

**TOWN OF MOUNTAIN VILLAGE  
TOWN COUNCIL REGULAR MEETING  
THURSDAY, MAY 18, 2017, 8:30 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA **REVISED****

	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	60	Reed Mahoney	Legal	Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e
3.	9:30	5			Public Comment on Non-Agenda Items
4.	9:35	5	Johnston	Action	Consideration of Approval of Minutes of the April 20, 2017 Regular Town Council Meeting
5.	9:40	5	Miller	Action	Consideration of a Proclamation Declaring May "Sexual Assault Awareness Month" – with San Miguel Resource Center
6.	9:45	20	Mahoney	Action	Consideration of a Resolution Setting forth the Parking Fund Buyout Amount for Parking Payment in Lieu
7.	10:05	60	Swain	Informational Action	Finance: a. Presentation of the April 30, 2017 Business & Government Activity Report (BAGAR) b. Consideration of the March 31, 2017 Financials c. Goal Setting for 2018 Budget
8.	11:05	15	Kee	Action Legislative	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Adopt the 2017 National Electric Code with Amendments
9.	11:20	15	Kee	Work Session	Discussion Regarding Moving Chapter 17.7 Building Regulations of the CDC to a New Chapter of the Municipal Code
10.	11:35	15	Starr	Action <b>Quasi-Judicial</b>	Consideration of a Resolution Approving a Conditional Use Permit for Renewal of a Ropes Course on Lot OS-3U
11.	11:50	10	Mahoney	Action	<b>Approval of the Town of Mountain Village Gunnison Valley Transportation Planning Region Intergovernmental Agreement</b>
	12:00	30			Lunch
12.	12:30	30	Van Nimwegen	Action <b>Quasi-Judicial</b>	Village Court Apartments Rezoning and Density Transfer, 415 Mountain Village Boulevard: a. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 Units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); and Approving Alternative Parking Requirements b. Consideration of a Resolution Approving a Conditional Use Permit for 48 Employee Apartments or Condominium Units on Lot 1001R
13.	1:00	30	Van Nimwegen	Work Session	Joint Discussion with the Town Hall Subarea Planning Committee Regarding the Proposed Plan and Amendment to the Comprehensive Plan

14.	1:30	20	Benitez Montgomery Kennefick	Action	Community Grant Program: a. Consideration of Amendments to the Grant Committee Bylaws and Guidelines b. Consideration of an MOU with the Telluride Foundation for Grant Administration <i>(Continued from the April 20, 2017 Town Council Meeting)</i>
15.	1:50	15	Kjome	Action	Consideration of Authorization of a Budget Transfer for Acquisition of a New Boiler for Sunset Plaza/Blue Mesa Parking Lot Snowmelt System
16.	2:05	15	Tuddenham	Action	Consideration of a Letter of Support for the San Juan Mountains Wilderness Act
17.	2:20	15	Stuffings	Informational	Update by the San Miguel Watershed Coalition on the Upper San Miguel Basin Forest Health Landscape Assessment
18.	2:35	20	Kjome Montgomery	Informational	Staff Reports: a. Public Works b. Town Manager
19.	2:55	30	Council Members	Informational	Council Boards and Commissions Updates: a. San Miguel Watershed Coalition – Jett b. Colorado Flights Alliance – Jansen c. Transportation & Parking – MacIntire/Benitez d. Budget & Finance Committee – McKinley/Caton e. Gondola Committee –Caton/Jansen f. Colorado Communities for Climate Action-Jett g. San Miguel Authority for Regional Transportation- Benitez h. Eco Action Partners -Sherry i. Telluride Historical Museum-Sherry j. Telluride Conference Center-McKinley/MacIntire k. Multi-Cultural Advisory Committee – Benitez l. Mayor's Update
20.	3:25	5			Other Business
21.	3:30				Adjourn

Please note that times are approximate and subject to change.

jk

05/11/17

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at 970-369-6406 or email: [mvclerk@mtnvillage.org](mailto:mvclerk@mtnvillage.org). A minimum of 48 hours advance notice is required so arrangements can be made to locate requested auxiliary aid(s)

**TOWN OF MOUNTAIN VILLAGE  
MINUTES OF THE APRIL 20, 2017  
REGULAR TOWN COUNCIL MEETING**

**AGENDA ITEM #4**

The meeting of the Town Council was called to order by Mayor Dan Jansen at 8:31 a.m. on Thursday, April 20, 2017 in the Mountain Village Town Hall, 455 Mountain Village Town Hall Boulevard, Mountain Village, Colorado.

**Attendance:**

**The following Town Council members were present and acting:**

Dan Jansen, Mayor  
Dan Caton  
Laila Benitez (Left the meeting at 10:28 a.m.)  
Michelle Sherry  
Cath Jett

**The following Town Council members were absent:**

Marty McKinley, Mayor Pro-Tem  
Bruce MacIntire

Also in attendance were:

Kim Montgomery, Town Manager  
Jackie Kennefick, Director of Administration/Town Clerk  
Susan Johnston, Deputy Town Clerk  
Christina Meilander, Administrative Services Coordinator  
David Reed, Town Attorney  
Jim Mahoney, Assistant Town Attorney  
Jim Loebe, Director of Transit & Recreation  
Sue Kunz, Director of Human Resources  
Kevin Swain, Finance Director  
Chris Broady, Police Chief  
Glen Van Nimwegen, Dir. of Planning & Development Services  
Deanna Drew, Director of Plazas & Environmental Services  
Dave Bangert, Planner II/Forester  
Sam Starr, Planner  
Bill Kight, Director Marketing & Business Development

Tim Johnson  
Anton Benitez  
Laurel Robinson  
Rube Felicelli  
Robert Stenhammer  
Jack Gilbride  
Michael Martelon  
Chuck Horning  
April Montgomery  
Heather Knox  
Adam Chambers  
Kristine Perpar

**Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402 (b) and for the Purpose of Negotiations Pursuant to C.R.S.24-6-402(4)e (2)**

On a **MOTION** by Cath Jett and seconded by Michelle Sherry, Council agreed to enter into Executive Session for the purpose of receiving legal advice pursuant to C.R.S. 24-6-402(b), and for the purpose of negotiations pursuant to C.R.S. 24-6-402(4)e at 8:32 a.m.

Council returned to regular session at 9:30 a.m.

**Public Comment for Non-Agenda Items (3)**

No public comment was received.

**Consideration of Approval of Minutes of the March 16, 2017 Regular Town Council Meeting (4)**

On a **MOTION** by Dan Caton and seconded by Laila Benitez, Council voted unanimously to approve the March 16, 2017 meeting minutes as presented.

**Liquor Licensing Authority: (5)**

- a. **Consideration of an Application by Telski Food & Beverage Services, LLC for a Temporary Modification of Premises on their H&R liquor license with Optional Premises to Extend the Allred's Boundary to Include the Ridge Club for a Wedding on September 9, 2017**

On a **MOTION** by Cath Jett and seconded by Laila Benitez, Council voted unanimously to approve an application by Telski Food & Beverage Services, LLC for a Temporary Modification of Premises on their H&R liquor license with Optional Premises to extend the Allred's boundary to include the Ridge Club for a wedding on September 9, 2017.

- b. **Consideration of an Application by NVHG Hotel Madeline Operator, LLC dba Madeline Hotel and Residences Telluride for a Temporary Modification of Premises on a H&R Resort Complex Liquor License for the Addition of the Ice Rink from May 1-November 15, 2017**

On a **MOTION** by Dan Caton and seconded by Cath Jett, Council voted unanimously to approve an application by NVHG Hotel Madeline Operator, LLC dba Madeline Hotel and Residences Telluride for a Temporary Modification of Premises on a H&R Resort Complex liquor license for the addition of the ice rink from May 1-November 15, 2017.

- c. **Consideration of an Application by Telluride Conference Center, LLC (TCC) for a Temporary Modification of Premises on the Hotel & Restaurant Liquor License to Allow the Telluride Wine Festival to Utilize a Portion of the TCC Plaza for the Grand Tasting Event on June 24, 2017**

On a **MOTION** by Michelle Sherry and seconded by Laila Benitez, Council voted unanimously to approve an application by Telluride Conference Center, LLC for a temporary modification of premises on the Hotel & Restaurant liquor license to allow the Telluride Wine Festival to utilize a portion of the TCC Plaza for the Grand Tasting event on June 24, 2017.

- d. **Consideration of an Application by the Telluride Wine Festival for Special Event Liquor Permits Utilizing Town Property Including Heritage Plaza and Village Park Plaza on June 22-24, 2017**

Laurel Robinson Executive Director of the Telluride Wine Festival stated that they are planning a significantly more interactive event this year geared towards learning by participation. On a **MOTION** by Michelle Sherry and seconded by Laila Benitez, Council voted unanimously to approve an application by the Telluride Wine Festival for special event liquor permits utilizing Town property including Heritage Plaza and Village Park Plaza on June 22-24, 2017 with the following conditions:

1. State Approval of Temporary Modification of Premises for the Telluride Conference Center
2. Approval of staff issued Special Event Permit from the Planning Department once all questions are answered and all issues resolved.

**MTI (Marketing Telluride, Inc) Quarterly Report (6)**

President and CEO of MTI Michael Martelon presented the 2016 fourth quarter report. He stated that Mountain Village had a record winter in terms of ADR (average daily rate) and reported that grey market revenue increased from the previous year by thirty-two percent in December, thirty percent in January and one hundred twenty-three percent in February. Mr. Martelon reported that forty-two percent of the local population is utilizing the Gondola regularly. He offered a sneak peak of the summer marketing plan and various ads, and highlighted upcoming events including Top Gear's filming the Grand Tour in Telluride which will air November 2017 and the filming of Top Chef. Council discussion ensued regarding including more Mountain Village images in ads and highlighting programs such as adaptive sports.

**Consideration of a Proclamation of the Town Council of the Town of Mountain Village, Colorado Recognizing May 7-13, 2017 as Municipal Clerk's Week (7)**

Mayor Jansen read the Proclamation and thanked the Clerk's office for the work that they do. On a **MOTION** by Laila Benitez and seconded by Dan Caton, Council voted unanimously to recognize May 7-13, 2017 as Municipal Clerk's Week.



**Consideration of a Resolution Setting the June 27, 2017 Election by Mail Ballot and Consideration of an Appointment of the Town Clerk as the Designated Election Official (8)**

Jackie Kennefick presented the above item. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Cath Jett, Council voted unanimously to adopt a Resolution setting the June 27, 2017 election by mail ballot and to appoint the Town Clerk as the Designated Election Official.

Laila Benitez left the meeting at 10:28 a.m.

**Consideration of a Temporary Appointment of one Regular Member to the Gondola Subcommittee until after the June Election (9)**

Town Manager Kim Montgomery presented the above item stating that this item is a temporary appointment to replace Council member Marty McKinley who resigned from the position. On a **MOTION** by Cath Jett and seconded by Dan Caton, Council voted unanimously to appoint Dan Jansen to the Gondola Subcommittee until after the June election.

Council moved to item 20.

**Community Grant Program: (10)**

**a. Consideration of Amendments to the Grant Committee Bylaws and Guidelines**

Town Manager Kim Montgomery and Jackie Kennefick presented the above item stating that Town Council members Laila Benitez and Marty McKinley, along with staff members Kim Montgomery, Jackie Kennefick, Bill Kight and Deanna Drew, met with the Telluride Foundation's Paul Major and Program Director April Montgomery to discuss the bylaws and guidelines. Telluride Foundation has extensive experience with grant administration and has provided this service for the Town in the past. April Montgomery stated that the Foundation has purchased an online grants management system. Council discussion ensued and it was determined that if selected to administer the grant program, the Telluride Foundation would not be permitted to apply for grants, however; event sponsorship could be considered. Further discussion ensued regarding the percentage to be charged by Telluride Foundation for administering the grant program. Public comment was received by email from Susanne Connolly. Council members Laila Benitez and Marty McKinley, who sit on the committee, were not in attendance and the rest of Council wanted them to be included in the discussion. Therefore, on a **MOTION** by Dan Caton and seconded by Cath Jett, Council voted unanimously to continue the above item to the May 18, 2017 Town Council meeting. Cath Jett agreed to get in touch with April Montgomery offline before the next meeting and discuss her questions and concerns.

**b. Consideration of an MOU with the Telluride Foundation for Grant Administration**

On a **MOTION** by Dan Caton and seconded by Cath Jett, Council voted unanimously to continue the above item to the May 18, 2017 Town Council meeting.

Council moved to agenda item 14.

**Finance: (11)**

**a. Presentation of the March 31, 2017 Business & Government Activity Report (BAGAR)**

Director of Finance Kevin Swain presented the BAGAR. Council discussion ensued.

**b. Consideration of the February 28, 2017 Financials**

Mr. Swain stated that tap fee revenues are running ahead of last year due to some large residential housing projects. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Michelle Sherry, Council voted unanimously to accept the February 28, 2017 financials as presented.

**Ratification of Budget/Finance Committee Authorization to Withdraw \$207,488 from Bond Reserve Fund for Sunset Plaza Renovation (12)**

Kim Montgomery recused herself from the discussion stating that her husband is a subcontractor to several partners of the contractor who is completing the renovation and has not been involved in any of the negotiations and discussions. The request for additional funding was considered and reviewed by the Budget and Finance Committee. Council discussion ensued. On a **MOTION** by Cath Jett and seconded by Michelle Sherry, Council voted unanimously to authorize a \$207,488 withdrawal from Bond Reserve Fund for the Sunset Plaza renovation.

**Consideration of a Letter of Support for a Bill Being Considered by the State Legislature (HB-17-1242) to add a Sales Tax to Support Transportation – Requested by CC4CA (13)**

Cath Jett presented the above request stating that the Bill being considered proposes a sales tax increase which would raise approximately seven hundred million dollars annually for transportation. Council consensus was in support and the Mayor stated that he would be willing to sign a letter to the effect. Ms. Jett stated that she would convey to CC4CA that Mountain Village is supportive of the Bill. On a **MOTION** by Cath Jett and seconded by Michelle Sherry, Council voted unanimously to direct Ms. Jett to draft a letter of support for a Bill being considered by the State Legislature (HB-17-1242) to add a sales tax to support transportation.

**Council moved to agenda item 16.**

**Green Committee/Distribution of Environmental Duties (14)**

Director of Plazas & Environmental Services Deanna Drew presented the above item. Michelle Sherry initiated a discussion on how Ms. Drew's responsibilities would be distributed once she leaves the position. Extensive discussion ensued regarding the need to continue environmental efforts through an internal "green team". Managers will continue to include environmental goals in their budgets and Council discussed utilizing unused funds from the Town's *Relight Mountain Village* program to be earmarked for the *Green Lights* program with Eco Action Partners. The Mayor encouraged Director of Marketing & Business Development Bill Kight to include environmentally green ideas on the website so that the public is more aware of the Town's efforts.

**Adam Chambers of Pinhead Climate Institute to Propose Next Steps with Carbon Offset Program (15)**

Deanna Drew introduced Adam Chambers of Pinhead Climate Institute. Mr. Chambers works in carbon accounting and discussed leveraging analytics and emissions tracking and how Mountain Village can take actions that will reduce emissions, reduce the Town's carbon footprint and address climate change. He suggested that the Town could make "being green" part of the Town's branding. He discussed the principle of working with regional partners to create a local carbon offset market. Mr. Chambers stated that farmers and ranchers have the ability to affect carbon emissions by not tilling the soil. The farm is left native prairie and carbon is measured and sold as credits. Essentially, carbon stored in the soil is quantified and converted to carbon credits. Council discussion ensued regarding the Town continuing to invest in energy efficient emission reduction programs and consider looking at the offsets as a temporary solution. Public comment was received by Heather Knox.

**Council took lunch from 12:45 p.m. to 1:00 p.m.**

**Council returned to agenda item 11.**

On a **MOTION** by Michelle Sherry and seconded by Cath Jett, Council voted unanimously to convene as the Mountain Village Housing Authority.

**Mountain Village Housing Authority:**

**Consideration of Authorization of an Application to Rezone Lots 1001R and 1005R to add up to 70 Employee Apartment /Condominium Units. The property is the Village Court Apartments, 415 Mountain Village Boulevard, owned by the Mountain Village Housing Authority (16)**

Glen Van Nimwegen presented the above item. A formal motion is needed to move forward with adding density to the Village Court Apartments. The first reading of the rezoning Ordinance will be on May 18, 2017 with the second reading on June 20, 2017. On a **MOTION** by Cath Jett and seconded by Dan Caton, Council voted unanimously to authorize an application to rezone Lots 1001R and 1005R to add up to 70 employee apartment/condominium units.

**On a MOTION by Cath Jett and seconded by Michelle Sherry, Council voted unanimously to reconvene as the Mountain Village Town Council.**

**Consideration of a Resolution Approving a Conditional Use Permit to Allow the Ski Valet, Concierge and Sponsorship Vehicle on Lot OSP 3X, Heritage Plaza Quasi-Judicial (17)**

Planner Sam Starr presented the above item explaining that this is a housekeeping item and in the future this Conditional Use Permit regarding the sponsorship vehicle will be reviewed and approved on a staff level. Council directed staff to explore more pedestrian friendly places for vehicle placement on the plazas. Public comment was received by Robert Stenhammer. On a **MOTION** by Michelle Sherry and seconded by Dan Caton, Council voted 3-1 (with Cath Jett dissenting) to approve a Resolution approving a Conditional Use Permit to allow the Ski Valet, Concierge and sponsorship vehicle on Lot OSP 3X, Heritage Plaza with the following conditions:

1. The area in between the Town's sign and the light post should be kept open a minimum of 10' and the ski racks must be kept out of this open pedestrian corridor leading from the Beach to the plaza area to ensure safe pedestrian flow.
2. The Applicant shall maintain snow removal within 10' of the vehicle at the Beach, completely off the plaza, as necessary and required by Town's Property Maintenance Department.
3. The conditional use permit shall be valid through the 2018 winter ski season; during the summer weekends of Mountain Film, Wine Festival, Fourth of July, Jazz Festival and Telluride Film Festival, and planning department staff shall grant approval each year thereafter.

**Second Reading, Public Hearing and Council Vote on an Ordinance to (1) Rezone and (2) Transfer Density for Lot 128, Units 736 and 740, (The Peaks, 136 Country Club Drive), into the Density Bank Quasi-Judicial (18)**

Planner II Dave Bangert presented the above Ordinance stating that the DRB voted 7-0 to recommend approval. Council discussion ensued. The Mayor opened the public hearing. No public comment was received. The Mayor closed public comment. On a **MOTION** by Cath Jett and seconded by Dan Caton, Council voted 4-0 (Laila Benitez, Marty McKinley and Bruce MacIntire were absent) to approve on second reading an Ordinance to (1) rezone and (2) transfer density for Lot 128, Units 736 and 740, (The Peaks, 136 Country Club Drive), into the Density Bank.

**Staff Reports: (19)**

**a. Planning & Development Services**

Glen Van Nimwegen presented his report stating that the Town Hall Subarea Planning Committee has been working very hard. The next step in the process is to conduct a work session at the May 18, 2017 with Town Council and the Town Hall Subarea Planning Committee and to adopt the plan at the June 20, 2017 Town Council meeting. The American Planning Association will be hosting their conference in Mountain Village and Telluride October 4-6, 2017. Luke Adamson was hired as Assistant Manager at VCA (Village Court Apartments) . He brings management and Spanish language skills to VCA. Most of the VCA forms have been translated into Spanish. Mr. Van Nimwegen was approached by a Mountain Village employer about the possibility of securing a corporate lease and a draft proposal/agreement will be presented to the Housing Authority for consideration in the near future.

**b. Police**

Police Chief Chris Broady presented his report highlighting that overall service calls are down by nine percent from the prior winter season; staffing changes have left the department one officer short. The department has seen a significant reduction in paper usage since switching to electronic data transmission.

**c. Town Manager**

Ms. Montgomery stated that Ron Cheroske was the March *Great Service* Award winner. Mr. Cheroske came in on his day off while fighting a cold, to help the planning department out of a jam and always gets the job done. Ms. Montgomery mentioned that Crown Castle has submitted an application for the construction of the Macro Tower. The planning department estimates that the permit should be issued once Crown Castle is able to access the site to survey and finalize long term easements.

**Council Boards and Commissions Updates: (20)**

**a. San Miguel Watershed Coalition (SMWC)– Jett**

Cath Jett stated that SMWC is managing the forest health grant they received and working on finalizing the bylaws.

**b. Colorado Flights Alliance (CFA) – Jansen**

There has been no recent meeting. The Mayor stated that the Cortez to Denver service on Boutique is loading well. CFA has the highest percentage of enplanements (passengers getting on a plane) in the Rocky Mountain region.

**c. Transportation & Parking- Benitez/MacIntire**

There was no report

**d. Budget & Finance Committee – McKinley/Caton**

Dan Caton stated that the committee has established targets and goals which will be presented to Council in May. Mr. Caton added that property tax revenues may not be affected as much as first predicted in light of the Gallagher Amendment of 1982 concerning property tax, however; the committee is still approaching the budget conservatively.

**e. Gondola Committee –Jansen/Caton**

There was no report.

**f. Colorado Communities for Climate Action (CC4CA)- Jett**

Cath Jett reported that CC4CA has been setting up policy committees and determining how to move forward.

**g. San Miguel Authority for Regional Transportation (SMART)-Benitez**

Dan Caton stated that SMART is addressing administrative items such as hiring an artist to create logos. They have created and approved a Code of Ethics. They received a state funded grant from CIPPA for the development of a website as well as the hosting of the site. They are continuing to recruit for an Executive Director and have approximately 20 applicants. The Intercept Lot project is waiting for the grant finalization in order to begin construction; possibly this summer.

**h. Eco Action Partners(EAP) –Sherry**

Michelle Sherry stated that EAP has applied for grants to fund compost facilities. The Raffman grant is a two phase grant with the first facility being for the Telluride School District and the second phase would be a year later, and would address units in Mountain Village and Ouray County. Eco Action Partners will be producing their annual report in June 2017. Ms. Sherry stated that Eco Action Partners will be running the *Green Lights Program* again this year in support of the Mountain Film theme. Council agreed to participate in the EAP *Green Lights Program* with Town funds leftover from the Relight Mountain Village project. These funds will be made available to EAP for the Green Lights Program to support Mountain Village residents and businesses.

**i. Telluride Historical Museum-Sherry**

There was no report.

**j. Telluride Conference Center (TCC)-MacIntire**

There was no report.

**k. Multi-Cultural Advisory Committee-Benitez**

There was no report.

1. **Mayor's Update-Jansen**

Mayor Jansen stated that he had attended a CAST (Colorado Association of Ski Towns) meeting in March 2017 and noted that transportation needs in communities was addressed. He encouraged Council members to attend future meetings.

**Council returned to item 10.**

**Other Business (21)**

There was no other business.

There being no further business, on a **MOTION** by Cath Jett and seconded by Michelle Sherry, Council unanimously agreed to adjourn the meeting at 2:25 p.m.

Respectfully prepared,

Susan Johnston  
Deputy Town Clerk

Respectfully submitted,

Jackie Kennefick  
Town Clerk

DRAFT

**Town of Mountain Village  
Proclamation**

A Proclamation Declaring May 2017 as **Sexual Assault Awareness Month**

WHEREAS, sexual assault affects every person in this community - men, women, children, families, and individuals of all racial, cultural, and economic backgrounds; and

WHEREAS, young people experience heightened rates of sexual violence one in four girls and one in six boys will be sexually assaulted before they are old enough to vote;  
and

WHEREAS, prevention is possible when everyone gets involved. Let us take action to increase public awareness of sexual assault. Let us work together to educate our community about sexual violence prevention: promoting consent, supporting survivors, and speaking out against harmful attitudes and actions.

NOW THEREFORE, we, the Mountain Village Town Council, do hereby proclaim the month of May 2017 as **Sexual Assault Awareness Month**

In the Town of Mountain Village. We **recognize** that sexual assault victim/survivors in Mountain Village deserve the availability of quality services in our community; we **support** survivors, their families and friends; and we **honor** the dedicated individuals who provide Mountain Village residents with crisis intervention, prevention education, and survivor advocacy. We commend this observance to all citizens.

Dated this 18th day of May, 2017

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
Dan Jansen, Mayor Jackie Kennefick, Town Clerk

Agenda item: 6

# Memo

To: Town Council

From: James Mahoney

Date: May 10, 2017

Re: Parking Payment in Lieu Fee

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Pursuant to the Community Development Code (the “CDC”) an applicant can apply to the Town to make a payment to the Town’s Parking Fund in lieu of constructing required parking on the applicant’s site in specific instances where the Town determines that parking cannot be satisfied on that particular site. This would apply to any lots or units in the Town which have previous approval for payment in lieu or future lots or units which apply and are granted the ability to make a payment in lieu through the CDC process. The CDC states that the parking payment in lieu fee is to be determined in a case by case basis. However, the Town Council has determined that it is in its best interest to set forth a parking payment in lieu fee by resolution as the Town Council has done in the past in order to provide cost certainty to applicants which are based current factors and pricing. This resolution should be looked at least on two year cycle in order to stay current. The most recent resolution setting forth the parking payment in lieu fee was a 2008 resolution that set the fee at \$100,000 per required parking space.

Town staff believes this amount was based on what free market parking spaces were selling for in 2008 which is not supported by today’s numbers. In examining the most recent public records on free market parking space transactions within the Mountain Village it appears the market rate is approximately \$60,000 per space.

Another variable the Town Council could look at would be the cost to construct a parking space in a public facility. The Town has very rough numbers on what it would cost on a per space basis at GPG for future additions to GPG. Without going through the full bid process with a contractor these are just rough estimates based on previous verbal estimates from engineers. Those estimates are anywhere between \$33,333.33 per space to \$35,555.55 per space.

If the Town Council wanted to consider both estimated costs to construct and free market costs, the Town could take the middle range of cost to construct (\$34,444.44) and the free market value and average the two at \$47,222.22.

As part of your packet there is a resolution to set those fees with a blank amount which needs to be determined by Town Council. Hopefully the information above assists Town Council in making that determination.

Possible Motion: I move to set the parking fee at \_\_\_\_\_ dollars per required space and direct that the resolution presented be adopted at said rate.



**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, SETTING FORTH THE PARKING PAYMENT IN LIEU**

**RESOLUTION NO. 2017 - \_\_\_\_\_**

**RECITALS:**

**WHEREAS**, the Town of Mountain Village pursuant to the Community Development Code (the “CDC”) allows for parking payment in lieu to the Town’s parking fund in limited circumstances as set forth by the CDC.

**WHEREAS**, The Town Council desires to set forth the parking payment in lieu fee to be paid to the Town’s parking fund for approved payment in lieu.

**WHEREAS**, The Town Council has determined the fee set forth below based on the cost of construction of parking spaces in the Town’s parking facilities and the cost to purchase private parking throughout the Town.

**NOW, THEREFORE, BE IT RESOLVED**, the Town of Mountain Village’s parking payment in lieu fee shall be set at \_\_\_\_\_Dollars (\$\_\_\_\_.\_\_\_\_) per parking space required to be bought out. This resolution shall supersede any previous resolution or determination as to the amount of the parking buyout fee.

**ADOPTED AND APPROVED** by the Town Council of the Town of Mountain Village, Colorado, at a regular meeting held on the 18<sup>th</sup> day of May, 2017.

TOWN OF MOUNTAIN VILLAGE,  
COLORADO, a home rule municipality

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

APPROVED AS TO FORM:

By: \_\_\_\_\_  
James Mahoney, Town Attorney

**The Law Offices of  
Thomas G. Kennedy, P.C.**

**The Willow Professional Building**  
307 East Colorado Ave, Suite 203  
Post Office Box 3081  
Telluride, Colorado 81435-3081

Thomas G. Kennedy,  
Admitted in Colorado and Maryland

Voice: (970) 728-2424  
Fax: (970) 728-9439  
Email: [tom@tklaw.net](mailto:tom@tklaw.net)

May 10, 2017

**VIA EMAIL**

Town of Mountain Village  
Attention: James Mahoney, Esquire

RE: Request For Parking Payment in-lieu for Unit 15, The Ridge at Telluride

I represent Life @ 10,500 Ft LLC, a Colorado limited liability company (**Unit 15 Owner**), the owner of Unit 15, The Ridge at Telluride, Town of Mountain Village (**Unit 15**).

My client has completed the design review process for its residence on Unit 15 and is anticipating the submittal of its application for a building permit with the Town in the next few weeks, seeking to commence construction of their residence on Unit 15, which they are anxiously waiting to begin.

My client is advised that they are required to provide certain parking in connection with its use and development of the residence on Unit 15. As the Town is well aware, parking for development occurring in the Ridge at Telluride, including Unit 15 can best be characterized as complicated. Pursuant to prior agreements and approvals it was contemplated that the parking obligations for Unit 15 would be accomplished either by parking on Lot 161CR or a parking payment in-lieu or a combination of both. Because of ongoing litigation, the status of parking on Lot 161CR remains unclear and does not appear to be an option at this time.

To avoid further delays to its ability to use and develop its property as the litigation involving Lot 161CR continues to play out, my client must pursue a parking payment in-lieu with the Town in order to obtain its building permit. To that end, my client is requesting that the Town authorize my client to make a parking payment in-lieu for its required parking at the rate and in the manner and process prescribed by the Town.

We understand that the parking payment in-lieu rate placed on prior applications involving single-family development occurring in the Ridge at Telluride from the outset of the Ridge at Telluride project was \$26,000/space. In connection with its application for Design Review for the Unit 15 residence submitted by the Unit 15 Owner and reviewed and approved by the Town Design Review Board (DRB) in May of 2016, the Unit 15 Owner's application also included a specific request to set the payment in-lieu rate at \$26,000/space.

The \$26,000/space payment in-lieu rate was ratified by the Town in a relatively recent 2014 action wherein the Town was requested to allow St Sophia to replace older promissory notes concerning parking payment in-lieu for The Ridge at Telluride with new replacement promissory notes, reducing the overall parking requirements for portions of the Ridge at Telluride project. In approving this request, the Town maintained the same parking payment in-lieu rate of \$26,000/space.

Based upon the foregoing, my client requests that the Town approve my client's request to make a parking payment in-lieu to satisfy its parking requirements for Unit 15 and that the Town set the payment in-lieu rate for Unit 15 at \$26,000/space.

Town of Mountain Village  
Attention: James Mahoney, Esquire  
May 10, 2017  
Page 2

I understand that this will be presented to Town Council on May 18, 2017. We look forward to a positive determination.

Please feel free to contact me should you have questions or comments concerning the matters discussed in this letter.

Very truly yours,

THE LAW OFFICES OF  
THOMAS G. KENNEDY, P.C.

A handwritten signature in black ink, appearing to be 'Thomas G. Kennedy', written over the printed name below.

Thomas G. Kennedy

CC: Kevin and Monica Rost



**Business and Government Activity Report  
For the month ending: April 30th**

Activity	2017		2016		Variance	
	MONTH	YTD	MONTH	YTD	Variance	Variance %
<b>Cable/Internet</b>						
# Residential & Bulk Basic Cable	905		879		26	3.0%
# Premium Channel Residential & Bulk Subscribers	550		500		50	10.0%
# Digital Subscribers	265		280		(15)	-5.4%
# Internet Subscribers	1,887		1,725		162	9.4%
Average # Phone Subscribers	109		102		7	6.9%
<b>Village Court Apartments</b>						
Occupancy Rate %	94.12%	95.36%	97.29%	98.42%	-3.06%	-3.1%
# Vacated Units	8	23	3	8	15	187.5%
# Work Orders Completed	43	158	30	134	24	17.9%
# on Waiting List	57		67		(10)	-14.9%
<b>Public Works</b>						
Service Calls	258	873	439	1,666	(793)	-47.6%
Snow Fall Inches	13	105	10	127	(22)	-17.3%
Snow Removal - Streets & Prkg Lots Hours	74	1,171	26	1,973	(803)	-40.7%
Roadway Maintenance Hours	153	159	324	501	(342)	-68.3%
Water Billed Consumption Gal.	5,333,000	48,276,000	5,708,000	47,134,000	1,142,000	2.4%
Sewage Treatment Gal.	6,011,000	21,632,000	6,472,000	35,501,000	(13,869,000)	-39.1%
<b>Child Development Fund</b>						
# Infants & Toddlers Actual Occupancy	19.89	86.49	22.01	87.61	(1.12)	-1.3%
# Preschoolers Actual Occupancy	15.62	58.71	15.41	59.97	(1.26)	-2.1%
<b>Transportation and Parking</b>						
GPG (noon snapshot)	959	23,027	1,501	23,161	(134)	-0.6%
GPG Parking Utilization (% of total # of spaces occupied)	6.9%	41.7%	10.9%	42.0%	-0.3%	-0.7%
HPG (noon snapshot)	360	6,186	535	7,517	(1,331)	-17.7%
HPG Parking Utilization (% of total # of spaces occupied)	11.3%	48.6%	16.8%	59.1%	-10.5%	-17.8%
Total Parking (noon snapshot)	3,158	45,342	3,685	46,110	(768)	-1.7%
Parking Utilization (% of total # of spaces occupied)	13.0%	46.7%	15.2%	47.5%	-0.8%	-1.7%
Paid Parking Revenues	\$4,065	\$105,719	\$2,445	\$69,963	\$35,756	51.1%
Bus Routes # of Passengers	3,056	3,056	2,810	3,670	(614)	-16.7%
Employee Shuttle # of Passengers	851	5,062	1,133	5,785	(723)	-12.5%
Employee Shuttle Utilization Rate %	43.1%	49.6%	51.2%	49.5%	0.10%	0.2%
Inbound (Vehicle) Traffic (Entrance) # of Cars	70,710	271,687	37,338	240,696	30,991	12.9%
<small>TEMPORARY: police officers, 1 clerk, 1 VCA maintenance PART TIME: 7 council, 1 judge, 11 child care, 1 planning admin asst SEASONAL: 3 drivers NEW HIRES: 2 drivers, 1 gond maint, 1 equip operator TERMS: 1 vehicle mech, 1 child care, 1 horticulturalist, 1 equip operator, 18 gondola operators</small>						
<b>Human Resources</b>						
FT Year Round Head Count	79		78		1	1.3%
Seasonal Head Count (FT & PT)	3		0		3	#DIV/0!
PT Year Round Head Count	20		30		(10)	-33.3%
Gondola FT YR, Seasonal, PT YR Head Count	39		38		1	2.6%
Total Employees	141		146		(5)	-3.4%
Gondola Overtime Paid Hours	91	497	386	1101	(604)	-54.9%
Other Employee Overtime Paid	67	258	80	413	(155)	-37.5%
# New Hires Total New Hires	4	24	4	20	4	20.0%
# Terminations	22	40	16	32	8	25.0%
# Workmen Comp Claims	0	2	0	6	(4)	-66.7%
Workmen Comp Claims Costs	\$204	\$5,754	\$1,322	\$8,219	(\$2,465)	-30.0%
<b>Marketing &amp; Business Development</b>						
Town Hosted Meetings	4	17	5	23	(6)	-26.1%
Email Correspondence Sent	4	19	6	21	(2)	-9.5%
E-mail List #	4,174		na		#VALUE!	#VALUE!
Wifi Subscribers	17,908		na		#VALUE!	#VALUE!
Press Releases Sent	0	3	3	6	(3)	-50.0%
<b>Gondola and RETA</b>						
<i>Current RETA revenues are unaudited</i>						
Gondola # of Passengers	20,884	1,018,909	26,583	1,001,802	17,107	1.7%
Chondola # of Passengers	1,531	92,368	1,899	85,398	6,970	8.2%
RETA fees collected by TMVOA	\$615,867	\$2,682,859	\$245,886	\$1,306,860	\$1,375,999	105.3%

Activity	2017		2016		Variance			
	MONTH	YTD	MONTH	YTD	Variance	Variance %		
<b>Police</b>								
Calls for Service	#	287	1,519	207	1,505	14	0.9%	
Investigations	#	18	93	12	86	7	8.1%	
Alarms	#	19	87	15	112	(25)	-22.3%	
Arrests	#	1	4	2	9	(5)	-55.6%	
Traffic Contacts	#	49	104	22	55	49	89.1%	
Traffic Tickets Written	#	3	23	4	7	16	228.6%	
Parking Tickets Written	#	135	1,222	153	1,434	(212)	-14.8%	
Administrative Dismissals	#	5	17	8	50	(33)	-66.0%	
<b>Building/Planning</b>								
Community Development Revenues		\$154,241	\$250,687	\$303,798	\$408,939	(\$158,252)	-38.7%	
# Permits Issued		16	31	12	29	2	6.9%	
Valuation of Building Permits Issued		\$8,220,854	\$10,522,079	\$4,396,032	\$7,007,855	\$3,514,224	50.1%	
# Inspections Completed		184	793	140	534	259	48.5%	
# Design Review/Zoning Agenda Items		4	37	0	7	30	428.6%	
# Staff Review Approvals		48	103	30	85	18	21.2%	
<b>Recreation</b>								
Mile of Trails Maintained		7.0	51.1	7.0	51.1	0.00	0.0%	
Platform Tennis Registrations		12	240	8	169	71	42.0%	
Ice Rink Skaters		0	1526	0	1740	(214)	-12.3%	
Snow Cat Hours		0	358	0	243	115	47.2%	
<b>Plaza Services</b> <span style="float:right">Due to the timing of the packet, trash diversion rates are for the previous month.</span>								
Snow Removal Plaza	Hours	38	1,621	29	1260	362	28.7%	
Plaza Maintenance	Hours	270	1,467	258.25	1336	131	9.8%	
Lawn Care	Hours	140	160	28.5	87	74	85.3%	
Plant Care	Hours	150	314	146.25	228	86	37.8%	
Irrigation	Hours	42	46	37	55	(9)	-16.5%	
TMV Trash Collection	Hours	39	341	60.5	414	(73)	-17.6%	
Christmas Decorations	Hours	71	601	175.25	513	88	17.2%	
Residential Trash	Pound	18,900	58,650	21,450	54,900	3,750	6.8%	
Residential Recycle	Pound	26,000	76,830	16,746	53,236	23,594	44.3%	
Diversion Rate	%	57.91%	56.71%	43.84%	49.23%	7.48%	15.2%	
<b>Vehicle Maintenance</b>								
# Preventive Maintenance Performed		24	68	9	72	(4)	-5.6%	
# Repairs Completed		25	81	19	110	(29)	-26.4%	
Special Projects		5	9	7	15	(6)	-40.0%	
# Roadside Assists		0	3	0	1	2	200.0%	
<b>Finance</b>								
# Employee Based Business Licenses Issued		17	713	14	661	52	7.9%	
# Privately Licensed Rentals		0	67	0	72	(5)	-6.9%	
# Property Management Licensed Rentals		6	403	3	341	62	18.2%	
# VRBO Listings for MV		450		398		52	13.1%	
# Paperless Billing Accts (YTD is total paperless customers)		12	703	9	582	121	20.8%	
# of TMV AR Bills Processed		2,114	8,528	2,011	8,309	219	2.6%	
<b>Accounts Receivable - Total Bad Debt Reserve/Allowance: \$12,819</b>								
	<b>TMV Operating Receivables (includes Gondola funding)</b>		<b>Utilities - Cable and Water/Sewer</b>		<b>VCA - Village Court Apartments</b>		<b>General Fund Investment Activity</b>	
	Current	\$ 691,797   93.3%	\$ 183,910   92.8%	\$ (28,774)   104.4%	Change in Value			(\$247,906)
	30+ Days	15,079   2.0%	9,776   4.9%	811   -2.9%	Ending Balance			\$3,745,203
	60+ Days	2,442   0.3%	2,676   1.4%	29   -0.1%	Investment Income			\$2,500
	90+ Days	-   0.0%	1,369   0.7%	378   -1.4%	Portfolio Yield			1.03%
	over 120 days	31,786   4.3%	354   0.2%	-   0.0%				
	Total	\$ 741,103   100.0%	\$ 198,086   100.0%	\$ (27,556)   100.0%				
	<b>Other Billings - CDF, Construction Parking, Commercial Trash</b>		<b>Total All AR</b>		<b>Change Since Last Month - Increase (Decrease) in AR</b>		<b>Other Statistics</b>	
	Current	\$ 39,782   59.9%	\$ 886,715   90.7%	\$ 70,469   107.4%	Population (estimated)			1,393
	30+ Days	7,958   12.0%	33,624   3.4%	(5,080)   -7.7%	(Active) Registered Voters			821
	60+ Days	5,207   7.8%	10,355   1.1%	1,138   1.7%	Property Valuation			294,011,170
	90+ Days	820   1.2%	2,567   0.3%	(21,421)   -32.6%				
	over 120 days	12,650   19.0%	44,790   4.6%	20,520   31.3%				
	Total	\$ 66,418   100.0%	\$ 978,051   100.0%	\$ 65,626   100.0%				



Memorandum

**To:** Town Council  
**From:** Kevin Swain, Finance Director  
**Date:** May 10, 2017  
**Re:** Town of Mountain Village Financial Statements through March 2017

**Mountain Village Financials Statements through March 2017**

**General Fund Summary**

The General Fund reflects a surplus of \$1.6 million. Permit and use taxes are even with prior year and trailing budget. Sales taxes show an increase of 5% over prior year and 7% over budget. Revenues of \$3.9 million were over the budget by \$214,200 due mainly to property taxes, contributions, and sales taxes.

Total operating expenditures of \$2 million were under budget by \$195,200. Capital outlay through this period was for boiler repair and snowmelt and plaza improvements.

Transfers to other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Conference Center Subsidy	\$ -	\$ 25,000	\$ 50,710	25,710
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 80,565	\$ 185,499	\$ 210,363	24,865
Child Development Fund	\$ -	\$ 29,543	\$ -	(29,543)
Vehicle & Equipment Acquisition Fund	\$ 8,243	\$ 269,000	\$ 268,888	(112)
Capital Projects Fund (From GF)	\$ 6,316	\$ 11,000	\$ 16,628	5,628

Income transfers from other funds include:

<b>Fund</b>	<b>This Month</b>	<b>YTD Budget</b>	<b>YTD Actual</b>	<b>Budget Variance</b>
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 39,212	\$ 125,997	\$ 118,427	(7,570)
Debt Service Fund (Specific ownership taxes)	\$ 13,206	\$ 22,455	\$ 38,218	15,763
*Tourism Fund	\$ 9,178	\$ 31,129	\$ 37,316	6,188

\*This transfer is comprised of administrative fees, interest, and penalties collected.

**Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached**

A snowcat for the recreation department, snow blower, shop equipment, and the bobcat leases have been paid.

**Capital Projects Fund – No Fund Income Statement Attached**

\$16,627 was spent on the Meadows Improvement Plan.

**Historical Museum Fund – No Fund Income Statement Attached**

\$41,506 in property taxes were collected and \$40,676 was tendered to the historical museum. The county treasurer retained \$830 in treasurer’s fees.

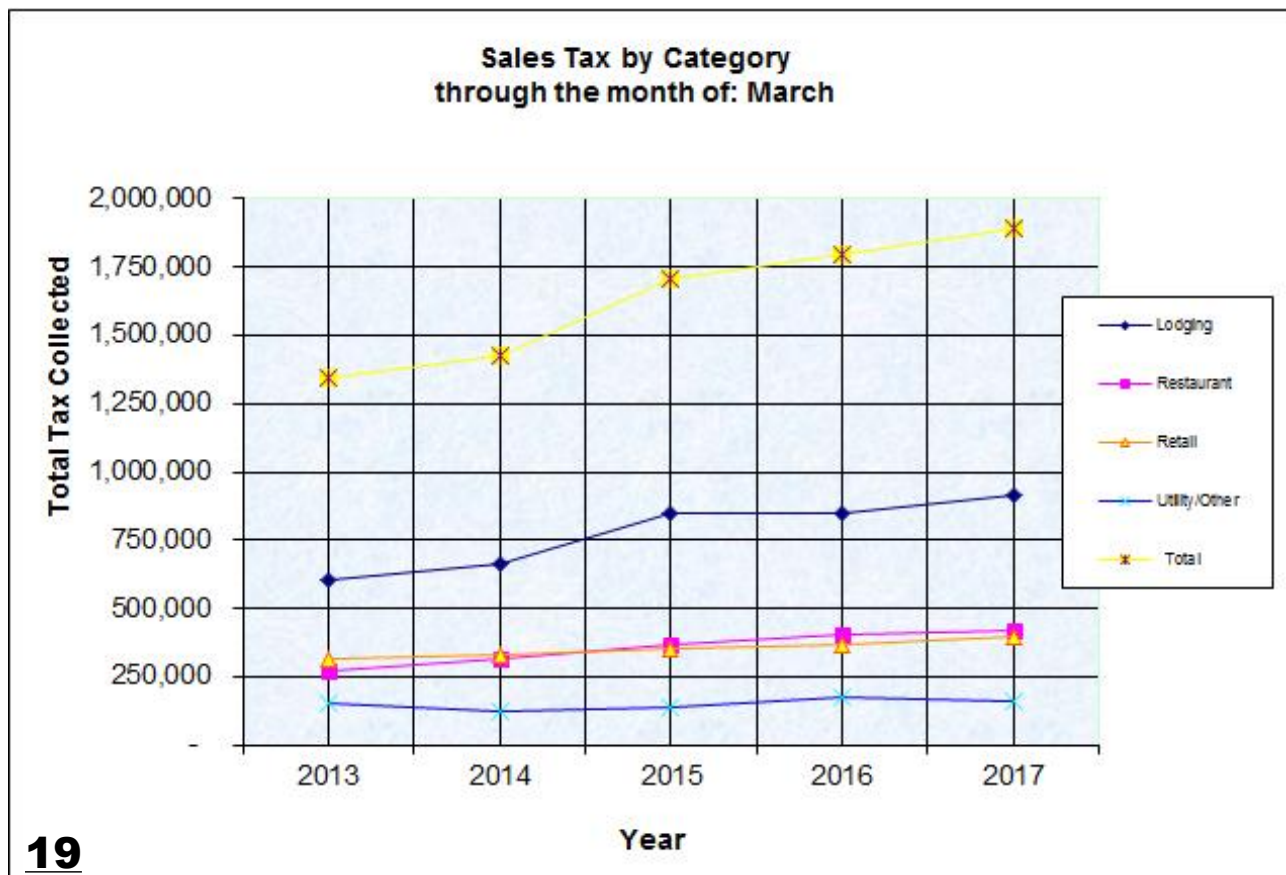
**Mortgage Assistance Fund – No Fund Income Statement Attached**

There has been no activity in this fund.

**Sales Tax**

Sales taxes of \$1.9 million are 5.47% over 2016 through this period and are over budget by 7%. Lodging shows the highest growth at 8.14%, followed by Retail at 7.21%.

Actual Sales Tax Base By Class, Through March 2017										
Category	Actual 2013	Actual 2014	PY % Increase	Actual 2015	PY % Increase	Actual 2016	PY % Increase	Actual 2017	PY \$ Variance	PY % Increase
	4.5%	4.5%	2013 to 2014	4.5%	2014 to 2015	4.5%	2015 to 2016	4.5%	2016 to 2017	2016 to 2017
Lodging	13,392,708	14,669,774	10%	18,842,330	28%	18,814,852	0%	20,345,625	1,530,773	8.14%
Restaurant	6,095,042	6,954,850	14%	8,147,019	17%	9,000,203	10%	9,360,238	360,035	4.00%
Retail	6,955,623	7,362,514	6%	7,845,827	7%	8,211,260	5%	8,803,355	592,095	7.21%
Utility/Other	3,444,656	2,671,279	-22%	3,090,776	16%	3,815,198	23%	3,512,579	(302,618)	-7.93%
<b>Total</b>	<b>29,888,028</b>	<b>31,658,417</b>	<b>6%</b>	<b>37,925,952</b>	<b>20%</b>	<b>39,841,512</b>	<b>5%</b>	<b>42,021,797</b>	<b>2,180,284</b>	<b>5.47%</b>



## Tourism Fund

2017 restaurant taxes totaling \$187,196 have been collected and \$183,452 was tendered to the airline guarantee program. \$813,873 in lodging taxes were collected and \$801,665 was tendered to the airline guarantee program and to MTI. The Town retained \$15,952 in administrative fees, and penalties and interest of \$552.

Lodging taxes are exceeding prior year by 8.85% and exceeded budget by 18.43%. Restaurant taxes are ahead of prior year and budget by 4% and 17.3%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary									
	2013	2014	2015	2016	2017		2016	2017	Budget
	Activity (4%)	Activity (4%)	Activity (4%)	Activity (4%)	Activity (4%)		Var %	Budget	Var %
January	167,378	159,264	216,904	193,815	245,408		26.62%	172,098	29.87%
February	151,727	170,098	231,700	249,339	260,809		4.60%	222,721	14.60%
March	203,235	248,285	303,173	304,515	307,657		1.03%	269,099	12.53%
April	9,382	7,291	12,319	7,638	-		-100.00%	6,769	#DIV/0!
May	10,684	10,627	15,282	16,633	-		-100.00%	15,154	#DIV/0!
June	77,013	74,275	84,204	106,415	-		-100.00%	95,270	#DIV/0!
July	93,602	109,934	136,711	153,342	-		-100.00%	137,366	#DIV/0!
August	84,727	88,929	88,990	111,760	-		-100.00%	100,541	#DIV/0!
September	69,349	82,891	113,475	139,363	-		-100.00%	125,212	#DIV/0!
October	16,450	17,383	22,812	31,322	-		-100.00%	28,262	#DIV/0!
November	6,761	11,840	11,372	14,493	-		-100.00%	13,003	#DIV/0!
December	191,249	226,508	260,440	310,142	-		-100.00%	272,470	#DIV/0!
<b>Total</b>	<b>1,081,555</b>	<b>1,207,325</b>	<b>1,497,381</b>	<b>1,638,778</b>	<b>813,873</b>		-50.34%	<b>1,457,964</b>	-79.14%
<b>Tax Base</b>	<b>27,038,867</b>	<b>30,183,132</b>	<b>37,434,529</b>	<b>40,969,439</b>	<b>20,346,836</b>			<b>36,449,100</b>	

Town of Mountain Village Colorado Restaurant Tax Summary									
	2013	2014	2015	2016	2017		2016	2017	Budget
	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)	Activity (2%)		Var %	Budget	Var %
January	34,448	38,239	46,261	48,594	53,677		10.46%	41,758	22.21%
February	41,121	48,466	53,871	60,243	59,783		-0.76%	51,768	13.41%
March	47,045	53,516	60,420	71,171	73,736		3.60%	61,158	17.06%
April	2,518	1,995	2,876	1,511	-		-100.00%	1,298	#DIV/0!
May	3,913	5,154	5,457	4,568	-		-100.00%	3,926	#DIV/0!
June	19,116	25,366	25,426	34,359	-		-100.00%	29,525	#DIV/0!
July	27,921	32,661	40,081	44,827	-		-100.00%	38,521	#DIV/0!
August	25,645	25,017	29,015	35,020	-		-100.00%	30,094	#DIV/0!
September	19,982	23,831	32,169	36,195	-		-100.00%	31,103	#DIV/0!
October	5,468	5,369	9,492	11,312	-		-100.00%	9,720	#DIV/0!
November	4,668	5,765	6,637	5,099	-		-100.00%	4,382	#DIV/0!
December	42,983	49,923	55,055	59,070	-		-100.00%	50,760	#DIV/0!
<b>Total</b>	<b>274,828</b>	<b>315,303</b>	<b>366,759</b>	<b>411,969</b>	<b>187,196</b>		-54.56%	<b>354,013</b>	-89.11%
<b>Tax Base</b>	<b>13,741,420</b>	<b>15,765,152</b>	<b>18,337,941</b>	<b>20,598,437</b>	<b>9,359,795</b>			<b>17,700,650</b>	

Business license fees of \$287,305 are over budget (15%) and prior year (7%). \$270,067 was remitted to MTI and \$20,889 in admin fees and penalties were transferred to the General Fund.





**To:** TMVOA; Town Council  
**From:** Kevin Swain, Finance Director  
**Date:** May 3, 2017  
**Re:** Gondola Quarterly Report, March 31, 2017

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Budgets are allocated monthly based on prior year actuals. Budgets for new items and major or capital items are adjusted to when expenditures occur. Other expenses, such as supplies may be over or under budget month to month because of the timing of expenditures.

In the first quarter of 2017, the gondola fund is \$86,300 under budgeted expenses. TSG ticket sales have increased 6% over prior year and are 4% over budget.

### **Gondola Fund - Expenditures**

**1. Mobile Aerial Rapid Rescue System (MARRS):**

Annual budget: \$81,158  
YTD expenditures: \$13,960  
YTD budget: \$16,567

MARRS is 15% under budget. This is due to budget savings on payroll costs and supplies.

**2. Chondola Operations and Maintenance:**

Annual budget: \$280,760  
YTD expenditures: \$69,918  
YTD budget: \$79,832

Chondola operations expenses are under budget by \$9,914. TSG utilities, operations and maintenance wages, and worker's compensation premiums and claims are running under budget.

**3. Gondola Operations:**

Annual budget: \$1.83 million (includes grant success fees)  
YTD expenditures: \$436,920  
YTD budget: \$483,220

Gondola operations were under budget by \$46,930. Group insurance is under \$18,000, admin management is under \$10,900 and worker's compensation premiums and claims is under \$19,000. Administrative management costs are based on actual hours by admin personnel.

4. **Gondola Maintenance:**  
Annual budget: \$1.27 million  
YTD expenditures: \$322,509  
YTD budget: \$330,490

Gondola maintenance is under budget by \$8,000. There are small budget variances throughout the department.

5. **Fixed, General, Overhead and Administration:**  
Annual budget: \$506,582 (includes overhead allocation transfer)  
YTD expenditures: \$160,003  
YTD budget: \$176,692

FGOA costs are \$15,700 below budget. Budget variances include: legal, over budget (\$4,700), electricity, under (\$15,000).

6. **Major Repairs and Replacements:**  
Annual Budget: \$570,000 million  
YTD expenditures: \$133,923  
YTD budget: \$135,000

Expenses made were for cabin refurbishment.

7. **Capital Outlay:**  
Annual Budget: \$1.52 million (there are matching grant funds of \$88,000 towards expenses)  
YTD expenditures: \$193,913  
YTD budget: \$195,000

Gondola cabins are being replaced and engineering costs for the generator have been paid.

### **Overall Financial Performance through March 31, 2017**

Total gondola expenditures through this period of \$1.33 million were 6% under budget. Budget savings are due in large part to personnel and utility costs. Total funding for the period of \$1.33 million was primarily provided by TMVOA (80%), with contributions of approximately \$1.07 million, \$163,196 (12%) provided by TSG from lift ticket sales, \$88,000 in capital grant funding (6%), sale of assets of \$1,672, and event operations funding of \$5,148.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Budget	Budget	Budget	Annual	Budget	Actual YTD	Actual YTD	Actual YTD	
	YTD	Variance	Variance	Budget	Balance				
Actual YTD		(\$)	(%)						
<b>General Fund</b>									
<b>Revenues</b>									
Charges for Services	\$ 35,867	\$ 68,779	\$ (32,912)	-47.85%	\$ 301,829	\$ 265,962	\$ 72,001	\$ 44,254	\$ 57,667
Contributions	29,709	15,000	14,709	98.06%	89,745	60,036	14,562	21,840	1,586
Fines and Forfeits	222	1,655	(1,433)	-86.59%	6,077	5,855	3,133	1,554	845
Interest Income	18,135	11,898	6,237	52.42%	45,000	26,865	36,122	36,990	14,367
Intergovernmental	138,150	131,630	6,520	4.95%	379,327	241,177	130,337	117,468	101,457
Licenses and Permits	50,009	36,485	13,524	37.07%	261,655	211,646	43,385	49,039	36,129
Miscellaneous Revenues	24,368	29,554	(5,186)	-17.55%	141,918	117,550	26,408	17,538	19,717
Taxes and Assessments	3,639,334	3,426,609	212,725	6.21%	8,658,505	5,019,171	3,435,679	3,234,214	2,853,449
<b>Total Revenues</b>	<b>3,935,794</b>	<b>3,721,610</b>	<b>214,184</b>	<b>5.76%</b>	<b>9,884,056</b>	<b>5,948,262</b>	<b>3,761,627</b>	<b>3,522,897</b>	<b>3,085,217</b>
<b>Operating Expenses</b>									
Legislation & Council	10,420	13,647	(3,227)	-23.65%	101,202	90,782	14,227	4,942	2,723
Town Manager	61,204	62,007	(803)	-1.30%	252,730	191,526	55,174	55,381	54,989
Administrative Services	96,870	98,866	(1,996)	-2.02%	400,214	303,344	82,706	73,775	80,100
Finance	275,728	279,345	(3,617)	-1.29%	826,053	550,325	267,144	282,256	261,431
Technical	79,598	80,462	(864)	-1.07%	202,960	123,362	69,015	66,850	64,466
Human Resources	72,740	74,572	(1,832)	-2.46%	312,984	240,244	71,925	63,627	62,832
Town Attorney	104,697	152,444	(47,747)	-31.32%	530,929	426,232	145,664	136,872	93,788
Marketing and Business Development	70,243	93,719	(23,476)	-25.05%	440,388	370,145	89,313	61,541	46,007
Municipal Court	6,934	8,490	(1,556)	-18.33%	31,624	24,690	6,942	6,351	7,138
Police Department	192,224	196,096	(3,872)	-1.97%	848,278	656,054	179,561	192,699	164,783
Community Services	11,673	12,197	(524)	-4.30%	51,674	40,001	10,466	11,745	11,752
Community Grants and Contributions	16,000	16,000	-	0.00%	126,000	110,000	16,000	20,000	59,000
Roads and Bridges	175,543	181,903	(6,360)	-3.50%	1,139,163	963,620	164,071	168,885	165,390
Vehicle Maintenance	110,086	111,258	(1,172)	-1.05%	445,862	335,776	116,927	109,015	110,076
Municipal Bus/Dial-A-Ride	48,866	26,964	21,902	81.23%	172,974	124,108	30,630	13,480	11,253
Employee Shuttle	10,882	15,667	(4,785)	-30.54%	84,265	73,383	12,569	12,321	18,587
Parks & Recreation	94,128	152,667	(58,539)	-38.34%	625,185	531,057	105,920	103,451	97,277
Plaza and Environmental Services	318,521	374,349	(55,828)	-14.91%	1,534,129	1,215,608	435,100	298,862	294,749
Public Refuse Removal and Residential Trash Billing Services	11,241	13,503	(2,262)	-16.75%	54,559	43,318	11,909	12,711	9,385
Building/Facility Maintenance	52,373	49,079	3,294	6.71%	202,630	150,257	30,815	38,001	29,269
Planning & Development Services	2,445	2,858	(413)	-14.45%	9,149	6,704	1,770	1,362	1,398
Building Division	66,699	66,911	(212)	-0.32%	286,943	220,244	64,079	42,078	44,447
Housing Division Office	5,007	5,092	(85)	-1.67%	22,303	17,296	4,743	4,321	4,252
Planning and Zoning Division	92,351	93,524	(1,173)	-1.25%	463,650	461,205	64,800	55,096	71,052
Contingency	-	-	-	#DIV/0!	92,119	87,112	-	-	-
<b>Total Operating Expenses</b>	<b>1,986,473</b>	<b>2,181,620</b>	<b>(195,147)</b>	<b>-8.95%</b>	<b>9,257,967</b>	<b>7,356,393</b>	<b>2,051,470</b>	<b>1,835,622</b>	<b>1,766,144</b>
Surplus / Deficit	1,949,321	1,539,990	409,331	26.58%	626,089	(1,408,131)	1,710,157	1,687,275	1,319,073
Capital Outlay	14,661	15,000	(339)	-2.26%	1,131,138	1,116,477	4,301	57,457	49,109
Surplus / Deficit	1,934,660	1,524,990	409,670	26.86%	(505,049)	(2,439,709)	1,705,856	1,629,818	1,269,964
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	4,822	25,119	4,628
Transfer (To) From Affordable Housing	(210,363)	(185,499)	(24,865)	13.40%	(418,127)	(207,764)	(197,581)	(193,392)	(157,335)
Transfer (To) From Broadband	-	-	-	#DIV/0!	-	-	-	111,809	12,580
Transfer (To) From Child Development	-	(29,543)	29,543	-100.00%	(145,268)	(94,558)	2,950	4,965	(7,700)
Transfer (To) From Capital Projects	(16,628)	(11,000)	(5,628)	51.16%	(300,000)	(337,316)	(7,257)	-	-
Transfer (To) From Debt Service	38,218	22,455	15,763	70.20%	83,909	(34,518)	36,539	36,444	37,423
Transfer (To) From Overhead Allocation	118,427	125,997	(7,570)	-6.01%	477,782	359,355	113,833	103,915	112,841
Transfer (To) From Parking Services	-	-	-	#DIV/0!	(147,759)	(147,759)	(7,094)	67,798	37,292
Transfer (To) From Conference Center	(50,710)	(25,000)	(25,710)	102.84%	(220,010)	(220,010)	(49,120)	(24,253)	(24,342)
Transfer (To) From Tourism	37,316	31,129	6,188	19.88%	13,102	(25,116)	11,103	40,579	30,779
Transfer (To) From Vehicle/Equipment	(268,888)	(269,000)	112	-0.04%	(692,868)	(423,980)	(67,324)	(24,453)	(70,612)
Transfer (To) From Water/Sewer	-	-	-	#DIV/0!	-	-	-	-	-

	2017					2016	2015	2014	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Total Other Sources and Uses</b>	(352,627)	(365,337)	12,710	-3.48%	(1,349,239)	(1,131,666)	(159,130)	148,532	(24,445)
Surplus / Deficit	\$ 1,582,033	\$ 1,159,653	\$ 422,380	36.42%	\$ (1,854,288)	\$ (3,571,375)	\$ 1,546,726	\$ 1,778,350	\$ 1,245,519
<b>Beginning Fund Balance Components</b>	<b>Actual YTD</b>				<b>Annual Budget</b>				
Emergency Reserve	\$	3,240,288			\$	3,256,401			
Unreserved		6,206,027				4,900,429			
<b>Beginning Fund Balance</b>	\$	9,446,315			\$	8,156,830			
<b>YTD Ending Fund Balance Components</b>									
Emergency Reserve	\$	3,240,288			\$	3,256,401			
Health Care Premium Savings Reserve		50,000				50,000			
Facility Maint Reserve		155,000				155,000			
Unreserved		7,583,060				2,841,141			
<b>Ending Fund Balance</b>	\$	11,028,348			\$	6,302,542			

#### Revenues

Taxes & Assessments - Property taxes are over budget 4%. Specific Ownership taxes collected are exceeding budget, 22%. Sales tax revenues are 7% over budget and 5% over prior year. Construction use tax is even with prior year and under budget (\$15,000).  
Licenses & Permits - Construction permits are under budget \$5,300 but electrical and plumbing permits are over budget \$10,700 and \$7,450.  
Intergovernmental - Intergovernmental revenues are over budget due to county road and bridge taxes.  
Charges for Services - DRB fees are over budget by \$3,000 and under prior year \$1,750. Plan review fees are lagging budget \$3,600.  
Fines & Forfeitures - Under budget due to a building construction fines refund.  
Investment Income - Interest is exceeding budget and under prior year.  
Miscellaneous - Under budget in finance charges and other miscellaneous revenues.  
Contributions - Received are an environmental incentive contribution (2016 unused funds, returned, \$29,800) and See Forever contribution for plaza snowmelt.

#### Top Ten Budget Variances

##### Under Budget

Parks and Recreation - \$58,539 Under budget in ice rink electric, gasoline, and labor costs.  
Plaza and Environmental Services - \$55,828 Natural gas is under budget due to overcharged services in 2016  
Town Attorney - \$47,747 Under budget in general legal.  
Marketing and Business Development - \$23,476 Under budget in personnel costs due to a vacancy.  
Road & Bridge - \$6,360 Gasoline and sand/de-icer are under budget.  
Employee Shuttle - \$4,785 Gasoline is under budget.  
Police - \$3,872 Savings in personnel costs.  
Finance - \$3,617 Under budget for property insurance and auditing fees.

##### Over Budget

Municipal Bus Service - \$21,902 Over budget due to 1/2 of the SMART contribution start up costs.  
Building/Facility Maintenance - \$3,294 Over budget in worker's compensation premiums and group insurance.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD
		(\$)	(%)						
<b>Tourism Fund</b>									
<b>Revenues</b>									
Business License Fees	\$ 287,305	\$ 247,685	\$ 39,620	16%	\$ 277,546	\$ (9,759)	\$ 264,658	\$ 238,172	\$ 240,518
Lodging Taxes - Condos/Homes	470,841	365,977	104,864	29%	772,721	301,880	432,294	435,289	266,725
Lodging Taxes - Hotels	343,408	297,940	45,468	15%	685,243	341,835	315,375	316,150	310,922
Lodging Taxes - Prior Year	476	-	476	#DIV/0!	-	(476)	786	-	781
Penalties and Interest	4,113	3,215	898	28%	10,000	5,887	5,007	11,795	4,479
Restaurant Taxes	187,196	154,684	32,512	21%	354,013	166,817	180,008	160,552	140,222
Restaurant Taxes - Prior Year	-	-	-	#DIV/0!	-	-	-	567	88
<b>Total Revenues</b>	<b>1,293,340</b>	<b>1,069,502</b>	<b>223,838</b>	<b>21%</b>	<b>2,099,523</b>	<b>806,183</b>	<b>1,198,129</b>	<b>1,162,526</b>	<b>963,735</b>
<b>Tourism Funding</b>									
Additional Funding	-	-	-	#DIV/0!	40,000	40,000	25,000	-	-
Airline Guaranty Funding	582,667	476,910	105,757	22%	1,061,335	478,668	543,151	526,102	420,934
MTI Funding	673,356	561,463	111,893	20%	982,585	309,230	618,875	595,844	512,022
<b>Total Tourism Funding</b>	<b>1,256,023</b>	<b>1,038,373</b>	<b>217,650</b>	<b>83%</b>	<b>2,083,921</b>	<b>827,897</b>	<b>1,187,026</b>	<b>1,121,946</b>	<b>932,956</b>
Surplus / Deficit	37,316	31,129	6,188	20%	15,602	(21,714)	11,103	40,579	30,779
<b>Administrative Fees</b>									
Audit Fees	-	-	-	#DIV/0!	2,500	2,500	-	-	-
<b>Total Administrative Fees</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>#DIV/0!</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>-</b>	<b>-</b>
Surplus / Deficit	37,316	31,129	6,188	20%	13,102	(24,214)	11,103	40,579	30,779
<b>Other Sources and Uses</b>									
Transfer (To) From Other Funds	(37,316)	(31,129)	(6,188)	20%	(13,102)	24,214	(11,103)	(40,579)	(30,779)
<b>Total Other Sources and Uses</b>	<b>(37,316)</b>	<b>(31,129)</b>	<b>(6,188)</b>	<b>20%</b>	<b>(13,102)</b>	<b>24,214</b>	<b>(11,103)</b>	<b>(40,579)</b>	<b>(30,779)</b>
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Parking Services Fund</b>									
<b>Revenues</b>									
Contributions/Shared Facility Expenses	\$ 621	\$ 2,974	\$ (2,353)	-79%	\$ 11,895	\$ 11,274	\$ 5,432	\$ 1,321	\$ 1,389
Fines and Forfeits	7,715	11,937	(4,222)	-35%	40,000	32,285	13,760	13,280	4,880
Gondola Parking Garage	15,310	22,456	(7,146)	-32%	89,825	74,515	13,120	71,778	46,535
Heritage Parking Garage	81,152	33,559	47,593	142%	98,752	17,600	53,448	68,653	69,199
Parking Meter Revenues	5,058	1,079	3,979	369%	7,061	2,003	950	3,148	3,392
Parking Permits	2,810	2,169	641	30%	12,000	9,190	2,640	4,135	4,510
Special Event Parking	20,000	20,000	-	0%	41,000	21,000	60	-	-
<b>Total Revenues</b>	<b>132,666</b>	<b>94,174</b>	<b>38,492</b>	<b>41%</b>	<b>300,533</b>	<b>167,867</b>	<b>89,410</b>	<b>162,315</b>	<b>129,905</b>
<b>Operating Expenses</b>									
Other Operating Expenses	921	1,591	(670)	-42%	29,730	28,809	2,874	339	171
Personnel Expenses	29,900	40,697	(10,797)	-27%	135,212	105,312	34,133	34,735	35,603
Gondola Parking Garage	6,733	9,278	(2,545)	-27%	57,445	50,712	13,656	11,902	17,352
Surface Lots	3,923	4,182	(259)	-6%	21,760	17,837	3,025	9,425	2,993
Heritage Parking Garage	21,778	23,951	(2,173)	-9%	100,225	78,447	30,933	19,978	24,266
Meadows Parking	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Operating Expenses</b>	<b>63,255</b>	<b>79,699</b>	<b>(16,444)</b>	<b>-21%</b>	<b>344,372</b>	<b>281,117</b>	<b>84,621</b>	<b>76,379</b>	<b>80,385</b>
Surplus / Deficit	69,411	14,475	54,936	380%	(43,839)	(113,250)	4,789	85,936	49,520
<b>Capital</b>									
Capital	4,800	4,800	-	0%	74,800	70,000	4,800	10,895	4,342
Surplus / Deficit	64,611	9,675	54,936	568%	(118,639)	(183,250)	(11)	75,041	45,178
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Overhead Allocation	(7,280)	(7,280)	-	0%	(29,120)	(21,840)	(7,083)	(7,243)	(7,886)
Transfer (To) From General Fund	-	-	-	#DIV/0!	147,759	147,759	7,094	(67,798)	(37,292)
<b>Total Other Sources and Uses</b>	<b>(7,280)</b>	<b>(7,280)</b>	<b>-</b>	<b>0%</b>	<b>118,639</b>	<b>125,919</b>	<b>11</b>	<b>(75,041)</b>	<b>(45,178)</b>
Surplus / Deficit	\$ 57,331	\$ 2,395	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -

Parking revenues are over budget \$38,500. HPG revenues are over budget and prior year 369% and 51%. This is primarily because there are no free hours at that garage anymore. Expenditures are under budget primarily due to personnel costs, shared costs, and GPG maintenance.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017				Annual Budget	Budget Balance	2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
<b>Gondola Fund</b>									
<b>Revenues</b>									
Event Operations Funding	\$ 5,148	\$ -	\$ 5,148	#DIV/0!	\$ -	\$ (5,148)	\$ 4,944	\$ 5,425	\$ 3,825
Event Operations Funding - SMC/TOT	-	-	-	#DIV/0!	36,000	36,000	-	-	-
Operations Grant Funding	-	-	-	#DIV/0!	150,100	150,100	58,963	14,943	-
Capital/MR&R Grant Funding	88,000	88,000	-	0.00%	88,000	-	235,594	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Miscellaneous Revenues	-	-	-	#DIV/0!	-	-	158	100	-
Sale of Assets	1,672	-	1,672	#DIV/0!	-	(1,672)	3,350	10,500	-
TMVOA Operating Contributions	832,663	930,614	(97,951)	-10.53%	3,692,959	2,860,296	747,712	867,963	894,157
TMVOA Capital Contributions	239,836	242,000	(2,164)	-0.89%	2,002,000	1,762,164	195,026	15,000	209,932
TSG 1% Lift Sales	163,196	156,187	7,009	4.49%	200,000	36,804	152,913	139,315	119,195
<b>Total Revenues</b>	<b>1,330,515</b>	<b>1,416,801</b>	<b>(86,286)</b>	<b>-6.09%</b>	<b>6,169,059</b>	<b>4,838,544</b>	<b>1,398,659</b>	<b>1,053,246</b>	<b>1,227,109</b>
<b>Operating Expenses</b>									
Overhead Allocation Transfer	11,481	12,500	(1,019)	-8.15%	50,000	38,519	13,434	-	-
MAARS	13,960	16,567	(2,607)	-15.74%	81,158	67,198	14,084	77,181	78,208
Chondola	69,918	79,832	(9,914)	-12.42%	280,760	210,842	72,219	15,190	14,456
Grant Success Fees	-	-	-	#DIV/0!	14,286	14,286	-	-	-
Operations	436,290	483,220	(46,930)	-9.71%	1,817,820	1,381,530	427,226	434,143	419,905
Maintenance	322,509	330,490	(7,981)	-2.42%	1,268,239	945,730	297,091	366,830	329,416
FGOA	148,522	164,192	(15,671)	-9.54%	456,582	308,061	143,985	144,902	175,192
Major Repairs and Replacements	133,923	135,000	(1,077)	-0.80%	570,000	436,077	136,127	15,000	193,195
Contingency	-	-	-	#DIV/0!	110,214	110,214	-	-	-
<b>Total Operating Expenses</b>	<b>1,136,602</b>	<b>1,221,801</b>	<b>(85,199)</b>	<b>-6.97%</b>	<b>4,649,059</b>	<b>3,512,457</b>	<b>1,104,166</b>	<b>1,053,246</b>	<b>1,210,372</b>
Surplus / Deficit	193,913	195,000	(1,087)	-0.56%	1,520,000		294,493	-	16,737
<b>Capital</b>									
Capital Outlay	193,913	195,000	(1,087)	-0.56%	1,520,000	1,326,087	294,493	-	16,737
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Child Development Fund</b>									
<b>Revenues</b>									
Daycare Fees	\$ 76,531	\$ 67,246	9,285	13.81%	\$ 256,560	\$ 180,029	\$ 74,219	\$ 62,065	\$ 63,257
Fundraising Revenues - Daycare	1,184	636	548	86.16%	8,500	7,316	1,115	1,359	990
Fundraising Revenues - Preschool	-	-	-	0.00%	3,500	(41,363)	-	374	680
Grant Revenues - Daycare	24,250	9,366	14,884	158.92%	15,000	(9,250)	14,414	11,241	7,057
Grant Revenues - Preschool	13,000	3,036	9,964	328.19%	5,000	(8,000)	7,783	7,631	2,404
Preschool Fees	44,863	45,694	(831)	-1.82%	181,475	181,475	44,575	42,399	43,114
<b>Total Revenues</b>	<b>159,828</b>	<b>125,978</b>	<b>33,850</b>	<b>26.87%</b>	<b>470,035</b>	<b>310,207</b>	<b>142,106</b>	<b>125,069</b>	<b>117,502</b>
<b>Operating Expenses</b>									
Daycare Other Expense	15,842	36,802	(20,960)	-56.95%	79,586	63,744	21,449	13,150	16,226
Daycare Personnel Expense	78,555	82,690	(4,135)	-5.00%	338,257	259,702	84,310	70,158	66,297
Preschool Other Expense	8,223	7,096	1,127	15.88%	38,168	29,945	6,776	7,814	6,647
Preschool Personnel Expense	35,453	28,933	6,520	22.53%	159,292	123,839	26,621	28,982	36,032
<b>Total Operating Expenses</b>	<b>138,073</b>	<b>155,521</b>	<b>(17,448)</b>	<b>-11.22%</b>	<b>615,303</b>	<b>477,230</b>	<b>139,156</b>	<b>120,104</b>	<b>125,202</b>
Surplus / Deficit	21,755	(29,543)	51,298	-173.64%	(145,268)		2,950	4,965	(7,700)
<b>Other Sources and Uses</b>									
Contributions	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	(21,755)	29,543	51,298	173.64%	145,268	167,023	(2,950)	(4,965)	7,700
<b>Total Other Sources and Uses</b>	<b>(21,755)</b>	<b>29,543</b>	<b>51,298</b>	<b>173.64%</b>	<b>145,268</b>	<b>167,023</b>	<b>(2,950)</b>	<b>(4,965)</b>	<b>7,700</b>
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Child Development revenues are \$33,850 over budget. Daycare fees are over budget 14%. Preschool fees are just shy of budget. Enrollment is up in daycare in large part because another facility in the area closed down. Operating expenses are \$17,500 under budget, although preschool is running over budget. The fund has not required funds from the General Fund through this period.

Grant funds receipts are over budget due to the director securing a grant from the Buell Foundation.



**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Water &amp; Sewer Fund</b>									
<b>Revenues</b>									
Mountain Village Water and Sewer	\$ 600,015	\$ 554,332	\$ 45,683	8.24%	\$ 2,372,479	\$ 1,772,464	\$ 522,149	\$ 521,904	\$ 482,799
Other Revenues	2,064	2,821	(757)	-26.83%	24,050	21,986	2,109	2,164	2,589
Ski Ranches Water	36,332	36,034	298	0.83%	151,593	115,261	32,877	31,762	30,402
Skyfield Water	4,789	4,691	98	2.09%	25,442	20,653	4,330	4,897	4,164
<b>Total Revenues</b>	<b>643,200</b>	<b>597,878</b>	<b>45,322</b>	<b>7.58%</b>	<b>2,573,564</b>	<b>1,930,364</b>	<b>561,465</b>	<b>560,727</b>	<b>519,954</b>
<b>Operating Expenses</b>									
Mountain Village Sewer	60,892	70,774	(9,882)	-13.96%	508,283	447,391	67,226	64,179	60,372
Mountain Village Water	219,757	231,793	(12,036)	-5.19%	1,053,029	833,272	202,447	201,764	186,412
Ski Ranches Water	2,407	5,695	(3,288)	-57.73%	41,263	38,856	4,331	5,145	7,350
Contingency	-	-	-	#DIV/0!	32,051	32,051	-	-	-
<b>Total Operating Expenses</b>	<b>283,056</b>	<b>308,262</b>	<b>(25,206)</b>	<b>-8.18%</b>	<b>1,634,626</b>	<b>1,351,570</b>	<b>274,004</b>	<b>271,088</b>	<b>254,134</b>
Surplus / Deficit	360,144	289,616	70,528	24.35%	938,938		287,461	289,639	265,820
<b>Capital</b>									
Capital Outlay	23,827	24,000	(173)	-0.72%	787,513	763,686	72,763	46,473	66,491
Surplus / Deficit	336,317	265,616	70,701	26.62%	151,425		214,698	243,166	199,329
<b>Other Sources and Uses</b>									
Overhead Allocation Transfer	(36,151)	(36,151)	-	0.00%	(144,604)	(108,453)	(34,364)	(30,536)	(33,188)
Mountain Village Tap Fees	113,108	35,000	78,108	223.17%	35,000	(78,108)	-	-	8,143
Grants	-	-	-	#DIV/0!	-	-	-	-	-
Ski Ranches Tap Fees	6,320	5,000	1,320	26.40%	5,000	(1,320)	-	-	5,000
Skyfield Tap Fees	-	-	-	#DIV/0!	2,000	2,000	-	-	-
Sale of Assets	352	-	352	#DIV/0!	-	(352)	-	-	-
Telski Tap Fee/Water Credit	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>83,629</b>	<b>3,849</b>	<b>79,780</b>	<b>2072.75%</b>	<b>(102,604)</b>	<b>(186,233)</b>	<b>(34,364)</b>	<b>(30,536)</b>	<b>(20,045)</b>
Surplus / Deficit	\$ 419,946	\$ 269,465	\$ 150,481	55.84%	\$ 48,821		\$ 180,334	\$ 212,630	\$ 179,284

MV Excess and snow making water fees exceeded budget, \$15,500 and \$29,400. Ski Ranches and Skyfield revenues are on budget. Other revenues are under budget in maintenance fees and late charges. Sewer expenditures are under budget in regional sewer charges. MV water is under budget mainly in insurance and electricity. Ski Ranches water costs are under budget with savings in S&W. Capital costs were for a vehicle and lift 7 water line.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
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	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Broadband Fund</b>									
<b>Revenues</b>									
Cable User Fees	\$ 232,129	\$ 231,705	\$ 424	0.18%	\$ 917,150	\$ 685,021	\$ 217,219	\$ 212,672	\$ 208,037
Internet User Fees	241,820	209,887	31,933	15.21%	827,231	585,411	220,941	198,476	178,414
Other Revenues	13,434	15,932	(2,498)	-15.68%	62,764	52,775	12,050	18,469	17,805
Phone Service Fees	9,989	8,646	1,343	15.53%	35,281	21,847	9,157	9,237	8,846
<b>Total Revenues</b>	<b>497,372</b>	<b>466,170</b>	<b>31,202</b>	<b>6.69%</b>	<b>1,842,426</b>	<b>1,345,054</b>	<b>459,367</b>	<b>438,854</b>	<b>413,102</b>
<b>Operating Expenses</b>									
Cable Direct Costs	206,388	190,539	15,849	8.32%	753,800	547,412	198,287	163,591	144,539
Phone Service Costs	6,077	7,247	(1,170)	-16.14%	29,700	23,623	6,549	6,916	4,573
Internet Direct Costs	59,100	59,100	-	0.00%	236,400	177,300	59,100	27,000	27,000
Cable Operations	133,625	141,271	(7,646)	-5.41%	581,102	447,477	129,231	123,012	145,710
Contingency	-	-	-	#DIV/0!	3,000	3,000	-	-	-
<b>Total Operating Expenses</b>	<b>405,190</b>	<b>398,157</b>	<b>7,033</b>	<b>1.77%</b>	<b>1,604,002</b>	<b>1,198,812</b>	<b>393,167</b>	<b>320,519</b>	<b>321,822</b>
Surplus / Deficit	92,182	68,013	24,169	35.54%	238,424		66,200	118,335	91,280
<b>Capital</b>									
Capital Outlay	-	-	-	#DIV/0!	111,500	111,500	30,991	29,101	-
Surplus / Deficit	92,182	68,013	24,169	35.54%	126,924		35,209	89,234	91,280
<b>Other Sources and Uses</b>									
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	#DIV/0!	-	-	-	(111,809)	(12,580)
Overhead Allocation Transfer	(35,474)	(35,474)	-	0.00%	-	35,474	(31,799)	(27,425)	(28,700)
<b>Total Other Sources and Uses</b>	<b>(35,474)</b>	<b>(35,474)</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>	<b>35,474</b>	<b>(31,799)</b>	<b>(139,234)</b>	<b>(41,280)</b>
Surplus / Deficit	\$ 56,708	\$ 32,539	\$ 24,169	74.28%	\$ 126,924		\$ 3,410	\$ (50,000)	\$ 50,000
<b>Beginning (Available) Fund Balance</b>	\$ 125,019	\$ 125,019	\$ -						
<b>Ending (Available) Fund Balance</b>	\$ 181,727	\$ 157,558	\$ 24,169						

Cable user revenues are over budget and over prior year 6%. The prior year variance is mainly due to increased rates. Internet revenues are over budget and prior year 15% and 9%. Other revenues are under budget 16% due primarily to equipment rental, parts, labor, and connection fees. Direct costs for cable are over budget and prior year due to increasing and newly added programming costs. Internet costs are meeting budget. Phone service revenues are over budget by 15.5%, while phone service expenses are under budget by 16%. Cable operating expenses are under budget with savings in DVR's and modems.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Telluride Conference Center Fund</b>									
<b>Revenues</b>									
Beverage Revenues	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	#DIV/0!	-	-	-	-	-
Facility Rental	-	-	-	#DIV/0!	-	-	-	-	-
Operating/Other Revenues	-	-	-	#DIV/0!	-	-	-	-	900
<b>Total Revenues</b>	-	-	-	#DIV/0!	-	-	-	-	900
<b>Operating Expenses</b>									
General Operations	-	-	-	#DIV/0!	15,000	15,000	-	27	-
Administration	25,710	24,878	832	3.35%	85,010	59,300	24,120	24,227	23,242
Marketing	25,000	25,000	-	0.00%	100,000	75,000	25,000	-	2,000
Contingency	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Operating Expenses</b>	50,710	49,878	832	1.67%	200,010	149,300	49,120	24,253	25,242
Surplus / Deficit	(50,710)	(49,878)	(832)	1.67%	(200,010)		(49,120)	(24,253)	(24,342)
Capital Outlay/ Major R&R	-	-	-	#DIV/0!	20,000	20,000	-	-	-
Surplus / Deficit	(50,710)	(49,878)	(832)	1.67%	(220,010)		(49,120)	(24,253)	(24,342)
<b>Other Sources and Uses</b>									
Damage Receipts	-	-	-	#DIV/0!	-	-	-	-	-
Insurance Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Sale of Assets	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From General Fund	50,710	49,878	832	1.67%	220,010	169,300	49,120	24,253	24,342
Overhead Allocation Transfer	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	50,710	49,878	832	74.00%	220,010	169,300	49,120	24,253	24,342
Surplus / Deficit	\$ -	\$ -	\$ -	#DIV/0!	\$ -		\$ -	\$ -	\$ -

Expenses to date are HOA dues and contracted marketing expenses.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017				2016	2015	2014		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Affordable Housing Development Fund</b>									
<b>Revenues</b>									
Contributions	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
Rental Income	3,120	3,057	63	2.06%	12,778	9,658	3,120	2,548	2,475
Sales Proceeds	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Revenues</b>	<b>3,120</b>	<b>3,057</b>	<b>63</b>	<b>2.06%</b>	<b>12,778</b>	<b>9,658</b>	<b>3,120</b>	<b>2,548</b>	<b>2,475</b>
<b>Operating Expenses</b>									
Community Garden	-	-	-	#DIV/0!	750	750	-	-	-
HA Consultant	4,900	4,900	-	0.00%	50,000	45,100	-	-	-
RHA Funding - Moved in 2014 from the GF	50,000	50,000	-	0.00%	87,776	37,776	44,250	-	34,640
Town Owned Properties	10,548	9,238	1,310	14.18%	9,987	(561)	9,224	9,205	9,177
Density bank	8,856	8,856	-	0.00%	11,013	2,157	8,856	8,856	8,856
<b>Total Operating Expenses</b>	<b>74,304</b>	<b>72,994</b>	<b>1,310</b>	<b>1.79%</b>	<b>159,526</b>	<b>85,222</b>	<b>62,330</b>	<b>18,061</b>	<b>52,673</b>
Surplus / Deficit	(71,184)	(69,937)	1,247	-1.78%	(146,748)	(75,564)	(59,210)	(15,514)	(50,198)
<b>Other Sources and Uses</b>									
Transfer (To) From MAP	-	-	-	#DIV/0!	(60,000)	-	-	-	-
Transfer (To) From General Fund - Sales Tax	210,363	185,499	24,865	13.40%	418,127	207,764	197,581	193,392	157,335
Transfer (To) From Capital Projects Fund (1)	-	-	-	#DIV/0!	-	-	-	-	-
Transfer (To) From VCA	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>210,363</b>	<b>185,499</b>	<b>24,865</b>	<b>13.40%</b>	<b>358,127</b>	<b>207,764</b>	<b>197,581</b>	<b>193,392</b>	<b>157,335</b>
Surplus / Deficit	\$ 139,180	\$ 115,562	\$ (23,618)	-20.44%	\$ 211,379	\$ 132,199	\$ 138,371	\$ 177,878	\$ 107,137
<b>Beginning Fund Equity Balance</b>	<b>\$ 1,149,533</b>	<b>\$ 1,149,533</b>	<b>\$ -</b>						
<b>Ending Equity Fund Balance</b>	<b>\$ 1,288,713</b>	<b>\$ 1,265,095</b>	<b>\$ 23,618</b>						

1. For Meadows Improvement Plan

Expenses consist of HOA dues, maintenance, and utilities on town owned property and fees associated with the housing consultation venture.

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

March 2017

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Vary (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
<b>Village Court Apartments</b>									
<b>Operating Revenues</b>									
Rental Income	\$ 565,303	\$ 559,588	\$ 5,715	1%	\$ 2,225,944	\$ 1,660,641	\$ 571,821	\$ 567,280	\$ 568,486
Other Operating Income	21,214	17,419	3,795	22%	87,225	66,011	15,996	19,639	27,352
Less: Allowance for Bad Debt	-	(2,729)	2,729	-100%	(10,914)	(10,914)	(1,917)	(2,501)	(2,502)
<b>Total Operating Revenue</b>	<b>586,517</b>	<b>574,278</b>	<b>12,239</b>	<b>2%</b>	<b>2,302,255</b>	<b>1,715,738</b>	<b>585,900</b>	<b>584,419</b>	<b>593,336</b>
<b>Operating Expenses</b>									
Office Operations	34,541	45,805	11,263	25%	201,796	167,255	48,735	43,633	46,402
General and Administrative	102,313	90,997	(11,315)	-12%	131,668	29,355	85,045	90,310	97,762
Utilities	106,001	118,306	12,305	10%	394,463	288,462	104,501	104,666	111,722
Repair and Maintenance	104,244	100,726	(3,519)	-3%	389,516	285,272	108,257	98,102	90,460
Major Repairs and Replacement	71,677	31,900	(39,777)	-125%	126,997	55,320	24,652	27,510	85,185
Contingency	-	-	-	0%	12,554	12,554	-	-	-
<b>Total Operating Expenses</b>	<b>418,776</b>	<b>387,733</b>	<b>(31,042)</b>	<b>-8%</b>	<b>1,256,994</b>	<b>838,218</b>	<b>371,190</b>	<b>364,221</b>	<b>431,531</b>
<b>Surplus / (Deficit) After Operations</b>	<b>167,742</b>	<b>186,545</b>	<b>(18,803)</b>	<b>-10%</b>	<b>1,045,261</b>		<b>214,710</b>	<b>220,198</b>	<b>161,805</b>
<b>Non-Operating (Income) / Expense</b>									
Investment Earning	(25)	(375)	(350)	-93%	(1,500)	(1,475)	(18)	(18)	(66)
Debt Service, Interest	100,208	101,601	1,392	1%	406,401	306,193	104,388	106,185	65,937
Debt Service, Fees	-	-	-	#DIV/0!	-	-	-	2,750	3,200
Debt Service, Principal	-	-	-	#DIV/0!	357,073	357,073	-	-	6,365
<b>Total Non-Operating (Income) / Expense</b>	<b>100,184</b>	<b>101,226</b>	<b>1,042</b>	<b>1%</b>	<b>761,974</b>	<b>661,790</b>	<b>104,370</b>	<b>108,917</b>	<b>75,435</b>
<b>Surplus / (Deficit) Before Capital</b>	<b>67,558</b>	<b>85,319</b>	<b>(17,762)</b>	<b>-21%</b>	<b>283,287</b>		<b>110,339</b>	<b>111,281</b>	<b>86,369</b>
Capital Spending	-	-	-	#DIV/0!	-	-	-	-	-
<b>Surplus / (Deficit)</b>	<b>67,558</b>	<b>85,319</b>	<b>(17,762)</b>	<b>-21%</b>	<b>283,287</b>		<b>110,339</b>	<b>111,281</b>	<b>86,369</b>
<b>Other Sources / (Uses)</b>									
Transfer (To)/From General Fund	(28,041)	(28,041)	-	0%	(112,163)	(113,131)	(27,153)	(28,271)	(30,980)
Sale of Assets	968	-	968	0%	-	-	-	-	-
Grant Revenues	-	-	-	0%	-	-	-	-	-
Transfer From AHDF	-	-	-	0%	-	27,073	-	-	-
<b>Total Other Sources / (Uses)</b>	<b>(27,073)</b>	<b>(28,041)</b>	<b>968</b>	<b>0%</b>	<b>(112,163)</b>	<b>27,073</b>	<b>(27,153)</b>	<b>(28,271)</b>	<b>(30,980)</b>
<b>Surplus / (Deficit)</b>	<b>40,485</b>	<b>57,279</b>	<b>(16,794)</b>	<b>-29%</b>	<b>171,124</b>		<b>83,186</b>	<b>83,010</b>	<b>55,389</b>

Rent revenues are over budget 1% and down from previous year. Other revenues are over budget 27% due mainly to laundry revenues, \$3,100, and pet fees.

Office operations are under budget 25%. This is primarily due to employee costs. General and administrative is over budget 12% due to legal fees.

Utilities are 10% under budget, the savings are in electricity. Maintenance is over budget and prior year in snow removal due to heavier snowfall and more area being covered.

MR&R is over budget in (unbudgeted) water leak damage. Expenses include roof repairs, carpet replacement, appliances, vinyl replacement, and the bobcat lease.

**Town of Mountain Village Monthly Revenue and Expenditure Report  
March 2017**

	2017						2016	2015	2014
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
<b>Debt Service Fund</b>									
<b>Revenues</b>									
Abatements	\$ -	\$ -	\$ -	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	#DIV/0!	204,490	204,490	-	-	-
Miscellaneous Revenue	-	-	-	#DIV/0!	-	-	-	-	-
Property Taxes	1,475,759	1,359,718	116,040	8.53%	3,481,092	2,005,333	1,396,152	1,405,951	1,365,764
Reserve/Capital/Liquidity Interest	1,014	492	522	106.24%	1,530	516	270	479	954
Specific Ownership Taxes	38,218	22,455	15,763	70.20%	83,909	45,691	36,539	36,444	37,423
<b>Total Revenues</b>	<b>1,514,991</b>	<b>1,382,665</b>	<b>132,326</b>	<b>140.00%</b>	<b>3,771,021</b>	<b>2,256,030</b>	<b>1,432,960</b>	<b>1,442,874</b>	<b>1,404,141</b>
<b>Debt Service</b>									
<b>2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG</b>									
2001/2011 Bond Issue - Interest	-	-	-	#DIV/0!	89,525	89,525	-	-	-
2001/2011 Bond Issue - Principal	-	-	-	#DIV/0!	115,000	115,000	-	-	-
<b>2005 Bonds - Telluride Conference Center - (refunding portion of 1998 )</b>									
2005 Bond Issue - Interest	-	-	-	#DIV/0!	34,000	34,000	-	-	-
2005 Bond Issue - Principal	-	-	-	#DIV/0!	680,000	680,000	-	-	-
<b>2006/2014 Bonds - Heritage Parking</b>									
2014 Bond Issue - Interest	1,056	1,056	-	0.42%	267,236	266,180	-	-	-
2014 Bond Issue - Principal	250,000	250,000	-	#DIV/0!	505,000	255,000	-	-	-
<b>2007 Bonds - Water/Sewer (refunding 1997)</b>									
2007 Bond Issue - Interest	-	-	-	#DIV/0!	89,513	89,513	-	-	-
2007 Bond Issue - Principal	-	-	-	#DIV/0!	1,705,000	1,705,000	-	-	-
<b>2009 Bonds - Telluride Conference Center (refunding 1998 bonds)</b>									
2009 Bond Issue - Interest	-	-	-	#DIV/0!	12,400	12,400	-	-	-
2009 Bond Issue - Principal	-	-	-	0.00%	310,000	310,000	-	-	-
<b>Total Debt Service</b>	<b>251,056</b>	<b>251,056</b>	<b>-</b>	<b>0.00%</b>	<b>3,807,674</b>	<b>3,556,618</b>	<b>-</b>	<b>-</b>	<b>-</b>
Surplus / (Deficit)	1,263,935	1,131,610	132,326	11.69%	(36,653)		1,432,960	1,442,874	1,404,141
<b>Operating Expenses</b>									
Administrative Fees	250	250	-	0.00%	17,000	16,750	250	900	-
County Treasurer Collection Fees	44,276	41,444	2,832	6.83%	102,342	58,066	41,889	42,182	40,973
<b>Total Operating Expenses</b>	<b>44,526</b>	<b>41,694</b>	<b>2,832</b>	<b>6.79%</b>	<b>119,342</b>	<b>74,816</b>	<b>42,139</b>	<b>43,082</b>	<b>40,973</b>
Surplus / (Deficit)	1,219,409	1,089,916	129,494	11.88%	(155,995)		1,390,821	1,399,792	1,363,167
<b>Other Sources and Uses</b>									
Transfer (To) From General Fund	(38,218)	(22,455)	(15,763)	70.20%	(83,909)	(45,691)	(36,539)	(36,444)	(37,423)
Transfer (To) From Other Funds	-	-	-	#DIV/0!	-	-	-	-	-
Bond Premiums	-	-	-	#DIV/0!	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	#DIV/0!	-	-	-	-	-
<b>Total Other Sources and Uses</b>	<b>(38,218)</b>	<b>(22,455)</b>	<b>(15,763)</b>	<b>70.20%</b>	<b>(83,909)</b>	<b>(45,691)</b>	<b>(36,539)</b>	<b>(36,444)</b>	<b>(37,423)</b>
Surplus / (Deficit)	\$ 1,181,191	\$ 1,067,461	\$ 113,731	10.65%	\$ (239,904)		\$ 1,354,282	\$ 1,363,348	\$ 1,325,744
<b>Beginning Fund Balance</b>	<b>\$ 947,096</b>	<b>\$ 947,096</b>	<b>\$ -</b>						
<b>Ending Fund Balance</b>	<b>\$ 2,128,287</b>	<b>\$ 2,014,557</b>	<b>\$ 113,731</b>						

2017 Financial Planning Management Summary\* - Qtr 1

\* This summary is a combined town revenue and expenditure summary not prepared in accordance with governmental budgeting and accounting standards, but rather to provide a summary look at the actual revenue and expenditures with debt service allocated to the appropriate fund or operation.

	Governmental Funds				Enterprise (Business-Type) Funds							Governmental Pass Through Funds Special Revenue Funds					
	General Fund	Vehicle Acquisition	Debt Service Fund	Capital Projects	Parking Services	Water/Sewer	Cable	TCC	VCA	Affordable Housing Development Fund and Mortgage Assistance	Child Development Fund	Total	Percentage of Total	Tourism	Historical Museum	Gondola	
<b>Inflows</b>																	
Revenues	\$ 3,995,794	\$ -	\$ -	\$ -	\$ 132,666	\$ 643,200	\$ 497,372	\$ -	\$ 586,517	\$ 3,120	\$ 159,828	\$ 6,018,497		\$ 1,293,340	41,506	\$ 1,328,843	\$ 8,682,186
<b>Debt Service Income</b>																	
Property Tax (Income)	-	-	38,218	-	1,090,000	244,051	-	141,707	-	-	-	1,513,977		-	-	-	1,513,977
Other Income	-	-	-	-	749	168	-	97	25	-	-	1,039		-	-	-	1,039
<b>Total Debt Service Income</b>	-	-	38,218	-	1,090,749	244,219	-	141,805	25	-	-	1,515,016		-	-	-	1,515,016
<b>Inflow Subtotal (Revenues)</b>	<b>3,995,794</b>	<b>-</b>	<b>38,218</b>	<b>-</b>	<b>1,223,415</b>	<b>887,419</b>	<b>497,372</b>	<b>141,805</b>	<b>586,542</b>	<b>3,120</b>	<b>159,828</b>	<b>7,533,513</b>		<b>1,293,340</b>	<b>41,506</b>	<b>1,328,843</b>	<b>10,197,202</b>
<b>Other Sources and Uses (Inflows)</b>																	
Interfund Transfers In	193,961	268,888	-	16,628	-	-	-	50,710	-	210,363	-	740,550		-	-	-	740,550
Tap Fees	-	-	-	-	-	119,428	-	-	-	-	-	119,428		-	-	-	119,428
Sale of Assets	-	-	-	-	-	352	-	-	968	-	-	1,320		-	-	1,672	2,992
<b>Other Sources and Uses (Inflows) Total</b>	<b>193,961</b>	<b>268,888</b>	<b>-</b>	<b>16,628</b>	<b>-</b>	<b>119,780</b>	<b>-</b>	<b>50,710</b>	<b>968</b>	<b>210,363</b>	<b>-</b>	<b>861,298</b>		<b>-</b>	<b>-</b>	<b>1,672</b>	<b>862,970</b>
<b>Total Inflows</b>	<b>4,189,755</b>	<b>268,888</b>	<b>38,218</b>	<b>16,628</b>	<b>1,223,415</b>	<b>1,007,199</b>	<b>497,372</b>	<b>192,515</b>	<b>587,510</b>	<b>213,483</b>	<b>159,828</b>	<b>8,394,811</b>		<b>1,293,340</b>	<b>41,506</b>	<b>1,330,515</b>	<b>11,060,172</b>
<b>Outflows</b>																	
<b>Operating Expense</b>																	
Cable, Phone, and Internet Service Delivery Costs	-	-	-	-	-	-	277,152	-	-	-	-	277,152	8.10%	-	-	-	277,152
Consulting, Contract Labor, Professional Services	37,314	-	-	-	71	-	250	-	25,191	4,900	225	67,951	1.99%	-	-	434	68,385
Dues, Fees, and Licenses	60,433	-	-	-	-	1,174	543	25,710	27,948	17,795	210	133,813	3.91%	-	830	2,024	136,667
Environmental Projects	80,000	-	-	-	-	20,000	-	-	-	-	-	100,000	2.92%	-	-	-	100,000
Equipment and Vehicle Maintenance	35,142	-	-	-	-	6,956	1,247	-	3,920	-	-	47,265	1.38%	-	-	3,346	50,611
Fuel (Vehicles)	28,736	-	-	-	172	2,382	573	-	1,002	-	-	32,865	0.96%	-	-	810	33,675
Funding Support to Other Agencies	41,000	-	-	-	-	-	1,250	-	-	50,000	6,125	98,375	2.88%	582,668	40,676	-	721,719
Government Buildings and Facility Expense	34,160	-	-	-	12,468	430	692	-	63,752	1,368	10,675	123,545	3.61%	-	-	8,663	132,208
Information Technology	80,248	-	-	-	4,457	-	20,897	-	-	-	-	105,602	3.09%	-	-	932	106,534
Legal Services	104,697	-	-	-	-	821	-	-	16,469	-	-	121,987	3.57%	-	-	5,131	127,118
Marketing, Public Communications, and Regional Promotion	58,458	-	-	-	-	-	-	25,000	-	-	-	83,458	2.44%	673,356	-	-	756,814
Other Expenses	25,683	-	-	-	6,047	-	-	-	-	-	999	32,729	0.96%	-	-	22,306	55,035
Personnel Expense	1,158,556	-	-	-	29,900	119,049	90,041	-	93,564	-	114,086	1,605,196	46.94%	-	-	721,940	2,327,137
Property Insurance	99,230	-	-	-	-	12,223	3,555	-	55,884	-	-	170,892	5.00%	-	-	32,469	203,361
Road, Bridge, and Parking Lot Paving, Striping, and Repair	795	-	-	-	1,255	-	-	-	-	-	-	2,050	0.06%	-	-	-	2,050
Supplies, Parts and Materials	31,176	-	-	-	2,407	10,102	1,796	-	23,718	-	1,780	70,979	2.08%	-	-	73,214	144,193
Travel, Education, and Conferences	7,906	-	-	-	-	45	-	-	-	-	1,303	9,254	0.27%	-	-	3,974	13,228
Utilities-W/S, Electric, Natural Gas, Internet, Communications	102,942	-	-	-	6,478	54,902	7,193	-	107,327	241	2,670	281,753	8.24%	-	-	115,955	397,708
Water/Sewer Service Delivery	-	-	-	-	-	54,972	-	-	-	-	-	54,972	1.61%	-	-	-	54,972
<b>Total Expense</b>	<b>1,986,476</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>63,255</b>	<b>283,056</b>	<b>405,189</b>	<b>50,710</b>	<b>418,775</b>	<b>74,304</b>	<b>138,073</b>	<b>3,419,837</b>	<b>100.00%</b>	<b>1,256,024</b>	<b>41,506</b>	<b>991,198</b>	<b>5,708,566</b>
<b>Capital</b>	<b>31,795</b>	<b>208,137</b>	<b>-</b>	<b>16,628</b>	<b>4,800</b>	<b>23,828</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>285,188</b>		<b>-</b>	<b>-</b>	<b>327,836</b>	<b>613,024</b>
<b>Debt Service Expense</b>																	
Principal/Interest	-	-	-	-	251,057	-	-	-	100,208	-	-	351,265		-	-	-	351,265
Other Admin Fees	-	-	-	-	32,886	7,363	-	4,275	-	-	-	44,524		-	-	-	44,524
<b>Total Debt Service Costs</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>283,943</b>	<b>7,363</b>	<b>-</b>	<b>4,275</b>	<b>100,208</b>	<b>-</b>	<b>-</b>	<b>395,789</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>395,789</b>
<b>Outflows (Expenses) Subtotal</b>	<b>2,018,271</b>	<b>208,137</b>	<b>-</b>	<b>16,628</b>	<b>351,998</b>	<b>314,247</b>	<b>405,189</b>	<b>54,985</b>	<b>518,983</b>	<b>74,304</b>	<b>138,073</b>	<b>4,100,814</b>		<b>1,256,024</b>	<b>41,506</b>	<b>1,319,034</b>	<b>6,717,379</b>
<b>Other Sources and Uses (Outflows)</b>																	
Interfund Transfers Out	546,589	-	38,218	-	7,280	36,151	35,474	-	28,041	-	-	691,753		37,316	-	11,481	740,550
Other	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-
<b>Other Sources and Uses Total (Outflows)</b>	<b>546,589</b>	<b>-</b>	<b>38,218</b>	<b>-</b>	<b>7,280</b>	<b>36,151</b>	<b>35,474</b>	<b>-</b>	<b>28,041</b>	<b>-</b>	<b>-</b>	<b>691,753</b>		<b>37,316</b>	<b>-</b>	<b>11,481</b>	<b>740,550</b>
<b>Total Outflows</b>	<b>2,564,860</b>	<b>208,137</b>	<b>38,218</b>	<b>16,628</b>	<b>359,278</b>	<b>350,398</b>	<b>440,663</b>	<b>54,985</b>	<b>547,024</b>	<b>74,304</b>	<b>138,073</b>	<b>4,792,567</b>		<b>1,293,340</b>	<b>41,506</b>	<b>1,330,515</b>	<b>7,457,929</b>
<b>Net Budget Surplus (Deficit)</b>	<b>1,624,895</b>	<b>60,751</b>	<b>-</b>	<b>-</b>	<b>864,138</b>	<b>656,801</b>	<b>56,709</b>	<b>137,529</b>	<b>40,486</b>	<b>139,180</b>	<b>21,755</b>	<b>3,602,244</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>3,602,243</b>
<b>Outstanding Debt (end of year)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,615,000</b>	<b>\$ 1,705,000</b>	<b>\$ -</b>	<b>\$ 990,000</b>	<b>\$ 12,632,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,942,600</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,370,000</b>	<b>\$ 25,312,600</b>

Memorandum

May 8, 2017

TO: Town Council

FROM: Kevin Swain

RE: Town Council Budget 2018 Goals and Initiatives

## **INTRODUCTION**

As the 2018 Budget adoption process has now begun the next step in getting to adoption is for the Town Council to establish its broader funding goals and initiatives for projects and programs in 2018. There is one hour of agenda time allotted for this discussion. As this is a work-session no action will be taken. Staff recommends that Council use this time to revisit and refine the budget goals and initiatives listed below for guidance to staff to address in the drafting of the budget.

## **2018 TOWN COUNCIL BUDGET GOALS and INITIATIVES**

In April the Town Council Budget and Finance Committee met and discussed the 2018 Budget and its “big picture” goals for that.

- Forecast revenue growth conservatively or flat in light of the expected impact of the Gallagher Amendment on property valuation for property tax assessments.
- The bulk award of grant funds should be held to a total amount not exceeding the grant funding in the 2017 budget.
- Using the most current information provided by the Town of Telluride continue to plan for the financial impact of the wastewater treatment plant upgrade and expansion.
- Plan to implement compensation adjustments that come to light as a result of the wage and compensation study the Town will complete this summer.

For 2018 other financial guidelines and funding needs from previous budgets that the Town Council may wish to also establish for the budget include the following:

- Maintain Town reserves at or above the 35% policy practiced by previous Town Councils.
- Pay down debt when it is feasible to do so.
- Continue to address the need for affordable employee housing in the Mountain Village.
- Investments in projects and programs to keep the town’s economy stable and diverse.
- Funding for projects and programs that protect the natural environment in the Town.
- Maintain Town infrastructure to a high standard of repair and condition.
- Phased implementation of the Town Hall Subarea Master Plan





**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

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

**Agenda Item #8**

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**DATE:** May 1, 2017  
**TO:** Town Council  
**FROM:** Randy Kee, Chief Building Official  
**FOR:** Town Council Public Hearing meeting of May 18, 2017  
**RE:** First Reading of a Public Hearing on Adoption of the 2017 National Electrical Code and associated amendments

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**Background**

The Town of Mountain Village and staff have the desire to stay progressive and promote building safety for our citizens. One of the Building Departments best tools for this is to consistently adopt the latest codes. The 2017 National Electrical Code has been reviewed by staff. There are a few amendments proposed. Amendments are attached.

**Discussion**

The National Electrical Code is adopted automatically without amendment by the State of Colorado every 3 years. Having the latest codes adopted results in safer buildings by incorporating the latest product development and technologies into construction.

Members of the Board of Appeals have reviewed and approved of the amendments on February 13, 2017.

Members of the DRB have reviewed and approved the amendments on 5/4/2017. DRB also made motion to forward to council for adoption.

**Staff Recommendation**

Staff recommends the Town Council adopt the above mentioned codes as amended, and the following proposed motion:

**Proposed Motion**

“I move to forward this motion to the 2<sup>nd</sup> reading to approve an ordinance adopting the 2017 National Electrical Code as amended.”

Effective date: July 1<sup>st</sup>, 2017

## NATIONAL ELECTRIC CODE

- A. The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the National Electrical Code (“NEC”) “also known as NFPA 70 “as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.
- B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.
- C. Amendments, Additions and Modifications. “Previous editions and amendments of the National Electrical Code are replaced with the 2017 National Electrical Code which includes” amendments as follows:

### 1. 200.6 Means of Identifying Grounded Conductors

Amend by inserting:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4AWG or larger shall be identified by one of the following means:

Amend by deleting items 1-4 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

### 2. 210.5 (C) Identification of Ungrounded Conductors.

Amend by inserting the following:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4AWG or larger shall be identified by one of the following means:

Amend by deleting items 1-4 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

**3. Section 334.40 (B)**

Shall be amended by inserting the following:

(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed “specifically for use in the occupancy group and type of construction installed and installed per installation instructions” shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.

**4. Section 410.16 Luminaires in Clothes Closets** amend by inserting “and or built in bed furniture units”

**5. Section 426.4 Continuous Load.**

Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. “Overcurrent selection shall be based on zero degree start-up.”

**6. Section 695.1 Scope (A) Covered.**

Amended by inserting the following:

“(C) NFPA 13 D Residential water pump motors where amended.”

**Section 695.6 (A) Supply Conductors Section (1)**

Shall be amended by adding the following:

“Supply Conductors for residential on site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors’ pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3’ above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable.”

**ORDINANCE NO. 2017-\_\_**

**AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC) AT SECTION 17.7.15 ADOPTING THE 2017 NATIONAL ELECTRICT CODE, LOCAL AMENDMENTS THERETO AND MISCELLANEOUS AMENDMENTS TO THE CDC TO ACCOMPLISH THE FOREGOING**

**RECITALS**

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC, including the Building Codes from time-to-time to address new versions of the Building Codes including local amendments thereto.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:**

**Section 1. Amendment of Community Development Code**

- A. The Town of Mountain Village Community Development Code, section 17.7.15 is hereby amended and replaced as set forth in Exhibit A which is attached hereto and incorporated herein.
- B. The Planning Division is directed to codify the amendments in Exhibit A into the CDC.
- C. The Planning Division may correct typographical and formatting errors in the amendments or the adopted CDC.

**Section 2. Ordinance Effect**

- D. This Ordinance shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- E. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section3. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 4. Effective Date**

This Ordinance shall become effective on \_\_\_\_\_, 2017.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the \_\_\_\_\_ day of June, 2017 in the Town Council

Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the \_\_\_\_ day of May, 2017.**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this \_\_\_\_\_ day of June, 2017.**

**TOWN OF MOUNTAIN VILLAGE:**

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

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2017, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Cath Jett				
Laila Benitez				
Dan Caton				
Michelle Sherry				
Martin McKinley, Mayor Pro-Temp				
Bruce MacIntire				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2017 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2017. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Cath Jett				
Laila Benitez				
Dan Caton				
Michelle Sherry				
Martin McKinley, Mayor Pro-Temp				
Bruce MacIntire				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)

**Exhibit A: CDC Amendments**

**17.7.15 NATIONAL ELECTRIC CODE**

- A. The Town of Mountain Village hereby adopts and incorporates herein by reference as the Electrical Code of the Town, the National Electrical Code (“NEC”) “also known as NFPA 70 “as published by the National Fire Protection Association Inc, and adopted as the electrical code of the State of Colorado.
- B. The NEC shall be reviewed to be re-adopted as the electrical code for the Town of Mountain Village when the State of Colorado adopts such updated versions as the electrical code for the State of Colorado.
- C. Amendments, Additions and Modifications. “Previous editions and amendments of the National Electrical Code are replaced with the 2017 National Electrical Code which includes” amendments as follows:

- 1. The Building Division is charged with administering and enforcing the provisions of the NEC.

- 2. 200.6 Means of Identifying Grounded Conductors**

- Amend by inserting:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

- Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
      - (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
      - (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4AWG or larger shall be identified by one of the following means:

- Amend by deleting items 1-4 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
      - (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
      - (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- 2. 210.5 (C) Identification of Ungrounded Conductors.**

- Amend by inserting the following:

- (A) Sizes 6 AWG or Smaller. An insulated grounded conductor of 6 AWG or smaller shall be identified by one of the following means:

Amend by deleting items 1-3 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

- (B) Sizes 4 AWG or Larger. An insulated grounded conductor 4AWG or larger shall be identified by one of the following means:

Amend by deleting items 1-4 and replacing with:

- (1) A continuous white outer finish “for 120 volt ground to ungrounded single phase and three phase systems.”
- (2) A continuous gray outer finish “for 277 volt ground to ungrounded 3 phase systems.”
- (3) Three continuous white “for 120 volt” or gray stripes “for 277 volt” along the conductor’s entire length on other than green insulation or 3 wraps of corresponding phase tape at each termination point.

**3. Section 334.40 (B)**

Shall be amended by inserting the following:

(B) Devices of Insulating Material. Self-contained switches, self-contained receptacles, and nonmetallic-sheathed cable interconnector devices of insulating material that are listed “specifically for use in the occupancy group and type of construction installed and installed per installation instructions” shall be permitted to be used without boxes in exposed cable wiring and for repair wiring in existing buildings where the cable is concealed.

**4. Section 410.16 Luminaires in Clothes Closets** amend by inserting “and or built in bed furniture units”

**5. Section 426.4 Continuous Load.**

Fixed outdoor electric deicing and snow-melting equipment shall be considered as a continuous load. “Overcurrent selection shall be based on zero degree start-up.”

**6. Section 695.1 Scope (A) Covered.**

Amended by inserting the following:

“(C) NFPA 13 D Residential water pump motors where amended.”

**Section 695.6 (A) Supply Conductors Section (1)**

Shall be amended by adding the following:



“Supply Conductors for residential on site NFPA 13d sprinkler system pumps shall be physically routed outside the building. The conductors’ pumps and associated equipment shall be protected from potential damage by fire and protected from physical damage. Raceways where entering the building into the water pump room shall be EMT, IMC, or GRC and installed no higher than 3’ above the finished floor. All Boxes shall have threaded hubs. Motor whips shall be flexible metal conduit, liquid tight flexible metal conduit or type MC Cable.”



**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

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

**Agenda Item #9**

---

**DATE:** May 1, 2017  
**TO:** Town Council  
**FROM:** Randy Kee, Chief Building Official  
**FOR:** Town Council Public Hearing meeting of May 18, 2017  
**RE:** Work session to simplify the CDC and place the Building Codes into the Municipal Code

---

**BACKGROUND**

The Town of Mountain Village and staff have the desire to make doing business with the town as easy as possible for our citizens. All documents necessary for the Development Community to conduct business should be easily accessed by those interested.

**Discussion**

After receiving calls regarding concern for the size of the CDC, staff began checking sister communities such as Montrose, Aspen and Telluride to see how the Building Codes and amendments were set up. All of those checked were in the associated Municipal Code. I propose replicating this to make the code amendments easier accessed by members of the development community who are looking for the code amendments and less time consuming for staff to carry through the adoption process. Extra time for code review and adoption is limited and the NEC adoption took an extra month due to having to get direction from both the Board of Appeals and Design Review Board prior to council.

This proposal has been discussed with the Design Review Board and the members of the DRB made a motion on 5/4/2017 to remove the Building Codes, amendments and regulations from the CDC and place into the Municipal Code.

**Staff Recommendation**

Staff asks that the Town Council provide further direction regarding this request.

**PROPOSED MOTION**

“I move to direct staff to begin the process of simplifying the CDC by placing the Building Codes into the Municipal Code.”



**PLANNING AND DEVELOPMENT SERVICES**

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

---

**TO:** Town Council  
**FROM:** Sam Starr, Town Planner  
**FOR:** May 18, 2017 Town Council Meeting, Agenda Item #10  
**DATE:** May 8, 2017  
**RE:** Consideration of a resolution approving a Conditional Use Permit to allow the placement of a ropes course on OS-3U Active Open Space

---

**PROJECT GEOGRAPHY**

**Legal Description:** OS-3U, Telluride Mountain Village  
**Address:** No address assigned to Active Open Space  
**Applicant/Agent:** Gravity Play Events  
**Owner:** Telluride Mountain Village  
**Zone District:** Village Center  
**Zoning Designation:** Active Open Space  
**Existing Use:** Active Open Space  
**Proposed Use:** Active Open Space  
**Adjacent Land Uses:**

- **North:** Active Open Space, Village Center
- **South:** Active Open Space, Ski Area
- **East:** Active Open Space, Single Family
- **West:** Active Open Space, Village Center

**ATTACHMENTS**

- Exhibit A: CUP Application and Applicant Narrative
- Exhibit B: Resolution

**BACKGROUND**

In accordance with 17.4.14 of the Community Development Code (CDC), the applicant has applied for a Class 4 Conditional Use Permit for the placement of a ropes course on Active Open Space, OS-3U, during the summer season. The ropes course has been in operation since 2014, and has received no complaints from the Parks and Rec or Environmental Services Departments.

**CRITERIA FOR DECISION**

1. The following criteria shall be met for the review authority to approve a conditional use permit:
  - a. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;

- b. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
- c. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
- d. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
- e. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
- f. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
- g. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
- h. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
- i. The proposed conditional use permit meets all applicable Town regulations and standards.

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the conditional use permit review criteria.

**ANALYSIS**

The ropes course has been a long, ongoing occurrence in the town. Moreover, such uses are common in ski resort communities to provide attractions in summer months. Staff feels the proposal is generally consistent with the Design Regulations. Council may elect to develop allowances and design standards for the proposed conditional uses in the future. Staff would therefore recommend approval through April 2020.

**STAFF RECOMMENDATION**

Staff recommends the Town Council approve the conditional use permit to allow the placement of a ropes course on OS-3U, with the proposed motion set forth below:

*"I move to approve the conditional use permit for the placement of a ropes course on OS-3U with the following conditions:*

- 1. *The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the bike park, and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions Staff prior to installation.*
- 2. *The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.*
- 3. *In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.*
- 4. *The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.*
- 5. *Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.*

6. *The Applicant shall revise the site and grading plan to have appropriate finished grade material, benches, and simple landscaping to improve the appearance of the ropes course, site grading, and the existing condition of the site.*
7. *This Conditional Use Permit shall be valid for a period of three (3) years with an annual review by the Planning Division staff, with the Applicant responding to any valid issues as they arise during the operation or the annual review.*

**DESIGN REVIEW BOARD RECOMMENDATION**

A Motion was made by Board Member David Craige, and seconded by Board Member David Eckman to recommend approval of the conditional use permit to Town Council subject to the conditions below:

1. *The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the bike park, and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions Staff prior to installation.*
2. *The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.*
3. *In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.*
4. *The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.*
5. *Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.*
6. *The Applicant shall revise the site and grading plan to have appropriate finished grade material, benches, and simple landscaping to improve the appearance of the ropes course, site grading, and the existing condition of the site.*
7. *This Conditional Use Permit shall be valid for a period of three (3) years with an annual review by the Planning Division staff, with the Applicant responding to any valid issues as they arise during the operation or the annual review.*

**PROPOSED MOTION**

"I move to approve the resolution approving the conditional use permit for the ropes course on lot OS-3U, as recommended by staff and the Design Review Board, with the following conditions:

1. *The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the bike park, and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions Staff prior to installation.*
2. *The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.*
3. *In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.*
4. *The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.*

5. *Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.*
6. *The Applicant shall revise the site and grading plan to have appropriate finished grade material, benches, and simple landscaping to improve the appearance of the ropes course, site grading, and the existing condition of the site.*
7. *This Conditional Use Permit shall be valid for a period of three (3) years with an annual review by the Planning Division staff, with the Applicant responding to any valid issues as they arise during the operation or the annual review.*

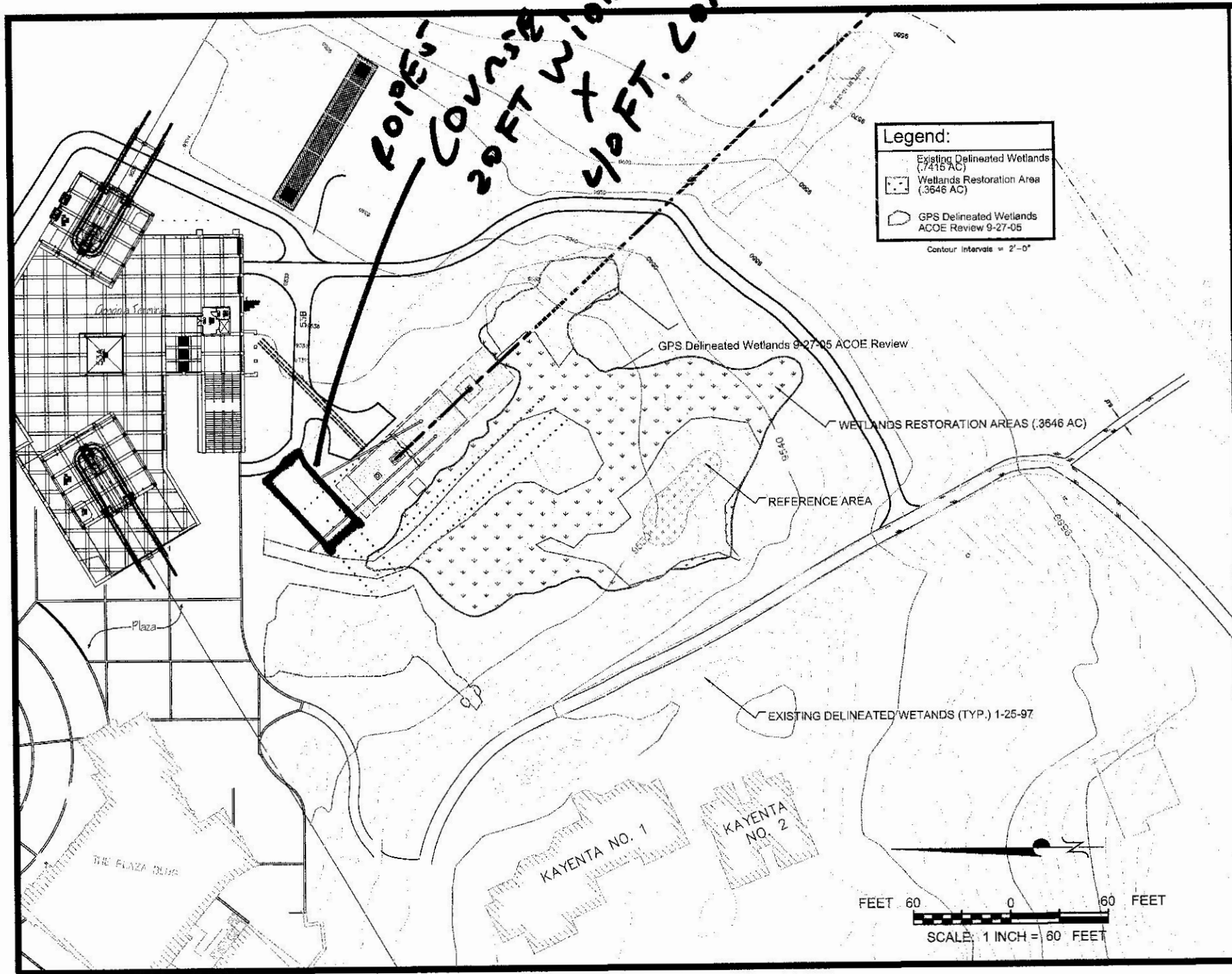


FIGURE LIFT 4

LIFT 4 MITIGATION RESTORATION AREA  
 DELINEATED WETLAND AREAS  
 TOWN OF MOUNTAIN VILLAGE, COLORADO

DATE:	11-30-05	SCALE:	1" = 60'
REVISION:		DATE:	
REVISION:		DATE:	
REVISION:		DATE:	



# CONDITIONAL USE PERMIT APPLICATION

Community Development Department  
Planning Division  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

## CONDITIONAL USE PERMIT APPLICATION

### APPLICANT INFORMATION

**Name:**  
GPA & GPE, Inc. dba Gravity Play Events

**E-mail Address:**  
scott@gravityplayevents.com

**Mailing Address:**  
1272 Dream Lake Ct.

**Phone:**  
719-531-7510

**City:**  
Colorado Springs

**State:**  
CO

**Zip Code:**  
80921

**Mountain Village Business License Number:**  
01655

### PROPERTY INFORMATION

**Physical Address:**  
N/A

**Acreage:**

**Zone District:**  
Active Open Space

**Zoning Designations:**  
Active Open Space

**Density Assigned to the Lot or Site:**  
N/A

**Legal Description:**  
Open Space Tract 0534

**Existing Land Uses:**  
AOS

**Proposed Land Uses:**  
AOS

### OWNER INFORMATION

**Property Owner:**  
TSG

**E-mail Address:**

**Mailing Address:**

**Phone:**

**City:**

**State:**

**Zip Code:**

### DESCRIPTION OF REQUEST

See Narrative





# CONDITIONAL USE PERMIT APPLICATION

Community Development Department  
Planning Division  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**OWNER/APPLICANT  
ACKNOWLEDGEMENT  
OF RESPONSIBILITIES**

I, Telluride Ski & Golf Company, the owner of Lot 0534 (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by member of Town staff, DRB members and the Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

3/30/17

Signature of Applicant/Agent

Date

**OFFICE USE ONLY**

Fee Paid:

By:

Planner:



# CONDITIONAL USE PERMIT APPLICATION

Planning & Development Services  
Department  
Planning Division  
455 Mountain Village Blvd.  
Mountain Village, CO 81435

## OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize *(insert agent name)* \_\_\_\_\_ of  
*(insert agent's business name)* \_\_\_\_\_ to be and to act as my  
designated representative and represent the development application through all aspects of the development  
review process with the Town of Mountain Village.

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Printed name)

## # 7 – Development Narrative

We propose to set up and operate a mobile Ropes Course with Water Walkers (see attached photos) for family entertainment and economic vitality in Mountain Village for Summer 2017.

The operation will attract and retain visitors to Mountain Village by providing a wholesome and healthy activity opportunity that is both physically and mentally stimulating.

Signage with wooden frames and benches for comfort and appearance will also be sought and proposed.

Daily safety inspections will occur, all staff will be trained and follow written operation procedures and the Water Walker Pool will be covered when closed.

**RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF MOUNTAIN VILLAGE,  
MOUNTAIN VILLAGE, COLORADO  
APPROVING A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A  
TEMPORARY ROPES COURSE STRUCTURE ON ACTIVE OPEN SPACE, OS-3U**

**Resolution No. 2017-0515-\_\_**

- A. TSG Ski & Golf, LLC is the owner of record of real property described as Tract OS-3U, Town of Mountain Village (Owner); and
- B. The Owner has authorized Scott Butler (Applicant) to pursue the approval of the Conditional Use Permit to allow for the installation of a temporary ropes course structure on Tract OS-3U, and the Applicant has submitted such application requesting approval of the Conditional Use Permit; and
- C. The proposed development is in compliance with the provisions of Section 14.4.14 of the Community Development Code (CDC); and
- D. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on May 4, 2017. Upon concluding their review, the DRB voted in favor of the Conditional Use Permit and recommended approval to the Town Council subject to certain conditions as set forth in this resolution; and
- E. The Town Council considered and approved this application, along with evidence and testimony, at a public meeting held on May 18, 2017; and
- F. The public hearings referred to above were preceded by publication of public notice of such hearings on such dates and/or dates from which such hearings were continued by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the CDC; and
- G. After the public hearings referred to above, the DRB and the Town Council each individually considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution; and
- H. The Applicant has addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB; and
- I. The Town Council finds the Application meets the Conditional Use Permit requirements contained in CDC Section 17.4.14 as follows:
  - 1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan;
  - 2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
  - 3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;

4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town;
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use;
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure;
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A CONDITIONAL USE PERMIT TO ALLOW FOR THE INSTALLATION OF A TEMPORARY ROPES COURSE STRUCTURE ON OS-3U AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO CONDITIONS SET FORTH IN SECTION 1 BELOW:**

1. The Applicant shall maintain adequate bike traffic access from the bottom of the bike park to the Village Center plazas with either stations or hard fence to segregate bikers using the Bike Park and users and spectators of the ropes course; the design of the stations or hard fence shall be reviewed by Planning Divisions staff prior to installation.
2. The Applicant shall secure the structure, including, without limitation, the pool, ladders, and other elements that might attract public access when closed.
3. In the event of water limitations or restrictions, the Applicant shall close the pool portion of the ropes course structure.
4. The Applicant shall re-surface all disturbed areas with landscaping and provide seating for spectators.
5. The Applicant shall provide an erosion control and drainage plan to ensure protection of the wetlands in the surrounding area.
6. The applicant shall revise the site and grading plan to have appropriate finished grade material, benches and simple landscaping to improve the appearance of the ropes course, site grading and the existing condition of the site.
7. The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Planning Division staff, with the applicant responding to any valid issues as they arise during operation or the annual review.

**Be It Further Resolved** that OS-3U may be developed as submitted in accordance with Resolution NO. 2017-0515-\_\_

**Approved** by the Town Council at a public meeting May 18, 2017.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Dan Jansen, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as to Form:

\_\_\_\_\_  
James Mahoney, Assistant Town Attorney



---

To: Mayor and Town Council

From: Jim Loebe

For: May 18<sup>th</sup>, 2017 Town Council Meeting

Date: May 11<sup>th</sup>, 2017

Re: Approval of the Town of Mountain Village Gunnison Valley Transportation Planning Region Intergovernmental Agreement

---

### **Background**

Within the State of Colorado there are 15 Transportation Planning Regions (TPRs) of which TMV is a contributing member of the Gunnison Valley Transportation Planning Region (GVTPR).

From the Region 10 Website:

“Region 10 administers the GVTPR, which is responsible for the development of the 20-year Regional Transportation Plan every five years, as well as producing annual updates. The plan is developed and updated through an extensive public participation process. The plan is a multi-modal transportation plan addressing the transportation elements of roadways, bike and pedestrian facilities, transit services, aviation, and rail services, and covers all six counties in Region 10. This plan is used by the Colorado Department of Transportation in the development of the Statewide Transportation Plan and to establish priority projects for funding every year.

The GVTPR Committee also develops Transit Plans for each county. Each plan outlines details of existing transit services and the potential for transit development in these counties. Both the Colorado Department of Transportation and local transit providers utilize these plans to secure funding.”

### **Consent Request**

The GVTPR has been operating under the same IGA since its inception over 20 years ago. Region 10 is requesting that all contributing members execute the Certificate of Participation in the form of an updated IGA.

INTERGOVERNMENTAL AGREEMENT  
FOR A  
REGIONAL PLANNING COMMISSION FOR TRANSPORTATION PLANNING  
GUNNISON VALLEY TRANSPORTATION PLANNING REGION

THIS AGREEMENT made this [day#] day of [month], 2017, by and among the following local governments in the Gunnison Valley Transportation Planning Region:

1. Delta County
2. Gunnison County
3. Hinsdale County
4. Montrose County
5. Ouray County
6. San Miguel County
7. Town of Cedaredge
8. Town of Crawford
9. Town of Crested Butte
10. City of Delta
11. City of Gunnison
12. Town of Hotchkiss
13. Town of Lake City
14. City of Montrose
15. Town of Mount Crested Butte
16. Town of Mountain Village
17. Town of Naturita
18. Town of Norwood



19. Town of Olathe
20. City of Ouray
21. Town of Paonia
22. Town of Ridgway
23. Town of Telluride

Participation in this agreement by each aforementioned party is made only upon execution of a Certificate of Participation.

This Agreement is thereby executed in multiple Certificates of Participation, each of which shall constitute an original, but all of which, taken together, shall constitute the same document.

WHEREAS, the parties to this Agreement have the authority pursuant to Article XIV, Section 18 of the Colorado Constitution and Section 29-1-201, et seq., Colorado Revised Statutes, to enter into intergovernmental agreements for the purpose of providing any service or performing any function which they can perform individually, and;

WHEREAS, Section 43-1-1101 C.R.S. recognizes Regional Planning Commissions as the proper forum for transportation planning, and;

WHEREAS, Section 43-1-1102(5) C.R.S. requires that Regional Planning Commissions formed for the purpose of transportation planning must be formed pursuant to Section 30-28-105 C.R.S., and;

WHEREAS, the parties to this Agreement desire to cooperate in developing and maintaining a long range Regional Transportation Plan, the purpose of which is to identify the mobility needs of the Gunnison Valley Transportation Planning Region, and prepare a plan for addressing the needs, and;

WHEREAS, Section 43-1-1103 C.R.S. requires that any Regional Planning Commission formed for the purpose of transportation planning is responsible for regional transportation planning for said region, and;

WHEREAS, the Gunnison Valley Transportation Planning Region, consisting of the areas within the counties of Delta, Gunnison, Hinsdale, Montrose, Ouray, and San Miguel was designated in the Rules for the Statewide Transportation Planning Process (2 CCR 604-2) as adopted by the Transportation Commission of Colorado and effective December 15, 2012, and;

WHEREAS, the parties to this Agreement are governing bodies or officials having charge of public improvements within their jurisdictions in Gunnison Valley Transportation Planning Region.

**NOW THEREFORE**, the parties hereby mutually agree as follows:

1. Designation of Regional Planning Commission. The parties to this Agreement shall have one representative each on the Regional Planning Commission for the Gunnison Valley Transportation Planning Region.
2. Responsibilities of Regional Planning Commission. The Regional Planning Commission shall be responsible, in cooperation with the state and other governmental agencies, for carrying out necessary continuing, cooperative, and comprehensive transportation planning for the Gunnison Valley Transportation Planning Region; for creating, amending and updating Regional Transportation Plans pursuant to all applicable federal and state laws and rules or regulations including public participation provisions; for recommending the priority for any transportation improvements planned for the region; and for participating in the State Transportation Improvement Program development process. The Regional Planning commission shall keep records of its resolutions, transactions, contractual undertakings, findings, and determinations, which records shall be public records.
3. Chairperson and Officers. The Regional Planning Commission shall elect its Chairperson, whose term shall be one year, with eligibility for reelection. The Chairperson, or their designee, shall be the representative of the Gunnison Valley Transportation Planning Region on the State Transportation Advisory Committee.
4. Contracting. The Regional Planning Commission may, with the consent of the parties to this Agreement, contract the services of other eligible individuals or entities to carry out all or any portion of the responsibilities assumed by the Regional Planning Commission under this Agreement.
5. Distribution of state or federal funds. The Regional Planning Commission may, through contracts or Memoranda of Agreement, receive and expend state or federal funds designated for regional transportation planning.
6. Terms of this Agreement. This Agreement shall remain in full force and effect for so long as the parties to this Agreement consider necessary to complete and maintain Regional Transportation Plans for the Gunnison Valley Transportation Planning Region and for periodic updates or amendments as may be required. Any party to this Agreement may, however, terminate its participation in this Agreement six months after providing written notice of such termination to the other parties of this Agreement. This Agreement may be terminated at any time by agreement of all parties to this Agreement unless a grant contract is in effect with the State. In this case, the State must approve such termination and arrangements for completing the project.
7. Modification and Changes. The terms of this Agreement may be modified at any time by agreement of all parties to this Agreement.

CERTIFICATE OF PARTICIPATION  
IN THE  
INTERGOVERNMENTAL AGREEMENT  
FOR A  
REGIONAL PLANNING COMMISSION FOR TRANSPORTATION PLANNING  
GUNNISON VALLEY TRANSPORTATION PLANNING REGION

THIS is to certify that [Entity or Official's Name] has agreed to participate in this Intergovernmental Agreement for the Gunnison Valley Regional Planning Commission.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day first written above on page 1.

\_\_\_\_\_ Date: \_\_\_\_\_  
[Name, Title]  
[Entity Name]

ATTEST:

\_\_\_\_\_ Date: \_\_\_\_\_  
[Name, Title]

Seal:



**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item No. 12A & 12B**

**TO:** Town Council

**FROM:** Glen Van Nimwegen, AICP

**FOR:** Meeting of May 18, 2017

**DATE:** May 10, 2017

**RE: Village Court Apartments Rezoning and Density Transfer, 415 Mountain Village Boulevard:**

- A. First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Rezoning Lots 1001R and 1005R, Zoned Multi-Family and Full Use Active Open Space, to Transfer 48 Units of Employee Apartment or Condominium Density (144 person equivalent) to Lot 1001R (8.4 acres) and Transfer 22 Units of Employee Apartment or Condominium Density (66 person equivalent) to Lot 1005R (2.8 acres); and Approving Alternative Parking Requirements**
  - B. Consideration of a Resolution Approving a Conditional Use Permit for 48 Employee Apartments or Condominium Units on Lot 1001R**
- 

**PROJECT GEOGRAPHY**

**Legal Description:** Lots 1001R and 1005R

**Applicant/Agent:** Town of Mountain Village

**Owner:** Town of Mountain Village Housing Authority

**Zoning:** Multi-Family and Full Use Active Open Space (FUAOS)

**Existing Use:** Employee apartments and open space

**Proposed Use:** 70 additional employee apartment or condominium units

**Site Area:** 11.2 acres

**Density:**

- **Existing** 19.8 units per acre
- **Proposed** 26.1 units per acre

**Adjacent Land Uses / Zoning District:**

- **North:** Open Space / FUAOS
- **South:** Parking Garage, Open Space / Civic Zone District
- **East:** Open Space, Lift 10, Double Cabins Ski Run / FUAOS
- **West:** Open Space and Single-family Residence / FUAOS and Single-Family

**ATTACHMENTS**

Exhibit A: Proposed Ordinance

Exhibit B: Proposed Resolution

Exhibit C: Aerial Photo of Site

Exhibit D: Existing Zoning

Exhibit E: VCA Massing Studies

- Exhibit F: Parking Study
- Exhibit G: Lots 1001R, 1007R, 1008R and Tract OS-1R-1R Plat
- Exhibit H: Public Comments

**BACKGROUND AND ANALYSIS**

Last spring the Town launched an effort to update the Town Hall Subarea Plan of the comprehensive plan. An overarching theme that came out of the process was to “Expand workforce housing”. The draft plan identified the possibility of some housing as a part of the new mixed-use buildings close to town hall, but most of the new housing is proposed to be added to the Village Court Apartments. To implement the goal, staff is proposing the following development applications:

- A. Rezoning and Density Transfer. Per the draft amended Town Hall Subarea Plan, staff is recommending 70 additional units be moved to the two lots. The existing zone districts remain the same. Staff is recommending the zoning designation for the new units be expanded to include Employee Condominiums as well as Employee Apartments. The addition of employee or work force housing in Mountain Village does not count against the housing density cap. The existing and proposed density is as follows:

Use	Actual Units	Density Per Unit	Person Equivalent Density
Employee Apartments	222	3	666
Additional Emp Apts / Condo	70	3	210
Proposed Density	292	3	876

- B. Conditional Use Permit. When the Town Hall Subarea was amended in 2014, it was followed by a rezoning of the area to new zoning districts. Portions of Lots 1005R and 1001R were rezoned from Multi-Family to Full Use Active Open Space. The CDC requires a conditional use permit to allow workforce housing in Full Use Active Open Space. The area of this district was platted at the time for Lot 1001R (Exhibit E). Staff is not certain if the new proposed units will encroach on the open space district. Therefore we are proposing a CUP for Lot 1001R. There are no units proposed close to the existing open space district in Lot 1005R.

- C. Alternative Parking Requirements. Section 17.5.8(A)6 of the CDC allows the review agency to approve parking requirements different than the mandated requirements through the Class 4 process. Staff has studied the existing parking trends at the Village Court Apartments, and had our findings verified by a parking consultant with the Town Hall Subarea Planning team. The table below outlines the request:

Land Use	Apartments	Parking Ratio	Spaces
Employee condo/apartments outside Village Core per CDC	222	1.5 space/unit	333
Existing employee parking at VCA	222	1.1 space/unit	246
Proposed Parking	292	1 space/unit	292

Staff is not seeking final Design Review approval of the development plans at this time. The schematic plans are from the latest version of the draft Town Hall Subarea Plan. It is intended to provide a high level, conceptual view of the overall project design, and prove the additional units “fit” on the site.

**Current Site Conditions**

The Village Court Apartments includes 222 employee housing units in the following bedroom configurations:

Unit Type	Amount	Size (Square Feet)
Studio	78	351
1 Bedroom 1 Bath	78	525
2 Bedroom 1 Bath	52	785
3 Bedroom 2 Bath	12	1075
Commercial (Mountain Munchkins)	2	1075

**Comprehensive Plan Context**

Since March of 2016 the Town Hall Planning Committee has been working on a revised Town Hall Subarea Plan. The Committee is made up of representatives from TSG, TMVOA and Mountain Village. The plan is slated for Town Council adoption on June 20, 2017. The draft plan recommends the addition of 70 units to the two lots. However, the current Town Hall Subarea Plan is generally supportive of the expansion of the workforce housing:

Town Hall Subarea Plan (2011, amended 2014)

- Create additional deed restricted housing for year-round and seasonal residents. (page 60)
- 2. PARCEL B VILLAGE COURT APARTMENTS (VCA)
  - a. Continue to provide deed restricted housing consistent with the town Housing Authority policies and federal or state mandated programs applicable to Parcel B Village Court Apartments.
  - b. Continue the measured development of vacant, buildable land at VCA. (page 61)

Paragraph I.A states that even though Table 8. Town Hall Development Table does not indicate additional units for VCA, an application can be made for the rezoning if it can be shown it “fits” on the site (page 61). Staff believes the preliminary design work and parking study that have been done for the updated plan show the additional units fit on the site.

The following Comprehensive Plan policies are applicable to the DRB’s consideration of the development applications:

Land Use Principles, Policies and Actions, Principle I, Policies B, C & G

- B. Require rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan.
- C. Permit development applications in general conformance with the Comprehensive Plan

per the applicable criteria for decision-making.

G. Require a rezoning, PUD, subdivision or density transfer to meet the following applicable criteria:

1. A proposal shall not increase the town's density beyond the 8,027 person equivalent density cap in accordance with the terms of the County Settlement Agreement which allows for the creation of bonus employee density, so proposal does not affect the cap.
  - The proposal is for employee density so it does not affect the cap.
2. A proposal generally meets the targeted parcel density as identified in the Development Tables for each Subarea Plan.
  - The Table does not state the allowed density for VCA, but the density meets the "fits" requirement.
3. A proposal shall meet the adopted criteria for decision-making for the required development review processes.
  - See Criteria and Findings below.
4. A proposal to rezone, subdivide or transfer density shall provide public benefits listed in the Public Benefits Table.
  - This request is not one of the specific actions that require the provision of public benefits.
5. A proposal that involves rezoning open space, as envisioned by the Comprehensive Plan, shall provide an equal or greater amount of replacement of open space within the original County PUD boundary in accordance with the terms of the County Settlement Agreement and LUO and Design Guidelines.
  - This request is not rezoning open space. Work force housing is allowed use in Active Open Space subject to approval of a Conditional Use Permit.
6. The proposal will meet the following or equivalent standards:
  - a. Minimize and mitigate a project's visual impacts, to the extent practical, while also providing the targeted density identified in each Subarea Plan Development Table. It is understood that some visual impacts will occur with development.
    - The project "fits" the site. The height of buildings will not exceed the existing buildings on-site, and the height of certain buildings in proximity to an existing single-family residence will be reduced.
  - b. Ensure appropriate scale and mass that fits the site(s) under review.
    - See above.
  - c. Avoid, minimize and mitigate environmental and geotechnical impacts, to the extent practical, consistent with the Comprehensive Plan while also providing the target density identified in each Subarea Plan Development Table.
    - The project "fits" the site. All required environmental and geotechnical studies, including wetland delineations will have to occur prior to construction.
  - d. Address all site-specific issues to the satisfaction of the town such as, but not limited to, the location of trash facilities, grease trap cleanouts, restaurant vents, and access points.
    - Development standards are being included with the rezoning ordinance and the project will have to go through Design Review Board for final development approval.

## Town Hall Subarea Plan as Proposed 2017

The draft plan emphasizes again the need to expand workforce housing, primarily at VCA. A conceptual site plan was done that showed capacity for up to 70 additional units. Additional vehicle access points are recommended, as well as improved pedestrian connections. The amended Town Hall Subarea Plan provides further support and justification of the expansion of VCA.

### **Alternative Parking Requirements**

Section 17.5.8 (A) 6 of the CDC allows for the review authority of Class 4 applications to approve parking standards that are different from those dictated by the code. The proposed parking change must be evaluated by a parking professional, and the review authority must make the following findings:

- i. The alternative parking requirements shall be sufficient to meet the parking demand for the proposed uses; and
- ii. The alternative parking requirements shall not be detrimental to the public health, safety and welfare.

Planning staff did an inventory of the use of parking in Village Court Apartments for a week during a peak demand period. Our findings were that only 89% of the 246 spaces were utilized at the peak time (Sunday night). This equates to a maximum demand of one car per unit, which is the allowed requirement for the Village Center. The analysis supports reducing the parking requirement for Village Court, which is likely due to the proximity of transit through the gondola, dial-a-ride and local buses. The staff study was evaluated by a transportation planner that was a part of the consulting team employed for the Town Hall Subarea Plan who recommends the reduced parking standard (Exhibit D).

### **Neighbor Concerns**

The property owner in the closest proximity to Village Court Apartments has raised concerns about the addition of units where the shop is currently, and the Townhomes proposed adjacent to Lift 10 (Exhibit F). The footprint of their home can be seen in the upper left corner of the Town Hall Subarea site plan.

The planning committee for the subarea plan considered the concerns raised by Mr. Evans and is recommending conditions be added to the rezoning to reduce noise impacts of the new units.

### **CRITERIA AND FINDINGS FOR DECISION**

Below are the criteria that must be met for the Board to recommend approval of the requested actions. Staff has inserted our interpretation of how the proposal meets the criteria as stated in the bulleted text.

#### **Rezoning Criteria**

1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan:



- The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
  - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
  - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
  - The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below);
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
    - Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
    - The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
    - The development will be required to comply with the building height, lot coverage requirements during the required Design Review Process development application.
  3. The proposed rezoning meets the Comprehensive Plan project standards:
    - Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.
  4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources:
    - The Telluride Fire Protection District will provide fire protection services;
    - The Mountain Village Police Department will provide police protection services;
    - The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
    - The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
  5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
  6. Adequate public facilities and services are available to serve the intended land uses.
    - Water and sewer are available from the Town of Mountain Village;
  7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion:

- A transportation study completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
- There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
- The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
- The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and
- There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.

8. The proposed rezoning meets all applicable Town regulations and standards.

### **Density Transfer Criteria**

1. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications).
2. The density transfer meets the density transfer and density bank policies:
  - The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
3. The proposed density transfer meets all applicable Town regulations and standards.

### **Conditional Use Permit Criteria**

Staff has made a CUP request because a portion of Lot 1001R where additional units may be located is zoned for Full Use Active Open Space.

1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan.
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure;
  - The site is presently developed as multi-family;
  - The building height will be according to the CDC or lower and therefore will not exceed the height of existing units at VCA;
  - Staff is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor;
  - The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses; and
  - The parking requirement will be reduced, but not beyond what can be provided on site or in the adjacent parking garage.

3. The design, development and operation of the proposed conditional use shall not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space;
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses;
  - Staff is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor.
5. The design, development and operation of the proposed conditional use shall not have a significant adverse effect on open space or the purposes of the facilities owned by the Town.
  - The proposed employee units shall have little, if any, encroachment on the Full Use Active Open Space area adjacent to the Village Court Apartments.
  - The 2017 draft of the Town Hall Center Subarea Plan recommends replacing open space now designated as development Parcel D in the current Town Hall Center Subarea Plan.
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.
7. The design, development and operation of the proposed conditional use shall provide adequate infrastructure.
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source; and
9. The proposed conditional use permit meets all applicable Town regulations and standards.

#### **Alternative Parking Requirement Findings**

1. The alternative parking requirements shall be sufficient to meet the parking demand for the proposed uses;
  - Staff and the Town's parking consultant have evaluated the actual parking demand for Village Court Apartments and based on the proximity of transit are recommending a ratio of one space per unit.
2. The alternative parking requirements shall not be detrimental to the public health, safety and welfare.
  - There is adequate room on-site and/or in the adjacent parking garage.

#### **DESIGN REVIEW BOARD RECOMMENDATION**

At the May 4, 2017 Board meeting, Doug Tueller, representing adjacent land owner Steve Evans, objected to the units that were proposed at the site of our maintenance shop, and the proposed Townhomes shown as 'O' on the site plan. The Board's recommendation was to

move 12 of those units to the northeast corner of the site, onto Lot 1001R. The Board was also concerned about the parking requirement proposed by staff.

The Design Review Board recommended approval of the proposed applications, subject to the following amended conditions (strikeout and CAPS):

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
  - a. ~~The buildings to be located where the existing shop and storage units are currently located shall be limited to two stories or 30 feet; and shall not have outside decks facing Tract OS1R3 or OS1R1 respectively; and~~
  - b. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - c. Parking shall be provided at a minimum ratio of one (1) space per ~~unit~~ **BEDROOM** on-site or in the adjacent parking garage, **BUT NO GREATER THAN 1.5 SPACES PER UNIT. IF A LESSER STANDARD IS DESIRED, IT MUST BE JUSTIFIED BY AN ANALYSIS BY A TRAFFIC ENGINEER.**
2. The proposed density shall not exceed ~~292~~ **282** employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans.
3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional ~~70~~ **60** units.
4. **DELETE THE 14 UNITS SHOWN AT THE SHOP; DELETE THE 8 TOWNHOMES PROPOSED AT THE SITE OF EXISTING STORAGE UNITS ("O" ON CONCEPTUAL PLAN) AND ADD 12 UNITS TO THE CLUSTER OF UNITS AT THE NORTHEAST CORNER OF SITE. THE NET RESULT WILL BE A TOTAL OF 60 ADDITIONAL UNITS.**

### **STAFF RECOMMENDATION**

The Village Court Apartments is the principal site of work force housing in Mountain Village, and there and it is not enough. The present comprehensive plan allows for the addition of density in the Town Hall Subarea if it can be shown it "fits" the area. A more detailed analysis shows that 70 additional units should fit within the site subject to the final delineation of the wetlands. A Conditional Use Permit is being provided because a portion of the additional units may encroach into open space. The parking has been analyzed and a more efficient requirement for parking at this site is one (1) space per unit.

Staff is recommending approval of the rezoning to transfer density, with the changes recommended by the DRB; the conditional use and the alternative parking requirement of one (1) space per unit as proposed.

### **PROPOSED MOTION**

- A. "I move the Town Council approve on first reading the proposed ordinance and set the public hearing for June 20, 2017, subject to the following conditions:

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
    - a. The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
    - b. Parking shall be provided at a minimum ratio of one (1) space per unit on-site or in the adjacent parking garage.
  2. The proposed density shall not exceed 282 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plans, except as modified herein.
  3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 60 units.
  4. Delete the 14 units shown at the shop; delete the 8 Townhomes proposed at the site of the existing storage units ("O" on the Conceptual Plan) and add 12 units to the cluster of units at the northeast corner of site. The net result will be a total of 60 additional units."
- B. "I move the Town Council approve the resolution approving a conditional use permit to allow employee housing in the Full Use Active Open Space district located in Lot 1001R, subject to the following condition:
1. The concurrent Rezoning and Density Transfer Application be approved by a second reading of the enabling Ordinance and such Ordinance becoming effective."

**ORDINANCE NO. 2017-\_\_\_**

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE LOTS 1001R AND 1005R, ZONED MULTI-FAMILY AND FULL USE ACTIVE OPEN SPACE ZONE DISTRICTS TO TRANSFER 52 AND EIGHT (8) UNITS OF EMPLOYEE APARTMENT DENSITY RESPECTIVELY, TO INCREASE THE TOTAL PERMITTED DENSITY FROM 222 TO 282 EMPLOYEE APARTMENTS UNITS; (2) APPROVE AN ALTERNATIVE PARKING REQUIREMENT FOR THE VILLAGE COURT APARTMENTS, 415 MOUNTAIN VILLAGE BOULEVARD.**

**RECITALS**

- A. The Mountain Village Housing Authority, (“**Owner**”) authorized staff on April 20, 2017 to initiate the rezoning of Lots 1001R and 1005R to transfer up to 70 Employee Apartment or Condominium units to increase the permitted density from 222 to 292 Employee Apartment or Condominium units for the Village Court Apartments. Staff has also initiated the request to approve alternative parking requirements (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Lots 1001R and 1005R, owned by the Mountain Village Housing Authority, are collectively referred to as the “**Property**”.
- C. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List as recorded at Reception Number 301133 and zoning as set forth on the Town Official Zoning Map:

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
1001R	Multi-Family, Full Use Active Open Space	Employee Apts.	192	3	576
1005R	Multi-Family, Full Use Active Open Space	Employee Apts.	30	3	90

- D. Section 17.5.8.A.6 of the CDC allows the review agency to approve parking requirements different than the requirements of the CDC through the Class 4 process if the parking is analyzed by a parking professional and certain findings are made.
- E. At a public hearing held on May 4, 2017, the Design Review Board (“**DRB**”) considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions, including but not limited to the reduction in the number of units from 70 to 60 units, pursuant to the requirement of the CDC.

- F. At its regularly scheduled meeting held on May 18, 2017, the Town Council considered and approved the first reading of this ordinance and set the public hearing on June 20, 2017.
- G. At its regularly scheduled meeting held on June 20, 2017, the Town Council conducted the public hearing on this Ordinance and after receiving testimony and public comment, closed the hearing and approved the Applications as recommended by the DRB.
- H. This Ordinance rezones the Property as follows

<b>Lot No.</b>	<b>Zone District</b>	<b>Zoning Designation</b>	<b>Actual Units</b>	<b>Person Equivalent per Actual Unit</b>	<b>Total Person Equivalent Density</b>
1001R	Multi-Family and Full Use Active Open Space	Employee Apartment and Condominium and Full Use Active Open Space	244	3	732
1005R	Multi-Family and Full Use Active Open Space	Employee Apartment and Condominium and Full Use Active Open Space	38	3	114

- I. The Ordinance approved alternative parking requirements to equal one (1) parking space per unit.
- J. The meeting held on May 18, 2017 and the public hearing held on June 20, 2017 were duly noticed as required by the CDC Public Hearing Noticing Requirements, including but not limited to notification of all property owners within 400 feet of the Property, posting of a sign and posting on the respective agendas.
- K. The Town Council hereby finds and determines that the Applications meet the Rezoning Process Criteria for Decision as provided in CDC Section 17.4.9(D) as follows:

Rezoning Findings

- 1. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan because, without limitation:
  - 1.1 The development applications meet Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
  - 1.2 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
  - 1.3 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;

- 1.4 The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards because the site has been evaluated through the one year process to amend the Town Hall Subarea Plan. The additional units will fit the site.
  
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations because, without limitation:
  - 2.1 Employee housing is a permitted use in the current Multi-Family Zone District and is a conditional use in the existing Full Use Active Open Space Zone District;
  - 2.2 The CDC density limitation will not be exceeded because new workforce housing does not count towards the density limitation;
  - 2.3 The development will be required to comply with the building height, and lot coverage requirements during the required Design Review Process development application.
  
3. The proposed rezoning meets the Comprehensive Plan project standards as follows:
  - 3.1. Additional development at the site of Village Court Apartments was proposed and evaluated through the one-year process to amend the Town Hall Subarea Plan chapter of the comprehensive plan. The additional development will fit on the site.
  
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources because, without limitation:
  - 4.1 The Telluride Fire Protection District will provide fire protection services;
  - 4.2 The Mountain Village Police Department will provide police protection services;
  - 4.3 The proposed development is envisioned by the Comprehensive Plan to provide for economic and social vibrancy, thus creating a more sustainable community; and
  - 4.4 The development will reduce the amount of economic leakage out of the Telluride Region, with local employees spending more dollars locally rather than in the surrounding commuting communities.
  
5. The proposed rezoning is justified because of the specific policies in the Comprehensive Plan that contemplate the rezoning as applied for.
  
6. Adequate public facilities and services are available to serve the intended land uses because, without limitation:
  - 6.1 Water and sewer are available from the Town of Mountain Village.
  
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion, because, without limitation:
  - 7.1 A transportation study completed for the Comprehensive Plan showed that Mountain Village Boulevard has a volume to capacity ratio of approximately 70% based on the build-out of the land uses as proposed;
  - 7.2 There will be a net reduction in the land uses proposed in the comprehensive plan with the adoption of the amended Town Hall Subarea;
  - 7.3 The proposed Town Hall Subarea Plan recommends an additional access point to VCA directly through the parking garage to Mountain Village Boulevard;
  - 7.4 The intersection of the Village Court Apartments driveway and Mountain Village Boulevard will be improved for pedestrians and vehicles with the addition of a round-about and



- 7.5 There will be additional and improved pedestrian connections between VCA and the Town Hall area, including new bus stops.
8. The proposed rezoning meets all applicable Town regulations and standards.
- L. The Town Council finds that the Applications meet the Rezoning Density Transfer Process criteria for decision contained in CDC Section 17.4.10(D)(2) as follows:
  1. The criteria for decision for a rezoning are met;
  2. The density transfer meets the density transfer and density bank policies because, without limitation:
    - 2.1 The Town Council may create workforce housing density that is not in the density bank and transfer it to a site because new workforce housing density is not subject to the density limitation.
  3. The proposed density transfer meets all applicable Town regulations and standards.
- M. The Town Council finds that the alternative parking requirement shall be sufficient for the proposed use.
  1. Staff and the Town's parking consultant have evaluated the actual parking demand for the Village Court Apartments and based on the proximity of transit are recommending a parking ratio of one (1) space per unit.
  2. The alternative parking requirement shall not be detrimental to the public health, safety and welfare as there is adequate room on-site and/or in the adjacent parking garage.

**NOW, THEREFORE, BE IT RESOLVED** that the Town Council approves the Applications,

### **Section 1. Conditions of Approval**

1. The final location and design of the building, grading, landscaping, parking areas and other site improvements shall be determined with the required Design Review Process application pursuant to the applicable requirements of the CDC, including but not limited to the Design Regulations, except:
  - 1.1 The applicant may seek certain variations to the Design Regulations such as the percent of stone, roofing material, window materials or other similar variations as are typically granted for employee housing projects; and
  - 1.2 Parking shall be provided at a minimum ratio of one (1) space per unit on-site or in the adjacent parking garage.
2. The proposed density shall not exceed 282 employee condo/apartment units and the general location of the buildings shall remain substantially as shown in the conceptual plan (Exhibit A), except as modified herein.
3. The Employee Housing Deed Restriction that exists on the property shall be extended to include the additional 60 units.
4. Delete 14 units shown at the shop; delete 8 Townhomes proposed at the site of the existing storage units ("O" on Exhibit A: Conceptual Plan) and add 12 units to the cluster of units at the northeast corner of the site. The net result will be a total of 60 additional units.

**Section 2. Ordinance Effect**

A. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 3. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 4. Effective Date**

This Ordinance shall become effective on July 20, 2017, following public hearing and approval by Council on second reading.

**Section 5. Public Hearing**

A public hearing on this Ordinance was held on the 20<sup>th</sup> day of June, 2017 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the 18<sup>th</sup> day of May, 2017**

**TOWN OF MOUNTAIN VILLAGE**

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

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED** by the Town Council of the Town of Mountain Village,  
Colorado this 20<sup>th</sup> day of June, 2017.

**TOWN OF MOUNTAIN VILLAGE**

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

By: \_\_\_\_\_  
Dan Jansen, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 18, 2017, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Bruce MacIntire				
Dan Caton				
Michelle Sherry				
Cath Jett				
Laila Benitez				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2017 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on June 20, 2017. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Dan Jansen, Mayor				
Martin McKinley, Mayor Pro-Tem				
Bruce MacIntire				
Dan Caton				
Michelle Sherry				
Cath Jett				
Laila Benitez				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)

**Exhibit A: Conceptual Plan**



**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE APPROVING (1) A CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 52 WORKFORCE APARTMENT HOUSING UNITS ON FULL USE ACTIVE OPEN SPACE ON LOT 1001R**

**Resolution No. 2017-0518-\_\_**

- A. The Mountain Village Housing Authority, (“**Owner**”) has submitted to the Town: (1) a conditional use permit application to allow for the development of 52 employee apartment or condominium units on Full Use Active Open Space on Lot 1001R (“**Application**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. At a public hearing held on May 4, 2017, the Design Review Board (“**DRB**”) considered the Application, testimony and public comment and recommended to the Town Council that the Application be approved with conditions pursuant to the requirement of the CDC.
- C. At its regularly scheduled meeting held on May 18, 2017, the Town Council considered the Application, all submittal materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.
- D. The Town Council finds and determines that the Conditional Use Application meets the Conditional Use Permit Criteria for Decision as set forth in CDC Section 17.4.14(D) as follows:
  - 1. The proposed conditional use meets Land Use Principles, Policies and Actions, Principle I because the development will promote a land use pattern envisioned by the Comprehensive Plan that will provide economic and social vibrancy;
    - 1.1. The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, Planned Unit Developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
    - 1.2. The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;  
The development applications meet Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards.
  - 2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure because, without limitation:
    - 2.1. The site is presently developed as multi-family;
    - 2.2. The building height will be according to the CDC or lower and therefore will not exceed the height of existing units at VCA;
    - 2.3. The DRB is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor by reducing density and moving units away from the proximity of the neighboring property;
    - 2.4. The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses; and

- 2.5. The parking requirement will be reduced, but not beyond what can be provided on site or in the adjacent parking garage.
  3. The design, development and operation of the proposed conditional use does not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space because, without limitation: the proposed conditional use will be safely developed and not pose a physical hazard to the neighborhood; adequate infrastructure is available to serve the proposed conditional use; and adequate public facilities area available to serve the proposed conditional use.
  4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses because, without limitation:
    - 4.1. The DRB recommended conditions be applied to the rezoning to limit impacts to an existing neighbor by reducing density and moving adjacent units away.
  5. The design, development and operation of the proposed conditional use shall not have significant adverse effect on open space or the purposes of the facilities owned by the Town because, without limitation:
    - 5.1. The proposed employee units shall have little, if any, encroachment on the Full Use Active Open Space area adjacent to the Village Court Apartments.
    - 5.2. The 2017 draft of the Town Hall Center Subarea Plan recommends replacing open space now designated as development Parcel D in the current Town Hall Center Subarea Plan.
  6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.
  7. The design, development and operation of the proposed conditional use has adequate infrastructure, with water, sewer, electric, natural gas, telecommunications, police protection, and fire protection all provided to the site.
  8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source because water quality will have to be protected during and after construction.
  9. The proposed conditional use meets all applicable Town regulations and standards.
- E. The Conditional Use Permit approved by this Resolution shall become valid in perpetuity upon the issuance of a Certificate of Occupancy from the Town for the proposed conditional use.

**NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE CONDITIONAL USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF 52 WORKFORCE APARTMENT HOUSING UNITS ON FULL USE ACTIVE OPEN SPACE ON LOT 1001R AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO CONDITIONS SET FORTH BELOW:**

1. The concurrent Rezoning and Density Transfer Application be approved by a second reading of the enabling Ordinance and such Ordinance becoming effective.

**Be It Further Resolved** that the Property may be developed as submitted in accordance with Resolution NO. 2017-0518-\_\_

**Approved** by the Town Council at a public meeting May 18, 2017.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Dan Jansen, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as to Form:

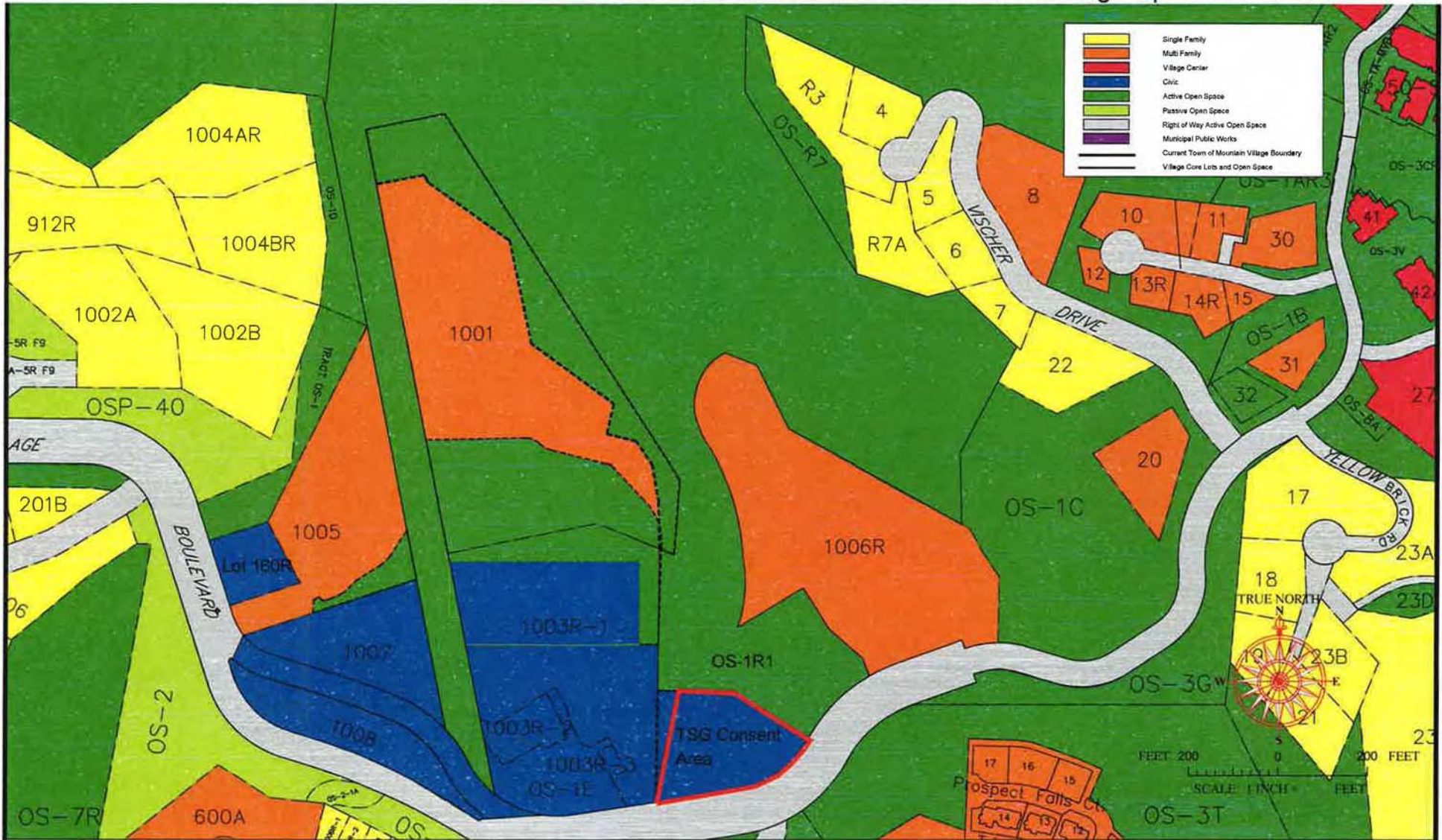
\_\_\_\_\_  
J. David Reed, Town Attorney







Exhibit A: Town Hall Subarea Official Zoning Map Amendment



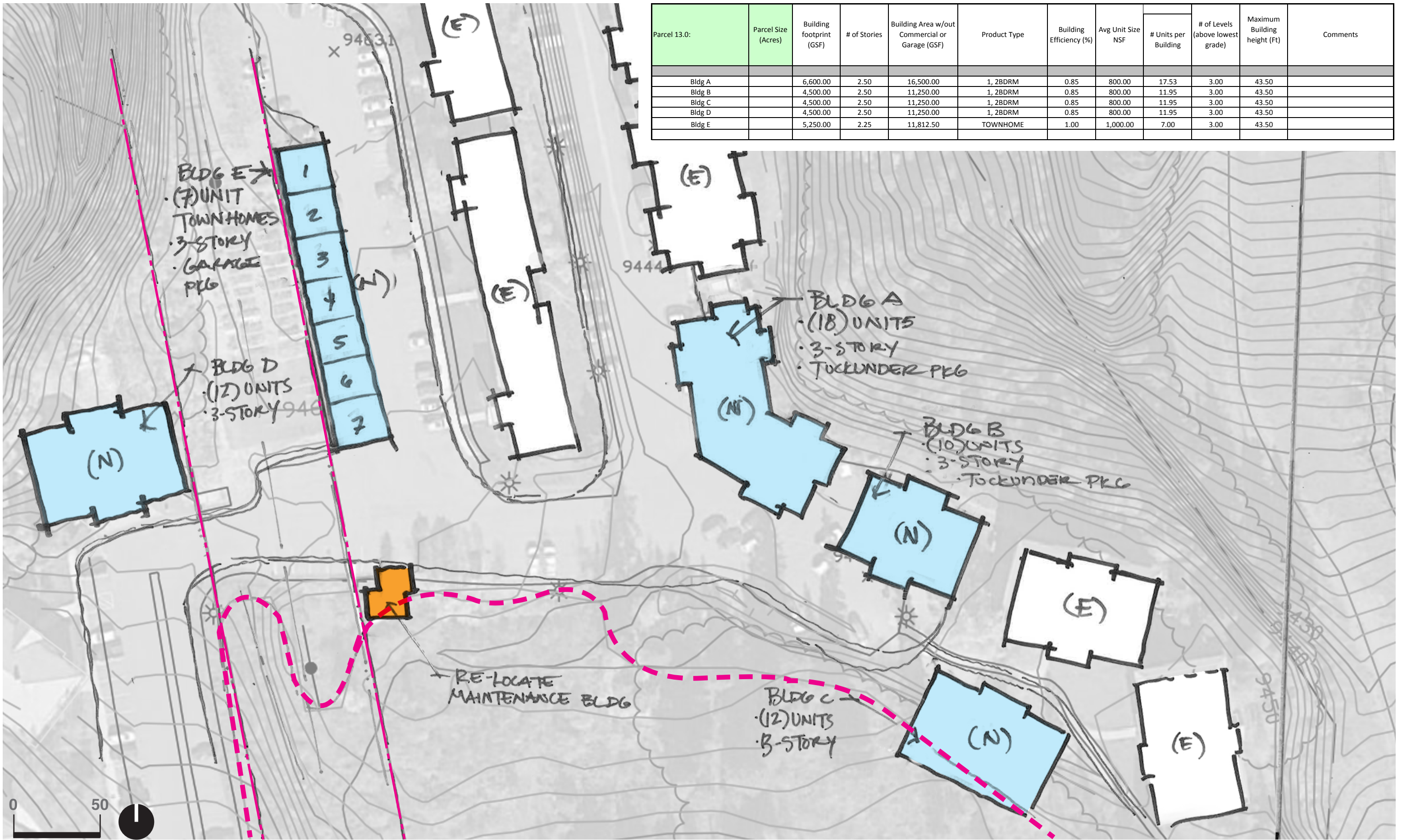
Lot 1001 -1008 Proposed Rezone  
TMV Zoning Map



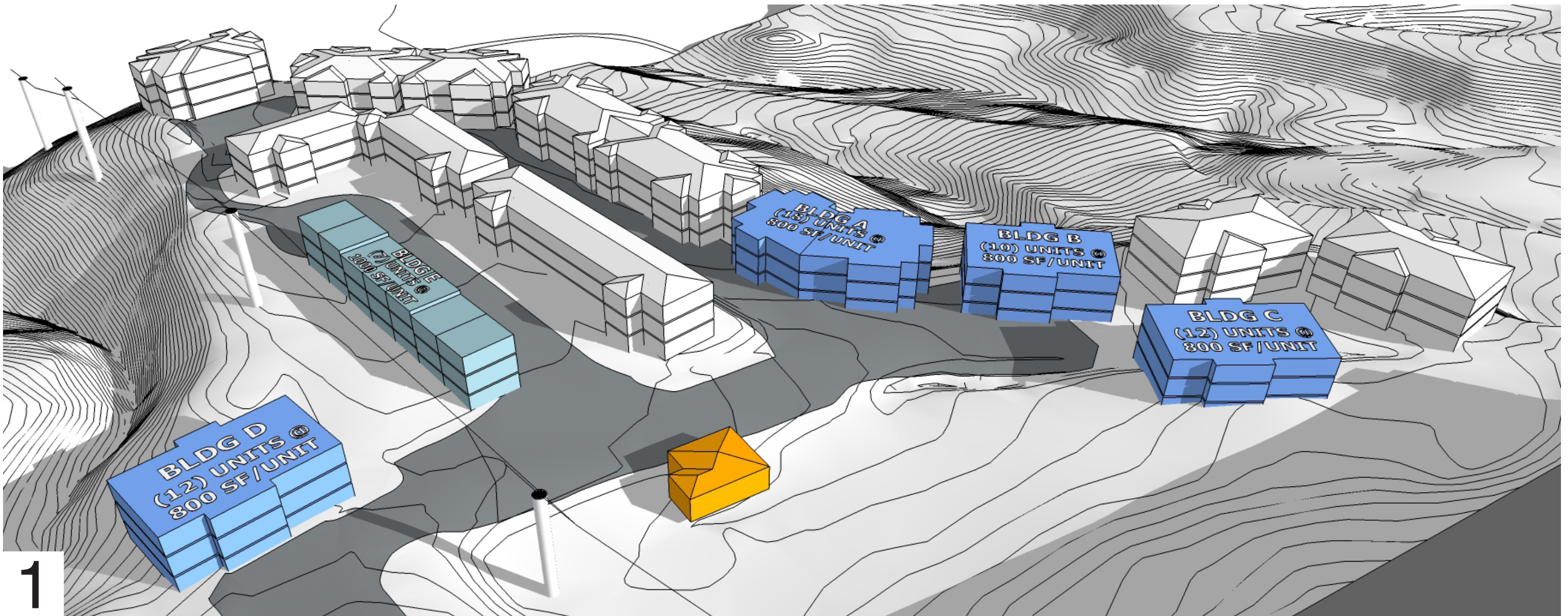
Town of Mountain Village  
Comprehensive Plan - 2008  
Figure 1.0  
[www.townofmountainvillage.com](http://www.townofmountainvillage.com)

1" = 200'  
12-13-13

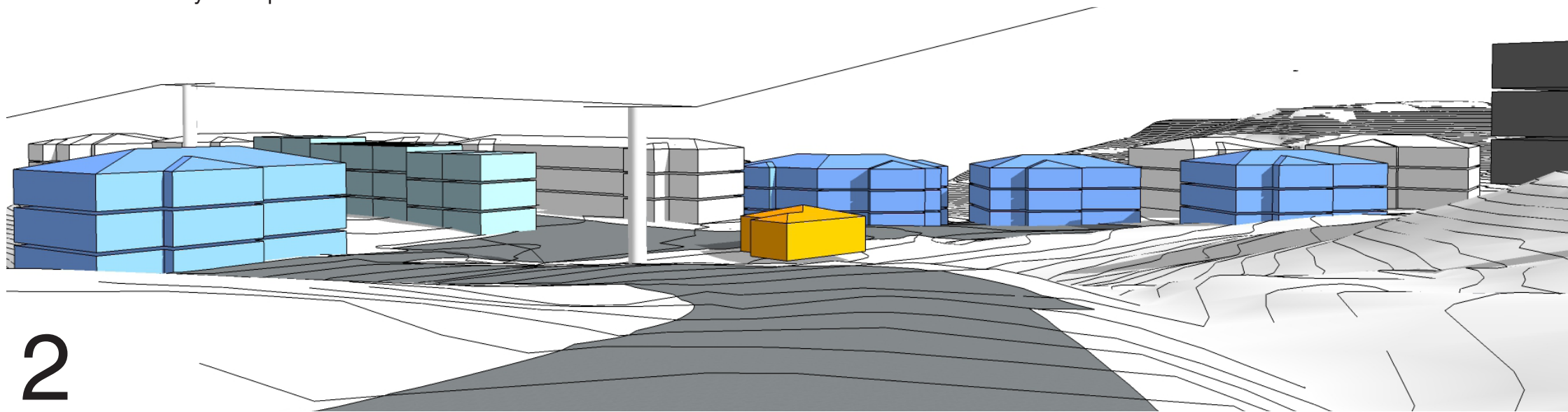




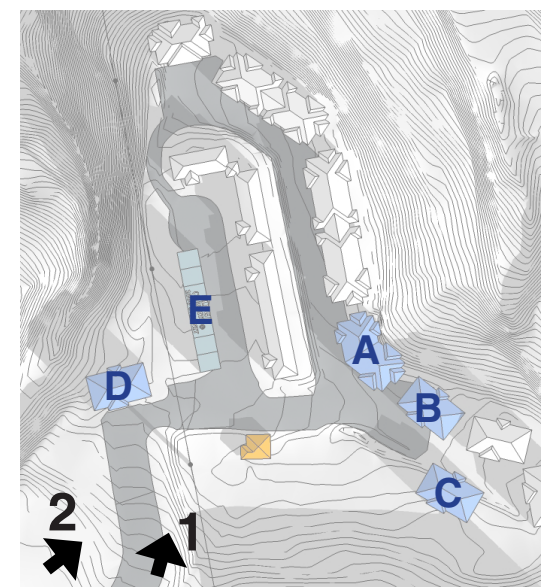




1 South West Birdseye Perspective

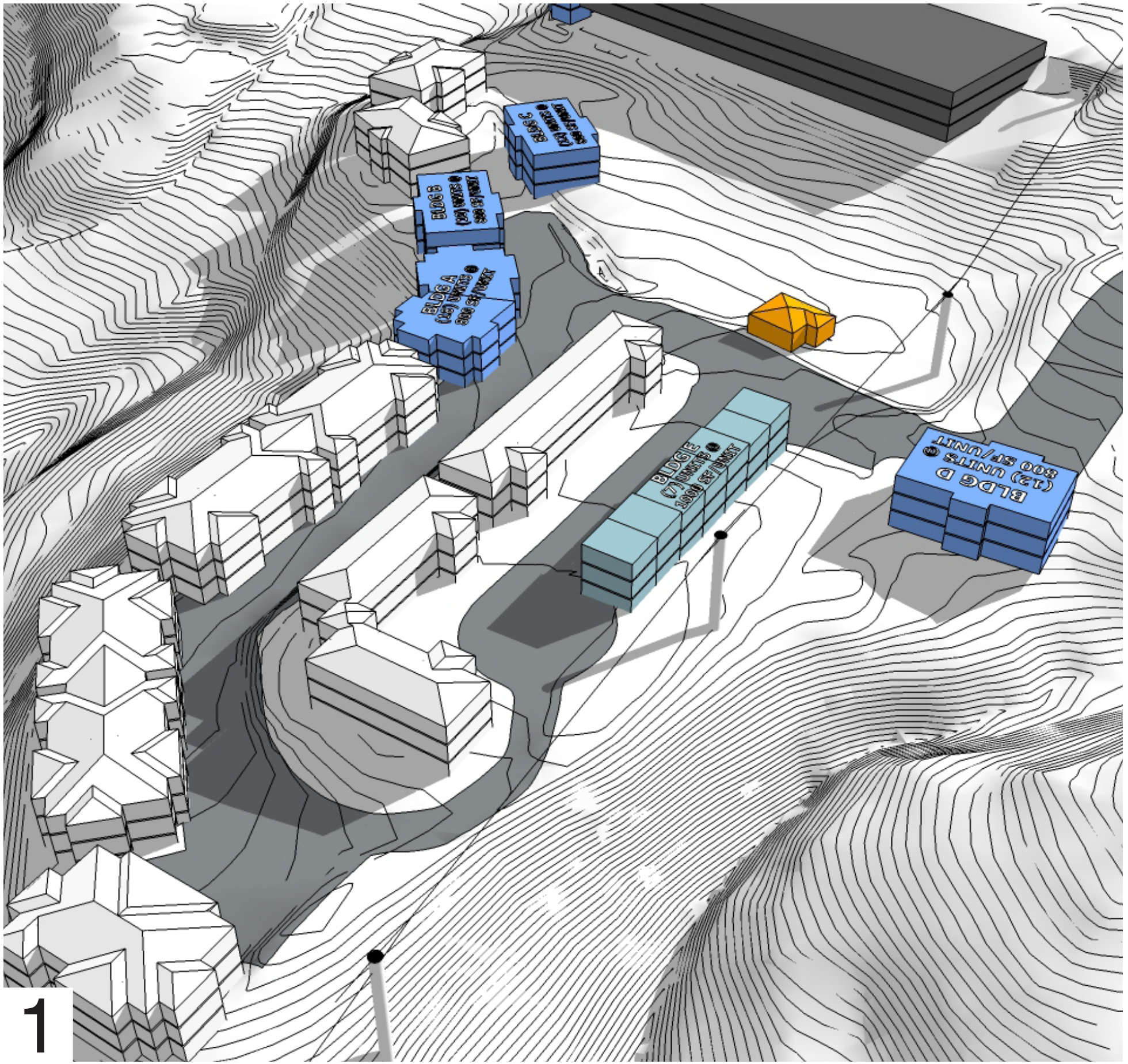


2 South West Street Perspective



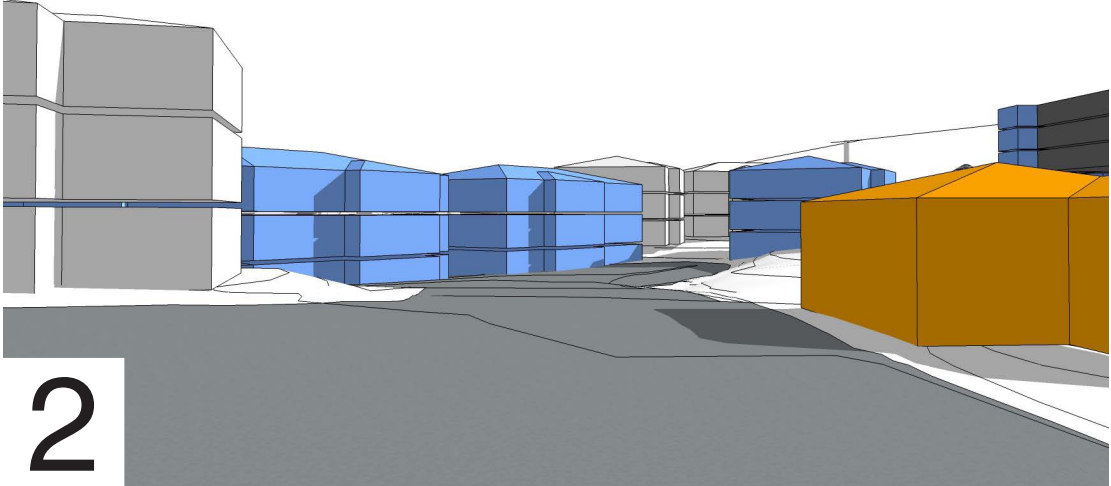
Key Plan





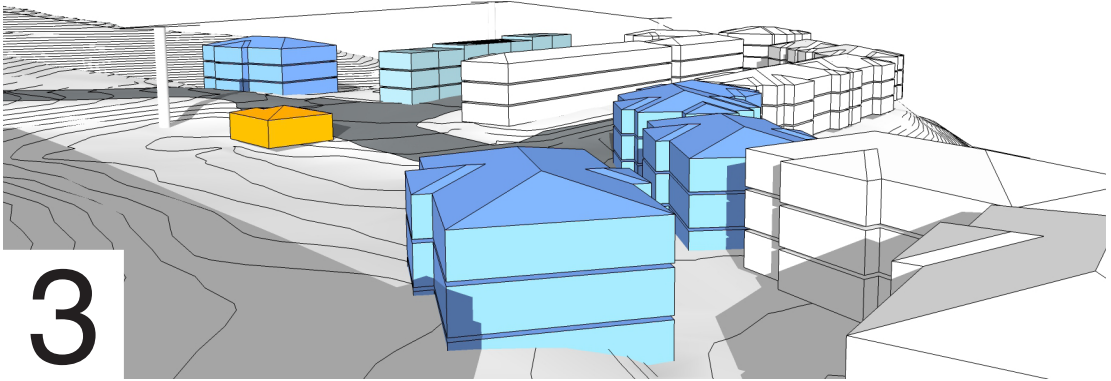
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North West Birdseye Perspective



2

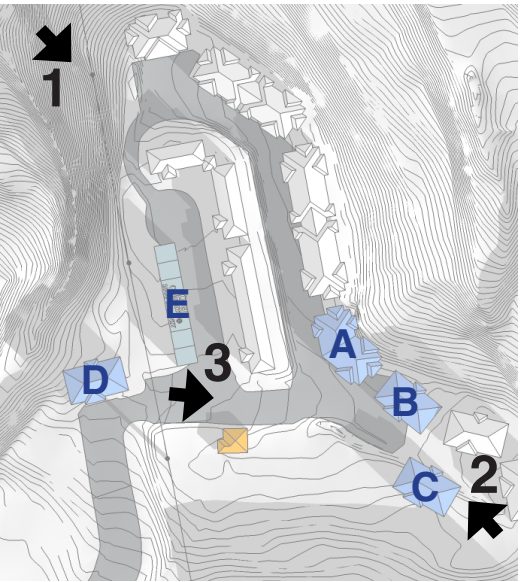
Street Perspective



3

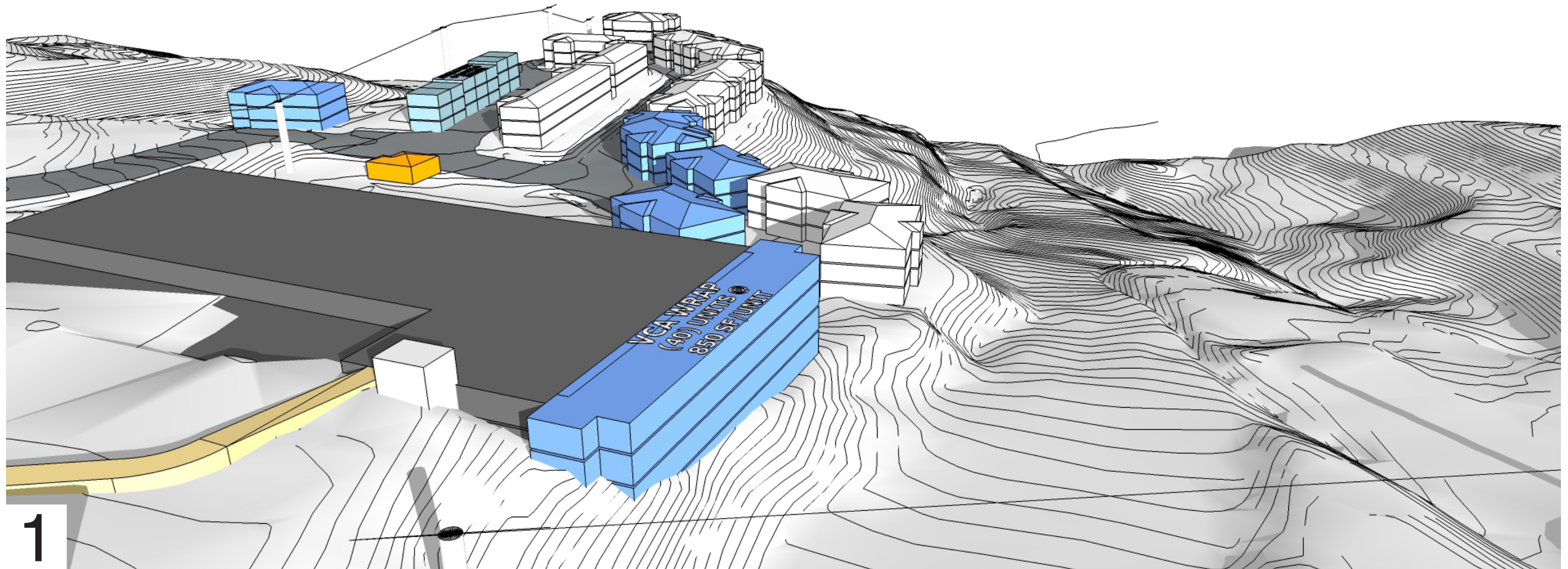
South East Perspective

- NEW BLDGS UNIT COUNT:**
- (52) FLATS @ 800 SF AVG
  - (7) TOWNHOMES @ 1000 SF AVG
- NEW BLDGS PARKING COUNT:**
- (89) REQ'D PARKING @ 1.5 PER UNIT



Key Plan



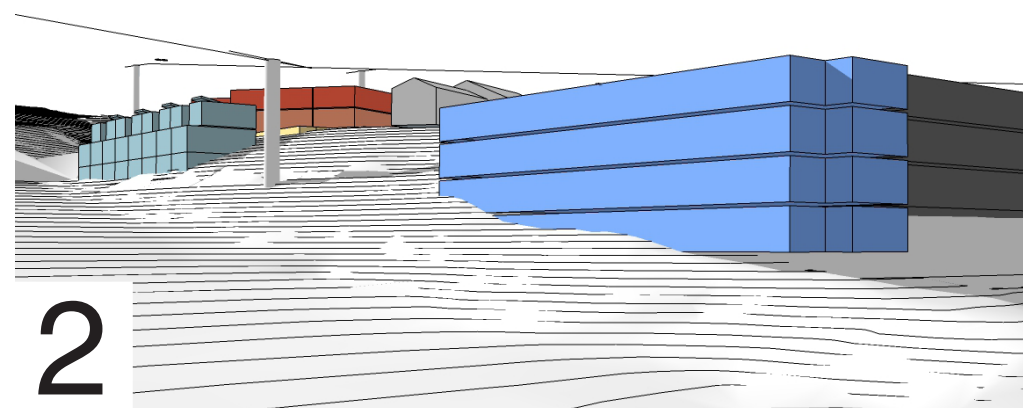


1

South East Birdseye Perspective

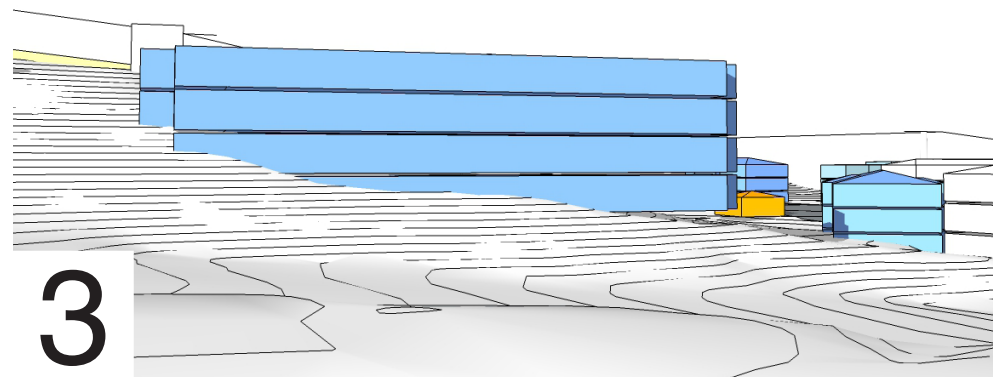
PKG GARAGE VCA WRAP  
 • (40) FLATS @ 850 SF AVG

NEW BLDGS PARKING COUNT:  
 • (60) REQ'D PARKING @ 1.5 PER UNIT



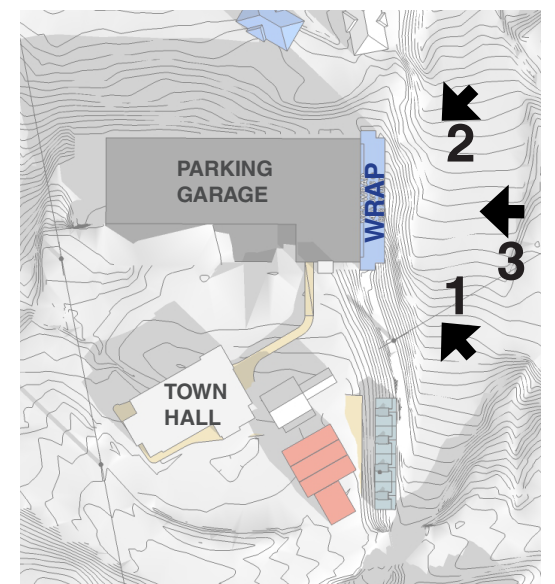
2

North East Perspective



3

East Perspective



Key Plan

**AECOM**  
 6200 South Quebec Street  
 Greenwood Village, CO 80111  
 T 303-694-2770

## Memorandum

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Date: February 28, 2017  
 To: Town Hall Center Subarea Plan Committee Members  
 From: AECOM Project Team: Nick VanderKwaak  
 Subject: Parking Analysis and Recommendations for Town Hall Center Subarea Plan

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## Introduction

This memorandum summarizes available parking data including existing parking supply, parking utilization, and potential future parking requirements in the Town Hall Center Subarea. To fully understand the current and future parking needs in the subarea and the associated parking structure additions, a more in depth parking study and parking garage expansion engineering study is recommended.

## Existing Parking Supply

### Surface Parking (Public)

A total of 53 surface parking spaces (3 of which are accessible) are located in front of town hall. An additional six (6) 1 hour visitor parking spaces are located in the gravel area in front of the fire station near Elk Pond.

Location	Parking Spaces	Note
Town Hall: Retaining Wall Parking	29	1 hour limit; unlimited day parking for residents
Town Hall: Middle Island	21	1 hour limit; 1 post office spot limited to 10 minutes
Town Hall: Accessible	3	Accessible parking next to grocery store
Gravel lot in front of fire station	6	1 hour visitor parking
<b>Total</b>	<b>59</b>	

In addition to visitor and daily resident parking, there are approximately 25 town vehicle spaces at the fire station and between the divided roadway reserved for police, fire, and other town vehicles.

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**Village Court Apartments Parking (VCA)**

Parking at VCA is limited to VCA residents. This includes the parking spaces south of the fire station along the entrance toward VCA apartments and all other spaces contained in the VCA complex. There are approximately 246 spaces available in the area (Source: Town of Mountain Village 2017 VCA Parking Study).

**Gondola Parking Garage (GPG)**

The Gondola Parking Garage is located behind Town Hall Plaza, and the three levels of the garage park 460 vehicles at capacity. The garage is free during the day but costs \$25 for overnight parking.

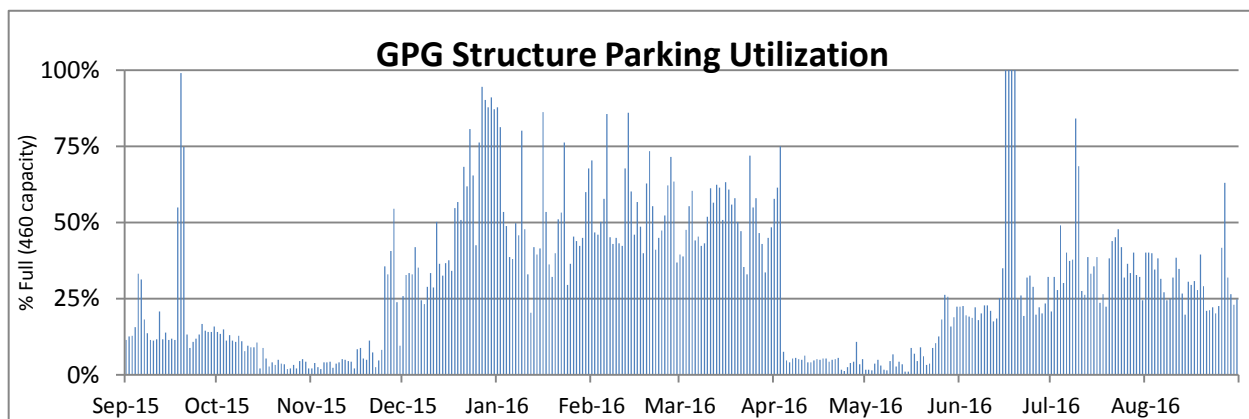
**Parking Utilization**

The Town of Mountain Village has collected once a day parking counts at noon for several years in the following locations:

- Heritage Parking Garage (HPG)
- Gondola Parking Garage (GPG)
- Street Parking
- UMB Employee
- North Village Center (NVC)
- Town Hall Plaza
- Blue Mesa
- Meadows

For the purpose of the Town Hall Subarea, the GPG structure and Town Hall Plaza parking area statistics were analyzed and are summarized below. The data covers the period through 8/31/2016, so the following charts illustrate the one year period between 9/1/2016 and 8/31/2016. While not shown in this memorandum, parking usage during other years shows peak usage in late December and during Telluride festivals.

Parking in the garage during the annual Blues & Brews Festival on September 16-18, 2015 and the Bluegrass Festival on June 18-21, 2016 were at capacity. The garage is utilized frequently during the ski season with specific timeframes near the late December holidays experiencing the highest utilization. A total of 173 days during this one year period between September 2015 and August 2016 had less than 25% utilization and 20 days had greater than 75% utilization. The heaviest 8 days (greater than 90% utilization) were during the festivals.

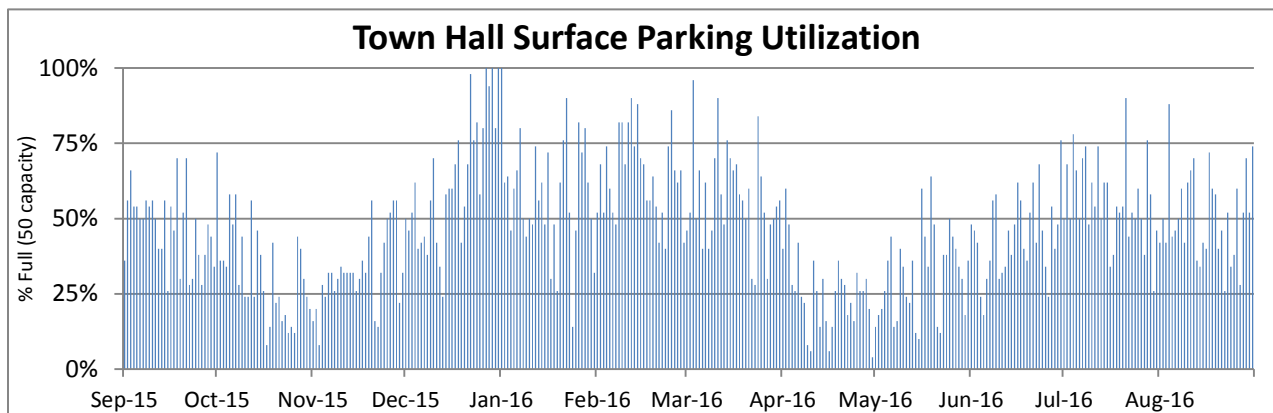




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The 50 spaces (not including the 3 ADA spaces) in the surface lot at the Town Hall had a higher utilization rate than the Gondola Parking Garage. There were 51 days where utilization was less than 25% and 31 days utilization was greater than 75%. Heavy usage greater than 90% was recorded on 7 days with most of those days occurring during the festivals. The data shown below shows utilization in this lot at noon but does not capture other hours of the day which may be busier or less busy. To fully understand trends in this parking area, a parking study is recommended.



**VCA Parking Utilization Study (conducted by Town of Mountain Village)**

A parking utilization study was conducted by the Town of Mountain Village which found that on average, the parking occupancy of Village Court Apartments, at any given time, is approximately 79%, which represents 194 of the existing 246 spots. The highest rate of occupancy during the study was 89%. The exact number of parking spaces was difficult to determine due to poor pavement markings, and residents park in areas that are not officially striped as parking spaces. Details of the study are included as an appendix to this memorandum.

**Proposed Development Program Parking Impact**

**Town of Mountain Village Comprehensive Plan Parking Recommendations**

The Town of Mountain Village Comprehensive Plan (2014) provides guidance to provide additional parking supply by building additional levels to the Gondola Parking Garage to accommodate day skier, visitor, and employee parking. The following recommendations were approved by the Town as part of the comprehensive plan:

- Meet the required parking for the land uses at Town Hall if excess capacity beyond the day skier, visitor, and employee parking demands and/or if shared-use parking is feasible.
- Utilize parking spaces better at VCA by converting some surface parking into enclosed garages.
- Consider a payment in-lieu system to assist in the funding of the construction of additional parking garage floors in the Gondola Parking Garage.
- Provide pedestrian connections from the Gondola Parking Garage to all uses in Town Hall Center.

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### Town of Mountain Village Development Code

The Town of Mountain Village Community Development Code (2015) parking regulations require that parking spaces shall be provided on-site for development as specified in the following table:

Zoning Designation	Required Number of Parking Spaces
<b>Single-family</b>	2 enclosed spaces in garage and 2 surface parking spaces
<b>Condominium unit (Village Center)</b>	1 space per unit
<b>Condominium unit (Multi-family)</b>	1.5 spaces per unit
<b>Single-family common interest community</b>	2 spaces per unit
<b>Employee condo/apt. unit (Village Center)</b>	1 space per unit
<b>Employee condo/apt. unit (outside Village Center)</b>	1.5 spaces per unit
<b>Hotel unit, Hotel efficiency unit, Lodge unit, or Efficiency lodge unit</b>	0.5 space per unit
<b>Commercial space (low intensity commercial)</b>	1 space per 1,000 sq. ft.
<b>Commercial space (high intensity commercial)</b>	1 space per 500 sq. ft.
<b>Industrial</b>	2 spaces per 1,000 sq. ft.

Alternative Parking Requirements for uses not listed and for modifications based on changes in travel modes are allowed to be proposed by developers and may be approved by the review authority if they meet the parking demand for the proposed uses and are not detrimental to the public health, safety and welfare. Development proposing alternate parking requirements requires a parking study to confirm that the proposed minimum parking requirements will provide sufficient parking spaces to serve the proposed uses.

The parking needs in the Town Hall Center Subarea are lower than areas with similar land uses because of the gondola transportation link to the Village Core and Telluride which provides a convenient travel option for residents and visitors as an alternative to parking in those areas. This, combined with free dial a ride and other shuttle options, reduces the need to provide the same level of parking supply for new uses as if they were developed in an area without transit connections. Visitors who arrive by car are able to park their vehicle once for the day and navigate without out it to destinations in Mountain Village and Telluride.

### Workforce Housing Proposed Development

The Community Development code proposes 1 space per unit for employee housing in the Village Core and 1.5 spaces per unit for employee housing outside of the core. For new units constructed in the Village Court Apartments, it is recommended to consider adding only 1 space per unit due to the proximity of the Gondola and ability of residents to live a car free or car reduced lifestyle due to the reduced parking needs described above.

The following is a table summarizing the proposed workforce housing units in the proposed Town Hall Center Subarea Plan.

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Building	Product Type	Average Unit Size (sf)	# Units per Building	Parking Required (1 per unit)	Parking Required (1.5 per unit)
<b>Bldg A</b>	1, 2 BDRM	800	18	18	27
<b>Bldg B</b>	1, 2 BDRM	800	12	12	18
<b>Bldg C</b>	1, 2 BDRM	800	12	12	18
<b>Bldg D</b>	1, 2 BDRM	800	12	12	18
<b>Bldg E</b>	TOWNHOME	1000	7	7	11
<b>TOTAL</b>			<b>61</b>	<b>61</b>	<b>92</b>
				<b>(Recommended)</b>	

Tuck under parking could be provided for 18 units, and the number of parking spaces required beyond this number would need to be provided in the Gondola Parking Garage or in another alternate location. If 1 space per unit is used, an additional 43 parking spaces would need to be provided.

The following is a table summarizing the proposed civic and office development in the proposed Town Hall Center Subarea Plan.

**Civic/Office Proposed Development**

Civic Building	Building Area (GSF)	Parking Requirement	Parking Required
<b>Offices - Main Floor</b>	3,000	1 per 500 sf	6
<b>Munchkin Daycare - Lower Level</b>	2,500	1 per 500 sf	5
<b>Common Space - Lower Level</b>	500		
<b>TOTAL</b>			<b>11</b>

Community Hall	Building Area (GSF)	Parking Requirement	Parking Required
<b>B1 Level</b>	5,400	1 per 500 sf	11
<b>Retail</b>	5,400	1 per 500 sf	11
<b>Commercial/Office</b>	3,600	1 per 500 sf	8
<b>Common Space (All Levels)</b>	4,500		
<b>TOTAL</b>			<b>30</b>

Parking for Community Hall is recommended to be located in the Gondola Parking Garage.

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Park	Parking Required
Passive Park with trail connections and bike parking	8

## Parking Garage Expansion

The parking garage was originally designed to accommodate the expansion of two additional levels constructed in three phases. The Town of Mountain Village provided some of the original construction figures which included details about phasing and cost for each phase (included as an appendix to this memorandum). The original cost estimates (provided by Finn KJome on 1/3/2017) are order of magnitude and have been adjusted to 2017 dollars (from 2007), but it is recommended to perform an updated engineering analysis to determine feasibility and estimate the cost. It is not clear if electrical, elevator expansion, drainage, and fire protection were included with this original cost estimate. In addition, steel would require at least a 9 month lead time before it would be available for construction.

	Description	Estimated Parking Spaces	Estimate (2017\$)	Construction Duration
<b>Phase I</b>	Levels 8 (ramp) and north half of level 9. One additional level on existing parking garage	150	\$4.7 million	60-75 days
<b>Phase II</b>	Levels 10 (ramp) and north half of level 11	150	\$4.7 million	60-75 days
<b>Phase III</b>	Completion of levels 9 and 11. South half of the structure filled in.	100	\$4.7 million	Requires pile driving (construction time unknown)
<b>Total</b>		<b>400</b>	<b>\$14.1 million</b>	

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## Recommendations

The AECOM team recommends the following related to parking as part of the Town Hall Center Subarea Plan.

### A. Parking Requirements for New Development

Based on the Town Hall Center Subarea Plan proposed development, the following additional parking spaces are recommended:

1. Civic Building (Phase 1, with Office and Mountain Munchkin Daycare): 11 Spaces
2. Civic Building (Phase 2, west of Phase 1 building if wetland delineation is favorable): 11 spaces
3. Community Hall Building (next to the Gondola): 30 spaces
4. Community Park (passive park with trail connections and bike parking): 8 spaces
5. Village Court Apartments (61 additional units with 18 tuck under spaces): 43 spaces

The team assumes:

- A. The current existing uses require all of the surface parking available
- B. The existing parking structure spaces (although not full much of the year) is needed for peak season requirements.

**Therefore, a total of 103 parking spaces should be provided—8 surface spaces serving the community park and 95 spaces in a new phase of construction to the parking structure.** (Note: Phase 1 of the parking structure assumes 120 spaces. Therefore, an excess of 25 spaces is assumed to be included in the Phase 1 buildout.)

Although the parking structure is not highly utilized year-round, many other variables impact the parking demand at Mountain Village Town Hall including:

- Potential hotel and ski services development in future phases of the Town Hall Center Subarea
- Potential additional VCA units (beyond the 61 units, depending on wetland limits) in the Town Hall Center Subarea
- Hotel and retail development in other areas of Mountain Village
- Growth of residential and commercial development in Mountain Village
- Overall increase in number of visitors to the Town of Mountain Village and the Town of Telluride
- Changes in travel behavior with more visitors arriving via shuttle or transit
- Availability of remote parking in other areas of the region with shuttle service
- Change in on-street parking policy or usage in other Mountain Village parking garages

Therefore, additional phases of the parking structure may be needed. A comprehensive parking/engineering study is recommended to:

1. Determine if Phase 2 and/or Phase 3 of the parking structure is required (totaling an additional 240 spaces)
2. Properly estimate costs of construction for Phase 1 versus Phases 1-3 simultaneously
3. Recommend optimum timing of construction of Phases 1, 2 and 3
4. Recommend financing sources, mechanisms, grants and other capital sources

**AECOM**

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Greenwood Village, CO 80111  
T 303-694-2770

**B. Additional Recommendations for the Town Hall Center Subarea related to Parking and Transportation**

In addition to expanding the parking structure with Phase 1 and the community park surface parking of 8 spaces, the team also recommends:

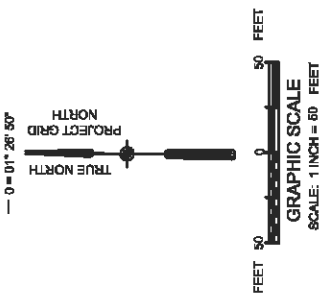
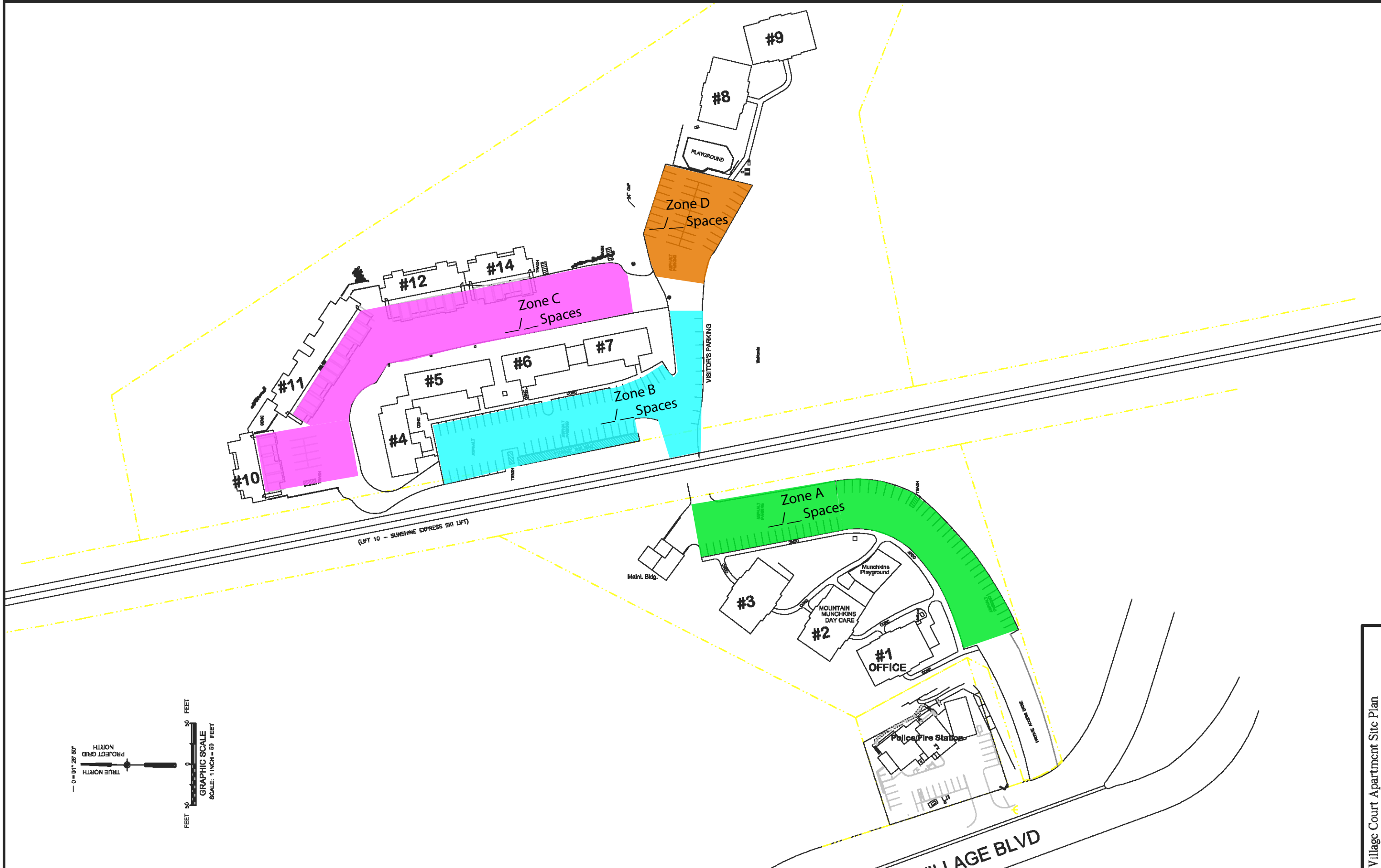
1. Develop and provide a car share program (most likely located in the parking structure with dedicated spaces) such as Zipcar, Car2Go or others.
2. Continue to provide (and potentially expand) electric vehicle charging stations.
3. Explore the potential impact of autonomous vehicles and partnering opportunities such as Uber, Google, etc.
4. Comprehensively connect the pedestrian and bike trail network in the Town Hall Center Subarea.
5. Explore the need for bike storage and bike share facilities in the Town Hall Center Subarea.

**Responding to Peak Parking Demand**

Apart from new development, parking availability is already limited during specific peak times of the year, so if the Town of Mountain Village, Telluride Golf and Ski Club and the Committee desire to address this peak parking demand, building Phases 2 and 3 would create more parking capacity. To address the peak parking needs, new development, and to respond to additional parking demand created by policies or other parking changes then the full garage build out should be completed.

**Appendicies**

1. Village Court Apartments Map
2. Village Court Apartments Parking Memorandum
3. Gondola Parking Garage Plans - 3 phases



DRAWN BY: RBC  
 DESIGNED BY:  
 CHECKED BY: 99

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REVISION	DATE	DESCRIPTION	BY	CHKD

Town of Mountain Village  
 Geographical Information System  
 & CAD Design Office  
 411 Mountain Village Blvd, Mountain Village, CO 81435  
 Ph. 970-728-5946 Fax 970-728-6027

# Village Court Apartments Site Plan

## Staging Plan

SCALE: 1" = 50'	JOB NO:	DATE: 8-8-11
SHEET NO:	1 of 1	

Village Court Apartment Site Plan



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**DATE:** December 23, 2016  
**TO:** Kim Montgomery, Glen Van Nimwegen, Jim Loebe, Cecelia Curry, et. al.  
**FROM:** Sam Starr, Planner  
**RE:** **Village Court Apartments Parking**

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### **Executive Summary**

On average, the parking occupancy of Village Court Apartments (VCA) at any given time is approximately 79%, which represents 194 of the existing 246 spots. The highest rate of occupancy during this study was 89%. If VCA were to expand the number of apartments by 38 to 60 units, the creation of 50 to 70 new parking stalls would also need to occur in order to comply with code and comfortably accommodate residents, guests.

Regardless of the expansion plans, the parking lot for VCA desperately needs to be restriped; the following results were based on estimated counts from the 2011 VCA Site Plan, and observed actual spots. It seems that residents basically make their own parking stalls, which can lead to code infractions and other safety-related issues.

### **Research Methodology**

To obtain a general sense of how many spots were intended to be in the Village Court Apartments, an initial review of the 2011 VCA Site Plan was conducted, and the plan showed that there was an allocation 172 striped parking stalls. Following the primary site plan review, the schedule for observation was set and it was determined that it would be best to observe and count parking four times daily: the first observation at 7:00 AM, the second observation at 12:00PM, the third observation at 5:00 PM, and the fourth and final observation at 10:00PM. By counting in five hour increments, the observer could note the differences in occupancy when most jobs started, when lunch hour occurred, when most workers came home, and one nightly count. The count would happen on the two weekdays of Tuesday December 12<sup>th</sup>, Thursday December 15<sup>th</sup>, and the two weekend days of December the 17<sup>th</sup> and December the 18<sup>th</sup>. These dates were selected to observe differences in occupancy between weekdays and the weekend, where it was generally accepted that the occupancy rate would be higher, likely due to a typical work schedule.

To begin the count, the 2011 VCA Site Plan was divided up into four zones: Zone A consisted of stalls outside buildings 1-3; Zone B consisted of stalls outside buildings 4-7; Zone C consisted of buildings 10-14; and Zone D consisted of buildings 8 and 9. Each count would observe the number of cars in each Zone, and what the weather was like, and any additional anecdotal notes of any parking irregularities. The first count, performed on 12/12 would also observe the



number of actual stalls allocated, and compare it to the number from the 2011 VCA Site Plan. The results from the study can be found below.

## Study Results

The first count performed on 12/12 at 7:00AM showed, clearly, that there is a massive discrepancy between the number of stalls pictured on the 2011 VCA Site Plan, and the number of places where people generally park. Given the fact that the striping has worn substantially in most areas, and the portion “labeled visitor parking” was striped as 90 degree parking instead of a 180 degree (parallel) parking spots, the number of parking stalls was actually 246, not 172 as indicated on the 2011 VCA Site Plan.

The following counts were observed. Weather was additionally noted, providing if there were clouds/snow, and what a rough approximation of the temperature was. The lowest and highest overall parking occupancy rate percentages observed are noted in red.

Tuesday, 12/13							
	Zone A	Zone B	Zone C	Zone D	Total	Total %	Weather During Count
7:00AM	48/52	57/63	84/100	24/31	213/246	0.87	Clear, ~10
12:00PM	43/52	50/63	64/100	20/31	177/246	0.71	Clear, ~35
5:00PM	37/52	60/63	69/100	18/31	184/246	0.74	Cloudy, ~15
10:00PM	38/52	63/63	85/100	21/31	207/246	0.84	Snow, ~10
Thursday, 12/15							
	Zone A	Zone B	Zone C	Zone D	Total	Total %	Weather During Count
7:00AM	49/52	63/63	83/100	21/31	216/246	0.88	Clear, ~10
12:00PM	36/52	47/63	58/100	13/31	154/246	0.63	Clear, ~35
5:00PM	40/52	56/63	65/100	16/31	177/246	0.72	Snow, ~20
10:00PM	40/52	61/63	83/100	21/31	205/246	0.83	Snow, ~20
Saturday, 12/17							
	Zone A	Zone B	Zone C	Zone D	Total	Total %	Weather During Count
7:00AM	47/52	56/63	82/100	22/31	207/246	0.84	Snow ~15
12:00PM	35/52	56/63	76/100	17/31	184/246	0.74	Snow ~20
5:00PM	35/52	58/63	78/100	21/31	192/246	0.78	Snow ~10
10:00PM	No Count						
Sunday, 12/18							
	Zone A	Zone B	Zone C	Zone D	Total	Total %	Weather During Count
7:00AM	No Count						
12:00PM	34/52	58/63	78/100	21/31	191/246	0.78	Clear, ~20
5:00PM	36/52	60/63	86/100	19/31	201/246	0.81	Clear, ~15
10:00PM	36/52	68/63	93/100	22/31	219/246	0.89	Clear, ~0

Figure 1

As to be expected, the highest occupancy occurred Sunday night, following a day of blizzard like conditions. Most striking is the fact that the rates of occupancy remained consistent throughout the weekdays and weekend, which is to say that there, was very little fluctuation amongst all 7:00 AM counts, 12:00PM counts, etc. The data offers no conclusion as to why the lowest occupancy rate occurred on 12PM Tuesday, other than it was the middle of the day, and

weather was moderate. There is no indication weather played a significant role in occupancy rates, and the same study should be reciprocated in the summer months to confirm this.

Not featured in the above figure are the totals for all counts. The total statistical mean occupancy percentage for the four days of observation was 79%, the median was 79.5%, and the range was 63% to 89%.

DRAFT

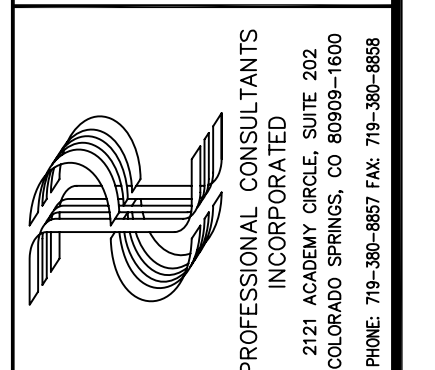


# STRUCTURAL AND FOUNDATION PLANS AND SPECIFICATIONS FOR GONDOLA TERMINAL PARKING STRUCTURE

## TOWN OF MOUNTAIN VILLAGE, COLORADO PHASE 6 - CONSTRUCTION YEAR 2007 / 2008

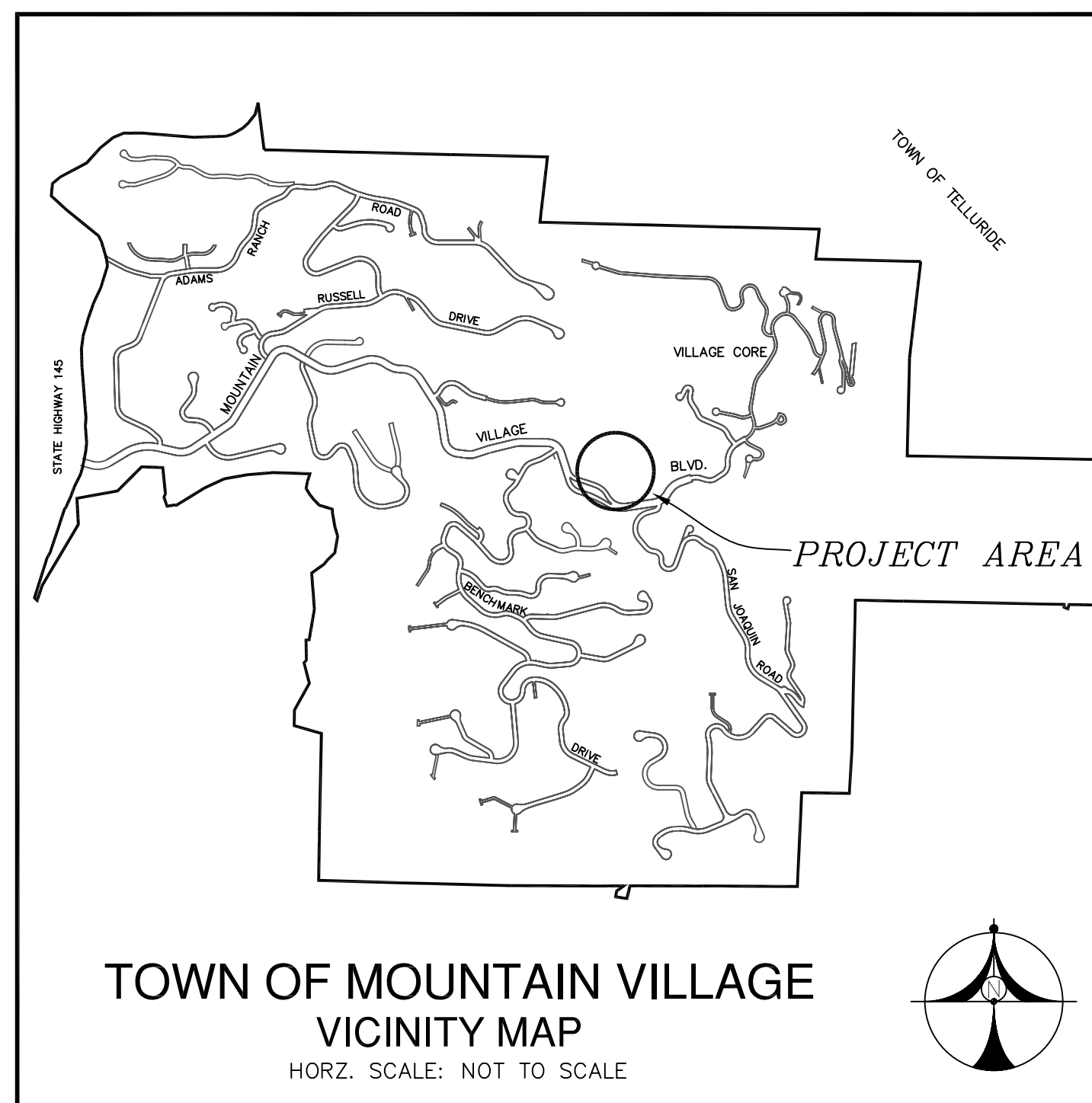
DESIGNED BY: AJT	JOB NO.: 20000104.0
DRAWN BY: AJT, TJW	
CHECKED BY: AJT	
APPROVED BY: AJT	DATE: 05/07/07
REVISION:	DATE:
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FILENAME: \\20020401\0\DWG\PHASE-6.DWG	

**GONDOLA TERMINAL PARKING STRUCTURE**  
**COVER SHEET, LOCATION, CONTACTS AND GENERAL NOTES**  
**LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO**



PROFESSIONAL CONSULTANTS  
 INCORPORATED  
 2121 ACADEMY CIRCLE, SUITE 202  
 COLORADO SPRINGS, CO 80909-1600  
 PHONE: 719-380-8857 FAX: 719-380-8858

Owner and Design Professionals		Construction and Utility Contact Agencies	
<b>Owner:</b>	Mountain Village Metropolitan District Kathy Mahoney, Manager P.O. Box 11064 Telluride, CO 81435 970-728-8000	<b>Utilities:</b>	Mountain Village Metropolitan District Bill Mahoney, Operations Manager 411 Mountain Village Blvd, Mountain Village, CO 81435 970-728-8000
<b>Structural Engineer:</b>	Professional Consultants Incorporated Alvaro J. Testa, Ph.D., P.E. 2121 Academy Circle, Suite 202 Colorado Springs, CO 80909-1600 719-380-8857	<b>Building Dept.</b>	Town of Mountain Village John Cheroske, Building Official 411 Mountain Village Blvd, Mountain Village, CO 81435 970-728-7460
<b>Soils Engineer (1):</b>	Lambert & Associates Norman W. Johnston P. O. Box 0045 Montrose, CO 81502 970-249-2154		
<b>Soils Engineer (2):</b>	Buckhorn Geotech William M. Ungerer 222 South Park Ave. Montrose, CO 81401 970-249-6828		
<b>Surveyor:</b>	Professional Consultants Incorporated Randall D. Hency 2121 Academy Circle, Suite 202 Colorado Springs, CO 80909-1600 719-380-8857		



SHEET INDEX

S1.	COVER SHEET, LOCATION, CONTACTS AND GENERAL NOTES
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<del>S3.</del>	<del>TIERS 1, 2 AND 3 PAVING AND DRAINAGE PLAN</del>
<del>S4-S5.</del>	<del>DETAILS</del>
<del>S6-S10</del>	<del>UPPER FLOORS STEEL DECK AND HORIZONTAL STEEL LAYOUT</del>
<del>S11</del>	<del>STEEL DECK REINFORCED CONCRETE SLAB</del>
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<del>S21</del>	<del>STAIR SECTIONS AND NOTES</del>
<del>F1</del>	<del>GENERAL AND TECHNICAL FOUNDATION NOTES AND SPECIFICATIONS, PILE LOCATION TABLE</del>
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<del>F3</del>	<del>PEDESTAL LAYOUT AND DETAILS</del>
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<del>F5</del>	<del>FOUNDATION DETAILS</del>

**GENERAL NOTES - ALL WORK:**

- THE PARKING STRUCTURE PROJECT IS BEING BUILT IN PHASES. THESE PLANS REFLECT THE OVERALL LAYOUT OF THE WORK PROPOSED TO BE COMPLETED DURING PHASE "V" OF CONSTRUCTION (HIGHLIGHTED IN THESE PLANS).
- THE OWNER WILL UNDERTAKE THE TASK OF MANAGING THIS PHASE OF CONSTRUCTION OF THE PROJECT. THEREFORE, THE WORK HAS BEEN SEPARATED INTO FOUR CATEGORIES, AS FOLLOWS:
  - STEEL PILE DRIVING
  - REINFORCED CONCRETE PILE CAPS, PEDESTALS, TIE BEAMS AND FOOTERS
  - STRUCTURAL STEEL
  - REINFORCED CONCRETE DECKS, BARRIERS AND FLATWORK
- OTHER WORK, SUCH AS ELECTRICAL, ELEVATOR EXPANSION, DRAINAGE AND FIRE PROTECTION, IS TO BE DONE BY OWNER.
- TIME IS OF THE ESSENCE IN THE COMPLETION OF ALL THE WORK CATEGORIES DESCRIBED HEREIN.
- THIS SET OF PLANS ARE AN INTEGRAL COMPONENT OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES IN THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER FOR REVIEW. A CLARIFICATION OF THE INTENT WILL BE PRODUCED WITHIN 48 WORKING HOURS OF THE NOTICE.
- THE APPLICABLE CODES FOR THE WORK HEREIN ARE AS FOLLOWS:
  - LATEST UNIFORM BUILDING CODE
  - LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION CODE.
  - LATEST STRUCTURAL WELDING CODE.
  - LATEST AMERICAN CONCRETE INSTITUTE No. 318.
- ALL DESIGN, FABRICATION AND CONSTRUCTION EFFORTS MUST MEET THE ABOVE-REFERENCED CODES AS A MINIMUM.
- CHANGES TO THE DESIGN MAY BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL CONTRACTORS MUST BE REGISTERED TO DO BUSINESS IN THE TOWN OF MOUNTAIN VILLAGE. ALL CONTRACTORS ARE RESPONSIBLE FOR ALL COSTS OF DOING BUSINESS IN THE TELLURIDE AREA. NO LIVING QUARTERS MAY BE ESTABLISHED AT THE JOB SITE. TEMPORARY STORAGE AND SANITARY FACILITIES ARE REQUIRED.
- OWNER WILL PROVIDE CONSTRUCTION STAKING AND AS-BUILT DATA FOR EXISTING STRUCTURAL COMPONENTS AT NO EXPENSE TO THE CONTRACTOR.
- OWNER WILL PROVIDE INSPECTORS AT THE SITE TO MONITOR THE PROGRESS OF THE WORK AND TO ASSIST IN THE COORDINATION OF VARIOUS CONTRACTORS AND OWNER WHOM MAY BE WORKING ON SITE SIMULTANEOUSLY.
- ENGINEER'S APPROVAL MUST BE OBTAINED BEFORE MAKING ANY SUBSTITUTIONS.
- DRAWINGS SHALL NOT BE SCALED.
- NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES. WHERE NO DETAILS ARE SHOWN, REFER TO SIMILAR DETAILS ELSEWHERE ON THE PROJECT AND, ALSO, CALL ENGINEER.
- THESE PLANS AND SPECIFICATIONS ADDRESS THE STRUCTURE IN ITS ULTIMATE SERVICE CONDITION. IT IS LIKELY THAT DURING CONSTRUCTION, UNSTABLE CONFIGURATIONS BE CREATED BY CONTRACTOR. CONTRACTOR MUST INCLUDE IN HIS/HER PRICE OF DOING THE WORK ANY AND ALL TEMPORARY BRACING, SHORING AND CONNECTIONS THAT ARE NEEDED TO MAINTAIN STABILITY UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED. IF SOME OF THE TEMPORARY MATERIALS OR FACILITIES ARE INTENDED TO REMAIN AFTER THEY ARE NO LONGER NEEDED, CONTRACTOR MUST CLEAR THIS WITH ENGINEER. IN SUCH AN EVENTUALITY, ALL SUCH APPURTENANT MATERIALS MUST BE TREATED AND FINISHED AS IF THEY HAD BEEN AN ORIGINAL COMPONENT IN THE PROJECT. THIS WILL ALL BE AT CONTRACTOR'S COST.

- THESE PLANS WERE PREPARED THE 1997 EDITION OF THE UNIFORM BUILDING CODE
- REFERENCE LOADS AND FACTORS USED IN DESIGN:
  - SEISMIC LOADS PER UBC 1997.
 

ZONE	1
SEISMIC ZONE FACTOR, Z	0.075
SITE COEFFICIENT, S	1.0
OCCUPANCY CATEGORY	IV
IMPORTANCE FACTOR, I	1.0
RW	6
  - WIND PRESSURE PER UBC 1997
 

REFERENCE WIND VELOCITY	80 MPH
EXPOSURE CLASSIFICATION	B
IMPORTANCE FACTOR, IW	1.0
  - SNOW /NO PARKING LOADS. . . . . 100 PSF (NOT REDUCED)
  - COMBINED WITH PARKING LOADS . . . . . 60 PSF (REDUCED)
  - PARKING . . . . . 40 PSF
- ALLOWABLE STRESS DESIGN METHOD OF DESIGN WAS USED.

**ALL REINFORCED CONCRETE - PHASE V**

**TECHNICAL SPECIFICATIONS:**

- CONCRETE:
  - ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS NOTED. MINIMUM CONCRETE 14-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 

1. SLAB ON GRADE	4,000 PSI
2. FOR 4" AND 6" STEEL DECK	4,000 PSI
3. TOPPING (LIGHT WEIGHT CONCRETE)	4,000 PSI
  - AIR ENTRAINMENT ± 6%.
  - REINFORCING STEEL: MINIMUM YIELD STRENGTH 60,000 PSI
  - REINFORCEMENT PROTECTION
 

1. CONCRETE PLACED AGAINST EARTH	3"
2. CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH: <ol style="list-style-type: none"> <li>BAR #5 AND SMALLER</li></ol>	1-1/2"
3. SLABS OR WALLS NOT EXPOSED TO WEATHER OR EARTH:      - BAR #11 AND SMALLER	1"
- SLABS - STEEL (MIN) 1-1/2" |

- REINFORCING STEEL PLACING TOLERANCES: PER UBC 1997
- NO SPLICES OF REINFORCEMENT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY STRUCTURAL ENGINEER. MAKE REBARS CONTINUOUS AROUND CORNERS. WHERE PERMITTED, SPLICES MUST BE MADE BY MECHANICAL CONNECTORS OR CONTACT LAPS. REFER TO LAP SPLICE SCHEDULE FOR LAP LENGTHS. ALL TERMINATIONS OF REBARS AT END OF SLABS MUST BE IN "L" SHAPE AND BEHIND STUDS WHERE AVAILABLE.
- PLACE BARS IN ACCORDANCE WITH THE LATEST EDITIONS OF "ACI DETAILING MANUAL", PUBLICATION SP-66 AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
- PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING STEEL AT POSITIONS SHOWN ON PLANS. ALL DOWELS, BOLTS, AND EMBEDDED PLATES SHALL BE SET AND TIED IN PLACE BEFORE THE CONCRETE IS POURED. "STABBING" DOWELS, BOLTS AND PLATES INTO PREVIOUSLY POURED CONCRETE IS NOT PERMITTED.
- PLACE 2-#5 (1 EACH FACE) WITH 2'-0" PROJECTION AROUND OPENINGS IN CONCRETE DECKS AND SLABS-ON-GRADE. OPENINGS LARGER THAN 12" IN ANY DIRECTION SHALL BE REINFORCED WITH 2-#5 x 4'-0" PLACED DIAGONALLY TO EACH CORNER.
- CONSTRUCTION JOINTS:
  - THERE SHALL BE NO JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE WITHIN THE CENTER THIRD OF A SPAN. ALL CONSTRUCTION JOINTS SHALL BE AS OUTLINED OR AUTHORIZED BY STRUCTURAL ENGINEER.
  - SURFACE OF CONCRETE AT CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, THE CONSTRUCTION JOINT SHALL BE WETTED AND ALL STANDING WATER REMOVED.
- WIRE FABRIC REINFORCEMENT: LAP 12" AT SPLICES AND WIRE TOGETHER. PROVIDE ACCESSORIES TO PROPERLY SUPPORT MESH AT POSITION SPECIFIED.
- NO WELDING OF REINFORCEMENT SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER. WHERE PERMITTED, WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1. LATEST EDITION.
- REINFORCE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS BEFORE PLACING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING OF CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN OR AS APPROVED BY THE ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATOR'S SHOP UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATION AND CASTING SEQUENCE TO THE ENGINEER FOR REVIEW AND APPROVAL.
- ALL REINFORCED BARS TERMINATING AT THE EDGE OF A DECK MUST BE BENT BEHIND THE STUDS USING STANDARD HOOKS OR BENDS.
- AGGREGATE TO BE USED FOR STEEL DECK CONCRETE MUST BE TESTED TO PROVE THAT IT IS RESISTANT TO ALKALI-SILICA REACTION (ASR). IT MUST ALSO BE NO LARGER THAN 3/4 INCH.
- CONCRETE SLUMP MAY NOT EXCEED 4" FOR SLABS ON GRADE AND 3" FOR DECKS.
- ALL CONCRETE USED SHALL MEET THE REQUIREMENTS FOR MIXING, PLACING, CURING AND FINISHING BLIND IN ACI'S PUBLICATIONS 304, 308, 309, 347.
- ALL NEW CONCRETE MUST BE PROTECTED FROM THE WEATHER AND MAINTAINED MOIST FOR 48 HOURS.
- CONTRACTOR MUST PROVIDE EVIDENCE OF THE CONCRETE MIXTURES TO BE USED AND THEIR 14-DAY STRENGTH.

**ESTIMATED QUANTITIES FOR CONCRETE DECKS, BARRIERS AND SLABS - PHASE V:**

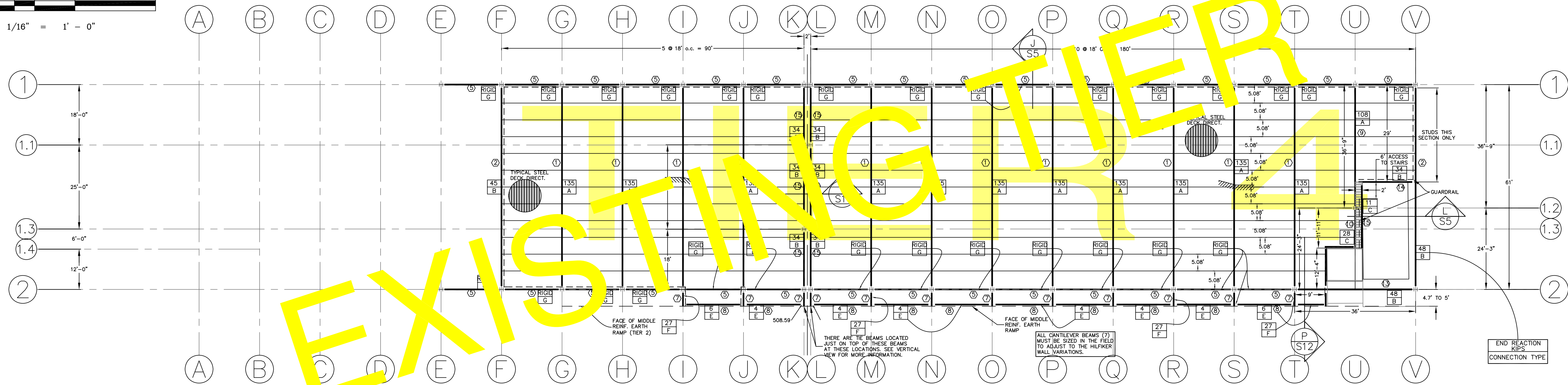
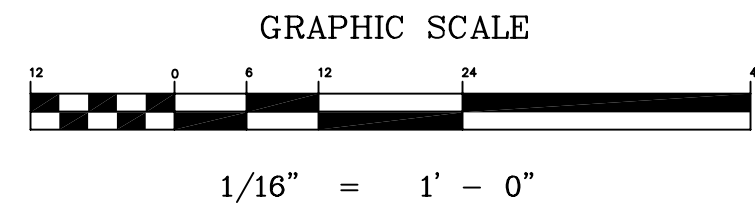
DESCRIPTION	UNITS	ESTIMATED QUANTITY
4" REINFORCED CONCRETE DECK	SF	1,502
6" REINFORCED CONCRETE DECK	SF	47,322
6" REINFORCED CONCRETE SLAB	SF	6,395
12" REINFORCED CONCRETE MOMENT SLAB	SF	579
CONCRETE BARRIER WALL	LF	172
MOBILIZATION	EA	1

**MEASUREMENT OF PAY QUANTITIES:**

- CONCRETE WORK SHALL BE PAID FOR AS FOLLOWS WHEN THE VARIOUS ITEMS HAVE BEEN COMPLETED AND SUCCESSFULLY TESTED:
  - ON A PER SQUARE FOOT BASIS FOR REINFORCED CONCRETE DECKS AND SLABS OF EACH SIZE;
  - ON A PER LINEAL FOOT BASIS FOR CONCRETE WALL BARRIERS;
- MOBILIZATION SHALL INCLUDE ALL COSTS RELATED TO THE STARTUP OF THE PROJECT SUCH AS MOBILIZATION OF PERSONNEL, EQUIPMENT, SUPPLIES AND INITIAL PREPARATION OF THE WORK SITE. IT ALSO INCLUDES COSTS FOR ITEMS SUCH AS OFFICES AND OTHER FACILITIES AND THE FINAL CLEANOUT OF AND DE-MOBILIZATION FROM THE PROJECT SITE. IT WILL BE PAID 50% AFTER 25% OF THE WORK IS COMPLETED AND INVOICED. THE REMAINING 50% WILL BE PAID WITH THE FINAL PAY REQUEST AND AFTER DEMOBILIZATION AND CLEANOUT.

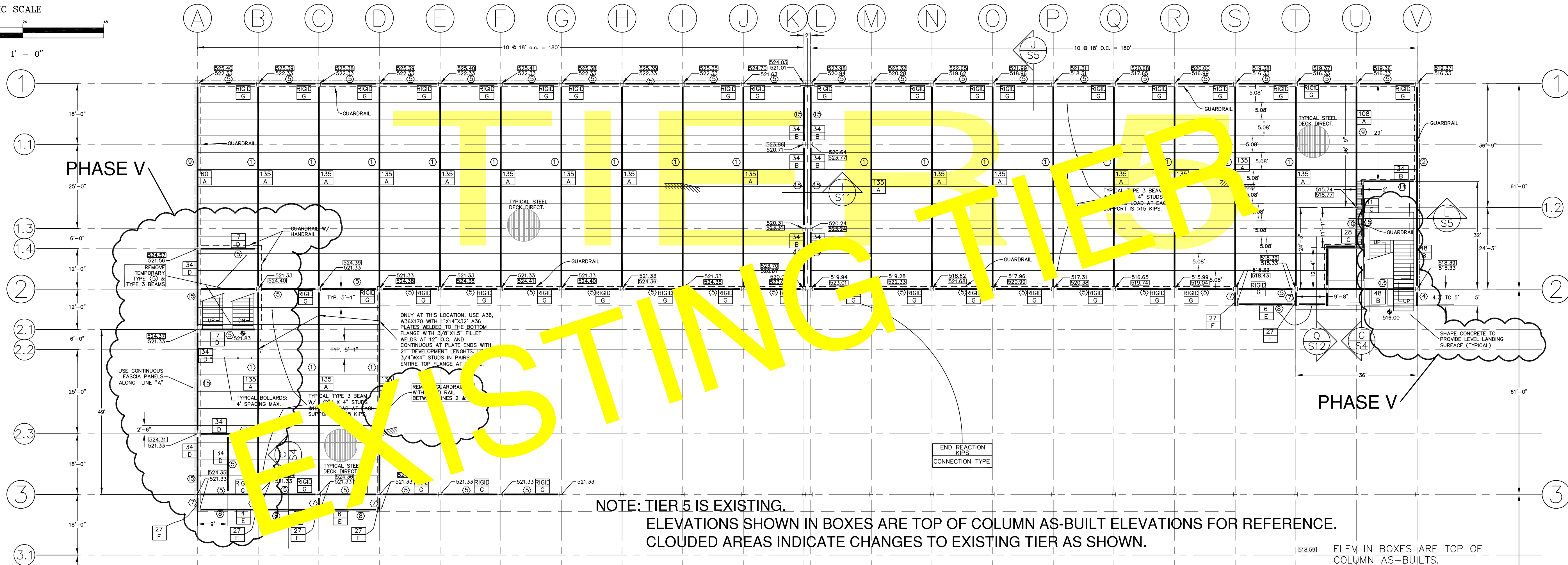
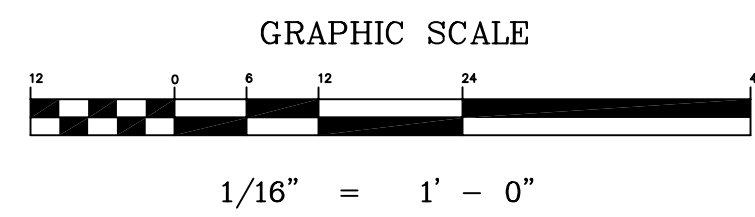
NOT FOR CONSTRUCTION





TIER 4 BEAM / DECK PLAN

SCALE: 1/16" = 1'-0"



TIER 5 BEAM / DECK PLAN

SCALE: 1/16" = 1'-0"

NOTE: TIER 5 IS EXISTING.  
ELEVATIONS SHOWN IN BOXES ARE TOP OF COLUMN AS-BUILT ELEVATIONS FOR REFERENCE.  
CLOUDED AREAS INDICATE CHANGES TO EXISTING TIER AS SHOWN.

ELEV IN BOXES ARE TOP OF COLUMN AS-BUILTS.

NOT FOR CONSTRUCTION



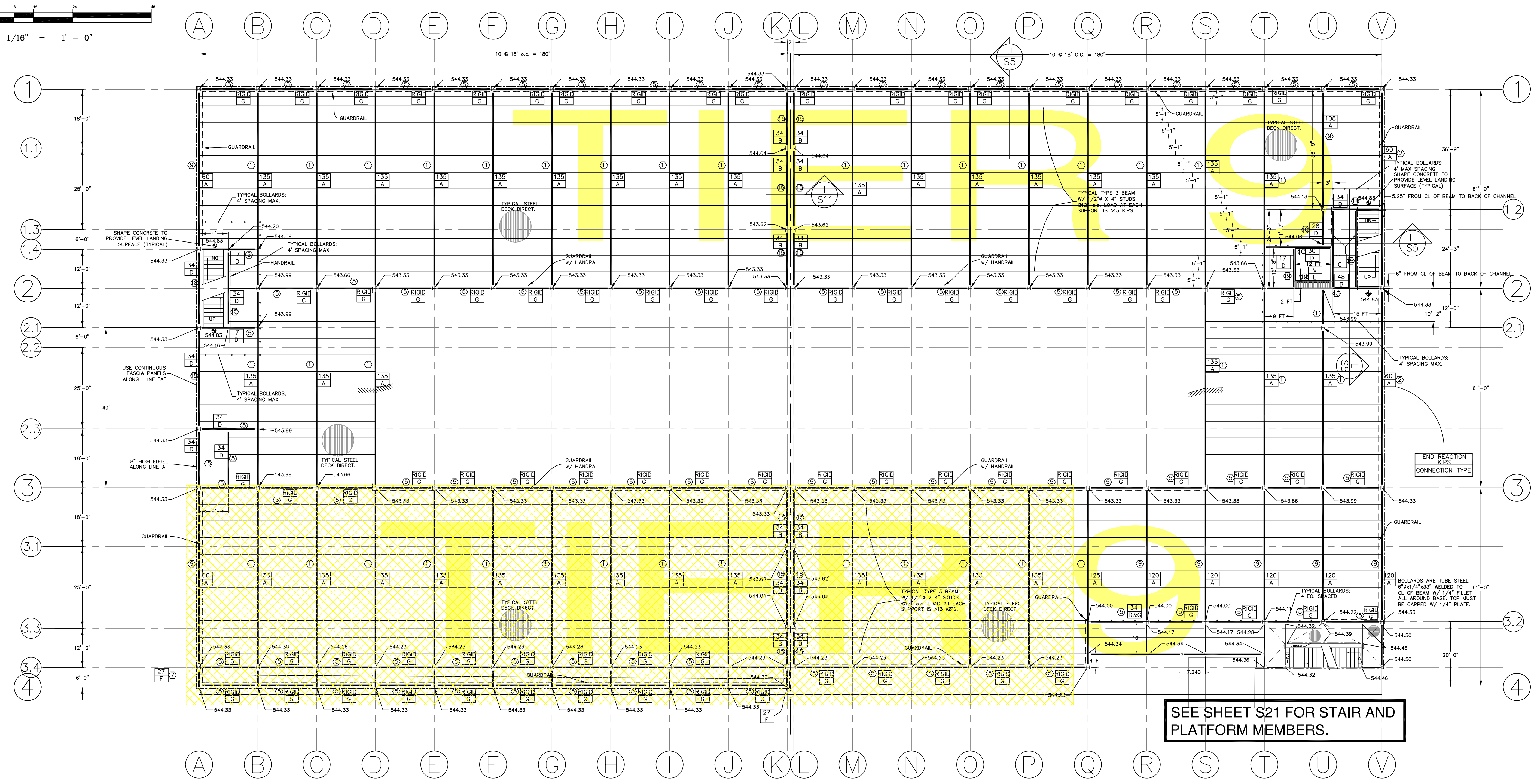
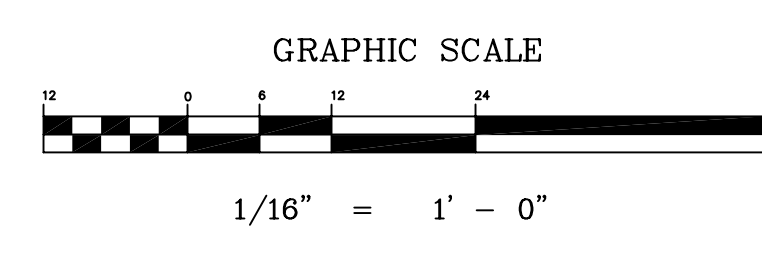




DESIGNED BY:	AJT
DRAWN BY:	AJT, TUV
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APPROVED BY:	AJT
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**GONDOLA PARKING STRUCTURE**  
**TIER 9 - CONCRETE PANELS & STRUCTURAL STEEL LAYOUTS**  
**LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO**

PROFESSIONAL CONSULTANTS  
 INCORPORATED  
 2121 ACADEMY CIRCLE, SUITE 202  
 COLOGADO SPRINGS, CO 80901-1600  
 PHONE: 303-585-8887 FAX: 303-585-8888



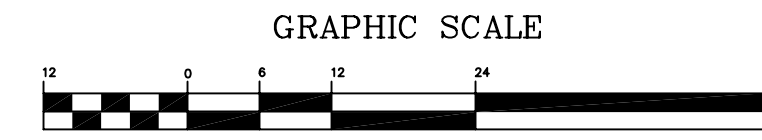
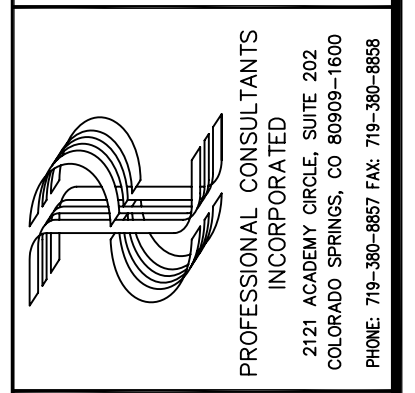
NOTE: HATCHED AREA BETWEEN LINES 3 - 4 AND A - Q NOT PART OF THIS PHASE.  
 COLUMNS ON LINE 3 TO BE EXTENDED TO 3' (FEET) ABOVE ELEVATION SHOWN.  
 PROVIDE CONNECTIONS ON LINE 3 COLUMNS FOR FUTURE DECK BEAMS.  
 HORIZONTAL MEMBERS ON LINE 3 BETWEEN A - D SHALL BE INSTALLED.  
 ALL MEMBERS ON LINE Q BETWEEN 3 AND 3.4 SHALL BE INSTALLED.

**NOT FOR CONSTRUCTION**

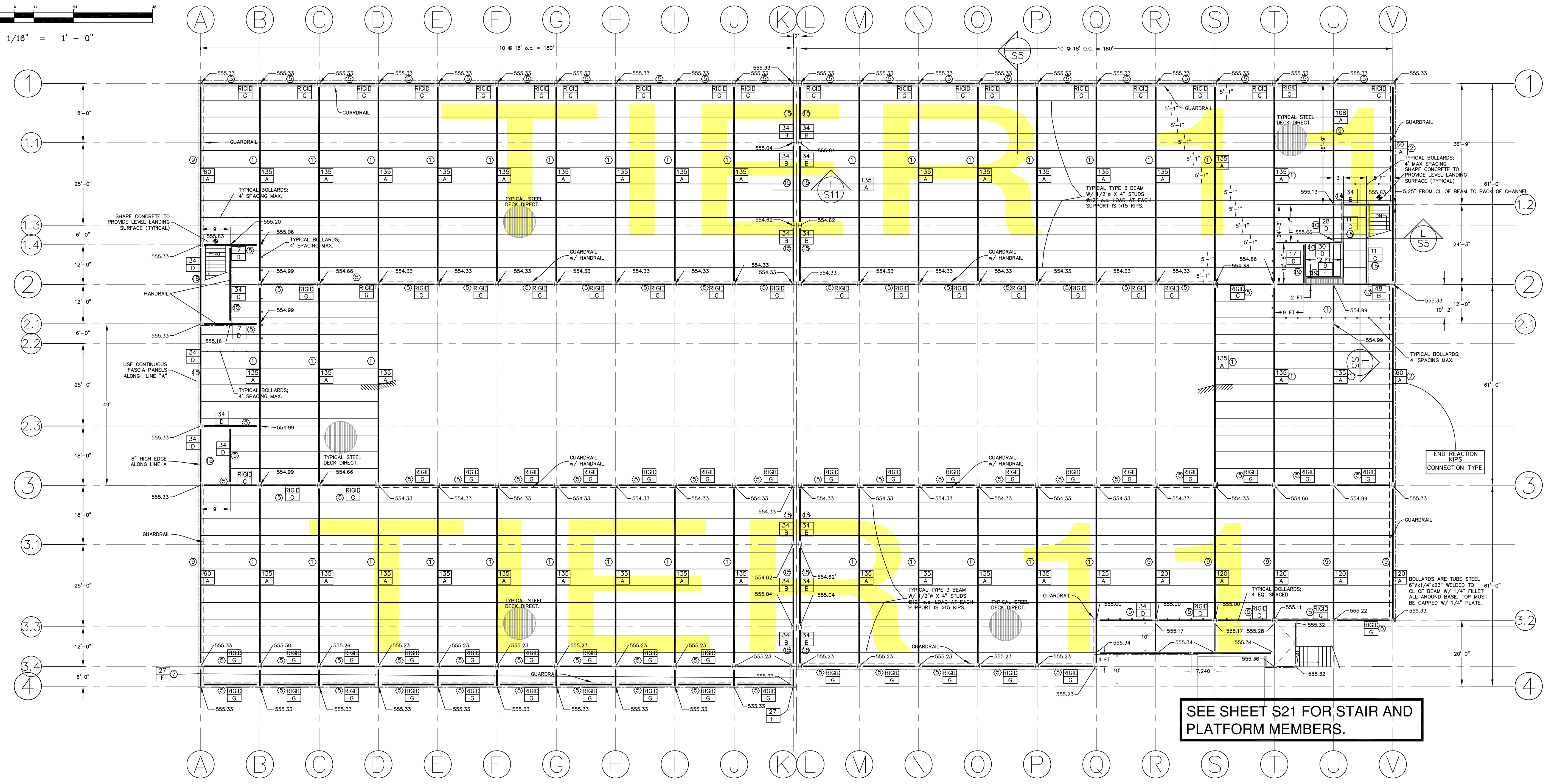


DESIGNED BY:	AJT
DRAWN BY:	AJT, TUV
CHECKED BY:	AJT
APPROVED BY:	AJT
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**GONDOLA PARKING STRUCTURE**  
**TIER 11 - CONCRETE PANELS & STRUCTURAL STEEL LAYOUTS**  
**LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO**



1/16" = 1' - 0"

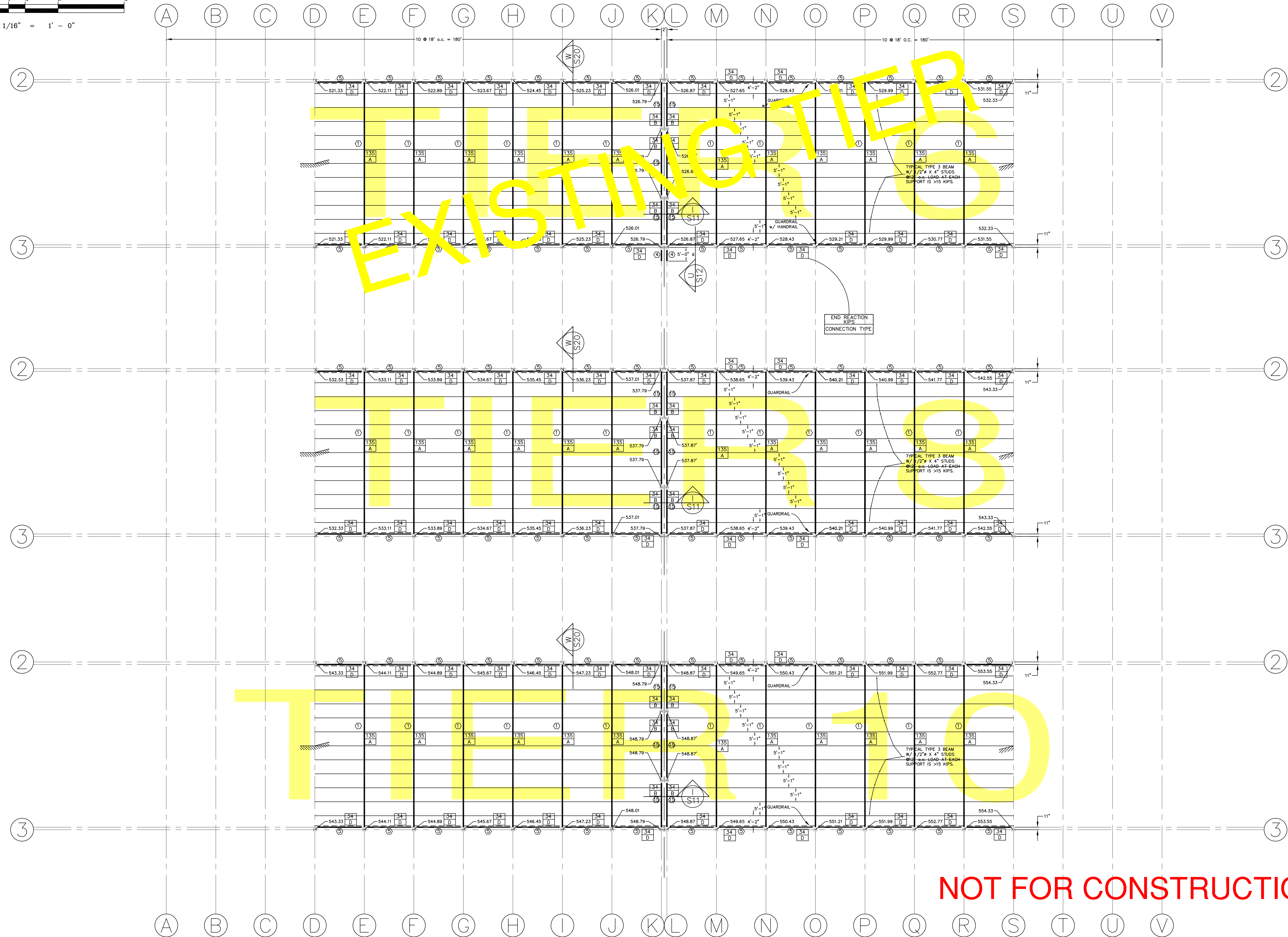
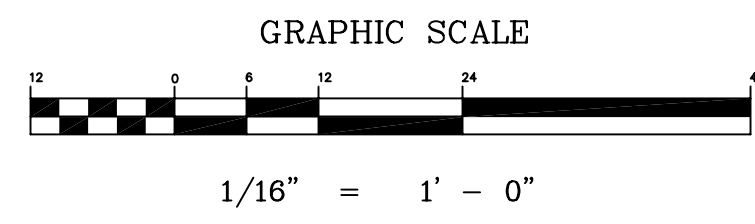
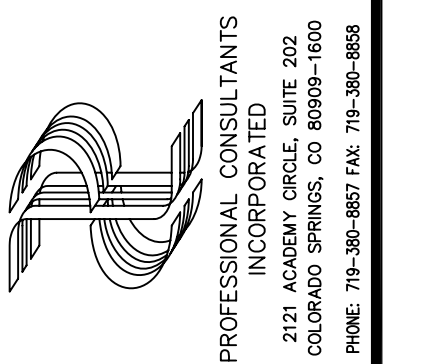


SEE SHEET S21 FOR STAIR AND PLATFORM MEMBERS.

**NOT FOR CONSTRUCTION**

DESIGNED BY: AJT	AJT, TJW
DRAWN BY: AJT	AJT
APPROVED BY: AJT	DATE: 02/16/04
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**GONDOLA PARKING STRUCTURE**  
**TIERS 6, 8 & 12 - CONCRETE PANELS & STRUCTURAL STEEL LAYOUTS**  
**LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO**



**NOT FOR CONSTRUCTION**

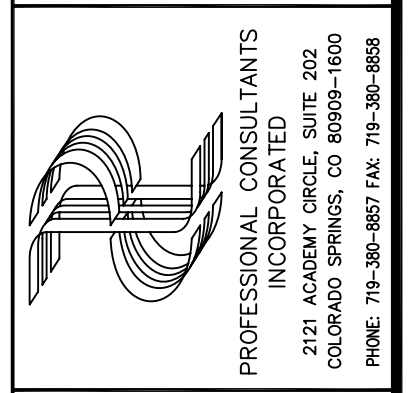


# STRUCTURAL AND FOUNDATION PLANS AND SPECIFICATIONS FOR GONDOLA TERMINAL PARKING STRUCTURE

## TOWN OF MOUNTAIN VILLAGE, COLORADO PHASE 6 - CONSTRUCTION YEAR 2007 / 2008

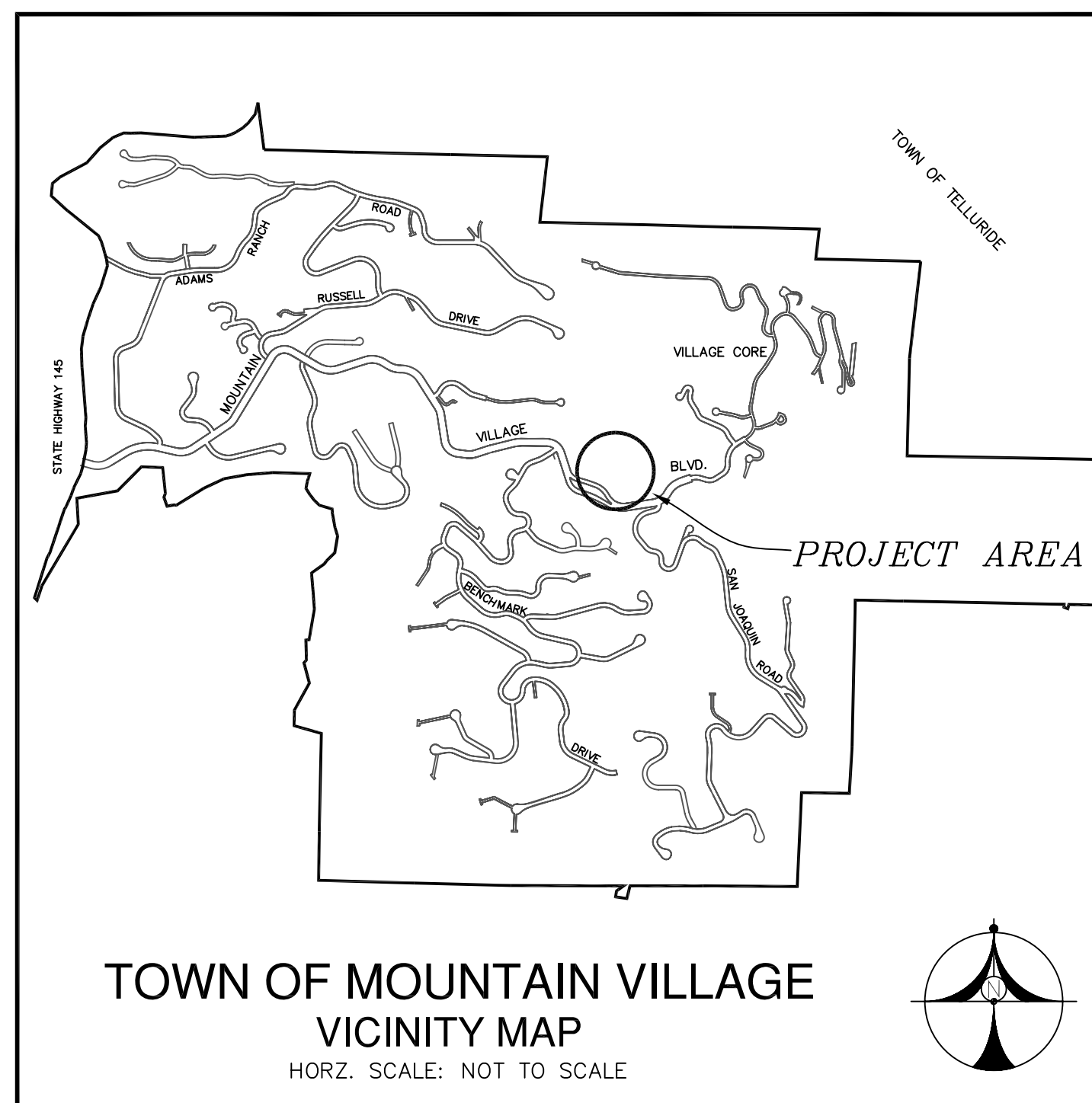
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**GONDOLA TERMINAL PARKING STRUCTURE**  
**COVER SHEET, LOCATION, CONTACTS AND GENERAL NOTES**  
**LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO**



PROFESSIONAL CONSULTANTS  
 INCORPORATED  
 2121 ACADEMY CIRCLE, SUITE 202  
 COLORADO SPRINGS, CO 80909-1600  
 PHONE: 719-380-8857 FAX: 719-380-8858

<u>Owner and Design Professionals</u>		<u>Construction and Utility Contact Agencies</u>	
Owner:	Mountain Village Metropolitan District Kathy Mahoney, Manager P.O. Box 11064 Telluride, CO 81435 970-728-8000	Utilities:	Mountain Village Metropolitan District Bill Mahoney, Operations Manager 411 Mountain Village Blvd. Mountain Village, CO 81435 970-728-8000
Structural Engineer:	Professional Consultants Incorporated Alvaro J. Testa, Ph.D., P.E. 2121 Academy Circle, Suite 202 Colorado Springs, CO 80909-1600 719-380-8857	Building Dept.	Town of Mountain Village John Cheroske, Building Official 411 Mountain Village Blvd. Mountain Village, CO 81435 970-728-7460
Soils Engineer (1):	Lambert & Associates Norman W. Johnston P. O. Box 0045 Montrose, CO 81502 970-249-2154		
Soils Engineer (2):	Buckhorn Geotech William M. Ungerer 222 South Park Ave. Montrose, CO 81401 970-249-6828		
Surveyor:	Professional Consultants Incorporated Randall D. Hency 2121 Academy Circle, Suite 202 Colorado Springs, CO 80909-1600 719-380-8857		



SHEET INDEX

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S6-S10	UPPER FLOORS STEEL DECK AND HORIZONTAL STEEL LAYOUT
S11	STEEL DECK REINFORCED CONCRETE SLAB
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**GENERAL NOTES - ALL WORK:**

- THE PARKING STRUCTURE PROJECT IS BEING BUILT IN PHASES. THESE PLANS REFLECT THE OVERALL LAYOUT OF THE WORK PROPOSED TO BE COMPLETED DURING PHASE "V" OF CONSTRUCTION (HIGHLIGHTED IN THESE PLANS).
- THE OWNER WILL UNDERTAKE THE TASK OF MANAGING THIS PHASE OF CONSTRUCTION OF THE PROJECT. THEREFORE, THE WORK HAS BEEN SEPARATED INTO FOUR CATEGORIES, AS FOLLOWS:
  - STEEL PILE DRIVING
  - REINFORCED CONCRETE PILE CAPS, PEDESTALS, TIE BEAMS AND FOOTERS
  - STRUCTURAL STEEL
  - REINFORCED CONCRETE DECKS, BARRIERS AND FLATWORK
- OTHER WORK, SUCH AS ELECTRICAL, ELEVATOR EXPANSION, DRAINAGE AND FIRE PROTECTION, IS TO BE DONE BY OWNER.
- TIME IS OF THE ESSENCE IN THE COMPLETION OF ALL THE WORK CATEGORIES DESCRIBED HEREIN.
- THIS SET OF PLANS ARE AN INTEGRAL COMPONENT OF THE CONTRACT DOCUMENTS. ANY DISCREPANCIES IN THESE PLANS MUST BE BROUGHT TO THE ATTENTION OF ENGINEER FOR REVIEW. A CLARIFICATION OF THE INTENT WILL BE PRODUCED WITHIN 48 WORKING HOURS OF THE NOTICE.
- THE APPLICABLE CODES FOR THE WORK HEREIN ARE AS FOLLOWS:
  - LATEST UNIFORM BUILDING CODE
  - LATEST AMERICAN INSTITUTE OF STEEL CONSTRUCTION CODE.
  - LATEST STRUCTURAL WELDING CODE.
  - LATEST AMERICAN CONCRETE INSTITUTE No. 318.
- ALL DESIGN, FABRICATION AND CONSTRUCTION EFFORTS MUST MEET THE ABOVE-REFERENCED CODES AS A MINIMUM.
- CHANGES TO THE DESIGN MAY BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.
- ALL CONTRACTORS MUST BE REGISTERED TO DO BUSINESS IN THE TOWN OF MOUNTAIN VILLAGE. ALL CONTRACTORS ARE RESPONSIBLE FOR ALL COSTS OF DOING BUSINESS IN THE TELLURIDE AREA. NO LIVING QUARTERS MAY BE ESTABLISHED AT THE JOB SITE. TEMPORARY STORAGE AND SANITARY FACILITIES ARE REQUIRED.
- OWNER WILL PROVIDE CONSTRUCTION STAKING AND AS-BUILT DATA FOR EXISTING STRUCTURAL COMPONENTS AT NO EXPENSE TO THE CONTRACTOR.
- OWNER WILL PROVIDE INSPECTORS AT THE SITE TO MONITOR THE PROGRESS OF THE WORK AND TO ASSIST IN THE COORDINATION OF VARIOUS CONTRACTORS AND OWNER WHOM MAY BE WORKING ON SITE SIMULTANEOUSLY.
- ENGINEER'S APPROVAL MUST BE OBTAINED BEFORE MAKING ANY SUBSTITUTIONS.
- DRAWINGS SHALL NOT BE SCALED.
- NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES. WHERE NO DETAILS ARE SHOWN, REFER TO SIMILAR DETAILS ELSEWHERE ON THE PROJECT AND, ALSO, CALL ENGINEER.
- THESE PLANS AND SPECIFICATIONS ADDRESS THE STRUCTURE IN ITS ULTIMATE SERVICE CONDITION. IT IS LIKELY THAT DURING CONSTRUCTION, UNSTABLE CONFIGURATIONS BE CREATED BY CONTRACTOR. CONTRACTOR MUST INCLUDE IN HIS/HER PRICE OF DOING THE WORK ANY AND ALL TEMPORARY BRACING, SHORING AND CONNECTIONS THAT ARE NEEDED TO MAINTAIN STABILITY UNTIL SUCH TIME AS ALL THE WORK IS COMPLETED. IF SOME OF THE TEMPORARY MATERIALS OR FACILITIES ARE INTENDED TO REMAIN AFTER THEY ARE NO LONGER NEEDED, CONTRACTOR MUST CLEAR THIS WITH ENGINEER. IN SUCH AN EVENTUALITY, ALL SUCH APPURTENANT MATERIALS MUST BE TREATED AND FINISHED AS IF THEY HAD BEEN AN ORIGINAL COMPONENT IN THE PROJECT. THIS WILL ALL BE AT CONTRACTOR'S COST.

- THESE PLANS WERE PREPARED THE 1997 EDITION OF THE UNIFORM BUILDING CODE
- REFERENCE LOADS AND FACTORS USED IN DESIGN:
  - SEISMIC LOADS PER UBC 1997.
 

ZONE	1
SEISMIC ZONE FACTOR, Z	0.075
SITE COEFFICIENT, S	1.0
OCCUPANCY CATEGORY	IV
IMPORTANCE FACTOR, I	1.0
RW	6
  - WIND PRESSURE PER UBC 1997
 

REFERENCE WIND VELOCITY	80 MPH
EXPOSURE CLASSIFICATION	B
IMPORTANCE FACTOR, IW	1.0
  - SNOW /NO PARKING LOADS. 100 PSF (NOT REDUCED)
  - COMBINED WITH PARKING LOADS. 60 PSF (REDUCED)
  - PARKING. 40 PSF
- ALLOWABLE STRESS DESIGN METHOD OF DESIGN WAS USED.

**ALL REINFORCED CONCRETE - PHASE V**

**TECHNICAL SPECIFICATIONS:**

- CONCRETE:
  - ALL CONCRETE SHALL BE STONE AGGREGATE UNLESS NOTED. MINIMUM CONCRETE 14-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
 

1. SLAB ON GRADE	4,000 PSI
2. FOR 4" AND 6" STEEL DECK	4,000 PSI
3. TOPPING (LIGHT WEIGHT CONCRETE)	4,000 PSI
  - AIR ENTRAINMENT ± 6%.
  - REINFORCING STEEL: MINIMUM YIELD STRENGTH 60,000 PSI
  - REINFORCEMENT PROTECTION
 

1. CONCRETE PLACED AGAINST EARTH	3"				
2. CONCRETE PLACED IN FORMS BUT EXPOSED TO WEATHER OR EARTH: <table border="0"> <tr><td>a. BARS #5 AND SMALLER</td><td>1-1/2"</td></tr> <tr><td>b. BARS LARGER THAN #5</td><td>2"</td></tr> </table>	a. BARS #5 AND SMALLER	1-1/2"	b. BARS LARGER THAN #5	2"	
a. BARS #5 AND SMALLER	1-1/2"				
b. BARS LARGER THAN #5	2"				
3. SLABS OR WALLS NOT EXPOSED TO WEATHER OR EARTH: <table border="0"> <tr><td>a. BARS #11 AND SMALLER</td><td>1"</td></tr> <tr><td>b. BARS #14 AND SMALLER</td><td>1-1/2"</td></tr> </table>	a. BARS #11 AND SMALLER	1"	b. BARS #14 AND SMALLER	1-1/2"	
a. BARS #11 AND SMALLER	1"				
b. BARS #14 AND SMALLER	1-1/2"				

- REINFORCING STEEL PLACING TOLERANCES: PER UBC 1997
- NO SPLICES OF REINFORCEMENT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY STRUCTURAL ENGINEER. MAKE REBARS CONTINUOUS AROUND CORNERS. WHERE PERMITTED, SPLICES MUST BE MADE BY MECHANICAL CONNECTORS OR CONTACT LAPS. REFER TO LAP SPLICE SCHEDULE FOR LAP LENGTHS. ALL TERMINATIONS OF REBARS AT END OF SLABS MUST BE IN "L" SHAPE AND BEHIND STUDS WHERE AVAILABLE.
- PLACE BARS IN ACCORDANCE WITH THE LATEST EDITIONS OF "ACI DETAILING MANUAL", PUBLICATION SP-66 AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318.
- PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING STEEL AT POSITIONS SHOWN ON PLANS. ALL DOWELS, BOLTS, AND EMBEDDED PLATES SHALL BE SET AND TIED IN PLACE BEFORE THE CONCRETE IS POURED. "STABBING" DOWELS, BOLTS AND PLATES INTO PREVIOUSLY POURED CONCRETE IS NOT PERMITTED.
- PLACE 2-#5 (1 EACH FACE) WITH 2'-0" PROJECTION AROUND OPENINGS IN CONCRETE DECKS AND SLABS-ON-GRADE. OPENINGS LARGER THAN 12" IN ANY DIRECTION SHALL BE REINFORCED WITH 2-#5s x 4'-0" PLACED DIAGONALLY TO EACH CORNER.
- CONSTRUCTION JOINTS:
  - THERE SHALL BE NO JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE WITHIN THE CENTER THIRD OF A SPAN. ALL CONSTRUCTION JOINTS SHALL BE AS OUTLINED OR AUTHORIZED BY STRUCTURAL ENGINEER.
  - SURFACE OF CONCRETE AT CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, THE CONSTRUCTION JOINT SHALL BE WETTED AND ALL STANDING WATER REMOVED.
- WIRE FABRIC REINFORCEMENT: LAP 12" AT SPLICES AND WIRE TOGETHER. PROVIDE ACCESSORIES TO PROPERLY SUPPORT MESH AT POSITION SPECIFIED.
- NO WELDING OF REINFORCEMENT SHALL BE PERMITTED UNLESS SPECIFICALLY CALLED FOR OR APPROVED BY THE STRUCTURAL ENGINEER. WHERE PERMITTED, WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1. LATEST EDITION.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS BEFORE PLACING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING OF CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN OR AS APPROVED BY THE ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- ALL REINFORCING BAR BENDS SHALL BE MADE IN THE FABRICATOR'S SHOP UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING PROPOSED CONSTRUCTION JOINT LOCATION AND CASTING SEQUENCE TO THE ENGINEER FOR REVIEW AND APPROVAL.
- ALL REINFORCED BARS TERMINATING AT THE EDGE OF A DECK MUST BE BENT BEHIND THE STUDS USING STANDARD HOOKS OR BENDS.
- AGGREGATE TO BE USED FOR STEEL DECK CONCRETE MUST BE TESTED TO PROVE THAT IT IS RESISTANT TO ALKALI-SILICA REACTION (ASR). IT MUST ALSO BE NO LARGER THAN 3/4 INCH.
- CONCRETE SLUMP MAY NOT EXCEED 4" FOR SLABS ON GRADE AND 3" FOR DECKS.
- ALL CONCRETE USED SHALL MEET THE REQUIREMENTS FOR MIXING, PLACING, CURING AND FINISHING PER ACI PUBLICATIONS 304, 308, 309, 347.
- ALL NEW CONCRETE MUST BE PROTECTED FROM THE WEATHER AND MAINTAINED MOIST FOR 48 HOURS.
- CONTRACTOR MUST PROVIDE EVIDENCE OF THE CONCRETE MIXTURES TO BE USED AND THEIR 14-DAY STRENGTH.

**ESTIMATED QUANTITIES FOR CONCRETE DECKS, BARRIERS AND SLABS - PHASE V:**

DESCRIPTION	UNITS	ESTIMATED QUANTITY
4" REINFORCED CONCRETE DECK	SF	1,502
6" REINFORCED CONCRETE DECK	SF	47,322
6" REINFORCED CONCRETE SLAB	SF	6,395
12" REINFORCED CONCRETE MOMENT SLAB	SF	579
CONCRETE BARRIER WALL	LF	172
MOBILIZATION	EA	1

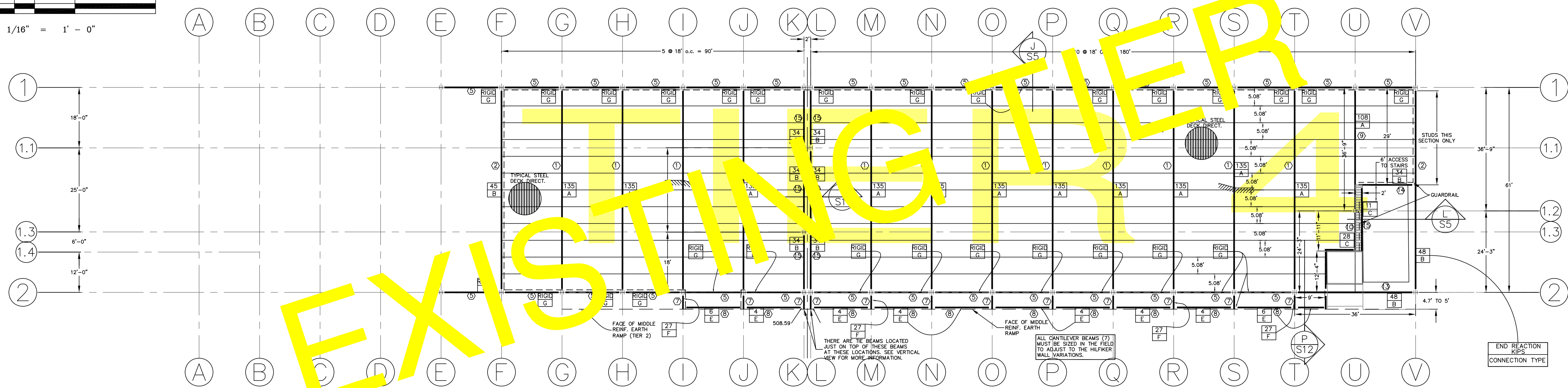
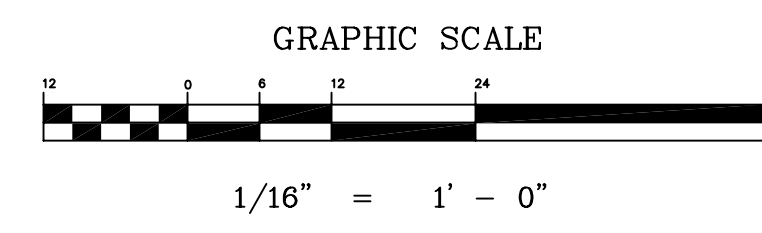
**MEASUREMENT OF PAY QUANTITIES:**

- CONCRETE WORK SHALL BE PAID FOR AS FOLLOWS WHEN THE VARIOUS ITEMS HAVE BEEN COMPLETED AND SUCCESSFULLY TESTED:
  - ON A PER SQUARE FOOT BASIS FOR REINFORCED CONCRETE DECKS AND SLABS OF EACH SIZE;
  - ON A PER LINEAL FOOT BASIS FOR CONCRETE WALL BARRIERS;
- MOBILIZATION SHALL INCLUDE ALL COSTS RELATED TO THE STARTUP OF THE PROJECT SUCH AS MOBILIZATION OF PERSONNEL, EQUIPMENT, SUPPLIES AND INITIAL PREPARATION OF THE WORK SITE. IT ALSO INCLUDES COSTS FOR ITEMS SUCH AS OFFICES AND OTHER FACILITIES AND THE FINAL CLEANOUT OF AND DE-MOBILIZATION FROM THE PROJECT SITE. IT WILL BE PAID 50% AFTER 25% OF THE WORK IS COMPLETED AND INVOICED. THE REMAINING 50% WILL BE PAID WITH THE FINAL PAY REQUEST AND AFTER DEMOBILIZATION AND CLEANOUT.

NOT FOR CONSTRUCTION

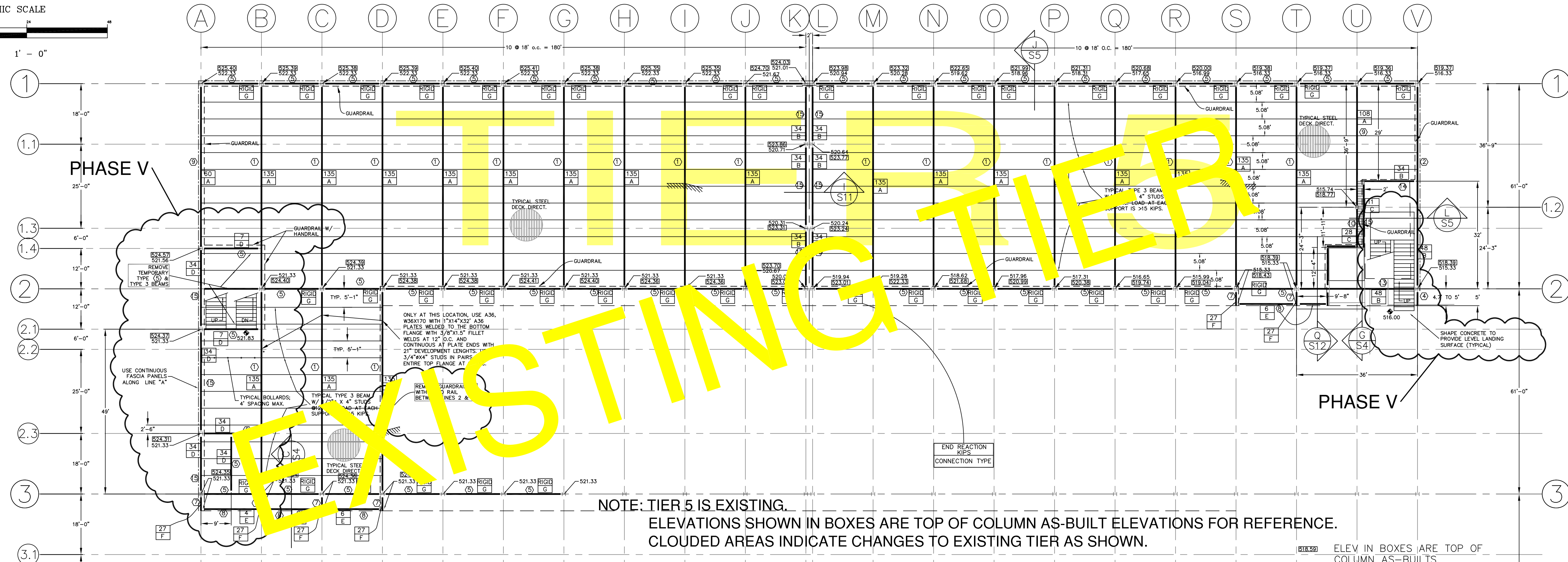
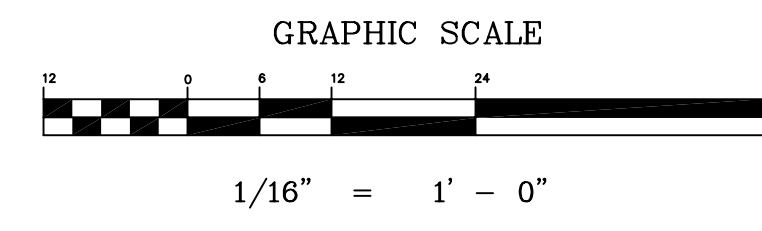


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**TIER 4 BEAM / DECK PLAN**

SCALE: 1/16" = 1'-0"



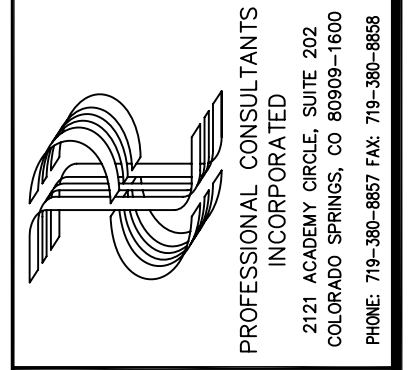
**TIER 5 BEAM / DECK PLAN**

SCALE: 1/16" = 1'-0"

NOTE: TIER 5 IS EXISTING.  
ELEVATIONS SHOWN IN BOXES ARE TOP OF COLUMN AS-BUILT ELEVATIONS FOR REFERENCE.  
CLOUDED AREAS INDICATE CHANGES TO EXISTING TIER AS SHOWN.

ELEV IN BOXES ARE TOP OF COLUMN AS-BUILTS.

**GONDOLA PARKING STRUCTURE**  
TIERS 4 & 5 - STEEL DECK & HORIZONTAL STEEL LAYOUT  
LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO



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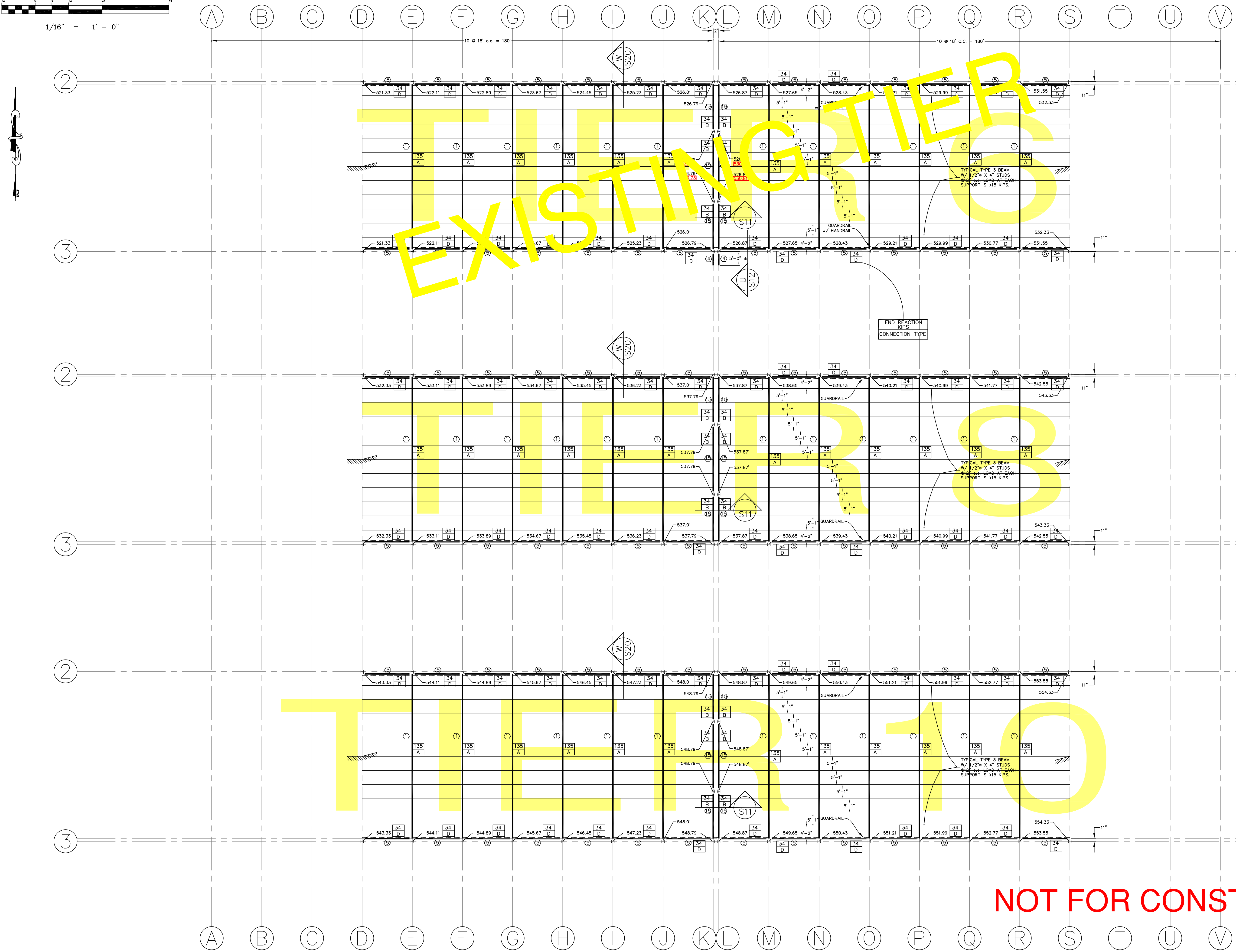
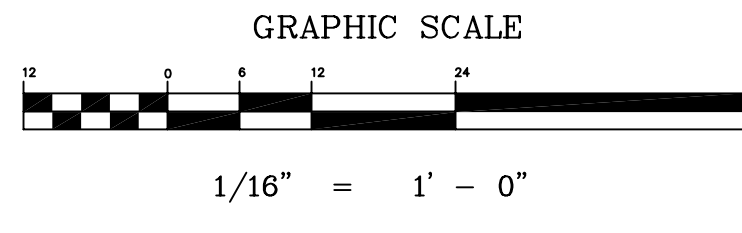
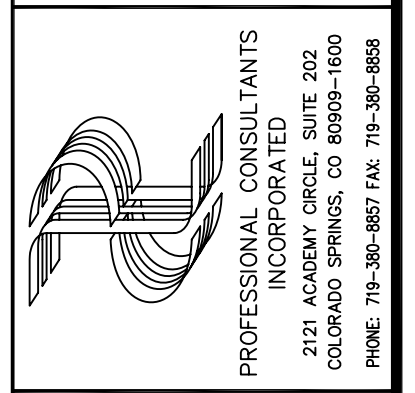






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**GONDOLA PARKING STRUCTURE**  
**TIERS 6, 8 & 12 - CONCRETE PANELS & STRUCTURAL STEEL LAYOUTS**  
**LOT 1003, TOWN OF MOUNTAIN VILLAGE, COLORADO**





**TOWN PLAT NOTES:**

Lots 1007 & 1008 are platted by the subdivision plat recorded at Reception Number 271932, Plat Book #1 at Page 1147 (the "Lots 1007 & 1008 Plat"). Plat Note No.5 of the Lots 1007 & 1008 Plat establishes the use or density, or both, for Lots 1007 & 1008 with both lots having a designated use of commercial & parking (the "Lots 1007 & 1008 Designated Uses"). The Lots 1007 & 1008 Designated Uses were amended by the Town's approval of Ordinance Number 2014-\_\_\_\_ (the "Ordinance"); therefore Plat Note No. 5 of the Lots 1007 & 1008 Plat is amended to remove the Designated Uses for Lots 1007 & 1008, with the Ordinance and any future rezoning ordinance controlling zoning and land uses permitted on Lots 1007 & 1008.

Lot 1001 is platted by the subdivision plat recorded at Reception Number 274123, Plat Book #1 at Page 1216 (the "Lot 1001 Plat"). Plat Note No. 5 of the Lot 1001 Plat establishes the use or density, or both, for Lot 1001 with a designation of 24 two-bedroom employee apartments with a person equivalent population of 72 persons, and 78 employee efficiency apartments with a person equivalent population of 156 persons (the "Lot 1001 Designated Uses"). The Lot 1001 Designated Uses are amended by the Ordinance; therefore Plat Note No. 5 of the Lot 1001 Plat is amended to remove the Lot 1001 Designated Uses, with the Ordinance and any future rezoning ordinance controlling zoning and land uses permitted on Lot 1001.

Lot OS-1R1 is platted by the subdivision plat recorded at Reception Number 274123, Plat Book #1 at Pages 3869-3872 (the "OS-1R1 Plat"). The OS-1R1 Plat establishes the Land Use Chart that sets forth the units, density per unit, proposed density and zoning designations for Lot OS-1R1 with a designation of Active Open Space (the "OS-1R1 Designated Uses"). The Land Use Chart for OS-1R1 is amended by the Ordinance; therefore the Land Use Chart is amended to remove the OS-1R1 Designated Use, with the Ordinance and any future rezoning ordinance controlling zoning and land uses permitted on Lot OS-1R1.

**NOTES OF CLARIFICATION:**

- a. The configuration of the following Lots, Tracts and Rights of Way have been modified by this Amendment to the Final Plat.  
none
- b. The following Lots, Tracts and Rights of Way have been deleted by this Amendment to the Final Plat.  
none
- c. The following Lots, Tracts and Rights of Way have been created by this Amendment to the Final Plat.  
none

**CERTIFICATE OF OWNERSHIP:**

KNOW ALL MEN BY THESE PRESENTS that TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO, being the owners in fee simple of all real property described as follows,

LOT 1001, REPLAT AND RE-ZONING OF LOT 1001 TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED DECEMBER 2, 1991 IN PLAT BOOK 1 AT PAGE 1216, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

AND THAT

TELLURIDE MOUNTAIN VILLAGE RESORT COMPANY, A COLORADO NON-PROFIT CORPORATION, being the owner in fee simple of all real property described as follows,

LOTS 1007 AND 1008, FINAL PLAT OF REPLAT OF PORTIONS OF FILING 1, REPLAT 5 OF FILING 1, AND REPLAT 7 OF FILING 1, ALL OF FILING 1, PHASE 1, TELLURIDE MOUNTAIN VILLAGE, RECORDED AUGUST 1, 1991 IN PLAT BOOK 1 AT PAGE 1147, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

AND THAT

TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, being the owner in fee simple of all real property described as follows,

LOT OS-1R-1, A REPLAT OF LOTS 118, 126, 130, 152A, 152B AND TRACT OS-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED OCTOBER 22, 2007 IN PLAT BOOK 1 AT PAGE 3869, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

does hereby make an Amendment to the Final Plat of said real property in accordance with the Amendment to the Final Plat shown hereon:

IN WITNESS WHEREOF, TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (with respect to Lot 1001) and TELLURIDE MOUNTAIN VILLAGE RESORT COMPANY, A COLORADO NON-PROFIT CORPORATION (with respect to Lot 1007 and Lot 1008) and TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY (with respect to OS-1R-1) do each execute this Replat as of \_\_\_\_\_, 2014 ("Effective Date") for the purposes stated herein.

TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO

By: \_\_\_\_\_

Printed name: \_\_\_\_\_

Title: \_\_\_\_\_

TELLURIDE MOUNTAIN VILLAGE RESORT COMPANY, A COLORADO NON-PROFIT CORPORATION

By: \_\_\_\_\_

Printed name: \_\_\_\_\_

Title: \_\_\_\_\_

TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: \_\_\_\_\_

Printed name: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing signature was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D. by \_\_\_\_\_ as the \_\_\_\_\_ of the TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO  
Witness my hand and seal.  
My commission expires \_\_\_\_\_.

Notary Public

**ACKNOWLEDGMENT**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing signature was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D. by \_\_\_\_\_ as the \_\_\_\_\_ of the TELLURIDE MOUNTAIN VILLAGE RESORT COMPANY, A COLORADO NON-PROFIT CORPORATION  
Witness my hand and seal.  
My commission expires \_\_\_\_\_.

Notary Public

**ACKNOWLEDGMENT**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing signature was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D. by \_\_\_\_\_ as the \_\_\_\_\_ of TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
Witness my hand and seal.  
My commission expires \_\_\_\_\_.

Notary Public

**TITLE INSURANCE COMPANY CERTIFICATE**

Land Title Guarantee Company does hereby certify that we have examined the title to the lands herein shown on this Plat Amendment to the Final Plat of Lots 1001R, 1007R, 1008R and Tract OS-1R-1 and that title to this land is in the name of the TOWN OF MOUNTAIN VILLAGE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC OF THE STATE OF COLORADO (with respect to Lot 1001) and TELLURIDE MOUNTAIN VILLAGE RESORT COMPANY, A COLORADO NON-PROFIT CORPORATION (with respect to Lot 1007 and Lot 1008) and TSG SKI & GOLF, LLC, A DELAWARE LIMITED LIABILITY COMPANY (with respect to OS-1R-1) and is free and clear of all encumbrances, liens, taxes, and special assessments except as follows:

Title Insurance Company Representative

**TOWN OF MOUNTAIN VILLAGE APPROVAL**

I, \_\_\_\_\_, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Replat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document.

\_\_\_\_\_, as Mayor Date

**ACKNOWLEDGMENT**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

The foregoing signature was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D. by \_\_\_\_\_ as Mayor of the Town of Mountain Village.

Witness my hand and seal.  
My commission expires \_\_\_\_\_.

Notary Public

**SURVEYOR'S CERTIFICATE:**

I, David R. Bulson, of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this Plat Amendment to the Final Plat of Lots 1001R, 1007R, 1008R and Tract OS-1R-1R shown hereon has been prepared under my direct supervision and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief.

IN WITNESS HEREOF, I here unto affix my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

P.L.S. No. 37662 Date

**TREASURER'S CERTIFICATE:**

I, the undersigned, Treasurer of the County of San Miguel, do hereby certify that according to the records of the San Miguel County Treasurer there are no liens against the subdivision or any part thereof for unpaid state, county, municipal or local taxes or special assessments due and payable, in accordance with Land Use Code Section 3-101.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

San Miguel County Treasurer

**RECORDER'S CERTIFICATE:**

This Replat was filed for record in the office of the San Miguel County Clerk and Recorder on this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D., at Plat Book \_\_\_\_\_,  
Page \_\_\_\_\_,  
Reception No. \_\_\_\_\_,  
Time \_\_\_\_\_.

San Miguel County Clerk

**PLAT KEY:**

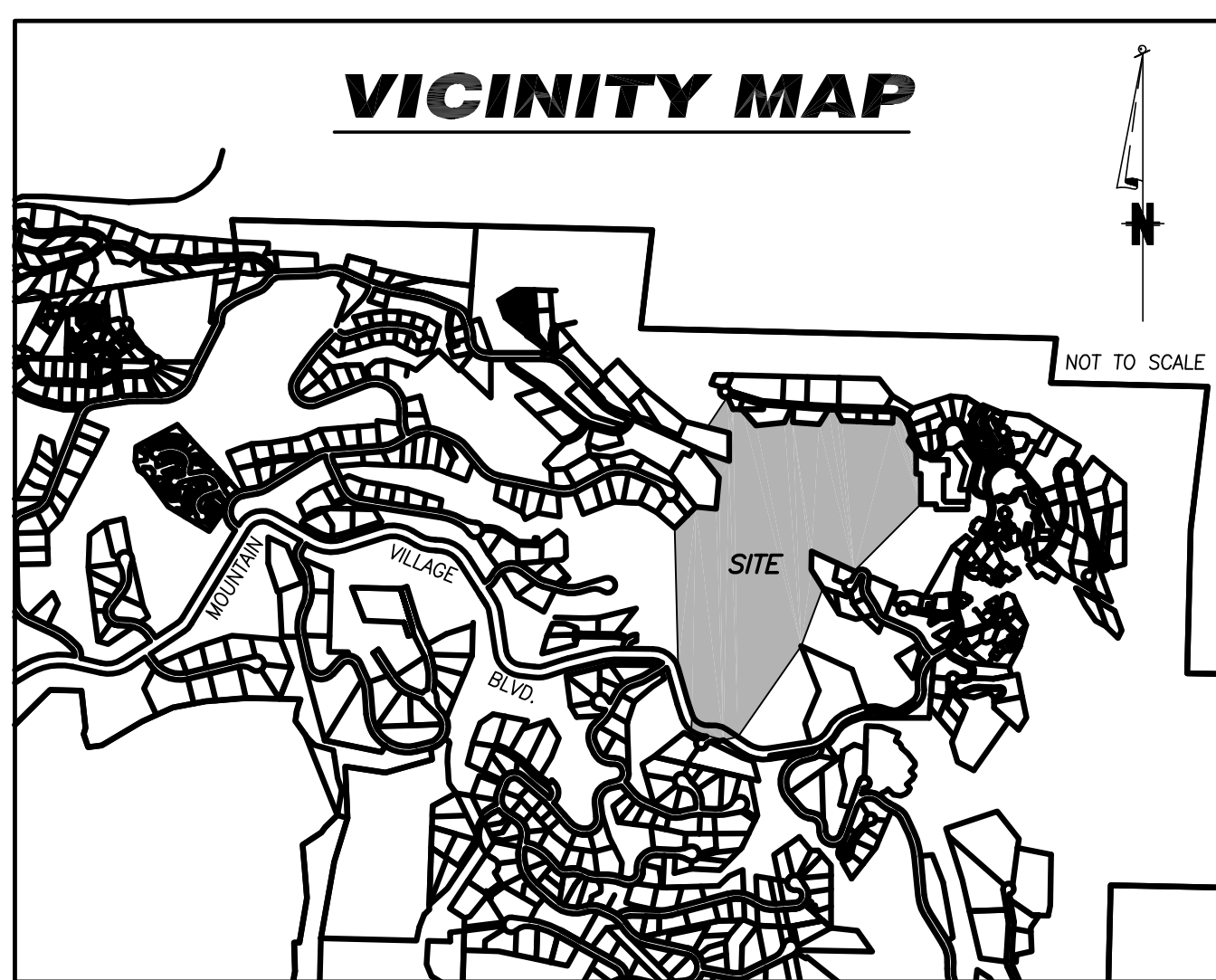
Sheet 1: Notes and Line and Curve Tables

Sheet 2: Property Boundary and Easements

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	18.88'	50.00	21.35°00"	18.72'	S19°07'30"W
C2	59.21'	50.04	57.29°14"	48.13'	S84°05'21"W
C3	178.77'	230.00	44.48°58"	175.23'	N44°19'37"W
C4	103.25'	119.12	49.39°57"	103.25'	N81°50'20"E
C5	66.85'	230.03	16.40°37"	66.85'	N81°39'57"E
C6	226.08'	140.00	92.28°54"	202.30'	S13°28'27"W
C7	451.36'	800.00	43.06°05"	440.79'	N11°17'36"W
C8	194.62'	359.10	31.02°35"	192.19'	S43°25'28"W
C9	203.64'	218.84	53.18°58"	186.37'	N54°33'37"E
C10	95.40'	225.59	24.13°51"	94.89'	S30°23'32"E
C11	86.94'	313.59	15.33°07"	86.66'	N15°08'57"E
C12	38.63'	50.00	44.16°12"	37.68'	N80°04'24"E
C13	71.31'	495.78	0.49°27"	71.31'	S87°34'24"E
C14	125.45'	117.52	61.09°38"	119.57'	S49°46'15"E
C15	105.90'	224.89	28.58°53"	104.93'	N22°52'06"W
C16	67.20'	184.95	23.20°36"	66.74'	N02°15'16"E
C17	59.18'	117.59	28.50°17"	59.18'	N85°11'37"E
C18	107.89'	117.59	52.18°14"	107.89'	S25°15'41"E
C19	63.58'	117.50	31.00°08"	63.58'	N02°55'50"E
C20	182.00'	107.51	86.20°18"	147.11'	S30°39'50"W
C21	122.11'	82.91	84.22°58"	111.37'	N63°58'48"W

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	18.83	50.00	21.35°00"	18.72	S19°07'30"W
C2	48.08	50.04	57.29°14"	48.08	S84°05'21"W
C3	178.77	230.00	44.48°58"	175.23	N44°19'37"W
C4	200.03	119.10	49.39°57"	140.89	N72°38'46"W
C5	98.74	170.00	33.16°45"	97.36	N38°38'25"W
C6	75.89	241.57	17.59°58"	75.58	S31°00'01"E
C7	272.34	330.00	47.17°06"	264.68	S21°08'33"W
C8	123.29	118.72	59.30°05"	117.82	N27°15'02"E
C9	103.25	119.10	49.39°57"	86.66	N81°49'59"E
C10	66.85	230.00	16.40°37"	66.71	N81°40'19"W
C11	226.08	140.00	92.31°27"	202.30	S13°28'44"W
C12	451.36	800.00	43.06°05"	440.79	N11°15'57"W
C13	194.62	359.20	31.02°35"	192.24	S43°30'07"W
C14	203.70	218.90	53.18°58"	186.43	N54°38'16"E
C15	95.43	225.58	24.14°17"	94.72	S30°24'43"E
C16	86.95	313.58	15.33°07"	86.68	N15°08'57"E
C17	39.04	50.00	44.43°53"	38.05	N87°41'29"E
C18	71.37	496.46	0.49°27"	71.37	S87°28'16"E
C19	125.43	117.50	61.09°38"	119.56	S49°46'47"E
C20	105.96	225.00	28.58°53"	104.98	N22°52'20"W
C21	67.22	185.00	23.20°36"	66.76	N02°17'30"E
C22	59.14'	117.50	28.50°17"	59.14'	N85°13'11"E
C23	107.89'	117.50	52.18°14"	107.89'	N44°39'41"E
C24	63.63'	117.50	31.01°40"	63.63'	N03°00'31"E
C25	181.99'	107.50	86.20°18"	161.99'	S30°39'50"W
C26	122.08'	82.91	84.21°56"	122.08'	N63°59'03"W
C27	136.67'	313.58'	24.47°33"	134.63'	N56°34'24"W
C28	153.76'	182.18'	45°00'	153.71'	N70°23'15"W
C29	78.62'	133.90'	33°44'48"	77.50'	S55°58'58"E
C30	136.16'	5.00'	152°48'47"	9.88'	S82°52'24"E
C31	84.36'	187.50'	25°46'48"	83.65'	S59°54'25"E
C32	149.20'	1767.80'	4°50'08"	149.15'	N70°23'15"W
C33	184.28'	259.58'	40°40'36"	180.44'	N47°37'53"W
C34	122.91'	279.58'	25°11'19"	121.92'	S39°53'14"E
C35	22.75'	7.50'	173°48'48"	14.98'	N34°18'18"E
C36	182.93'	890.31'	10°28'08"	182.71'	N63°56'37"W
C37	105.38'	1688.80'	3°37'04"	105.38'	N70°59'43"W
C38	181.91'	194.00'	53°43'30"	178.32'	S48°18'56"E

CURVE NUMBERS C3 THRU C7 AND C24 WERE NOT USED.



**LOTS 1001R, 1007R, 1008R AND TRACT OS-1R-1R**

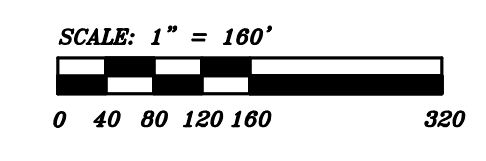
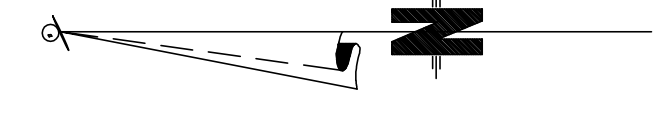
A REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1, located within the N 1/2, Section 3, T.42N., R.9W., and the S 1/2, Section 34, T.43N., R.9W., of the N.M.P.M. in the COUNTY OF SAN MIGUEL, lying within the incorporated town of the TOWN OF MOUNTAIN VILLAGE, COLORADO.

Project Mgr:	DB	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	02/26/2014				

**FOLEY ASSOCIATES, INC.**  
ENGINEERING - PLANNING - SURVEYING  
970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Drawing path: dwg\02-26-14 TM sub\Replat 02-26-14.dwg Sheet 1 of 2 Project #: 91026

Z:\02\1008\00810910\026.dwg:02-26-14 TMV sub\Replat 02-26-14.dwg, 3/11/2014 4:54:31 PM, mrcos





**LEGEND**

- SET REBAR AND 1 1/2" ALUMINUM CAP LS 37662
- FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 24954
- B FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 28652
- C FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 24966
- D FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 20632
- E FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 17956
- F FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 6868
- G FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 9960
- H FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 25954
- J FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 31155
- K FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 18634
- L FOUND #5 REBAR WITH NO CAP
- M FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 27605
- N FOUND REBAR AND 1 1/2" ALUMINUM CAP LS 16834

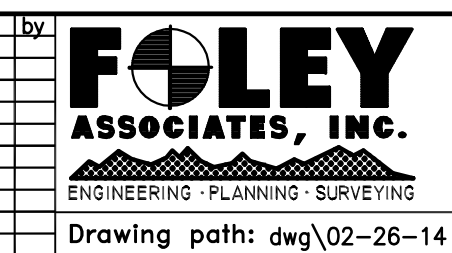
- LAND AREA, CONSISTING OF LESS THAN THE ENTIRE SUBJECT LOT, REZONED TO THE CIVIC ZONE DISTRICT PURSUANT AND SUBJECT TO ORDINANCE NUMBER 2014-\_\_\_\_\_
- LAND AREA, CONSISTING OF LESS THAN THE ENTIRE SUBJECT LOT, REZONED TO THE FULL USE ACTIVE OPEN SPACE ZONE DISTRICT PURSUANT TO ORDINANCE NUMBER 2014-\_\_\_\_\_

LINE	BEARING	LENGTH
L1	S 32°15'58" E	40.87'
L2	S 44°01'58" E	124.95'
L3	N 75°38'00" W	66.36'
L4	N 32°13'39" W	63.67'
L5	N 00°45'00" W	83.24'
L6	N 80°00'00" E	41.73'

**LOTS 1001R, 1007R, 1008R AND TRACT OS-1R-1R**

A REPLAT OF LOTS 1001, 1007, 1008 AND TRACT OS-1R-1, MOUNTAIN VILLAGE, FILING 1, located within the N 1/2, Section 3, T.42N., R.9W., and the S 1/2, Section 34, T.43N., R.9W., of the N.M.P.M., in the COUNTY OF SAN MIGUEL, lying within the incorporated town of the TOWN OF MOUNTAIN VILLAGE, COLORADO.

Project Mgr:	DB	Rev.	description	date	by
Technician:	MC				
Checked by:					
Start date:	02/26/2014				



970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Drawing path: dwg\02-26-14 TMV sub\Replat 02-26-14.dwg Sheet# of 2 Project #: 91026

Z:\02\10\02\05\191\02\06.dwg 02-26-14 TMV sub\Replat 02-26-14.dwg 3:11:01 PM 4/5/13 P.M. mrcos



**From:** Glen Van Nimwegen  
**To:** [anton@tmvoa.org](mailto:anton@tmvoa.org); [bill@telski.com](mailto:bill@telski.com); [Cath Jett](#); [Bruce MacIntire](#); [Bruce MacIntire](#); [Pete Mitchell](#); ["Jim Royer"](#)  
**Subject:** FW: Town Hall Subarea Plan Lot 1001R and Lot 1005SR  
**Date:** Tuesday, April 11, 2017 12:34:00 PM  
**Importance:** High

---

Steve is the neighbor to Village Court Apartments.

---

**From:** steve evans [<mailto:s.o.evans@outlook.com>]  
**Sent:** Monday, April 10, 2017 1:09 PM  
**To:** Glen Van Nimwegen  
**Subject:** Town Hall Subarea Plan Lot 1001R and Lot 1005SR  
**Importance:** High

Mr. Van Nimwegen:

Thank you for speaking with me again today. As you requested, I am sending this message because I will be in Japan until April 29<sup>th</sup>. I am pleased to learn that an alternative site plan is being considered which eliminates the apartment building that previously was shown on the west property line where the existing single story maintenance facility is located. I also understand that this new plan relocates the townhouse units which were shown near the west property line where the existing storage units are located. Moving these buildings elsewhere on the site away from the west property line and the nearby single family homes improves the plan.

As I said in my earlier message to Mr. Benitez, "the Town must be responsive to the single family neighborhood to the west which consists of low density one and two acre lots. Expansion of high density uses next to single family homes is not good planning". The two changes that you described today address these concerns. Subject to seeing an actual revised plan with these two changes, we would support this project. Our home is 301 Larkspur Lane and we own Lots 1002A and 1002B.

Thank you,

Steve Evans  
480-429-8292

**From:** Glen Van Nimwegen  
**To:** ["steve evans"](#)  
**Cc:** ["anton@tmvoa.org"](mailto:anton@tmvoa.org)  
**Subject:** Addition of Units at Village Court Apartments  
**Date:** Friday, April 21, 2017 10:54:00 AM  
**Attachments:** [Final Plan 04\\_19\\_2017.pdf](#)  
[image003.png](#)

---

Steve: as promised I raised your concerns about the proposed addition of employee housing units at the site of the existing shop, and adjacent to Lift 10 where the existing storage units reside, with the planning committee charged with overseeing the development of the new Town Hall Subarea Plan. The Committee is trying to balance the overall need in our community for workforce housing, the lack of adequate sites, with concerns that you raised about impacts on adjacent property. The Committee made the following recommendation regarding the proposal of adding additional units to VCA:

- New multi-family buildings in those two sites be limited to two stories; and
- Will not have outdoor decks on the north elevation of units that are replacing the existing shop or west elevation of the units replacing the storage units adjacent to Lift 10 (shown as "O" on Town Hall Center Subarea Plan).

Staff will recommend these conditions for the proposed rezoning of VCA and adoption of the Town Hall Subarea Plan. The timing of these two actions is currently as follows:

May 4: Public Hearing by Design Review Board for recommendation to Town Council on the rezoning of VCA to add 70 units as recommended by the proposed Subarea Plan

May 18: Work session with Planning Committee and Town Council regarding the Town Hall Subarea Plan; and first reading of an ordinance regarding the rezoning of VCA to add 70 units

June 20: Adoption of the Town Hall Subarea Plan by Town Council; and public hearing and second reading of ordinance to approve rezoning of VCA to add 70 units

I would be happy discuss with you further.

Glen Van Nimwegen, AICP  
Director of Planning and Development Services  
970-369-8250





**PLANNING AND DEVELOPMENT SERVICES  
DEPARTMENT**

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

**Agenda Item #13**

**TO:** Town Council  
**FROM:** Glen Van Nimwegen, AICP  
**FOR:** Meeting of May 18, 2017  
**DATE:** May 11, 2017  
**RE:** **Work Session with Town Hall Center Planning Committee**

---

Attached is the draft report from the consultants on the results of the planning process. This has been through one review of the Committee and staff. Next week we should be getting the second document, which are the pages that will replace the Town Hall Center Subarea chapter in the Comprehensive Plan.

This is an opportunity for an open discussion with the Planning Committee over any lingering issues with the proposal. The Plan is proposed for adoption by the Council on June 20, 2017.

Attachments:

- Mountain Village Town Hall Center Subarea Report



# MOUNTAIN VILLAGE

TOWN HALL CENTER SUBAREA PLAN





# MOUNTAIN VILLAGE

## TOWN HALL CENTER SUBAREA PLAN



## TABLE OF CONTENTS

- 3** Introduction and Background
- 4** Project Purpose
- 5** Stakeholders and Partnerships
- 6** Goals and Principles
- 7** Public Engagement
- 8** Existing Conditions
- 11** Town Hall Center Subarea Plan
- 18** Implementation and Next Steps
- 19** Appendices
- 20** A. Public Participation Summary
- 21** B. Comprehensive Plan Chapter: Town Hall Center Subarea

## ACKNOWLEDGEMENTS

### SUBAREA COMMITTEE

Glen Van Nimwegen  
Sam Starr  
Cath Jett  
Bruce MacIntire  
Anton Benitez  
Jim Royer  
Pete Mitchell  
Jeff Proteau  
Bill Jensen

### CONSULTANT TEAM

AECOM  
OZ Architecture  
Pro Forma Advisors  
Logan Simpson  
Brand New Box



# INTRODUCTION AND BACKGROUND

As the hub for community services and entry to the Town of Mountain Village, the Town Hall Center Subarea (Subarea) builds on the vision for Mountain Village. This vision is found in the Comprehensive Plan. The Town Hall Center Subarea currently includes: government offices, fire and police stations, workforce housing, daycare facilities, mailboxes, a few retail/commercial shops, and the Town's only grocery store.

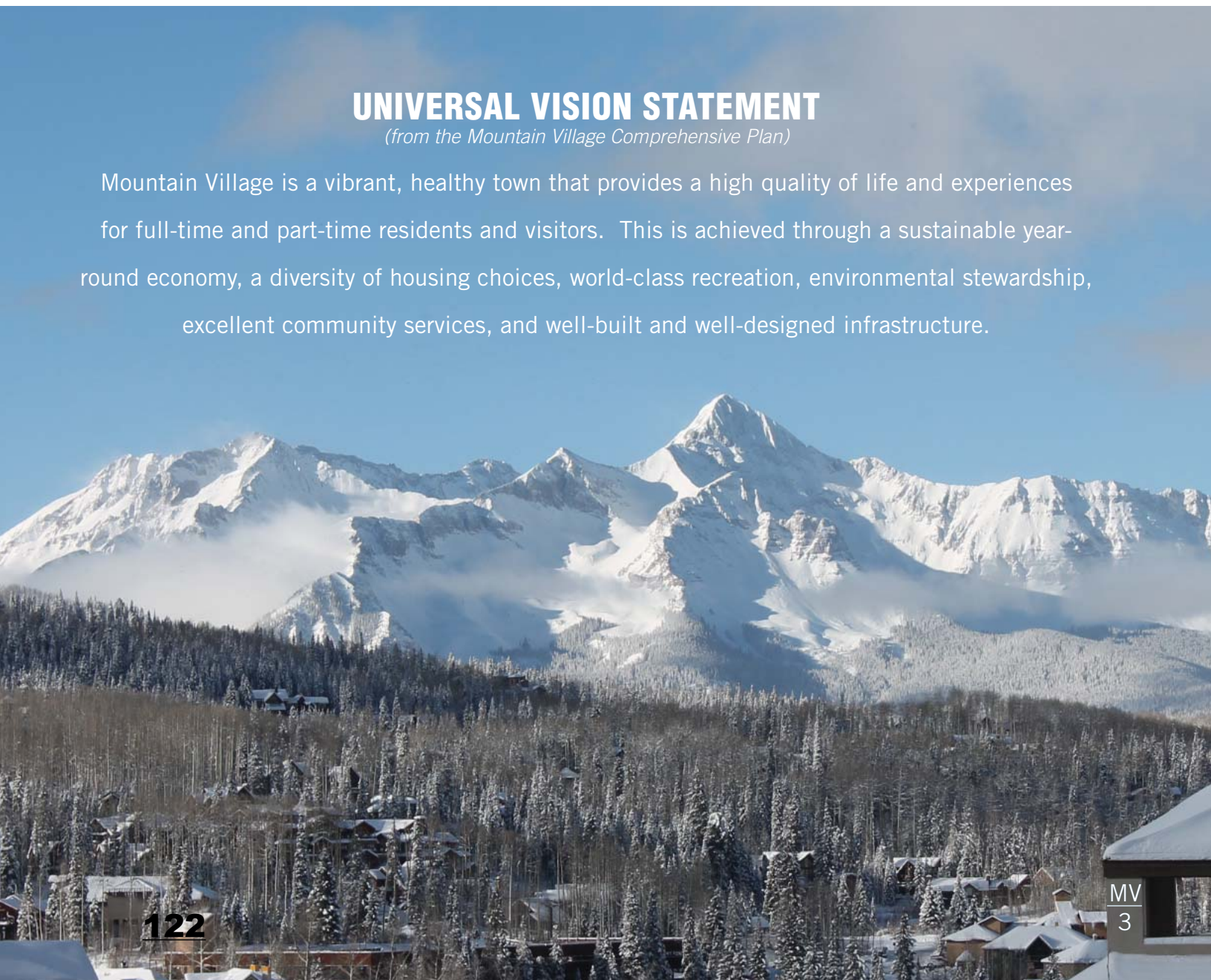
The Subarea was designed as the arrival hub for residents and visitors and has a 460-space parking structure. As an important node of the gondola system serving Mountain Village, the Subarea is a key location for visitors and residents to arrive and park, and to walk or bike to experience the resort community. The Subarea retail and commercial activities are not designed to compete with the core but complement the

core with local-serving retail and services. With convenient access to trails, sidewalks, and ski runs, the Subarea is especially busy during the peak winter and summer seasons as well as during seasonal festivals held in Mountain Village and the Town of Telluride. The Subarea is in need of redevelopment to update facilities, improve circulation, and expand community services.

## UNIVERSAL VISION STATEMENT

*(from the Mountain Village Comprehensive Plan)*

Mountain Village is a vibrant, healthy town that provides a high quality of life and experiences for full-time and part-time residents and visitors. This is achieved through a sustainable year-round economy, a diversity of housing choices, world-class recreation, environmental stewardship, excellent community services, and well-built and well-designed infrastructure.





# PROJECT PURPOSE

## PROJECT PURPOSE

The purpose of the Town Hall Center Subarea Plan is to bring the next level of detail and planning to the vision of the Subarea. This plan will more clearly identify and describe future development components that will ensure the Subarea serves the needs of its community and properly represents Mountain Village as a world-class resort community.

This plan strengthens the Subarea's role as the provider of services and amenities for residents and visitors, while being flexible enough to allow for changes as parcels develop over time. This plan defines: physical improvements for the Subarea, proposed land uses, building locations, circulation improvements to the roadways and pedestrian

connections, and parks and open space. Developed with committee, stakeholder, and public input, the plan provides a framework for detailed design and engineering, and outlines strategies for implementation.

Town Hall Center Subarea existing conditions





# STAKEHOLDERS AND PARTNERSHIPS



The Town Hall Center Subarea Plan is the result of a partnership between the public and private landowners within the Subarea. This partnership plays an integral role and serves as the foundation in shaping the plan. The Town Hall Center Subarea Planning Committee was established by, and was comprised of members representing the Town of Mountain Village, Telluride Ski and Golf, and the Telluride Mountain Village Owners Association. This partnership evaluated and proposed revisions to the Town Hall Center Subarea Plan chapter of the Mountain Village Comprehensive Plan, with the proposed revisions presented to the public, Town of Mountain Village Design Review Board, and Town Council for their consideration and adoption into the Comprehensive Plan.

Other important stakeholders participating in the development of the Plan included representatives from Town Governance and Public Works, workforce housing, residents, home owners, and local business owners. Representatives of these groups were engaged during the planning process.



Public Workshop



Town Council Meeting



# GOALS AND PRINCIPLES

## GOALS

Based on Town Council, Design Review Board, the Subarea Committee, and community feedback, the following overall goals were identified and adopted to help guide the Town Hall Center Subarea Plan:

- **WELCOME** visitors and residents to Mountain Village
- **ENHANCE** the connection to the outdoors
- **PRESERVE** natural assets while balancing the needs of a growing population
- **SHAPE** community services to meet the needs of a growing population
- **HEIGHTEN** the quality of design and placemaking

## PRINCIPLES AND OVERARCHING THEMES

Principles and overarching themes were developed in the engagement process including:

- **Improve entry and arrival areas**
- **Expand the parking structure in the future**
- **Enhance local services**
- **Expand workforce housing**
- **Celebrate Elk Pond**
- **Improve aesthetics, landscaping, and trails**

# PUBLIC ENGAGEMENT



## STAKEHOLDER ENGAGEMENT

Throughout the development of the Town Hall Center Subarea Plan, Subarea Committee meetings and public workshops provided valuable input. The Committee, Design Review Board, Town Council, Town of Mountain Village staff, and the public met with the consultant team regularly to provide feedback on the goals and overarching themes, plan recommendations, and implementation strategies.

In addition to workshops, stakeholder interviews and discussions were conducted to collect more feedback on challenges and strategies considered in different plan alternatives.

## OUTREACH

Public outreach and engagement was an integral and consistent focus of the process to develop the Town Hall Center Subarea Plan. From the outset, public engagement and transparency throughout the process was employed. The project team launched a public website at [www.TownHallPlan.com](http://www.TownHallPlan.com) as well as outlined a series of public workshops and an open house to distribute information to and collect feedback from the public and interested parties in the Town of Mountain Village.

*See Appendix A for a description of the public participation meetings.*



Public workshops gathered input and provided guidance for the plan



# EXISTING CONDITIONS

## ENTRY AND ARRIVAL

The Town Hall Center Subarea plays a critical role as the gateway to the Mountain Village Core. Mountain Village Boulevard, which first passes through the Town Hall Center Subarea, is the main and only thoroughfare of access into the Mountain Village Core and the balance of Mountain Village. The Subarea has a unique role as an arrival node into the Town of Mountain Village and serves as the exiting impression when one leaves the Town.

In addition to its role as a gateway, the Subarea is a transportation hub with the parking structure, bus stop, drop-off and pick-up for Dial-a-Ride, and pedestrian transit via the gondola.

Finally, benefiting from the unique presence of civic services, the Town Hall Center Subarea is the place that serves the residents of Mountain Village, with civic governance, police, fire, workforce housing, grocery store, post office boxes, and commercial/retail services.

As evident through public feedback and review of the area, much of the existing buildings and site falls short of residents' and visitors' expectations to reflect an image of a world-class resort community.

Remnants of the original gated community concept are still in place. While the gatehouse on Mountain Village Boulevard has since been re-purposed to serve a community function, this facility's presence as a gateway is confusing from a wayfinding and arrival standpoint. Because the gatehouse spans the roadway, it is unclear to the visitor if stopping is required. The Subarea Plan recommends visitors will be better served with a station or kiosk at the entrance to Mountain Village Boulevard from highway 145.

## MOUNTAIN VILLAGE BOULEVARD

The roadway configuration of Mountain Village Boulevard is problematic from a wayfinding and visibility standpoint. Safety challenges for pedestrians crossing Mountain Village Boulevard are compounded during bad weather. The separation of the roadway at the entrance often causes confusion for new visitors. This creates a safety concern because some vehicles have headed into oncoming traffic, and this causes circulation challenges because vehicles are not properly directed.

## PEDESTRIAN ACCESS

Pedestrian mobility is currently limited and in some places unclear within the disconnected Subarea. Along Mountain Village Boulevard, sidewalks are not always connected continuously so pedestrians use unpaved road shoulders. While some informal paths exist as shortcuts from surrounding neighborhoods, these paths are poorly lit at night, are difficult to traverse in winter, and can be unsafe. Formal crosswalks across Mountain Village Boulevard provide safe crossing in some locations, but pedestrians often cross in locations without a marked crosswalk. Pedestrian access connecting the parking structure to the gondola and plaza needs improvement.

Connections to and from the Village Court Apartments (VCA) are important for residents. Currently, to connect to the Town Hall Plaza area, VCA residents use a pathway to the northeast corner of the parking structure or walk along the unpaved road shoulder of Mountain Village Boulevard. These connections are not adequate and improving safe pedestrian mobility is a top priority of the Subarea Plan.

The informal bus stop at the entrance of the VCA from Mountain Village Boulevard is also problematic. The bus stop is not safely delineated, and the bus often stops in the travel lane to pick-up and drop-off students. A formalized, safe bus stop has been designed into the Subarea Plan.

## VILLAGE COURT APARTMENTS

VCA, owned and managed by the Town of Mountain Village, has 222 units serving as workforce housing for the community.

The VCA parking lot is often at capacity, and could be configured and controlled more efficiently. Additionally, daily traffic volume and congestion is experienced during drop-off and pick-up time at Mountain Munchkins daycare.



Town Hall area existing conditions



Parking garage existing conditions

**PARKING**

Surface lot parking throughout the Town Hall Center Subarea is a mix of formal and informal spaces, and controlled and semi-controlled spaces. These spaces, especially those fronting Town Hall and the grocery store, are often full. The parking lot, passenger drop-off area, and truck loading area in front of Town Hall experience congestion, and vehicle circulation is not efficient and needs improvement.

**SURFACE PARKING**

A total of 53 surface parking spaces, three of which are accessible, are located in front of Town Hall. An additional six 1-hour visitor parking spaces are located in the gravel area in front of the fire station near Elk Pond.

**VCA PARKING**

Parking at VCA is limited to VCA residents. This includes parking spaces south of the fire station along

the entrance toward VCA apartments and all other spaces contained in the VCA complex. There are approximately 246 spaces available in the Subarea.

**GONDOLA PARKING GARAGE**

The Gondola Parking Garage (GPG) is located behind Town Hall Plaza with three levels of garage parking totaling 460 spaces. The garage is free to the public during the day but costs \$25 for overnight parking.

Surface Parking

LOCATION	PARKING SPACES	NOTES
Town Hall: Retaining wall parking	29	1-hour limit; unlimited day parking for residents
Town Hall: Middle Island	21	1-hour limit; 1 post office spot limited to 10 mins
Town Hall: Accessible	3	Accessible parking next to grocery store
Gravel lot in front of fire station	6	1-hour visitor parking
<b>TOTAL</b>	<b>59</b>	

*Note: In addition to visitor and daily resident parking, there are approximately 25 town vehicle spaces at the fire station between the divided roadway reserved for police, fire, and other town vehicles.*





### **ELK POND**

Elk Pond is a natural amenity at the entry, yet it is partially obscured by the current alignment of Mountain Village Boulevard. Trucks unable to turn around in the Village Core use the large informal shoulder in front of the pond for loading and unloading. This necessary loading zone needs to be relocated. While some recreational opportunities exist, such as fly fishing and paddleboarding, the potential for leisure and recreation in this area remains largely untapped. Furthermore, Elk Pond sits at a prominent visual location that could be accented as an arrival experience.



# TOWN HALL CENTER SUBAREA PLAN

After gathering public feedback, establishing an overall vision, and receiving guidance from stakeholders, an agreed upon master plan was developed. This master plan utilizes and synthesizes selected preferred elements presented in meetings and workshops throughout the process.

## ENTRY AND ARRIVAL

Mountain Village Boulevard is consolidated to the north edge of the west-bound lane. This affords a much more substantial area (approximately 2 acres) for a Community Park. The Community Park serves as a gateway, provides open space for residents and visitors, and capitalizes on leisure and recreational synergies with Elk Pond.

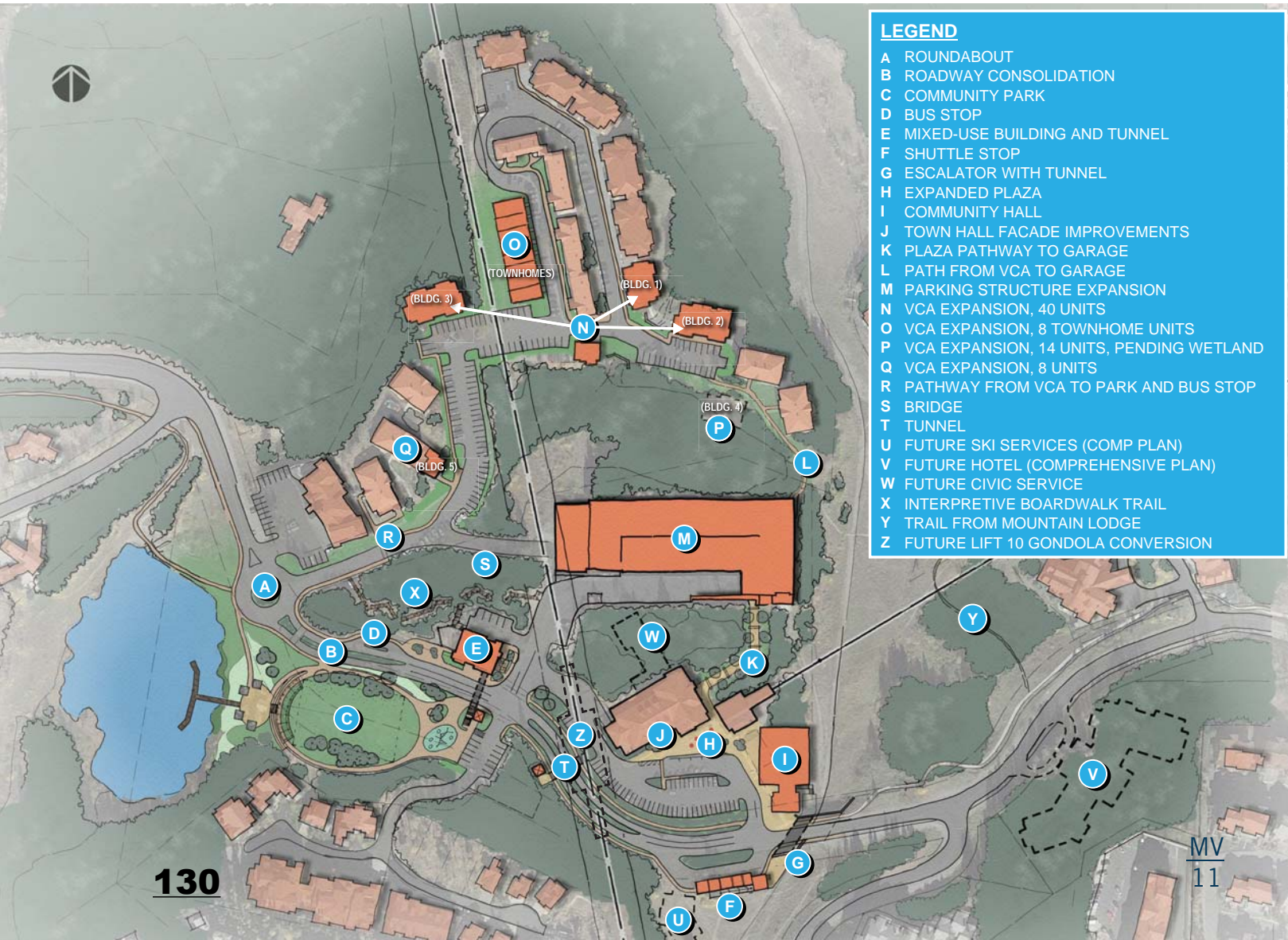
The addition of a roundabout creates a prominent entry and arrival element when approaching the Subarea. The roundabout slows traffic, assists wayfinding, and orients the view toward Elk Pond and the new Community Park. The roundabout also offers an opportunity to realign and improve the vehicular approach to VCA and the parking structure. A two-way access bridge from the roundabout to the parking structure will improve ingress and egress. The bridge will need to sensitively span the existing wetlands in this area.

Vehicular congestion in the Town Hall surface parking lot is further diminished with the addition of a formalized shuttle drop-off to the

south of Mountain Village Boulevard. A drop-off in the westbound lane leaving the town is also provided for outgoing transit and buses.

With the reallocation of parking in front of Town Hall, the plaza between Town Hall and the gondola building expands to create significant gathering space for the community. This 8,800-SF plaza expansion comfortably accommodates residents and visitors, encourages a more civic plaza feel, and can be used for programmed flexible activities.

Town Hall Center Subarea Plan





## COMMUNITY PARK

A Community Park adjacent to Elk Pond, of approximately 2 acres, will be a focal point of the Subarea and provide a clear sense of arrival for incoming traffic. The park is connected to the community with pedestrian paths, a pedestrian tunnel (to the proposed mixed-use building), and Mountain Village Boulevard. Short-term and accessible parking spaces are located adjacent to the playgrounds and the village green. The village green maintains large existing trees and gently slopes up to the east to create a natural amphitheater and infiltration area.

The large grassy village green allows for informal active recreation opportunities such as tossing a football, kicking a soccer ball, or playing bocce ball. Adjacent to Elk Pond are preserved wetlands, native grasses, and wildflowers. An improved boardwalk allows users to walk out on the pond, fly fish, and stage for ice skating in the winter. Picnic pavilions, a covered trellis with informal seating, and a fire pit create a community gathering area year-round. The Community Park will be a significant community asset with easy access from the daycare facility and the Town Hall area.



Conceptual rendering of proposed Community Park (below)







View toward VCA from parking garage

**VCA EXPANSION**

The Town Hall Center Subarea Plan recognizes the need and desire for expanded workforce housing. Expansion is best achieved by adding units at VCA. A mix of unit types is provided including townhomes for managers, to multiple bedroom units, and dormitory style units for staff demand.

Parking configurations at VCA will be reconfigured to maximize efficiency through a phased approach of development in this area.



VCA typical facade

VCA Development

Building code	Building Footprint (GSF)	# of Stories/max building height (FT)	Building Area w/ out Commercial or Garage (GSF)	Product Type	Avg Unit Size (net SF)	# Units per Building	Parking Requirement (1 per dwelling pending revised zoning)
Bldg. 1	4,370	2.50/44	10,920	1, 2 BDRM	800	12	12
Bldg. 2	4,370	3/44	13,920	1, 2 BDRM	800	14	14
Bldg. 3	4,370	3/44	13,110	1, 2 BDRM	800	14	14
Bldg. 4	4,370	3/44	13,110	1, 2 BDRM	800	14	14
Bldg. 5	2,650	3/44	7,950	1, 2 BDRM	800	8	8
Townhomes	4,800	2.25/44	10,790	TOWNHOME	1,350	8	8
<b>TOTAL</b>			<b>69,800</b>			<b>70</b>	<b>70</b>

Note: Development quantities are approximate pending wetland delineation and future design study.





Conceptual rendering of Town Hall area (Source: OZ Architecture)

**COMMUNITY HALL AT TOWN HALL**

A consensus of the community is the need for expanded retail and civic services in the Town Hall Center Subarea. A primary component of the proposed improvements in this plan is the addition of a new Community Hall adjacent to the Gondola in the previous location of the coffee shop and mailboxes.

This 21,000-SF building would be a new destination in the Subarea with more contemporary architecture to bring a sense of arrival to the civic plaza space. Designed primarily as an open-floor concept, flexible business space, large doors, and glass on the facade will welcome visitors and residents into new and expanded civic services, while also inviting spectacular views through the space to the vistas to the northeast.

The Community Hall's second floor could be occupied by office tenants such as the Town of Mountain Village or Town of Mountain Village Owners Association. Since the building is located along the slope descending to the Double Cabin ski run, the basement floor will provide ski lockers, restrooms, and other amenities for the year-round users of the trails and slopes. Finally, this building acts as a critical pedestrian mobility node to the south, connecting via escalator and elevator to a below-ground tunnel under Mountain Village Boulevard, arriving at grade on the south side to bring skiers safely onto the Double Cabin ski run. This will safely address the current issue of pedestrians crossing Mountain Village Boulevard to the ski run.

**TOWN HALL FACADE IMPROVEMENTS**

The new Community Hall at the Town Hall and Gondola area will bring a fresh, elegant architecture to mark the arrival to the Town of Mountain Village civic area. In doing so, the existing Town Hall will need upgraded architecture, providing an upgraded elegant surrounding for the Town Hall Plaza.

Improvements should be made to the existing Town Hall building to match this architectural aesthetic. It is recommended to remove the existing clock tower, and introduce stone, glass, and wood to the contemporary, upgraded facade in such a way that benefits the function of the grocery store but also accommodates flexibility for the Town Hall.

Community Hall Development

Program	Building Footprint (Gross Square Footage)	# of stories	Building Area w/out Commercial or Garage (GSF)	Commercial Area (GSF) Retail/ Food and Beverage	Maximum Building Height (Ft)	Parking Required
B1 Level	5,950	1	5,950	5,400	33	11
Retail	5,950	1	5,950	5,950	33	12
Commercial/Office	4,100	1	4,050	4,100	33	8
Common Space (All Levels)	1,700	3	5,050	N/A	33	N/A
<b>TOTAL</b>			21,000			31

Note: Development quantities are approximate pending wetland delineation and future design study.



**MIXED-USE CIVIC SERVICES AT MOUNTAIN VILLAGE BOULEVARD**

While the Community Hall at the Town Hall provides for an expansion of space, further space is needed for Mountain Village uses, and when VCA is expanded, a new larger location will be needed for the Mountain Munchkin daycare.

The proposed 10,500-SF mixed-use civic services building provides that space for Mountain Munchkins at ground level. This level creates a strong relationship with the wetland for educational opportunities along

the wetland nature trail and the park. The lower level may be used for short-term parking for service and informal drop-off and pick-up, improving ingress and egress at VCA.

The upper two levels of the building allow for expanded space for civic services, possible expanded workforce housing, or office space.

The architecture of this facility is intended to match the character of the Town Hall area improvements and to bring the same refined, contemporary aesthetic. As visitors and residents

enter the Town Hall Center Subarea, this building will be one of the first new structures marking the sense of arrival into Mountain Village.

To the west of the mixed-use building a new, safe turnout for school bus pick-up and drop-off is provided, safely off of Mountain Village Boulevard.

Facing Mountain Village Boulevard, the mixed-use civic services building is the closest structure to the Community Park, connected by pedestrian tunnel to arrive in the park near the playground, ideal for children and teachers of the daycare facility.

Mixed-Use Civic Services Building Development Program

Program/Level	Building Footprint (Gross Square Footage)	# of Stories	Building Area w/out Commercial or Garage (GSF)	Maximum Building Height (Ft)	Parking Required
Munchkin Daycare - Ground Level	3,000	1	3,000	24	6
Offices - 1st Level	3,000	1	3,000	24	6
Offices or Housing - 2nd Level	3,000	1	3,000	24	6
Common Space (All Levels)	500	3	1,500	24	3
<b>TOTAL</b>	9,500		10,500		21

*Note: Development quantities are approximate pending wetland delineation and future design study.*

Conceptual rendering of arrival and Community Park



**PARKING GARAGE EXPANSION**

Based on the Town Hall Center Subarea Plan, full development buildout will require a total of 130 parking spaces.

This required parking, if unable to be accommodated, is to be dedicated in the garage expansion. This plan estimates that the required spaces could be accommodated with one phase of expansion to the parking garage.

Although the parking structure is not highly utilized year-round, many other variables impact the parking demand at Mountain Village Town Hall including:

- Potential hotel and ski services development in future phases of the Town Hall Center Subarea
- Potential additional VCA units (beyond the 70 units, depending on wetland limits) in the Town Hall Center Subarea
- Hotel and retail development in other areas of Mountain Village
- Growth of residential and commercial development in Mountain Village
- Overall increase in number of visitors to the Town of Mountain Village and the Town of Telluride
- Changes in travel behavior with more visitors arriving via shuttle or transit

- Availability of remote parking in other areas of the region with shuttle service
- Change in on-street parking policy or usage in other Mountain Village parking garages

Therefore, it is the recommendation of this study to build out phases 1, 2, and 3 of the parking garage as designed. A comprehensive parking/engineering study is recommended to:

1. Properly estimate costs of construction for Phase 1 versus Phases 1-3 simultaneously
2. Recommend optimum timing of construction of Phases 1, 2, and 3
3. Recommend financing sources, mechanisms, grants, and other capital sources

In addition to expanding the parking structure and the Community Park surface parking of 8 spaces, other considerations in future projects and studies should address:

1. Develop a car share program (most likely located in the parking structure with dedicated spaces) such as Zip-car, Car2Go, or others
2. Expand electric vehicle charging stations
3. Explore the potential impact of autonomous vehicles and partnering opportunities

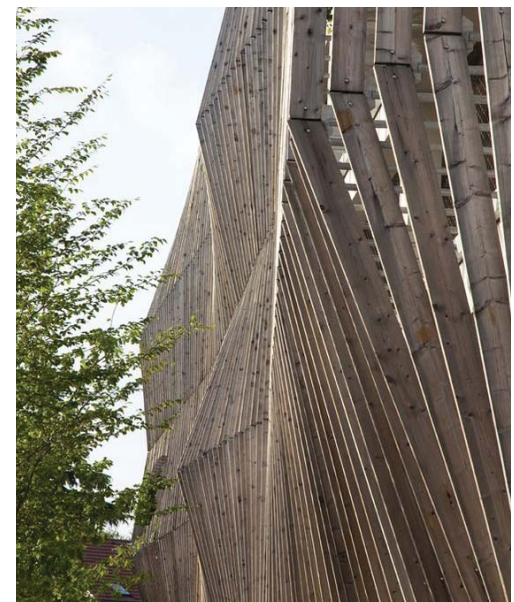
4. Comprehensively connect the pedestrian and bike trail network in the Town Hall Center Subarea
5. Explore the need for bike storage and bike share facilities in the Town Hall Center Subarea

Apart from new development, parking availability is already limited during specific peak times of the year. As a result, the committee recommends building parking structure Phases 2 and 3 to address the peak parking needs, new development, and to respond to anticipated growth in the Town of Mountain Village.

**PARKING GARAGE FACADE IMPROVEMENTS**

While aesthetic facade improvements are proposed for the Town Hall, the same type of upgrade should be considered for the expanded parking garage. An elegant, contemporary series of facade elements can help to screen the view of cars in the garage and serve as an iconic element that brings visual interest while blending in with its context.

For example, a series of undulating wood slats or other materials including landscape planting, can be provided to correctly scale the parking garage while maintaining ventilation.



Example of facade enhancement

Parking Requirements Summary

Proposed Improvement	Program	# of parking spaces
Mixed-Use Civic Services Building (Phase 1)	Office/daycare	21
Community Hall	Commercial/office/retail/common space	31
Community Park	Passive recreation-focused park with trail connections	8
Village Court Apartments	70 additional units	70 (including 18 tuck-under)
<b>TOTAL</b>		<b>130</b>

Note: Development and parking quantities are approximate pending wetland delineation and future design study.



## PEDESTRIAN CIRCULATION

Pedestrian connectivity and infrastructure have been addressed and formalized in the Town Hall Center Subarea Plan. A complete network of pedestrian trails along Mountain Village Boulevard, to and from VCA and Town Hall ensures safe and clear pedestrian access. Notable enhanced pedestrian connections include: an improved and enhanced path from VCA to the parking structure, an improved and covered snow-melt path from the garage to the Town Hall plaza, and an improved formalized sidewalk path connection from VCA to the Community Park and bus stop. These enhanced connections encourage the creation of a pedestrian focused community.

At three locations, pedestrians may cross Mountain Village Boulevard below-grade: one connecting the shuttle drop-off south of Mountain

Village Boulevard, one connecting the grocery store area across the street, and one connecting the Mixed-Use Civic Services building to the Community Park. These underground connections allow pedestrian movement without vehicular conflict across this important access road. Escalators connecting the drop-off and Community Hall further provide ease of access and enhanced safety for patrons, especially those carrying ski equipment. Enhanced trail and sidewalk networks will improve connections to other Subareas including the Meadows and the Village Core.

## VEHICULAR CIRCULATION

Vehicular circulation has been organized into a safer, intuitive system of movement. The arrival roundabout acts as a calming and slowing device that diverts vehicles to their intended destinations. Vehicles

navigating to the parking structure via the new bridge are clearly directed to the garage entry location at the roundabout before passing by Town Hall. This additional bridge entrance reduces congestion in front of Town Hall. The gatehouse that spans Mountain Village Boulevard is removed, and the approach to the Community Park signals arrival to the Town.

## SERVICE AND SHUTTLE CIRCULATION

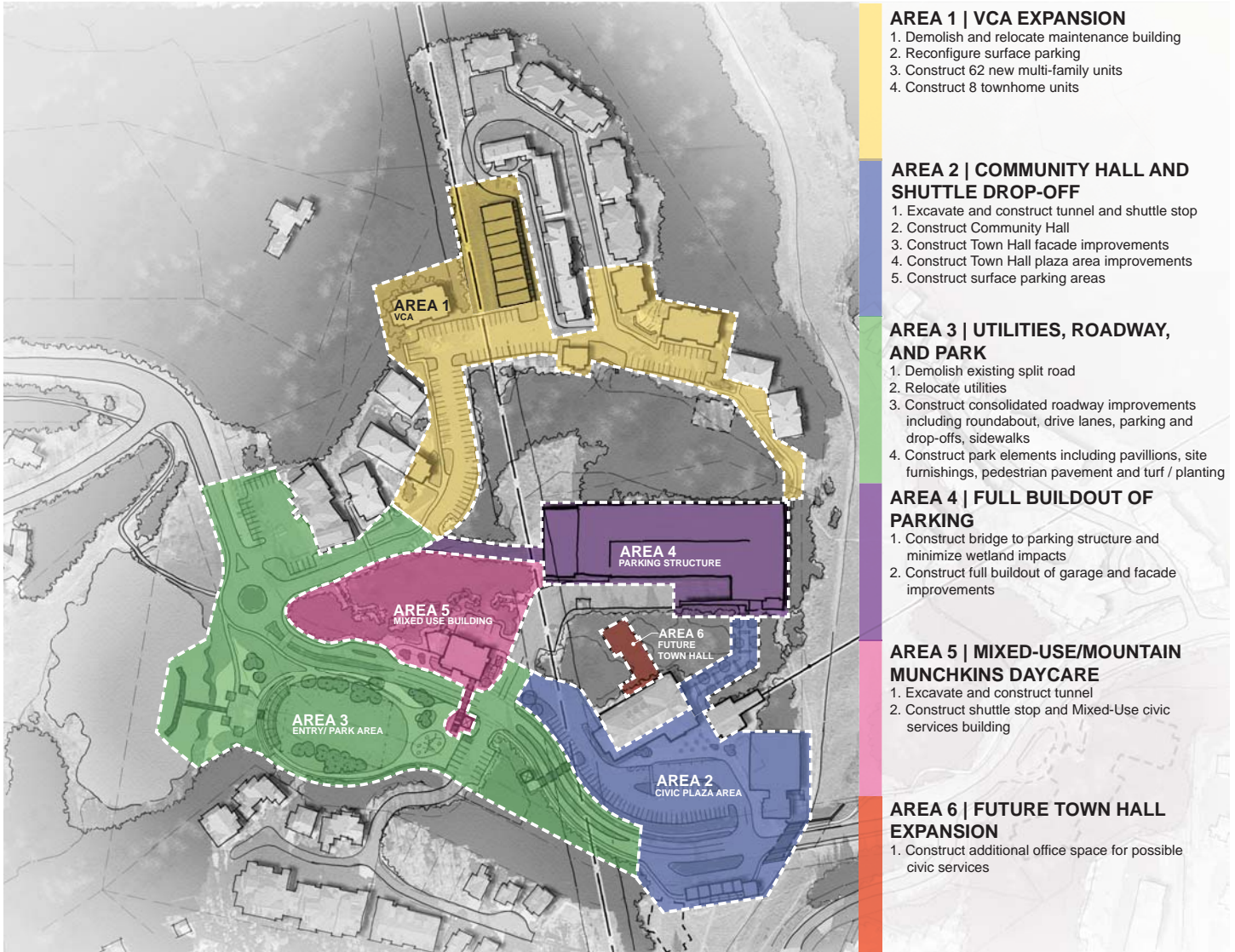
A formalized passenger drop-off area is designed in front of the gondola and on the south side of Mountain Village Boulevard. Dial-a-ride, hotel shuttles, buses, and other passenger transport vehicles will use these drop-offs to alleviate congestion in the surface parking area in front of the Town Hall. Tractor-trailers are provided with a more formalized space away from Elk Pond at an intercept area prior to entering into the Town Hall Center Subarea.

Conceptual rendering of Town Hall Plaza area and drop-off (Source: OZ Architecture)





# IMPLEMENTATION AND NEXT STEPS



Development Area Plan

Note: Numbers do not indicate sequence. Areas subject to change.

## IMPLEMENTATION & NEXT STEPS

The road map to implementation of the Subarea is flexible for phases of the master plan to be built in development areas as funding becomes available. The Development Area Plan above identifies the approximate location of construction packages. Funding of certain areas of the plans should target federal, state, and local grant opportunities. For example, Great Outdoors Colorado (GoCo) grants should be targeted for the Community Park, additional grants for the expansion of workforce housing at VCA, and additional grants

for expansion of the parking area.

The next steps in the redevelopment of the Subarea will require more detailed design and engineering plans and specifications, program management support, and financing plans. A team approach similar to what was used for the creation of the plan should be undertaken for implementation. The framework outlined in the Subarea plan will guide incremental growth to redevelop the Subarea as a new gateway complementing the world-class community of the Town of Mountain Village.

## FUTURE EXPANSION

The Town Hall Center Subarea Plan recommends potential expansion areas that include an expansion of skier services south of Mountain Village Boulevard (as per the Comprehensive Plan), a possible gondola station for Lift 10 at the Town Hall, and potential hotel (as per the Comprehensive Plan). See page 11 for more information.



# APPENDICES

A. Public Participation Summary

B. Comprehensive Plan Chapter: Town Hall Center Subarea



# APPENDIX A: PUBLIC PARTICIPATION SUMMARY

## **PUBLIC WORKSHOP #1**

Public Workshop #1 for the Town Hall Center Subarea Plan was conducted on September 20, 2016, and was attended by over 50 participants from the Mountain Village community and region. The workshop introduced the public to the planning effort, gathered broad information about current perceptions of the Subarea, and asked what vision people had for the future of the Subarea. Numerous stakeholder interviews were undertaken to provide more in-depth information and opinions.

Workshop attendees provided feedback through survey questions, in round-table discussions, and in an interactive feedback forum. Participants responded to questions regarding improvements and uses they would like to see within the Subarea. Recurring themes spoke to a need for centralized civic services, a centralized community gathering space for daily interactions and special events, and a desire to enhance the pedestrian environment.

## **PUBLIC WORKSHOP #2**

Public Workshop #2 for the Town Hall Center Subarea Plan was conducted on January 3, 2017, with nearly 30 public participants. At this workshop, the consultant team presented an overview of work performed to date. This included the analysis and synthesis of feedback received from Public Workshop #1, and the established Vision, Goals, and Overarching Themes for the Town Hall Center Subarea Plan. The team presented three developed plan alternatives for the Subarea. These

alternatives were developed to explore a variety of options that could help address needs that were identified during data gathering, and provided options for different areas of the plan.

Public Workshop attendees participated in an interactive session with the consultant and Committee team to identify land uses, configurations, and programmatic strategies. The resulting preferred scenarios from each table were photographed, recorded, and presented to the group at the event.

As with Public Workshop #1, anyone unable to join the event could listen live, and provide feedback through links provided on the Town of Mountain Village website and the project website.

## **TOWN COUNCIL PRESENTATION**

During Workshop #2, the team and Committee presented the plan analysis and alternatives to the Town of Mountain Village Town Council and Design Review Board.

The plan alternatives were presented and discussed, highlighting consensus items that emerged as parts of each option, which were then synthesized into a preferred final Town Hall Center Subarea Plan.

## **PUBLIC OPEN HOUSE**

During final refinements of the Town Hall Center Subarea Plan, a Public Open House was held on March 13, 2017, at the Town Council Meeting Room, to provide background and progress on the final Subarea plan. During the Open House, the consultant team and Committee

received additional feedback on the elements proposed and process as a whole. The feedback collected was reviewed and shared with the Committee, Design Review Board, and Town Council after the Open House.

**To: Mayor & Town Council**

**From: Administrative Services Director Jackie Kennefick**

**Date: 05/11/2017**

**Re: Community Grant Program**

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FROM THE APRIL MEETING STAFF MEMO:

Community Grant Program:

- a. Consideration of Amendments to the Grant Committee Bylaws and Guidelines
- b. Consideration of an MOU with the Telluride Foundation (TF) for Grant Administration

At the January 2017 Town Council meeting, Council approved the Mountain Village Community Grant Committee Bylaws and Adoption of Program Guidelines. Subsequently, the staff member who was to administer the program resigned and her position is not being replaced. Staff reached out to the Telluride Foundation to request a proposal for administering the grant program. Attached to this memo are redlined versions of the Bylaws, Program Guidelines and Application, along with a draft Memorandum of Understanding (MOU) that have all been reviewed by the legal department.

Town Council members Laila Benitez and Marty McKinley, along with several staff members including Town Manager Kim Montgomery, Jackie Kennefick, Bill Kight and Deanna Drew, met with the Telluride Foundation's Paul Major and April Montgomery to discuss all of the above. The TF has extensive experience with grant administration and has provided this service for the Town in the past.

**5-11-17 UPDATE:**

At the April meeting, Council voted to continue these items to the May meeting since both Council members on the committee were not present (Laila Benitez and Marty McKinley). Council member Cath Jett agreed to work offline with April Montgomery to address some of her questions and concerns. Due to opposite travel schedules, Cath and April have not been able to get together before the packet deadline. Laila Benitez was also out of town and plans to get in touch with April when April is back in the office the week of the 15<sup>th</sup>. If there is anything new to send out prior to the meeting we will do so and if not a verbal update will take place.

## BYLAWS OF THE TOWN OF MOUNTAIN VILLAGE COMMUNITY GRANT COMMITTEE

### ARTICLE I Formation

**Section 1 Creation and Name.** The name of this Committee, organized by the Town of Mountain Village ("Town"), shall be the Community Grant Committee ("Committee"), which Committee is authorized by Town Council to perform the task set forth herein. The Committee shall not have any binding authority on the Town or Town Council and its scope of rights to provide non-binding recommendations shall be limited as specifically set forth herein.

### ARTICLE II Intent and Purpose

**Section 1. Intent of Community Grant Program.** The Intent of the Mountain Village Community Grant Program ("Grant Program") shall be to support those projects, programs and community services of non-profit organizations, which serve the ~~needs and desires of~~ the residential and business communities within the Town of Mountain Village and that help to support a strong and robust Mountain Village community

**Section 2. Purpose.** The purpose of the Committee shall be to receive, review and provide recommendations to the Town Council for grant awards to applicants that have complied with the Grant Program Guidelines.

### ARTICLE III Evaluation Process

**Section 1. Determination of Amount Allocated to the Grant Program.** Prior to September 1<sup>st</sup> of each year the Committee shall receive from the Town's Finance and Budget Committee, the Finance Department and the Town Manager a recommended amount to be allocated in the Town's budget to be allocated to the Grant Program. The Committee shall work with this amount as a target amount when considering applications and making recommendations. Such a recommendation shall not obligate the Committee to fund grants up to such amount, but is merely a recommendation.

**Section 2. Determination of Applicant Eligibility.** The Committee shall evaluate grant applications to determine if the application meets the eligibility requirements as set forth in the Grant Program Guidelines. This shall happen at the first meeting of the Committee following the submittal deadline. Each application that does not meet the eligibility requirements shall be eliminated from consideration and the Committee shall notify the applicant of such determination.

**Section 3. Initial Evaluation.** The Committee shall review each eligible application and shall begin a work product list of pros and cons for each application using the evaluation criteria as set forth in the Grant Program Guidelines. In doing so, the Committee may determine that it needs more information from an applicant in order to clarify the application and may request additional information from applicants as determined by the Committee. The Committee may determine in its discretion to interview each applicant or individual applicants. In no event shall the Committee consider additional information after the application deadline that has not been requested by the Committee, nor may this deadline be utilized to cure an incomplete application after the application deadline. In requesting additional information, the Committee shall establish a date prior to the Committee's second meeting for the



provision of additional information to the Committee and shall take into consideration Town Staff's need to assimilate and distribute such additional information when setting such date.

**Section 3. Final Consideration and Recommendation.** The Committee shall formulate its recommendation to Town Council and direct Town Staff to put such recommendation into written form including a ratings spreadsheet/graph for each application based on ratings criteria to be established by the Committee. As needed, the Committee may call a special meeting to finalize the written form of such recommendations so long as such written recommendation to Town Council is submitted to the Town Manager, Finance Director and ultimately the Town Council so as to coincide with the Town's established budget process and timeline. The Committee Members may also attend the Special Budget Town Council meeting(s) at which the Town Council considers the recommendations of the Committee to give further oral testimony on such recommendations.

Section 4. **Out of Season Applications.** The Committee shall be responsible for receiving and providing a recommendation to the Town Council on grant applications which may be submitted to the Town that are not within the dates and deadlines contained in the Grant Program Guidelines. Such applications are discouraged; however, the Committee does recognize that extenuating circumstances may exist which necessitate submitting at a later date. In the event the Committee finds that such extenuating circumstances do exist, the Committee may evaluate pursuant to the Grant Program Guidelines and may submit a recommendation to Town Council for grant funding consideration. Town Council may fund these out of season grant requests through a contingency fund within the Grant Program budget or through other budgetary means if deemed appropriate by the Town Council.

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## **ARTICLE IV Membership**

### **Section 1. Appointments.**

- A. The Committee shall consist of no less than six members, each of whom shall be appointed by Town Council and reflect the following membership:
1. Two Councilors
  2. Two Town Department Directors
  3. Two residents of the town.
- B. Town Council may interview all candidates prior to appointing the Committee as an action at any regular or special meeting.

**Section 2. Purpose.** The responsibilities of the Committee members are outlined in Article III and IV. Town Council may add additional tasks at its discretion.

**Section 3. Term.** The Committee shall be active as long as the Grant Program shall exist. The term of each Committee member shall initially be one year for one member of each category and 2 years for the other member of each category. Thereafter, each Committee member appointed by Town Council shall be for 2 year terms.

**Section 4. Qualifications.** A member of the Committee as set forth in Article IV, Section 1(A) shall have the following qualification: Resident members shall maintain their permanent place of residence within the Town of Mountain Village and be a registered elector within the Town of Mountain Village.

**Section 5. Replacement.** Upon the vacation of a Committee member seat, the replacement Committee member(s) shall be appointed by the Town Council following the same process as the original appointment set forth in Article IV, Section 1 above.

**Section 6. Removal.** A Committee member may be removed from the Committee by majority vote of Town Council, for good cause only. The Committee Chairperson may, but need not, request that Town Council remove a Committee member who is absent from 50% of the regularly scheduled meetings within a 12 month period.

## **ARTICLE V Officers**

**Section 1. Officers.** The Committee shall decide by majority vote to elect a Chairperson and a Vice-Chairperson.

### **Section 2. Duties of Council Appointed Chairperson or Vice-Chairperson.**

- A. Chairperson. The Chairperson shall preside at all meetings of the Committee and shall perform all duties usually incident to the office of Chairperson and such other duties as may be assigned to him or her from time-to-time by the Committee, in accordance with these Bylaws.
- B. Vice Chairperson. The Vice-Chairperson shall, in the absence or disability of the Chairperson, have all powers of and shall be subject to all restrictions upon the Chairperson. The Vice-Chairperson shall perform such other duties as may be assigned by the Committee from time-to-time, in accordance with these Bylaws.

**Section 3. Staffing Support.** In addition to the two Town Staff members of the Committee, the Town Staff shall provide staff support to the Committee to accomplish the tasks set forth above or as otherwise directed by Town Council. In seeking additional Town Staff support, the Town Staff Committee members shall be responsible for communicating such needs with other Town Staff and reporting back to the Committee with such information. Secretarial duties for the Committee shall be maintained by the Town Staff Committee members, as follows (1) keeping of minutes of Committee meetings and records of the Committee; (2) attending all Committee meetings and Town Council meetings related to the Grant Program; and, (3) assisting with such other matters as the Committee reasonably may direct to accomplish the tasks outlined above. Under no circumstances shall any Committee member direct any Town Staff in any manner as to how that person performs his or her duties as a Town employee. Any complaints of the Committee regarding staff support shall be directed to the Mayor and/or Town Manager.

## **ARTICLE VI Meetings, Recommendations and Award**

**Section 1. Regular Meeting.** The schedule for Committee meetings shall be as follows:

- A. The first meeting of the Committee shall occur between June 1<sup>st</sup> and September 1<sup>st</sup>. The purpose of this meeting shall be to discuss any organizational matters to consult with the Town's finance Committee, Finance Department and Town Manager on the recommended amount of funds for the Grant Program and any other preliminary matters which may need to occur prior to September 1<sup>st</sup>.
- B. The second meeting shall occur between September 1<sup>st</sup> and September 30<sup>th</sup>. The purpose of this meeting shall be to review applications submitted by the Grant Program application deadline for completeness and compliance and to discuss applications based on the purpose and goals of the

Grant Program as set forth in these Bylaws and the Grant Program Guidelines. The Grant Committee shall also formulate recommendations of which applicants are recommended for consideration by the Town Council. The Grant Committee may schedule additional meetings to accomplish these goals if they cannot be accomplished in one meeting. By no later than September 30<sup>th</sup> of each calendar year, the Committee shall communicate its recommendations to the Town Manager and Finance Director in order for the Town Manager and Finance Director to incorporate the recommendations into the following year's budget for consideration by Town Council.

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

**Section 2. Special Meetings.** The Committee Chairperson shall be permitted to call Special Meetings as needed.

**Section 3. Order of Business.** At regular meetings of the Committee, the following outline presents the recommended order of business:

1. Approval of the /minutes of last meeting
2. Old business
3. New business
4. Adjourn

**Section 4. Voting.** When a motion for vote is made at any Committee meeting, all regular members of the Committee shall vote either by voice or roll call vote. A roll call vote shall be conducted upon the request of a regular member of the Committee or at the discretion of the presiding officer. Any action requiring a vote shall be decided by a simple majority of those Committee members in attendance at any duly convened meeting with a quorum. Any vote of the Committee is intended only to provide a means of creating nonbinding recommendations to the Town Council for consideration.

**Section 5. Quorum.** A majority of the Committee members shall be necessary to constitute a quorum for the transaction of business.

**Section 6. Rules of Order.** Unless otherwise specified in these Bylaws, the Committee will follow procedures outlined in Robert's Rules of Order, Newly Revised.

**Section 7. Agenda.** The appointed Town Staff committee member shall prepare the agenda, with guidance by the Chairperson, and shall distribute copies of all applications no less than five calendar days in advance of any scheduled meeting. Other items of the agenda shall include, but not be limited to, disposition of minutes of the previous meeting and of any intervening special meetings, committee reports, as well as old and new business.

**Section 8. Recommendation.** The Recommendation made by the Committee shall include detailed reasoning as to why each recommendation, whether for award or rejection, has been made for each applicant so as to enable Town Council to fully understand the Committee's rationale and make a final determination.

**Section 9. Town Council Consideration.** The Town Council shall consider the recommendations of the Committee during its budget hearings as a separate, but related, budget item on the agenda. However, no award shall be considered final until the Town Council approves the following year's budget at its

December Town Council meeting, which contains the grant awards. The Town Council reserves the right to not make any awards in any given year. Within ten business days after the December Town Council meeting, the Committee shall notify all applicants of their status of reward or rejection including any requirements and/or conditions for recipients.

**Section 10. Funding of Award.** The funding of the grant to each applicant shall occur once the recipient has signed its grant agreement with the Town and shall occur upon the schedule of funding approved by the Committee and released in the Town's normal payment processing.

**ARTICLE VII  
MISCELLANEOUS**

**Section 1. Authority.** The authority of the Committee and its members shall be limited as to the express purposes and authority granted herein and shall not be expanded outside the scope of authority necessary to carry out these Bylaws and the Grant Program Guidelines.

**Section 2. Amendment.** These Bylaws and substantive changes to the Grant Program Guidelines shall not be amended, except by the majority vote of the Town Council at a duly noticed Town Council meeting. Notwithstanding the foregoing the Committee may make date adjustments to correspond to weekdays and non-holidays within the Grant Program Guidelines and other such minor adjustments as are necessary without the approval of Town Council.

**Adopted and Approved** by the Town Council at a public hearing held on January 19<sup>th</sup>, 2017.

**Town of Mountain Village, Town Council**

By: \_\_\_\_\_  
Dan Jansen, Mayor

**Attest:**

By: \_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved as to Form:

\_\_\_\_\_  
James Mahoney, Town Attorney



**EXHIBIT A**  
**MOUNTAIN VILLAGE COMMUNITY GRANT PROGRAM GUIDELINES AND**  
**APPLICATION PACKET**

# TOWN OF MOUNTAIN VILLAGE COMMUNITY GRANT PROGRAM GUIDELINES

## PROGRAM OVERVIEW

The Town of Mountain Village Community Grant Program is designed to support projects and programs that meet the needs and desires of our residential and business communities. The Community Grant Program was developed to provide funding fairly, equitably, and consistently by adopting a clear and comprehensive policy.

The Town of Mountain Village (TMV) accepts applications from organizations seeking funding for programs, projects, and/or services that support and promote:

- Community Services (i.e. health and human services, education, athletics, arts and culture, early childhood, or environmental stewardship) that help to support a strong and robust Mountain Village community.

The overall intent of this program is to fund services and programs not offered through the TMV. The TMV takes every opportunity to collaborate with local organizations to advance our goals and recognizes the role of regional organizations in advancing the above-stated priorities.

## PROGRAM SPECIFICS

Grant funding is prioritized and granted through the annual budgeting process. The Community Grant Program Guidelines and link to the electronic Application Packet is available online at [www.townofmountainvillage.com](http://www.townofmountainvillage.com). Applications must be submitted electronically no later than September 1. Notices are not sent to past funding recipients; it is the responsibility of interested organizations to reapply for any additional funding request.

A Grant Review Committee comprised of two TMV Town Council members, two TMV staff members, and two Mountain Village residents (to be appointed by Town Council) will review all applications and make funding recommendations to Town Council. Funding decisions are based on an organization's written application, supporting documentation, and the recommendation of the Grant Review Committee.

The Telluride Foundation is facilitating the grant application process on behalf of TMV. All questions regarding the grant application should be directed to the Foundation.

## APPLICANT ELIGIBILITY

To be eligible for support:

- 1) Applicants must be a nonprofit 501 organization (or a Colorado non-profit corporation with a 501(c)(3) fiscal agent) in good standing with the IRS, State of Colorado, the Town of Mountain Village, and all funding-related local, state, and federal agencies.
  - \* *Applicant must show registered as a Colorado nonprofit organization with the Colorado Secretary of State and be organized in the State of Colorado in order to be considered a nonprofit organization.*
- 2) The proposed program/service must provide significant, measurable, and direct services to Mountain Village residents or businesses and/or have a substantive impact on the Mountain Village community, guests, businesses, and/or their employees.
- 3) The proposed program must reflect the high-quality image of Mountain Village.

- 4) The proposed programs, projects, and/or services must support and promote:
  - a. Community Services (i.e. health and human services, education, early childhood, athletics, arts and culture, or environmental stewardship.), which support year-round economic vitality in the Mountain Village.

## **FUNDING EXCLUSIONS**

- 1) The proposed program or project has been approved for a TMVOA grant in the past or current year.
- 2) The proposed program funds capital campaigns (defined as any plans to raise funds for a significant purchase or expense, such as new construction, major renovations, or to help fund normal budgetary items) endowments, events (one-time or on-going), or festivals.
- 3) Programs, activities, employment opportunities, and other operations of the applicant funded totally or partially by the Town of Mountain Village may not advocate or advance a political or religious position.
- 4) Applicant may not use funding to provide grant funding to other organizations.
- 5) All funds awarded through the Community Grant Program are to remain local and are not to be used to fund national organizations (i.e. dues, etc.).

## **PROCESS**

### **1) Submission**

- a. The deadline for grant application submission is September 1<sup>st</sup> at 5pm Grants are for funding the following year's programs/projects; requests for previously completed programs/projects will not be considered. TMV considers grant applications once per year; requests received outside of the designated time will only be considered in limited situations.
- b. In addition to application materials, presentations and interviews may be requested and reviewed as part of the evaluation process.

### **2) Review & Evaluation** Staff will screen applications for completeness and then forward to the Grant Committee for review and recommendation.

### **3) Criteria:** The Grant Committee will evaluate applications, per the following criteria:

#### **c. Goals and Priorities**

- i. To what degree does the requesting organization's history and mission, as well as the purpose of the program, align with the TMV's priorities, goals, and strategies?
- ii. Does the program have the requisite funding, infrastructure, knowledge and/or experience etc. to successfully meet the applicant's stated objectives? Does the proposed program address a potential unmet need in relation to TMV goals?
- iii. To what degree does the proposal's program/activity impact the TMV community?
- iv. Does proposal's program/activity have the potential to benefit or impair the TMV business community (lodging, restaurants, retail)? If so, how and to what extent?
- v. Are the proposed measurements to evaluate the success of the program well-defined?
- vi. What are the positive and negative impacts on the guest experience?

- d. Funding Level
  - i. Is the requested support proportionate with the expected benefits from the proposal's program/service?
  - ii. Is the proposal's program/service funding a one-time support request or will it need TMV funding on a longer-term basis?
  - iii. If the program has received TMV funding in the past, is the current proposal's funding request increasing, being reduced, or remaining at the same levels?
  - iv. How successful has the applicant been in bringing in additional funding partners?
- 4) **Decisions** Recommendations from the Grants Committee are submitted to the Mountain Village Town Council for final approval as part of the annual budget process.
- 5) **Awarding & Notification** All applicants will be notified of funding decisions in early December after the Town's budget is adopted.
- 6) **Reporting** Organizations receiving a grant must provide a Final Grant Report either prior to submitting or as part of the following year's grant application. In addition to the metrics delineated in the previous year's grant application, the report will include answers to the following questions:
  - a. What were the programs impacts/benefits to the community (resident **and** business)? Where applicable, provide supporting data.
  - b. Describe the program's accomplishments, and include one example or story that illustrates its success.
  - c. How specifically were grants funds used?
  - d. Did you meet your proposed outcomes and metrics, and if not explain why not.
  - e. If there were any substantial changes from the original application, list changes and reasons.

## **APPLICATION CRITERIA**

- 1) All applications must include the following items – see *Submittal Guidelines for specifics*:
  - a. Complete Community Grant Program Funding Application
  - b. Documentation of Colorado nonprofit good standing from the Secretary of State
  - c. Overall Organization and Program Budgets
  - d. Financial Documentation
- 2) Completed applications should be submitted no later than September 1<sup>st</sup> by 5 p.m., via the electronic process. Incomplete or late applications will not be considered.
- 3) For additional information, please contact April Montgomery, VP Programs, Telluride Foundation at [april@telluridefoundation.org](mailto:april@telluridefoundation.org).



## TOWN OF MOUNTAIN VILLAGE COMMUNITY GRANT PROGRAM SUBMITTAL INSTRUCTIONS

- 1) Submit the Community Grant Application by electronic process as found on the TMV website.
- 2) Attach the following financial documents:
  - a) Proposed Program Budget
    - i) Anticipated detailed line item budget for the requested 2018 support, including revenues from all other funding partners, and identification of such funders. Include a timeline of when funds are needed.
  - b) Organization's current (2017) and estimated or draft next years (2018) budgets.
  - c) Most recent fiscal year-end financial statements reflecting organization's beginning and ending balances for the year; list all anticipated funding sources for the current (2017) and coming year (2018), highlighting any opportunities to leverage TMV funds with external funds.
  - d) Most recent IRS 990 Tax Return (non-profit)
- 3) If your organization received funding from the Town of Mountain Village in the previous year, it is mandatory that you provide a progress or Final Grant Report. Please address all conditions stated in the Town of Mountain Village Letter of Agreement you received announcing your funding award. The report must include revenues and expenditures, including other outside revenue support. For complete Final Grant Report requirements, review **Reporting** (page 3).
- 4) Only one application may be submitted per organization. Incomplete or late applications will not be considered.
- 5) Funds will not be available until after January 1, 2018, and may be dispersed in installments, if awarded.
- 6) Notification of awards will be sent after the Council approves the final budget currently scheduled for December xx, 2017.

**TOWN OF MOUNTAIN VILLAGE COMMUNITY GRANT PROGRAM  
APPLICATION REQUIREMENTS & SUBMITTAL GUIDELINES**

Application Deadline: September 1, 2017

**A. Organization Information**

- a. Organization Name \_\_\_\_\_
- b. Year Established \_\_\_\_\_
- c. Contact Person \_\_\_\_\_
- d. Title \_\_\_\_\_
- e. Phone \_\_\_\_\_
- f. E-mail \_\_\_\_\_
- g. Address \_\_\_\_\_

**B. Funding Requests**

- a. Dollar amount granted in 2016 by TMV (if applicable): \$ \_\_\_\_\_
- b. Dollar amount granted in 2017 by TMV (if applicable): \$ \_\_\_\_\_
- c. Dollar amount requested for 2018: \$ \_\_\_\_\_

**C. Please provide the following information to help us assess your agency's current nonprofit status:**

- a. Current Federal Employer Identification Number \_\_\_\_\_
- b. Has received a nonprofit status from the IRS? Yes \_\_\_\_ No \_\_\_\_
- c. If no, list your 501(c)(3) fiscal agent and provide a copy of your fiscal agent agreement.
- d. Submit a copy of the State of Colorado Nonprofit Corporation Certificate with your application.

**D. Detailed description of the program or service for which Town of Mountain Village support is being requested; please include why the grant request is important to Mountain Village.**

**E. How does the proposed program support and promote the TMV priorities of year-round economic vitality and/or community services?**

**F. How many and in what manner will TMV community members directly benefit from the program or service requesting funding?**

**G. How will you measure the success of the program, event, or service for which funding is requested? Please include clear outcomes and metrics, including your expectation of target metrics.**

**H. Are there currently any other agencies or organizations providing a similar program and/or services in the Town of Mountain Village? If so, please identify them.**

*I affirm that all the information included in this application, its attachments, and its supplemental documents are true and correct to the best of my knowledge.*

**Authorized Signatory** \_\_\_\_\_ **Date** \_\_\_\_\_

**Printed Name** \_\_\_\_\_

MEMORANDUM OF UNDERSTANDING  
REGARDING THE ADMINISTRATION OF THE  
TOWN OF MOUNTAIN VILLAGE COMMUNITY GRANTS PROGRAM

This Memorandum of Understanding (“MOU”) is entered by and between the Town of Mountain Village (“Town”) ~~and has been authorized by its governing body~~ and the Telluride Foundation, Inc., a Colorado nonprofit corporation (“Foundation”) as of the date last written below. The purpose of this MOU is to define the relationship between the Foundation and the Town with regards to administration of the Town of Mountain Village’s Community Grants Program (“Program”). The Town acknowledges the need for additional resources to help manage ~~its grant~~the pProgram and the Foundation’s expertise in this matter. The Foundation wishes to support the ~~Town’s grant p~~Program and has the staff and programming to help administer the ~~P~~Program. This MOU defines the expected roles and duties of the Foundation and the Town.

Background. The ~~Program is designed~~ Town desires to award grants to support projects and programs that meet the needs and desires of the Town’s community services benefiting the residential and business communities of the Town by providing funding fairly, equitably and consistently. The intent of the Program is to fund services and programs not offered through the Town that promote community services and/or year-round economic vitality. The Town of Mountain Village Community Grants Program Bylaws and Guidelines are included as attachments to this MOU.

### **Responsibilities of Town of Mountain Village and Telluride Foundation**

#### Responsibilities of Town of Mountain Village:

- Promote and market the ~~Town of Mountain Village Community Grants~~ Program, including providing the application and Program guidelines on its website, announcing the grant process, and writing and submitting press releases regarding the process and the final awards.
- Finalize and amend, as necessary, grants guidelines and application and reporting requirements.
- Establish a Grant Review Committee to review applications and make funding recommendations to the Town Council.
- Schedule grant application deadlines, Grants Committee review meeting(s), Town ~~Board~~ approvals, and award announcement dates.
- Facilitate Grants Committee meetings and award decisions and communicate to the Foundation.
- Provide paper copies of applications if required by Grants Committee.
- Announce grantee awards.
- Make grant payments as indicated by grantee agreements.
- Annually provide the Foundation an administration fee as described below.

#### Responsibilities of Telluride Foundation:

- Develop an electronic application portal that can be accessed from the Town’s website.
- Accept the applications and review them for eligibility and completeness.



- Answer questions from potential applicants based on Town guidelines.
- Provide a matrix, briefly summarizing the applications for use by Grants Committee.
- Provide an electronic portal of applications for review and scoring by ~~Town Staff~~ and Town Community Grants Committee.

**Funding**

Subject to the terms of this MOU, in consideration for of the above listed responsibilities of the Foundation, the Town agrees to pay to the Foundation an administrative fee of 10% of the total annual Program grants pool budget, which will be due on or before September 1 of each calendar year.

**Duration**

Both parties acknowledge the resources necessary for the Foundation to help administer the ~~Grant~~ Program, including creating the electronic application process, setting up internal systems, and devoting staff to the Program; therefore, it is the intent of this MOU that the Town will fund the Program and ~~will contract with~~ the Foundation ~~to will~~ help administer the Program for a minimumumal of three years, subject to the terms of this MOU.

**Termination**

Any party may terminate this MOU by providing no less than ninety (90) days prior written notice of such termination to the other party. Notwithstanding the foregoing or anything to the contrary contained herein, this MOU and the Town's funding obligation is subject to annual appropriation by the Town Council. In the event the Town fails or refuses to appropriate funds related to this MOU, this MOU shall automatically terminate and make null and void the respective rights, duties and obligations of the parties.

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Town of Mountain Village

By:  
Date:

---

Telluride Foundation

By:  
Date:

MEMORANDUM

May 11, 2017

TO: Mayor Jansen and Town of Mountain Village Town Council

FROM: Finn Kjome, Public Works Director

RE: Authorization of a Budget Transfer for Acquisition of a New Boiler for Sunset Plaza/Blue Mesa Parking Lot Snowmelt System

**BACKGROUND**

On April 24<sup>th</sup> Town staff was notified by Proset Construction and GPPCA that they believe the snowmelt system may have been under designed with regards to how many British thermal units (btu) the existing boiler could put out. Proset's contracted plumber discovered that the new design called out the existing boiler to have a capacity of 4.4 million btu's but in reality it only could operate at a capacity of 2.2 million btu's. The design engineer calculated the amount of heat the boiler could put out based on the burner element however the heat exchanger unit was only designed to put out the 2.2 million btu's. This leaves us with an under designed snowmelt system that will not work.

The Town and GPPCA engaged Proset Construction to come back to the Town with 3 solutions to solve the deficiencies in the design. As of the time of this memo Town staff has not received the 3 options. Town staff will review the options as soon as they have become available and make a recommendation to Council electronically prior to the May 18<sup>th</sup> meeting.

**BUDGETARY RESOURCES AVAILABLE**

In the 2017 budget, Public Works budgeted \$375,000 for a backup generator for the Town Hall. In recent conversations with Black Hills Energy, Town staff has learned the gas line needed to run this generator will not be available this year. A portion of this budgeted generator fund could be reclassified to the Sunset Plaza Project to offset any financial shortages to the project.

Another option may be the unrestricted reserve fund used most recently to get the Sunset Plaza Project in budget last month. This reserve still has a remaining balance of around \$105,000 which could also be used to cover any short falls.

MEMORANDUM

May 16, 2017

TO: Mayor Jansen and Town of Mountain Village Town Council

FROM: Finn Kjome, Public Works Director

RE: Authorization of a Budget Transfer for Acquisition of a New Boiler for Sunset Plaza/Blue Mesa Parking Lot Snowmelt System

**OPTIONS**

Proset Construction working with SGM (snowmelt engineer) has provided TMV staff with 3 options to consider in rectifying the shortage of heat for the Sunset Plaza Snowmelt system.

Option #1 **\$ 117,029** New standalone snowmelt system with new vault to house new boiler and pumps. Existing system to remain as is for the Blue Mesa Parking lot.

Option #2 **\$148,047** Same as option #1 but tying the existing snowmelt system together with the new system.

Option #3 **\$191,855** Remove existing snowmelt system boiler and replace with a new larger boiler to do both systems.

Staff has reviewed all three options and has chosen Option #1 as the most cost effective solution. This is also the recommendation of the design engineer. Town staff would take the lead on purchasing the vault and installing it on site. Proset Construction would be authorized through GPPCA a change order to purchase the necessary equipment and install the equipment based on option #1.

There are several unknown costs that staff has identified that will drive the cost up from the Option #1 quote. For example the expense of a crane to set the vault, re-routing utilities and Black Hills Energy meter upgrade.

Staff is recommending reallocating **\$150,000** of the Town Hall generator budget toward the project with the intent of using only what is needed to finish the project.

**TIMING**

To keep the project on schedule all equipment would need to be purchased as soon as possible. This additional work would take place in the grass in front of Blue Mesa Parking lot. It would not add any

delays to the construction on Sunset Plaza. The snowmelt system would still be ready for operation this fall.

#### **BUDGETARY RESOURCES AVAILABLE**

In the 2017 budget, Public Works budgeted \$375,000 for a backup generator for the Town Hall. In recent conversations with Black Hills Energy, Town staff has learned the gas line needed to run this generator will not be available this year. A portion of this budgeted generator fund could be reclassified to the Sunset Plaza Project to offset the financial shortage.



TOWN OF MOUNTAIN VILLAGE  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-369-6406  
970-728-4342 Fax  
mvclerk@mtnvillage.org

Date

Honorable Michael Bennet  
261 Russell Senate Office Building  
Washington, DC 20510

Dear Senator Bennet:

The Town of Mountain Village would like to reiterate our support for the San Juan Mountains Wilderness Bill. The Telluride Ski Resort and the extensive public lands beyond its boundaries surround Mountain Village, offering summer and winter recreational activities that benefit our residents and visitors, and drive our economy. The unique quality of the public lands beyond our ski area continues to be the top attraction for our guests, bringing them back again and again to experience its scenic beauty. We believe that the wilderness and other land designations included in this proposal will establish lasting protection for these viewsheds, as well as for the critical environmental benefits of clean air and clean water these lands offer.

We have been impressed by the lengthy locally based, collaborative process that created and shaped this proposal. We would like to join our neighboring municipalities, the Towns of Telluride and Ophir, and San Miguel, San Juan and Ouray Counties in supporting the San Juan Mountains Wilderness proposal.

On behalf of the Town of Mountain Village, we thank you for your past sponsorship of the bill and ask that you introduce this legislation soon and help it move through Congress. We believe that the public lands protection created by the San Juan Mountains Wilderness Bill will be a valuable benefit to our residents and visitors as well as the State of Colorado in general. If there is any way we can assist in achieving this common goal, please count on our support.

Sincerely:

Dan Jansen, Mayor  
Town of Mountain Village

TOWN OF MOUNTAIN VILLAGE  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-369-6406  
970-728-4342 Fax  
mvclerk@mtnvillage.org

Date

The Honorable Cory Gardner  
354 Russell Senate Office Building  
Washington, D.C. 20510  
c/o Jennifer Lorraine: Jennifer\_Lorraine@gardner.senate.gov

Dear Senator Gardner,

The Town of Mountain Village would like to express our support for the San Juan Mountains Wilderness Bill.

Mountain Village is surrounded by the Telluride Ski Resort and the extensive public lands beyond its boundaries. These places offer summer and winter recreational activities that benefit our residents and visitors and drive our economy. The unique quality of the public lands beyond our ski area continues to be the top attraction for our guests, bringing them back again and again to experience its scenic beauty. We firmly believe that the wilderness and other land designations included in this proposal will establish lasting protection for these viewsheds, as well as for the critical environmental benefits of clean air and clean water these lands offer.

This bill has been a long time in the making. We have been a part of the lengthy locally based, collaborative process that created and shaped this proposal. As a result, we are pleased to join our neighboring municipalities, the Towns of Telluride and Ophir, and San Miguel, San Juan and Ouray Counties in supporting the San Juan Mountains Wilderness proposal.

On behalf of the Town of Mountain Village, we ask that you co-sponsor this bill alongside Senator Bennet and help it move through Congress. We believe that the public lands protection created by the San Juan Mountains Wilderness Bill will be a valuable benefit to our residents and visitors as well as the State of Colorado in general. If there is any way we can assist in achieving this common goal, please count on our support.

Sincerely:

Dan Jansen, Mayor  
Town of Mountain Village

TOWN OF MOUNTAIN VILLAGE  
455 Mountain Village Blvd. Suite A  
Mountain Village, CO 81435  
970-369-6406  
970-728-4342 Fax  
mvclerk@mtnvillage.org

Date

The Honorable Scott Tipton  
218 Cannon House Office Building  
Washington, D.C. 20515

c/o Dustin Sherer [Dustin.Sherer@mail.house.gov](mailto:Dustin.Sherer@mail.house.gov)

Dear Representative Tipton,

The Town of Mountain Village would like to express our support for the San Juan Mountains Wilderness Bill.

Mountain Village is surrounded by the Telluride Ski Resort and the extensive public lands beyond its boundaries. These places offer summer and winter recreational activities that benefit our residents and visitors and drive our economy. The unique quality of the public lands beyond our ski area continues to be the top attraction for our guests, bringing them back again and again to experience its scenic beauty. We firmly believe that the wilderness and other land designations included in this proposal will establish lasting protection for these viewsheds, as well as for the critical environmental benefits of clean air and clean water these lands offer.

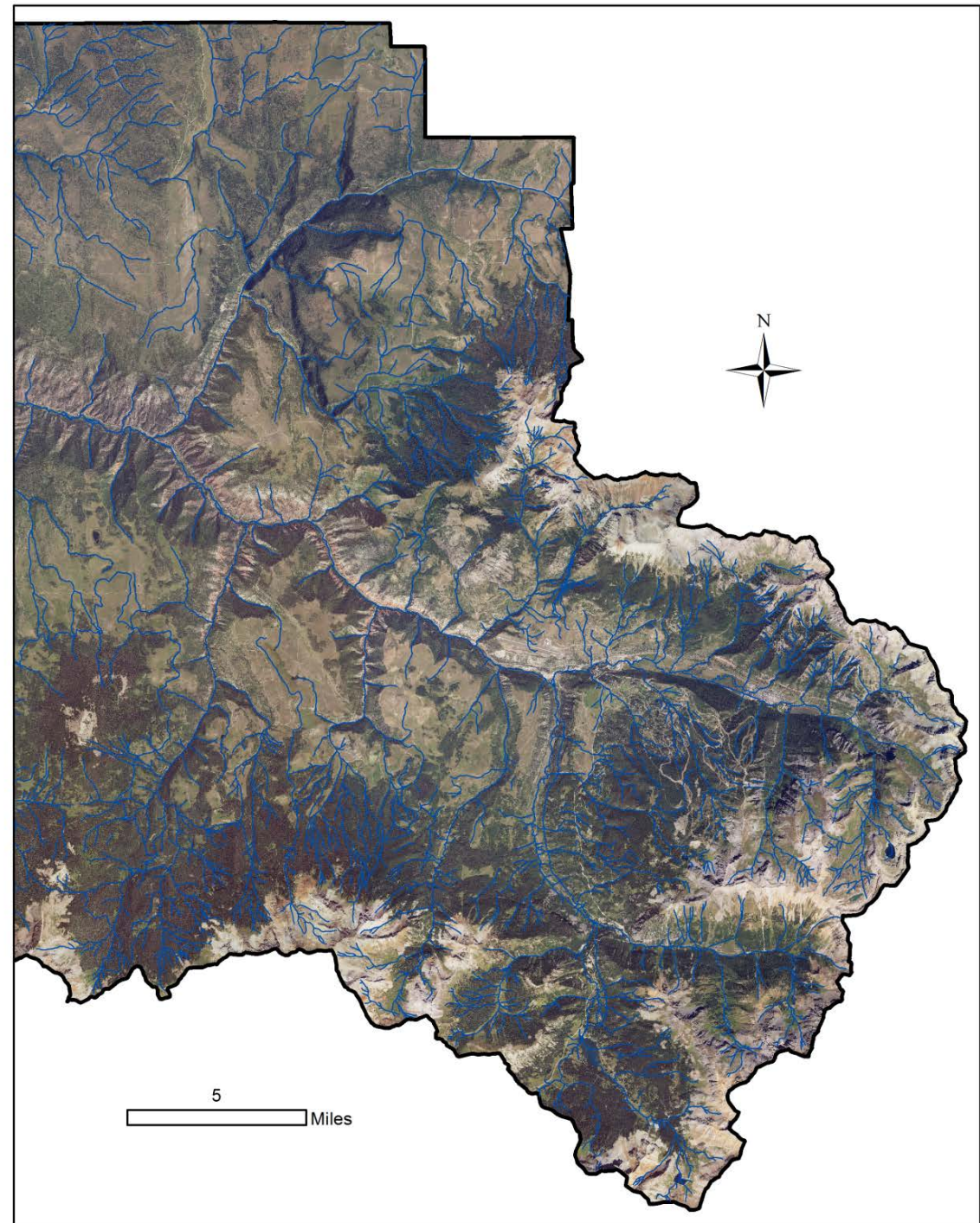
This bill has been a long time in the making. We have been a part of the lengthy locally based, collaborative, and inclusive process that created and shaped this proposal. As a result, we are pleased to join our neighboring municipalities, the Towns of Telluride and Ophir, and San Miguel, San Juan and Ouray Counties in supporting the San Juan Mountains Wilderness proposal.

On behalf of the Town of Mountain Village, we ask that you introduce this bill in the House and help it move through Congress. We believe that the land, water, and ecosystem protections created by the San Juan Mountains Wilderness Bill will be a valuable benefit to our residents and visitors as well as the State of Colorado in general. If there is any way we can assist in achieving this common goal, please count on our support.

Sincerely:

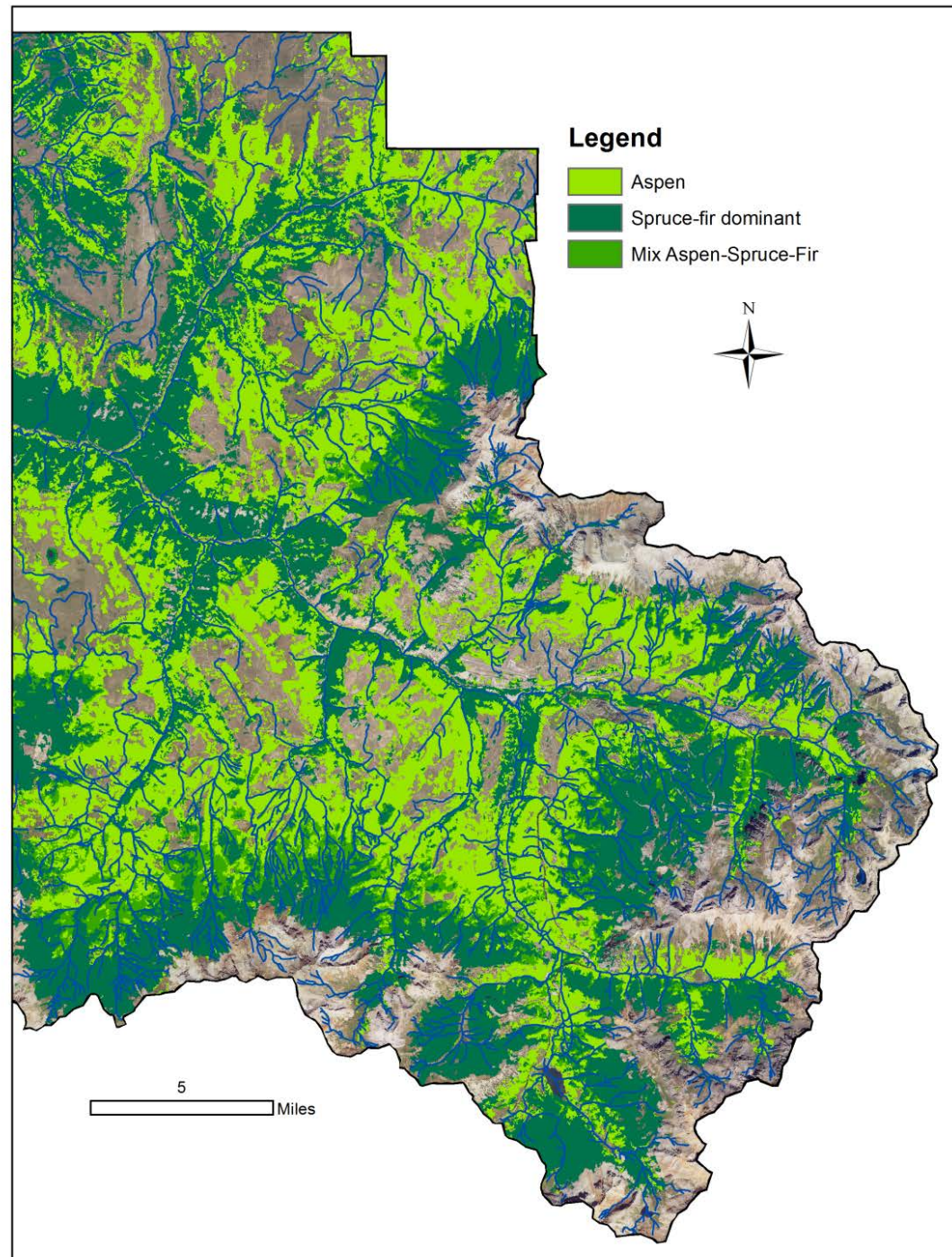
Dan Jansen, Mayor  
Town of Mountain Village

# Study Area

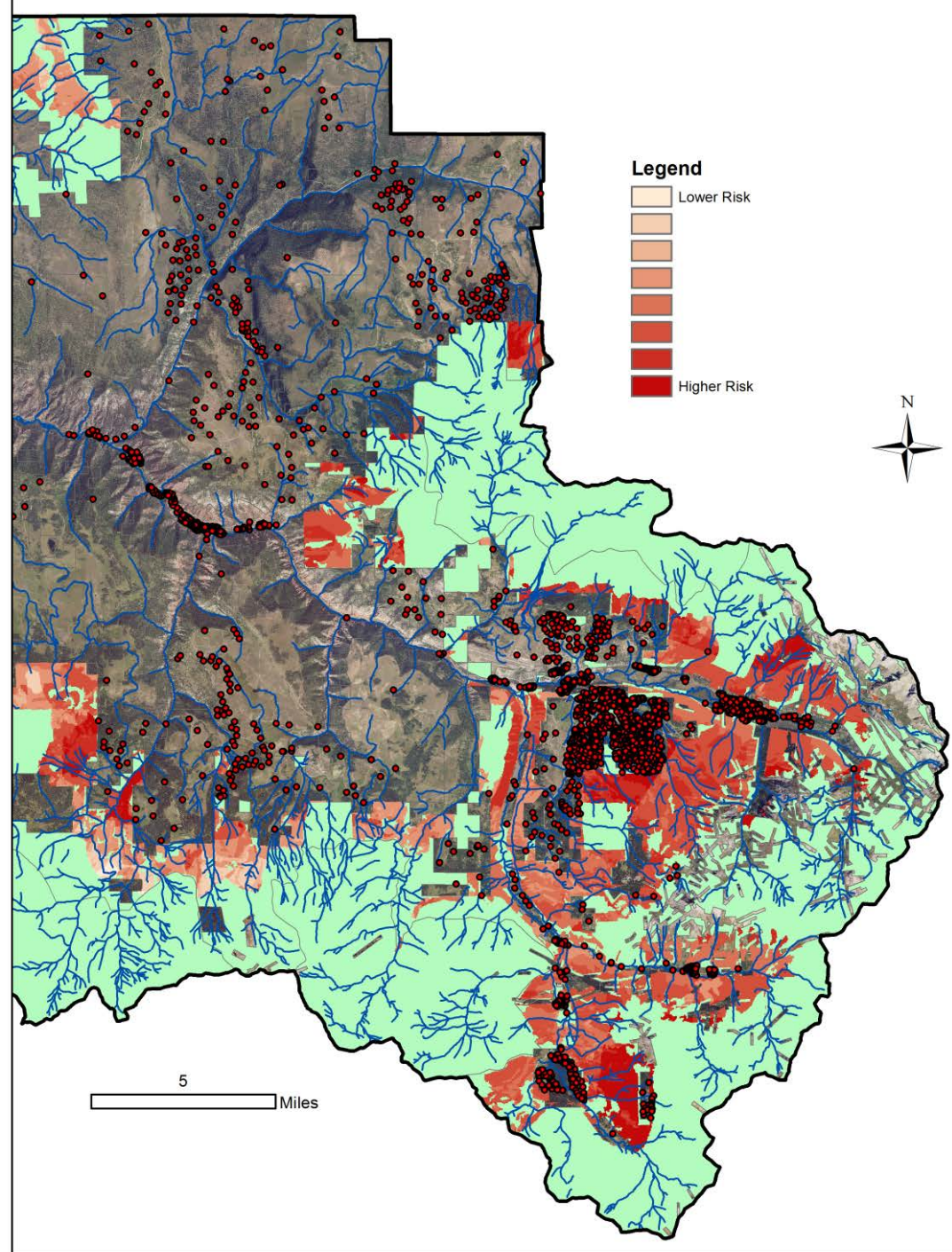




# Forest Cover



# Fire Risk





# **Upper San Miguel Basin Forest Health Landscape Assessment A Community Driven GIS Optimization Mapping Project**

## **The Need:**

Beetle kill, disease, wildfire, and climate change have the potential to significantly alter the nature of our forest landscape, sometimes rapidly. Naturally occurring bark beetle/disease infestations and wildfires can be ecologically beneficial processes, however, they can have a wide variety of negative implications for communities. In addition the lack of wildfire on the landscape and the recent epidemic levels of disease and beetle populations are creating new threats and ecological outcomes. Being aware of these processes and potential outcomes can help communities prepare for and mitigate impacts.

## **Project Purpose:**

To create a scientifically informed, community-driven tool to inform the public and guide regional land management decisions on both public and private lands. This project will be modeled off of a Landscape Assessment GIS Optimization Mapping Project that was developed by Jason Sibold (CSU) to aid the USFS with their management decisions. Whereas this project will be modeled off of that project, it will be focused on the landscape of the upper San Miguel Basin and the places and processes that are important to this landscape and community. Specifically, the project will provide a picture of current forest conditions, active and proposed treatments and model potential forest change in the context of climate change. Community stakeholders will work together to identify community values and locations on the landscape that are of concern to help inform the optimization process.

Higher awareness of natural disturbances and potential changes in the forest landscape due to climate change will help the community and public land managers make more informed, ecologically-based decisions on if forest management actions should be taken. To be clear, identifying if active management is appropriate or specific prescriptions to preserve common values, increase resiliency to potential threats, or facilitate forest adaptation to warmer climates is beyond the scope of this project. Nonetheless, this assessment will provide a background to inform those discussions.

## **Project Goals:**

1. Identify aspects of the forested landscape that are valued by the community.
2. Identify short-term (<10 years) and long-term (10-30 years) concerns about forest conditions and change.
3. Build consensus on goals and priorities for forest health in the Upper San Miguel Basin. Identify additional stakeholders and partners (see list).
4. Identify existing plans, guidance, or data layers that will inform the project.

**The final objective is to integrate community values (developed through the stakeholder process), forest conditions, ecological disturbance and projected forest change in a dynamic map of the Upper San Miguel Watershed.** The map will be used as a tool to help inform community decisions moving forward on regional forest health and forest management. Input collected during a series of stakeholders meetings outlined below will identify issues and ensure accuracy in representing community identified values and concerns.

### **The Process:**

Meeting 1 –Steering Committee – January 27, 2017 (Mountain Village Town Hall)  
20 people

#### *Agenda:*

- Secure partner involvement
  - Share data
- Develop support for a collaborative process

#### *Outcomes:*

1. Defined the need for collaborative forest management
2. Identified management concerns/goals
3. Started to identify initial values and existing data
4. Draft boundary of Upper San Miguel Watershed to Leopard Creek was discussed
5. Approved outline for process
6. Identified additional stakeholders
7. Identified the need continue discussion on specific issues.

#### *Values Identified:*

- Aesthetics
- Safety
- Recreation
- Ecosystem Health
- Wildlife
- Community resource needs
- Clean water

Meeting 2 – Stakeholder/Public – February 27, 2017 (Wilkinson Public Library)  
30 people

#### *Agenda:*

- Presentation of Project Purpose and Process
- Presentation of project goals
  - Presentation and discussion of Steering Committee’s identified values
  - Discussion of draft project boundary

#### *Outcomes:*



1. Further developed specific values and resources for the map
2. Defined map boundary
3. Identified remaining data and information for the GIS process
4. Identified additional stakeholders

*Project Boundary:*

The Boundary for the project area was identified as the Upper San Miguel Watershed, terminating with Leopard Creek. Changes in vegetation helped identify the terminus point.

*Specific Areas of Concern:*

- Priority resource areas for the community
- Stands of Aspen, Spruce/Fir, or Douglas Fir that should be protected
- Important cultural or historical sites that should be noted
- Constraints for active management in areas of concern

Meeting 3 – Stakeholder/Public - April 24, 2017 (Location TBD)

*Agenda:*

- Presentation of initial Optimization Map
- Feedback and Identification of any gaps or additional needs
- Discussion of ongoing map access and updates

Meeting 4 – Stakeholder/Public - June 5, 2017 (Location TBD)

*Agenda:*

- Presentation of final map
- Discussion of climate change modeling
- Next steps for Stakeholder Group and forest management discussion
- Plan for ongoing Map location and update responsibility

Field Trip- Stakeholder/Public – Mid-June (Location TBD)

*Agenda:*

- Select a targeted location from the Optimization for site specific discussion

**Funding Partners:**

Town of Mountain Village  
Town of Telluride  
Telluride Ski & Golf Resort  
Telluride Mountain Village Owner's Association  
San Miguel County

**Stakeholders:**

- o Regional arborists
- o Colorado Forest Health Advisory Committee
- o Colorado Parks and Wildlife
- o Colorado State Forest Service
- o Landowners and HOAs
- o San Miguel Conservation Foundation
- o San Miguel County
  - Parks and Open Space
  - Natural Resources and Government Affairs
- o San Miguel County Sherriff's Office and Emergency Management
- o Sheep Mountain Alliance
- o Telluride Foundation
- o Telluride Institute
- o Telluride Ski and Golf
- o Telluride Fire Protection District
- o Town of Mountain Village
- o Town of Ophir
- o Town of Telluride
- o United States Forest Service
- o West Region Wildfire Council

**Project Team:**

- Aaron Kimple & Marcie Bidwell, Mountain Studies Institute
- Elizabeth Stuffings, San Miguel Watershed Coalition
- Jason Sibold, CSU
- Hilary Cooper, San Miguel County

TOWN OF MOUNTAIN VILLAGE  
PUBLIC WORKS DEPARTMENT

Item # 18a

SEMI-ANNUAL REPORT TO TOWN COUNCIL

NOVEMBER 1<sup>ST</sup> 2016 - APRIL 30<sup>TH</sup> 2017

PUBLIC WORKS

Director: Finn Kjome; Managers: Robert Haining, Water Dept.; John Owens, Vehicle Maintenance; Nolan Merrill, Road & Bridge; Steven Lehane, CATV / Facility Maintenance; JD Wise, Plaza Services.

ROAD AND BRIDGE

Road and Bridge is responsible for the care and maintenance of twenty (20) miles of road, 20 bridges and 8 parking areas as well as inspecting and maintaining 29 miles of sewer lines, 231 manholes and 3 sewer lift stations.

Department Goals

1. Provide snow and ice removal for all the Town's roadways and parking areas to ensure the safest conditions possible in all weather conditions.
2. Complete the initial plow routes within the proscribed time limits; the grader route within 3 hours on light to normal snow days (<6") and 3.25 hours on heavy days (>6"); the snowplow/sand truck route within 1 3/4 hours on light to normal days and 2 hours on heavy days.
3. Provide safe roadways by maintaining quality pavements, shoulders and drainage at a cost advantageous to the Town.
4. Provide quality, cost effective maintenance to all Town facilities as directed.
5. Perform all tasks in the safest possible manner.
6. Perform snow removal procedures and sensitive area mitigation as per the Wetlands Protection Plan.
7. Operate the department within budget.

Performance Measures

1. Track man hours for snow removal compared to snow fall totals.
2. Track the number of snow days that meet or exceed the initial snow route time limits with a goal of 80% or better.
3. Annually track the cost of asphalt patching and pavement repair with the goal of keeping costs below commercial prices.
4. Annually track the cost of facility maintenance with the goal of keeping costs below commercial prices.
5. Track work time lost to injury with zero injuries the goal.
6. Annually inspect and document improvement of wetland protection systems as per the Wetlands Protection Plan.

7. Department year end expenditure totals do not exceed the adopted budget.

#### Performance Report

1. We used 3731 man hours for snow removal with 324 inches of snow fall;
2. Snow route completion times were met; 90% on light to normal and 100% on heavy days for the grader route, 74% on light to normal and 71% on heavy days for snow plow/sand truck.
3. Roads and Bridge used 123.50 man hours filling pot holes in roads and parking lots this winter this with a labor cost at \$3531.05 compared to \$18,525 in contractor prices.
4. We had street sweeping costs of \$7053.54 compared to \$8930 in potential contractor cost.
5. There was 0 hours lost due to on the job injury.
6. Mitigation of snow storage and wetland areas has started with debris cleanup and drainage check dams cleaned out. We worked 136.5 man hours protecting our water ways and wetlands.
7. Department year end expenditures to be calculated in the fall.

#### Staffing

A normal staffing level of 7 operators was maintained for the winter. Road and Bridge had 1 turnover but is currently fully staffed.

#### Training

All equipment operators participated in a street sweeper orientation class to be trained on our new Town street sweeper. We had the opportunity to send several employees to a 3 day Spring Street Conference in Grand Junction which focused on asphalt road repair and maintenance.

#### Department Projects and Issues

This winter we saw slightly higher snow totals compared to last year. We received snow totals of 324 inches of snow for this season compared to 281 inches last year. The number of days of measurable snow was up over last year, 67 days this year compared to 57 days last year. For total snow removal operations this season the crew spent 3731 man hours compared to 3831.75 last year and the Water Dept. spent 343 hours compared 364.5 last winter at GPG and the trail to the Mountain Village Core. The total snow removal labor costs compare at \$102,662.20 this year to \$103,183.65 last year.

This summer the crew will be concentrating on in-house patching and pavement maintenance in anticipation of the upcoming asphalt overlays, ongoing repairs to the sewer system, sensitive area mitigation, hazard tree removal and other maintenance projects.

The Meadows Improvement Project has been put out to bid, with Williams Construction being awarded the project. The anticipated start date is mid to late June.

Roads scheduled to be overlaid with asphalt this summer are Knoll Estates Drive, Eagle Drive, Fairway Drive, Double Eagle Way and sections of Adams Ranch Road. These



roads are slated for a 1 ½ “-2” overlay of new asphalt following the 2017 Road Improvement Plan. Mountain Village Blvd is scheduled to be overlaid with a chip seal treatment as part of the improvement plan.

## WATER

The Water Department is responsible for the operation and maintenance of the water systems of the Mountain Village; systems include Mountain Village, Ski Ranches and West Meadows. The water department staff also serves as the operators for the Elk Run subdivision’s water system. The water department is also responsible for snow removal at the Gondola Parking Garage and the trail from Town Hall to the Blue Mesa parking lot.

### Department Goals

1. Provide clean and safe drinking water to the customers of the Mountain Village Water system.
2. Provide prompt and courteous service to all customers, timely locates and inspections on system installations and response to system problems.
3. Maintain the system to a higher level than the industry standard of 10% water loss due to leakage.
4. Maintain regulatory compliance according to all applicable rules and laws that apply to public water systems.
5. Perform an effective maintenance program to reduce costs and lessen severity of breakdowns.
6. Provide service to residents and guests by the timely and cost effective removal of snow from GPG and walkways.
7. Operating the enterprise does not require general tax subsidy.

### Performance Measures

1. Water consumption with 100% of water sample tests results are without deficiencies.
2. A. Track times for response and resolution of customer service issues and contractor’s requests and system emergencies with the objective of same day service.  
B. Track time for response to emergency situations with the goal of one to two hours response.
3. Perform monthly water audit tracking percent of water loss with the objective of less than 10% loss.
4. 100% regulatory compliance.
5. a. Track maintenance costs on hydrants, valves and meters and compare with industry standards.  
b. Reduce down time due to system failures compared with industry standard of no customers without water.
6. Perform snow removal tasks at GPG by 8AM on light to normal (<3”) snow days and 9AM (>3”) on heavy days with a goal of 90% or greater.

7. Department year end expenditures do not exceed the adopted budget.

#### Performance Report.

1. Water consumption was 117.2 million gallons (Nov.-April) with zero deficiencies for the system.
2. a. There was 100% response time to customer issues, contractor requests and system emergencies within 24 hours.  
b. There was 1 emergency situation that was not responded to within 2 hours.
3. The water audits indicated 4.27% of water loss.
4. We had no regulatory violation.
5. a. Maintenance costs will be tracked annually. Cost comparisons will be available in the November report.  
b. We had no incidents with customers out of water.
6. The snow removal goals at GPG were met on 43 of 48 days a 90% success rate.
7. Department year end expenditures will be calculated in the fall.

#### Staffing

The Water Department staffing level is four.

#### Training

No required training took place during this time period.

#### Department Projects and Issues

The main focus of work for the water crew this winter have been daily operations and maintenance of the water system and the snow removal at GPG including the trail from Town Hall to Blue Mesa.

It was discovered the Verizon phone system was not reliable for the on call water employees living in the west end of the county. An AT&T phone was purchased to resolve this issue.

Water construction project this summer will consist of relocating water lines at the top of lift 7 near the Coonskin water tank. This location has seen on going land movement which has caused several water leaks each year for several years. A similar waterline relocation project will take place on Touch Down Drive. Williams Construction was awarded the contract for the two water line relocations projects. The Ski Ranch chlorine building will be replaced this year as the old building has reached its useful life span. Other summer work will include routine summer maintenance, valve and meter replacement in several locations and continued mapping.

The water conservation incentive program is currently under way. The program will incentivize the purchase of “smart controllers:” for irrigation systems through a rebate program.

#### VEHICLE MAINTENANCE

The Vehicle Maintenance Department provides repair and preventive maintenance on all Town vehicles and equipment. Vehicle Maintenance staff are responsible for keeping the sidewalk in the Meadows clear of snow for the winter season. They also have duties above and beyond vehicle repair and maintenance such as fabrication for special projects for all departments, biannually changing all the plaza directories maps, servicing the backup generators for the Gondola, annual painting and maintenance of the Gondola Parking Garage and Heritage Garage as well as providing labor and support required to install and remove the Christmas decorations each year. One day a week in the winter a mechanic is a snow plow operator to fill out the schedule.

#### Department Goals

1. Provide high level, cost effective service to all departments for their vehicle and equipment maintenance needs while managing expenses to a level below commercial prices.
2. Provide support to all departments on special projects in a timely and cost effective manner.
3. Perform all tasks in the safest manner possible.
4. Operate the budget within budget.
5. Maintain or reduce natural gas consumption at maintenance shop.

#### Performance Measures

1. a. Track total cost of shop operations and compare to outside shop rates.  
b. Track number of preventive maintenance work orders including safety checks and fluid levels completed within 30 minutes for vehicles; with a goal of 80% or better.
2. Special projects completed at a cost compared to any outside source.
3. Track the number of work related injuries with a goal of zero injuries.
4. Department year end expenditures totals do not exceed the adopted budget.
5. Compare current year natural gas usage to year 2013. 2013 Total Natural Gas Therms 5621

#### Performance Report

1. a. Maintenance costs will be tracked annually. Cost comparisons will be available in the November report.  
b. There were 45 of 45 vehicle service orders completed within 30 minutes a 100% success rate.
2. One of the Vehicle Maintenance's strong suits is metal fabrication and welding. The Town labor costs for metal fabrication projects were \$1504.8 compared to \$2876.25 average contracted prices.
3. Vehicle Maintenance had no time lost for a work related injury.
4. Year end expenditures to be calculated in the fall.
5. In 2013 the maintenance shop used 5621 therms. and in 2016 the maintenance shop used 5750 therms. a 2% increase. Vehicle Maintenance will need to continue to work on energy efficiencies in the coming year.

### Staffing

Vehicle Maintenance is at its budgeted level of four mechanics.

### Training

Caley Davis attended a class on operating and maintaining the Town street sweeper.

Caley Davis and Cory Cook attended a class on fuel depot compliance.

### Department Projects and Issues

Vehicle Maintenance went back to a 7 day coverage schedule for the winter season. A full time seasonal position was filled to make the schedule work. The seasonal position has been laid off and Vehicle Maintenance is once again back to a 5 day Monday- Friday schedule.

This winter the mechanic took down a nonstructural wall in the shop to help with circulation and efficiencies. While it was primarily done for foot traffic flows it does appear to be helping reduce heating costs.





**TOWN OF MOUNTAIN VILLAGE  
TOWN MANAGER  
CURRENT ISSUES AND STATUS REPORT  
MAY 2017**

**1. Great Services Award Program**

▪ **Great Services Award**

- **Brooke Napier – Mountain Munchkins** - has worked so hard since the day she started at Munchkins in December 2015. She continues to work extra hours each week while encouraging and supporting her staff to do their best. As a supervisor, she is constantly searching for new strategies and ideas on how to make Munchkins better. Not just for the kids but for the staff too. She fills in when nobody else can and deals with the continuous staff turnover with patience and professionalism. Brooke is a true asset to Mountain Munchkins team and to the Town of Mountain Village

**2. San Miguel Authority for Regional Transportation (SMART)**

- Participating in regular meetings to continue to get SMART completely operational as follows:
  - Strategic Planning with Administrative Committee (unable to attend, Jim Loebe and Rob Johnson participated in my absence)
  - Procurement and Employee Handbook development
  - Personnel Committee to determine candidates to interview for Executive Director position
  - Monthly Board meeting

**3. Director of Planning and Development Services**

- Based on Council input, we included advertising with CML, CAST and reached out to several planners that were recommended by contractors and attorneys who work often with our planning department. Unfortunately the planners that were recommended did not have an interest in departing from their positions at this time
- 14 applications were received for the position and we narrowed those candidates down to six
- Conducted preliminary interviews the week of May 8<sup>th</sup> and May 15<sup>th</sup>
- Early in the week of May 15<sup>th</sup> we will narrow those candidates down to the top 3 – 5 and set up final interviews as soon as possible
- A member of both DRB and Town Council will be invited to participate in the final interviews, together with certain essential staff and County Planner Mike Rozycki

#### 4. Miscellaneous

- Attended the kickoff meeting of Communities That Care (CTC) which focuses on the youth in our community and how to assist them in not engaging in dangerous behaviors (drugs, alcohol, truancy, etc.). Volunteered to become a “community leader” who will continue to participate in this endeavor over the next three years
- Met with TMVOA to discuss a strategy to move forward with alternatives for roofing materials in the core. We will present the plan to DRB for their consideration
- Participated in another TCC Committee meeting to discuss the meetings with TSG and Hotel Madeline as well as moving forward with an appraisal of the property
- Reviewed the first draft of the short and long term master plan for the Telluride Regional Wastewater Treatment Plant. Once all of our comments and questions have been answered, we will plan a joint meeting of both Telluride and Mountain Village Town Councils to have the engineers and consultants present the plan and alternatives (tentatively scheduled for June)
- Participated in our first quarterly meeting with the legal department to ensure where we are with our budgets and that all of our numeric information matches



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May 2017

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- Town of Vail
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- Town of Mountain Village.

Already, the coalition represents more than one-eighth of all Coloradans, and additional local governments are expected to soon join CC4CA.

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- extend current and provide new authorities for local actions,
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- define and implement concrete steps to flesh out the Colorado Climate Plan, and
- reduce heat-trapping emissions by new policies on electricity generation, energy efficiency, transportation, and waste management.

CC4CA has retained Frontline Public Affairs to represent it before the state and federal governments. The Rocky Mountain Climate Organization, a 501(c)(3) nonprofit organization, administers the coalition for its members.

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#### Collaboration

Working together through Colorado Communities for Climate Action, local governments can influence state and federal actions more than individual jurisdictions can alone.

Also, CC4CA will work for strong collaboration between state and local governments, maximizing the return on local efforts.

#### Cost-Effectiveness

One obstacle for local governments wanting to influence state and federal policies is the expense of advocacy. Pooling resources to secure professional representation is the most cost-effective way to get the professional services local governments need to be effective on climate matters at the state and federal levels.

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The coalition will offer information on grants and other assistance, provide networking opportunities, and produce messaging materials in support of coalition priorities and climate action.

### Current Policy Priorities

Colorado Communities for Climate Action is now working to establish an influential presence in shaping climate policy and set the stage for coalition initiatives in 2017 and beyond.

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### Initial CC4CA Annual Dues

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	Core	Base
Over 100,000	\$30,000	\$15,000
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A unanimous vote of all members is required to set CC4CA policy priorities.

The coalition is guided by a steering committee comprised of representatives from member jurisdictions, with other committees of member representatives making decisions on particular subjects.

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**Advocating for policy priorities.**—By unanimous agreement among the coalition's members, CC4CA developed and adopted a policy agenda containing four general principles and 15 specific policy positions, and began advocating for them. The policy agenda calls for state government measures to support local climate protection actions, strengthen state climate programs, reduce heat-trapping emissions, promote clean energy technologies, and assist communities impacted by reduced fossil-fuel power production.

**Building strategic relationships.**—CC4CA met with and began building relationships with officials of Governor Hickenlooper's administration, leaders and members of the General Assembly, state agency staff members, other advocacy organizations, and business interests.

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**Establishing the coalition’s governance system.**—CC4CA created a governance and committee structure to guide and facilitate coalition decision-making on matters concerning policy, advocacy, work plans, budgeting, and communication, and elected member-leaders to oversee each of these areas. Members have been and are fully engaged in organizational development and policy-setting through monthly Steering Committee meetings, two full-day retreats, and numerous subcommittee meetings on coalition actions and operations. Subject to direction from coalition members, CC4CA is administered on a day-to-day basis by the [Rocky Mountain Climate Organization](#).

For more information:

Tom Easley at the Rocky Mountain Climate Organization  
[easley@rockymountainclimate.org](mailto:easley@rockymountainclimate.org) • (303) 593-0853



**TOWN OF MOUNTAIN VILLAGE**  
**Town Council Regular Meeting**  
**May 18, 2017**  
**8:30 a.m.**

During Mountain Village government meetings and forums, there will be an opportunity for the public to speak. If you would like to address the board(s), we ask that you approach the podium, state your name and affiliation, and speak into the microphone. Meetings are filmed and archived and the audio is recorded, so it is necessary to speak loud and clear for the listening audience. If you provide your email address below, we will add you to our distribution list ensuring you will receive timely and important news and information about the Town of Mountain Village. Thank you for your cooperation.

**NAME: (PLEASE PRINT!!)**

Kim Montgomery	EMAIL:
Jackie Kennefick	EMAIL:
Susan Johnston	EMAIL:
Christina Meilander	EMAIL:
Jim Mahoney	EMAIL:
Laila Benitez	EMAIL:
Cath Jett	EMAIL:
Dan Caton	EMAIL:
Dan Hansen	EMAIL:
<del>Michelle Sherry</del>	EMAIL:
Bruce MacIntyre	EMAIL:
Tim Johnson	EMAIL:
Sam Starr	EMAIL:
R. STENHAMMER	EMAIL: TSG
Anton Benitez	EMAIL: <del>TMVA</del>
J. SCOTT RUTIM	EMAIL: Gnauliy PL27
Randy Kee	EMAIL:
Chris Broady	EMAIL:
<del>Fin Lane</del>	EMAIL:
Tom Kennedy	EMAIL:
Kevin Swain	EMAIL:
Michelle Haynes	EMAIL:
Jonathan Greenman	EMAIL:
Pam Poffe	EMAIL:
Doug Miller	EMAIL: <del>Stee</del> Evans Family Trust

