,112.92	205,112.92	205,112.92	205,112.92	205,112.92	205,112.92

8/30/2024 13:20	FY 2025					1/1/2025	
					TOTAL	PAY OFF	PAYOFF
DUE DATE	RECIPIENT		PRINCIPAL	INTEREST	DUE	(PRIN ONLY)	YEAR
05/01/23	CWRPDA	02-08-7970 and 7971	62,889.68	62,246.38	125,136.06	2,866,345.03	2042
11/01/23	CWRPDA		63,597.19	31,538.87	95,136.06		
			126,486.87	93,785.25	220,272.12		
04/01/23	RURAL DEVELOPMENT OFFICE	02-08-7980 and 7981	3,880.73	3,539.67	7,420.40	145,217.12	2037
10/01/23	RURAL DEVELOPMENT OFFICE		3,975.33	3,445.07	7,420.40		
			7,856.06	6,984.74	14,840.80		
			134,342.93	100,769.99	235,112.92		
					249,953.72	3,011,562.15	

USDA RURAL DEVELOPMENT OFFICE
CORPORATE TRUST SERVICES

WELLS FARGO, N.A.
ATTN: SANDRA SHUPE
MAC-C7301-024
1740 BROADWAY
DENVER, CO 80274

EXHIBIT C
DRINKING WATER REVOLVING FUND
LOAN REPAYMENT SCHEDULE
TOWN OF MINTURN, ACTING BY AND THROUGH ITS ENTERPRISE, COLORADO
Loan Number: #D21----
On or before the first of each date, commencing on November 1, 2022, the Governmental Agency shall pay the amount set forth below:

LOAN DATE:	TBD
LOAN AMOUNT:	$3,000,000
INTEREST RATE:	2.250%
TERM (YEARS):	20

INTEREST DATE: 10/1/2022

PAYMENT DATES	PAYMENT	PRINCIPAL	REMAINING PRINCIPAL	CALCULATED INTEREST
			$3,000,000.00	
11/1/2022	$15,591.74	$9,966.74	$2,990,033.26	$5,625.00
5/1/2023	$95,136.06	$61,498.19	$2,928,535.07	$33,637.87
11/1/2023 24	$95,136.06	$62,190.04	$2,866,345.03	$32,946.02
5/1/2024	$95,136.06	$62,889.68	$2,803,455.35	$32,246.38
11/1/2024 25	$95,136.06	$63,597.19	$2,739,858.16	$31,538.87
5/1/2025	$95,136.06	$64,312.66	$2,675,545.50	$30,823.40
11/1/2025 26	$95,136.06	$65,036.17	$2,610,509.33	$30,099.89
5/1/2026	$95,136.06	$65,767.83	$2,544,741.50	$29,368.23
11/1/2026 27	$95,136.06	$66,507.72	$2,478,233.78	$28,628.34
5/1/2027	$95,136.06	$67,255.93	$2,410,977.85	$27,880.13
11/1/2027 28	$95,136.06	$68,012.56	$2,342,965.29	$27,123.50
5/1/2028	$95,136.06	$68,777.70	$2,274,187.59	$26,358.36
11/1/2028 29	$95,136.06	$69,551.45	$2,204,636.14	$25,584.61
5/1/2029	$95,136.06	$70,333.90	$2,134,302.24	$24,802.16
11/1/2029 30	$95,136.06	$71,125.16	$2,063,177.08	$24,010.90
5/1/2030	$95,136.06	$71,925.32	$1,991,251.76	$23,210.74
11/1/2030 31	$95,136.06	$72,734.48	$1,918,517.28	$22,401.58
5/1/2031	$95,136.06	$73,552.74	$1,844,964.54	$21,583.32
11/1/2031	$95,136.06	$74,380.21	$1,770,584.33	$20,755.85
5/1/2032	$95,136.06	$75,216.99	$1,695,367.34	$19,919.07
11/1/2032	$95,136.06	$76,063.18	$1,619,304.16	$19,072.88
5/1/2033	$95,136.06	$76,918.89	$1,542,385.27	$18,217.17
11/1/2033	$95,136.06	$77,784.23	$1,464,601.04	$17,351.83
5/1/2034	$95,136.06	$78,659.30	$1,385,941.74	$16,476.76
11/1/2034	$95,136.06	$79,544.22	$1,306,397.52	$15,591.84
5/1/2035	$95,136.06	$80,439.09	$1,225,958.43	$14,696.97
11/1/2035	$95,136.06	$81,344.03	$1,144,614.40	$13,792.03
5/1/2036	$95,136.06	$82,259.15	$1,062,355.25	$12,876.91
11/1/2036	$95,136.06	$83,184.56	$979,170.69	$11,951.50
5/1/2037	$95,136.06	$84,120.39	$895,050.30	$11,015.67
11/1/2037	$95,136.06	$85,066.74	$809,983.56	$10,069.32
5/1/2038	$95,136.06	$86,023.74	$723,959.82	$9,112.32
11/1/2038	$95,136.06	$86,991.51	$636,968.31	$8,144.55
5/1/2039	$95,136.06	$87,970.17	$548,998.14	$7,165.89
11/1/2039	$95,136.06	$88,959.83	$460,038.31	$6,176.23
5/1/2040	$95,136.06	$89,960.63	$370,077.68	$5,175.43
11/1/2040	$95,136.06	$90,972.69	$279,104.99	$4,163.37
5/1/2041	$95,136.06	$91,996.13	$187,108.86	$3,139.93
11/1/2041	$95,136.06	$93,031.09	$94,077.77	$2,104.97
5/1/2042	$95,136.14	$94,077.77	$0.00	$1,058.37
Total	$3,725,898.16	$3,000,000.00		$725,898.16

FY 2025 BUDGET SCHEDULE

2024 DATE	DESCRIPTION	NOTES	TO DO
APRIL THROUGH AUGUST 2024	STAFF REVIEW AND PREPARATION	REVIEW BUDGET AND FIELD QUESTIONS FROM STAFF AS NECESSARY. STAFF WILL HAVE OPPORTUNITY TO SUPPLY INPUT ON BOTH THEIR BUDGET AND CIP NEEDS	
SEPTEMBER 2024	**DISCUSSION ITEMS OR MANAGER'S REPORT AS NEEDED**	Discuss Preliminary Budget concerns and receive direction from Council as needed.	Council to review Special Projects and Water Matters
10/2/2024	COUNCIL MEETING	REVIEW BUDGET HIGHLIGHTS AND FIELD QUESTIONS FROM COUNCIL AS NECESSARY COUNCIL WILL FORMALLY ACCEPT THE BUDGET AS REQUIRED BY C.R.S 29-1-106(1) This will be a time for Council comments and Direction as well.	Council to receive Preliminary electronic Budget by October 1 AFTER MEETING POST AND PUBLISH IN NEWSPAPER THE "NOTICE OF BUDGET"
10/16/2024	COUNCIL MEETING	REVIEW BUDGET AND SPECIAL PROJECTS TO GAIN BUDGET INPUT AND DIRECTION FROM COUNCIL	
11/6/2024	COUNCIL MEETING	PUBLIC HEARING ON THE PROPOSED BUDGET AS ACCEPTED ON OCTOBER 3RD (ONLY ONE PUBLIC HEARING SCHEDULED)	
11/20/2024	COUNCIL MEETING	1ST READING OF BUDGET ORDINANCES: - BUDGET ADOPTION ON FIRST READING - MILL LEVY ADOPTION ON FIRST READING - FY 2024 SUPPLEMENTAL APPROPRIATION ON FIRST READING - TOWN FEE ADOPTION ON FIRST READING	PUBLISH ORDINANCES BY TITLE ONLY (FIRST READING) IN NEWSPAPER
12/4/2024	COUNCIL MEETING	2ND READING OF BUDGET ORDINANCES: - BUDGET ADOPTION ON FINAL READING - MILL LEVY ADOPTION ON FINAL READING - FY 2024 SUPPLEMENTAL APPROPRIATION ON FINAL READING - TOWN FEE ADOPTION ON FIRST READING	PUBLISH ORDINANCES BY TITLE ONLY (SECOND READING) IN NEWSPAPER

September 2024
FY 2025 BUDGET CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	*2* *LABOR DAY* *OFFICE CLOSED*	*3* *COUNCIL MEETING*	*4*	*5*	*6*	*7*
8	*9*	*10*	*11* *PLANNING COMMISSION*	*12*	*13*	*14*
15	*16*	*17*	*18* *COUNCIL MEETING*	*19*	*20*	*21*
22	*23*	*24*	*25* *PLANNING COMMISSION*	*26*	*27*	*28*
29	*30*					

October 2024
FY 2025 BUDGET CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 COUNCIL MEETING	3 PUBLISH "NOTICE OF BUDGET" IN PUBLIC BOXES AND NEWSPAPER	4	5
6	7	8	9 PLANNING COMMISSION	10	11	12
13	14	15	16 COUNCIL MEETING	17	18	19
20	21	22	23 PLANNING COMMISSION	24	25	26
27	28	29	30 MINTURN HALLOWEEN	31 HALLOWEEN		

November 2024
FY 2025 BUDGET CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 ELECTION DAY FOR STR AND DDA	6 COUNCIL MEETING	7	8	9
10	11 VETERAN'S DAY OFFICE CLOSED	12	13 PLANNING COMMISSION	14	15	16
17	18	19	20 COUNCIL MEETING	21 PUBLISH ORDINANCES BY TITLE ONLY IN NEWSPAPER AND WEBSITE	22	23
24	25	26	27 PLANNING COMMISSION	28 THANKSGIVING OFFICE CLOSED	29 THANKSGIVING OFFICE CLOSED	30

December 2024
FY 2025 BUDGET CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 COUNCIL MEETING	5 **PUBLISH ORDINANCES BY TITLE ONLY IN NEWSPAPER AND WEBSITE**	6 **SUBMIT MILL LEVY CERTIFICATION TO EAGLE COUNTY COMMISSIONERS**	7
8	9	10	11 PLANNING COMMISSION	12	13	14
15	16	17	18 COUNCIL MEETING	19	20	21
22	23	24	25 PLANNING COMMISSION CHRISTMAS DAY OFFICE CLOSED	26	27	28
29	30	31	**JANUARY 1, 2025 NEW YEAR';S DAY OFFICE CLOSED**			

Council mtg
O Holiday

2025

January

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

print-a-calendar.com

TOWN OF MINTURN

Box 309 (302 Pine Street)
Minturn, Colorado 81645-0309
970-827-5645 Fax: 970-827-4049

FROM THE DESK OF
JAY BRUNVAND, TREASURER/TOWN CLERK
MEMORANDUM

To: Town Staff
CC:
Date: 8/30/24 12:01 PM
RE: 2025 Town Holidays

As you are aware the Town recognizes the following Holidays as a day off with Pay.

HOLIDAY	DAY/DATE RECOG	BASIS
New Year's Day	Wednesday, January 1	First day of January
Martin Luther King Day	Monday, January 20	Third Monday of January
President's Day	Monday, February 17	Third Monday of February
Memorial Day	Monday, May 26	Last Monday of May
Independence Day	Friday, July 4	Fourth of July
Labor Day	Monday, September 1	First Monday of Sept
Veteran's Day	Tuesday, Nov 11	11th day of the 11th month
Thanksgiving Day	Thursday, November 27	Fourth Thursday of Nov
Day after Thanksgiving	Friday, November 28	Fourth Friday of Nov
Christmas Day	Thursday, December 25	Twenty-fifth day of Dec

Please remember certain employees may be scheduled to work on observed holidays pursuant to Town needs. They will be granted time off on a day agreed to in advance with the department director and the Town Manager.

Please contact me if you have any questions, jay

Approved by: _____ Town Manager 8/30/24 Date

Local Government Budget Calendar
The budget calendar is a general listing of the deadlines for the budget, for an audit and for the property tax certification process. Some deadlines are not statutory, but reflect good budgeting practices. For details on the applicable statutes listed below, please refer to the most current Colorado Revised Statutes (CRS).

January 1 - Start of Fiscal Year; begin planning for the budget of the next year.

January 10 - Deadline for assessor to deliver tax warrant to county treasurer (CRS 39-5-129).

January 31
- A certified copy of the adopted budget must be filed with the Division. (CRS 29-1-113(1)).
- **If a budget is not filed, the county treasurer may be authorized to withhold the local government's tax revenues.**

February 10 - The Division sends notification to local governments whose budgets have not been filed with the Division.

March 1 - The U.S. Bureau of Labor Statistics releases the Consumer Price Index (CPI) for the Denver/Boulder area. This annual percent change is used with "local growth" to calculate "fiscal year spending" and property tax revenue limitations of TABOR (Article X, Section 20, Colorado Constitution).

March 15 - The Division will authorize the county treasurer to withhold tax revenues until a certified copy of the budget is filed with the Division.

March 31
- Deadline to request exemption from audit. (CRS 29-1-604(3)) Contact the Local Government Audit Division, Office of the State Auditor, (303) 869-2800.
- The Division notifies local governments of its determination that the entity has exceeded the statutory property tax revenue limit (the "5.5%" limit).

June 30 - Deadline for auditor to submit audit report to local government governing body (CRS 29-1-606(a)(1)).

July 31
- Deadline for submitting annual audit report to the Office of the State Auditor (CRS 29-1-606(3)). Deadline for request for extension of audit (CRS 29-1-606(4)).
- **If an audit is required but has not been filed, the county treasurer may be authorized to withhold the local government's tax revenue.**

August 25
- Assessors certify to all taxing entities and to the Division of Local Government the total new assessed and actual values (for real and personal property) used to compute the statutory and TABOR property tax revenue limits (CRS 39-5-121(2)(b) and 39-5-128).
- **If applicable, upon receipt of the Certification of Valuation, submit to the Division certifications of service impact from increased mining production and/or from increased valuation due to previously exempt federal property which has become taxable. Certifications of impact are required if the value is to be excluded from the tax revenue limit.**
- If applicable, apply to the Division for authorization to exclude from the limit the assessed valuation attributed to new primary oil or gas production from any producing land or leaseholds.

October 15 - Budget officer must submit proposed budget to the governing body (CRS 29-1-105). Governing body must publish "Notice of Budget" upon receiving proposed budget (CRS 29-1-106(1)).

November 1 - Deadline for submitting applications to the Division for an increased levy pursuant to 29-1-302, C.R.S. and applications for exclusion of assessed valuation attributable to new primary oil or gas production from the 5.5% limit pursuant to (CRS 29-1-301(1)(b)).

December 10 - Assessors' changes in assessed valuation will be made only once by a single notification (re-certification) to the county commissioners or other body authorized by law to levy property tax, and to the DLG (CRS 39-1-111(5)).

December 15 - Deadline for certification of mill levy to county commissioners (CRS 39-5-128(1)). Local governments levying property tax must adopt their budgets before certifying the levy to the county. If the budget is not adopted by certification deadline, then **90 percent** of the amounts appropriated in the current year for operations and maintenance expenses shall be deemed re-appropriated for the purposes specified in such last appropriation (CRS 29-1-108(2) and (3)).

December 22 - Deadline for county commissioners to levy taxes and to certify the levies to the assessor (CRS 39-1-111(1)).

December 31 - Local governments not levying a property tax must adopt the budget on or before this date; governing body must enact a resolution or ordinance to appropriate funds for the ensuing fiscal year. If the budget is not adopted by certification deadline, then **90 percent** of the amounts appropriated in the current year for operations and maintenance expenses shall be deemed re-appropriated for the budget year (CRS 29-1-108(4)).

ESTIMATED EFFECT OF MUNICIPAL MILL LEVY CALCULATIONS

	Residential	Commercial
MARKET VALUE OF HOME	200,000.00	200,000.00
RESIDENTIAL ASSESSMENT PERCENTAGE	6.8%	26.4%
MINTURN MILL LEVY	17.934	17.934

Residential

$$\frac{\$200{,}000 \times 6.80\% \times 17.934}{1{,}000} = \$249.28$$

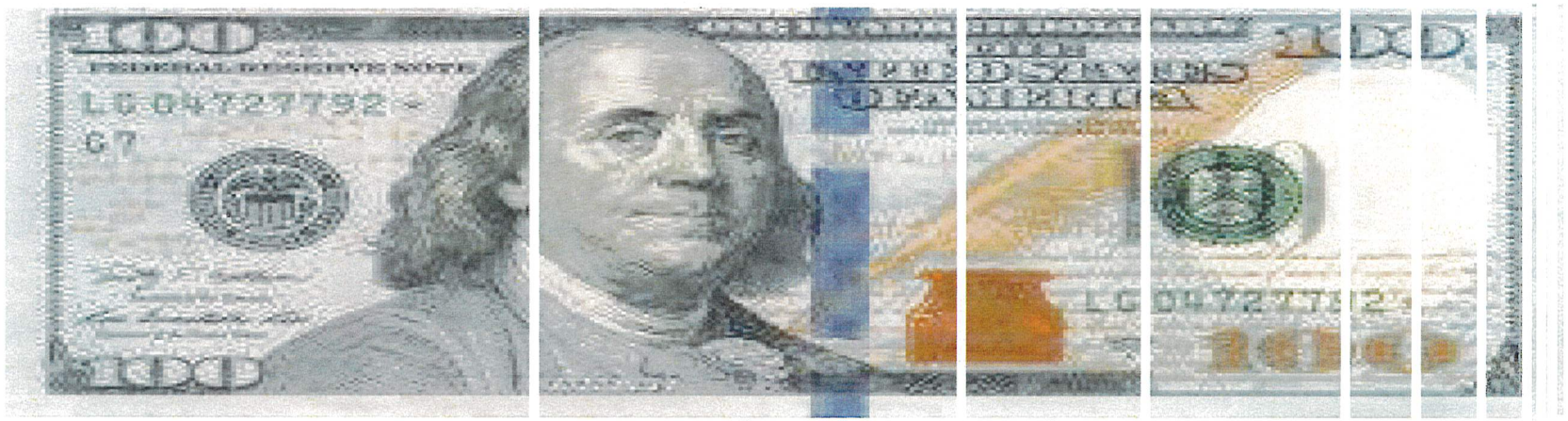
Commercial

$$\frac{\$200{,}000 \times 26.4\% \times 17.934}{1{,}000} = \$946.92$$

In 2002 a home assessed at $200,000 paid $328.20 in Minturn property taxes, in 2017 the same house paid $285.51, in 2022 the same house paid $256.46 in Minturn property taxes. During the 2017 statewide reassessment, the Residential assessment decreased from 7.96% to 7.2% based on the Gallagher Amendment restrictions and again in 2019 the assessed rate fell to 7.15% and in 2023 will fall again to 6.95% due to statewide legislative action. New in 2023 the state legislature has changed the commercial calculation from 29% down to 26.4%. Since 2002 the assessment ratio for residential has decreased 24% and commercial has decreased 9%. It is important to note that as the value of the property increases or decreases, so does the amount taxed.

In recent years, the values of residential housing have increased, affecting both the amount of property tax paid by the owner and the amount collected by the taxing entity. In November 2023 a state wide referendum will be voted on to potentially reduce and revise how the calculations are made after the assessed valuation is determined. This could significantly reduce the effects presented with the fast property value growths.

WHERE DO MY TAX DOLLARS GO?



School Dist 22.317

Town of Minturn, 17.934

ERFPD, 7.742

Eagle County 8.399

Colo Mtn College 2.977

Health Svcs 2.753

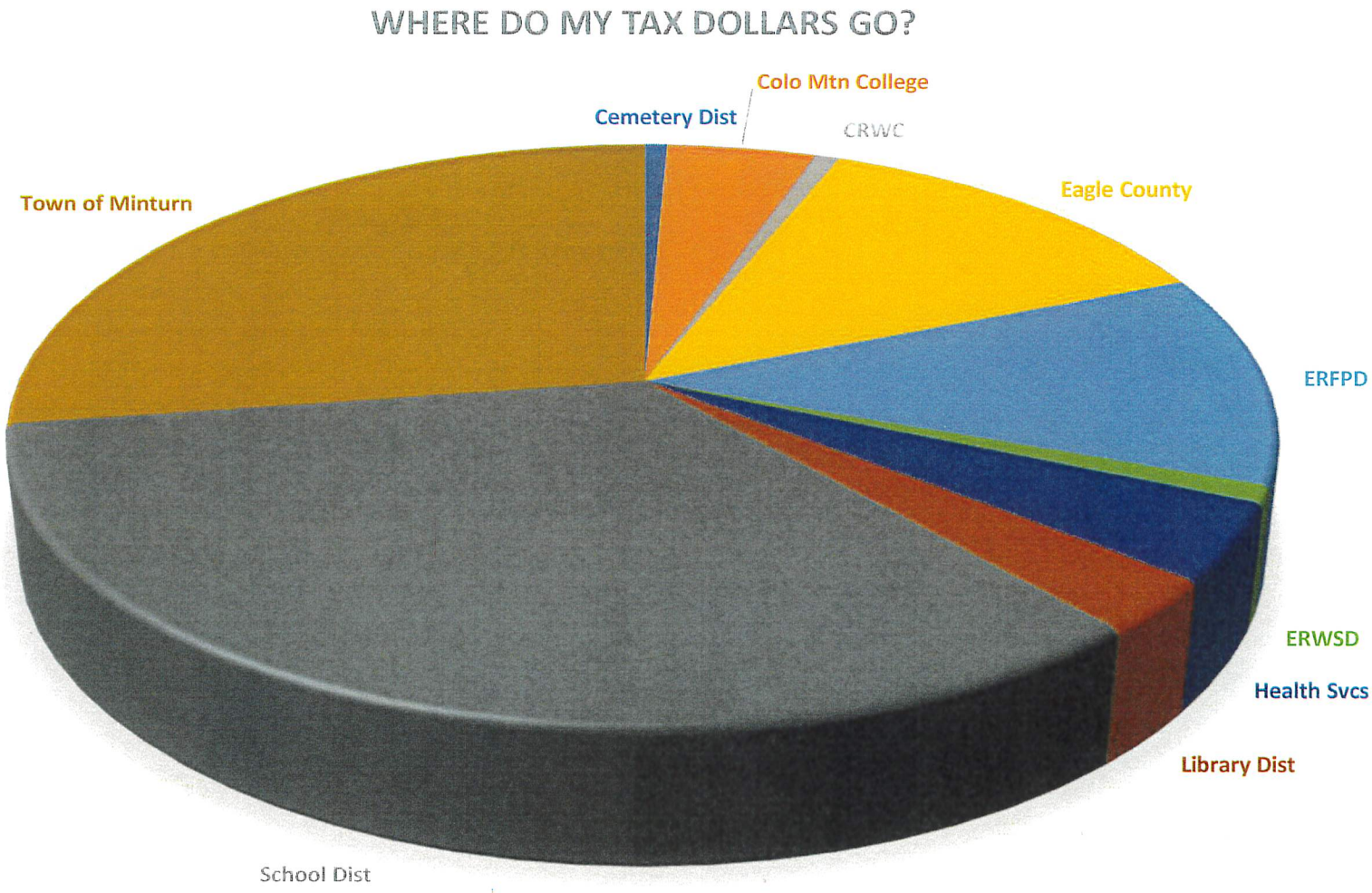
Library Dist 1.913

ERWSD 0.61

Cemetery Dist 0.45

CRWC 0.5

TOTAL MILL LEVY = 65.595


WHERE DO MY TAX DOLLARS GO?
Colo Mtn College
Cemetery Dist
CRWC
Eagle County
Town of Minturn
ERFPD
ERWSD
Health Svcs
Library Dist
School Dist

WATER COST
VS.
WATER EXPENSE

LAST UPDATED *9/23/2024*

	2025	NET	TOTAL	
WATER REVENUE	1,236,407.00			*
MISC	19,000.00			*
		1,255,407.00		
EXPENSE				
GENERAL	1,174,405.00			*
INTERFUND TRANSFER	0.00			
NET GRANT EXPENSES	0.00			
CAPITAL EXPENSE	88,000.00			
DEPRECIATION	163,000.00			*
		1,425,405.00	-169,998.00	
DEBT SERVICE FEE	205,111.00			*
TAP/SIF/CIL FEES	700,000.00			*
GRANT FUNDS	0.00			
BOND PROCEEDS (Rec in 2021	0.00			
		905,111.00		
WATER SYSTEM CIP	50,000.00			*
DEBT SVC ANNUAL PYMT	205,113.00			*
OTHER	0.00			*
		255,113.00	649,998.00	
MISC				
TRASH REVENUE	130,000.00			*
		130,000.00		*
TRASH EXPENSE	130,000.00			
		130,000.00		
			0.00	

NET REV/(EXP) 480,000.00

The following rates follow the recommended schedule approved in 2024

	2024	2025	
Base Rate - 2021	116.77	116.77	0% increase
Volumetric Rate/1000gal	8.82	8.82	0% increase
Debt Service	17.37	17.37	0% increase
3/4in Residential Water Tap	12,940.00	12,940.00	0% increase
System Impact Fee			
<1500sqft	12.32	12.32	0% increase
1501-3000sqft	16.34	16.34	0% increase
>3000sqft (2SFE's)	19.65	19.65	0% increase
up to 750sqft (.5SFE)	12.32	12.32	0% increase
Cash In Lieu of Water Fee	50,626.00	50,626.00	0% increase
Trash Fee	34.98		0% increase

2023 EAGLE COUNTY TAX AREAS BY AUTHORITY - Revised

*Please note - if Tax Area # is preceeded by a "P" as in P001, the Colo River Water Cons, 076 or the Basalt Water Cons Dist, 074 mill is not included in mill levy total.
If Tax Area # is preceeded by "SC" as in SC001, the EC Conservation, 090 or Mt. Sopris Conservation, 091 is included, with no additional mill levy.

TAX AREA ----►	020	022	023	024	025	027	028	029	031	033	034	035	036	037
	Gypsum S Area	Gypsum SW Area	Lake Crk Meadows	Minturn (Town)	Rural Eastern	Dowd Junction	Eagle/ Vail	Gypsum (Town)	Red Cliff (Town)	Bachelor Gulch	Smith Creek	Cordillera	Wolcott ERW&S	Eagle/ Vail
Total Mill Levy:	41.879	41.903	57.069	65.595	39.309	39.919	61.868	55.529	80.479	49.211	47.211	81.189	47.211	61.418
TAX AUTHORITY:														
Eagle County, 001 - 011	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399	8.399
CMC, 012 - 014	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977	2.977
RE-50J, 015 - 019, 144	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317	22.317
RE-1, 020 - 023														
WG JT, 025 - 028														
Avon, 030														
Basalt, 031														
Eagle, 032														
Gypsum, 033								3.943						
Minturn, 034				17.934										
Red Cliff, 035									33.878					
Vail, 036														
SPECIAL DISTRICT:														
Airport Commerce Center, 131														
Arrowhead Metro, 052														
Arrowhead Metro Debt Srvc, 053														
Avon Center West TIF, 118														
Avon Downtown Dev TIF, 149														
Avon General Improvement, 127														
Avon Station Metro, 038														
Avon Station Metro Debt, 147														
Bachelor Gulch Metro, 067										2.000				
Basalt & Rural Fire, 049														
Basalt Regional Library, 092, 124														
Basalt Sanitation, 070														
Basalt Water Cons Dist, 074*		0.024												
Beaver Creek Metro, 054														
Bellyache Ridge Metro, 055														
Berry Creek Metro, 056														
Buckhorn Valley Metro #1,102														
Buckhorn Valley Metro #2,101														
Cascade Village Metro, 061														
Cedar Hill Cemetery, 041	0.370	0.370												
Chatfield Corners Metro, 105														
Colo River Water Cons, 076*	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
Confluence Metro, 037														
Cordillera Metro, 063												0.000		
Cordillera Metro Consolidated, 107												30.428		
Cordillera Mtn Metro, 045														
Cordillera Valley Club Metro, 106														
Cotton Ranch Metro, 065														
Crown Mtn Park & Recreation, 108														
E.C. Health Service, 096	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753	2.753
E.C. Conservation, 090														
Eagle Cemetery, 042								0.185						
Eagle Downtown Development, 148														
Eagle Ranch Metro, 044														
Eagle River Fire, 100, 142			7.742	7.742			7.742		7.742	7.742	7.742	7.742	7.742	7.742
Eagle River Station, 117 (Inactive)														
Eagle River Water & San, 069				0.610		0.610	0.610			0.610	0.610	0.610	0.610	0.610
E.R.W.&S. Water Subdstrct, 085														
Eagle Valley Library, 094	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913	1.913
Eagle-Vail Metro, 097							14.207							14.207
Edwards Metro, 059														
Greater Eagle Fire, 046								8.992						
Gypsum Fire, 050														
Haymeadow Metro 1, 136														
Haymeadow Metro 2, 137														
Haymeadow Metro 3, 138														
Haymeadow Metro 4, 139														
Haymeadow Metro 5, 140														
Haymeadow Metro 6, 141														
Holland Creek Metro, 088														
Horse Mtn Ranch Metro, 068														
Lake Creek Metro, 078			6.918											
Mid-Valley Metro, 060														
Minturn Cemetery, 043				0.450	0.450	0.450	0.450							
Minturn General Improvement, 128														
Mountain Recreation Metro, 082			3.550					3.550				3.550		
Mountain Vista Metro, 039														
Mt. Sopris Conservation, 091														
Red Sky Ranch Metro, 087														
Roaring Fork Trans Authority, 145	2.650	2.650												
Ruedi Shores Metro, 126														
Siena Lake Metro, 104														
Smith Creek Metro, 066 (Inactive)											0.000			
Solaris Metro #1, 121														
Solaris Metro #2, 122														
Solaris Metro #3, 123														
Timber Springs Metro, 133														
Tower Center Metro, 129														
Traer Creek Metro, 093														
Tree Farm Metro, 146														
Two Rivers Metro, 097														
Vail Lionshead TIF, 113														
Vail Park & Rec, 058														
Vail Square Metro 1, 114														
Vail Square Metro 2, 115														
Vail Square Metro 3, 116														
Valagua Metro Dist, 112														
Village Metro, 095														

	TOWN OF MINTURN									
	PAYROLL DATABASE									
LAST NAME	FIRST NAME	HIRE DATE	POSITION	PAY DATES	2024 ANNUAL PAY	2025 PROJECTED RAISE %	2025 PROJECTED RAISE $	2025 PROJECTED ANNUAL PAY	2025 PROJECTED AMT/CK	WAGE ACCOUNT NUMBER
STAFF										
BIDEZ	EARLE		MAYOR	15	$9,600.00	0%	$0.00	$9,600.00	$800.00	01-01-5010
GOTTHELF	ERIC		MAYOR PRO-TEM	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
FEIGER	LYNN		COUNCILMAN	15	$2,400.00	0%	$0.00	$2,400.00	$200.00	01-01-5011
KANAKIS	GUSTY		COUNCILMAN	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
PRIEST	TOM		COUNCILMAN	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
RODINE	BRIAN		COUNCILMAN	15	$4,800.00	0%	$0.00	$4,800.00	$400.00	01-01-5011
STAFFANI	KATE		COUNCILMAN	15	$2,400.00	0%	$0.00	$2,400.00	$200.00	01-01-5011
		11/16/2009	TOWN MANAGER	15 & 30	$150,000.00	0%	$0.00	$150,000.00	$6,250.00	01-01-5012
		2/23/1998	TREASURER/CLERK	15 & 30	$126,000.00	0%	$0.00	$126,000.00	$5,250.00	01-01-5014
			OFFICE TECHNICIAN	15 & 30	$0.00	0%	$0.00	$0.00	$0.00	01-01-5013
		5/15/2020	TOWN PLANNER	15 & 30	$72,000.00	0%	$0.00	$72,000.00	$3,000.00	01-02-5010
			CODE ENFORCEMENT	15 & 30	$60,320.00	0%	$0.00	$60,320.00	$2,513.33	01-02-5011
		2/17/2016	EVENTS/COURT	15 & 30	$91,000.00	0%	$0.00	$91,000.00	$3,791.67	01-05-5010
			DIRECTOR-PUB WORKS	15 & 30	$0.00	0%	$0.00	$0.00	$0.00	01-02-5011
		10/14/2002	PUBLIC WORKS	15 & 30	$82,097.60	0%	$0.00	$82,097.60	$35.88/$53.85 HRLY/OT	02-06-5010
		10/13/2005	PUBLIC WORKS	15 & 30	$75,004.80	0%	$0.00	$75,004.80	$31.35/$47.03 HRLY/OT	01-06-5011
		7/16/2013	PUBLIC WORKS	15 & 30	$74,006.40	0%	$0.00	$74,006.40	$27.08/$40.62 HRLY/OT	01-06-5011
		1/27/2016	PUBLIC WORKS	15 & 30	$57,314.40	0%	$0.00	$57,314.40	$25.05/$37.58 HRLY/OT	02-06-5010
WAGE POOL					$130,000.00					
ANNUAL BONUS POOL ($2K/EMP'EE)					$16,000.00		$16,000.00			
			NET WAGES		$967,343.20			$821,343.20		
			EMP'EE WAGE POOL APPROX (7%)		$67,714.02	14% BEN	$9,479.96			
		TOTAL EST EMP'EE WAGES LESS BEN'S			$1,035,057.22					
		EMP'EE RAISE POOL W/BEN			$93,193.99					
			2025 BUDGET		$94,000.00		$25,479.96			
			% CHANGE							
2007 BUDGETED WAGES LESS BEN		738,068.00	8.45%	(Includes 1.5 new employees = 1 in Planning and .5 In Public Works)						
2008 BUDGETED WAGES LESS BEN		805,851.00	8.41%	(includes Police at 5FTE even though currently at 4FTE)						
2009 BUDGETED WAGES LESS BEN		1,109,759.00	27.39%	(Includes 5 new employees = 1 in Finance, 1 in Planning, 1in Police and 2 In Public Works)						
2010 BUDGETED WAGES LESS BEN		907,638.72	-22.27%							
2011 BUDGETED WAGES LESS BEN		755,449.68	-20.15%							
2012 BUDGETED WAGES LESS BEN		661,600.96	-14.19%	(budgeted staff includes 11 FTE plus judge and Council)						
2013 BUDGETED WAGES LESS BEN		696,529.68	5.01%	(budgeted staff includes 12 FTE plus judge and Council)						
2014 BUDGETED WAGES LESS BEN		533,778.06	-30.49%	(budgeted staff includes 9 FTE plus judge and Council)						
2015 BUDGETED WAGES LESS BEN		532,009.83	-0.33%	(budgeted staff includes 9 FTE plus judge and Council)						
2016 BUDGETED WAGES LESS BEN		581,454.00	8.50%	(budgeted staff includes 9 FTE plus judge and Council)						
2017 BUDGETED WAGES LESS BEN		616,459.00	5.68%	(budgeted staff includes 9 FTE plus judge and Council)						
2018 BUDGETED WAGES LESS BEN		641,482.17	3.90%	(budgeted staff includes 9 FTE plus judge and Council)						
2019 BUDGETED WAGES LESS BEN		589,481.06	-8.82%	(budgeted staff includes 8 FTE plus judge and Council)						
2020 BUDGETED WAGES LESS BEN		580,269.80	-1.59%	(budgeted staff includes 8 FTE plus judge and Council)						
2021 BUDGETED WAGES LESS BEN		595,602.54	2.57%	(budgeted staff includes 8 FTE plus Council)						
2022 BUDGETED WAGES LESS BEN		630,577.78	5.55%	(budgeted staff includes 8 FTE plus Council)						
2023 BUDGETED WAGES LESS BEN		672,524.29	6.24%	(budgeted staff includes 8 FTE plus Council)						
2024 BUDGETED WAGES LESS BEN		772,724.29	12.97%	(budgeted staff includes 9+ FTE plus Council)						

FROM THE DESK OF
JAY BRUNVAND, MINTURN FINANCE OFFICE
MEMORANDUM

FROM: Jay Brunvand, Treasurer
DATE: 9/27/24
RE: Capital Asset narrative

Proposal: Following is a narrative summary of the Town wide Capital Improvement Plan. The intent of this summary is to:

- Maintain existing capital facilities and equipment
- Continue to rotate our vehicle stock so as to best recognize an efficient and cost-effective fleet
- Provide capital assets that are safe and desirable to the employees and citizens of the Town of Minturn
- Maintain or complete existing programs through the assessment of needs and costs and to recognize potential system needs in order to avert avoidable issues in the future.
- Move the Town philosophy from a reactionary system to a proactive system

In November 2018 the Town passed a 4% Construction Use Tax to help fund our growing list of Capital needs. Dollars collected from this tax will be utilized to further our repair and maintenance schedules. Revenue from this tax is reflected in the Capital Fund (06),

Streets, Roads and Bridges:
Public Works should maintain and annually confirm and update a list of all streets in Town and the status of each. This list should include a dated bid of the cost to overlay each road. I have included below the most recent summary of the streets and repairs. For 2024 we have budgeted $125,000 for Street/Sidewalk Maintenance (01-06-5352). A Capital Outlay-Special Projects account has been created to allocate planned improvements (XX-09-8000). Additionally, projects are budgeted in the Capital Fund (06). In the event the Enterprise Fund participates, funds are budgeted in the Enterprise Fund (02).

Through much of Minturn's history our road maintenance schedule has been nonspecific and addressed only when a road was at or nearly failing. A standardized repair and maintenance program for road maintenance Capital Improvements and Order of Magnitude schedule has been developed by our contracted town engineer firm, Intermountain Engineering. This plan is developed as a component of this Capital Improvement Plan whereby patch, crack and annual maintenance are scheduled for all roads in order to maintain the road infrastructure. Currently a set amount is budgeted based on availability in the General Fund line item 01-06-5352 and utilized based on need and in consideration of this plan and Special Projects have been proposed to accommodate major repairs and projects.

During our annual review of this document, assessments have been made on each street, road, and bridge as to its current condition, its maintenance needs, its upgrade needs, the ability to phase improvements, a cost assessment, and a priority has been established.

- Establish a classification system for all roads to include arterial, collector and local roads.
- Survey and establish a database of all streets, rights of way, sidewalks, gutters and water lines
- Hwy 24 – this road is approximately 20 blocks long (3.6 miles from MP 143.6 to MP 147.2). The State of Colorado is the primary maintenance crew on this road. Our PW Dept works with CDOT to ensure concerns are addressed. An existing agreement is annually renewed and expires in November of each year.
    - The Town maintains a contract with CDOT whereby the Town will plow and remove snow and perform other specific maintenance on Hwy 24 within the Town along the sides of the roadway. CDOT will plow the main traffic lanes.
    - Summer 2010 the "S" curves at the North end of Main Street were repaired and paved and in 2016 several major bulges were mitigated halfway between the north town

boundary and the "S" curves. During most winters, this section of road is undermined with water, ice and falling debris. In early spring CDOT patches the worst areas and will complete more as spring and summer weather allow. Summer of 2013 the South end of Town was roto milled and new asphalt was laid. During the summer of 2014 repairs and an asphalt overlay was conducted in the travel lanes from the "S" turns north for approximately one mile.

- A phased plan to address the 100 Block entryway was begun in the fall of 2015. A major upgrade was completed in 2016 in the 100 block and engineering was completed from the 200 block to Maloit Park Road. This plan is funded using Minturn funds, a DOLA grant, and CDOT TAP grant.
- In 2017 and annually thereafter, the town will rent a heavy-duty street sweeper in the spring and sweep all streets.
- In 2019 Hwy 24 was significantly upgraded from the I-70 interchange at the north end of town to Maloit Park Road at the south end of town. CDOT managed the entire project but the town contributed with grants and additional town source funding. The entire project was estimated at $3m.
    - CDOT replaced and upgraded all guardrails and paving.
    - In the 500 to approximately the 1000 block drainage, curb/gutter, and sidewalk was installed within the CDOT right of way.
    - Sidewalks were installed within this area and on both sides of Hwy 24 if able, if not able at least on one side.
    - Curb stops were located and marked in the sidewalk areas and driveway access was improved.
    - Phase II of the sidewalk construction will take sidewalk on both sides of Main St from approximately the 1000 block to approximately 1350 Main St (Bone Yard Park).

- Minturn Road – This road is divided in near half with the north end a County road maintained by the County and a Town road to the south maintained primarily by the Town. The County is willing to assist on road grading and the like but it is hit and miss. Where the road shifts from County to Town ownership continues to be an area of high maintenance and is often rutted and wash-boarded. During the summer of 2012 the road was stripped of the roto-mill that had served as paving and was graded with new road base from the USFS Bridge (North Bridge) to Taylor St by Eagle County Road and Bridge. This cooperative grading is scheduled to continue annually.

- Taylor Ave – The lower area of the 100 block was reconstructed and paved in 2007. It has no sidewalks, little shoulder or snow stacking area, and narrows progressively as you move north. In 2015 the rail tracks were covered over with asphalt to improve the passageway for vehicular traffic.

- Grant Ave – This road is undeveloped yet platted and runs north/south and parallel to Taylor Ave along the east side. In 2019 the entire stretch of road was surveyed and encroachments are being addressed.

- Railroad Ave – the area from Bellm Bridge to the right-hand turn where Taylor St begins was roto milled and overlaid during the 2009 summer at a cost of approximately $25k. In 2015 the area from the north end of the Saloon to the tracks was completely rebuilt and curb and gutter was added to assist in water drainage.

- Eagle St (AKA Eagle River St.) – Very narrow alley which starts and stops intermittently between the 100 and 400 blocks on the east side between Main St and the Eagle River. In 2013 the 100 to approximately mid-200 block was significantly improved with drainage, curb and gutter, and complete tear up and repave of the road. The street travels south parallel to the Eagle River from the 100 block for almost two blocks dead ending just south of the Manager's House (210 Eagle St), then picks up again for a short distance in the 300 block dead ending again, and picking up again to include the 400 block between Harrison and Meek where it again dead ends. This street was crack sealed in 2011.

- Williams St – Very narrow alley that runs parallel along the west side of Hwy 24 in the 100 block. The area is used for the summer Minturn Market and much of the area is in good shape and has been jointly maintained by the immediate property owner, MR Minturn, and the Town over the years. This street was crack sealed in 2011.

- 1st Street – This road currently exists as a parking lot between 101 Main St and 131 Main St and runs from Main Street to Williams Ave with a 40ft ROW. The Town works in partnership with MR Minturn, the current owner of the adjacent properties, to maintain this area. Direction was given in 2017 to survey this area in order to pin the 1st street right-of-way in order to address concerns and confusion of encroachments, width, and length.

- Nelson Ave – Nelson runs from Main St west a short distance up the hill. It is approximately less than two blocks or so and then becomes a private road which is VERY steep. This area has been developed and consists of several private homes and a small hotel. Although it is in pretty good shape it is a future concern of the Town due to its horrible incline, and limited sidewalk and curb/drainage potential. This street was crack sealed in 2011. Drainage work was done on Nelson Ave from Williams St to Main Street in 2015; however, the neighbors adjacent to the road have expressed concern over the upkeep of the portion that is not town ROW and the Town has expressed concern of the drainage from the private portion shedding down the ROW portion. Nelson Ave is scheduled for an overlay in the 2024 budget.

- Toledo Ave – extends from Eagle St to Pine St across Hwy 24. In 2013 this road was significantly improved with drainage, curb and gutter, and complete tear up and repave of the road between Eagle Street and Hwy 24. The area from Hwy 24 to Pine St. holds leased parking from the Town to the Ironworks Building (201 Main St) as most of their parking is in the right of way. This street was crack sealed in 2011. Concern has been expressed of the winter ice buildup as the road is in near continuous shade during the winter and the ice buildup is affecting the Ironworks Building.

- Norman Ave – Extends from the river to Pine St and is a priority repair. The Hwy 24 to Pine was rebuilt when we built the Town Center in 2000. Drainage is a significant issue as we are unable to fully pave the north side of Norman between Boulder and Pine St's due to a zero percent incline. This street was rebuilt and drainage, curb and gutter were added in 2015. This street was crack sealed in 2011 and 2016. Norman Ave is scheduled for an overlay in the 2024 budget.

- Harrison Ave – Harrison runs from the River to Pine St and is generally in good shape. During a water line looping project in the summer of 2014 the street was roto milled and overlaid from Main St to Pine St at a cost of approximately $16,000. This street was crack sealed in 2011 and 2016.

- Boulder St – Boulder St is a modified alley. In the 200 block it is two-way; in the 300 block it is one-way north to south; the rest of Boulder from the 400 to the 700 block runs one-way south to north. From Toledo to Harrison, it has hot-patched potholes but is generally in good condition. The 200 block could be reconfigured for better parking. From Harrison south it is one way in sections and single lane at best. It is in need of repairs and overlay. This street was crack sealed in 2011 and 2016.

- Pine St – runs from the 200 block to about the 5-600 block poor maintenance and snowpack have caused the street to degrade over the years. It was reconstructed in the mid 90's or so. In 2012 the 200 block was roto-milled and paved; curb and gutter drainage were installed along the east side and sidewalk, curb, and gutter were installed along the west side. In the 400 block and on south the street seems to narrow progressively as you travel south whereby when you reach Mann Ave the right of way is potentially not where the road actually sits. The street has narrow sidewalks in various states of disrepair. The street is a priority. This street was crack sealed in 2011 and 2016. In 2022, Phase I was completed with sidewalk/curb/gutter and paved. This project will continue south as a phased project in FY2025 or later as funds are available.

- Byre Ave – Byre runs from the river to Hwy 24, skips Hwy 24 to Boulder, and runs from Boulder to Pine. The road is poorly defined, is very narrow, and resembles more of a parking lot than a defined street. There are no sidewalks or curbs defining the road. During the winter months, it is used for snow stacking between Eagle St and Main St. This street was crack sealed in 2011 and 2016.

- Meek Ave – Hwy to Pine was roto milled and overlaid in approximately 2007 and includes asphalt drainage pans. This Avenue has been a source of concern as the northwest corner of Meek and Boulder has drainage issues onto the residential property. This street was crack sealed in 2011 and 2016, and significant pothole patching was done in 2020.

- Mann Ave – Hwy to Pine was roto milled and overlaid a few years ago and includes some asphalt drainage pans. This street was crack sealed in 2011 and 2016.

- Cemetery Rd – On the east side of the river is a dirt road that has heavy use by heavy equipment. This is the only connection to the east side of the river and is used to access the River View Cemetery, Little Beach Park, the Public Works shop area, and the land known as the Lease Lot. The traffic on this road is near 80% heavy equipment as both the Public Works facility and the New Castle Concrete plant utilize this road. The remaining 20% is access to cross country ski trails, the Cemetery, and the Forest Service shooting range. The road is maintained as needed and, other than the fact it is dirt, it is maintained to an acceptable standard. In FY2020 the Minturn Bike Park was constructed where the road terminates passed the Lease Lots.

- Three Bridges – Each of the bridges (North, Bellm, and Cemetery) are in deteriorating condition and have been cited as in need of minor to significant repairs on the annual State Bridge reports. During 2014 the public works crew made upgrades to the bridges at the water line.

Sidewalks:

Minturn has a somewhat defined sidewalk plan which should be addressed in this improvement plan. Sidewalks should be defined as a path for pedestrian and non-motorized travel and would include the standard three foot or five-foot-wide sidewalk, a paved path or even a soft path. Currently and in the past the Public Works Department had worked through 2015 with respective citizens by removing the old sidewalk, forming the new one and either using Lafarge left over concrete or the citizen purchased concrete. The Town PW's crew normally has preformed the finish work on the poured concrete. Although only a soft cost to the Town, this is a heavy burden on the PW's crew. New and or replacement sidewalks are budgeted within the Street and Sidewalk General Fund budget line item (01-06-5352). Complete sidewalks, curb, and gutter were installed on both sides of the street in FY2020. This addition runs south to approximately the 1000 block on the east side of Main St/Hwy 24 and from the mid 400 block to approximately the 1000 block on the west side of Main St/Hwy 24 in conjunction with the CDOT repaving from Down Jct to Maloit Park.

- Current sidewalks:
  - A standard width of 5ft has been established; a standard material should be established.
  - An assessment of current sidewalks to include the condition, placement, up grades, phasing and cost assessment will need to be established. This assessment has been determined a high priority.
  - Consideration should be given between sidewalk, paved path, or soft path in various areas as the need in the specific area warrants.
  - A defined sidewalk plan of where sidewalks/paths are placed, how sidewalks are maintained, weather the Town or the citizen is responsible, cost and enforcement of policy. This plan should include both winter shoveling and summer maintenance/repair. This plan should be sympathetic to the current "owner pays" program as well as future needs of the Town.
  - Funding should be based on need, phasing, and the ability to accomplish in conjunction with street repair/maintenance. Any reasonable outside funding mechanism should be considered to reduce or share the cost shouldered by the Town.

- A base price should be calculated that could be extrapolated to price any size sidewalk.

- Future or proposed sidewalks:
  - Establish a needs list of new sidewalks and paths to allow safe pedestrian travel.
  - Establish a sidewalk plan that would relegate where sidewalks would be placed and if a path or soft path is a viable solution as well as allow for the requirement of sidewalk placement based on a specified cost or percentage of remodel.
  - Establish priority needs and funding sources available to include Town funds in conjunction with outside grants. Any outside reasonable funding mechanism should be considered to reduce or share the cost shouldered by the Town.

Entry and Streetscapes:
Entry and Streetscape needs were traditionally budgeted within the Street and Sidewalk General Fund budget line item (01-06-5352). With the Construction Use Tax (Fund 06) funding is limited but available as well.

- In 2007 the Town created a plan with the OZ Group. This plan highlighted streetscape needs based on aesthetic quality and use emphasizing the Minturn culture and citizen desires. The Town also has worked with Downtown Colorado Inc to define procedures to implement the OZ plan and identify other options in order to establish a uniform character throughout Town. These plans lay out a defined project however do not extend to the engineered level.
- In 2009 the Town completed the Community Plan and in 2010 the Town held meetings to develop a Town sign. The Community Plan will be updated in FY2022. In 2011 two monument signs were installed, one at the north and one at the south end of Town, welcoming citizens and guests to Minturn.
- Establish a streetscape needs list progressing block by block on Hwy 24 to include priority and costs.
- Establish both Town and alternate sources of funding.
- Signage and uniform signage should be considered with the intent of eliminating nonproductive signage and replacing with uniform and clear signage, flags, banners and the like. Annually funds are appropriated in line item 01-06-5357. Annual funding is budgeted in order to further this goal.
- Annual progress should be highlighted and funding should be established based on need and priority in the annual budget. Annual highlights and needs budgeted to include traffic routing, sidewalk lighting within the Business District area, benches, and sidewalks/bulb-outs with a goal of enticing pedestrian traffic.
- In 2017 and 2018 the town planned and engineered and in 2019 in conjunction with CDOT repaving of Main St. installed a full street scape and drainage project from approximately Cemetery Bridge extending four or so blocks.
- Parking needs:
  - Currently the Town has on-street parking that is affected by the snowplow/removal schedule which utilizes alternate day on-street parking throughout Town. Additionally, the Town has the Municipal Lot which holds approximately 93 vehicles.
  - Partial funding of the parking needs is funded by businesses that do not have sufficient parking provided based on MMC code requirements.
  - Additional parking needs should be explored with one-way traffic and diagonal parking on the 200 block of Boulder, the Pine St side of 243 Boulder St (Not-A-Park) and the expansion and reintroduction of parking along Eagle Street.
  - The Planning Department conducted a parking needs study in the core area in FY2020 and will ideally extend this to the entire town.

Building and Park Maintenance:
A defined building maintenance program does exist and relies on manual annual inspections. Effective with the 2011 Fiscal Year Budget, the Town established a line-item account in the General Fund for annual maintenance and repair of the Town's buildings and structures (01-06-5290). During 2012 the Town Center was painted on the exterior.

Over the past years, the town has had landscape maintenance contracts to cover various aspects of our park needs. Progressively from 2017 on the Town has undertaken more and more of the maintenance of the parks using existing staff for mowing operations and small contracts for flower and plant maintenance. This will continue in 2020.

The inspection program stated above includes at a minimum the following:

- Town Center (302 Pine St)
  - Outside painting and general repair
  - Annual curb painting and spring cleaning
  - Annual maintenance of HVAC system
  - Annual maintenance of outside plant areas to include bark and plant replacement.
  - The Town Center is on a weekly cleaning contract with an outside source and an as need carpet cleaning schedule. (Cost for both is $750/mo)
  - General repair and maintenance to include painting of the two rental apartments.
    - New carpet in these units was installed in 2013.
    - Professional cleaning and carpet cleaning is required by the renter upon checkout.
- Little Beach Park and Amphitheater
  - General annual maintenance of playground and picnic equipment and amphitheater to include wood treatment. In 2012 the wood features of the Amphitheater and play equipment were treated. This treatment program will continue on a five-year rotation.
  - Complete weeding of playground area and other areas as needed. This should be done annually and as needed during the season.
  - Currently the Town utilizes a contract with an outside vendor to maintain the greenery of all parks to include annual irrigation maintenance, fertilizer and weed treatment, and flower bed maintenance. The PW crew mows and waters during the season.
  - Wood stain/painting is scheduled approximately every five years.
- Eagle River Park – 200 Eagle St.
  - Maintain annually all outside wood to include the public restrooms and picnic tables as needed.
  - Yard maintenance and basketball court maintenance.
  - General annual maintenance as needed.
  - Wood stain/painting is scheduled approximately every five years.
- Town's House – 210 Eagle St
  - Maintain annually all outside wood to include the deck(s) and siding as needed.
  - Yard maintenance is normally performed by the occupant.
  - General annual maintenance as needed.
  - Wood stain/painting is scheduled approximately every five years.
- Public Works Building
  - General annual maintenance to include
    - HVAC repair and maintenance
    - Roof drainage
    - Fuel tank area upkeep to include spill retention area
    - On going cleaning and repair/maintenance of the building and site as necessary to exude a professional and positive image of the Town.
- Water Plant
  - The Water Department maintains and cleans all water filters as needed. An assessment has been done to determine the life expectancy of each filter and asset on the property and how best to maintain those assets on an on-going basis. In 2018 a further larger assessment was undertaken to consider the efficiency of the existing plant and its potential to accommodate future growth and to what extent. As a result of this study the Town has developed a plan to replace the aging water purification system, distribution system, and water tank to best serve our future needs. This project(s) began in 2020 with the beginning stages of replacing our water tank, and to connect Well #4 to the Clear

Well to enable required purification contact time and will extend 5-10 years. The project will require significant adjustments to our water rates and the issuance of bonds to fund the projects.

- On-going cleaning and repair/maintenance of the buildings and site as necessary to exude a professional, safe, and positive image of the Town.
- During 2014 a new master meter and accompanying housing was built. This upgrade is anticipated to last 50 years with proper maintenance and upkeep. In addition, several drainage upgrades were installed at the Water Plant pump house and well pumps.
- Major upgrades are being undertaken with construction to begin in 2022 to replace the existing water storage tank and relocate the new tanks to the existing water treatment plant.
- Future upgrades will include a new water treatment plant with construction estimated in 2024.

Enterprise Fund:

The annual budget includes all operations and debt service of the Enterprise Fund. The Enterprise Fund includes the Water plant and systems including all distribution and collection systems, all citizen trash services, and parks and recreation needs. An additional annual allowance is budgeted, normally in the $40,000 range to cover water distribution line breaks, maintenance, and includes plant and system maintenance and improvements. The lines are twenty plus years and older. Many are in corrosive soils caused by the mining and railroad history of the Town and are therefore beginning to fail at an ever-increasing rate. Because much of the land has been developed only a handful of water taps are sold each year. In a normal system, tap fees would be utilized to pay for the future needs of the infrastructure system while fees would be used to pay the day-to-day costs. Because we sell so few water taps annually, any future plant and system repairs and maintenance need to be paid by water fees collected (adding an additional strain to the funding mechanism).

- A defined management system has been developed by the Water Department to be performed on an annual basis whereby all valves and fire hydrants are exercised. As valves are identified that are not in working order repair or replace should be considered.
- A defined program of line replacement and looping concerns continues to be addressed. During 2014 the main line was looped from Main to Pine down Harrison and other loops are being developed.
- A needs assessment system is in place whereby when a main line breaks or is exposed a determination is as to an appropriate location for a shutoff valve or possible loop is installed.
- The Town has developed a management system for the water tank inspections and repairs.
- The Town practices a limited program of water plant repairs.
- The Town has developed a defined program of annual water line flushing and valve maintenance.
- Assessments need to be made on the water distribution program as to future maintenance, needed tools, and necessary expertise. These assessments need to be extended to budget numbers and annual goals.
- In 2019 a full Capital Improvement Plan was developed and will be implemented over the next several years and on into the future.
- In 2023 a new water tank was installed at the existing water plant and is anticipated to replace the existing tank. The existing tank will be taken off line and the intent is to refurbish the tank, bring it back on line, and have two tanks with a combined capacity of approximately 1.2million gallons.

Vehicles and equipment

The Town has maintained a program of vehicle rotation in the Police and Public Works/Water Plant Departments. The approved plan currently allows for 5-10year rotations of vehicles. Often at the end of the cycle a vehicle is still in good condition. This vehicle, in past years, has been retained within the inventory or passed to another department. A complete inventory of vehicles and major equipment are maintained as a function of the Audit and for insurance purposes and is also used to identify asset needs. Vehicles are maintained professionally by area mechanics or the Town of Avon Fleet Maintenance through an intergovernmental agreement.

Public Works/Water Plant and System: Currently the Public Works/Water plant and system have numerous vehicles as detailed below. The commercial trucks are on a 5 to 8-year rotation and the tandem trucks and other heavy equipment are on an as need replacement cycle.

- 5 standard trucks, 1 Bobcat, 3 Cat Tool Carriers (10-year rotation), one backhoe, and two dump trucks.
- Maintain the fleet and rotation as per the approved scheduled.
- Undertake a complete inventory of tools and supplies over $5,000 in value. The annual budget includes $10,000 for tool and major tool replacement needs.
- Endeavor and continue to budget for proper maintenance and replacement of tools and assess needs annually in the budget.

Network and Computers: The Town has developed and adheres to a computer network maintenance and rotation program. It is recommended computers be on a 5-year rotation. This would require the purchase of 1-2 computers per year and a new server every 5-years. Management of the system is performed by an outside company. A budget for this is annually established in the amount of approximately $5000 for replacement and approximately $15,000-20,000 every 5-years for major upgrades to the server(s). Such a major upgrade was completed in 2014 and is again scheduled for 2021. This would be in addition to the computer system maintenance and web site maintenance and development needs of $31,000 per year. Overall, all of the software works well and as it is designed to function. From time to time specific software needs might occur and are addressed on an as-need basis for the foreseeable future. Integrated with the computer systems are the phone system and copy machine.

2025 Budget Presentation
Town of Minturn



2025 Budgeted Projects: Infrastructure & Services

Project	Total Cost	Grant Award(s)	Town Funding	Start Date
Phase II Main St Sidewalk & Drainage	$1,960,000	DOLA EIAF: $220,000 CDOT: $1,402,000	$220,000	Spring 2025
ECO Trail Completion	$140,755	Eagle County: $150,000	$0	Summer 2025
Railroad Ave Safety Improvements	$252,000	CDOT: $226,800	$25,200	Spring 2025
Safe Streets for All (SS4A)	$100,000	DOT: $80,000	$20,000	Started
Little Beach Park Retaining Wall & Playground	$294,000	DOLA EIAF: $147,000	$147,000	Spring 2025
Nelson St Repave & Heat Exchange	TBD	TBD	TBD	TBD
Norman Ave Repave	$55,491	NA	$55,491	Spring 2025
Town Hall Windows	~$150,000	TBD	$150,000	Spring 2025
Taylor St Grading & Paving	~$750,000	NA	~$750,000*	Spring 2025
Totals	**$3,702,246**	**$2,225,800**	**$1,367,691**	

*Funded through Minturn North Construction Use Tax

Budgeted (New) Funding Opportunities

Funding Opportunity	Total Cost	Strategic Plan Alignment	One Time or Ongoing Cost
Quiet Title Eagle River Remediation Area	$50,000	Environmental Sustainability	One Time
Spectrum Meter Reading Lease	$24,988	Environmental Sustainability	One Time
Minturn Forward/Ch 16 Updates	$95,850	Manage Growth	One Time
Historic Preservation Programming	$10,000	Manage Growth	Ongoing
GoPro Mountain Games	$5,000	Economic Development	Ongoing
First Fridays	$12,000	Economic Development	Ongoing
Bindu Sky Memorial Race Series	$2,500	Economic Development	Ongoing

New (Unbudgeted) Funding Opportunities

Funding Opportunity	Total Cost	Strategic Plan Alignment	One Time or Ongoing Cost
Eagle Valley Child Care Association	$25,000	Affordability	Ongoing
Eagle Valley Child Care Association	$5,000	Affordability	One Time
Minturn Bike Park – BMX Jump Line	$35,000	Economic Development	One Time
Minturn Bike Park – Skills Course	$25,000	Economic Development	One Time
Minturn Market*	$15,000	Economic Development	Ongoing
Entryway Signage	$65,500	Infrastructure & Services	One Time

*See included Market memorandum

Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

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.

November 20, 2024

- Ordinance __ - Series 2024 (First Reading) An Ordinance Adopting the 2024 Budget
- Eagle County Gives Day Proclamation
- Resolution __ - Series 2024 A Resolution Adopting the 2025-2027 Minturn Strategic Plan
- Special Presentation - Safe Streets for All (SS4A) Update
- Work Session – Net Zero Roadmap (4:30 PM)
- Discussion/Direction – Night Sky Compliance & Holiday Lighting
- Resolution __ - Series 2024 A Resolution for the Appointment of a Minturn Scholarship Fund Board Member
-

December 4, 2024

- FY 2024 2nd Reading of Budget Ordinances
- Joint Work Session – Council/Planning Commission; Minturn Forward (4:30 PM)
- Resolution __ - Series 2024 A Resolution Adopting the Net Zero Roadmap
- Ordinance __ - Series 2024 (First Reading) An Ordinance Rezoning Midtown Village PUD
- Resolution__ - Series 2024 A Resolution Approving Preliminary Plan and Preliminary Plat for Midtown Village PUD

December 18, 2024

- Discussion/Direction – Membrane Water Treatment Plant Funding Options
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Dates to be Determined:

- Discussion/Direction – Wildlife Migration Corridor/Winter Habitat Area and Approved Windows for Construction
- Discussion/Direction - Consideration to amend the Short-Term Rental regulations to require 2-year residency instead of ownership
- Resolution __ - A Resolution Approving the Updated Town of Minturn Employee Handbook
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