

TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, DECEMBER 12, 2019, 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	30	Mahoney Reed	Legal	Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e
3.	9:00	5			Break
4.	9:05	5			Public Comment on Non-Agenda Items
5.	9:10	5	Johnston	Action	Consideration of Approval of Minutes: a. November 21, 2019 Town Council Meeting
6.	9:15	5	Johnston Applicant	Action <i>Quasi-Judicial</i>	Liquor Licensing Authority: a. Consideration of a Special Event Liquor Permit Application by the Telluride Blues Society in Conjunction with Wagner Skis for Events on January 11 th , February 8 th and March 14 th , 2020 from 1:00 PM to 6:00 PM <i>(The applicant has withdrawn this application)</i>
7.	9:20	15	Logan Cavender	Informational	Tri-County Health Network 2020 Census Presentation
8.	9:35	5	Logan Cavender	Action	Consideration of a Proclamation in Support of the 2020 Census
9.	9:40	10	Mahoney Reed	Action Public Hearing Legislative	Second Reading, Public Hearing and Council Vote on an Ordinance of the Town Council of The Town of Mountain Village Amending Chapter 5.04 of the Municipal Code Vesting Authority of Administrative Review and Approval of Liquor License Applications and to Include Revised Statutory References
10.	9:50	20	Skinner Martelon	Informational	Colorado Flights Alliance (CFA) and Marketing Telluride Inc (MTI) Bi-Annual Reports
11.	10:10	5	Miller Applicant	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Rezone and Density Transfer Application at Lot 640A, 306 Adams Ranch Rd, to Increase Employee Apartment Density by 12 Units from 30 to 42 Units <i>(The Applicant has Requested that this Item be Continued to the January 16, 2020 Council Meeting)</i>
12.	10:15	20	Starr Applicant	Action <i>Quasi-Judicial</i>	Consideration of a Resolution Regarding a Conditional Use Permit for a Real Estate/Property Management Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard <i>(Continued from the November 21, 2019 Council Meeting)</i>
13.	10:35	25	Starr Applicant	Action <i>Quasi-Judicial</i>	Consideration of a Resolution Regarding a Minor Subdivision on Lot 925, 137 Sundance Lane, to Remove Existing Town Earthwork Easements on the Property
14.	11:00	30	Swain Vergari	Informational Action	Finance: a. Presentation of the November 30, 2019 Business & Government Activity Report (BAGAR) b. Second Reading, Public Hearing and Council Vote on an Ordinance of the Town Levying Property Taxes for the Year 2019 to be Collected in 2020 c. Second Reading, Public Hearing and Council Vote on an Ordinance Adopting the 2020 Budget and Revising the 2019 Budget
15.	11:30	15	Swain	Public Hearing	Town Council Acting as the Board of Directors for the Dissolved Mountain Village Metro District: a. Consideration of a Resolution Adopting the 2020 Mountain Village Metro District Budget b. Consideration of a Resolution Appropriating Sums of Money for 2020

					<ul style="list-style-type: none"> c. Consideration of a Resolution Revising the 2019 Budget d. Consideration of a Resolution Re-Appropriating Sums of Money for 2019 e. Consideration of a Resolution Setting the Mill Levy for 2019 to be Collected in 2020
16.	11:45	20	Haynes	Action Legislative	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding the Community Development Code (CDC) Amendments to Design Variations at Section 17.4.11.E.5 and Building Design, Section 17.5.6
17.	12:05	30			Lunch
18.	12:35	45	Haynes Miller Starr Applicants	Action Public Hearing <i>Quasi-Judicial</i>	<p>Consideration of Blue Mesa Lodge Rezoning:</p> <ul style="list-style-type: none"> a. Second Reading, Public Hearing and Council Vote of an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit b. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer to Rezone Blue Mesa Lodge (Lot 42B), Unit 41A from One (1) Efficiency Lodge Zoning Designation Unit to One (1) Lodge Zoning Designation Unit c. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit d. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21A & 21B from Two (2) Efficiency Lodge Zoning Designation to One (1) Lodge Zoning Designation e. Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 41B from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation f. Blue Mesa Lodge Lot 42B, Unit 21C (Agenda Items f.i. and f.ii. to be Continued to the January 16, 2020 Town Council Meeting) <ul style="list-style-type: none"> i. First Reading, Setting of a Public Hearing and Council Vote of an Ordinance Regarding a) a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation ii. Consideration of a Resolution Approving a Variance to the Lodge Parking Space Requirement Pursuant to CDC Section 17.4.16(<i>Continued from the November 21, 2019 Council Meeting</i>) g. Blue Mesa Lodge Lot 42B, Units 22A, 22B and 22C <ul style="list-style-type: none"> i. First Reading, Setting of a Public Hearing and Council Vote of an Ordinance Regarding a) a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 22A, 22B, and 22C from Three (3) Efficiency Lodge Zoning Designation to Lodge Zoning Designation ii. Consideration of a Resolution Approving a Variance to the Lodge Zoning Designation Definition Under Community Development Code Section 17.8
19.	1:20	60	Haynes Carlson	Informational Action (if needed)	<p>Village Court Apartments:</p> <ul style="list-style-type: none"> 1. Review of VCA Tenant Committee Draft Framework 2. VCA Phase IV <ul style="list-style-type: none"> a. Review of Community Survey Results b. Presentation and Discussion of Committee

					Recommendations
20.	2:20	5	Dohnal	Action	Consideration of Approval of Revised Green Team Committee Bylaws for the Inclusion of an Alternate Seat
21.	2:25	10	Dohnal	Informational	2018 Mountain Village Government Energy Use & Green House Gas Report
22.	2:35	5	Dohnal	Action	Consideration of a Resolution Approving the Town of Mountain Village's Commitment to the Global Covenant of Mayors for Climate and Energy
23.	2:40	10	Benitez, A	Informational	Common Consumption Area (CCA) Update
24.	2:50	15	Stuffings	Informational	San Miguel Watershed Coalition Update
25.	3:05	15	Council Members & Staff	Informational	Council Boards and Commissions Updates: a. San Miguel Watershed Coalition-Starr b. Colorado Flights Alliance - Gilbride c. Transportation & Parking – Benitez/Duprey d. Budget & Finance Committee –Gilbride/Duprey e. Gondola Committee – Caton/Berry f. Colorado Communities for Climate Action – Berry g. San Miguel Authority for Regional Transportation (SMART)- Caton/Prohaska h. Eco Action Partners – Berry/Prohaska i. Telluride Historical Museum- Prohaska j. Telluride Conference Center –Gilbride/Binder k. Alliance for Inclusion – Binder l. Green Team Committee- Berry/Prohaska m. Mayor's Update – Benitez
26.	3:20	5			Other Business
27.	3:25				Adjourn

Please note that times are approximate and subject to change.

jk
12/04/19

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

Public Comment Policy:

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

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE NOVEMBER 21, 2019
REGULAR TOWN COUNCIL MEETING **DRAFT****

AGENDA ITEM # 5

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:31 a.m. on Thursday, November 21, 2019 in the Mountain Village Town Hall, 455 Mountain Village Boulevard, Mountain Village, Colorado.

Attendance:

The following Town Council members were present and acting:

Laila Benitez, Mayor
Dan Caton, Mayor Pro Tem
Jack Gilbride
Patrick Berry
Pete Duprey
Marti Prohaska
Natalie Binder

The following Town Council members were absent:

Also in attendance were:

Kim Montgomery, Town Manager
Jackie Kennefick, Town Clerk
Susan Johnston, Deputy Town Clerk
Christina Lambert, Deputy Clerk
David Reed, Town Attorney
Sue Kunz, Director of Human Resources
Chris Broady, Chief of Police
Kevin Swain, Finance Director
Julie Vergari, Chief Accountant
Zoe Dohnal, Business Development and Sustainability Manager
Kathrine Warren, Marketing & Communications Coordinator
Michelle Haynes, Director of Planning and Development Services
John Miller, Senior Planner
Sam Starr, Planner
Drew Harrington, Chief Building Official
Finn Kjome, Director of Public Works
Jim Loebe, Director of Transit and Recreation
Rob Johnson, Transit Manager
Jody Miller, Office Administration/Court Clerk
Jim Soukup, Chief Technology Officer
Cecilia Curry, VCA Manager
Josh Natlell
TD Smith
Julie Joraanstad
Hank Hintermeister
David Ballode
Carlotta Horn
John Horn
Ben Jackson
Judy Kohin
Margaret Rinkevich
Barbara 4interkopf

Bill Jensen
Yusuf Griffin
Tim Johnson
Anton Benitez
Donovin Fogg
Zach Riner
Tracey Nicole
Anne Reissner
TD Smith
MaryAnn Slezak
Joshua Evans
Derek Baxter
Pam Pettee
Jonathan Greenspan
David Averill
Robert Stenhammer
Julia Caulfield
Amelia Martin
Howard Denton
Cheryl Kimleigh
JD McMorrان
Mike Kettell
Jeff Hodsdon
Carol Hintermeister
Stefanie Solomon
Chris Hawkins
Joan May
Hank Hintermeister
David MacKown
Barbel Hacke
Virginia Lucarelli
Audrey Marnoy

Jeff Proteau
Arline Dowling
Richard Cornelius
Douglas Tooley

Carl Everett
Midnite Scholtes
Christophe Thompson

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

On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to enter into Executive Session for the Purpose of Receiving Legal Advice Pursuant to C.R.S. 24-6-402(4)(b), and for the Purpose of Negotiations Pursuant to C.R.S. 24-6-402(4)e (2) at 8:31 a.m.

Jack Gilbride arrived at 8:37 a.m.

Council returned to open session at 9:18 a.m.

Public Comment on Non-Agenda Items (4)

Public comment was received by Douglas Tooley.

Consideration of Approval Minutes: (5)

Town Clerk Jackie Kennefick presented.

a. October 9, 2019 Special Budget Meeting

On a **MOTION** by Dan Caton and seconded by Jack Caton, Council voted unanimously to approve the October 9, 2019 Regular Town Council meeting minutes as presented.

b. October 17, 2019 Regular Town Council Meeting

On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve the October 17, 2019 Regular Town Council meeting minutes as presented.

c. October 24, 2019 Special Meeting

On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve the October 24, 2019 Regular Town Council meeting minutes as presented.

Liquor Licensing Authority: Quasi-Judicial (9)

a. Consideration of an Application for a New Tavern Liquor License for Telluride Coffee Company, LLC.

Jackie Kennefick presented. Council discussion ensued. Applicant and owner of Telluride Coffee Company Mary Ann Slezak addressed Council. The Mayor opened the public hearing. Public comment was received by Jonathan Greenspan and Ann Wiesner. The Mayor closed the public hearing. On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to approve an application for a New Tavern Liquor License for Telluride Coffee Company, LLC.

First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Amending Section 5.04.060 of the Municipal Code Vesting Authority in the Town Clerk to Administratively Review and Approve Applications for Liquor License Modification of Premises, Addition of an Optional Premise and Special Event Permit and Further Amending Section 5.04 to Revise Statutory References Consistent with Recent Legislative Statutory Revisions (7)

Assistant Town Attorney Jim Mahoney presented. Council discussion ensued. Public comment was received by Jonathan Greenspan. On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted 7-0 to pass on first reading, an Ordinance amending section 5.04.060 of the Municipal Code vesting authority in the Town Clerk to administratively review and approve applications for Liquor License Modification of Premises, Addition of an Optional Premise and Special Event Permit and further amending Section 5.04 to revise Statutory references consistent with recent Legislative Statutory revisions and to set the second reading, public hearing and final vote for December 12, 2019.

On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to convene as the Board of Directors for the Dissolved Mountain Village Metro District.

Town Council Acting as the Board of Directors for the Dissolved Mountain Village Metro District: Public Hearing on the Proposed 2020 and Revised 2019 Budgets (8)

Council discussion ensued. The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing.

On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to reconvene as the Mountain Village Town Council.

Town Council Acting as the Mountain Village Housing Authority: (9)

On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to convene as the Mountain Village Housing Authority. Director of Planning and Development Services Michelle Haynes presented. Council discussion ensued on the following topics.

- a. **Communications Draft Plan**
- b. **Rental Adjustments**
- c. **Cable**
- d. **Sub-metering Electric**
- e. **Grill**

Ms. Haynes stated that personal grills will no longer be allowed and that tenants will be appropriately informed. The Town will provide grills in common areas for tenant use.

- f. **Improvements Plan**
- g. **General**

Discussion topics included initiating a tenant committee.

- h. **Consideration of a Resolution Establishing 2020 Rental Rates for Village Court Apartments**

Public comment was received by Douglas Tooley, Yusuf Griffin, Amelia Martin, Pam Pettee, Zack Riner, Cheryl Kimleigh, Tracey Nicole and Donovan Fogg. Based on feedback received, Council consensus was that a tenant committee was desired by residents. Council directed staff to agendize a discussion to review a plan for the framework of the VCA Tenant Committee at the December Council meeting. Additionally, Council directed staff to agendize a discussion in January on plans to address items such as added security, snow removal and a maintenance plan. On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously to adopt a Resolution establishing 2020 rental rates for the Village Court Apartments with direction to staff on the tenant committee, snow removal, security and maintenance plan.

On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted unanimously to reconvene as the Mountain Village Town Council.

Finance: (10)

Director of Finance Kevin Swain presented.

- a. **Presentation of the October 31, 2019 Business & Government Activity Report (BAGAR)**
- b. **Consideration of the September 30, 2019 Financials**

Public comment was received by Douglas Tooley. On a **MOTION** by Jack Gilbride and seconded by Pete Duprey, Council voted unanimously to approve the September 30, 2019 Financials as presented.

- c. **Communications and Business Development Worksession**

Business Development and Sustainability Manager Zoe Dohnal presented.

- d. **Planning and Development Worksession and Goal Review**

Michelle Haynes presented.

- e. **Town Manager Goal Review**

Town Manager Kim Montgomery presented.

- f. **First Reading, Setting of a Public Hearing and Council Vote on an Ordinance of the Town Levying Property Taxes for the Year 2019 to be Collected in 2020**

On a **MOTION** by Jack Gilbride and seconded by Natalie Binder, Council voted 7-0 to approve on first reading an Ordinance of the Town levying property taxes for the year 2019 to be collected in 2020 and to set the second reading, public hearing and final vote for December 12, 2019.

- g. **First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Adopting the 2020 Budget and Revising the 2019 Budget**

On a **MOTION** by Jack Gilbride and seconded by Marti Prohaska, Council voted 7-0 to approve on first reading an Ordinance adopting the 2020 Budget and revising the 2019 Budget and to set the second reading, public hearing and final vote for December 12, 2019.

h. Consideration of a Resolution Adopting Certain Fee Schedules Effective January 1, 2020

On a **MOTION** by Jack Gilbride and seconded by Dan Caton, Council voted unanimously to adopt a Resolution adopting certain fee schedules effective January 1, 2020.

Council moved to agenda item 21.

Staff Reports: (12)

a. Transit & Recreation

Director of Transit and Recreation Jim Loebe presented. Council directed staff to create a report regarding the MARRS (Mobile Aerial Rapid Rescue System) incident that occurred during the training on November 19, 2019.

b. Public Works

Director of Public Works Finn Kjome presented.

Council took a break for lunch from 12:38 p.m. to 1:05 p.m.

c. Town Manager

Town Manager Kim Montgomery presented her report.

Consideration of First Reading of an Ordinance Regarding A Major Planned Unit Development (PUD) Amendment to Lots 126R and 152R Planned Unit Development (Formerly Referred to as the Rosewood PUD and Now Known as La Montage) Including but Not Limited to, a Density Transfer and Rezone in Accordance with CDC Sections 17.3.8 and 17.4.12 (13)

Senior Planner John Miller presented. Council discussion ensued. Alpine Planning President Chris Hawkins presented as representative for applicant MV Holdings along with owner representative Mike Kettell. The Mayor opened public comment. Public comment was received by Douglas Tooley, Joan May, Carol Hintermeister, Carlotta Horn, John Horn, JD McMorran. The Mayor closed public comment. The applicant stated that they would withdraw the application at this time and come back with a new application after several work sessions. Jim Mahoney requested that the applicant submit the withdrawal request in writing.

Patrick Berry left the meeting at 1:35 p.m.

Council moved to agenda item 16.

Second Reading, Public Hearing and Council Vote on an Ordinance Regarding a Density Transfer and Rezone Located at Lot 30, 98 Aspen Ridge, Building 100; to Convert a Portion of a Commercial Unit to an Employee Apartment (14)

Senior Planner John Miller presented. The Mayor opened the public hearing. No public comment was received. The Mayor closed the public hearing. Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Jack Gilbride, Council voted 7-0 to approve on second reading an Ordinance regarding the rezone and density transfer application pursuant to CDC Sections 17.4.9 & 17.4.10 of the Community Development Code, to rezone Lot 30 in order to convert a portion of a commercial unit to an employee apartment unit, based on the evidence and findings provided within the Staff Report of record dated November 4, 2019, and with the following conditions:

1. The requisite Employee Apartment Density is hereby reallocated within Lot 30 and reduces the size of the one commercial unit. The Ordinance shall indicate the change in commercial space and the size of the employee apartment in square feet.
2. The final location and design of any buildings, 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.
3. The Lot list shall be updated to reflect one built and one unbuilt employee apartment assigned to the Lot upon issuance of a Certificate of Occupancy for the employee unit.
4. A Town of Mountain Village 1997 Deed Restriction shall be executed concurrently with the Ordinance and recorded concurrently for the newly created employee apartment.
5. The density transfer and rezone approval does not preclude the requirement for other necessary town applications and approvals such as design review (if needed), a building

- permit and a TMVHA site inspection prior to issuance of a Certificate of Occupancy.
6. The Ordinance shall be recorded upon issuance of the Certificate of Occupancy to convert a portion of a commercial unit to an employee apartment consistent with this approval.

Council moved to agenda item 20.

Consideration of a Resolution Regarding a Conditional Use Permit for a Real Estate/Property Management Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard (To be Continued to the December 12, 2019 Council Meeting) (15)

On a **MOTION** by Marti Prohaska and seconded by Jack Gilbride, Council voted unanimously to continue the above item to the December 12, 2019 Town Council meeting.

Council moved to agenda item 12a.

Jack Gilbride left the meeting at 2:27 p.m.

Consideration of Blue Mesa Lodge Rezoning: (16)

- a. **First Reading, Setting of a Public Hearing and Council Vote on an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit**

Michelle Haynes presented. Council discussion ensued. On a **MOTION** by Natalie Binder and seconded by Dan Caton, Council voted 4–0 (Pete Duprey, Jack Gilbride and Patrick Berry were absent) to approve on first reading an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 30A and 30B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit with findings and conditions that our lot list be updated from one unit to two units and to set the second reading, public hearing and final vote for December 12, 2019.

- b. **First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer to Rezone Blue Mesa Lodge (Lot 42B), Unit 41A from One (1) Efficiency Lodge Zoning Designation Unit to One (1) Lodge Zoning Designation Unit**

Planner Sam Starr presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Dan Caton, Council voted 4–0 (Pete Duprey, Jack Gilbride and Patrick Berry were absent) to approve on first reading an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B), Unit 41R from one (1) Efficiency Lodge Zoning designation unit to one (1) Lodge Zoning and to set the second reading, public hearing and final vote for December 21, 2019.

- c. **First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit**

Sam Starr presented. Council discussion ensued. On a **MOTION** by Marti Prohaska and seconded by Natalie Binder, Council voted 4–0 (Pete Duprey, Jack Gilbride and Patrick Berry were absent) to approve on first reading an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from two (2) Efficiency Lodge zoning designation units to one (1) Lodge Zoning designation unit and to the set the second reading, public hearing and final vote for December 12, 2019.

- d. **First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21A & 21B from Two (2) Efficiency Lodge Zoning Designation to One (1) Lodge Zoning Designation**

John Miller presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Natalie Binder, Council voted 4–0 (Pete Duprey, Jack Gilbride and Patrick Berry were absent) to approve on first reading an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 21A and 21B from two (2) Efficiency Lodge zoning designation units to one (1) Lodge Zoning designation and to the set the second reading, public hearing and final vote for December 12, 2019.

e. **First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 41B from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation**

John Miller presented. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Natalie Binder, Council voted 4–0 (Pete Duprey, Jack Gilbride and Patrick Berry were absent) to approve on first reading an Ordinance for a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 41B from an Efficiency Lodge zoning designation to Lodge Zoning designation unit and to set the second reading, public hearing and final vote for December 12, 2019.

f. **First Reading of an Ordinance, Setting of a Public Hearing and Council Vote Regarding a) a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Unit 21C from an Efficiency Lodge Zoning Designation to Lodge Zoning Designation and b) Consideration of a Variance to the Lodge Parking Space Requirement Pursuant to CDC Section 17.4.16(The Applicant has Asked for This Item to be Continued to the December 12, 2019 Council Meeting)**

On a **MOTION** by Dan Caton and seconded by Marti Prohaska, Council voted unanimously (Patrick Berry, Jack Gilbride and Pete Duprey were absent) to continue the above item to the December 12, 2019 Town Council meeting.

On a **MOTION** by Marti Prohaska and seconded by Natalie Binder Council voted unanimously to continue the meeting beyond 6 hours.

Consideration of a Resolution Regarding a Conditional Use Permit for a Public Art Installation on Lot OSP-49 (17)

Sam Starr presented the above item. Ah Haa School for the Arts Executive Director Judy Kohin and Christophe Thompson, representative for artist Tavares Strachan explained the project. Council discussion ensued. Public comment was received by Audrey Marnoy, Margaret Rinkevich and Bill Jensen. On a **MOTION** by Natalie Binder and seconded by Dan Caton, Council voted unanimously (with Jack Gilbride and Patrick Berry absent) to adopt a Resolution approving a Conditional Use Permit for a public art installation on Lot OSP-49 with the following conditions:

1. Prior to installation, the applicant shall receive a building permit from the Building Division to ensure that the lattice structure and lighting system meet all relevant town building codes.
2. Per the request of the Public Works Director, the applicant shall submit a revised cutsheet prior to the December 12, 2019 Town Council meeting indicating overlaying the *We are in this Together* installation with existing utilities to help determine that there will not be any damage to the infrastructure nearby.
3. Per the request of the Transit Director, the applicant shall work with gondola management during construction and removal phases to ensure there are no impacts to gondola infrastructure or operations.
4. The art installation shall only be visible and lit during the gondola's regular hours of operation.
5. The art installation shall be in full working order and a maintenance and/or repair expectation determined so that all lighting is operational or repaired within a short period of time.
6. The Conditional Use Permit shall be valid for a period of 18 months with a quarterly review by the Planning Division Staff, with the applicant responding to any valid issues as they arise during the operation or quarterly review. Should, in the Planning Division Staff's sole discretion, significant issues arise concerning the Conditional Use Permit and the activities permitted thereunder arise, the quarterly review may be elevated to the Town Council. The applicant shall in writing inform the Planning Division Staff of any minor operational changes which shall be processed by Planning Staff as a Class 1 or 2 permit with the possibility to elevate to Class 4.
7. Staff has the authority to suspend operations if its determined that the applicant or operator has failed to meet the conditions of approval.
8. The applicant shall, as needed, revegetate the site of the art display to a natural pre-disturbed state. This includes revegetating after the lattice structures have been removed at the end of the conditional use permit term.
9. The applicant shall post a cash deposit of one hundred twenty-five percent (125%) of the

estimated costs to remove the art installation. This bond shall be held to guarantee that the installation will be deconstructed at the end of this 18-month period. Should the art installation be taken down in a timely and satisfactory manner, the town will release the bond.

Pete Duprey returned to the meeting at 3:14 p.m.

Quarterly Update from Telluride Ski & Golf CEO Bill Jensen (18)

Telluride Ski & Golf CEO Bill Jensen presented.

First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Rezone and Density Transfer Application at Lot 640A, 306 Adams Ranch Rd, to Increase Employee Apartment Density by 12 Units from 30 to 42 Units (19)

Jim Mahoney and John Miller presented. Vice President of Mountain Operations & Planning at Telluride Ski & Golf Jeff Proteau presented the four conceptual site plan options. The Mayor opened public comment. No public comment was received. The Mayor closed public comment. Council discussion ensued. On a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to continue this item to the December 12th meeting.

Request for the Town to Consent to an Application by the TMVOA to Provide Music in Heritage Plaza (Parcel OS3XRR) as Recommended by the Village Center Subarea Committee by way of Wireless Speakers Affixed to the Town-owned Light Poles as a Pilot Project (20)

John Miller presented. Council discussion ensued. Council consensus was to agree to consent to the application.

Moved to agenda item 15.

Council Boards and Commissions Updates: (21)

- a. San Miguel Watershed Coalition-Starr
- b. Colorado Flights Alliance-Gilbride
- c. Transportation & Parking-Duprey/Benitez
- d. Budget & Finance Committee- Gilbride/Duprey
- e. Gondola Committee-Caton/Berry
- f. Colorado Communities for Climate Action-Berry
- g. San Miguel Authority for Regional Transportation -Caton/Prohaska/Benitez
- h. Eco Action Partners-Berry/Prohaska
- i. Telluride Historical Museum-Prohaska
- j. Telluride Conference Center-Binder/Gilbride
- k. Alliance for Inclusion-Binder
- l. Green Team Committee- Berry/Prohaska
- m. Community Grant Committee-Benitez/Binder
- n. Mayor's Update- Benitez

Council moved to agenda item 14.

Other Business: (22)

There being no further business, on a **MOTION** by Dan Caton and seconded by Natalie Binder, Council voted unanimously to adjourn the meeting at 4:21 p.m.

Respectfully prepared,

Susan Johnston
Deputy Town Clerk

Respectfully submitted,

Jackie Kennefick
Town Clerk

To: Town Council Acting as the Local Liquor Licensing Authority (LLA)

From: Deputy Clerk Susan Johnston

Date: 12/5/2019

Re: Consideration of Special Event Liquor Permit Approval

Consideration of an Application for a Special Event Liquor Permit by The Telluride Blues Society in Conjunction with Wagner Custom Skis for Events on January 11, 2020, February 8, 2020 & March 14, 2020 from 1:00 p.m. to 6:00 p.m.

The applicant has withdrawn this application and will resubmit a new application in January for the February 8th and March 14th events. The January event has been cancelled. Beginning January 11, Special Event Liquor Permits may be approved administratively.

Town of Mountain Village Proclamation

A Proclamation Supporting the 2020 CENSUS: HELP TO ENSURE AN ACCURATE COUNT FOR THE TOWN OF MOUNTAIN VILLAGE

- WHEREAS:** the United States of America has performed a nationwide census every ten years since 1790, with the last census being in 2010; and
- WHEREAS:** an accurate census count is vital to our community and residents' well-being by helping planners determine where to locate schools, day care centers, roads and public transportation, hospitals, libraries, and other facilities, and achieving an accurate and complete count of the nation's growing and changing population;
- WHEREAS:** more than \$400 billion per year in federal and state funding is allocated to states and communities based, in part, on census data;
- WHEREAS:** census data helps determine how many seats each state will have in the U.S. House of Representatives, state legislatures, county and city councils and voting districts;
- WHEREAS:** the 2020 Census encourages responsible economic growth and can lead to increased employment locally;
- WHEREAS:** the information collected by the U.S. Census Bureau is confidential and protected by law under Title 13, U.S. Code.

THEREFORE, we, the Mountain Village Town Council, do hereby proclaim that the members of the TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL are committed to ensuring a full and accurate count of THE TOWN OF MOUNTAIN VILLAGE in 2020.

As a 2020 Census supporter, we will:

1. Support the goals and ideals for the 2020 Census and disseminate 2020 Census information to encourage those in our community to participate.
2. Encourage people in our community to place an emphasis on the 2020 Census and participate in events and initiatives that will raise awareness and ensure a full and accurate census.
3. Support Census takers as they help our community complete an equitable and accurate count to ensure that all members of our community are included in our count, including those who are historically undercounted.
4. Create or seek opportunities to collaborate with other like-minded groups in our community by utilizing high-profile, trusted voices to advocate on behalf of the 2020 Census.
5. Support local efforts to plan and conduct educational initiatives, publicity and promotional activities to increase community awareness and participation in the 2020 census.

NOW THEREFORE, as the Mountain Village Town Council, we do hereby proclaim its mutual support and cooperation in promoting awareness of, and participation in, the 2020 Census.

Dated this 12th day of December 2019

By: _____
Laila Benitez, Mayor

Attest: _____
Jackie Kennefick, Town Clerk

Memo

To: Mayor and Town Council
From: James Mahoney
Date: December 5, 2019
Re: Ordinance Amending Municipal Code 5.04

This memorandum outlines the proposed amendment to Chapter 5.04 of the Mountain Village Municipal Code. Specifically, the Town Council's delegation of authority to the Town Clerk as discussed in previous Council Meetings, and revisions to the statutory references in the Municipal Code involving the State Liquor and Beer Codes.

1. Authority of the Town Clerk.

The Town Council discussed its role as the local liquor licensing authority at the August Town Council meeting. The Council requested that Legal review the Council's options regarding the expansion of the Town Clerk's authority to review and administratively approve certain classes of liquor license applications.

At the September Council Meeting, Legal provided Council with three options regarding the expansion of the Town Clerk's authority. Presented with those options, Council expressed its desire to further expand the Town Clerk's administrative approval authority to include three additional classes of liquor license applications: Modification of Premises, Addition of an Optional Premises, and Special Event Permits.

The proposed amendment effectuates the Council's request to expand the Town Clerk's authority. While Council is further delegating authority to the Town Clerk, the amendment does not change the standards for review and administrative approval. Even with the expanded authority for review, the Town Clerk may still at his or her discretion refer any licensing decision to the Town Council.

2. State Liquor and Beer Codes

The Colorado State Legislature adopted certain changes to the State Liquor and Beer Codes. House Bill 2018-1025 created Articles 3, 4, and 5, of Title 44, of the Colorado Revised Statutes and relocated the provisions previously located under Articles 46, 47, and 48, of Title 12, of the Colorado Revised Statutes.

Currently the Municipal Code contains references to the powers of the local liquor licensing authority pursuant to Articles 46, 47, and 48, of Title 12, of the Colorado Revised Statutes. The proposed amendment to the Municipal Code reference the newly created and relocated Articles of the State Liquor and Beer Codes.

There were no changes from the first reading at the November Town Council meeting.

Proposed Motion:

I move to approve on second reading an ordinance amending chapter 5.04 of the municipal code vesting authority of administrative review and approval of liquor license applications and to include revised statutory references.

ORDINANCE NO. 2019-____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE AMENDING CHAPTER 5.04 OF THE MUNICIPAL CODE VESTING AUTHORITY OF ADMINISTRATIVE REVIEW AND APPROVAL OF LIQUOR LICENSE APPLICATIONS AND TO INCLUDE REVISED STATUTORY REFERENCES

WHEREAS, pursuant to Articles 3, 4 and 5 of Title 44 of the Colorado Revised Statutes, the Town of Mountain Village, Colorado (“Town”) possesses the authority to license and regulate, concurrently with the state of Colorado, the service and sale of alcoholic beverages within the Town as the Local Licensing Authority; and

WHEREAS, certain functions of the Local Licensing Authority may be delegated to the Town Clerk, pursuant to § 44-5-107(4), as a means of increasing the efficiency of the Local Licensing Authority and better serving those parties wishing to obtain approvals under the Colorado Liquor and Colorado Beer Codes; and

WHEREAS, the Town Council wishes to delegate to the Town Clerk certain authority to act upon specified applications; and

WHEREAS, the Council further finds that the Town Clerk’s office possesses the necessary resources, time and expertise to process renewals, and changes in ownership or changes in manager applications and render decisions thereon in accordance with applicable law; and

WHEREAS, the Council finds that electing for the delegation of authority as provided for herein, will provide a more efficient review of such applications without adversely affecting the quality or thoroughness of such review; and

WHEREAS, the Colorado State Legislature through House Bill 2018-1025, created Articles 3, 4, and 5, of Title 44, of the Colorado Revised Statutes, and relocated the provisions of the Colorado Liquor and Beer Codes which were previously located under Articles 46, 47, and 48, of Title 12, of the Colorado Revised Statutes; and

WHEREAS, the Council finds the amendments to Chapter 5.04 of the Town of Mountain Village Municipal Code are necessary to bring the Code in compliance with the current and applicable State law.

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

Section 1. Amendment to 5.04

The Town Council hereby approves the amendment to Section 5.04 of the Municipal Code as set forth in Exhibit A

Section 2. Ordinance Effect

This ordinance shall not have any effect on existing litigation 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.

Section 3. Severability

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

Section 4. Effective Date

This ordinance shall become effective upon January 11, 2020.

Section 5. Public Hearing

A public hearing on the ordinance was held on the 12th day of December, 2019 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 21st day of November, 2019.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 12th day of December, 2019.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, 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 November 21st, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton				
Bruce MacIntire				
Dan Jansen				
Patrick Berry				
Jack Gilbride				
Natalie Binder				

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 _____, 2019 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 December 12th, 2019. 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
Laila Benitez, Mayor				
Dan Caton				
Bruce MacIntire				
Dan Jansen				
Patrick Berry				
Jack Gilbride				
Natalie Binder				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)

EXHIBIT A

CHAPTER 5.04

LIQUOR LICENSING AND REGULATIONS

Sections:

- 5.04.010 General Provisions
- 5.04.020 Optional Premises Licenses
- 5.04.030 Five Hundred Foot Restriction
- 5.04.040 Alcoholic Beverage Tastings
- 5.04.050 Exclusive Local Review Process for Special Event Permit Applications
- 5.04.060 Administrative Approval for Liquor Licenses
- 5.04.070 Creation of Entertainment District and Requirements for a Promotional Association

5.04.010 General Provisions

- A. These standards have been adopted pursuant to the provisions of Sections 44-3-310, 44-3-313(1)(d)(III) and 44-3-301(10)(a), C.R.S., of the Colorado Liquor Code. (Ord. 97-0527-13§ 1, 02-05(part), 05-01 § 1, 2019-_____)

5.04.020 Optional Premises Licenses

- A. Supplement. These standards shall be considered in addition to all other laws or regulations applicable to the issuance of licenses under the Colorado Liquor Code for optional premises licenses or for optional premises for hotel and restaurant licenses. These two types of optional premises will collectively be referred to as “optional premises” in these standards unless otherwise specified.
- B. Facilities. Optional premises may only be approved when located on or adjacent to an “outdoor sports and recreational facility” as defined in Section 44-3-103(33)(b), C.R.S. The types of outdoor sports and recreation facilities which may be considered in relation to optional premises are the following:
1. Country Clubs
 2. Golf Courses
 3. Ski Areas

There is no restriction on the minimum size of the outdoor sports and recreational facility which may be eligible for related optional premises. However, the Town Council may consider the size of the particular outdoor sports and recreational facility in relationship to the number of optional premises requested for the facility, and may reject any optional premises if the Council determines that the related facility is too small to justify an optional premises license.

- C. Number. There are no restrictions on the number of optional premises which any one licensee may have. However, any licensee requesting approval of more than one optional premise shall:
1. Explain the reasons for each optional premises requested, and;
 2. Demonstrate how the optional premises relate to each other from an operational standpoint, and;
 3. Demonstrate the need for each optional premise in relationship to the outdoor sports and recreational facility and its guests.
- D. Requirements. When submitting a request for approval of optional premises, an applicant shall also submit the following information:
1. Complete application similar in content to an application for a tavern license, in addition to paying all required fees.

2. For new hotel and restaurant licenses, shall identify the optional premises location (s) as part of the hotel and restaurant license application; provided, however, that an applicant for optional premises for existing hotel and restaurant licenses need only submit an application which conforms to the requirements of this standard.
3. A map or other drawing illustrating the outdoor sports and recreational facility boundaries and the location(s) of each optional premises presently located on or adjacent to the outdoor sports and recreation facility.
4. A legal description of the area within which the optional premises is to be located. This description need not identify the exact location of the optional premises; however, the description must be specific enough to permit reasonable identification of the area within which the optional premises is to be located.
5. A description of the method(s) which will be used to identify and control the optional premises when it is in use. For example, the type of signs, fencing or other notices or barriers to be used to control ingress and egress to and from the optional premises.
6. Shall demonstrate to the satisfaction of the Council that provisions have been made for storing malt, vinous and spirituous liquors in a secure area on or off the optional premises for future use on the optional premises.

- E. Notification. Pursuant to Section 44-3-310(4), C.R.S., no alcoholic beverages may be served on an optional premises without the licensee having provided written notice to the state and local licensing authority forty-eight (48) hours prior to serving alcoholic beverages on the optional premises. The notice must contain the specific days and hours during which the optional premises are to be used. In this regard, there is no limitation on the number of days which a license may specify in each notice. However, no notice may specify any date of use which is more than 180 days from the notice date. (Resolution No. 1997-0527-13)

5.04.030 Five Hundred Foot Restriction

Pursuant to Colorado Beer, Liquor, Special Event Codes and Code of Regulations, Section 44-3-313(1)(d)(III), C.R.S., The local licensing authority of any municipality, by ordinance, may eliminate or reduce the distance restrictions imposed by said Code of Regulations for any class of Liquor License, or may establish one or more types of schools from the application of any distance restriction established pursuant to the Code of Regulations.

The distance restrictions as imposed by Section 44-3-313(1)(d)(III), C.R.S., prohibiting the sale of liquor within five hundred (500) feet of any public or parochial school, are eliminated for all classes of Liquor Licenses within the Town. (Ord. 2002-05 (part))

5.04.040 Alcoholic Beverage Tastings

- A. Pursuant to Section 44-3-301(10)(a), C.R.S., the local licensing authority of any municipality, by ordinance, may authorize alcoholic beverage tastings for licensed retail liquor and liquor licensed drug stores within the Town.

- B The Town shall not require an application separate from their premise license prior to allowing retail liquor licensees and liquor licensed drug stores to conduct alcoholic beverage tastings, and elects not to impose additional limitations on such tastings beyond those limitations set forth in Article 3 of Title 44 of the Colorado Revised Statutes.
- D. This Chapter shall not have any effect on existing litigation 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. The provisions of this Chapter are severable and the invalidity of any section, phrase, clause or portion of the Chapter as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Chapter.

5.04.050 Exclusive Local Review Process for Special Event Permit Applications

- A. Pursuant to Section 44-5-107(5)(a), C.R.S., the Town Council of the Town of Mountain Village, acting as the local liquor licensing authority, hereby elects to exercise exclusive local control over the issuance of liquor license special event permits for events within the Town and hereby delegates to the town Clerk authority to administratively review and approve the aforementioned liquor license special event permits, The preceding recitals are adopted as specific findings and determinations of the Council.
- B. The provision of this section notwithstanding, the Town Clerk shall report to the Colorado Liquor Enforcement Division, within ten (10) days after the Town issues any special event permit, the name of the organization to which the permit was issued, the address of the permitted location, and the permitted dates of alcohol beverage service.
- C. Upon receipt of an application for a special event permit the Town Clerk shall, as required by Section 44-5-107(5)(c), C.R.S., access information made available on the web site of the state licensing authority to determine the statewide permitting activity of the organization applying for the permit. The Town shall consider compliance with the provisions of Section 44-5-105(3) limiting to fifteen (15) the number of special event permits issued in any one year to any one organization, before approving any application.

In addition, before approval, the Town Clerk shall confirm the following when appropriate:

- 1. For special event licenses:
 - a. Timely and proper posting of a conspicuous public notice sign as required by Article 5, Title 44, C.R.S., as amended.
 - b. Whether the applicant satisfies the eligibility criteria set forth in Article 5, Title 44, C.R.S., as amended.
 - c. After investigation, no sufficient grounds for denial appear to exist and no protests have been filed by affected persons.

- d. That the applicant has not exceeded and does not propose to exceed the maximum number of special event calendar days permitted by Article 5, Title 44, C.R.S., as amended.
- e. Each application for a special event permit shall be accompanied by an application fee in an amount equal to the local licensing fee established by Section 44-5-107(2).

5.04.060 Administrative Approvals for Liquor Licenses

- A. The liquor and beer licensing authority for the Town of Mountain Village shall be the Town Council (“Council”). As such, the Town Council shall be known as the “Liquor Licensing Authority” or, in this Chapter, as the “Authority.” (Ord. No. 2012-02 §1(A)).
- B. The Town Clerk shall assist the authority by receiving all applications; coordinating with other Town departments when relevant; scheduling required public hearings; and exercising the Clerk’s discretion in forwarding applications for renewals, transfer of ownership, and change of manager of a licensee. (Ord. No. 2012-02 §1(B)).
- C. As set forth below, the Town Clerk is hereby vested with authority to administratively review and approve applications for liquor license renewals; transfer of ownership including corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships; and change of manager of a licensee; modification of premises; additions of optional premises; and special event permits as set forth above.
 - 1. Renewals. The Town Clerk is authorized to administratively review and approve an application for the renewal of any previously approved liquor license where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - a. The applicant has timely and properly submitted a complete license renewal application and tendered all required fees in accordance with this Chapter and the provisions of Title 44, C.R.S;
 - b. The applicant’s license is in good standing with the Town and the State, and no violation of law has occurred during the previous year;
 - c. To the knowledge of the Town Clerk, there is no pending or proposed criminal or legal investigation or charges against the applicant or the licensed premises; and
 - d. There is no other information known by the Town Clerk that would cause the Town Clerk, in her reasonable belief, to believe that some violation of applicable law has occurred or that the license should not be renewed. (Ord. No. 2012-02 §1(C)).
 - 2. Transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships. The Town Clerk is authorized to administratively review and approve an application for the transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships, of any previously approved liquor license where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:

- a. The applicant has timely and properly submitted a complete application for transfer of ownership, corporate and trade name changes, and reports of changes for corporations, limited liability companies and partnerships and tendered all required fees in accordance with this Chapter and the provisions of Title 44, C.R.S; and
 - b. The applicant satisfies the eligibility criteria set forth in Section 44-3-307, C.R.S. (Ord. No. 2012-02 §1(C)).
 3. Change of manager of a licensee. The Town Clerk is authorized to administratively review and approve an application for the change of manager for a licensed establishment where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - a. The applicant has timely and properly submitted a complete application for change of manager and tendered all required fees in accordance with this Chapter and the provisions of Title 44, C.R.S. and the new manager has presented himself to the Police Department for fingerprinting and background investigation, and
 - b. There is no information known by the Town Clerk that could support denial of the application for change in manager under applicable law. (Ord. No. 2012-02 §1(C)).
 4. Temporary permits. Town Clerk is authorized to administratively review and approve an application for a temporary permit where, after reasonable investigation by the Town Clerk and consultation by the Town Clerk with other appropriate administrative and law enforcement personnel, all of the following circumstances are found to exist:
 - a. The applicant has timely and properly submitted a complete application for a temporary permit and tendered all required fees in accordance with this Chapter and the provisions of Section 44-3-303, C.R.S.;
 - b. There is pending an application for the transfer of the liquor license corresponding to the application for a temporary permit;
 - c. The premises subject to the proposed temporary permit is currently subject to a valid liquor license; and
 - d. There is no information known by the Town Clerk that could support denial of the application for change in ownership under applicable law. (Ord. No. 2012-02 §(C)).
- D. Notwithstanding any authority delegated to the Town Clerk for the administrative approval of applications under this Section, the Town Clerk may, at her discretion, refer any licensing decision authorized to her under this Section to the Authority if, in the Town Clerk's opinion, the matter should be presented to the Authority. In the event the Town Clerk cannot or will not approve a transfer or renewal of a license, or the issuance of a temporary permit, or the approval of a change in manager of a licensee, then the Town Clerk shall refer the application to the Authority for consideration in accordance with applicable law. Written notice of the time and place of such consideration shall be mailed to the applicant by regular mail at least ten (10) days in advance thereof and shall contain such facts or reasons relied upon by the Town Clerk in declining to issue the license or permit or approval. Notice of the proceedings shall also be timely published and posted on the subject premises in accordance with the requirements set forth in Section 44-3-311, C.R.S., and timely provided to any person who may have filed a protest against the issuance of the license with the Town Clerk. Additionally, any license or permit applicant, or any party in interest (as defined in Section 44-3-311, C.R.S.), who is dissatisfied with a decision of the Town Clerk under this Section

may appeal same to the Authority by filing a written protest with the Town Clerk not more than ten (10) days after the date of the decision appealed from. The Town Clerk shall promptly set the appeal for hearing before the Authority in accordance with the notice and hearing procedures described above. (Ord. No. 2012-02 §1(D)).

- E. The Town Clerk shall not approve an application for the renewal or transfer of a license where the Police Department has timely submitted written objections to the Town Clerk concerning such action. Whenever such an objection is received, the Town Clerk shall set the application for hearing before the Authority in accordance with the procedures set forth in Subsection D above. (Ord. No. 2012-02 §1(E)).
- F. The Town Clerk shall regularly report to the Authority in a timely manner all licensing actions taken by the Town Clerk under the provisions of this Section. (Ord. No. 2012-02 §1(F)).
- G. Severability. If any provision, clause, sentence or paragraph of this Chapter or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other provisions of this Chapter which can be given effect without the invalid provision or application, and to this end the provisions of this Chapter are declared to be severable. (Ord. No. 2012-02 §1).

5.04.070 Creation of Entertainment District and Requirements for a Promotional Association

- A. Purpose. It is the Purpose of this Chapter for the Town of Mountain Village to exercise its local option to allow common consumption areas in the Town by establishing an Entertainment District as provided in Section 44-3-301(11), C.R.S.
- B. Authority. The Town Council acting in its capacity as the local liquor licensing authority shall hereby be authorized to: (i) certify and decertify promotional associations; (ii) designate the location, size, security, and hours of operation of common consumption areas; and (iii) allow attachment of licensed premises to common consumption areas. (Ord. No. 2012-03 §1(B)).
- C. Operational Requirements of Promotional Associations and Common Consumption Areas. After certification of a Promotional Association, the Promotional Association shall abide by the following operational requirements in addition to any specific requirements imposed by the Town upon certification of the Promotional Association:
 - 1. The size of the common consumption area shall not exceed the area approved by the local licensing authority; however, the Promotional Association may make such area smaller at any time provided the new area is clearly delineated using physical barriers to close the area to motor vehicle traffic and limit pedestrian access.

2. The Promotional Association shall provide an appropriate amount of security to ensure compliance with the liquor code and prevent a safety risk to the neighborhood. Such security shall be considered as part of the application for approval of the Promotional Association. All security within the Common Consumption area or its attached licensed premises shall complete the server and seller training program established by the Director of the Liquor Enforcement Division of the Department of Revenue.
3. The Promotional Association shall obtain and maintain a properly endorsed general liability and liquor liability insurance policy that is reasonably acceptable to the Local Licensing Authority of at least one million (\$1,000,000) dollars per occurrence which names the Town of Mountain Village as an additional insured.
4. Common Consumption areas and their attached licensed premises may serve alcohol and the customers may consume alcohol until 12:00 a.m. unless further restricted by Town Council in the certification of the Promotional Association. The hours of sale and consumption may differ between the licensed premises and Common Consumption Area. It is unlawful for any attached licensed premise to serve or the Promotional Association to allow consumption of alcohol beverages in the Common Consumption area after 12:00 a.m. or as further restricted by the Town Council in the certification of the Promotional Association.
5. The Entertainment District for purposes of this Chapter is established in the areas depicted in Exhibit A. (Ord. No. 2012-03 §1(C)).

D. Application for Certifying a Promotional Association. An application for Certifying a Promotional Association under the provisions of this Chapter and the Colorado Liquor Laws shall be made to the Town on forms prepared and furnished by the Town Clerk. The information required shall include, but shall not be limited to:

1. A copy of the Articles of Incorporation and Bylaws and a list of all Directors and Officers of the Promotional Association.
2. A list of all of the licensed premises which have opted to be included in the applicable promotional association, a detailed map of the Common Consumption Area including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the Common Consumption Area, approximate location of security personnel.
3. A detailed description of security arrangements within the Common Consumption Area.
4. A list of dates and hours of operation of the Common Consumption Area for the upcoming calendar year.
5. Documentation showing possession of the Common Consumption Area.
6. List of the attached licensees listing the following information: liquor license number, a list of any past liquor violations, and a copy of any operational agreements.
7. An insurance certificate of general liability and liquor liability insurance naming the Town of Mountain Village as additional insured
8. Documentation of the reasonable requirements of the neighborhood, the desires of the adult inhabitants as evidenced by petitions, remonstrances, or otherwise.

9. An application fee of \$500. (Ord. No. 2012-03 §1(D)).
- E. Application for Recertification of a Promotional Association. A Certified Promotional Association shall apply for Recertification by January 31st of each year on forms prepared and furnished by the Town Clerk. The information required shall include, but shall not be limited to:
1. A copy of any changes to the Articles of Incorporation, Bylaws and/or Directors and Officers of the Promotional Association.
 2. The items listed on Sec. B through G.
 3. An Application fee of \$250.
 4. A list of dates and hours of operation of the Common Consumption Area for the upcoming calendar year.
 5. Any changes to the Certified Promotional Association from the original certification, including but not limited to changes to the Common Consumption Area or the security arrangements. (Ord. No. 2012-03 §1(E)).
- F. Application for Attachment to a Common Consumption Area. An Application by a Liquor Licensee to attach to an existing Common Consumption Area of a Certified Promotional Association shall be on forms prepared and furnished by the Town Clerk. The information required shall include, but shall not be limited to:
1. Authorization for attachment from a Certified Promotional Association.
 2. The name of the representing Director to sit on the board of the Certified Promotional Association.
 3. Detailed map of the Common Consumption Area including: location of physical barriers, entrances and exits, location of attached licensed premises, identification of licensed premises that are adjacent but not to be attached to the common consumption area, approximate location of security personnel.
 4. An Application fee of \$150. (Ord. No. 2012-03 §1(F)).
- G. Review of Applications for Certification, Recertification, or Attachment. Upon receipt of an application for Certification or Recertification of a Promotional Association, or Attachment of a Liquor Licensee to an existing Common Consumption Area, the Town Council shall consider such application within sixty (60) days of receipt. The Town Council shall review the application for compliance with the requirements of this Chapter, the Colorado Liquor Laws and the desires and needs of the community and after consideration and a public hearing, the town Council may either approve the application with or without conditions or deny the application. (Ord. No. 2012-03 §1(G)).
- H. Decertification of a Promotional Association. The Town has the power to decertify a Promotional Association. The process shall be in the same manner as provided in Sections 44-3-301(11)(c)(III) and 44-3-601, C.R.S., as related to liquor licenses. (Ord. No. 2012-03 §1(H)).

- I. Safety Clause. The Town Council hereby finds, determines and declares that this Chapter is promulgated under the police powers of the Town , that it is promulgated for the health, safety, morals and general welfare of the public and that this Chapter is necessary for the preservation of the health and safety and for the protection of public convenience and welfare. The Town Council further determines that this Chapter bears a rational relationship to the proper legislative objective sought to be attained. (Ord. No. 2012-03 §2).

- J. Chapter Effect. This Chapter shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the Chapters repealed or amended as herein provided and the same shall be construed and concluded under such prior Chapters. (Ord. No. 2012-03 §3).

- K. Severability. The provisions of this Chapter are severable and the invalidity of any section, phrase, clause or portion of the Chapter as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Chapter. (Ord. No. 2012-03 §4).



**Agenda Item No. 11
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Town Council Meeting; December 12, 2019

DATE: December 4, 2019

RE: First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Rezone and Density Transfer Application at Lot 640A, 306 Adams Ranch Rd, to Increase Employee Apartment Density by 12 Units from 30 to 42 Units (The Applicant has Requested that this Item be Continued to the January 16, 2020 Council Meeting)

BACKGROUND: The owner of Lot 640A has requested the continuation of Agenda Item 11 to the January 16, 2020 Town Council meeting. The memo is being provided not to open the public hearing but solely for the purpose of Town Council providing a motion to continue to the September meeting date.

RECOMMENDED MOTION: I move to continue, the first reading of an Ordinance regarding a Rezone and Density Transfer Application at Lot 640A, 306 Adams Ranch Rd, to Increase Employee Apartment Density by 12 Units from 30 to 42 Units, to the Town Council Regular Meeting on January 16, 2020.

/JJM



**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Mountain Village Town Council

FROM: Sam Starr

FOR: Meeting of December 12, 2019

DATE: December 2, 2019

RE: Consideration of a Resolution Regarding a Conditional Use Permit for a Real Estate/Property Management Office in a Primary Pedestrian Area on Lot 65, 618 Mountain Village Boulevard.

PROJECT GEOGRAPHY

Legal Description: Commercial Unit 107, Lot 65 the Centrum a Common Interest Community according to Plat book 1 PG 2295, Mountain Village.

Address: 618 Mountain Village Blvd.

Applicant/Agent: Peaks Property Management.

Owner: K2/R2 LLC

Zoning: Village Center

Existing Use: Commercial retail store

Proposed Use: Property management office fronting a primary pedestrian area.

Lot Size: .12 Acres

Adjacent Land Uses:

- **North:** Village Center, multi-family
- **South:** Village Center, multi-family
- **East:** Village Center, multi-family
- **West:** Village Center, multi-family

ATTACHMENTS

- Map indicating primary pedestrian areas
- Applicant’s narrative
- TMV compliance letter dated July 3, 2019
- Public Comment Letter
- Resolution



BACKGROUND

On July 3rd, 2019 The Town of Mountain Village (TMV) Planning and Development Services Department issued Peaks Property Management a compliance letter to bring their business into conformance with the Community Development Code (CDC) regarding offices fronting primary pedestrian and plaza areas. Peaks Property Management, located in the building colloquially known as “the Centrum”, fronts a Primary Plaza Area in the pond plaza area of the Village Center. Peaks Property Management has been operating at this location since July of 2018. While the Village Center Zone District allows for commercial uses, The Plaza Level Use Limitations clearly prohibit offices of any kind to be located in a plaza level space that fronts a primary pedestrian route unless a conditional use permit is approved for the use for a limited duration. The applicant has provided a narrative addressing their request for a conditional use permit.

RELEVANT CODE SECTIONS

17.3.4 Specific Zone District Requirements

H. Village Center Zone District

1. Permitted Uses. Lots in the Village Center Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units, condominium units, workforce housing units, hotel units, hotel efficiency units, commercial uses, resort support uses, conference uses, plaza uses, special events, tramways, ski resort uses and other similar uses. Lots may also be used for a surface parking lot pursuant to the Conditional Use Permit Process.

2. Accessory Buildings or Structures. Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, plaza uses and other similar uses. Storage buildings are expressly prohibited.

3. Accessory Uses. Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, and other similar uses.

4. Plaza Level Use Limitations.

a. Limitations:

i. The following are the only uses permitted to be fronting onto the plaza level in a primary plaza area or a primary pedestrian route:

- (a) Retail stores and establishments;
- (b) Restaurants and bars; and
- (c) Multi-family or mixed-use entrance areas and lobbies.

ii. *No offices or dwelling unit shall be operated or located in a plaza level space that is fronting onto a primary plaza area or a primary pedestrian route unless:*

- (a) A conditional use permit development application is approved that allows an office use for a limited duration; or*
- (b) The Town approves a PUD that allows for either an office or a dwelling.*

iii. *For all other plaza areas in the Village Center, commercial and office uses are allowed on the plaza level, and dwelling units are only permitted by requesting such as part of a PUD or a conditional use permit development application.*

iv. All offices, businesses and services permitted by this section shall be operated and conducted entirely within a building, except for permitted unenclosed parking or loading areas, and plaza uses permitted by the Public Works Department.

v. When less than 50% of a building façade on plaza level space is not directly abutting a primary plaza area or a primary pedestrian path, and the main door of such space is

located outside one of these areas, the space may be used for other permitted commercial uses.

Staff Note: The applicant's office undeniably fronts a primary pedestrian route, and the applicant has submitted a conditional use permit application pursuant to the compliance letter dated July 3rd, 2019.

17.4.14.D 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.

Staff Note: The Comprehensive Plan's Land Use Principles Policies & Actions state that "Mountain Village encourages development and redevelopment activities represented by the Subarea Plans to promote and focus economic and social vibrancy for visitors and residents." The presence of a property management office does not meet the comprehensive plan criteria on the basis that the Village Center subarea plan did not call for additional ground floor offices. The burden will fall on the applicant to demonstrate that the submittal material and proposed activity substantially comply with the remaining Conditional Use Permit criteria listed above at section a-i.

ANALYSIS

To meet the regulations set forth by the Community Development Code the applicant has submitted a complete application to obtain a Conditional Use Permit. The Town of Mountain Village has seen a similar request in 2017, where Real Estate Agent JJ Ossola applied for a conditional use permit for Sotheby's Realty to use an office on the ground floor fronting a primary pedestrian route. Town Council denied the application. During the proceedings the Town Council

was also explicitly clear that offices in primary pedestrian areas would be an impediment to achieving the desired vibrancy for the Mountain Village Center.

Other real estate sales and property management offices do exist in the core. Both Berkshire Hathaway Home Services and Latitude 38 operate on the ground floor in the same plaza as Peaks Property Management. However, these offices do not front a primary pedestrian area.

DESIGN REVIEW BOARD RECOMMENDATION

At the November 7, 2019 Design Review Board regular meeting, the Design Review Board voted 7-0 to recommend approval of the Conditional Use Permit to allow for the operations of a property management office located at lot 65, 618 Mountain Village Boulevard, with the following findings and conditions:

Findings:

- 1) *The Design Review Board finds that the proposed application meets the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

- 1) *The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Town Council thereafter, with the applicant responding to any valid issues as they arise during operation or the annual review.*
- 2) *Any additional deviations, modifications or alterations to the business operations described in this approval will require the applicant to submit a new application for Conditional Use Permit Review.”*

STAFF RECOMMENDATION

The Planning and Development Services Department is not recommending either approval or denial of this application. Peaks Property Management’s presence at a ground floor fronting a primary pedestrian route may or may not meet the intended goals of the primary pedestrian routes and plaza area and such a determination should be made by the appropriate review authority. The review authority should also consider the fact that their existing presence constitutes a current zoning violation in determining a recommendation of a Conditional Use Permit Application. Staff have provided two recommended motions for your consideration below:

Motion for Denial:

“I move to deny the application by Peaks Property Management for a Conditional Use Permit to allow a Property Management Office in a Primary Pedestrian Area on Lot 65 Unit 107, 618 Mountain Village Boulevard, with the following Findings:

Findings:

- 1) *The Town Council finds that the proposed application does NOT meet the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

- 1) *Pursuant to CDC Section 17.1.8 Violations and Penalties, the applicant shall be fined each day up to \$5,000 for their zoning violation. The appropriate fee will be determined*

by Planning and Development Staff immediately following the 11.7.19 DRB regular hearing.”

Motion for Approval:

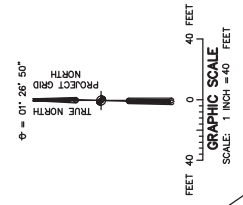
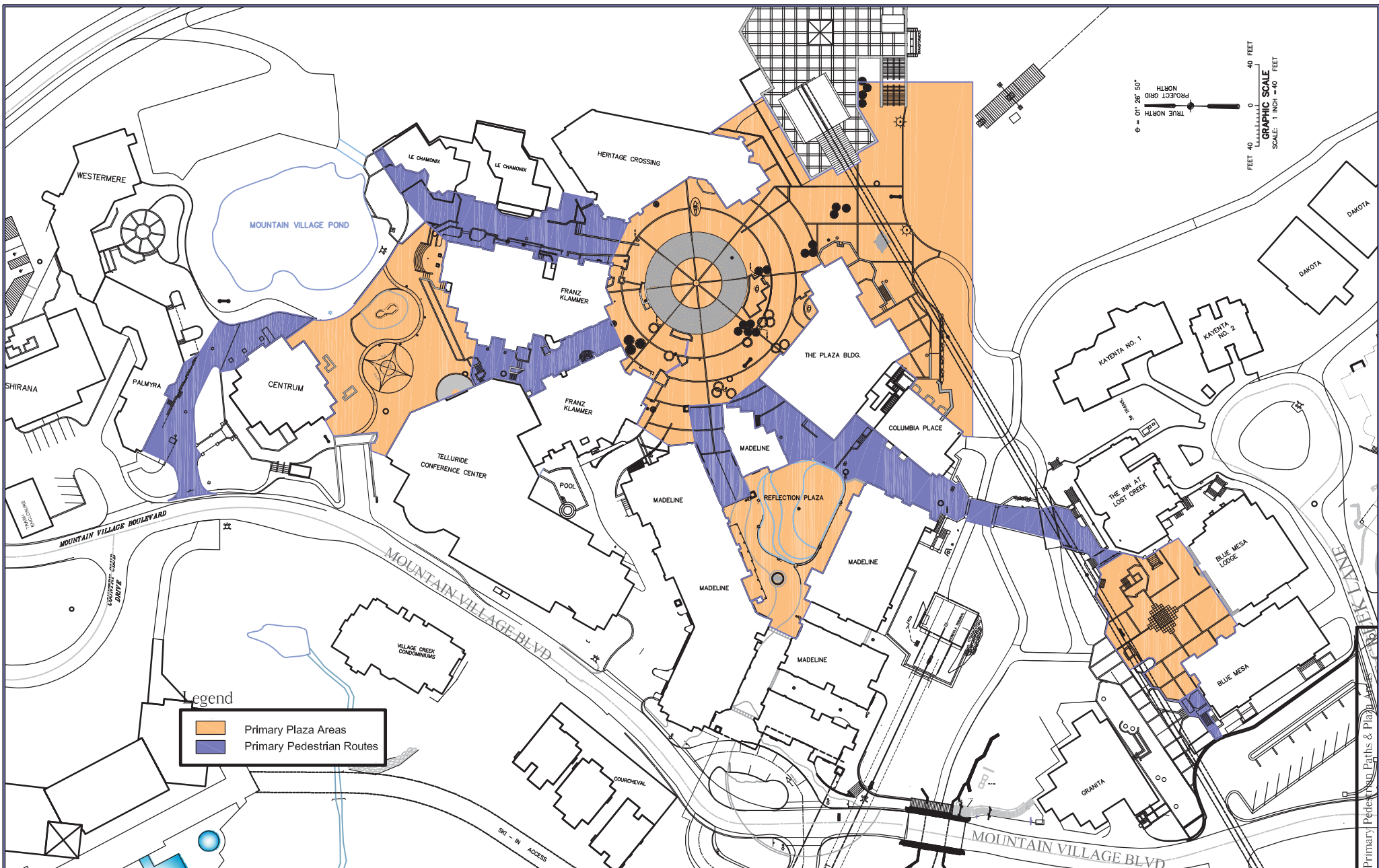
“I move to approve the application by Peaks Property Management for a Conditional Use Permit to allow a Real Estate Office in a Primary Pedestrian Area on Lot 65 Unit 107, 618 Mountain Village Boulevard, with the following Findings and Conditions:

Findings:

- 1) The Town Council finds that the proposed application meets the 9 criteria for a Conditional Use Permit approval as outlined in CDC Section 17.4.14(D) Conditional Use Permits Criteria for Decision.*

Conditions:

- 1) The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Town Council thereafter, with the applicant responding to any valid issues as they arise during operation or the annual review.*
- 2) Any additional deviations, modifications or alterations to the business operations described in this approval will require the applicant to submit a new application for Conditional Use Permit Review.”*



Legend

- Primary Plaza Areas
- Primary Pedestrian Routes

DRAWN BY: RBC DESIGNED BY: CHECKED BY: CH	This information is a product of the Mountain Village Geographic Information System (GIS) Department and is intended for the display of color graphics and location only. Users of this information should recognize, understand, and agree that it is not a professional document, map or other representation of fact. It is a means of communication and representation for use only. It does not constitute a contract, warranty, or guarantee of any kind. Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind for this information to serve as a basis for any legal or other action.
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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. 970-728-5040 Fax. 970-728-6027

Primary Pedestrian Routes & Plaza Areas

Mountain Village Center

SCALE: 1" = 40'	JOB NO.:	DATE:
SHEET NO.:	1 of 1	1-9-12



To Whom it My Concern at the Town of Mountain Village,

I am the owner of Peak Property Management & Maintenance Inc. and we are a full-service home caretaking and HOA co-management maintenance company.

First Impression is a Welcome Impression.

We are a property management and caretaking company that serves several HOA's and private residences in the Telluride/Mountain Village area. Our goal is to make sure that owners, whether they live here year-round or visit part time, can rest easy knowing their property is being looked after and maintained by professionals at all times. We will be celebrating our 20th anniversary of business in May 2020.

When working with an HOA, it is important to us to keep the property well maintained and up to code, all while staying within the desired budget. We work closely with an Accountant of record for all of the accounting process with each HOA. We find it a conflict of interests to include accounting in our services.

Services we provide include, but are not limited to, site checks, general maintenance, spa/pool maintenance, janitorial, snow removal ground/roof, landscaping and minor plumbing, electrical. In addition, we schedule/manage construction and remodeling projects performed by other subcontractors while on property. We also have a general contractor license for smaller in-house projects to be convenient for owners and HOA's.

Our previous office location was 100 Aspen Ridge Dr. (Lot 30) and with all that was going on with that location and needing to have an office, we decided in March of 2018 that it was time to start looking for another office location. We found one of the only locations available in the Mountain Village at that time which was the Centrum Building located on Lot 65 and being a ground level unit, which is important with all the deliveries we receive on a weekly basis. It was a great location at a good price. We found the location in April 2018, but it needed extensive remodeling as it was a ski tuning shop prior. We performed a \$25,000 remodel and moved in July 2018.

A short list of some properties managed:

Home Owners Association's:

Granita Home Owners Association
Aspen Ridge Phase 1 Home Owners Association
Lodges on Sundance Owners Association
Kayenta Legend House Owners Association
Belvedere Park Phase 2 Home Owners Association

Private Residence's:

120 Lodges Lane
111 Benchmark
106 Gold Hill Court
105 Lupine Lane
194 San Joaquin

Please find this Conditional Use Permit necessary for us to continue to operate our business in the Mountain Village and continue for years to come.

If you have any questions, please don't hesitate to ask.

Sincerely,



Marcy M. Pickering



PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

July 3, 2019

Peaks Property Management
C/O Marcy Pickering
618 Mountain Village Blvd
Mountain Village, CO
81435

Re: Peaks Property Management and Maintenance Zoning Compliance

Ms. Pickering:

On June 20, 2019, it was brought to the town's attention that your business, Peak Property Management and Maintenance Inc., has relocated to a ground floor location in the Village Center Zone District. We are writing to make you aware that in order for a real estate office to be located in the specific location you have chosen, it requires a Conditional Use Permit from the Town Council. Below is the specific language from the Community Development Code (emphasis added in bold):

H. Village Center Zone District:

1. Permitted Uses. Lots in the Village Center Zone District shall be used for the construction of multi-family dwellings, including lodge units, efficiency lodge units, condominium units, workforce housing units, hotel units, hotel efficiency units, commercial uses, resort support uses, conference uses, plaza uses, special events, tramways, ski resort uses and other similar uses. Lots may also be used for a surface parking lot pursuant to the Conditional Use Permit Process.

2. Accessory Buildings or Structures. Permitted accessory buildings or structures include hot tubs, saunas, swimming pools, plaza uses and other similar uses. Storage buildings are expressly prohibited.

3. Accessory Uses. Permitted accessory uses include home occupations pursuant to the Home Occupation Regulations, and other similar uses.

4. Plaza Level Use Limitations.

a. Limitations:

i. The following are the only uses permitted to be fronting onto the plaza level in a primary plaza area or a primary pedestrian route:

- (a) Retail stores and establishments;
- (b) Restaurants and bars; and

(c) Multi-family or mixed-use entrance areas and lobbies.

ii. **No offices or dwelling unit shall be operated or located in a plaza level space that is fronting onto a primary plaza area or a primary pedestrian route unless:**

(a) A conditional use permit development application is approved that allows an office use for a limited duration; or

(b) The Town approves a PUD that allows for either an office or a dwelling.

If you wish to continue to be located in your current location, you will need to apply for a Conditional Use Permit. The Development Application is attached, a \$1,000.00 fee is due, and a noticed public hearing is required before the Design Review Board and Town Council. You may continue to use your Centrum building floor unit for office space as long as you have an open and active application for a Conditional Use Permit to bring your business into compliance.

Thank you for your attention to this matter. The intent of our Community Development Code is to the community and visitor experience. If you have any questions about the Town of Mountain Village zone district requirements, please feel free to reach out at any time. The intent of this letter is to garner voluntary compliance with town regulations within a short period of time. Please call to discuss compliance once you have had an opportunity to review the letter.

Best,



Sam Starr, AICP
Planner

**Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435**

O :: 970.369.8248

M :: 970.708.4326

Sam Starr

From: Sam Starr
Sent: Tuesday, September 24, 2019 12:48 PM
To: George Harvey; 'Marcy Pickering'
Subject: RE: Peak Property Zoning Variance

George,

Thank you for sending this my way. Once I receive a complete application from Marcy I will include this in the materials presented to DRB and Town Council.

Best,

Sam Starr, AICP
Planner
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8248
M :: 970.708.4326

From: George Harvey <george@theharveyteam.net>
Sent: Monday, September 23, 2019 12:28 PM
To: 'Marcy Pickering' <marcy@peakpropertytelluride.com>
Cc: Sam Starr <SStarr@mtnvillage.org>
Subject: Peak Property Zoning Variance

To Whom It May Concern,

The Centrum Building Commercial Owners K2/R2, want to fully support Peak Property Management Company application for a zoning variance per their current location in the Centrum Building. The owners and myself as their representative are very pleased to have them as tenants in their current location in the Centrum Building. As K2/R2 Centrum Commercial representative for eleven years, we tried to bring as much retail and restaurant livelihood to that area of the Mountain Village for the last eleven years. When my clients bought 14,450 square feet of commercial space in the Centrum in 2008, ninety per cent of that space was empty, including the restaurant space and all of the retail pedestrian spaces too. About half of the pedestrian space had to be completely remodeled to make it leasable and we had to offer leases that were significantly below main street Telluride rent/lease rates. Those lease rates have remained significantly below a rate that would make the cash flow of the commercial property attractive to any investor. In other words, my clients have had to subsidized the Centrum lease rates to get tenants. In our opinion, it will be years before the lease rates can improve to make their investment have a chance to be attractive to a future investor. In fact, we could not get a retail business to lease the current space that Peak Property leases. The five year lessee before Peak Property was Bootdoctors which only used the space to tune skis at night.

We asked you to give a variance to Peak Property for the length of their lease and lease options because they are a long time vital company in the Mountain Village and we would like them to thrive.

Sincerely, K2/R2 Centrum Building Commercial Representative,

George R. Harvey, Jr.

Chair Global Business and Alliances Committee, National Association of REALTORS® - 2019

Region XI Vice President, National Association of REALTORS® - 2017

Realtor of the Year, Colorado Association of REALTORS® - 2015

President, Colorado Association of REALTORS® - 2010

Owner/Broker, The Harvey Team

P.O. Box 2283, Telluride, CO 81435

970-729-0111 cell

970-728-5058 e-fax

<http://www.TheHarveyTeam.net>

[Click here to view George's credentials](#)

ALERT! The Harvey Team will never send you wiring information via email or request that you send us personal financial information by email.

If you receive an email message like this concerning any transaction involving The Harvey Team, **do not respond** to the email and immediately contact George Harvey via phone.

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO
APPROVING A CONDITIONAL USE PERMIT FOR THE USE OF A REAL
ESTATE/PROPERTY MANAGEMENT OFFICE IN A PRIMARY PEDESTRIAN AREA ON
LOT 65**

Resolution No. 2019—1212-___

1. K2/R2, LLC (Owner) is the owner of record of real property described as Lot 65, 618 Mountain Village Boulevard; and
2. The Owner has consented to Peaks Property Management (Applicant) pursuing the approval of a Conditional Use Permit to allow for the use of a real estate/property management office in a primary pedestrian area on lot 65, 618 Mountain Village Boulevard, Town of Mountain Village and the Applicant has submitted such application requesting approval of the Conditional Use Permit; and
3. The proposed development is in compliance with the provisions of Section 17.4.14 of the Community Development Code (CDC); and
4. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on November 7, 2019. Upon concluding their review, the DRB voted 7-0, in favor of the Conditional Use Permit and recommended approval to the Town Council with conditions to be considered by the Town Council; and
5. The Town Council considered and approved this application subject to certain conditions as set forth in this resolution, along with evidence and testimony, at a public meeting held on December 12, 2019; and
6. 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 and posting the Property, as required by the CDC; and
7. The Applicant has addressed, or agreed to address and/or abide by, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB; and
8. 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 USE OF A REAL ESTATE/PROPERTY MANAGEMENT OFFICE IN A PRIMARY PEDESTRIAN AREA AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO CONDITIONS SET FORTH IN SECTION 1 BELOW:

1. The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Town Council thereafter, with the applicant responding to any valid issues as they arise during operation or the annual review.
2. Any additional deviations, modifications or alterations to the business operations described in this approval will require the applicant to submit a new application for Conditional Use Permit Review.

Be It Further Resolved that Unit 107 Lot 65 may be developed as submitted in accordance with Resolution No. 2019-1212-__

Approved by the Town Council at a public meeting December 12, 2019.

Town of Mountain Village, Town Council

By: _____
Laila Benitez, Mayor

Attest:

By: _____
Jackie Kennefick, Town Clerk

Approved as to Form:

James Mahoney, Assistant Town Attorney



**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

TO: Town Council
FROM: Sam Starr, AICP
FOR: Town Council Hearing on December 12, 2019
DATE: December 2, 2019
RE: Consideration of a Resolution Regarding a Minor Subdivision on Lot 925, 137 Sundance Lane, to remove existing town earthwork easements on the property

PROJECT GEOGRAPHY

Legal Description: Lot 925 San Joaquin Village, Telluride Mountain Village, According to Plat Book 1, Pages 1299 through 1401 recorded January 8, 1993.

Address: 137 Sundance Lane
Applicant/Agent: RWO Law
Owner: Peggy Lyons Trust
Zoning: Single Family
Existing Use: Single Family
Proposed Use: Single Family
Lot Area: 1.54 acres

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Single Family
- **East:** Single Family
- **West:** Active Open Space

ATTACHMENTS

- Applicants Narrative
- Original 1993 Plat
- Draft 2019 Improved Survey Plat
- Resolution

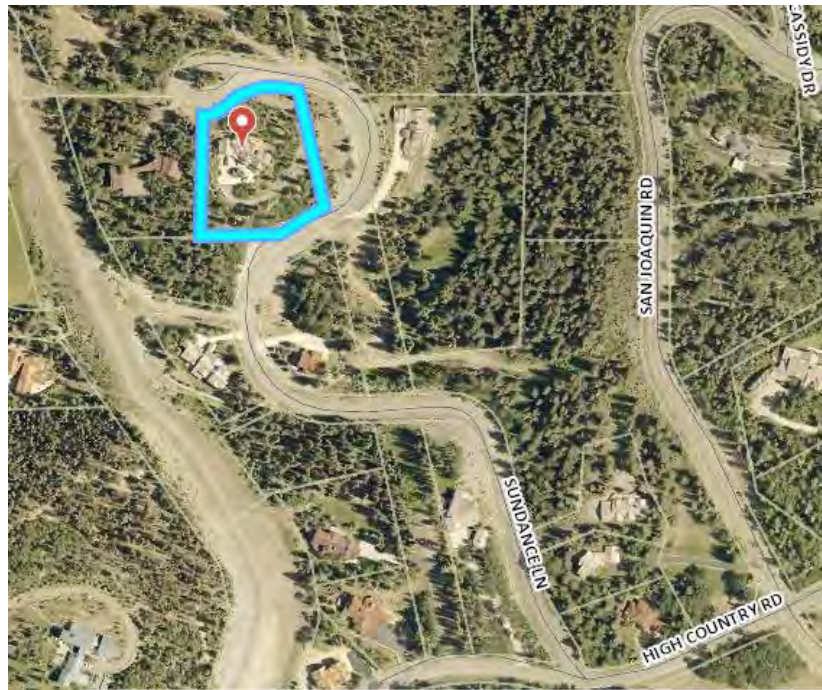


Figure 1: Location Map of Lot 925, 137 Sundance Lane

BACKGROUND

The Peggy Lyons Trust, owner of Lot 925, 137 Sundance Lane is selling the property. Both the seller and prospective buyer propose to vacate the existing earthwork easements shown as recorded in Plat Book 1, page 1399. The earthwork easements date back to January 8th, 1993 when Lots 919-922, 923-R, 1175, 926A, 924-932, SS923A, and Open Space Tracts SJV-1 SJV-2 SJV-3 SJV-4, and Access tract F29-AI were officially platted. The earthwork easements were placed on the property to address the construction of Sundance Lane, which abuts Lot 925 on the northern and southern portion of the property. The activities associated with the earthwork easements include, but are not limited to: re-grading, cut and fill, dirt placement, and slope maintenance.

The existing home located at 137 Sundance received Design Review Board Approval on November 29, 2004 and was issued a Certificate of Occupancy on October 3rd, 2006. The development plans submitted to the DRB for the Lyon's residence did reference removal of the earthwork easements, but that was never recorded. The earthwork easements are the only easements to be removed; the 16-foot General Easements will remain in place on this property. All easement and Sundance Lane Road Right of Way encroachments shown on the ISP have been approved previously by the town.

REFERRAL COMMENT

Director Finn Kjome stated that the Public Works Department has no issues with the removal of the earthwork easements, and that no further changes to Sundance Lane are planned. Removal of the earthwork easements will not impede the town's snow removal efforts.

CRITERIA FOR DECISION

Minor Subdivisions. The following criteria shall be met for the review authority to approve a lot line vacation, lot line adjustment, easement vacation or similar subdivision:

- a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;
- b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC;
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and
- e. The proposed subdivision meets all applicable Town regulations and standards.

ANALYSIS

Required frontage remains and General Easements are not affected by the removal of these earthwork easements. Moreover, vehicular operations or access to other lots will not be impacted by the removal of these easements. Staff finds that the subdivision meets all applicable Town regulations and standards and recommends Town Council approve the resolution regarding a Minor Subdivision on Lot 925, 137 Sundance Lane, to remove the existing town earthwork easements on the property.

STAFF RECOMMENDATION

Staff recommends the Town Council approve the minor subdivision for the vacation of the town owned earthwork easements on Lot 925, 137 Sundance Lane, with the following motion:

“I move to approve a resolution approving a Minor Subdivision to vacate a utility easement on Lot 925, with the findings contained within the Staff Report of record dated December 2nd, 2019, and with the following conditions:

- 1) The Applicant will work with Staff to complete the required Resolution and legal instrument that will legally recognize removal of the earthwork easements.*
- 2) The applicant will pay all necessary fees to record legal documents with the San Miguel County Clerk and Recorders office within six months of approval.*
- 3) Staff and legal have the authority to provide ministerial and conforming comments on any legal instruments prior to recordation.”*

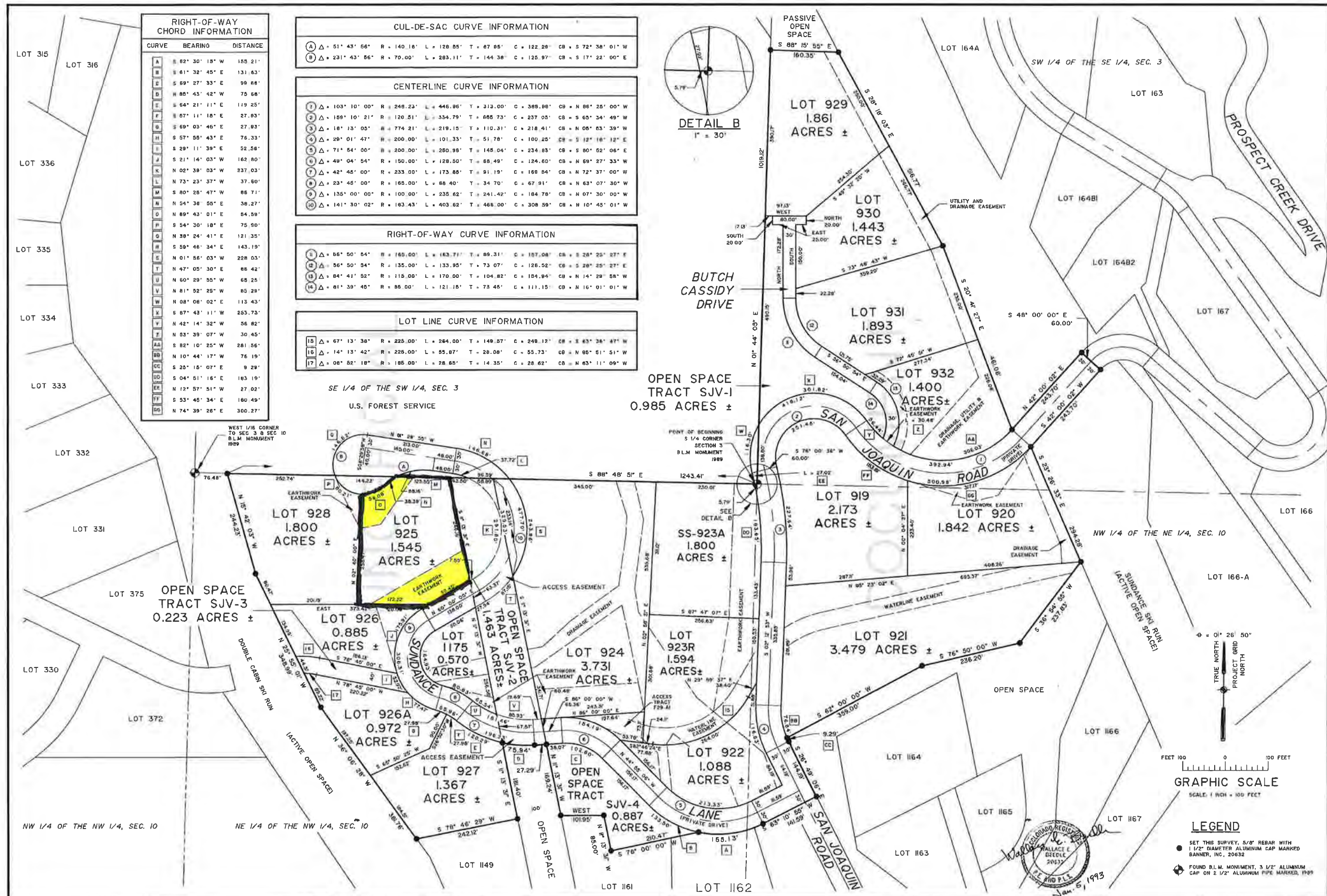


Revised 2.26.18

MINOR SUBDIVISION APPLICATION

Planning & Development Services
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
cd@mtnvillage.org

SUBDIVISION APPLICATION		
APPLICANT INFORMATION		
Name: Peggy B. Lyons Rev Trust/Jeffrey Nodland and Becky Nodland		E-mail Address: mlynch@rwolaw.com/stephanie@fanoslegal.com
Mailing Address: PO Box 2636, Telluride CO 81435/PO Box 3600		Phone: 970.728.3029/970.728.1860
City: Telluride	State: CO	Zip Code: 81435
Mountain Village Business License Number: 000186		
PROPERTY INFORMATION		
Physical Address: 137 Sundance Lane, Mountain Village, CO 81435		Acreage: 1.54 Acres
Zone District: Residential	Zoning Designations: Residential	Density Assigned to the Lot or Site: Single Family
Legal Description: Lot 925, Telluride Mountain Village		
Existing Land Uses: Residential		
Proposed Land Uses: Residential		
OWNER INFORMATION		
Property Owner: Peggy B. Lyons Rev Trust		E-mail Address: mlynch@rwolaw.com
Mailing Address: c/o Michael Lynch, PO Box 2636		Phone: 970.728.3029
City: Telluride	State: CO	Zip Code: 81435
DESCRIPTION OF REQUEST		
<p>Termination of Earthwork Easements reflected on 1993 Plat of Lot 925 (PB 1 P 1399). The Earthwork Easements were required to be terminated as part of the owner's 2004 DRB approval for home completed in 2006. DRB, owner and staff agree that the Earthworks Easements are no longer required and should have been terminated in 2004. A current ISP of Lot 925 is attached.</p> <p>Lot 925 is currently under contract for purchase and sale. This application is submitted to resolve certain survey issues under the contract. Accordingly, this Application is submitted on behalf of both Seller (Peggy B. Lyons Trust) and Buyer (Nodland).</p>		



RIGHT-OF-WAY CHORD INFORMATION

CURVE	BEARING	DISTANCE
A	S 82° 30' 18" W	155.21'
B	S 61° 32' 45" E	131.63'
C	S 69° 27' 33" E	99.68'
D	N 80° 43' 42" W	75.68'
E	S 64° 21' 11" E	119.25'
F	S 57° 11' 18" E	27.83'
G	S 69° 03' 46" E	27.93'
H	S 57° 59' 43" E	76.33'
I	S 29° 11' 39" E	52.58'
J	S 21° 14' 03" W	162.80'
K	N 02° 39' 03" W	237.03'
L	N 73° 23' 37" W	37.60'
M	S 80° 28' 47" W	86.71'
N	N 54° 38' 55" E	38.27'
O	N 69° 43' 01" E	64.59'
P	S 54° 30' 18" E	75.90'
Q	N 59° 24' 41" E	121.35'
R	S 59° 48' 34" E	143.19'
S	N 01° 56' 03" W	228.05'
T	N 47° 05' 30" E	86.42'
U	N 60° 29' 55" W	68.25'
V	N 81° 02' 25" W	85.28'
W	N 08° 06' 02" E	113.43'
X	S 87° 43' 11" W	253.73'
Y	N 42° 14' 32" W	56.82'
Z	N 03° 39' 07" W	30.45'
AA	S 82° 10' 25" W	281.56'
BB	N 10° 44' 17" W	76.19'
CC	S 25° 15' 07" E	9.29'
DD	S 04° 51' 16" E	183.19'
EE	N 12° 57' 51" W	27.02'
FF	S 53° 45' 34" E	180.49'
GG	N 74° 39' 26" E	300.27'

CUL-DE-SAC CURVE INFORMATION

(A)	Δ = 51° 43' 56"	R = 140.18'	L = 126.85'	T = 67.95'	C = 122.20'	CB = S 72° 38' 01" W
(B)	Δ = 231° 43' 56"	R = 70.00'	L = 283.11'	T = 144.38'	C = 125.97'	CB = S 17° 22' 00" E

CENTERLINE CURVE INFORMATION

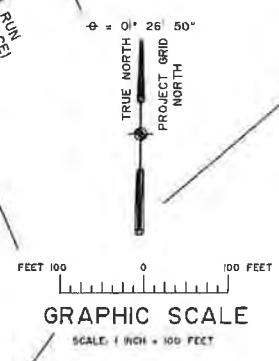
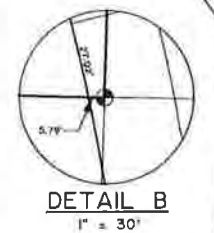
(1)	Δ = 103° 10' 00"	R = 248.23'	L = 446.96'	T = 313.00'	C = 388.98'	CB = N 86° 25' 00" W
(2)	Δ = 189° 10' 21"	R = 120.51'	L = 334.79'	T = 685.73'	C = 237.05'	CB = S 65° 34' 49" W
(3)	Δ = 18° 13' 05"	R = 774.21'	L = 219.15'	T = 110.31'	C = 218.41'	CB = N 08° 03' 39" W
(4)	Δ = 29° 01' 47"	R = 200.00'	L = 101.33'	T = 51.78'	C = 100.25'	CB = S 13° 18' 12" E
(5)	Δ = 71° 54' 00"	R = 200.00'	L = 260.98'	T = 145.04'	C = 234.83'	CB = S 80° 52' 06" E
(6)	Δ = 49° 04' 54"	R = 150.00'	L = 128.50'	T = 88.49'	C = 124.60'	CB = S 69° 27' 33" W
(7)	Δ = 42° 45' 00"	R = 233.00'	L = 173.86'	T = 91.19'	C = 168.84'	CB = N 72° 37' 00" W
(8)	Δ = 23° 45' 00"	R = 165.00'	L = 88.40'	T = 34.70'	C = 67.91'	CB = N 63° 07' 30" W
(9)	Δ = 135° 00' 00"	R = 100.00'	L = 235.62'	T = 241.42'	C = 184.78'	CB = N 07° 30' 00" W
(10)	Δ = 141° 30' 02"	R = 163.43'	L = 403.62'	T = 468.00'	C = 308.59'	CB = N 10° 45' 01" W

RIGHT-OF-WAY CURVE INFORMATION

(1)	Δ = 88° 50' 54"	R = 165.00'	L = 183.71'	T = 89.31'	C = 107.08'	CB = S 28° 25' 27" E
(2)	Δ = 56° 50' 54"	R = 135.00'	L = 133.95'	T = 73.07'	C = 126.52'	CB = S 28° 25' 27" E
(3)	Δ = 42° 45' 00"	R = 115.00'	L = 170.00'	T = 104.82'	C = 184.94'	CB = N 14° 29' 58" W
(4)	Δ = 81° 39' 45"	R = 85.00'	L = 121.15'	T = 73.45'	C = 111.15'	CB = N 16° 01' 01" W

LOT LINE CURVE INFORMATION

(1)	Δ = 67° 13' 38"	R = 225.00'	L = 264.00'	T = 149.57'	C = 249.12'	CB = S 63° 38' 47" W
(2)	Δ = 14° 13' 42"	R = 225.00'	L = 55.97'	T = 28.09'	C = 55.73'	CB = N 85° 51' 51" W
(3)	Δ = 08° 52' 18"	R = 185.00'	L = 28.65'	T = 14.35'	C = 28.62'	CB = N 63° 11' 09" W



LEGEND

- SET THIS SURVEY, 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP MARKED BANNER, INC. 20632
- FOUND B.L.M. MONUMENT, 3 1/2" ALUMINUM CAP ON 2 1/2" ALUMINUM PIPE MARKER, 1989

DRAWN BY: F.J.K.
CHECKED BY: W.E.B.

BANNER ASSOCIATES, INC.
CONSULTING ENGINEERS & ARCHITECTS
2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81506 • (303) 243-2242
605 E. MAIN • SUITE 6 • ASPEN, CO 81611 • (303) 925-5887

PLAT OF LOTS 919-922, 923-R, 926-A, 924-932, SS-923A, AND OPEN SPACE TRACTS SJV-1, SJV-2, SJV-3, SJV-4, ACCESS TRACT F29-A1, BUTCH CASSIDY DRIVE, SUNDANCE LANE, AND A PORTION OF SAN JOAQUIN ROAD, SAN JOAQUIN VILLAGE, TELLURIDE MOUNTAIN VILLAGE, SAN MIGUEL COUNTY, COLORADO

SCALE: 1" = 100'
JOB NO: 8028-97-16
DATE: 11-10-92
SHEET NO: 2 of 3

SURVEYOR'S STATEMENT:

I, David R. Bulson, a duly registered land surveyor, licensed in the State of Colorado, do hereby state for and on behalf of Foley Associates, Inc. to Land Title Guarantee Company that a survey of the premises of the parcel described hereon was conducted by me or under my direct responsibility, supervision, and checking on September 25, 2019; that said survey was made in substantial accordance with C.R.S. 38-61-102 (2) "Improvement Survey Plat"; and that the information contained herein is true and accurate to the best of my knowledge.

Digitally signed by David R. Bulson
 Date: 2019.10.09 13:28:51 -0600

PROPERTY DESCRIPTION:

LOT 925, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE PLAT OF LOTS 919-922, 923-R, 1175, 926-A, 924-932, SS-923A, AND OPEN SPACE TRACTS SJV-1, SJV-2, SJV-3, SJV-4, ACCESS TRACT F29-A1, BUTCH GASSIDY DRIVE, SUNDANCE LANE, AND A PORTION OF SAN JOAQUIN ROAD, SAN JOAQUIN VILLAGE, RECORDED JANUARY 6, 1993 IN PLAT BOOK 1 AT PAGE 1399, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. Easement research and property description from Land Title Guarantee Company, order number TLR 86009366-2, dated September 30, 2019 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 08113C0286C, panel number 0286 dated September 30, 1988, this parcel is within zone X; areas to be outside of the 500 year flood plain
3. Bearings for this survey based on upon a measured bearing of $\pm 90^{\circ}00'00''$ W between along the south line of Lot 925 according to the Plat recorded in Plat Book 1 at page 1399, with the Clerk and Recorder of San Miguel County, State of Colorado. The end points of said line being monumented as depicted hereon.
4. Linear units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.
5. This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.
6. Any person who knowingly removes, alters, or defaces any public land survey monument and/or boundary monument or accessory, commits a class two (2) misdemeanor pursuant to C.R.S. 18-6-508.

7. The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.

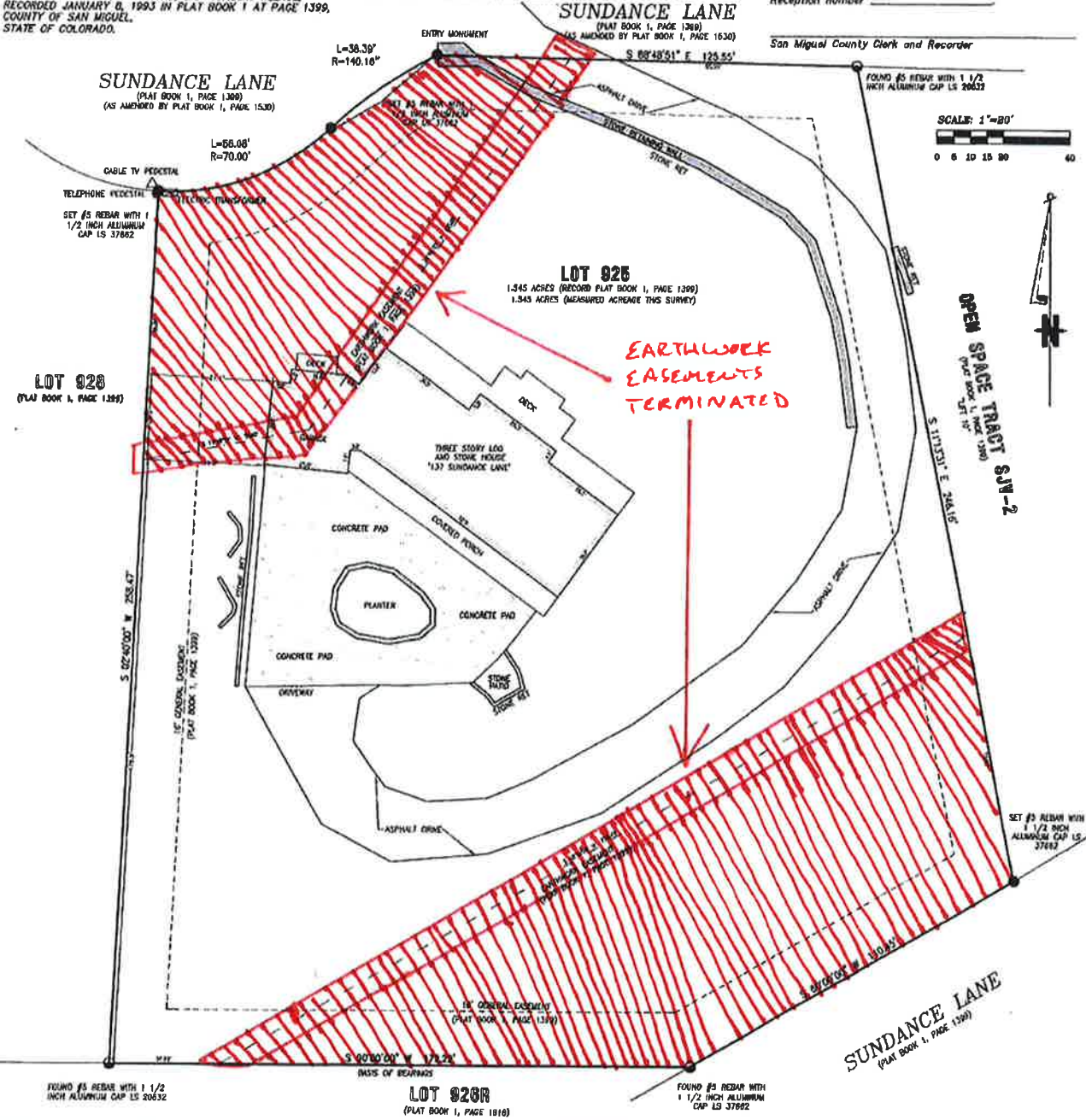
8. This survey is prepared for the exclusive use of the party or parties indicated within the surveyor's statement. Said statement does not extend to any unnamed person or parties without an express statement by the surveyor naming said entities.

9. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CERTIFICATE OF DEPOSIT

Deposited this _____ day of _____, 20____, at _____ m. in Book _____ of the County Surveyor's land survey plats/right-of-way surveys at Page _____ Reception number _____

San Miguel County Clerk and Recorder



<p>Improvement Survey Plat Lot 925, Town of Mountain Village located within the NE 1/4 NW 1/4, Section 10, T.24N. R.9W. N.M.P.M.</p>	Project No.: 00 Technician: MC Drafter: MC Checked by: OS Start date: 10/9/19	<p>FOLEY ASSOCIATED, INC. ENGINEERS, PLANNERS, SURVEYORS</p>	970-728-6153 970-728-6050 fax PO Box 1385 125 W. Pacific Ave., Suite B-1 Telluride, Colorado, 81435
	Drawing path: 03228/DWG		Sheet: of 1 Project #: 03228

**RESOLUTION OF THE TOWN COUNCIL
OF MOUNTAIN VILLAGE, COLORADO APPROVING A MINOR
SUBDIVISION FOR LOT 925**

RESOLUTION NO. 2019-1212-_____

- A. Peggy Lyons Trust is the owner (“Owner”) of record of real property described as Lot 925 San Joaquin Village, Telluride Mountain Village, (137 Sundance Lane) According to Plat Book 1, Pages 1399 through 1401 recorded January 8, 1993.
- B. The Owner has authorized RWO Law to pursue the review of the Minor Subdivision application to vacate town owned earthwork easements on Lot 925.
- C. Earthwork Easements were imposed on to Lot 925 through a lot line adjustment in 1993.
- D. The proposed Minor Subdivision will vacate the earthwork easements from the plat.
- E. The applicant proposed the amended Lot 925, with no change to the zoning or zoning designations set forth on the Official Zoning Map and zoning designations on the Official Land use and Density Allocation List.
- F. The Town Council considered this application, along with evidence and testimony, at a public meeting held on December 12, 2019
- G. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council.
- H. The Town Council finds that the Minor Subdivision meets the criteria for decision set forth in Section 17.4.13 of the Community Development Code as follows:
 - 1. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations, because without limitations the lot configurations are already in compliance and are not being amended with the easement vacation;
 - 2. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;
 - 3. Subdivision access is in compliance with Town standards and codes due to the required Design Review Process development applications that will be required for any future development of Lot 221AR;
 - 4. General Easements and setbacks are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement, because without limitations the General Easements are not being affected by this minor subdivision; and
 - 5. The proposed subdivision meets all applicable Town regulations and standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE MINOR SUBDIVISION AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO THE FOLLOWING CONDITIONS:

1. The Applicant will work with Staff to complete the required Resolution and legal instrument that will legally recognize removal of the earthwork easements.
2. The applicant will pay all necessary fees to record legal documents with the San Miguel County Clerk and Recorders office within six months of approval.
3. Staff and legal have the authority to provide ministerial and conforming comments on any legal instruments prior to recordation.”

Be It Further Resolved that Lot 925 may be amended to remove earthwork easements as submitted in accordance with Resolution NO. 2019-1212-__.

Approved by the Town Council at a public meeting December 12, 2019

Town of Mountain Village, Town Council


By: _____
Laila Benitez, Mayor

Attest:

By: _____
Jackie Kennefick, Town Clerk

Approved as to Form:

James Mahoney, Assistant Town Attorney

 Business and Government Activity Report For the month ending: November 30th									
Activity	2019			2018			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
Cable/Internet <i>In November 2018, bulk internet subscribers increased 8%</i>									
# Residential & Bulk Basic Cable	771	(8)		793	(13)		(22)	-2.8%	
# Premium Channel Residential & Bulk Subscribers	399	(3)		449	(3)		(50)	-11.1%	
# Digital Subscribers	189	(5)		200	(4)		(11)	-5.5%	
# Internet Subscribers	1,933	(15)		1,862	132		71	3.8%	
Average # Phone Subscribers	92	(1)		99	(2)		(7)	-7.07%	
Village Court Apartments									
Occupancy Rate %	100.00%	0.00%	99.13%	99.09%	0.90%	98.44%	0.69%	0.7%	
# Vacated Units	1	0	16	2	(1)	12	4	33.3%	
# Work Orders Completed	23	(7)	335	43	(4)	339	(4)	-1.2%	
# on Waiting List	200	(6)		146	1		54	37.0%	
Public Works									
Service Calls	467	(224)	3,809	471	82	3,882	(73)	-1.9%	
Snow Fall Inches	50	42	272	19	15	173	99	57.2%	
Snow Removal - Streets & Prkg Lots Hours	247	147	3,820	202	170	1,670	2,150	128.7%	
Roadway Maintenance Hours	91	(83)	1,476	63	(79)	2,898	(1,422)	-49.1%	
Water Billed Consumption Gal.	41,703,000	25,066,000	236,595,000	37,655,000	29,179,000	236,730,000	(135,000)	-0.1%	
Sewage Treatment Gal.	3,864,000	(1,152,000)	90,447,000	8,960,000	3,902,000	82,875,000	7,572,000	9.1%	
Child Development Fund									
# Infants Actual Occupancy	5.16	(1.01)		4.69	(1.18)		0.47	10.0%	
# Toddlers Actual Occupancy	16.47	1.56		12.50	0.89		3.97	31.8%	
# Preschoolers Actual Occupancy	15.32	(0.90)		14.25	(0.63)		1.07	7.5%	
Transportation and Parking									
GPG (noon snapshot)	2,733	(461)	69,036	3,490	751	60,099	8,937	14.9%	
GPG Parking Utilization (% of total # of spaces occupied)	19.8%	-2.60%	44.9%	25.30%	5.50%	39.6%	5.3%	13.4%	
HPG (noon snapshot)	649	(322)	13,729	625	155	11,048	2,681	24.3%	
HPG Parking Utilization (% of total # of spaces occupied)	20.4%	-9.10%	38.8%	19.70%	6.90%	31.6%	7.2%	22.8%	
Total Parking (noon snapshot)	5,288	(1,011)	118,832	6,502	1,131	108,723	10,109	9.3%	
Parking Utilization (% of total # of spaces occupied)	21.8%	-3.30%	44.0%	26.80%	4.70%	40.7%	3.3%	8.1%	
Paid Parking Revenues	\$7,883	(\$80,075)	\$461,999	\$0	(\$32,033)	\$340,573	\$121,426	35.7%	
Bus Routes # of Passengers	6,498	(214)	67,920	3,570	(2,302)	53,264	14,656	27.5%	
Employee Shuttle # of Passengers	1,233	(364)	15,556	1,146	(78)	13,634	1,922	14.1%	
Employee Shuttle Utilization Rate %	53.60%	-0.70%	53.3%	49.80%	-1.30%	50.9%	2.40%	4.7%	
Inbound (Vehicle) Traffic (Entrance) # of Cars	51,945	(10,310)	721,168	50,290	(6,317)	706,758	14,410	2.0%	
PART TIME: judge, town council, 7 child care SEAS: 2 plazas NEW HIRES: 1 water tech, 1 veh maintenance (seas), 15 gondola ops TERMS: 10 gondola ops, 1 child care, 2 plazas, 1 police, 1 recreation, 1 water tech REASON FOR TERMS: 11 end of season, 3 other job, 1 performance, 1 moving									
Human Resources									
FT Year Round Head Count	86	0		84	(2)		2	2.4%	
Seasonal Head Count (FT & PT)	2	0		1	(2)		1	100.0%	
PT Year Round Head Count	15	(2)		21	(1)		(6)	-28.6%	
Gondola FT YR, Seasonal, PT YR Head Count	61	5		59	(1)		2	3.4%	
Total Employees	164	3		165	(6)		(1)	-0.6%	
Gondola Overtime Paid Hours	403	266	3,901	352	83	3,324	577	17.4%	
Other Employee Overtime Paid	219	97	1,167	341	230	1,516	(349)	-23.0%	
# New Hires Total New Hires	17	14	96	19	13	86	10	11.6%	
# Terminations	16	11	92	16	8	40	52	130.0%	
# Workmen Comp Claims	3	2	17	0	0	6	11	183.3%	
Workmen Comp Claims Costs	\$367	\$367	\$11,737	\$0	\$0	\$17,488	(\$5,751)	-32.9%	
Number of Reported Injuries	3	3	19	2	1	15	4	26.7%	
Marketing & Business Development									
Town Hosted Meetings	4	(2)	49	4	0	49	0	0.0%	
Email Correspondence Sent	12	0	166	8	(1)	103	63	61.2%	
E-mail List #	6,993	372		8,999	(16)		(2,006)	-22.3%	
News Articles	22	10	154	na	#VALUE!	na	#VALUE!	#VALUE!	
Press Releases Sent	7	6	56	6	2	26	30	115.4%	
Gondola and RETA <i>Current RETA revenues are unaudited</i>									
Gondola # of Passengers	46,275	(79,311)	2,821,637	76,506	(25,474)	2,702,038	119,599	4.4%	
Chondola # of Passengers	2,070	2,070	104,210	5,573	5,573	105,032	(822)	-0.8%	
RETA fees collected by TMOVA	\$ 1,045,975	\$ (480,773)	\$ 6,276,785	\$ 476,340	\$ (134,475)	\$ 5,367,292	\$909,494	16.9%	
Recreation <i>Summer - May 1 - October 31</i>									
Platform Tennis Registrations	22	14	313	20	(5)	334	(21)	-6.3%	
Ice Rink Skaters	135	na	2420	450	na	2687	(267)	-9.9%	
Snow Cat Hours	0	na	456	0	na	32	424	1316.5%	



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

Activity	2019			2018			YTD or MTD Variance					
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %				
Police												
<i>"non custodial" Summons taken out of Arrests line</i>												
Calls for Service	#	253	(49)	3,744	323	37	3,914	(170)	-4.3%			
Investigations	#	12	4	148	13	5	168	(20)	-11.9%			
Alarms	#	26	(7)	325	31	(2)	304	21	6.9%			
Arrests	#	1	1	34	1	0	25	9	36.0%			
Summons	#	3	3	33	na	#VALUE!	na	#VALUE!	#VALUE!			
Traffic Contacts	#	9	1	189	10	(2)	197	(8)	-4.1%			
Traffic Tickets Written	#	4	0	45	1	1	93	(48)	-51.6%			
Parking Tickets Written	#	293	70	3,632	24	(278)	3,310	322	9.7%			
Administrative Dismissals	#	5	4	48	7	(1)	61	(13)	-21.3%			
Building/Planning												
Community Development Revenues		\$58,178	(\$219,929)	\$1,352,457	\$76,117	(\$98,984)	\$1,135,214	\$217,243	19.1%			
# Permits Issued		50	-27	424	58	7	430	(6)	-1.4%			
Valuation of Mtn Village Remodel/New/Additions Permits		\$1,171,075	(\$9,486,465)	\$44,508,078	\$1,740,072	(\$3,618,320)	\$30,291,393	\$14,216,685	46.9%			
Valuation Mtn Village Electric/Plumbing/Other Permits		\$180,809	(\$1,038,610)	\$3,376,240	\$410,399	(\$142,993)	\$2,529,011	\$847,229	33.5%			
Valuation Telluride Electric/Plumbing Permits		\$897,655	\$225,671	\$4,487,639	\$251,470	(\$94,070)	\$3,942,897	\$544,742	13.8%			
# Inspections Completed		338	-214	3,765	226	52	2,553	1,212	47.5%			
# Design Review/Zoning Agenda Items		25	8	154	7	1	101	53	52.5%			
# Staff Review Approvals		16	-10	168	39	14	353	(185)	-52.4%			
Plaza Services												
Snow Removal Plaza	Hours	209	137	2518	125	115	983.3	1,534	156.0%			
Plaza Maintenance	Hours	253	(149)	3760	270	(56)	4479	(719)	-16.1%			
Lawn Care	Hours	2	(84)	1620	30	(47)	1586	34	2.1%			
Plant Care	Hours	30	(299)	2526	0	(366)	3317	(792)	-23.9%			
Irrigation	Hours	0	(88)	820	0	(92)	811	9	1.1%			
TMV Trash Collection	Hours	51	(41)	1077	81	2	1151	(74)	-6.4%			
Christmas Decorations	Hours	809	235	2067	1023	412	2536	(469)	-18.5%			
Residential Trash	Pound	21600	100	265,400	25,350	5,250	235950	29,450	12.5%			
Residential Recycle	Pound	30030	0	381,584	25,848	(8,685)	320218	61,366	19.2%			
Diversion Rate	%	58.16%	-0.11%	58.98%	50.49%	-12.72%	57.58%	1.40%	2.4%			
Vehicle Maintenance												
# Preventive Maintenance Performed		14	(8)	190	19	3	217	(27)	-12.4%			
# Repairs Completed		27	(8)	253	38	6	302	(49)	-16.2%			
Special Projects		1	(3)	38	2	(2)	14	24	171.4%			
# Roadside Assists		0	(1)	5	0	0	4	1	25.0%			
Finance												
# Other Business Licenses Issued		14	(23)	1,010	17	3	842	168	20.0%			
# Privately Licensed Rentals		0	(2)	75	1	1	75	0	0.0%			
# Property Management Licensed Rentals		0	(7)	427	0	(3)	424	3	0.7%			
# Unique VRBO Property Advertisements Listings for MV		429	6	530	530	45	(101)	(101)	-19.1%			
# Paperless Billing Accts (YTD is total paperless customers)		5	13	1,067	6	21	858	209	24.4%			
# of TMV AR Bills Processed		2,167	12	23,873	2,169	72	23,483	390	1.7%			
Accounts Receivable					General Fund Investment Activity							
Current	TMV Operating Receivables (includes Gondola funding)		Utilities - Broadband and Water/Sewer		VCA - Village Court Apartments		Change in Value (Month) (\$512,870) Ending Balance \$11,239,801 Investment Income (Month) \$22,963 Portfolio Yield 2.0% estd. Yield Change (Month) -0.11% Other Statistics Population (estimated) 1,434 (Active) Registered Voters 871 Property Valuation 290,861,460					
	30+ Days	\$294,082	48.4%	\$463,376	85.9%	\$4,332				43.9%		
60+ Days	301,949	49.6%	65,951	12.2%	748	7.6%						
90+ Days	10,000	1.6%	6,580	1.2%	-	0.0%						
over 120 days	15	0.0%	2,621	0.5%	4,785	48.5%						
Total	2,126	0.3%	667	0.1%	-	0.0%						
	\$ 608,172	100.0%	\$ 539,195	100.0%	\$ 9,865	100.0%						
Current	Other Billings - CDF, Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR							
	30+ Days	\$38,277	88.4%	\$ 800,067	66.6%	(\$377,467)						
60+ Days	3,645	8.4%	372,293	31.0%	320,482	-631.4%						
90+ Days	682	1.6%	17,262	1.4%	6,869	-13.5%						
over 120 days	451	1.0%	7,872	0.7%	3,763	-7.4%						
Total	266	0.6%	3,059	0.3%	(4,403)	8.7%						
	\$ 43,321	100.0%	\$ 1,200,553	100.0%	\$ (50,756)	100.0%						

Town of Mountain Village Broadband Subscriber Statistics

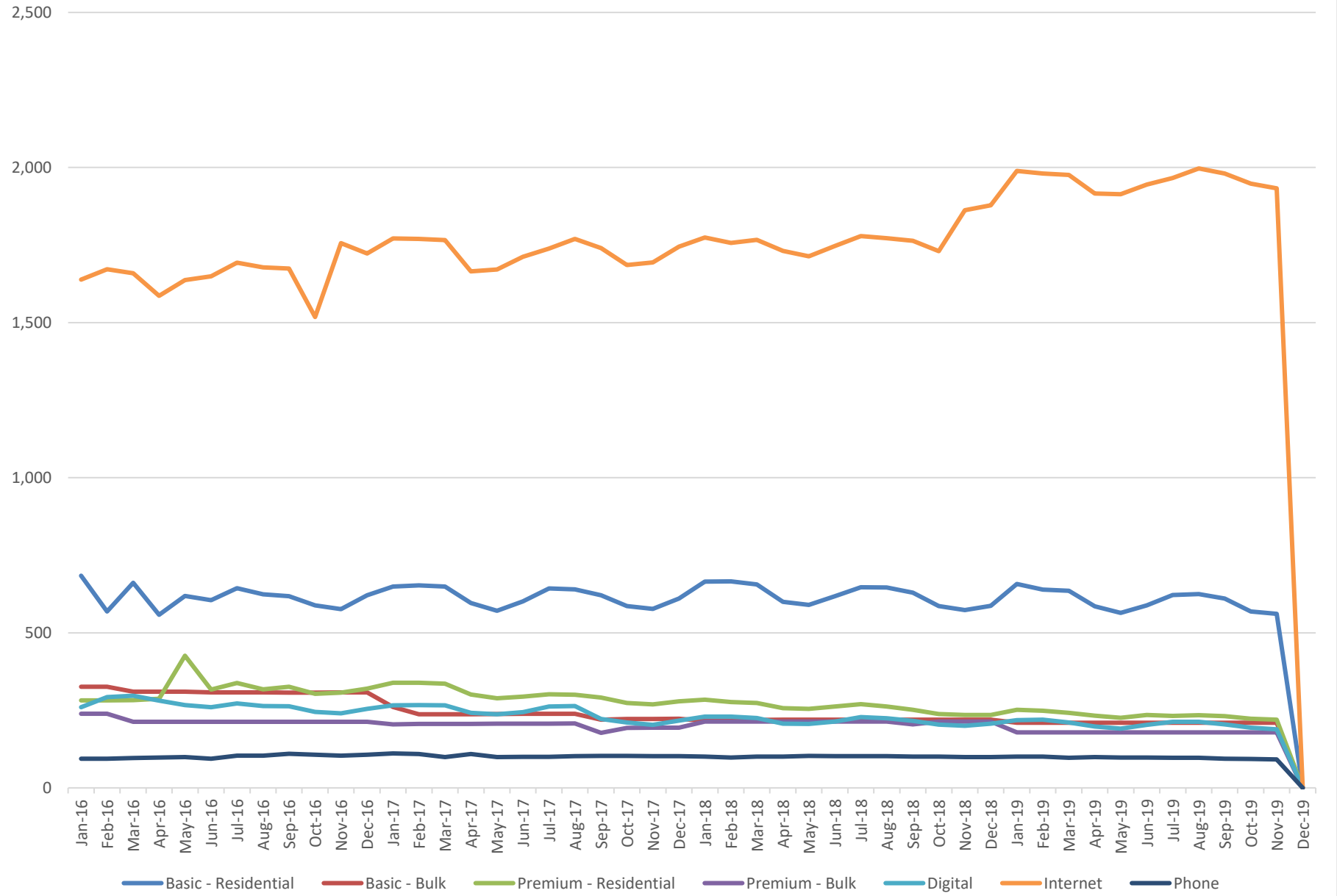
	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2019 EBU Subscribers												
Basic - Residential	657	639	635	585	564	588	622	625	610	569	561	0
Increase (Decrease) - Prior Year	-1.20%	-4.05%	-3.20%	-2.50%	-4.41%	-4.85%	-3.86%	-3.25%	-3.02%	-2.90%	-2.09%	-100.00%
Basic - Bulk	210	210	210	210	210	210	210	210	210	210	210	0
Increase (Decrease) - Prior Year	-2.78%	-2.78%	-4.11%	-4.55%	-4.55%	-4.55%	-4.55%	-4.55%	-4.55%	-4.55%	-4.55%	-100.00%
Premium - Residential	252	249	242	233	226	235	232	234	231	223	220	0
Increase (Decrease) - Prior Year	-11.27%	-10.11%	-11.68%	-9.34%	-11.37%	-10.31%	-14.07%	-10.69%	-8.33%	-6.30%	-6.38%	-100.00%
Premium - Bulk	179	179	179	179	179	179	179	179	179	179	179	0
Increase (Decrease) - Prior Year	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-16.36%	-12.68%	-16.36%	-16.36%	-100.00%
Digital	218	220	211	198	191	203	213	213	205	194	189	0
Increase (Decrease) - Prior Year	-5.22%	-4.35%	-6.22%	-4.35%	-7.28%	-5.14%	-6.58%	-4.91%	-5.09%	-4.90%	-5.50%	-100.00%
Internet	1,989	1,981	1,976	1,916	1,914	1,945	1,966	1,997	1,981	1,948	1,933	0
Increase (Decrease) - Prior Year	12.12%	12.75%	11.83%	10.69%	11.67%	11.33%	10.51%	12.70%	12.30%	12.60%	3.81%	-100.00%
Phone	101	101	97	99	98	98	97	97	94	93	92	0
Increase (Decrease) - Prior Year	0.00%	3.06%	-3.96%	-1.98%	-4.85%	-3.92%	-4.90%	-4.90%	-6.93%	-7.92%	-7.07%	-100.00%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2018 EBU Subscribers												
Basic - Residential	665	666	656	600	590	618	647	646	629	586	573	587
Increase (Decrease) - Prior Year	2.47%	1.99%	1.08%	0.67%	3.33%	2.83%	0.62%	0.94%	1.29%	0.00%	-0.69%	-3.77%
Basic - Bulk	216	216	219	220	220	220	220	220	220	220	220	220
Increase (Decrease) - Prior Year	-17.24%	-8.86%	-7.59%	-7.17%	-7.56%	-7.95%	-7.95%	-7.95%	0.00%	-0.90%	-0.90%	-1.35%
Premium - Residential	284	277	274	257	255	262	270	262	252	238	235	235
Increase (Decrease) - Prior Year	-16.22%	-18.29%	-18.45%	-14.62%	-11.76%	-10.88%	-10.60%	-12.67%	-13.40%	-13.14%	-12.64%	-15.77%
Premium - Bulk	214	214	214	214	214	214	214	214	205	214	214	214
Increase (Decrease) - Prior Year	4.39%	3.88%	3.88%	3.88%	3.38%	3.38%	3.38%	2.88%	15.82%	10.88%	10.31%	10.31%
Digital	230	230	225	207	206	214	228	224	216	204	200	207
Increase (Decrease) - Prior Year	-13.53%	-13.86%	-15.41%	-14.46%	-13.08%	-12.30%	-12.98%	-15.15%	-2.70%	-3.32%	-1.48%	-4.61%
Internet	1,774	1,757	1,767	1,731	1,714	1,747	1,779	1,772	1,764	1,730	1,862	1,878
Increase (Decrease) - Prior Year	0.17%	-0.73%	0.06%	3.96%	2.57%	2.04%	2.30%	0.11%	1.38%	2.61%	9.92%	7.62%
Phone	101	98	101	101	103	102	102	102	101	101	99	99
Increase (Decrease) - Prior Year	-9.01%	-10.09%	2.02%	-7.34%	4.04%	2.00%	2.00%	0.00%	-1.94%	-1.94%	-2.94%	-2.94%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2017 EBU Subscribers												
Basic - Residential	649	653	649	596	571	601	643	640	621	586	577	610
Increase (Decrease) - Prior Year	-5.12%	14.76%	-1.82%	6.81%	-7.75%	-0.66%	-0.16%	2.56%	0.49%	-0.34%	0.17%	-1.77%
Basic - Bulk	261	237	237	237	238	239	239	239	220	222	222	223
Increase (Decrease) - Prior Year	-19.94%	-27.30%	-23.55%	-23.55%	-23.23%	-22.40%	-22.40%	-22.40%	-28.34%	-27.69%	-27.92%	-27.60%
Premium - Residential	339	339	336	301	289	294	302	300	291	274	269	279
Increase (Decrease) - Prior Year	20.21%	20.21%	18.73%	4.88%	-32.16%	-7.26%	-10.65%	-5.66%	-10.74%	-9.57%	-12.38%	-12.81%
Premium - Bulk	205	206	206	206	207	207	207	208	177	193	194	194
Increase (Decrease) - Prior Year	-14.23%	-13.81%	-3.29%	-3.29%	-2.82%	-2.82%	-2.82%	-2.35%	-16.90%	-9.39%	-8.92%	-8.92%
Digital	266	267	266	242	237	244	262	264	222	211	203	217
Increase (Decrease) - Prior Year	2.31%	-8.87%	-10.44%	-13.88%	-11.24%	-6.15%	-3.68%	0.00%	-15.59%	-13.88%	-15.42%	-14.90%
Internet	1,771	1,770	1,766	1,665	1,671	1,712	1,739	1,770	1,740	1,686	1,694	1,745
Increase (Decrease) - Prior Year	8.05%	5.86%	6.45%	4.98%	2.08%	3.82%	2.72%	5.48%	3.94%	11.07%	-3.53%	1.28%
Phone	111	109	99	109	99	100	100	102	103	103	102	102
Increase (Decrease) - Prior Year	18.09%	15.96%	3.13%	11.22%	0.00%	6.38%	-3.85%	-1.92%	-6.36%	-3.74%	-1.92%	-4.67%

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2016 EBU Subscribers												
Basic - Residential	684	569	661	558	619	605	644	624	618	588	576	621
Increase (Decrease) - Prior Year												
Basic - Bulk	326	326	310	310	310	308	308	308	307	307	308	308
Increase (Decrease) - Prior Year												
Premium - Residential	282	282	283	287	426	317	338	318	326	303	307	320
Increase (Decrease) - Prior Year												
Premium - Bulk	239	239	213	213	213	213	213	213	213	213	213	213
Increase (Decrease) - Prior Year												
Digital	260	293	297	281	267	260	272	264	263	245	240	255
Increase (Decrease) - Prior Year												
Internet	1,639	1,672	1,659	1,586	1,637	1,649	1,693	1,678	1,674	1,518	1,756	1,723
Increase (Decrease) - Prior Year												
Phone	94	94	96	98	99	94	104	104	110	107	104	107
Increase (Decrease) - Prior Year												
	302.00		3,491.00	286.00		3,591.00						
	8		136	8		155						
	33		299	33		273						
	0		33	1		24						
	0		30 na		na							
	8		180	12		187						
	4		41	0		92						
	223		3339	302		3046						
	1		43	8		54						

Cable Subscribers 2016-present



**TOWN OF MOUNTAIN VILLAGE, COLORADO
ORDINANCE NO. 2019 - __**

AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2019, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE TOWN OF MOUNTAIN VILLAGE, COLORADO, FOR THE 2020 BUDGET YEAR.

RECITALS

- A. The Town Council for the Town of Mountain Village (“The Town”), has adopted the annual budget in accordance with the Local Government Budget Law.
- B. The citizens of the Town have previously approved a general operating mill levy of 13.110 mills to generate property tax revenues to defray the general operating expenses of the Town and authorized the Town without increasing its mill levy to collect and expend whatever amounts are raised annually from its authorized mill levy; and in 2004, the citizens of the Town approved a mill levy of .333 mills dedicated to fund the Telluride Historical Museum.
- C. Pursuant to Colorado State Statute 29-1-301, the Town may adjust the amount of its tax levy authorized by an additional amount to cover abatements and refunds.
- D. The amount of funds necessary to budget for general operating purposes from general property tax revenues is \$4,125,468 and 13.110 mills will generate this amount of funds.
- E. The amount of funds necessary to meet the Telluride Historical Museum annual funding obligation is \$104,789 and .333 mills will generate this amount of funds.
- F. The amount of funds necessary to cover amounts abated and refunded in the current fiscal year is \$13,310 and .0423 mills will generate this amount of funds.
- G. The 2019 valuation for assessment for the Town of Mountain Village as certified by the County Assessor is \$314,681,000.

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

Section 1. That for the purpose of meeting all general operating expenses of the Town of Mountain Village during the 2020 budget year, there is hereby levied a tax of 13.110 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mountain Village for the year 2019.

Section 2. That for the purpose of meeting all Telluride Historical Museum funding obligations of the Town of Mountain Village during the 2020 budget year, there is hereby levied a tax of .333 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mountain Village for the year 2019.

Section 3. That for the purpose of meeting abatement and refunds realized in the current fiscal year, there is hereby levied a tax of .0423 mills upon each dollar of the total valuation for assessment of all taxable property within the Town of Mountain Village for the year 2019.

Section 4. The Town Treasurer of the Town of Mountain Village is hereby authorized and directed to immediately certify to the County Commissioners of San Miguel County, Colorado, the mill levy for the Town of Mountain Village as herein above determined and set.

INTRODUCED ON FIRST READING BEFORE THE TOWN COUNCIL ON NOVEMBER 21, 2019.

ADOPTED BY THE TOWN COUNCIL ON SECOND READING AFTER PUBLIC HEARING, this 12th day of December, 2019.

This Ordinance shall be effective the 12th day of January, 2020.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 12th day of December, 2018.

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 __November 21st_____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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 _____, 2019 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 ____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)

TOWN OF MOUNTAIN VILLAGE AND MOUNTAIN VILLAGE METRO DISTRICT BUDGET 2020:

- TOWN COUNCIL: 2nd READING AND PUBLIC HEARING
- MVMD BOARD OF DIRECTORS: BUDGET ADOPTION AND MILL LEVY RESOLUTION

EXECUTIVE SUMMARY

The attached 2020 draft budget is presented to the Town Council for the 2nd reading and passage of the adopting ordinance and for assessing the 2019 Mill Levy and for the Town Council convening as the Board of Directors of the Mountain Village Metropolitan District to pass resolutions adopting the 2020 budget, revise the 2019 budget and set the mill levy. Final changes made are iterated below. None are considered material to the budget in total and can be approved at this second and final reading.

FINAL MODIFICATIONS:

- Increased the VCA, TCC and Affordable Housing Fund Budgets to account for the 13% increase in HOA dues for 2020. The VCA portion of this increase was \$3,931.
- Adjusted the VCA employee Housing Allowance line item to account for the rent increase on the one-bedroom units which form the basis for the housing allowance and for the current employee group now qualified for this compensation.
- Increased personnel costs for VCA Maintenance operations to provide for a Maintenance Manager/Supervisor level employee as a direct report to the Housing Director. That position was proposed as a groundskeeper in the draft for first reading at a total cost of \$42,341. The total increase for the change from Groundskeeper to Manager/Supervisor is \$43,276 which includes a wage increase to \$30 per hour from \$16.88 and adds a housing allowance of \$10,344 in the event this person resides at VCA.
- The budget line item for landscaping was reduced by \$90,000 (\$120,000 was in the budget for a landscaping RFP and first phase of landscape redesign), however, \$30,000 was left in the budget as a result of the higher level of landscape improvements and maintenance management to be provided by the management position created above.
- The net reduction to the VCA budget resulting from these changes is \$35,473.

RECOMMENDED TOWN COUNCIL ACTIONS:

- Conduct a public hearing and pass on second reading an ordinance of the Town levying property taxes for the year 2019 to be collected in 2020.
- Conduct a public hearing and pass on second reading an ordinance adopting the 2020 budget and revising the 2019 budget.
- Convene as the Board of Directors of the MVMD and:
 1. Pass a resolution adopting the 2020 Mountain Village Metro District Budget.
 2. Pass a resolution appropriating sums of money for 2020.
 3. Pass a resolution revising the 2019 Mountain Village Metro District Budget.
 4. Pass a resolution re-appropriating sums of money for 2019.
 5. Pass a resolution setting the Mountain Village Metro District mill levy for 2019 taxes to be collected in 2020.

ORDINANCE NO. 2019 - __

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE TOWN OF MOUNTAIN VILLAGE, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2020, AND ENDING ON THE LAST DAY OF DECEMBER, 2020, AND TO REVISE THE 2019 BUDGET APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED FOR THE TOWN OF MOUNTAIN VILLAGE, COLORADO.

RECITALS:

- A. In accordance with Section 8.1 b.) 2.) Of the Town Charter, the Mayor submitted the Town budget on September 19, 2019, for its consideration by Town Council.
- B. Upon due and proper notice, published or posted in accordance with the Town Charter, said proposed budget is open for inspection by the public in the office of the Town Clerk of the Town of Mountain Village. A public hearing will be held on December 12, 2019, and interested taxpayers are given the opportunity to file or register any objections to said proposed budget.
- C. Whatever increases may have been made in the 2019 budget expenditures, like increases were added to the revenues from existing fund balances so that the budget remains in balance, as required by law.
- D. The Town of Mountain Village, during the 2019 budget year, incurred certain extraordinary expenses not reasonably foreseeable at the time of the adoption of the 2019 budget.
- E. The Town of Mountain Village, desires to supplement the 2019 budget and appropriate sufficient funds to meet the resulting deficit.

NOW, THEREFORE, BE IT ORDAINED BY THE Town Council of the Town of Mountain Village, Colorado;

Section 1. That the budget as submitted, amended, summarized by fund below, hereby is approved and adopted as the budget of the Town of Mountain Village for the year 2020.

General Fund		Gondola Fund		Affordable Housing Dev't Fund	
Revenues	11,468,581	Revenues	5,121,299	Revenues	34,630
Current Operating Expenses	9,794,102	Current Operating Expenses	4,279,299	Current Operating Expenses	142,254
Capital Outlay	48,000	Capital Outlay	787,000	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	9,842,102	Total Fund Expenditures	5,066,299	Total Fund Expenditures	142,254
Other Sources (Uses)	(4,811,424)	Other Sources (Uses)	(55,000)	Other Sources (Uses)	(1,637,641)
Surplus / (Deficit)	(3,184,945)	Surplus / (Deficit)	-	Surplus / (Deficit)	(1,745,265)
Capital Projects Fund		Vehicle & Equipment Acquisition Fund		Mortgage Assistance Pool Fund	
Revenues	-	Revenues	-	Revenues	-
Current Operating Expenses	-	Current Operating Expenses	-	Current Operating Expenses	60,000
Capital Outlay	2,734,546	Capital Outlay	140,516	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	2,734,546	Total Fund Expenditures	140,516	Total Fund Expenditures	60,000
Other Sources (Uses)	2,734,546	Other Sources (Uses)	182,671	Other Sources (Uses)	60,000
Surplus / (Deficit)	-	Surplus / (Deficit)	42,155	Surplus / (Deficit)	-
Historical Museum Fund		Child Development Fund		Water & Sewer Fund	
Revenues	104,789	Revenues	584,563	Revenues	3,188,662
Current Operating Expenses	104,789	Current Operating Expenses	733,031	Current Operating Expenses	1,792,727
Capital Outlay	-	Capital Outlay	-	Capital Outlay	1,101,751
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	104,789	Total Fund Expenditures	733,031	Total Fund Expenditures	2,894,478
Other Sources (Uses)	-	Other Sources (Uses)	148,468	Other Sources (Uses)	(67,511)
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	226,672
Tourism Fund		Broadband Fund		TCC Fund	
Revenues	2,928,066	Revenues	2,080,778	Revenues	-
Current Operating Expenses	2,859,723	Current Operating Expenses	1,820,856	Current Operating Expenses	277,079
Capital Outlay	-	Capital Outlay	2,181,645	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	2,859,723	Total Fund Expenditures	4,002,501	Total Fund Expenditures	277,079
Other Sources (Uses)	(68,343)	Other Sources (Uses)	1,921,724	Other Sources (Uses)	277,079
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	-
TMV Housing Authority Fund (VCA)		Parking Services Fund			
Revenues	2,356,590	Revenues	468,118		
Current Operating Expenses	1,520,007	Current Operating Expenses	345,373		
Capital Outlay	14,684,000	Capital Outlay	79,800		
Debt Service	1,263,635	Debt Service	-		
Total Fund Expenditures	17,467,642	Total Fund Expenditures	425,173		
Other Sources (Uses)	15,111,052	Other Sources (Uses)	(33,620)		
Surplus / (Deficit)	-	Surplus / (Deficit)	9,324		

Section 2. That the budget as submitted, amended, summarized by fund below, hereby is approved and adopted as the budget of the Town of Mountain Village for the year 2019.

<u>General Fund</u>		<u>Gondola Fund</u>		<u>Affordable Housing Dev't Fund</u>	
Revenues	11,545,999	Revenues	5,422,814	Revenues	33,469
Current Operating Expenses	9,769,007	Current Operating Expenses	4,080,814	Current Operating Expenses	139,453
Capital Outlay	296,500	Capital Outlay	1,287,000	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	10,065,507	Total Fund Expenditures	5,367,814	Total Fund Expenditures	139,453
Other Sources (Uses)	(1,115,065)	Other Sources (Uses)	(55,000)	Other Sources (Uses)	376,576
Surplus / (Deficit)	365,427	Surplus / (Deficit)	-	Surplus / (Deficit)	270,592
<u>Capital Projects Fund</u>		<u>Vehicle & Equipment Acquisition Fund</u>		<u>Mortgage Assistance Pool Fund</u>	
Revenues	-	Revenues	-	Revenues	-
Current Operating Expenses	-	Current Operating Expenses	-	Current Operating Expenses	60,000
Capital Outlay	50,000	Capital Outlay	166,216	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	50,000	Total Fund Expenditures	166,216	Total Fund Expenditures	60,000
Other Sources (Uses)	17,970	Other Sources (Uses)	216,081	Other Sources (Uses)	54,489
Surplus / (Deficit)	(32,030)	Surplus / (Deficit)	49,865	Surplus / (Deficit)	(5,511)
<u>Historical Museum Fund</u>		<u>Child Development Fund</u>		<u>Water & Sewer Fund</u>	
Revenues	96,857	Revenues	556,073	Revenues	2,922,365
Current Operating Expenses	96,857	Current Operating Expenses	710,984	Current Operating Expenses	1,641,541
Capital Outlay	-	Capital Outlay	-	Capital Outlay	842,910
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	96,857	Total Fund Expenditures	710,984	Total Fund Expenditures	2,484,451
Other Sources (Uses)	-	Other Sources (Uses)	154,911	Other Sources (Uses)	(52,945)
Surplus / (Deficit)	-	Surplus / (Deficit)	-	Surplus / (Deficit)	384,969
<u>Tourism Fund</u>		<u>Broadband Fund</u>		<u>TCC Fund</u>	
Revenues	2,888,982	Revenues	2,076,591	Revenues	-
Current Operating Expenses	2,854,058	Current Operating Expenses	1,739,923	Current Operating Expenses	215,833
Capital Outlay	-	Capital Outlay	1,066,800	Capital Outlay	-
Debt Service	-	Debt Service	-	Debt Service	-
Total Fund Expenditures	2,854,058	Total Fund Expenditures	2,806,723	Total Fund Expenditures	215,833
Other Sources (Uses)	(34,924)	Other Sources (Uses)	479,274	Other Sources (Uses)	215,833
Surplus / (Deficit)	-	Surplus / (Deficit)	(250,858)	Surplus / (Deficit)	-
<u>TMV Housing Authority Fund (VCA)</u>		<u>Parking Services Fund</u>			
Revenues	2,386,958	Revenues	520,089		
Current Operating Expenses	1,602,731	Current Operating Expenses	434,894		
Capital Outlay	400,000	Capital Outlay	104,800		
Debt Service	784,777	Debt Service	-		
Total Fund Expenditures	2,787,508	Total Fund Expenditures	539,694		
Other Sources (Uses)	(60,827)	Other Sources (Uses)	(42,374)		
Surplus / (Deficit)	(461,377)	Surplus / (Deficit)	(61,979)		

Section 3. That the budgets hereby approved and adopted shall be signed by the Mayor and made a part of the public records of the Town of Mountain Village.

INTRODUCED ON FIRST READING BEFORE THE TOWN COUNCIL ON NOVEMBER 21, 2019.

ADOPTED BY THE TOWN COUNCIL ON SECOND READING AFTER PUBLIC HEARING, this 12th day of December, 2019.

This Ordinance shall be effective the 12th day of January 2020.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 12th day of December, 2019

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 November 21st, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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 _____, 2019 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 _____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Peter Duprey				
Natalie Binder				
Patrick Berry				
Jack Gilbride				
Marti Prohaska				

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 _____, 2019

Jackie Kennefick, Town Clerk

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Summary

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
<u>Revenues</u>											
Taxes	9,460,884	9,050,695	9,232,575	9,919,032	686,457	10,093,727	174,695	10,284,938	10,538,596	10,759,494	11,030,896
Licenses & Permits	566,818	353,865	337,708	411,010	73,302	339,828	(71,182)	339,828	339,828	339,828	339,828
Intergovernmental Proceeds	374,212	475,260	552,131	563,978	11,847	565,671	1,693	565,671	565,671	565,671	565,671
Charges for Services	487,190	388,660	317,771	323,457	5,686	250,458	(72,999)	250,458	250,458	250,458	250,458
Fines and Forfeits	10,359	61,398	7,841	12,241	4,400	11,841	(400)	11,841	11,841	11,841	11,841
Interest on Investments	32,522	156,638	45,000	200,000	155,000	100,000	(100,000)	100,000	100,000	100,000	100,000
Miscellaneous Revenues	245,763	65,618	79,118	72,843	(6,275)	63,618	(9,225)	63,618	63,618	63,618	63,618
Contributions	74,551	8,783	43,438	43,438	-	43,438	-	43,438	43,438	43,438	43,438
Total Revenues	11,252,298	10,560,919	10,615,582	11,545,999	930,417	11,468,581	(77,418)	11,659,792	11,913,450	12,134,348	12,405,750
<u>Operating Expenditures</u>											
Legislation & Council	96,623	84,204	88,253	89,253	1,000	90,077	824	90,348	90,485	90,625	90,768
Town Attorney	450,145	414,772	460,000	475,000	15,000	376,525	(98,475)	371,525	371,525	371,525	371,525
Town Manager	250,003	254,752	268,583	273,874	5,291	279,324	5,450	260,537	260,904	261,280	261,666
Town Clerk's Office	366,680	361,634	392,181	394,981	2,800	391,388	(3,593)	392,742	387,640	394,556	389,491
Finance	811,431	833,372	854,225	856,263	2,038	888,502	32,239	898,495	907,199	915,079	923,814
Information Technology	194,362	336,654	392,673	429,516	36,843	511,839	82,323	487,976	493,832	502,722	498,195
Human Resources	296,357	352,818	341,293	356,675	15,382	390,805	34,130	364,707	366,258	371,835	373,438
Communications and Business Development	241,594	426,419	597,953	596,673	(1,280)	397,300	(199,373)	395,323	397,248	397,860	398,486
Municipal Court	30,713	29,981	32,541	32,541	-	33,539	998	33,702	33,820	33,941	34,065
Police Department	779,607	828,532	978,923	971,859	(7,064)	1,021,462	49,603	1,018,010	1,013,493	1,016,746	1,020,092
Community Services	50,184	52,017	54,529	54,529	-	58,856	4,327	59,188	59,443	59,704	59,972
Community Grants and Contributions	106,000	122,850	120,350	125,350	5,000	139,717	14,367	150,000	150,000	150,000	150,000
Roads and Bridges	1,067,792	1,033,147	1,135,064	1,129,614	(5,450)	1,134,249	4,635	1,140,376	1,144,169	1,148,077	1,152,072
Vehicle Maintenance	579,205	423,267	444,492	465,143	20,651	459,870	(5,273)	461,624	463,231	464,920	466,609
Municipal Bus	195,188	217,479	266,181	272,681	6,500	277,932	5,251	280,595	283,144	285,759	288,443
Employee Shuttle	44,498	72,359	88,032	88,032	-	88,614	582	88,708	88,773	88,839	88,907
Parks & Recreation	513,115	536,834	562,537	542,841	(19,696)	573,576	30,735	536,621	520,187	523,293	526,438
Plaza Services	1,094,831	1,194,366	1,335,738	1,332,738	(3,000)	1,416,917	84,179	1,403,111	1,410,112	1,415,228	1,421,769
Public Refuse Removal	50,937	64,707	65,083	62,083	(3,000)	61,098	(985)	61,296	61,445	61,599	61,756
Building/Facility Maintenance	193,090	203,608	251,168	251,152	(16)	295,620	44,468	261,677	263,020	276,023	264,903
Building Division	296,639	322,544	495,767	466,614	(29,153)	362,544	(104,070)	363,852	364,715	367,097	366,499
Housing Division Office	18,998	19,630	20,706	20,706	-	21,439	734	21,535	21,591	21,649	21,707
Planning and Development Services	390,387	534,894	475,343	394,167	(81,176)	425,937	31,770	427,655	428,787	429,945	431,129

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Summary

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
Contingency	-	-	97,216	86,723	(10,493)	96,971	10,248	95,696	95,810	96,483	96,617
Total Operating Expenditures	8,118,379	8,720,839	9,818,830	9,769,007	(49,823)	9,794,102	25,095	9,665,299	9,676,832	9,744,785	9,758,363
<u>Capital Outlay</u>											
Capital Outlay Expense	940,709	181,646	622,000	296,500	(325,500)	48,000	(248,500)	675,000	300,000	300,000	300,000
Total Capital Outlay	940,709	181,646	622,000	296,500	(325,500)	48,000	(248,500)	675,000	300,000	300,000	300,000
<u>Other Source/Uses</u>											
Gain/Loss On Sale Of Assets	(7)	30,796	-	15,000	15,000	-	(15,000)	-	-	-	-
Transfer From Overhead Allocations	482,133	540,924	591,008	583,013	(7,995)	588,345	5,332	578,788	585,844	597,289	594,343
Transfer (To)/From Tourism Fund	37,942	44,344	33,681	34,924	1,243	68,343	33,419	69,076	69,822	70,583	71,358
Transfer (To)/From Parking Services	-	-	(58,490)	-	58,490	-	-	-	-	-	-
Transfer (To)/From Debt Service Fund	207,439	-	-	-	-	-	-	-	-	-	-
Transfer (To)/From DSF - Specific Ownership Taxes	149,712	29,307	32,000	32,000	-	32,000	-	32,000	32,000	32,000	32,000
Transfer (To)/From Capital Projects Fund	(266,071)	(11,248)	(75,000)	(17,970)	57,030	(2,246,546)	(2,228,576)	(300,000)	-	-	-
Transfer (To)/From Child Development Fund	(120,404)	(155,758)	(191,850)	(154,911)	36,939	(148,468)	6,443	(135,621)	(138,352)	(141,140)	(143,982)
Transfer (To)/From Broadband Fund	-	10,000	(1,377,588)	(648,805)	728,783	(2,098,973)	(1,450,168)	(72,583)	-	-	-
Transfer (To)/From Conference Center Fund	(199,089)	(202,543)	(262,033)	(215,833)	46,200	(277,079)	(61,246)	(245,455)	(244,208)	(220,163)	(214,585)
Transfer (To)/From AHDF (Sales Tax)	(474,477)	(493,047)	(505,159)	(547,107)	(41,949)	(567,814)	(20,707)	(590,504)	(614,102)	(638,644)	(664,168)
Transfer (To)/From AHDF (Housing Office)	18,998	19,630	20,706	20,706	-	21,439	734	21,535	21,591	21,649	21,707
Transfer (To)/From Vehicle Acquisition	(561,775)	(356,833)	(249,231)	(216,081)	33,150	(182,671)	33,410	(355,571)	(138,471)	(164,471)	(89,071)
Total Other Sources/Uses	(725,599)	(544,428)	(2,041,956)	(1,115,065)	926,891	(4,811,424)	(3,696,359)	(998,335)	(425,876)	(442,897)	(392,397)
Surplus (Deficit)	1,467,610	1,114,006	(1,867,204)	365,427	2,232,631	(3,184,945)	(3,550,372)	321,159	1,510,741	1,646,665	1,954,990
Beginning Fund Balance	9,446,313	10,913,923	10,243,321	12,027,929		12,393,355		9,208,411	9,529,569	11,040,310	12,686,976
Ending Fund Balance	10,913,923	12,027,929	8,376,117	12,393,355		9,208,411		9,529,569	11,040,310	12,686,976	14,641,965

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
General Fund Revenues	Tax - Property	3,899,219	3,876,064	3,813,194	3,813,194	-	4,125,468	312,274	4,125,468	4,166,723	4,166,723	4,208,390
General Fund Revenues	Tax-Property Delinquent	-	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Tax - Property - Abatements	(74,271)	(59,586)	63,098	63,098	-	13,023	(50,075)	-	-	-	-
General Fund Revenues	Tax - Specific Ownership	175,437	194,794	155,000	185,000	30,000	185,000	-	185,000	185,000	185,000	185,000
General Fund Revenues	Tax - Construction Use 1.5%	391,491	192,191	210,000	301,294	91,294	210,000	(91,294)	210,000	210,000	210,000	210,000
General Fund Revenues	Tax - Construction Use 3%	783,100	384,440	420,000	602,588	182,588	420,000	(182,588)	420,000	420,000	420,000	420,000
General Fund Revenues	Tax-Cigarette	9,671	10,385	9,400	9,400	-	9,400	-	9,400	9,400	9,400	9,400
General Fund Revenues	Tax - Property - Interest/Penalty	(465)	(2,548)	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
General Fund Revenues	Sales Taxes	4,262,780	4,429,008	4,546,883	4,909,458	362,575	5,105,836	196,378	5,310,070	5,522,473	5,743,371	5,973,106
General Fund Revenues	Sales Taxes - Interest	761	1,223	-	-	-	-	-	-	-	-	-
General Fund Revenues	Sales Taxes - Penalties	5,218	15,862	-	5,000	5,000	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Sales Taxes - Prior Period Remittances	7,942	8,861	-	15,000	15,000	5,000	(10,000)	5,000	5,000	5,000	5,000
Total Taxes		9,460,884	9,050,695	9,232,575	9,919,032	686,457	10,093,727	174,695	10,284,938	10,538,596	10,759,494	11,030,896
General Fund Revenues	License-Liquor	2,993	6,328	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
General Fund Revenues	License-Pet	195	255	128	128	-	128	-	128	128	128	128
General Fund Revenues	Permit-Construction	394,581	204,880	187,880	276,182	88,302	190,000	(86,182)	190,000	190,000	190,000	190,000
General Fund Revenues	External Energy Discount	(1,251)	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Renewable Energy Discount	(1,668)	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	HERS Energy Discount	(1,334)	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permit-Electrical-Mountain Village	8,167	6,040	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
General Fund Revenues	Permit-Electrical-Town of Telluride	72,590	52,292	50,000	50,000	-	50,000	-	50,000	50,000	50,000	50,000
General Fund Revenues	Permit-Plumbing-Mountain Village	7,908	11,165	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
General Fund Revenues	Permit-Plumbing-Town of Telluride	50,886	38,930	40,000	40,000	-	40,000	-	40,000	40,000	40,000	40,000
General Fund Revenues	Permit-Mechanical	2,132	6,766	200	200	-	200	-	200	200	200	200
General Fund Revenues	Construction Parking Fees	30,095	27,000	30,000	15,000	(15,000)	30,000	15,000	30,000	30,000	30,000	30,000
General Fund Revenues	Construction Parking Late Pay Fees	50	64	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permit & Other Licenses	1,275	25	-	-	-	-	-	-	-	-	-
General Fund Revenues	Permits-Excavation	200	120	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Total Permits & License		566,818	353,865	337,708	411,010	73,302	339,828	(71,182)	339,828	339,828	339,828	339,828
General Fund Revenues	Conservation Trust Funds	13,666	14,216	13,402	13,402	-	13,402	-	13,402	13,402	13,402	13,402
General Fund Revenues	Mineral Lease Revenue	3,098	1,170	1,170	640	(530)	640	-	640	640	640	640
General Fund Revenues	Severance Tax Revenues	8,165	12,724	12,724	25,084	12,360	25,084	-	25,084	25,084	25,084	25,084
General Fund Revenues	County Road & Bridge Taxes	279,353	275,292	275,450	275,450	-	275,450	-	275,450	275,450	275,450	275,450
General Fund Revenues	Motor Vehicle Registration	5,510	5,799	4,900	4,900	-	4,900	-	4,900	4,900	4,900	4,900
General Fund Revenues	Highway User Tax Funds	64,421	80,205	62,415	62,432	17	64,125	1,693	64,125	64,125	64,125	64,125
General Fund Revenues	Smart Contribution	-	85,853	182,070	182,070	-	182,070	-	182,070	182,070	182,070	182,070
Total Intergovernmental Revenues		374,212	475,260	552,131	563,978	11,847	565,671	1,693	565,671	565,671	565,671	565,671
General Fund Revenues	Fee-2% Collection - Material Tax	5,699	2,839	2,708	2,708	-	2,708	-	2,708	2,708	2,708	2,708
General Fund Revenues	Fee-Plan Review	256,027	133,744	122,122	178,747	56,625	122,122	(56,625)	122,122	122,122	122,122	122,122
General Fund Revenues	Fee-Planning Dev Review	60,625	61,060	44,000	44,000	-	44,000	-	44,000	44,000	44,000	44,000

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
General Fund Revenues	Fee- Recording	33	118	350	350	-	350	-	350	350	350	350
General Fund Revenues	Fee-Plan/Zone/Plat	1,000	375	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
General Fund Revenues	Fees-Miscellaneous P&Z	41	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Fee-MVHA Qualification Fee	6,570	2,120	4,600	4,600	-	4,600	-	4,600	4,600	4,600	4,600
General Fund Revenues	Fee - Energy Mitigation	-	71,936	67,313	16,374	(50,939)	-	(16,374)	-	-	-	-
General Fund Revenues	Black Hills Gas Franchise Fee	24,698	46,043	39,678	39,678	-	39,678	-	39,678	39,678	39,678	39,678
General Fund Revenues	Road Impact Fees	130,819	70,125	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
General Fund Revenues	Road Cut Fees	-	300	-	-	-	-	-	-	-	-	-
General Fund Revenues	Equipment Rental	1,678	-	-	-	-	-	-	-	-	-	-
Total Charges for Services		487,190	388,660	317,771	323,457	5,686	250,458	(72,999)	250,458	250,458	250,458	250,458
General Fund Revenues	Fines-Traffic	7,948	5,815	1,000	5,000	4,000	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Fines-False Alarms	-	-	276	276	-	276	-	276	276	276	276
General Fund Revenues	Fines-Criminal	2,077	3,500	1,764	1,764	-	1,764	-	1,764	1,764	1,764	1,764
General Fund Revenues	Fines-Plaza Use	-	-	-	400	400	-	(400)	-	-	-	-
General Fund Revenues	Fines-Miscellaneous/PD	600	134	4,250	4,250	-	4,250	-	4,250	4,250	4,250	4,250
General Fund Revenues	Fines-Miscellaneous Building	(266)	51,950	551	551	-	551	-	551	551	551	551
Total Fines & Forfeits		10,359	61,398	7,841	12,241	4,400	11,841	(400)	11,841	11,841	11,841	11,841
General Fund Revenues	Interest On Investments	52,134	149,980	45,000	200,000	155,000	100,000	(100,000)	100,000	100,000	100,000	100,000
General Fund Revenues	Gain/Loss On Investments	(19,612)	6,658	-	-	-	-	-	-	-	-	-
Total Interest on Investments		32,522	156,638	45,000	200,000	155,000	100,000	(100,000)	100,000	100,000	100,000	100,000
General Fund Revenues	Grant Revenue Police	2,840	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Grant Revenue-Miscellaneous	8,152	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	HR Housing - Revenue	-	10,500	3,350	3,350	-	3,350	-	3,350	3,350	3,350	3,350
General Fund Revenues	Miscellaneous Revenue - Plaza Services	600	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Miscellaneous Revenue - Shop	-	-	500	500	-	500	-	500	500	500	500
General Fund Revenues	Miscellaneous Revenue - Marketing	225	-	475	475	-	475	-	475	475	475	475
General Fund Revenues	Miscellaneous Revenue - Police	1,840	2,999	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Miscellaneous Revenue - Municipal Bus	-	-	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
General Fund Revenues	Miscellaneous Revenue - Building	8,487	1,595	750	750	-	750	-	750	750	750	750
General Fund Revenues	IBC Book Revenue - Building	-	4	-	-	-	-	-	-	-	-	-
General Fund Revenues	Miscellaneous Revenue - Finance	1,853	1,171	14,500	2,500	(12,000)	2,500	-	2,500	2,500	2,500	2,500
General Fund Revenues	Miscellaneous Revenue - Finance Admin Fees	64	182	-	-	-	-	-	-	-	-	-
General Fund Revenues	Munirevs Credit Card Fees	1,895	1,873	500	2,000	1,500	2,000	-	2,000	2,000	2,000	2,000
General Fund Revenues	Permitting Credit Card Fees	749	1,078	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
General Fund Revenues	Miscellaneous Revenue -Clerk	2,776	1,145	200	200	-	200	-	200	200	200	200
General Fund Revenues	Miscellaneous Revenue - General	9,819	2,071	1,100	1,100	-	1,100	-	1,100	1,100	1,100	1,100
General Fund Revenues	Maintenance Shop Lease	13	11	12	12	-	12	-	12	12	12	12
General Fund Revenues	Van Rider Revenue	27,879	28,015	29,654	29,654	-	29,654	-	29,654	29,654	29,654	29,654
General Fund Revenues	Insurance Claim Proceeds	149,778	-	-	9,225	9,225	-	(9,225)	-	-	-	-
General Fund Revenues	Transfer Station Lease	1,300	1,100	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

General Fund Revenues

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
General Fund Revenues	David Reed Lease	(1,398)	(1,398)	(1,398)	(1,398)	-	(1,398)	-	(1,398)	(1,398)	(1,398)	(1,398)
General Fund Revenues	Ice Rink Revenues	1,710	2,496	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
General Fund Revenues	Vending Cart/Plaza Use Rents	23,255	6,240	12,500	7,500	(5,000)	7,500	-	7,500	7,500	7,500	7,500
General Fund Revenues	Vending/Plaza Application Fees	3,927	4,670	5,775	5,775	-	5,775	-	5,775	5,775	5,775	5,775
General Fund Revenues	Farm to Community Application Fees/Donations	-	1,867	-	-	-	-	-	-	-	-	-
Total Miscellaneous Revenues		245,763	65,618	79,118	72,843	(6,275)	63,618	(9,225)	63,618	63,618	63,618	63,618
General Fund Revenues	Contributions - TMVOA	-	-	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
General Fund Revenues	Contribution-See Forever	60,000	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Contributions-TMVOA Employee Shuttle	2,858	8,783	13,438	13,438	-	13,438	-	13,438	13,438	13,438	13,438
General Fund Revenues	Green Gondola Receipts	740	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Energy Rebates	10,952	-	-	-	-	-	-	-	-	-	-
General Fund Revenues	Environmental Services Contribution	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Total Contributions		74,551	8,783	43,438	43,438	-	43,438	-	43,438	43,438	43,438	43,438
Total General Fund Revenues		11,252,298	10,560,919	10,615,582	11,545,999	930,417	11,468,581	(77,418)	11,659,792	11,913,450	12,134,348	12,405,750

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Town Council

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Town Council	Board Compensation (1)	43,116	51,767	53,859	53,859	-	55,069	1,210	55,069	55,069	55,069	55,069
Town Council	PERA & Payroll Taxes	6,639	8,092	8,283	8,283	-	8,489	206	8,627	8,627	8,627	8,627
Town Council	Workers Compensation	119	116	153	153	-	161	8	169	177	186	195
Town Council	Other Benefits	6,265	6,300	6,300	6,300	-	6,300	-	6,426	6,555	6,686	6,819
Town Council	Consultant Services	27,000	-	-	-	-	-	-	-	-	-	-
Town Council	Communications (2)	870	701	500	1,350	850	750	(600)	750	750	750	750
Town Council	Dues and Fees	-	1,099	-	-	-	-	-	-	-	-	-
Town Council	Travel, Education & Training	1,823	3,226	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Town Council	General Supplies & Materials	1,946	244	600	750	150	750	-	750	750	750	750
Town Council	Business Meals-Town Council	8,300	12,399	9,850	9,850	-	9,850	-	9,850	9,850	9,850	9,850
Town Council	Special Occasion	546	259	1,208	1,208	-	1,208	-	1,208	1,208	1,208	1,208
Total		96,623	84,204	88,253	89,253	1,000	90,077	824	90,348	90,485	90,625	90,768

(1) A portion of board compensation is for utility reimbursements which are increasing.

(2) Mayor's cell phone purchase 650 in 2019 plus 55/month for 700/year

Legal

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Legal	Outside Counsel - General	497	301	30,000	10,000	(20,000)	25,000	15,000	25,000	25,000	25,000	25,000
Legal	Outside Counsel - Litigation	51,333	13,277	-	15,000	15,000	-	(15,000)	-	-	-	-
Legal	Outside Counsel - Extraordinary	-	5,000	-	-	-	-	-	-	-	-	-
Legal	Legal - Extraordinary	54,022	19,318	25,000	35,000	10,000	30,000	(5,000)	25,000	25,000	25,000	25,000
Legal	Legal - Litigation	93,548	40,507	30,000	40,000	10,000	30,000	(10,000)	30,000	30,000	30,000	30,000
Legal	Legal - General (3)	250,746	336,343	375,000	375,000	-	291,525	(83,475)	291,525	291,525	291,525	291,525
Legal	Out Of Pocket Expense	-	26	-	-	-	-	-	-	-	-	-
Total		450,145	414,772	460,000	475,000	15,000	376,525	(98,475)	371,525	371,525	371,525	371,525

(3) The actual contractual amount for General Legal for the 2020 year is a not to exceed amount of \$393,750. The budgeted amount represents an average of the past 5 years of actual General Legal expenses not the maximum contractual obligation.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Town Manager

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Town Manager	Salaries & Wages	155,159	160,867	165,387	167,070	1,683	171,246	4,176	171,246	171,246	171,246	171,246
Town Manager	Group Insurance	13,113	12,437	12,500	12,500	-	13,500	1,000	13,770	14,045	14,326	14,613
Town Manager	PERA & Payroll Taxes	23,973	24,991	25,437	25,695	258	26,766	1,071	27,194	27,194	27,194	27,194
Town Manager	PERA 401K	13,946	14,461	14,886	15,036	150	15,412	376	15,840	15,840	15,840	15,840
Town Manager	Workers Compensation	1,917	323	1,323	1,323	-	1,389	66	1,459	1,532	1,608	1,689
Town Manager	Other Employee Benefits	875	200	900	900	-	900	-	918	936	955	974
Town Manager	Outside Counsel - Litigation	-	-	-	4,100	4,100	-	(4,100)	-	-	-	-
Town Manager	Grant Lobbying Fees	18,000	18,000	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Town Manager	Professional Services (1)	11,895	13,639	17,750	17,750	-	20,000	2,250	-	-	-	-
Town Manager	Consulting Service	-	-	500	500	-	500	-	500	500	500	500
Town Manager	Communications	1,045	1,234	1,300	1,300	-	1,300	-	1,300	1,300	1,300	1,300
Town Manager	Dues & Fees (2)	8,818	7,622	8,000	8,000	-	8,710	710	8,710	8,710	8,710	8,710
Town Manager	Travel, Education & Training	475	-	1,500	500	(1,000)	500	-	500	500	500	500
Town Manager	General Supplies & Materials	349	311	500	500	-	500	-	500	500	500	500
Town Manager	Business Meals	387	604	500	600	100	500	(100)	500	500	500	500
Town Manager	Employee Appreciation	50	62	100	100	-	100	-	100	100	100	100
Total		250,003	254,752	268,583	273,874	5,291	279,324	5,450	260,537	260,904	261,280	261,666

(1) Gondola Long Term Plan Studies (TMVOA, TSG, SMC, TOT all participating equally)

(2) Colorado Municipal League \$5,855 and Colorado Association of Ski Towns \$2,426

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Town Clerk

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Town Clerk's Office	Salaries & Wages	191,622	191,634	196,254	196,254	-	189,516	(6,738)	189,516	189,516	189,516	189,516
Town Clerk's Office	Group Insurance	39,340	37,310	37,500	37,500	-	40,500	3,000	41,310	42,136	42,979	43,839
Town Clerk's Office	Dependent Health Reimbursement	(3,818)	(3,617)	(3,378)	(3,378)	-	(3,378)	-	(3,378)	(3,378)	(3,378)	(3,378)
Town Clerk's Office	PERA & Payroll Taxes	28,922	29,078	30,184	30,184	-	29,621	(563)	30,095	30,095	30,095	30,095
Town Clerk's Office	PERA 401K	4,920	5,627	5,888	5,888	-	7,581	1,693	7,581	7,581	7,581	7,581
Town Clerk's Office	Workers Compensation	191	186	303	303	-	318	15	334	351	368	387
Town Clerk's Office	Other Employee Benefits	2,685	600	2,700	2,700	-	2,700	-	2,754	2,809	2,865	2,923
Town Clerk's Office	Consultant Services	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Town Clerk's Office	Janitorial/Trash Removal (1)	18,716	18,270	20,200	23,000	2,800	22,000	(1,000)	22,000	22,000	22,000	22,000
Town Clerk's Office	Security Monitoring - Town Hall	465	372	395	395	-	395	-	395	395	395	395
Town Clerk's Office	Repairs & Maintenance-Equipment	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Town Clerk's Office	Rental- Equipment	8,218	7,660	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Town Clerk's Office	Communications	16,823	17,565	16,100	16,100	-	16,100	-	16,100	16,100	16,100	16,100
Town Clerk's Office	Election Expenses	4,841	-	6,000	6,000	-	-	(6,000)	6,000	-	6,000	-
Town Clerk's Office	Public Noticing	117	123	750	750	-	750	-	750	750	750	750
Town Clerk's Office	Recording Fees	-	-	100	100	-	100	-	100	100	100	100
Town Clerk's Office	Dues & Fees	472	665	600	600	-	600	-	600	600	600	600
Town Clerk's Office	Travel, Education & Training (2)	2,719	3,158	5,500	5,500	-	11,500	6,000	5,500	5,500	5,500	5,500
Town Clerk's Office	Digitizing Documentation	-	-	-	1,500	1,500	1,500	-	1,500	1,500	1,500	1,500
Town Clerk's Office	Postage & Freight	1,802	1,920	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Town Clerk's Office	General Supplies & Material	3,561	5,055	6,500	5,000	(1,500)	5,000	-	5,000	5,000	5,000	5,000
Town Clerk's Office	Business Meals	124	652	850	850	-	850	-	850	850	850	850
Town Clerk's Office	Employee Appreciation	331	274	300	300	-	300	-	300	300	300	300
Town Clerk's Office	Utilities - Natural Gas	6,216	5,752	6,615	6,615	-	6,615	-	6,615	6,615	6,615	6,615
Town Clerk's Office	Utilities - Electricity	14,251	14,718	17,174	17,174	-	17,174	-	17,174	17,174	17,174	17,174
Town Clerk's Office	Utilities - Water/Sewer	7,068	7,537	7,551	7,551	-	7,551	-	7,551	7,551	7,551	7,551
Town Clerk's Office	Internet Service	17,095	17,095	17,095	17,095	-	17,095	-	17,095	17,095	17,095	17,095
Total		366,680	361,634	392,181	394,981	2,800	391,388	(3,593)	392,742	387,640	394,556	389,491

(1) 1450 for December 2018 was paid in January and inadvertently charged to 2019 rather than 2018. Additionally, paper supplies had a sharp increase in 2019

(2) Increase in 2020 for database training.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Finance

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Finance	Salaries & Wages (13)	404,078	419,233	422,493	422,493	-	429,524	7,031	429,524	429,524	429,524	429,524
Finance	Group Insurance	78,681	71,516	75,000	75,000	-	81,000	6,000	82,620	84,272	85,958	87,677
Finance	Dependent Health Reimbursement	(1,444)	(1,447)	(3,600)	(2,100)	1,500	(2,100)	-	(2,100)	(2,100)	(2,100)	(2,100)
Finance	PERA & Payroll Taxes	62,475	65,188	64,979	64,979	-	67,135	2,156	68,208	68,208	68,208	68,208
Finance	PERA 401K	27,454	25,217	28,307	28,307	-	32,153	3,846	32,153	32,153	32,153	32,153
Finance	Workers Compensation	328	372	729	381	(348)	400	19	420	441	463	486
Finance	Other Employee Benefits	5,250	1,200	5,400	5,400	-	5,400	-	5,508	5,618	5,731	5,845
Finance	Bad Debt Expense (9)	-	13,463	-	-	-	-	-	-	-	-	-
Finance	Professional Consulting (1)	14,486	12,000	13,000	14,625	1,625	14,000	(625)	15,000	16,000	17,000	18,000
Finance	County Treasurer Collect Fee 2% (10)	82,334	82,113	86,705	86,705	-	89,390	2,685	89,122	89,972	89,972	90,830
Finance	Auditing Fees (2)	25,435	30,035	31,000	31,000	-	31,000	-	33,000	35,000	37,000	39,000
Finance	Insurance (3)	99,918	102,660	110,000	112,500	2,500	124,000	11,500	127,000	130,000	133,000	136,000
Finance	Public Noticing (11)	-	-	500	-	(500)	-	-	-	-	-	-
Finance	Dues & Fees (4)	165	194	2,000	200	(1,800)	300	100	300	350	400	400
Finance	Travel, Education & Training (5)	1,652	1,052	2,500	2,500	-	2,500	-	3,500	3,500	3,500	3,500
Finance	Postage & Freight (12)	3,000	2,430	4,200	3,500	(700)	3,000	(500)	3,000	3,000	3,000	3,000
Finance	Bank Fees (6)	135	119	3,000	1,000	(2,000)	1,000	-	1,000	1,000	1,000	1,000
Finance	Bank Fees - Credit Card Fees	417	686	612	600	(12)	600	-	630	640	650	660
Finance	MUNIREvs Online Payment Fees (7)	4,098	3,788	4,100	5,673	1,573	5,700	27	5,710	5,720	5,720	5,730
Finance	General Supplies & Material	2,765	2,898	2,600	2,900	300	2,900	-	3,300	3,300	3,300	3,300
Finance	Business Meals	-	55	-	-	-	-	-	-	-	-	-
Finance	Employee Appreciation (8)	205	600	600	600	-	600	-	600	600	600	600
Finance	Books & Periodicals	-	-	100	-	(100)	-	-	-	-	-	-
Total		811,431	833,372	854,225	856,263	2,038	888,502	32,239	898,495	907,199	915,079	923,814

- (1) MUNIREvs and Lodgingrevs monthly fee and additional \$1,625 for Business License modification for Housing data collection
- (2) A portion of the annual audit fees allocated to general government.
- (3) Annual premiums for General Fund Property, casualty and cyber crime Insurance including an allowance for a 2020 CIRSA Membership contribution increase.
- (4) Colorado and National Accounting Association Memberships
- (5) Two new staff members requiring training.
- (6) Bank charges by transaction fee analysis
- (7) Utilization of on line payment system growing.
- (8) \$100 per employee allowance directed by Town Council in 2018 for 2019.
- (9) No bad debt is anticipated for write off this year.
- (10) The County Treasurer collects a fee from Mountain Village property taxes.
- (11) There is no longer public noticing being prepared for finance department specific needs. All noticing done by the Town Clerks office.
- (12) For mailing of miscellaneous billings and AP check remittances.
- (13) Six full time employees in Finance.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Information Technology

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Information Technology - GF	Salaries & Wages (12)	-	-	120,000	97,000	(23,000)	140,368	43,368	140,368	140,368	140,368	140,368
Information Technology - GF	Group Insurance	-	-	12,500	8,189	(4,311)	10,344	2,155	10,344	10,344	10,344	10,344
Information Technology - GF	Dependent Health Reimbursement	-	-	-	8,400	8,400	13,500	5,100	13,770	14,045	14,326	14,613
Information Technology - GF	PERA & Payroll Taxes	-	-	18,456	14,200	(4,256)	21,939	7,739	22,290	22,290	22,290	22,290
Information Technology - GF	PERA 401K	-	-	1,200	1,200	-	3,053	1,853	4,457	5,861	7,264	8,668
Information Technology - GF	Workers Compensation	-	-	1,000	1,000	-	1,050	50	1,103	1,158	1,216	1,276
Information Technology - GF	Other Employee Benefits	-	200	900	900	-	900	-	918	936	955	974
Information Technology - GF	Vehicle Repair & Maintenance	-	-	-	500	500	500	-	500	500	500	500
Information Technology - GF	Phone Maintenance (13)	929	2,954	1,500	1,500	-	7,500	6,000	7,500	1,500	1,500	1,500
Information Technology - GF	Communications	-	-	1,300	1,300	-	1,300	-	1,300	1,300	1,300	1,300
Information Technology - GF	Travel, Education & Training (1)	-	-	3,500	5,500	2,000	5,500	-	5,500	5,500	5,500	5,500
Information Technology - GF	General Supplies & Materials	-	-	-	500	500	500	-	500	500	500	500
Information Technology - GF	Software Support- Contract	47,336	69,552	50,000	50,000	-	40,000	(10,000)	40,000	40,000	40,000	40,000
Information Technology - GF	Software Support - Other (2)	7,121	1,489	3,000	4,500	1,500	5,400	900	5,400	5,400	5,400	5,400
Information Technology - GF	General Hardware Replacement (3)	10,302	42,954	20,000	28,500	8,500	20,000	(8,500)	20,000	20,000	20,000	20,000
Information Technology - GF	Server Replacement (4)	-	-	-	7,800	7,800	9,200	1,400	1,500	1,500	9,200	9,200
Information Technology - GF	Cyber Security (5)	-	-	-	32,750	32,750	38,990	6,240	38,990	38,990	38,990	38,990
Information Technology - GF	Microsoft Office Licenses (10)	15,848	19,005	23,000	23,000	-	23,000	-	23,000	23,000	23,000	23,000
Information Technology - GF	Hosted E-Mail Services (11)	529	99	1,050	3,988	2,938	3,988	-	3,988	3,988	3,988	3,988
Information Technology - GF	Accounting SW Annual Support Maintenance	31,017	30,693	35,168	32,000	(3,168)	33,600	1,600	35,280	37,044	38,896	40,841
Information Technology - GF	Accounting SW Customization/Options	-	2,250	-	-	-	-	-	-	-	-	-
Information Technology - GF	All Data - Vehicle Maintenance	1,500	1,500	1,515	1,515	-	1,515	-	1,515	1,515	1,515	1,515
Information Technology - GF	Live Streaming Software	-	-	6,000	-	(6,000)	-	-	-	-	-	-
Information Technology - GF	PDF SW Upgrades/Licenses	1,079	2,883	3,600	6,640	3,040	9,740	3,100	9,740	9,740	9,740	9,740
Information Technology - GF	Firewall (6)	6,797	2,212	2,700	2,700	-	11,900	9,200	-	-	9,700	-
Information Technology - GF	CAD Auto Desk Support	1,420	1,478	1,428	1,428	-	1,428	-	1,428	1,428	1,428	1,428
Information Technology - GF	Trimble Pathfinder Software	1,995	-	-	-	-	-	-	-	-	-	-
Information Technology - GF	Web Site Blocker (7)	2,847	-	2,800	2,800	-	-	(2,800)	-	-	-	-
Information Technology - GF	Server Support Fees	2,140	-	-	-	-	1,500	1,500	1,500	1,500	1,500	1,500
Information Technology - GF	Spam Filter (8)	1,620	1,530	2,430	2,430	-	2,430	-	2,552	2,552	2,552	2,552
Information Technology - GF	CRM Software (9)	499	1,146	3,100	-	(3,100)	-	-	-	-	-	-
Information Technology - GF	Database Administrator	-	-	-	-	-	3,000	3,000	1,500	1,500	1,500	1,500
Information Technology - GF	RMS Software Support - Police	11,005	11,445	12,315	12,315	-	12,568	253	12,819	13,076	13,337	13,604
Information Technology - GF	Legal SW Support	1,884	1,099	2,184	2,184	-	2,184	-	2,184	2,184	2,184	2,184
Information Technology - GF	Cyber Security - Audit Fees	-	27,315	-	-	-	8,000	8,000	-	-	-	-
Information Technology - GF	Cyber Security - Study	-	3,375	-	-	-	-	-	-	-	-	-
Information Technology - GF	AV Room Upgrade	10,000	34,299	-	-	-	-	-	-	-	-	-
Information Technology - GF	Montrose Interconnect - Police	4,111	3,000	4,112	4,112	-	4,112	-	4,112	4,112	4,112	4,112
Information Technology - GF	VPI Software Support - Police	333	1,895	1,895	1,895	-	1,961	66	2,020	2,023	2,026	2,029
Information Technology - GF	Building Permit Support Fees	7,650	7,650	7,650	7,650	-	7,650	-	7,650	7,650	7,650	7,650
Information Technology - GF	Printer Maintenance	865	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Information Technology - GF	Document Management	-	10,868	500	500	-	500	-	500	500	500	500
Information Technology - GF	ARC Map Subscription	-	-	-	8,250	8,250	8,250	-	8,250	8,250	8,250	8,250
Information Technology - GF	E-Recycle	-	-	-	2,500	2,500	2,500	-	2,500	2,500	2,500	2,500
Information Technology - GF	Fingerprint SW Support - Police	-	-	-	-	-	1,140	1,140	1,163	1,186	1,188	1,212
Information Technology - GF	Muni Metrix License	1,495	1,495	1,495	1,495	-	1,495	-	1,495	1,495	1,495	1,495

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Information Technology

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Information Technology - GF	Notification Services	-	-	-	2,000	2,000	2,000	-	2,000	2,000	2,000	2,000
Information Technology - GF	Online Back Up Support Fee	6,083	6,503	6,500	6,500	-	6,500	-	6,500	13,500	-	-
Information Technology - GF	Opengov	-	29,083	17,000	17,000	-	17,000	-	17,000	17,000	17,000	17,000
Information Technology - GF	Munirevs Support Fees	17,676	18,383	19,175	19,175	-	20,134	959	21,140	22,197	23,307	24,473
Information Technology - GF	Technical Miscellaneous	281	300	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200
Total		194,362	336,654	392,673	429,516	36,843	511,839	82,323	487,976	493,832	502,722	498,195

- (1) Staff Training and Conferences
- (2) Needed 3rd party software
- (3) Laptop, workstations, printers, monitors, batteries, switches, cameras
- (4) Server equipment and head-end equipment
- (5) Managed security and cloud logging systems
- (6) Firewall Service renewal
- (7) Managed Security should cover this
- (8) Cyber Security Email protection
- (9) No longer using
- (10) Office 365 cloud
- (11) Cloud archive server
- (12) Allocated current cable technicians into IT at 10% and a summer intern at \$5,500
- (13) In 2020 and 2021 we are upgrading the phone system at Town Hall and the Municipal Offices. Moved from Town Clerk budget.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Human Resources

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Human Resources	Salaries & Wages	134,658	146,084	147,933	147,933	-	150,772	2,839	150,772	150,772	150,772	150,772
Human Resources	Group Insurance	26,227	24,873	25,000	25,000	-	27,000	2,000	27,540	28,091	28,653	29,226
Human Resources	Dependent Health Reimbursement	(2,166)	(2,170)	(2,160)	(2,160)	-	(2,160)	-	(2,160)	(2,160)	(2,160)	(2,160)
Human Resources	PERA & Payroll Taxes	20,453	22,330	22,753	22,753	-	23,566	813	23,943	23,943	23,943	23,943
Human Resources	PERA 401K	8,645	10,386	9,469	9,469	-	6,542	(2,927)	6,829	7,117	7,405	7,693
Human Resources	Workers Compensation	109	124	245	245	-	257	12	270	284	298	313
Human Resources	Other Employee Benefits	(1,130)	(1,068)	1,800	1,800	-	1,800	-	1,836	1,873	1,910	1,948
Human Resources	Employee Assistance Program	2,604	1,384	3,485	3,485	-	3,485	-	3,485	3,485	3,485	3,485
Human Resources	Life Insurance	26,462	30,855	27,203	31,503	4,300	32,448	945	33,097	33,759	34,434	35,123
Human Resources	Agency Compliance	4,547	2,701	4,300	4,300	-	4,300	-	4,300	4,300	4,300	4,300
Human Resources	Employee Hotline	-	-	-	5,000	5,000	5,000	-	5,000	5,000	5,000	5,000
Human Resources	Safety Programs	4,041	7,620	5,252	5,252	-	6,000	748	6,000	6,000	6,000	6,000
Human Resources	Employee Functions	9,649	14,000	15,400	15,400	-	15,000	(400)	17,000	17,000	21,000	21,000
Human Resources	HR Payroll Software	37,944	43,488	40,000	48,000	8,000	48,000	-	48,000	48,000	48,000	48,000
Human Resources	Consultant Services (1)	107	-	-	-	-	30,000	30,000	-	-	-	-
Human Resources	HR Housing - Expense	1,932	2,825	3,350	3,350	-	3,350	-	3,350	3,350	3,350	3,350
Human Resources	Communications	1,180	1,398	1,335	1,335	-	1,335	-	1,335	1,335	1,335	1,335
Human Resources	Recruiting	10,105	26,443	16,000	20,000	4,000	20,000	-	20,000	20,000	20,000	20,000
Human Resources	Dues & Fees	5,634	6,277	6,300	6,382	82	6,382	-	6,382	6,382	6,382	6,382
Human Resources	Travel, Education & Training	3,423	13,364	11,000	5,000	(6,000)	5,000	-	5,000	5,000	5,000	5,000
Human Resources	Postage & Freight	245	154	204	204	-	204	-	204	204	204	204
Human Resources	General Supplies & Materials	1,196	1,025	1,224	1,224	-	1,224	-	1,224	1,224	1,224	1,224
Human Resources	Employee Appreciation	100	165	200	200	-	200	-	200	200	200	200
Human Resources	Business Meals	-	74	-	-	-	100	100	100	100	100	100
Human Resources	Special Occasion Expense	391	485	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Human Resources	Books & Periodicals	-	-	-	-	-	-	-	-	-	-	-
Total		296,357	352,818	341,293	356,675	15,382	390,805	34,130	364,707	366,258	371,835	373,438

(1) 2020 - Consulting fees for the Personnel Development Committee

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Communications & Business Development

Worksheet	Account Name	Actuals		2019		2019		2020		2020		2021 Long	2022 Long	2023 Long	2024 Long
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection			
Communications & Business Development	Salaries & Wages	78,391	139,368	196,915	196,915	-	135,515	(61,400)	132,503	132,503	132,503	132,503			
Communications & Business Development	Group Insurance	10,946	23,833	37,500	37,500	-	27,000	(10,500)	27,540	28,091	28,653	29,226			
Communications & Business Development	Dependent Health Reimbursement	-	(529)	(720)	(2,000)	(1,280)	(2,000)	-	(2,000)	(2,000)	(2,000)	(2,000)			
Communications & Business Development	PERA & Payroll Taxes	12,150	21,464	30,286	30,286	-	21,181	(9,105)	21,041	21,041	21,041	21,041			
Communications & Business Development	PERA 401K	1,555	2,826	7,877	7,877	-	3,388	(4,489)	3,975	5,300	5,300	5,300			
Communications & Business Development	Workers Compensation	118	124	185	185	-	194	9	204	214	225	236			
Communications & Business Development	Other Employee Benefits	1,750	600	2,700	2,700	-	1,900	(800)	1,938	1,977	2,016	2,057			
Communications & Business Development	Consultant Services	13,775	8,882	16,000	16,000	-	5,000	(11,000)	5,000	5,000	5,000	5,000			
Communications & Business Development	Green Team Compost	-	1,199	25,000	25,000	-	20,000	(5,000)	20,000	20,000	20,000	20,000			
Communications & Business Development	Green Team Green House Gas (1)	-	12,000	17,135	17,135	-	19,000	1,865	19,000	19,000	19,000	19,002			
Communications & Business Development	Green Team Communications/Education	-	-	10,000	10,000	-	7,570	(2,430)	7,570	7,570	7,570	7,570			
Communications & Business Development	Green Team MV Clean Up (2)	-	-	1,400	1,400	-	1,400	-	1,400	1,400	1,400	1,400			
Communications & Business Development	Green Team Bike to Work (3)	-	-	30	30	-	30	-	30	30	30	30			
Communications & Business Development	Green Team Green Lights (4)	-	1,314	5,000	5,000	-	-	(5,000)	-	-	-	-			
Communications & Business Development	Green Team Dues & Fees	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000			
Communications & Business Development	Farm to Community Initiative (5)	-	23,245	30,000	30,000	-	40,000	10,000	40,000	40,000	40,000	40,000			
Communications & Business Development	Facility Rent (6)	-	300	3,600	3,600	-	-	(3,600)	-	-	-	-			
Communications & Business Development	Dues & Fees	2,700	1,591	2,195	2,195	-	2,000	(195)	2,000	2,000	2,000	2,000			
Communications & Business Development	Travel, Education & Training	2,094	6,645	8,000	8,000	-	3,000	(5,000)	3,000	3,000	3,000	3,000			
Communications & Business Development	Live Video Streaming	14,110	15,741	18,000	18,000	-	15,000	(3,000)	15,000	15,000	15,000	15,000			
Communications & Business Development	Marketing-Business Development	28,714	60,471	65,000	59,000	(6,000)	27,000	(32,000)	27,000	27,000	27,000	27,000			
Communications & Business Development	Marketing-Software	-	495	-	6,000	6,000	5,000	(1,000)	5,000	5,000	5,000	5,000			
Communications & Business Development	Marketing-Design	-	873	2,500	2,500	-	6,000	3,500	6,000	6,000	6,000	6,000			
Communications & Business Development	Marketing-Public Relations	-	11,903	10,000	10,000	-	-	(10,000)	-	-	-	-			
Communications & Business Development	Marketing-Video	-	2,500	6,500	6,500	-	1,500	(5,000)	1,500	1,500	1,500	1,500			
Communications & Business Development	Postage & Freight	-	54	500	500	-	500	-	500	500	500	500			
Communications & Business Development	Surveys	-	-	1,500	1,500	-	-	(1,500)	-	-	-	-			
Communications & Business Development	Photos	2,554	5,108	5,000	5,000	-	2,000	(3,000)	2,000	2,000	2,000	2,000			
Communications & Business Development	General Supplies & Materials	2,912	2,722	4,500	4,500	-	2,000	(2,500)	2,000	2,000	2,000	2,000			
Communications & Business Development	Business Meals	481	1,438	1,600	1,600	-	400	(1,200)	400	400	400	400			
Communications & Business Development	Employee Appreciation	120	208	600	600	-	200	(400)	200	200	200	200			
Communications & Business Development	Books & Periodicals	-	213	200	200	-	-	(200)	-	-	-	-			
Communications & Business Development	Communications - Phone	936	2,150	3,600	3,600	-	2,872	(728)	2,872	2,872	2,872	2,872			
Communications & Business Development	Website Hosting	8,960	5,626	6,300	6,300	-	3,500	(2,800)	3,500	3,500	3,500	3,500			
Communications & Business Development	Website Management	8,913	35,243	18,000	18,000	-	17,000	(1,000)	17,000	17,000	17,000	17,000			
Communications & Business Development	E-Mail Communication	14,799	16,217	19,000	19,000	-	8,000	(11,000)	8,000	8,000	8,000	8,000			
Communications & Business Development	Print Advertising	17,824	18,158	18,000	18,000	-	9,000	(9,000)	9,000	9,000	9,000	9,000			
Communications & Business Development	Promo Items/Info	12,500	-	1,950	1,950	-	950	(1,000)	950	950	950	950			
Communications & Business Development	Special Events Marketing	128	-	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000			
Communications & Business Development	Broadcast Programming	1,188	-	5,600	5,600	-	1,200	(4,400)	1,200	1,200	1,200	1,200			
Communications & Business Development	Online Advertising	303	583	5,000	5,000	-	1,000	(4,000)	1,000	1,000	1,000	1,000			
Communications & Business Development	Social Media	3,671	3,854	9,500	9,500	-	5,000	(4,500)	5,000	5,000	5,000	5,000			
Total		241,594	426,419	597,953	596,673	(1,280)	397,300	(199,373)	395,323	397,248	397,860	398,486			

- (1) New RFP has been drafted for government and community GHG emissions reporting. We have asked for the tools to track data in house and develop future reporting internally.
- (2) Green Team is growing this event year over year
- (3) An increase of \$150 for Bike to Work participation
- (4) Tri-state is cutting the rebate next year so TMV will not continue their support in 2020
- (5) Council has supported increasing the funds for this program
- (6) Telluride Works membership will not continue in 2020

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Municipal Court

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019				2020				2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection				
Municipal Court	Salaries & Wages	18,071	18,281	18,635	18,635	-	18,951	316	18,951	18,951	18,951	18,951	18,951	18,951	18,951
Municipal Court	Group Insurance	3,278	3,109	3,126	3,126	-	3,376	250	3,444	3,512	3,583	3,654	3,654	3,654	3,654
Municipal Court	Dependent Health Reimbursement	(361)	(267)	(348)	(348)	-	(348)	-	(348)	(348)	(348)	(348)	(348)	(348)	(348)
Municipal Court	PERA & Payroll Taxes	2,752	2,769	2,866	2,866	-	2,962	96	3,009	3,009	3,009	3,009	3,009	3,009	3,009
Municipal Court	PERA 401K	1,043	1,102	1,137	1,137	-	1,166	29	1,166	1,166	1,166	1,166	1,166	1,166	1,166
Municipal Court	Workers Compensation	68	78	152	152	-	160	8	168	176	185	194	194	194	194
Municipal Court	Other Employee Benefits	1,663	1,549	2,009	2,009	-	2,009	-	2,049	2,090	2,132	2,175	2,175	2,175	2,175
Municipal Court	Equipment Rental	1,085	1,074	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Municipal Court	Communications	412	492	384	384	-	484	100	484	484	484	484	484	484	484
Municipal Court	Dues & Fees	40	40	80	80	-	80	-	80	80	80	80	80	80	80
Municipal Court	Travel, Education & Training	1,303	682	2,100	2,100	-	2,100	-	2,100	2,100	2,100	2,100	2,100	2,100	2,100
Municipal Court	Postage & Freight	7	7	100	100	-	100	-	100	100	100	100	100	100	100
Municipal Court	General Supplies & Material	1,351	1,066	800	800	-	1,000	200	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Municipal Court	Employee Appreciation	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		30,713	29,981	32,541	32,541	-	33,539	998	33,702	33,820	33,941	34,065	34,065	34,065	34,065

Community Services

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019				2020				2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection				
Community Services	Salaries & Wages	29,167	30,081	30,508	30,508	-	33,258	2,750	33,258	33,258	33,258	33,258	33,258	33,258	33,258
Community Services	Group Insurance	9,179	8,706	8,750	8,750	-	9,450	700	9,639	9,832	10,028	10,229	10,229	10,229	10,229
Community Services	Dependent Health Reimbursement	(505)	(432)	-	-	-	-	-	-	-	-	-	-	-	-
Community Services	PERA & Payroll Taxes	4,536	4,764	4,693	4,693	-	5,198	505	5,281	5,281	5,281	5,281	5,281	5,281	5,281
Community Services	PERA 401K	296	472	399	399	-	399	0	399	399	399	399	399	399	399
Community Services	Workers Compensation	690	563	893	893	-	938	45	985	1,034	1,085	1,140	1,140	1,140	1,140
Community Services	Other Employee Benefits	613	140	620	620	-	620	-	632	645	658	671	671	671	671
Community Services	Uniforms	192	1,136	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services	Vehicle Repairs & Maintenance	118	99	800	800	-	800	-	800	800	800	800	800	800	800
Community Services	Communications-Cell Phone	660	630	622	622	-	650	28	650	650	650	650	650	650	650
Community Services	Travel, Education & Training	1,835	987	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Community Services	General Supplies	1,062	1,657	700	700	-	1,000	300	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Community Services	Animal Control	82	120	200	200	-	200	-	200	200	200	200	200	200	200
Community Services	Employee Appreciation	-	150	200	200	-	200	-	200	200	200	200	200	200	200
Community Services	Utilities - Gasoline	2,259	2,945	3,144	3,144	-	3,144	-	3,144	3,144	3,144	3,144	3,144	3,144	3,144
Total		50,184	52,017	54,529	54,529	-	58,856	4,327	59,188	59,443	59,704	59,972	59,972	59,972	59,972

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Police Department

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
Police Department	Salaries & Wages	399,118	429,717	499,413	499,413	-	525,976	26,563	525,976	525,976	525,976	525,976
Police Department	Housing Allowance	61,035	66,489	75,975	75,975	-	75,975	-	75,975	75,975	75,975	75,975
Police Department	Group Insurance	74,313	76,687	96,979	96,979	-	104,737	7,758	106,832	108,969	111,148	113,371
Police Department	Dependent Health Reimbursement	(3,209)	(3,694)	(9,272)	(9,272)	-	(9,272)	-	(9,272)	(9,272)	(9,272)	(9,272)
Police Department	FPPA/PERA Pensions & Medicare	60,406	65,187	76,810	76,810	-	82,210	5,400	83,525	83,525	83,525	83,525
Police Department	Death & Disability Insurance	7,180	7,770	10,644	9,380	(1,264)	9,991	611	9,991	9,991	9,991	9,991
Police Department	PERA 401K & FPPA 457	18,746	16,498	25,724	25,724	-	27,094	1,370	27,094	27,094	27,094	27,094
Police Department	Workers Compensation	10,964	9,325	18,576	18,576	-	18,576	-	18,576	18,581	19,510	20,486
Police Department	Other Employee Benefits	5,906	1,550	6,936	6,936	-	6,936	-	7,075	7,216	7,361	7,508
Police Department	Janitorial/Trash Removal (1)	4,800	4,400	7,000	5,400	(1,600)	5,400	-	5,400	5,400	5,400	5,400
Police Department	Repair & Maintenance	-	110	-	-	-	-	-	-	-	-	-
Police Department	Vehicle Repair & Maintenance (10)	7,608	10,185	5,000	8,000	3,000	8,000	-	8,000	8,000	8,000	8,000
Police Department	Repairs & Maintenance-Equipment	101	884	500	500	-	500	-	500	500	500	500
Police Department	Camera Repair & Maintenance (2)	4,196	12,411	13,000	13,000	-	13,000	-	6,000	6,000	6,000	6,000
Police Department	Rental-Equipment	1,085	1,074	1,622	1,622	-	1,622	-	1,622	1,622	1,622	1,622
Police Department	Facility Expenses (3)	4,159	4,284	3,000	3,000	-	9,800	6,800	9,800	3,000	3,000	3,000
Police Department	Communications	1,979	2,640	5,100	2,900	(2,200)	2,900	-	2,900	2,900	2,900	2,900
Police Department	Communications-Cell Phone	6,059	6,141	6,000	6,000	-	6,200	200	6,200	6,200	6,200	6,200
Police Department	Phone Equipment	-	-	100	100	-	100	-	100	100	100	100
Police Department	Dispatch (4)	61,993	66,503	74,000	74,000	-	70,000	(4,000)	70,000	70,000	70,000	70,000
Police Department	Dues & Fees	830	898	900	900	-	900	-	900	900	900	900
Police Department	Travel, Education & Training	14,032	7,447	8,500	8,500	-	8,500	-	8,500	8,500	8,500	8,500
Police Department	Emergency Medical Services	503	372	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Police Department	Contract Labor (5)	200	-	-	3,000	3,000	7,200	4,200	7,200	7,200	7,200	7,200
Police Department	Investigation (6)	97	3,757	-	-	-	-	-	-	-	-	-
Police Department	Evidence Processing	707	1,198	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Police Department	Medical Clearance	800	600	1,250	1,250	-	1,250	-	1,250	1,250	1,250	1,250
Police Department	Postage & Freight	281	503	400	400	-	400	-	400	400	400	400
Police Department	Bank Fees - Credit Card Fees	534	587	700	700	-	700	-	700	700	700	700
Police Department	General Supplies & Material	6,534	5,817	6,000	6,000	-	6,200	200	6,200	6,200	6,200	6,200
Police Department	Uniforms (7)	1,317	2,950	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Uniforms-Officer Equip	1,081	958	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Vehicle Equipment	3,026	-	7,500	-	(7,500)	-	-	-	-	-	-
Police Department	Evidence Supplies	252	636	350	350	-	350	-	350	350	350	350
Police Department	Firearms-Ammo, Repair & Maintenance (8)	2,835	2,928	2,000	2,000	-	2,500	500	2,500	2,500	2,500	2,500
Police Department	Materials/Working Supplies	33	-	225	225	-	225	-	225	225	225	225
Police Department	Intoxilizer-Supplies	771	330	1,200	700	(500)	700	-	700	700	700	700
Police Department	Detoxification	2,150	650	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Police Department	Parking Expenses	-	-	250	250	-	250	-	250	250	250	250
Police Department	Business Meals	(499)	315	500	500	-	500	-	500	500	500	500
Police Department	Employee Appreciation	184	738	800	800	-	800	-	800	800	800	800
Police Department	Books & Periodicals (9)	6,271	6,237	7,250	7,250	-	7,250	-	7,250	7,250	7,250	7,250
Police Department	Utilities - Natural Gas	2,460	1,501	1,561	1,561	-	1,561	-	1,561	1,561	1,561	1,561

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Police Department

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Police Department	Utilities - Electricity	3,133	4,475	4,550	4,550	-	4,550	-	4,550	4,550	4,550	4,550
Police Department	Utilities - Gasoline	5,633	7,471	9,380	9,380	-	9,380	-	9,380	9,380	9,380	9,380
Total		779,607	828,532	978,923	971,859	(7,064)	1,021,462	49,603	1,018,010	1,013,493	1,016,746	1,020,092

- (1) Increase in cleaning service fees plus two carpet cleanings per year
- (2) Upgrade of police department surveillance and interview room. Maintenance of cameras on gondola system and plazas
- (3) 2020 repaint interior of PD. 2021 replace office furniture (20 years old)
- (4) MVPD % of calls (three year average) through West CO 5.5%
- (5) Remote data entry for RMS (1/2 year for 2019 full year for 2020)
- (6) Investigation 113 Highland Way
- (7) 2018- plan to hire three officers before the end of the year to be full staffed and need to supply uniforms
- (8) 2018 - POST grant \$1346
- (9) Includes Lexipol subscription (policy & procedure manual) including updates and daily training bulletins
- (10) 2019 patrol car crash repairs

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Grants & Contributions

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Grants and Contributions	Telluride Foundation Fee	-	8,850	8,850	8,850	-	9,140	290	9,813	9,813	9,813	9,813
Grants and Contributions	Regional Mental Health	30,000	-	-	-	-	-	-	-	-	-	-
Grants and Contributions	Telluride Institute	-	-	-	-	-	4,000	4,000	-	-	-	-
Grants and Contributions	Telluride Mountain Club	-	-	10,000	10,000	-	-	(10,000)	-	-	-	-
Grants and Contributions	Pinhead Institute	-	-	-	-	-	5,000	5,000	-	-	-	-
Grants and Contributions	SMC Juvenile Diversion	10,000	10,000	10,000	10,000	-	10,000	-	-	-	-	-
Grants and Contributions	San Miguel Resource Center	16,000	20,000	20,000	20,000	-	18,000	(2,000)	-	-	-	-
Grants and Contributions	Ah Haa School for the Arts	-	-	5,000	5,000	-	5,000	-	-	-	-	-
Grants and Contributions	One To One	-	5,000	8,000	8,000	-	8,000	-	-	-	-	-
Grants and Contributions	Watershed Education Program	-	3,000	3,000	3,000	-	3,000	-	-	-	-	-
Grants and Contributions	T-Ride Ski & Snowboard Club	-	5,000	5,000	5,000	-	7,500	2,500	-	-	-	-
Grants and Contributions	KOTO	-	-	4,000	4,000	-	7,500	3,500	-	-	-	-
Grants and Contributions	True North	-	7,500	10,000	10,000	-	12,500	2,500	-	-	-	-
Grants and Contributions	Telluride TV	-	10,000	10,000	10,000	-	7,500	(2,500)	-	-	-	-
Grants and Contributions	Center for Mental Health	-	-	7,500	7,500	-	7,500	-	-	-	-	-
Grants and Contributions	Tri County Health Network	-	30,000	-	-	-	12,077	12,077	-	-	-	-
Grants and Contributions	Miscellaneous Contributions (1)	-	-	-	5,000	5,000	-	(5,000)	140,187	140,187	140,187	140,187
Grants and Contributions	SM Sustainable Resources Coordinator	-	-	-	-	-	-	-	-	-	-	-
Grants and Contributions	Telluride Adaptive Sports Program	-	8,500	9,000	9,000	-	9,000	-	-	-	-	-
Grants and Contributions	San Miguel Watershed Coalition	10,000	10,000	10,000	10,000	-	10,000	-	-	-	-	-
Grants and Contributions	EcoAction Partners	40,000	5,000	-	-	-	-	-	-	-	-	-
Grants and Contributions	Telluride Humane Society	-	-	-	-	-	4,000	4,000	-	-	-	-
Total		106,000	122,850	120,350	125,350	5,000	139,717	14,367	150,000	150,000	150,000	150,000

(1) 2019 - add on for a regional youth center

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Road & Bridge

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Road & Bridge	Salaries & Wages	351,678	341,127	359,896	359,896	-	365,706	5,810	365,706	365,706	365,706	365,706
Road & Bridge	Offset Labor	(1,360)	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Group Insurance	106,002	95,449	97,930	97,930	-	105,764	7,834	107,880	110,037	112,238	114,483
Road & Bridge	Dependent Health Reimbursement	(6,429)	(6,869)	(3,280)	(6,280)	(3,000)	(6,280)	-	(6,280)	(6,280)	(6,280)	(6,280)
Road & Bridge	PERA & Payroll Taxes	53,707	52,349	55,352	55,352	-	57,160	1,808	58,074	58,074	58,074	58,074
Road & Bridge	PERA 401K	10,358	14,515	10,797	15,000	4,203	17,985	2,985	17,985	17,985	17,985	17,985
Road & Bridge	Workers Compensation	13,890	9,858	14,175	14,175	-	14,884	709	15,628	16,409	17,230	18,091
Road & Bridge	Other Employee Benefits	6,913	1,400	6,709	6,709	-	6,709	-	6,843	6,980	7,120	7,262
Road & Bridge	Uniforms	1,116	1,166	1,200	1,200	-	1,200	-	1,200	1,200	1,200	1,200
Road & Bridge	Engineering	-	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Consultant Services	-	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Janitorial/Trash Removal	1,560	1,430	1,500	1,500	-	1,800	300	1,800	1,800	1,800	1,800
Road & Bridge	Vehicle Repair & Maintenance	39,072	30,060	45,966	45,966	-	45,966	-	45,966	45,966	45,966	45,966
Road & Bridge	Rental - Equipment	109	-	-	-	-	-	-	-	-	-	-
Road & Bridge	Facility Expenses	1,119	834	730	730	-	730	-	730	730	730	730
Road & Bridge	Communications	2,527	3,301	4,829	3,500	(1,329)	3,500	-	3,500	3,500	3,500	3,500
Road & Bridge	Public Noticing	465	385	500	500	-	500	-	500	500	500	500
Road & Bridge	Dues, Fees & Licenses	234	234	250	250	-	250	-	250	250	250	250
Road & Bridge	Travel, Education, Training	1,275	2,412	2,260	2,260	-	2,260	-	2,260	2,260	2,260	2,260
Road & Bridge	Contract Labor	-	1,520	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Road & Bridge	Paving Repair	388,843	394,718	400,000	400,000	-	400,000	-	400,000	400,000	400,000	400,000
Road & Bridge	Striping	14,042	12,036	12,480	12,480	-	12,480	-	12,480	12,480	12,480	12,480
Road & Bridge	Guardrail Repair	15,610	6,500	22,000	16,000	(6,000)	500	(15,500)	2,000	2,000	2,000	2,000
Road & Bridge	Bridge Repair & Maintenance	7,065	-	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Road & Bridge	Postage & Freight	46	-	100	100	-	100	-	100	100	100	100
Road & Bridge	General Supplies & Materials	8,711	7,254	7,972	7,972	-	7,972	-	7,972	7,972	7,972	7,972
Road & Bridge	Supplies - Office	1,394	1,533	1,406	1,406	-	1,406	-	1,406	1,406	1,406	1,406
Road & Bridge	Supplies - Sand / Deicer	21,759	22,748	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Road & Bridge	Supplies - Signs & Safety	6,404	11,545	8,000	8,000	-	8,000	-	8,000	8,000	8,000	8,000
Road & Bridge	Gen Supplies - CAD	55	250	-	-	-	-	-	-	-	-	-
Road & Bridge	Business Meals	559	39	200	200	-	200	-	200	200	200	200
Road & Bridge	Employee Appreciation	176	803	733	733	-	733	-	733	733	733	733
Road & Bridge	Utilities - Electricity	909	1,116	1,574	1,574	-	1,574	-	1,590	1,590	1,606	1,606
Road & Bridge	Utilities - Gasoline	19,984	25,437	33,785	34,461	676	35,150	689	35,853	36,570	37,301	38,047
Total		1,067,792	1,033,147	1,135,064	1,129,614	(5,450)	1,134,249	4,635	1,140,376	1,144,169	1,148,077	1,152,072

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Vehicle Maintenance

Worksheet	Account Name	Actuals		2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
		2017	2018	Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Vehicle Maintenance	Salaries & Wages	245,961	249,806	251,200	251,200	-	257,749	6,549	257,749	257,749	257,749	257,749
Vehicle Maintenance	Offset Labor	(228)	(245)	-	-	-	-	-	-	-	-	-
Vehicle Maintenance	Group Insurance	54,654	50,766	50,000	50,000	-	54,000	4,000	55,080	56,182	57,305	58,451
Vehicle Maintenance	Dependent Health Reimbursement	(5,190)	(4,341)	(4,839)	(4,839)	-	(4,839)	-	(4,839)	(4,839)	(4,839)	(4,839)
Vehicle Maintenance	PERA & Payroll Taxes	37,213	38,149	38,635	38,635	-	40,286	1,651	40,930	40,930	40,930	40,930
Vehicle Maintenance	PERA 401K	20,097	18,619	20,347	20,347	-	20,878	531	20,878	20,878	20,878	20,878
Vehicle Maintenance	Workers Compensation	4,457	3,321	5,250	5,250	-	5,513	263	5,788	6,078	6,381	6,700
Vehicle Maintenance	Other Employee Benefits	3,500	800	4,475	4,475	-	4,475	-	4,565	4,656	4,749	4,844
Vehicle Maintenance	Uniforms	423	617	600	600	-	600	-	600	600	600	600
Vehicle Maintenance	Janitorial/Trash Removal	7,039	6,591	7,000	7,000	-	7,500	500	7,500	7,500	7,500	7,500
Vehicle Maintenance	Vehicle Repair & Maintenance	2,502	2,301	2,250	2,250	-	2,250	-	2,250	2,250	2,250	2,250
Vehicle Maintenance	Facility Expense (1)	155,030	349	-	5,000	5,000	500	(4,500)	500	500	500	500
Vehicle Maintenance	Communications	1,481	1,486	1,365	1,365	-	1,365	-	1,365	1,365	1,365	1,365
Vehicle Maintenance	Dues, Fees, Licenses	161	325	870	200	(670)	200	-	200	200	200	200
Vehicle Maintenance	Dues & Fees, Fuel Depot	672	666	-	675	675	675	-	675	675	675	675
Vehicle Maintenance	Travel, Education, Training	1,953	1,846	2,000	2,000	-	2,500	500	2,000	2,000	2,000	2,000
Vehicle Maintenance	Postage & Freight	15	-	100	100	-	100	-	100	100	100	100
Vehicle Maintenance	Trash / Waste Removal	4,437	6,528	5,000	5,000	-	5,500	500	5,500	5,500	5,500	5,500
Vehicle Maintenance	General Supplies & Materials	20,398	19,935	26,000	26,000	-	26,000	-	26,000	26,000	26,000	26,000
Vehicle Maintenance	Supplies - Office	255	285	300	300	-	300	-	300	300	300	300
Vehicle Maintenance	Supplies - Building Maintenance	1,754	109	1,854	1,000	(854)	1,000	-	1,000	1,000	1,000	1,000
Vehicle Maintenance	Safety Supplies	663	512	800	800	-	800	-	800	800	800	800
Vehicle Maintenance	Supplies - Fuel Depot (2)	3,134	2,768	2,500	19,000	16,500	3,000	(16,000)	3,000	3,000	3,000	3,000
Vehicle Maintenance	Employee Appreciation	138	519	450	450	-	450	-	450	450	450	450
Vehicle Maintenance	Utilities - Natural Gas	2,615	2,401	4,309	4,309	-	4,352	43	4,352	4,396	4,396	4,440
Vehicle Maintenance	Utilities - Electricity	6,551	5,597	8,421	8,421	-	8,421	-	8,505	8,505	8,590	8,590
Vehicle Maintenance	Utilities - Gasoline	3,413	3,726	3,309	3,309	-	4,000	691	4,080	4,162	4,245	4,330
Vehicle Maintenance	Utilities - Oil Depot	6,108	9,830	12,296	12,296	-	12,296	-	12,296	12,296	12,296	12,296
Total		579,205	423,267	444,492	465,143	20,651	459,870	(5,273)	461,624	463,231	464,920	466,609

(1) Replace damaged electric line 2019

(2) Replace Gasboy fuel depot system old system not supported, replaced with Fuel Master

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Municipal Bus (2)

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Municipal Bus	Salaries & Wages	214,943	234,933	267,834	267,834	-	271,095	3,261	271,095	271,095	271,095	271,095
Municipal Bus	Seasonal Bonus	-	457	-	-	-	-	-	-	-	-	-
Municipal Bus	Housing Allowance	2,218	-	-	-	-	-	-	-	-	-	-
Municipal Bus	Offset Labor	(177,722)	(172,907)	(176,930)	(176,930)	-	(182,238)	(5,308)	(182,238)	(182,238)	(182,238)	(182,238)
Municipal Bus	Group Insurance	48,805	60,567	60,000	61,000	1,000	65,880	4,880	67,198	68,542	69,912	71,311
Municipal Bus	Dependent Health Reimbursement	(2,494)	(2,721)	(2,628)	(2,628)	-	(2,628)	-	(2,628)	(2,628)	(2,628)	(2,628)
Municipal Bus	PERA & Taxes	33,747	36,366	41,193	41,193	-	42,372	1,179	43,050	43,050	43,050	43,050
Municipal Bus	Retirement Benefits 401K	11,378	10,382	14,731	14,731	-	14,910	179	14,910	14,910	14,910	14,910
Municipal Bus	Workers Compensation	1,159	2,436	3,829	3,829	-	4,020	191	4,221	4,433	4,654	4,887
Municipal Bus	Other Employee Benefits	2,684	1,820	3,580	3,580	-	3,580	-	3,652	3,725	3,799	3,875
Municipal Bus	Janitorial/Trash Removal	1,560	1,430	1,560	1,560	-	1,560	-	1,560	1,560	1,560	1,560
Municipal Bus	Vehicle Repair & Maintenance	4,923	13,554	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Municipal Bus	Facility Expenses	1,113	1,196	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Municipal Bus	Communications	1,908	1,865	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Municipal Bus	Dues, Fees, Licenses	31	-	325	325	-	325	-	325	325	325	325
Municipal Bus	Travel, Education, Training	-	40	750	750	-	750	-	750	750	750	750
Municipal Bus	Postage & Freight	-	68	-	-	-	-	-	-	-	-	-
Municipal Bus	General Supplies & Materials	537	521	2,000	2,500	500	2,500	-	2,000	2,000	2,000	2,000
Municipal Bus	Supplies-Uniforms	56	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Operating Incidents	4,830	841	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Business Meals	45	56	700	700	-	700	-	700	700	700	700
Municipal Bus	Employee Appreciation	-	-	450	450	-	450	-	450	450	450	450
Municipal Bus	Utilities - Natural Gas	416	254	600	600	-	600	-	600	600	600	600
Municipal Bus	Utilities - Electricity	530	716	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Municipal Bus	Utilities - Gasoline	17,384	23,468	23,937	28,937	5,000	29,805	868	30,699	31,620	32,569	33,546
Municipal Bus	SMART Contribution	25,000	-	-	-	-	-	-	-	-	-	-
Municipal Bus	Internet Services	2,137	2,137	2,250	2,250	-	2,250	-	2,250	2,250	2,250	2,250
Total		195,188	217,479	266,181	272,681	6,500	277,932	5,251	280,595	283,144	285,759	288,443

(1) Bus Bike Racks

(2) The SMART contribution for 2019 and going forward is a hourly rate charged for shoulder season bus service between Mountain Village and Telluride. Net expenses for the Municipal Bus Service are not reflected in the budget spreadsheet. Charges billed SMART are reflected in general fund revenues. Net expenses equal expenses charged to Fund 110, Department 5511 less charges billed to SMART.

Employee Shuttle (3)

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Employee Shuttle	Salaries And Wages - Admin	11,010	11,590	12,263	12,263	-	12,569	306	12,569	12,569	12,569	12,569
Employee Shuttle	Group Insurance	1,967	2,487	2,363	2,363	-	2,552	189	2,603	2,655	2,708	2,762
Employee Shuttle	PERA & Payroll Taxes	1,743	1,831	1,886	1,886	-	1,965	79	1,996	1,996	1,996	1,996
Employee Shuttle	Workers Compensation	119	268	162	162	-	170	8	179	188	197	207
Employee Shuttle	Other Employee Benefits	193	40	180	180	-	180	-	184	187	191	195
Employee Shuttle	Agency Compliance	394	490	550	550	-	550	-	550	550	550	550
Employee Shuttle	Vehicle Repair & Maintenance	6,619	25,644	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Employee Shuttle	Dues & Fees	29	96	-	-	-	-	-	-	-	-	-
Employee Shuttle	General Supplies & Materials	778	292	500	500	-	500	-	500	500	500	500
Employee Shuttle	Utilities - Gasoline	21,647	29,621	50,128	50,128	-	50,128	-	50,128	50,128	50,128	50,128
Total		44,498	72,359	88,032	88,032	-	88,614	582	88,708	88,773	88,839	88,907

(3) The employee shuttle expenditures (netted against revenues) are funded by SMART and are recognized as intergovernmental revenues.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Parks & Recreation

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Parks & Recreation	Salaries & Wages	240,515	239,505	226,994	210,000	(16,994)	206,441	(3,559)	206,441	206,441	206,441	206,441
Parks & Recreation	Seasonal Bonus	3,416	3,076	-	1,500	1,500	2,000	500	2,000	2,000	2,000	2,000
Parks & Recreation	Offset Labor	(11,223)	-	(4,000)	(14,000)	(10,000)	(5,000)	9,000	(5,000)	(5,000)	(5,000)	(5,000)
Parks & Recreation	Group Insurance	56,388	53,478	53,750	53,750	-	58,050	4,300	59,211	60,395	61,603	62,835
Parks & Recreation	Dependent Health Reimbursement	(2,137)	(5,723)	(5,200)	(5,200)	-	(5,200)	-	(5,200)	(5,200)	(5,200)	(5,200)
Parks & Recreation	PERA & Payroll Taxes	38,098	36,082	34,912	34,912	-	32,267	(2,645)	32,783	32,783	32,783	32,783
Parks & Recreation	PERA 401K	6,329	8,823	2,270	9,000	6,730	10,140	1,140	10,140	10,140	10,140	10,140
Parks & Recreation	Workers Compensation	3,976	8,762	9,132	3,500	(5,632)	5,000	1,500	5,250	5,513	5,788	6,078
Parks & Recreation	Other Employee Benefits	4,541	957	5,862	5,862	-	5,862	-	5,979	6,099	6,221	6,345
Parks & Recreation	Uniforms	1,775	1,964	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Consultant Services	-	20,000	-	-	-	-	-	-	-	-	-
Parks & Recreation	Weed Control	-	770	3,000	2,000	(1,000)	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Repair & Maintenance	54	689	-	-	-	-	-	-	-	-	-
Parks & Recreation	Vehicle Repair & Maintenance	2,357	6,769	15,000	10,000	(5,000)	7,500	(2,500)	7,500	7,500	7,500	7,500
Parks & Recreation	Equipment Rental	12,789	-	-	-	-	-	-	-	-	-	-
Parks & Recreation	Facility Expense	619	143	3,000	1,000	(2,000)	2,500	1,500	2,500	2,500	2,500	2,500
Parks & Recreation	Communications	1,743	1,829	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Parks & Recreation	Dues & Fees	90	299	260	260	-	260	-	260	260	260	260
Parks & Recreation	Hotel Madeline HOA Dues	4,367	6,492	5,200	7,500	2,300	-	(7,500)	-	-	-	-
Parks & Recreation	Hotel Madeline Shared Facility Expense	37,211	43,747	44,000	45,000	1,000	53,500	8,500	55,000	57,000	58,500	60,000
Parks & Recreation	Travel, Education & Conference	-	2,426	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Parks & Recreation	Contract Labor	1,560	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Parks & Recreation	Striping	880	880	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Postage And Freight	27	-	200	200	-	200	-	200	200	200	200
Parks & Recreation	General Supplies & Materials	2,090	1,979	5,000	4,000	(1,000)	5,000	1,000	5,000	5,000	5,000	5,000
Parks & Recreation	Trail Maintenance Materials (1)	2,022	11,149	15,600	30,000	14,400	60,000	30,000	35,000	15,000	15,000	15,000
Parks & Recreation	Trail Materials - Dog Stations	-	370	-	250	250	250	-	250	250	250	250
Parks & Recreation	Business Meals	91	493	655	655	-	655	-	655	655	655	655
Parks & Recreation	Employee Appreciation	213	186	300	300	-	300	-	300	300	300	300
Parks & Recreation	Utilities - Natural Gas	2,453	1,880	2,928	2,928	-	2,928	-	2,928	2,928	2,928	2,928
Parks & Recreation	Utilities - Electricity	837	1,021	1,654	1,654	-	1,654	-	1,654	1,654	1,654	1,654
Parks & Recreation	Utilities - Gasoline	5,693	5,904	7,500	9,000	1,500	7,500	(1,500)	7,500	7,500	7,500	7,500
Parks & Recreation	Open Space - Playgrounds	-	944	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Boulder Activity	-	-	500	500	-	500	-	500	500	500	500
Parks & Recreation	Frisbee Golf Activity	1,130	66	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Parks & Recreation	Platform Tennis Courts (2)	10,266	223	2,000	5,000	3,000	17,500	12,500	2,000	2,000	2,000	2,000
Parks & Recreation	Nordic Trails & Grooming	3,870	4,445	4,000	1,500	(2,500)	2,500	1,000	2,500	2,500	2,500	2,500
Parks & Recreation	Ice Rink Expenses Lot 50/51	14,849	12,191	17,500	15,000	(2,500)	17,500	2,500	17,500	17,500	17,500	17,500
Parks & Recreation	Ice Rink - Lot 50/51 Electric	23,890	24,636	26,270	26,270	-	26,270	-	26,270	26,270	26,270	26,270
Parks & Recreation	Zamboni Room - Natural Gas	12,307	12,240	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
Parks & Recreation	Bike Park Expenses	3,671	3,142	3,750	-	(3,750)	-	-	-	-	-	-
Parks & Recreation	Wayfinding	1,357	-	25,000	25,000	-	-	(25,000)	-	-	-	-
Parks & Recreation	Contribution USFS Ranger	25,000	25,000	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Total		513,115	536,834	562,537	542,841	(19,696)	573,576	30,735	536,621	520,187	523,293	526,438

(1) 2019 Upward revision for O'Reilly Trail construction; 2020 - \$25K for plank replacement on Prospect and 98 Bridge, \$20K Meadows Bridge engineering and repair; 2021 - \$20K for plank replacement YBR and 68 Bridges.

(2) 2019 adjustment - Skirt wall failure; 2020 projected - warming hut deck replacement, skirt wall replacement, heater repairs

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Plaza & Trash Services

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Plaza Services	Salaries & Wages	470,413	487,360	500,588	500,588	-	533,265	32,677	533,265	533,265	533,265	533,265
Plaza Services	Seasonal Bonus	3,201	2,057	-	-	-	-	-	-	-	-	-
Plaza Services	Offset Labor	(210)	(245)	-	-	-	-	-	-	-	-	-
Plaza Services	Group Insurance	126,330	124,743	126,426	126,426	-	136,540	10,114	139,271	142,056	144,897	147,795
Plaza Services	Dependent Health Reimbursement	(4,025)	(3,636)	(3,426)	(3,426)	-	(3,426)	-	(3,426)	(3,426)	(3,426)	(3,426)
Plaza Services	PERA & Payroll Taxes	72,300	75,213	76,990	76,990	-	83,349	6,359	84,682	84,682	84,682	84,682
Plaza Services	PERA 401K	19,616	20,090	23,462	23,462	-	24,933	1,471	24,933	24,933	24,933	24,933
Plaza Services	Workers Compensation	21,079	19,453	25,649	22,649	(3,000)	23,781	1,132	24,971	26,219	27,530	28,907
Plaza Services	Other Employee Benefits	9,062	2,165	10,740	10,740	-	10,740	-	10,955	11,174	11,397	11,625
Plaza Services	Uniforms	1,866	1,930	2,200	2,200	-	2,200	-	2,200	2,200	2,200	2,200
Plaza Services	Consultant Services	5,373	-	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
Plaza Services	Janitorial/Trash Removal (1)	21,022	26,288	24,267	24,267	-	32,000	7,733	32,000	32,000	32,000	32,000
Plaza Services	Vehicle Repair & Maintenance	5,955	2,285	9,262	9,262	-	9,262	-	9,262	9,262	9,262	9,262
Plaza Services	Repairs & Maintenance-Equipment	1,979	1,026	3,937	3,937	-	3,937	-	3,937	3,937	3,937	3,937
Plaza Services	R&M-Landscape, Plaza, Irrigation (2)	28,819	24,098	28,996	28,996	-	48,996	20,000	28,996	28,996	28,996	28,996
Plaza Services	Facility Expenses	1,648	6,514	5,054	5,054	-	5,054	-	5,054	5,054	5,054	5,054
Plaza Services	Communications	3,821	3,874	6,793	6,793	-	6,793	-	6,793	6,793	6,793	6,793
Plaza Services	Public Notice	-	-	302	302	-	302	-	302	302	302	302
Plaza Services	Dues & Fees	1,000	330	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Plaza Services	Travel, Education & Training	1,032	2,331	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Plaza Services	Contract Labor (3)	175	10,725	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Plaza Services	Weed Control	12,527	8,065	12,500	12,500	-	12,500	-	12,500	12,500	12,500	12,500
Plaza Services	Postage & Freight	9	-	210	210	-	210	-	210	210	210	210
Plaza Services	General Supplies & Materials	24,887	19,277	25,036	25,036	-	25,036	-	25,036	25,036	25,036	25,036
Plaza Services	Office Supplies	663	339	831	831	-	831	-	831	831	831	831
Plaza Services	Business Meals	245	-	200	200	-	200	-	200	200	200	200
Plaza Services	Employee Appreciation	1,005	852	1,063	1,063	-	1,063	-	1,063	1,063	1,063	1,063
Plaza Services	Pots & Hanging Baskets	9,491	6,817	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Plaza Services	Paver-Planter Repair	52,095	68,604	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
Plaza Services	Plaza Beautification Non Capital	5,591	18,809	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Plaza Services	Christmas Decorations	17,592	28,646	25,000	25,000	-	25,000	-	25,000	25,000	25,000	25,000
Plaza Services	Utilities - Water/Sewer	43,876	28,246	29,301	29,301	-	32,000	2,699	32,000	32,000	32,000	32,000
Plaza Services	Utilities - Natural Gas	85,567	149,132	177,200	177,200	-	178,972	1,772	178,972	180,762	180,762	182,569
Plaza Services	Utilities - Electricity	41,490	46,673	72,580	72,580	-	72,580	-	73,306	74,039	74,779	74,779
Plaza Services	Utilities - Gasoline	9,334	12,305	11,077	11,077	-	11,299	222	11,299	11,525	11,525	11,755
Total		1,094,831	1,194,366	1,335,738	1,332,738	(3,000)	1,416,917	84,179	1,403,111	1,410,112	1,415,228	1,421,769
Trash Services	Salaries & Wages	19,534	22,418	20,800	20,800	-	20,800	-	20,800	20,800	20,800	20,800
Trash Services	Group Insurance	3,278	3,109	6,284	3,284	(3,000)	3,547	263	3,618	3,690	3,764	3,839
Trash Services	PERA & Payroll Taxes	2,895	3,332	3,199	3,199	-	3,251	52	3,303	3,303	3,303	3,303
Trash Services	Commercial Trash Removal (1)	19,595	29,599	27,800	27,800	-	30,000	2,200	30,000	30,000	30,000	30,000
Trash Services	Ann. Spring Clean Up/Hazardous Waste Disposal	3,466	4,122	5,000	5,000	-	1,000	(4,000)	1,000	1,000	1,000	1,000
Trash Services	General Supplies & Materials	2,168	2,126	2,000	2,000	-	2,500	500	2,575	2,652	2,732	2,814
Total		50,937	64,707	65,083	62,083	(3,000)	61,098	(985)	61,296	61,445	61,599	61,756

- (1) Higher number of visitors increasing the frequency of cleanings and volume of refuse.
(2) 2020 increase - refresh the landscaping town wide as requested by community members.
(3) Big Billies snow removal for Chondola, back flow prevention testing.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Building & Facility Maintenance

Worksheet	Account Name			2019		2019		2020		2020		2021 Long	2022 Long	2023 Long	2024 Long
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection			
Building & Facility Maintenance	Salaries & Wages	85,683	77,001	92,364	92,364	-	97,615	5,251	97,615	97,615	97,615	97,615	97,615	97,615	97,615
Building & Facility Maintenance	Group Insurance	24,026	18,652	25,026	25,000	(26)	27,000	2,000	27,540	28,091	28,093	28,655	28,655	28,655	28,655
Building & Facility Maintenance	Dependent Health Reimbursement	(1,444)	(1,621)	(720)	(720)	-	(720)	-	(720)	(720)	(720)	(720)	(720)	(720)	(720)
Building & Facility Maintenance	PERA & Payroll Taxes	13,152	11,845	14,205	14,205	-	15,257	1,052	15,501	15,501	15,501	15,501	15,501	15,501	15,501
Building & Facility Maintenance	PERA 401K	5,407	4,529	5,000	5,000	-	5,042	42	5,042	5,042	5,042	5,042	5,042	5,042	5,042
Building & Facility Maintenance	Workers Compensation	5,217	1,235	5,460	5,460	-	5,733	273	6,020	6,321	6,326	6,642	6,642	6,642	6,642
Building & Facility Maintenance	Other Employee Benefits	1,750	400	1,790	1,800	10	1,800	-	1,836	1,873	1,910	1,948	1,948	1,948	1,948
Building & Facility Maintenance	Uniforms	115	412	500	500	-	500	-	500	500	500	500	500	500	500
Building & Facility Maintenance	R&M-Boilers / Snowmelt	18,321	53,083	45,000	45,000	-	45,000	-	45,450	45,905	46,364	46,827	46,827	46,827	46,827
Building & Facility Maintenance	Vehicle Repair & Maintenance	874	854	500	500	-	850	350	850	850	850	850	850	850	850
Building & Facility Maintenance	Street Light Repair & Replace	6,504	1,641	9,000	9,000	-	9,000	-	9,000	9,000	9,000	9,000	9,000	9,000	9,000
Building & Facility Maintenance	Facility Maintenance (1)	4,436	3,048	8,500	8,500	-	32,500	24,000	8,500	8,500	8,500	8,500	8,500	8,500	8,500
Building & Facility Maintenance	Facility Expenses - Town Hall	21,790	23,851	28,000	28,000	-	28,000	-	28,000	28,000	28,000	28,000	28,000	28,000	28,000
Building & Facility Maintenance	HVAC Maintenance - Town Hall (2)	291	543	3,500	3,500	-	15,000	11,500	3,500	3,500	16,000	3,500	3,500	3,500	3,500
Building & Facility Maintenance	Elevator Maintenance - Town Hall	2,675	3,252	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Building & Facility Maintenance	Other Public Amenities	25	-	-	-	-	-	-	-	-	-	-	-	-	-
Building & Facility Maintenance	Communications	1,350	1,214	1,560	1,560	-	1,560	-	1,560	1,560	1,560	1,560	1,560	1,560	1,560
Building & Facility Maintenance	Dues & Fees, Licenses	11	-	-	-	-	-	-	-	-	-	-	-	-	-
Building & Facility Maintenance	Travel, Education & Training	160	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Building & Facility Maintenance	Postage & Freight	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Building & Facility Maintenance	General Supplies And Materials	956	784	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Building & Facility Maintenance	Employee Appreciation	-	339	300	300	-	300	-	300	300	300	300	300	300	300
Building & Facility Maintenance	Utilities - Gasoline	1,792	2,546	3,183	3,183	-	3,183	-	3,183	3,183	3,183	3,183	3,183	3,183	3,183
Total		193,090	203,608	251,168	251,152	(16)	295,620	44,468	261,677	263,020	276,023	264,903	264,903	264,903	264,903

(1) Town of Mountain Village Restroom flooring replacement Madeline Hotel 2020

(2) Clean air ducts tri-annually

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Housing Office

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection
Housing Office	Salaries & Wages	14,581	15,619	16,061	16,061	-	16,510	449	16,510	16,510	16,510
Housing Office	Group Insurance	1,472	1,866	1,890	1,890	-	2,041	151	2,082	2,124	2,166
Housing Office	Dependent Health Reimbursement	(211)	(326)	(542)	(542)	-	(542)	-	(542)	(542)	(542)
Housing Office	PERA & Payroll Taxes	2,190	2,319	2,471	2,471	-	2,580	110	2,622	2,622	2,622
Housing Office	PERA 401K	274	298	482	482	-	495	13	495	495	495
Housing Office	Workers Compensation	291	(176)	210	210	-	221	11	232	243	255
Housing Office	Other Employee Benefits	401	30	134	134	-	134	-	137	139	142
Total		18,998	19,630	20,706	20,706	-	21,439	734	21,535	21,591	21,649

A portion of the Planning & Development Services Director's time is allocated to the housing office.

Planning Services

Planning & Zoning	Salaries & Wages	220,573	222,320	236,139	236,139	-	244,473	8,334	244,473	244,473	244,473	244,473
Planning & Zoning	Housing Allowance	1,408	-	-	-	-	-	-	-	-	-	-
Planning & Zoning	Group Insurance	38,671	35,468	42,943	43,750	807	47,250	3,500	48,195	49,159	50,142	51,145
Planning & Zoning	Dependent Health Reimbursement	(1,926)	(2,378)	(702)	(702)	-	(702)	-	(702)	(702)	(702)	(702)
Planning & Zoning	PERA & Payroll Taxes	33,801	34,213	36,318	36,318	-	38,211	1,893	38,822	38,822	38,822	38,822
Planning & Zoning	PERA 401K	8,612	7,708	11,775	11,775	-	12,224	449	12,224	12,224	12,224	12,224
Planning & Zoning	Workers Compensation	1,938	463	1,883	1,883	-	1,977	94	2,076	2,180	2,289	2,403
Planning & Zoning	Other Employee Benefits	3,793	700	3,133	3,150	17	3,150	-	3,213	3,277	3,343	3,410
Planning & Zoning	Consultation Fees- Planning (1)	3,093	525	25,000	15,000	(10,000)	15,000	-	15,000	15,000	15,000	15,000
Planning & Zoning	Consulting-Master Planning	35,875	198,197	30,000	3,000	(27,000)	-	(3,000)	-	-	-	-
Planning & Zoning	Forestry Management	14,623	3,884	50,000	5,000	(45,000)	25,000	20,000	25,000	25,000	25,000	25,000
Planning & Zoning	Communications	4,074	4,422	4,029	4,029	-	4,029	-	4,029	4,029	4,029	4,029
Planning & Zoning	Public Noticing	1,846	3,686	3,000	3,000	-	3,500	500	3,500	3,500	3,500	3,500
Planning & Zoning	Printing & Binding	3,344	1,214	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
Planning & Zoning	Recording Fees	354	143	600	600	-	600	-	600	600	600	600
Planning & Zoning	Dues & Fees	1,140	814	1,400	1,400	-	1,400	-	1,400	1,400	1,400	1,400
Planning & Zoning	Travel, Education & Training	2,994	4,673	7,000	7,000	-	7,000	-	7,000	7,000	7,000	7,000
Planning & Zoning	Contract Labor	500	-	-	-	-	-	-	-	-	-	-
Planning & Zoning	Postage & Freight	88	83	120	120	-	120	-	120	120	120	120
Planning & Zoning	General Supplies & Material	3,920	2,615	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Planning & Zoning	Business Meals	3,257	4,584	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Planning & Zoning	Employee Appreciation	287	614	300	300	-	300	-	300	300	300	300
Planning & Zoning	Other Benefits - DRB	6,722	6,747	7,155	7,155	-	7,155	-	7,155	7,155	7,155	7,155
Planning & Zoning	Live Streaming	1,200	4,200	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
Planning & Zoning	Books & Periodicals	200	-	250	250	-	250	-	250	250	250	250
Total		390,387	534,894	475,343	394,167	(81,176)	425,937	31,770	427,655	428,787	429,945	431,129

(1) Contract with a Lighting/Planning expert for Village Center Lighting CDC Amendments

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Building Division

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
								Projection	Projection	Projection	Projection	Projection
Building Division	Salaries & Wages	191,553	202,617	204,157	204,157	-	184,996	(19,161)	184,996	184,996	184,996	184,996
Building Division	Group Insurance	35,237	34,201	34,404	34,404	-	37,156	2,752	37,899	38,657	39,431	40,219
Building Division	Dependent Health Reimbursement	(1,434)	(1,628)	(2,292)	(2,292)	-	(2,292)	-	(2,292)	(2,292)	(2,292)	(2,292)
Building Division	PERA & Payroll Taxes	29,409	31,229	31,400	31,400	-	28,915	(2,485)	29,377	29,377	29,377	29,377
Building Division	PERA 401K	7,577	7,946	8,166	8,166	-	9,250	1,084	9,250	9,250	9,250	9,250
Building Division	Workers Compensation	2,032	750	1,003	1,003	-	1,053	50	1,106	1,161	1,219	1,280
Building Division	Other Employee Benefits	2,857	550	2,461	2,461	-	2,461	-	2,510	2,560	2,612	2,664
Building Division	Uniforms	788	121	500	500	-	500	-	500	500	500	500
Building Division	Consultation Fees	9,988	1,736	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Building Division	Vehicle Repair & Maintenance	1,566	1,341	650	1,500	850	1,500	-	1,500	1,500	1,500	1,500
Building Division	UBC/IRC/IBC Book Supplies	-	605	2,000	1,000	(1,000)	500	(500)	500	500	2,000	500
Building Division	Dues, Fees, Licenses	530	240	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Building Division	Travel, Education & Training	1,147	1,884	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Building Division	Contract Labor	-	-	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
Building Division	Bank Fees - Credit Card Fees	2,032	2,488	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Building Division	Supplies	-	-	-	-	-	-	-	-	-	-	-
Building Division	Business Meals	-	36	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Building Division	Employee Appreciation	278	237	300	300	-	300	-	300	300	300	300
Building Division	Books & Periodicals	993	337	500	500	-	500	-	500	500	500	500
Building Division	Utilities - Gasoline	941	1,111	2,205	2,205	-	2,205	-	2,205	2,205	2,205	2,205
Building Division	Non-Capital Equipment	539	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Building Division	Wetlands Study	-	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Building Division	Green Gondola Donation Costs	-	158	-	-	-	-	-	-	-	-	-
Building Division	Environmental Projects	675	-	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Building Division	Solar Panel Rebates	(10,311)	1,840	5,000	5,000	-	7,500	2,500	7,500	7,500	7,500	7,500
Building Division	Solar Energy Rebates	(11,165)	-	-	-	-	-	-	-	-	-	-
Building Division	LED Lighting Rebates (3)	(4,674)	-	-	-	-	-	-	-	-	-	-
Building Division	Roof Rebates/Waiver Program (1)	10,894	5,149	50,000	-	(50,000)	-	-	-	-	-	-
Building Division	Community Environmental Incentives (2)	25,187	29,598	60,000	60,000	-	60,000	-	60,000	60,000	60,000	60,000
Building Division	Energy Mitigation Expenditures (4)	-	-	67,313	88,310	20,997	-	(88,310)	-	-	-	-
Building Division	Misc & Other	-	-	-	-	-	-	-	-	-	-	-
Total		296,639	322,544	495,767	466,614	(29,153)	362,544	(104,070)	363,852	364,715	367,097	366,499

(1) This is now a fee waiver program, no longer an expense, but a reduction in revenues. TMVOA is funding 50%, reflected in revenues

(2) 50K Defensible Space, 5K heat trace 5K irrigation controls, TMVOA is funding 50% of Defensible Space

(3) Now funded by Green Team

(4) Intend to use for shop solar panels and trash compactor solar panels

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
General Fund Capital

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
General Fund Capital Outlay	Boilers - MR&R	-	-	60,000	-	(60,000)	-	-	-	-	-	
General Fund Capital Outlay	Sunset Plaza Project	749,545	8	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Zamboni Building	4,250	-	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Plaza Services Capital	56,918	345	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Wayfinding-Marketing & Development	110,079	97,290	100,000	100,000	-	-	(100,000)	-	-	-	
General Fund Capital Outlay	Police Equipment (1)	19,917	-	-	-	-	28,000	28,000	-	-	-	
General Fund Capital Outlay	Municipal Offices/Town Hall	-	5,603	27,000	27,000	-	-	(27,000)	-	-	-	
General Fund Capital Outlay	Capital Equipment (4)	-	-	-	-	-	-	-	375,000	-	-	
General Fund Capital Outlay	Firehouse Replacements/Repairs (2)	-	-	20,000	54,500	34,500	20,000	(34,500)	-	-	-	
General Fund Capital Outlay	Trail Improvements (3)	-	67,248	300,000	-	(300,000)	-	-	300,000	300,000	300,000	
General Fund Capital Outlay	MVB Trail	-	-	-	-	-	-	-	-	-	-	
General Fund Capital Outlay	Village Pond Restoration	-	-	115,000	115,000	-	-	(115,000)	-	-	-	
General Fund Capital Outlay	Emergency Exit	-	11,152	-	-	-	-	-	-	-	-	
Total		940,709	181,646	622,000	296,500	(325,500)	48,000	(248,500)	675,000	300,000	300,000	300,000

(1) Replace end of life Hand held radios

(2) 2019 \$20,000 AV equipment in conference room / EOC \$34,500 repair water service to Municipal building (town share = 46%), 2020 - New office furniture

(3) Trails master plan hot list implementation

(4) Generator for Town Hall complex facilities

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Vehicle & Equipment Acquisition Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Revenues	Grant Revenue-Transportation	61,970	-	-	-	-	-	-	-	-	-	
Revenues	Grant Revenue - Public Works	-	-	-	-	-	-	-	-	-	-	
Total Revenues		61,970	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Grant Success Fees	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Vehicle Acquisition	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Road & Bridge Vehicles	-	-	50,000	50,000	-	-	(50,000)	-	-	-	
Vehicle & Equipment Expense	Parks & Recreation Vehicles	-	-	-	10,000	10,000	-	(10,000)	-	-	-	
Vehicle & Equipment Expense	Employee Shuttle Vehicles	-	26,412	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Municipal Bus Vehicles	77,462	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Plaza Services Vehicles (3)	-	36,545	25,000	25,000	-	-	(25,000)	15,000	-	-	
Vehicle & Equipment Expense	Building Maintenance Vehicles (4)	35,578	-	-	-	-	-	-	38,000	-	-	
Vehicle & Equipment Expense	Police Department Vehicles (8)	39,485	40,741	43,000	-	(43,000)	88,000	88,000	46,000	46,000	46,000	
Vehicle & Equipment Expense	Community Services Vehicles	-	-	30,000	30,000	-	-	(30,000)	-	-	-	
Vehicle & Equipment Expense	Vehicle Maintenance Vehicles (5)	27,547	-	-	-	-	-	-	-	28,000	-	
Vehicle & Equipment Expense	Building Division Vehicles	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Heavy Equipment Acquisition	-	-	-	-	-	-	-	-	-	-	
Vehicle & Equipment Expense	Road & Bridges Heavy Equipment (6)	110,488	130,405	25,000	25,000	-	-	(25,000)	190,000	-	-	
Vehicle & Equipment Expense	Bobcat Lease Exchange	10,200	8,424	10,716	10,716	-	10,716	-	10,716	10,716	10,716	
Vehicle & Equipment Expense	Shop Equipment	5,644	5,859	8,000	8,000	-	8,000	-	8,000	8,000	8,000	
Vehicle & Equipment Expense	Parks & Recreation Equipment (1)	189,000	30,100	-	-	-	30,000	30,000	-	-	-	
Vehicle & Equipment Expense	Plaza Services Equipment (7)	-	-	-	-	-	-	-	-	30,000	-	
Vehicle & Equipment Expense	Police Equipment (2)	-	-	-	7,500	7,500	3,800	(3,700)	3,800	3,800	3,800	
Total Expenditures		495,405	278,486	191,716	166,216	(25,500)	140,516	(25,700)	273,516	106,516	126,516	68,516
V&E AF Other Sources/Uses	Gain/Loss On Sale Of Assets	1,300	3,999	-	-	-	-	-	-	-	-	
V&E AF Other Sources/Uses	Transfer (To)/From General Fund	561,775	356,833	249,231	216,081	(33,150)	182,671	(33,410)	355,571	138,471	164,471	89,071
Total Other Sources/Uses		563,075	360,832	249,231	216,081	(33,150)	182,671	(33,410)	355,571	138,471	164,471	89,071
Surplus (Deficit)		129,640	82,346	57,515	49,865	(7,650)	42,155	(7,710)	82,055	31,955	37,955	20,555
Beginning Fund Balance		207,515	337,155	432,587	419,501		469,366		511,521	593,576	625,531	663,485
Ending Fund Balance		337,155	419,501	490,102	469,366		511,521		593,576	625,531	663,485	684,040

(1) 2020 - Replacement Nordic grooming snowmobile, dingo walk behind skid steer for trail building
(2) 2019 two transport cages paid here instead of general fund, 2020 one transport cage per new vehicle
(3) 2021 replace 2010 550 Artic Cat 4 Wheeler
(4) 2022 replace 2007 GMC 1500 pickup

(5) 2023 replace 2007 Ford F150 pickup
(6) 2021 replace 2003 Kamotsu backhoe with new loader
(7) 2023 replace 2007 Cushman
(8) Replace one patrol vehicle per year, replaced vehicles are transferred to other Town departments.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Capital Projects Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed				
Capital Projects Fund Revs	DOJ Grant Revenue	-	9,487	-	-	-	-	-	-	-	-
Capital Projects Fund Revs	Firehouse Buy Out	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund Revs	Interest-Developer Notes	-	-	-	-	-	-	-	-	-	-
Total Revenues		-	9,487	-	-	-	-	-	-	-	-
Capital Projects Fund	Meadows Improvement Plan	266,071	11,248	-	-	-	-	-	-	-	-
Capital Projects Fund	Meadows Park	-	-	25,000	-	(25,000)	-	300,000	-	-	-
Capital Projects Fund	Safety Improvements	-	-	-	-	-	1,496,546	-	-	-	-
Capital Projects Fund	Town Hall Sub Area Improvements	-	-	-	-	-	-	-	-	-	-
Capital Projects Fund	Shop Remodel (1)	-	-	50,000	50,000	-	1,238,000	-	-	-	-
Capital Projects Fund	Radio Technology & Equipment	-	9,487	-	-	-	-	-	-	-	-
Total Expense		266,071	20,735	75,000	50,000	(25,000)	2,734,546	300,000	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	266,071	11,248	75,000	17,970	(57,030)	2,246,546	300,000	-	-	-
CPF Transfers/Other Sources	Sale of Assets (1)	-	-	-	-	-	488,000	-	-	-	-
CPF Transfers/Other Sources	Transfer (To)/From General Fund	-	-	-	-	-	-	-	-	-	-
Total Other Sources/Uses		266,071	11,248	75,000	17,970	(57,030)	2,734,546	300,000	-	-	-
Surplus (Deficit)		-	-	-	(32,030)	(32,030)	-	32,030	-	-	-
Beginning Fund Balance		32,030	32,030	-	32,030	-	-	-	-	-	-
Ending Fund Balance		32,030	32,030	-	-	-	-	-	-	-	-

(1) Offset by sale of assets

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Parking Services Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Parking Fund Revenues	Permits - Parking	12,548	14,115	12,000	11,855	(145)	12,000	145	12,000	12,000	12,000	12,000
Parking Fund Revenues	Parking Meter Revenues	18,518	21,914	18,000	27,174	9,174	22,587	(4,587)	22,587	22,587	22,587	22,587
Parking Fund Revenues	Gondola Parking Garage Revs	115,680	87,360	75,000	84,805	9,805	79,903	(4,902)	79,903	79,903	79,903	79,903
Parking Fund Revenues	Cash (Over)/Short	(413)	-	-	-	-	-	-	-	-	-	-
Parking Fund Revenues	Special Event Parking (1)	49,286	50,628	120,000	106,000	(14,000)	106,000	-	106,000	106,000	106,000	106,000
Parking Fund Revenues	Heritage Parking Garage Revs	195,112	207,257	175,000	243,326	68,326	209,163	(34,163)	209,163	209,163	209,163	209,163
Parking Fund Revenues	Contributions-Shared Expense	12,230	5,985	13,473	-	(13,473)	-	-	-	-	-	-
Parking Fund Revenues	Parking In Lieu Buyouts	80,000	-	-	-	-	-	-	-	-	-	-
Parking Fund Revenues	Parking Fines	10,156	40,283	30,000	46,929	16,929	38,465	(8,464)	38,465	38,465	38,465	38,465
Parking Fund Revenues	Parking Fines Bad Debt Allowance	-	-	-	-	-	-	-	-	-	-	-
Total Parking Revenues		493,116	427,542	443,473	520,089	76,616	468,118	(51,971)	468,118	468,118	468,118	468,118
General Parking Expense	Salaries & Wages	83,281	81,292	97,269	97,269	-	102,825	5,556	102,825	102,825	102,825	102,825
General Parking Expense	Group Insurance	20,982	19,899	20,564	20,564	-	22,620	2,056	23,073	23,534	24,005	24,485
General Parking Expense	Dependent Health Reimbursement	(1,155)	(1,019)	-	(741)	(741)	(741)	-	(741)	(741)	(741)	(741)
General Parking Expense	PERA & Payroll Taxes	12,766	12,189	14,605	14,605	-	16,072	1,467	16,329	16,329	16,329	16,329
General Parking Expense	PERA 401K	1,615	2,424	1,899	1,899	-	2,056	157	2,056	2,056	2,056	2,056
General Parking Expense	Workers Compensation	2,049	1,763	3,075	3,075	-	3,229	154	3,390	3,560	3,738	3,925
General Parking Expense	Other Employee Benefits	1,400	60	1,790	1,790	-	1,880	90	1,917	1,955	1,995	2,034
General Parking Expense	Consultant Services	71	-	-	-	-	-	-	-	-	-	-
General Parking Expense	Parking in Lieu Refunds	-	-	-	80,000	80,000	-	(80,000)	-	-	-	-
General Parking Expense	Communications	3,060	3,122	3,708	3,708	-	3,708	-	3,708	3,708	3,708	3,708
General Parking Expense	General Supplies & Materials	542	-	1,061	1,061	-	1,061	-	1,061	1,061	1,061	1,061
General Parking Expense	Other Parking Expenses	-	-	-	-	-	-	-	-	-	-	-
General Parking Expense	Wayfinding	49,622	17,325	20,000	20,000	-	-	(20,000)	-	-	-	-
General Parking Expense	Business Meals	32	43	-	-	-	-	-	-	-	-	-
General Parking Expense		174,264	137,098	163,971	243,230	79,259	152,709	(90,521)	153,618	154,287	154,975	155,682
GPG Parking Expense	Rental Equipment	4,680	4,680	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
GPG Parking Expense	Maintenance - GPG	1,789	701	55,000	10,000	(45,000)	10,000	-	10,000	10,000	10,000	10,000
GPG Parking Expense	Striping	1,200	1,200	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
GPG Parking Expense	Credit Card Processing Fees	2,974	2,552	3,600	3,600	-	3,600	-	3,600	3,600	3,600	3,600
GPG Parking Expense	General Supplies & Materials	2,559	5,694	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
GPG Parking Expense	Utilities - Electric	15,541	18,277	19,234	19,234	-	19,234	-	19,234	19,234	19,234	19,234
GPG Parking Expense	Utilities - Gasoline	508	779	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
GPG Parking Expense	Internet Costs	-	-	750	750	-	750	-	750	750	750	750
GPG Parking Expense	Elevator Maintenance Intercept	5,350	5,171	10,000	7,000	(3,000)	7,000	-	7,000	7,000	7,000	7,000
GPG Parking Expense	Asphalt Repair	41,789	-	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
GPG Parking Expense	Concrete Repair	-	-	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
GPG Parking Expense	Painting	-	3,585	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola Parking Garage Expense		76,389	42,640	118,084	70,084	(48,000)	70,084	-	70,084	70,084	70,084	70,084

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Parking Services Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Surface Lots Parking Expense	Surface Lots Maintenance	21,090	27,908	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Surface Lots Parking Expense	Striping	4,060	4,060	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
Surface Lots Parking Expense	Credit Card Processing Fees	1,149	1,700	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Surface Lots Parking Expense	Parking Meter Supplies	5,095	7,270	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
Surface Lots Parking Expense	Surface Lot Leases	32,400	5,400	5,400	5,400	-	5,400	-	5,400	5,400	5,400	5,400
(Village Core) Surface Lots Expense		63,794	46,338	28,900	28,900	-	28,900	-	28,900	28,900	28,900	28,900
HPG Parking Expense	Maintenance - Heritage	21,232	6,767	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
HPG Parking Expense	Elevator Maintenance - Heritage	5,989	5,781	8,000	6,500	(1,500)	6,500	-	6,500	6,500	6,500	6,500
HPG Parking Expense	Striping	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
HPG Parking Expense	GSFE - Hotel Madeline	40,335	42,995	54,255	44,700	(9,555)	44,700	-	44,700	44,700	44,700	44,700
HPG Parking Expense	Credit Card Processing Fees	10,882	10,027	13,130	13,130	-	13,130	-	13,130	13,130	13,130	13,130
HPG Parking Expense	General Supplies & Materials	4,004	140	5,150	5,150	-	5,150	-	5,150	5,150	5,150	5,150
HPG Parking Expense	Internet Costs	-	-	700	700	-	700	-	700	700	700	700
HPG Parking Expense	Floor Sealing	-	-	-	-	-	-	-	-	-	-	-
HPG Parking Expense	Tech Support	7,302	7,159	12,000	10,000	(2,000)	10,000	-	10,000	10,000	10,000	10,000
Heritage Parking Garage Expense		89,744	72,868	105,735	92,680	(13,055)	92,680	-	92,680	92,680	92,680	92,680
Meadows Parking Expense	Maintenance	-	-	-	-	-	-	-	-	-	-	-
Meadows Parking Expense	Striping	1,000	1,000	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000
Meadows Parking Lot Expense		1,000	1,000	-	-	-	1,000	1,000	1,000	1,000	1,000	1,000
Capital Parking Expense	Bobcat Lease Exchange	4,800	5,615	4,800	4,800	-	4,800	-	4,800	4,800	4,800	4,800
Capital Parking Expense	Capital Costs GPG (2)	-	-	125,000	100,000	(25,000)	75,000	(25,000)	20,000	65,000	50,000	50,000
Parking Capital Expense		4,800	5,615	129,800	104,800	(25,000)	79,800	(25,000)	24,800	69,800	54,800	54,800
Total Parking Expenses		409,992	305,559	546,490	539,694	(6,796)	425,173	(114,521)	371,082	416,751	402,439	403,146
Other Sources/Uses	Transfer (To)/From General Fund	-	-	58,490	-	(58,490)	-	-	-	-	-	-
Other Sources/Uses	Transfer To GF - Overhead Allocation	(32,899)	(33,571)	(41,337)	(42,374)	(1,037)	(33,620)	8,754	(34,098)	(34,486)	(34,954)	(34,691)
Other Sources/Uses		(32,899)	(33,571)	17,153	(42,374)	(59,527)	(33,620)	8,754	(34,098)	(34,486)	(34,954)	(34,691)
Surplus (Deficit)		50,225	88,412	(85,864)	(61,979)	23,885	9,324	71,304	62,938	16,880	30,725	30,281
Beginning Fund Balance		93,784	144,009	85,864	232,421		170,442		179,766	242,704	259,584	290,309
Ending Fund Balance		144,009	232,421	-	170,442		179,766		242,704	259,584	290,309	320,590

(1) Ride Festival opted out of GPG buyout.

(2) 2019-\$50K HPG Structural, \$75K Lot A asphalt. / 2020-\$60K GPG main ramp overlay/ 2021-\$100K GPG top deck reseal, \$20K Meadows chip seal. / 2022-\$15K NVC chip seal. / 2023-\$50K placeholder.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Tourism

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Tourism Revs	Lodging Taxes	965,419	1,005,648	966,629	1,143,519	176,890	1,166,389	22,870	1,189,717	1,213,512	1,237,782	1,262,537
Tourism Revs	Lodging Taxes	755,468	834,041	857,199	938,956	81,757	957,735	18,779	976,890	996,428	1,016,356	1,036,683
Tourism Revs	Lodging Taxes - Prior Period	692	6,751	-	5,500	5,500	-	(5,500)	-	-	-	-
Tourism Revs	Taxes-Restaurant	422,623	440,611	445,251	473,400	28,149	478,134	4,734	482,915	487,744	492,622	497,548
Tourism Revs	Lodging/Restaurant Tax Penalty	2,239	13,560	8,000	4,000	(4,000)	4,000	-	4,000	4,000	4,000	4,000
Tourism Revs	Restaurant Taxes - Prior Period Remittance	-	394	-	1,800	1,800	-	(1,800)	-	-	-	-
Tourism Revs	Business Licenses	320,857	313,553	315,307	315,307	-	315,307	-	315,307	315,307	315,307	315,307
Tourism Revs	Penalty - Business License	12,326	9,648	13,000	6,500	(6,500)	6,500	-	6,500	6,500	6,500	6,500
Total Revenues		2,479,623	2,624,206	2,605,386	2,888,982	283,596	2,928,066	39,083	2,975,329	3,023,491	3,072,567	3,122,576
Tourism	MTI Lodging Funding	852,181	913,988	902,795	1,030,825	128,030	1,051,442	20,617	1,072,470	1,093,920	1,115,798	1,138,114
Tourism	MTI Business License Funding	301,606	294,740	296,389	296,389	-	296,389	-	296,389	296,389	296,389	296,389
Tourism	Airline Guaranty Lodging Taxes	843,574	904,755	893,676	1,020,413	126,737	1,040,821	20,408	1,061,637	1,082,870	1,104,528	1,126,618
Tourism	Airline Guaranty Restaurant Taxes	414,170	432,186	436,346	463,932	27,586	468,571	4,639	473,257	477,990	482,769	487,597
Tourism	MTI Funding -Additional Requests	27,915	31,694	40,000	40,000	-	-	(40,000)	-	-	-	-
Tourism	Audit Fees	2,235	2,500	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Total Expense		2,441,681	2,579,863	2,571,705	2,854,058	282,353	2,859,723	5,664	2,906,253	2,953,668	3,001,984	3,051,218
Tourism Transfers	Transfer (To)/From General Fund	(37,942)	(44,344)	(33,681)	(34,924)	(1,243)	(68,343)	(33,419)	(69,076)	(69,822)	(70,583)	(71,358)
Total Other Sources/Uses		(37,942)	(44,344)	(33,681)	(34,924)	(1,243)	(68,343)	(33,419)	(69,076)	(69,822)	(70,583)	(71,358)

Surplus (Deficit) - - - - -

Historical Museum

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Historical Museum Revs	Tax - Property .333 Mills Historical Museum	97,952	94,941	96,857	96,857	-	104,789	7,932	104,789	105,837	105,837	106,895
Historical Museum Revs	Tax - Property - Abatements	(1,887)	-	-	-	-	-	-	-	-	-	-
Total Revenues		96,066	94,941	96,857	96,857	-	104,789	7,932	104,789	105,837	105,837	106,895
Historical Museum	Historical Museum Mil Levy	94,138	93,037	94,915	94,915	-	102,688	7,773	102,688	103,715	103,715	104,752
Historical Museum	County Treasurer's Fees	1,928	1,904	1,942	1,942	-	2,100	158	2,100	2,121	2,121	2,143
Total Expense		96,066	94,941	96,857	96,857	-	104,789	7,932	104,789	105,837	105,837	106,895

Surplus (Deficit) - - - - -

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet

Summary

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
Revenues											
Rents	2,248,663	2,261,422	2,287,771	2,288,308	537	2,262,740	(25,568)	2,329,309	3,221,445	3,316,776	3,414,966
Other Operating Income	105,106	124,701	79,260	98,650	19,390	93,850	(4,800)	93,850	93,850	93,850	93,850
Total Revenues	2,353,769	2,386,123	2,367,031	2,386,958	19,927	2,356,590	(30,368)	2,423,159	3,315,295	3,410,626	3,508,816
Operating Expenditures											
Office Operations	175,688	188,876	199,920	211,172	11,252	222,205	11,033	221,810	224,196	225,693	227,233
General & Administrative	127,667	108,484	133,935	131,450	(2,485)	138,181	6,731	138,181	155,792	156,452	157,119
Utilities	370,625	376,517	395,945	419,008	23,063	223,229	(195,779)	227,589	261,208	266,328	271,549
Repair & Maintenance	385,612	381,500	443,293	523,933	80,640	643,043	119,110	686,536	666,588	667,643	670,080
Non-routine Repair & Maintenance	195,032	316,385	453,323	301,300	(152,023)	278,300	(23,000)	185,300	185,300	222,300	224,800
Contingency	-	-	16,264	15,869	(396)	15,050	(819)	14,594	14,931	15,384	15,508
Total Operating Expenditures	1,254,624	1,371,761	1,642,680	1,602,731	(39,948)	1,520,007	(82,724)	1,474,010	1,508,016	1,553,800	1,566,288
Capital Outlay											
Capital Outlay Expense	6,713	398,386	9,400,000	400,000	(9,000,000)	14,684,000	14,284,000	-	-	-	49,000
Total Capital Outlay	6,713	398,386	9,400,000	400,000	(9,000,000)	14,684,000	14,284,000	-	-	-	49,000
Debt Service											
Phase 4 Debt Service P&I	-	-	550,000	-	(550,000)	378,858	378,858	936,206	936,206	936,206	936,206
US 2014A&B Loan Fund Interest	(1,264)	(5,383)	(60)	(3,500)	(3,440)	(3,500)	-	(3,500)	(3,500)	(3,500)	(3,500)
Interest Expense-2014A	406,401	394,539	381,884	381,884	-	381,884	-	381,884	381,884	381,884	381,884
Trustee Fees	1,750	1,925	-	-	-	-	-	-	-	-	-
Phase 4 Cost Of Issuance	-	-	100,000	-	(100,000)	100,000	100,000	-	-	-	-
Bonds-Principal	357,073	393,738	406,393	406,393	-	406,393	-	406,393	406,393	406,393	406,393
Total Debt Service	763,960	784,819	1,438,217	784,777	(653,440)	1,263,635	478,858	1,720,983	1,720,983	1,720,983	1,720,983
Other Source/Uses											
Gain/Loss On Sale Of Assets	(3,245)	-	-	-	-	-	-	-	-	-	-
Transfer To GF - Overhead Allocation	(118,518)	(140,169)	(162,959)	(156,163)	6,796	(147,964)	8,199	(145,145)	(149,894)	(156,229)	(155,984)
Bond Proceeds	-	-	8,500,000	-	(8,500,000)	13,135,000	13,135,000	-	-	-	-
AHDF Contribution	-	-	1,472,093	95,337	(1,376,756)	2,124,016	2,028,679	916,979	63,598	20,386	-
Total Other Sources/Uses	(121,763)	(140,169)	9,809,134	(60,827)	(9,869,961)	15,111,052	15,171,879	771,834	(86,296)	(135,843)	(155,984)
Surplus (Deficit)	206,709	(309,013)	(304,732)	(461,377)	(156,645)	-	461,377	-	-	-	16,561
Beginning Available Fund Balance	563,681	770,390	304,732	461,377	-	-	-	-	-	-	-
Ending Available Fund Balance	770,390	461,377	-	-	-	-	-	-	-	-	16,561

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet		Village Court Apartments						2021 Long	2022 Long	2023 Long	2024 Long
		Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	Term Projection	Term Projection	Term Projection
Revenues											
VCA Revenues	Phase 4 Potential Rents	-	-	-	-	-	-	-	823,570	848,277	873,725
VCA Revenues	Apartment Rents	2,200,208	2,218,060	2,244,540	2,244,540	-	2,218,972	(25,568)	2,285,541	2,354,107	2,424,730
VCA Revenues	Commercial Space Rent	28,488	28,488	28,488	28,488	-	28,488	-	28,488	28,488	28,488
VCA Revenues	Storage Rents	15,360	14,874	14,743	15,280	537	15,280	-	15,280	15,280	15,280
VCA Revenues	Allowance For Bad Debt	4,608	-	-	-	-	-	-	-	-	-
Total Rent Revenues		2,248,663	2,261,422	2,287,771	2,288,308	537	2,262,740	(25,568)	2,329,309	3,221,445	3,316,776
VCA Revenues	Late Fees	9,430	8,488	5,000	6,500	1,500	6,500	-	6,500	6,500	6,500
VCA Revenues	NSF Fee	240	245	250	200	(50)	200	-	200	200	200
VCA Revenues	Lease Break Fee	8,890	13,455	5,000	7,500	2,500	7,500	-	7,500	7,500	7,500
VCA Revenues	Unit Transfer Fees	3,600	3,600	-	1,400	1,400	1,400	-	1,400	1,400	1,400
VCA Revenues	Apartment Furnishings	-	-	-	-	-	-	-	-	-	-
VCA Revenues	Laundry Revenue	42,601	50,486	40,000	45,000	5,000	45,000	-	45,000	45,000	45,000
VCA Revenues	Laundry Vending	-	317	-	350	350	350	-	350	350	350
VCA Revenues	Carpet Cleaning Revenue	3,075	2,920	-	-	-	-	-	-	-	-
VCA Revenues	Cleaning Charges Revenue	2,808	3,051	3,000	2,000	(1,000)	2,000	-	2,000	2,000	2,000
VCA Revenues	Repair Charge Revenue	3,184	8,961	3,000	4,100	1,100	4,100	-	4,100	4,100	4,100
VCA Revenues	Credit Card Fees (1)	3,754	3,480	5,000	4,000	(1,000)	4,000	-	4,000	4,000	4,000
VCA Revenues	WF Investment Income (2)	725	8,544	10	2,500	2,490	2,500	-	2,500	2,500	2,500
VCA Revenues	Credit Check Revenue	4,750	4,300	4,500	4,500	-	4,500	-	4,500	4,500	4,500
VCA Revenues	Pet Fees	12,025	14,837	10,000	11,000	1,000	11,000	-	11,000	11,000	11,000
VCA Revenues	Parking Enforcement (3)	1,500	1,680	-	4,800	4,800	4,800	-	4,800	4,800	4,800
VCA Revenues	Other Misc Revenue	8,524	337	3,500	4,800	1,300	-	(4,800)	-	-	-
Total Other Revenues		105,106	124,701	79,260	98,650	19,390	93,850	(4,800)	93,850	93,850	93,850
Total Revenues		2,353,769	2,386,123	2,367,031	2,386,958	19,927	2,356,590	(30,368)	2,423,159	3,315,295	3,410,626

- (1) 2019: Offer on-line payment without fee as option
- (2) Earnings on investment account and the debt security deposits.
- (3) 2020: Other parking enforcement implementation

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet
Office Operations

	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
VCA Salaries & Wages - Management	99,745	108,950	112,152	112,152	-	114,956	2,804	114,956	114,956	114,956	114,956
VCA PERA & Payroll Taxes	15,165	16,682	17,249	17,249	-	17,968	719	18,255	18,255	18,255	18,255
VCA Workers' Compensation	361	379	3,835	4,027	192	4,228	201	4,439	4,661	4,895	5,139
VCA Group Insurance	25,566	25,323	26,079	25,000	(1,079)	27,000	2,000	27,540	28,091	28,653	29,226
VCA Dependent Health Reimbursement	-	(315)	-	-	-	-	-	-	-	-	-
VCA PERA 401K	527	987	2,243	2,242	(1)	3,449	1,207	3,449	3,449	3,449	3,449
VCA Other Employee Benefits	1,810	60	1,800	1,800	-	1,800	-	1,802	1,838	1,875	1,912
VCA Housing Allowance	7,596	16,900	10,140	20,280	10,140	20,888	608	21,515	22,161	22,825	23,510
VCA Computer & Software Support (4)	8,863	6,750	9,072	9,072	-	9,566	494	10,504	10,936	10,936	10,936
VCA Postage/Freight	10	-	150	150	-	150	-	150	150	150	150
VCA Dues, Licenses & Fees	3,462	3,063	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
VCA Travel & Training	4,531	1,579	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
VCA Telephone (5)	2,491	3,191	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
VCA Credit / Collections Costs & Fees	4,390	3,604	3,500	3,500	-	3,500	-	3,500	3,500	3,500	3,500
VCA Parking Permits	50	490	-	-	-	-	-	-	500	500	500
VCA Outside Consulting (7)	888	435	-	2,000	2,000	5,000	3,000	2,000	2,000	2,000	2,000
VCA Employee Appreciation	236	200	200	200	-	200	-	200	200	200	200
VCA Business Meals	-	599	-	-	-	-	-	-	-	-	-
Total Office Operations	175,688	188,876	199,920	211,172	11,252	222,205	11,033	221,810	224,196	225,693	227,233

(4) Yardi software support/licenses, keytrack 2020 setup (\$4206.78), add Yardi license 2020 onward (\$1288)

(5) Adding one cell phone

(6) Onsite monthly dues (\$99) also print fees per lease \$3 a lease 220 + 49

(7) 2019 Hall lighting; 2020 Reserve study

General & Administrative

VCA Legal Fees	33,567	9,061	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
VCA Communications	-	189	5,000	1,000	(4,000)	1,000	-	1,000	1,000	1,000	1,000
VCA Events/Promotions	11	1,062	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
VCA Association Dues (8)	24,192	24,192	24,192	30,240	6,048	34,171	3,931	34,171	41,782	41,782	41,782
VCA Credit Card Charge	6,481	5,659	11,422	11,422	-	11,422	-	11,422	11,422	11,422	11,422
VCA Repairs & Maintenance-Equipment	-	1,920	1,825	1,825	-	1,825	-	1,825	1,825	1,825	1,825
VCA Insurance (9)	55,884	56,045	61,610	56,000	(5,610)	56,000	-	56,000	66,000	66,660	67,327
VCA Operating Lease - Copier	1,712	1,386	2,463	2,463	-	2,463	-	2,463	2,463	2,463	2,463
VCA General Supplies	2,834	2,238	1,423	2,000	577	2,300	300	2,300	2,300	2,300	2,300
VCA Janitorial (10)	2,935	2,858	-	500	500	3,000	2,500	3,000	3,000	3,000	3,000
VCA VCA Damages To Tenant	50	954	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
VCA Bad Debt Expense	-	2,920	7,500	7,500	-	7,500	-	7,500	7,500	7,500	7,500
Total General & Administrative	127,667	108,484	133,935	131,450	(2,485)	138,181	6,731	138,181	155,792	156,452	157,119

(8) TMVOA dues increased to 25% per unit in 2019 - 49 units added in 2022

(9) Move insurance adjustment to 2022 for 49 rental units.

(10) Outsource cleaning contract (as needed) 2020

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet
Utilities

	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
			2019 Original	Forecasted	Adjustments	Proposed					Adjustments
VCA Water/Sewer(11)	116,209	117,040	116,529	116,529	-	128,182	11,653	130,746	162,534	165,784	169,100
VCA Waste Disposal	36,844	45,998	30,911	40,000	9,089	40,800	800	41,616	42,448	43,297	44,163
VCA Cable (11)	45,948	51,370	46,877	62,000	15,123	-	(62,000)	-	-	-	-
VCA Electricity (13)	169,048	161,315	195,232	195,232	-	49,000	(146,232)	49,980	50,980	51,999	53,039
VCA Electricity- Maintenance Bldg	-	794	3,247	3,247	-	3,247	-	3,247	3,247	3,247	3,247
VCA Propane- Maintenance Facility	2,576	-	3,149	2,000	(1,149)	2,000	-	2,000	2,000	2,000	2,000
Total Utilities	370,625	376,517	395,945	419,008	23,063	223,229	(195,779)	227,589	261,208	266,328	271,549

(11) Rate increase 10% for water/sewer in 2020. VCA Phase IV 49 units show in 2022

(12) Basic Cable no longer provided beginning in 2020 for any unit at VCA

(13) Reduced common/unit electricity bill by yearly average due to submetering beginning in 2020 (\$150,000)

Repair & Maintenance

VCA Salaries & Wages - Maintenance	151,205	164,985	170,622	170,622	-	221,627	51,005	221,627	263,227	263,227	263,227
VCA PERA & Payroll Taxes	23,341	24,259	26,242	26,242	-	34,640	8,398	35,194	41,800	41,800	41,800
VCA Workers' Compensation	5,433	2,470	8,750	8,750	-	9,188	438	9,647	13,161	12,437	13,059
VCA Group Insurance	50,895	42,662	50,789	50,789	-	67,500	16,711	68,850	84,272	85,957	87,677
VCA Dependent Health Reimbursement	-	(1,553)	-	-	-	-	-	-	-	-	-
VCA PERA 401K	5,691	6,701	10,678	10,678	-	11,081	403	11,081	11,899	11,899	11,899
VCA Employee Appreciation	-	400	400	400	-	500	100	500	500	500	500
VCA Other Benefits	2,759	141	3,600	3,600	-	4,500	900	4,590	4,682	4,775	4,871
VCA Housing Allowance	21,970	21,787	23,021	23,021	-	41,376	18,355	41,376	41,376	41,376	41,376
VCA Travel, Education & Meals	943	4,128	4,000	3,000	(1,000)	3,000	-	3,000	3,000	3,000	3,000
VCA Vehicle Fuel	2,205	3,575	3,647	3,647	-	3,647	-	3,647	3,647	3,647	3,647
VCA Maintenance - Supplies (14)	56,509	51,267	41,000	105,000	64,000	63,000	(42,000)	55,000	66,000	66,000	66,000
VCA Uniforms	995	989	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
VCA Parking Supplies (15)	-	-	-	-	-	5,000	5,000	5,000	5,000	5,000	5,000
VCA Maintenance -Subcontract (16)	8,802	11,889	35,000	54,500	19,500	85,000	30,500	55,000	55,000	55,000	55,000
VCA Apartment Turnover	1,175	-	-	1,500	1,500	1,500	-	1,500	1,500	1,500	1,500
VCA Carpet Cleaning (17)	5,325	4,555	-	-	-	2,300	2,300	2,300	2,300	2,300	2,300
VCA Snow Removal (18)	18,942	-	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
VCA Fire Alarm Monitoring System	5,040	5,040	10,400	5,040	(5,360)	5,040	-	10,080	10,080	10,080	10,080
VCA Fire System Repair/Inspections (19)	9,008	17,065	8,000	10,000	2,000	12,000	2,000	16,000	12,000	12,000	12,000
VCA Equipment & Tools	3,920	3,918	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
VCA Telephone	5,928	6,000	5,062	5,062	-	5,062	-	5,062	5,062	5,062	5,062
VCA Commercial Rental Space	-	-	10,000	10,000	-	10,000	-	10,000	10,000	10,000	10,000
VCA Vehicle Repair & Maintenance	2,299	325	1,082	1,082	-	1,082	-	1,082	1,082	1,082	1,082
VCA Landscaping	-	3,673	5,000	5,000	-	30,000	25,000	100,000	5,000	5,000	5,000
VCA Laundry Equip And Repair & Maint	3,227	7,223	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000
Total Repair & Maintenance	385,612	381,500	443,293	523,933	80,640	643,043	119,110	686,536	666,588	667,643	670,080

(14) 2019 - Bldg 1-9 outside hallway lights (\$18,000), sub metering equipment (\$37,000); 2020 Replace 22 units baseboards (\$6,200) Stairway lights (\$18,000). VCA Phase IV maintenance supply increase of \$11,000 shown in 2022

(15) 2020 Implement new parking software/system and fees for system thereafter

(16) 2019-Install sub metering (\$14,000) Fix heat trace boxes (\$9,500) ; 2020 Windows clean (\$5,000), Building 1-9 entrance/halls/stairs power washed, cleaned, and concrete acid wash (\$16,000) Hallway lights install (\$10,000) Building Signs (\$4,000); Install Programmable Thermostats Electrician (\$25,000)

(17) 2020; Inside Hallways

(18) Building Roofs snow removal sub-contracted

(19) 2021: Add Glycole to system (every 3 years)

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Village Court Apartments

Worksheet		Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
Major Repair & Replacement												
VCA	Roof Repairs	2,188	12,188	10,000	5,000	(5,000)	5,000	-	5,000	5,000	5,000	5,000
VCA	Painting/Staining (20)	24,220	382	-	-	-	2,000	2,000	2,000	2,000	2,000	2,000
VCA	Carpet Replacement (21)	50,770	59,915	155,000	155,000	-	100,000	(55,000)	60,000	60,000	60,000	60,000
VCA	Cabinet Refacing/Replacement	-	-	10,000	5,000	(5,000)	5,000	-	5,000	5,000	5,000	5,000
VCA	Window Repair (22)	-	2,850	6,000	6,000	-	6,000	-	3,000	3,000	3,000	3,000
VCA	Vinyl Replacement - Floor Repair (21)	21,036	52,703	229,683	100,000	(129,683)	100,000	-	60,000	60,000	60,000	60,000
VCA	Appliances	23,367	156,527	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
VCA	Hot Water Heaters (23)	15,115	4,994	2,300	2,300	-	2,300	-	2,300	2,300	39,300	41,800
VCA	Common Area Improvements	48,958	23,348	-	-	-	-	-	-	-	-	-
VCA	Paving Repairs (24)	-	-	15,000	-	(15,000)	15,000	15,000	15,000	15,000	15,000	15,000
VCA	Concrete Repairs (25)	-	-	2,340	5,000	2,660	20,000	15,000	10,000	10,000	10,000	10,000
VCA	Bobcat	3,000	864	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
VCA	Cabinet Replacement - Studio	2,533	2,072	-	-	-	-	-	-	-	-	-
VCA	Special Projects	-	543	-	-	-	-	-	-	-	-	-
VCA	Water Damage	3,846	-	-	-	-	-	-	-	-	-	-
Total Major Repairs & Replacements		195,032	316,385	453,323	301,300	(152,023)	278,300	(23,000)	185,300	185,300	222,300	224,800

(20) Staining outside entrances

(21) Finish replacing old flooring

(22) 2019-2020 weatherization and repairs

(23) Replace 85 water heaters in 2023 (1 and 3 bedroom units)

(24) No repairs prior to construction, but otherwise used for paving repairs or restriping the lot every 2 years

(25) 2020 Start repairing sidewalks

Capital

VCA	VCA Expansion Costs (26)	-	255	9,400,000	400,000	(9,000,000)	14,635,000	14,235,000	-	-	-	-
VCA	Capital Equipment	4,043	-	-	-	-	-	-	-	-	-	-
VCA	Vehicles	-	46,438	-	-	-	-	-	-	-	-	-
VCA	Building & Laundry Facility	2,670	99,544	-	-	-	-	-	-	-	-	-
VCA	Parking Improvements (27)	-	252,150	-	-	-	49,000	49,000	-	-	-	49,000
Total Capital		6,713	398,386	9,400,000	400,000	(9,000,000)	14,684,000	14,284,000	-	-	-	49,000

(26) Assumption: 2020 A change order for the project (unknown amount), 2021 construction, completed January of 2022 Two year total is \$14,635,000. \$1,400,000 from TMV Housing reserves and \$13,235,000 from loan proceeds.

(27) 2020 Chip seal and stripe

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Mountain Village Housing Authority

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
<u>Affordable Housing Development Fund</u>												
AHDF Revenues	Community Garden Plot Rents	685	570	550	550	-	550	-	550	550	550	550
AHDF Revenues	Sale Proceeds	-	277,858	285,000	-	(285,000)	-	-	-	-	-	-
AHDF Revenues	Rental Proceeds	12,480	12,480	12,228	32,919	20,691	34,080	1,161	34,080	34,080	34,080	34,080
Total Revenues		13,165	290,908	297,778	33,469	(264,309)	34,630	1,161	34,630	34,630	34,630	34,630
Affordable Housing Development Fund	Community Garden At VCA	-	-	750	750	-	750	-	750	750	750	750
Affordable Housing Development Fund	Rental Unit Utilities	939	1,079	5,000	2,000	(3,000)	2,000	-	2,000	2,000	2,000	2,000
Affordable Housing Development Fund	Rental Unit Lease Fees	-	-	-	20,729	20,729	21,600	871	21,600	21,600	21,600	21,600
Affordable Housing Development Fund	HOA And Parking Dues	8,939	9,023	8,987	6,269	(2,718)	6,304	35	6,304	6,304	6,304	6,304
Affordable Housing Development Fund	Rental Unit Maintenance	1,816	9,617	-	2,500	2,500	2,500	-	2,500	2,500	2,500	2,500
Affordable Housing Development Fund	Future Housing Projects	8,856	8,856	11,013	14,580	3,567	16,475	1,895	16,475	16,475	16,475	16,475
Affordable Housing Development Fund	Cassidy Ridge Purchase	-	282,370	285,000	-	(285,000)	-	-	-	-	-	-
Affordable Housing Development Fund	RHA Operations Funding	87,776	107,668	92,625	92,625	-	92,625	-	92,625	92,625	92,625	92,625
Affordable Housing Development Fund	Housing Authority Consultant	4,900	-	-	-	-	-	-	-	-	-	-
Total Expenditures		113,226	418,612	403,375	139,453	(263,922)	142,254	2,801	142,254	142,254	142,254	142,254
AHDF Transfers	Transfer (To)/From General Fund	474,477	493,047	505,159	547,107	41,949	567,814	20,707	590,504	614,102	638,644	664,168
AHDF Transfers	Transfer (To)/From GF Housing Office	(18,998)	(19,630)	(20,706)	(20,706)	-	(21,439)	(734)	(21,535)	(21,591)	(21,649)	(21,707)
AHDF Transfers	Transfer (To)/From VCA	-	-	(1,472,093)	(95,337)	1,376,756	(2,124,016)	(2,028,679)	(916,979)	(63,598)	(20,386)	-
AHDF Transfers	Transfer (To)/From Mortgage Assistance	-	(30,000)	(60,000)	(54,489)	5,511	(60,000)	(5,511)	(60,000)	(60,000)	(60,000)	(60,000)
Total Other Sources/Uses		455,479	443,417	(1,047,640)	376,576	1,424,216	(1,637,641)	(2,014,217)	(408,010)	468,914	536,610	582,460
Surplus (Deficit)		355,419	315,713	(1,153,237)	270,592	1,423,829	(1,745,265)	(2,015,857)	(515,634)	361,290	428,986	474,836
Beginning Fund Balance		1,149,534	1,504,953	1,816,107	1,820,665		2,091,257		345,992	(169,642)	191,647	620,633
Ending Fund Balance		1,504,953	1,820,665	662,870	2,091,257		345,992		(169,642)	191,647	620,633	1,095,469
<u>Mortgage Assistance Pool</u>												
Mortgage Assistance Transfers	Interest Revenue	5,511	-	-	-	-	-	-	-	-	-	-
Mortgage Assistance Pool	Employee Mortgage Assistance	-	30,000	60,000	60,000	-	60,000	-	60,000	60,000	60,000	60,000
Mortgage Assistance Transfers	Transfer (To)/From AHDF	-	30,000	60,000	54,489	(5,511)	60,000	5,511	60,000	60,000	60,000	60,000
Surplus (Deficit)		5,511	-	-	(5,511)	(5,511)	-	5,511	-	-	-	-
Beginning Fund Balance		-	5,511	5,511	5,511		-		-	-	-	-
Ending Fund Balance		5,511	5,511	5,511	-		-		-	-	-	-

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed				
	<u>Summary</u>										
Infant Care Revenues	Infant Care Fees	-	-	-	-	-	80,784	80,784	80,784	80,784	80,784
Infant Care Revenues	Enrollment Fees	-	-	-	-	-	520	520	520	520	520
Infant Care Revenues	Late Payment Fees	-	-	-	-	-	260	260	260	260	260
Infant Care Revenues	Regional Childcare Tax Proceeds	-	-	-	-	-	25,000	25,000	25,000	25,000	25,000
Infant Care Revenues	Grant Proceeds	-	-	-	-	-	4,500	4,500	4,500	4,500	4,500
Infant Care Revenues	Scholarship Grant Proceeds	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000
Infant Care Revenues	Fund Raising Revenues	-	-	-	-	-	3,550	3,550	3,550	3,550	3,550
	Total Infant Care Revenues	-	-	-	-	-	124,614	124,614	124,614	124,614	124,614
Toddler Care Revenues	Toddler Care Fees	269,022	251,855	272,736	257,736	(15,000)	191,952	(65,784)	191,952	191,952	191,952
Toddler Care Revenues	Enrollment Fees	2,560	2,400	1,760	1,760	-	1,240	(520)	1,240	1,240	1,240
Toddler Care Revenues	Late Payment Fees	800	420	900	900	-	640	(260)	640	640	640
Toddler Care Revenues	Regional Childcare Tax Proceeds	-	-	-	27,260	27,260	10,000	(17,260)	10,000	10,000	10,000
Toddler Care Revenues	Grant Proceeds	10,450	7,455	7,455	13,510	6,055	11,500	(2,010)	11,500	11,500	11,500
Toddler Care Revenues	Scholarship Grant Proceeds	15,200	26,550	26,550	25,740	(810)	24,000	(1,740)	24,000	24,000	24,000
Toddler Care Revenues	Fund Raising Revenues	16,768	10,992	13,000	12,000	(1,000)	8,450	(3,550)	8,450	8,450	8,450
	Total Toddler Care Revenues	314,800	299,672	322,401	338,906	16,505	247,782	(91,124)	247,782	247,782	247,782
Preschool Revenues	Preschool Tuition Fees	159,738	172,677	175,292	180,292	5,000	175,292	(5,000)	175,292	175,292	175,292
Preschool Revenues	Special Program Fees	-	450	-	-	-	-	-	-	-	-
Preschool Revenues	Enrollment Fees	1,920	1,262	975	975	-	975	-	975	975	975
Preschool Revenues	Late Payment Fees	780	520	900	900	-	900	-	900	900	900
Preschool Revenues	Grant Proceeds	3,000	-	8,000	10,000	2,000	11,000	1,000	8,000	8,000	8,000
Preschool Revenues	Scholarship Grant Proceeds	10,000	32,900	17,700	20,000	2,300	19,000	(1,000)	17,700	17,700	17,700
Preschool Revenues	Fundraising Revenues	3,075	5,150	5,000	5,000	-	5,000	-	5,000	5,000	5,000
	Total Preschool Revenues	178,513	212,959	207,867	217,167	9,300	212,167	(5,000)	207,867	207,867	207,867
	Total Revenues	493,313	512,631	530,268	556,073	25,805	584,563	28,490	580,263	580,263	580,263
Infant Care Expense		-	-	-	-	-	166,030	166,030	163,521	163,620	163,724
Toddler Care Expense		415,238	449,316	481,531	472,853	(8,678)	321,580	(151,273)	316,906	318,804	320,737
Preschool Expense		198,478	219,073	240,587	238,131	(2,456)	245,421	7,290	235,457	236,191	236,942
	Total Expenses	613,716	668,388	722,118	710,984	(11,134)	733,031	22,047	715,884	718,615	721,403
CDF Other Sources/Uses	Transfer (To)/From General Fund	120,404	155,758	191,850	154,911	(36,939)	148,468	(6,443)	135,621	138,352	141,140
	Total Other Sources/Uses	120,404	155,758	191,850	154,911	(36,939)	148,468	(6,443)	135,621	138,352	141,140

Surplus (Deficit)

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Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
<u>Infant Care Expense</u>												
Infant Care Expense	Salaries & Wages	-	-	-	-	-	94,352	94,352	94,352	94,352	94,352	94,352
Infant Care Expense	Group Insurance	-	-	-	-	-	24,050	24,050	24,531	24,531	24,531	24,531
Infant Care Expense	Dependent Health Reimbursement	-	-	-	-	-	-	-	-	-	-	-
Infant Care Expense	PERA & Payroll Taxes	-	-	-	-	-	14,747	14,747	14,983	14,983	14,983	14,983
Infant Care Expense	PERA 401K	-	-	-	-	-	1,878	1,878	1,878	1,878	1,878	1,878
Infant Care Expense	Workers Compensation	-	-	-	-	-	1,265	1,265	1,290	1,354	1,422	1,493
Infant Care Expense	Other Employee Benefits	-	-	-	-	-	1,665	1,665	1,748	1,783	1,819	1,855
Infant Care Expense	Employee Appreciation	-	-	-	-	-	185	185	185	185	185	185
Infant Care Expense	EE Screening	-	-	-	-	-	50	50	50	50	50	50
Infant Care Expense	Bad Debt Expense	-	-	-	-	-	-	-	-	-	-	-
Infant Care Expense	Janitorial/Trash Removal	-	-	-	-	-	2,600	2,600	2,600	2,600	2,600	2,600
Infant Care Expense	Rental-Facility	-	-	-	-	-	6,328	6,328	6,328	6,328	6,328	6,328
Infant Care Expense	Facility Expense	-	-	-	-	-	300	300	300	300	300	300
Infant Care Expense	Communications	-	-	-	-	-	235	235	235	235	235	235
Infant Care Expense	Internet Services	-	-	-	-	-	485	485	485	485	485	485
Infant Care Expense	Dues, Fees & Licenses	-	-	-	-	-	200	200	200	200	200	200
Infant Care Expense	Travel & Education	-	-	-	-	-	500	500	500	500	500	500
Infant Care Expense	Nurse Consultant	-	-	-	-	-	150	150	150	150	150	150
Infant Care Expense	General Supplies & Materials	-	-	-	-	-	1,100	1,100	1,100	1,100	1,100	1,100
Infant Care Expense	Office Supplies	-	-	-	-	-	350	350	350	350	350	350
Infant Care Expense	Fundraising Expenses	-	-	-	-	-	500	500	500	500	500	500
Infant Care Expense	Business Meals	-	-	-	-	-	50	50	50	50	50	50
Infant Care Expense	Utilities- Electricity	-	-	-	-	-	1,456	1,456	1,456	1,456	1,456	1,456
Infant Care Expense	Scholarship Program	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	10,000
Infant Care Expense	Toys / Learning Tools	-	-	-	-	-	250	250	250	250	250	250
Infant Care Expense	Playground And Landscaping	-	-	-	-	-	3,335	3,335	-	-	-	-
Total Infant Expense		-	-	-	-	-	166,030	166,030	163,521	163,620	163,724	163,831
<u>Toddler Care Expense</u>												
Toddler Care Expense	Salaries & Wages	251,086	281,090	279,497	274,497	(5,000)	187,646	(86,851)	187,646	187,646	187,646	187,646
Toddler Care Expense	Group Insurance	48,520	53,232	58,750	58,750	-	39,400	(19,350)	40,188	41,482	42,803	44,149
Toddler Care Expense	Dependent Health Reimbursement	(3,692)	(3,907)	(6,567)	(6,567)	-	(6,567)	-	(6,567)	(6,567)	(6,567)	(6,567)
Toddler Care Expense	PERA & Payroll Taxes	38,316	43,159	42,987	42,218	(769)	29,329	(12,889)	29,798	29,798	29,798	29,798
Toddler Care Expense	PERA 401K	2,303	3,726	3,114	3,114	-	3,762	648	3,762	3,762	3,762	3,762
Toddler Care Expense	Workers Compensation	3,246	2,755	3,441	3,441	-	2,349	(1,093)	2,504	2,629	2,761	2,899
Toddler Care Expense	Other Employee Benefits	4,944	2,840	5,590	5,590	-	3,925	(1,665)	3,954	4,033	4,113	4,195

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Toddler Care Expense	Employee Appreciation	494	874	800	800	-	615	(185)	615	615	615	615
Toddler Care Expense	EE Screening	173	84	300	150	(150)	100	(50)	100	100	100	100
Toddler Care Expense	Bad Debt Expense	4,227	-	500	250	(250)	250	-	250	250	250	250
Toddler Care Expense	Janitorial/Trash Removal	7,800	7,150	7,800	7,800	-	5,200	(2,600)	5,200	5,200	5,200	5,200
Toddler Care Expense	Laundry - Daycare	674	-	(1,291)	-	1,291	-	-	-	-	-	-
Toddler Care Expense	Rental-Facility	18,768	18,768	18,984	18,984	-	12,656	(6,328)	12,656	12,656	12,656	12,656
Toddler Care Expense	Facility Expense	5,946	2,370	-	1,000	1,000	700	(300)	700	700	700	700
Toddler Care Expense	Communications	688	683	1,000	700	(300)	465	(235)	465	465	465	465
Toddler Care Expense	Internet Services	1,378	1,383	1,458	1,458	-	973	(485)	973	973	973	973
Toddler Care Expense	Marketing Expense	-	-	-	-	-	-	-	-	-	-	-
Toddler Care Expense	Dues, Fees & Licenses	629	604	900	650	(250)	450	(200)	850	1,250	1,650	2,050
Toddler Care Expense	Travel & Education (1)	1,656	2,081	3,000	2,000	(1,000)	1,500	(500)	1,500	1,500	1,500	1,500
Toddler Care Expense	Contract Labor	-	-	20,000	-	(20,000)	-	-	-	-	-	-
Toddler Care Expense	Nurse Consultant	450	560	450	450	-	300	(150)	300	300	300	300
Toddler Care Expense	Postage & Freight	-	20	100	50	(50)	50	-	50	50	50	50
Toddler Care Expense	General Supplies & Materials	2,600	3,306	3,200	3,200	-	2,100	(1,100)	2,100	2,100	2,100	2,100
Toddler Care Expense	Office Supplies	918	932	1,000	1,000	-	650	(350)	650	650	650	650
Toddler Care Expense	Fundraising Expenses	2,020	1,407	2,000	2,000	-	1,500	(500)	1,500	1,500	1,500	1,500
Toddler Care Expense	Business Meals (2)	-	315	300	150	(150)	100	(50)	250	250	250	250
Toddler Care Expense	Food/Snacks (3)	203	391	300	300	-	300	-	300	300	300	300
Toddler Care Expense	Utilities- Electricity	4,368	4,368	4,368	4,368	-	2,912	(1,456)	2,912	2,912	2,912	2,912
Toddler Care Expense	Scholarship Program	16,982	20,390	26,550	34,000	7,450	24,000	(10,000)	24,000	24,000	24,000	24,000
Toddler Care Expense	Toys / Learning Tools	468	734	500	500	-	250	(250)	250	250	250	250
Toddler Care Expense	Playground And Landscaping (4)	74	-	2,500	12,000	9,500	6,665	(5,335)	-	-	-	-
Total Toddler Care Expense		415,238	449,316	481,531	472,853	(8,678)	321,580	(151,273)	316,906	318,804	320,737	322,704

(1) Current qualifications require additional schooling for teachers

(2) Staff nightly trainings are more frequent - meals provided

(3) Parent donations help with the cost

(4) Received grant funding for playground improvements. Will take two years.

Preschool Expense

Preschool Expense	Salaries & Wages	117,850	123,001	126,248	126,248	-	127,498	1,250	127,498	127,498	127,498	127,498
Preschool Expense	Group Insurance	17,047	17,191	29,000	24,000	(5,000)	31,400	7,400	32,028	32,669	33,322	33,988
Preschool Expense	Dependent Health Reimbursement	(3,065)	(2,822)	(719)	(2,733)	(2,014)	(2,733)	-	(2,733)	(2,733)	(2,733)	(2,733)
Preschool Expense	PERA & Payroll Taxes	17,691	18,544	19,417	19,417	-	19,928	511	20,247	20,247	20,247	20,247
Preschool Expense	PERA 401K	5,032	5,371	6,312	6,312	-	6,375	63	6,375	6,375	6,375	6,375
Preschool Expense	Workers Compensation	1,642	1,198	1,323	1,323	-	1,389	66	1,459	1,532	1,608	1,689
Preschool Expense	Other Employee Benefits	2,848	460	3,000	3,000	-	1,000	(2,000)	1,020	1,040	1,061	1,082
Preschool Expense	Employee Appreciation	37	532	300	300	-	300	-	300	300	300	300

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Child Development Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Adjustments					
Preschool Expense	EE Screening	104	-	300	150	(150)	150	-	150	150	150	150
Preschool Expense	Bad Debt Expense	-	-	600	300	(300)	300	-	300	300	300	300
Preschool Expense	Janitorial/Trash Removal	6,240	5,720	6,240	6,240	-	6,240	-	6,240	6,240	6,240	6,240
Preschool Expense	Laundry - Preschool	563	-	-	-	-	-	-	-	-	-	-
Preschool Expense	Vehicle Repair & Maintenance	-	-	1,500	750	(750)	750	-	750	750	750	750
Preschool Expense	Rental-Facility	9,720	9,720	9,920	9,920	-	9,920	-	9,920	9,920	9,920	9,920
Preschool Expense	Facility Expense	18	15	2,000	1,000	(1,000)	1,000	-	-	-	-	-
Preschool Expense	Communications	1,078	1,258	1,078	1,078	-	1,078	-	1,078	1,078	1,078	1,078
Preschool Expense	Internet Services	1,378	1,383	1,458	1,458	-	1,458	-	1,458	1,458	1,458	1,458
Preschool Expense	Marketing	-	-	-	-	-	-	-	-	-	-	-
Preschool Expense	Utilities-Gasoline	-	145	500	200	(300)	200	-	200	200	200	200
Preschool Expense	Dues, Fees & Licenses	188	-	220	200	(20)	200	-	200	200	200	200
Preschool Expense	Travel & Education	663	908	2,000	500	(1,500)	500	-	500	500	500	500
Preschool Expense	Contract Labor	-	-	200	100	(100)	100	-	100	100	100	100
Preschool Expense	Nurse Consultant	450	487	480	480	-	480	-	480	480	480	480
Preschool Expense	Enrichment Activities	2,309	4,284	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Preschool Expense	General Supplies & Materials	1,603	2,332	1,972	2,000	28	2,000	-	2,000	2,000	2,000	2,000
Preschool Expense	Office Supplies	98	319	250	250	-	250	-	250	250	250	250
Preschool Expense	Fundraising Expenses	908	1,453	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Preschool Expense	Business Meals	-	-	200	100	(100)	100	-	100	100	100	100
Preschool Expense	Food/Snacks (4)	143	374	300	350	50	350	-	350	350	350	350
Preschool Expense	Utilities- Electricity	1,788	1,788	1,788	1,788	-	1,788	-	1,788	1,788	1,788	1,788
Preschool Expense	Scholarship Program	12,019	25,013	17,700	19,000	1,300	19,000	-	19,000	19,000	19,000	19,000
Preschool Expense	Toys / Learning Tools	118	398	500	400	(100)	400	-	400	400	400	400
Preschool Expense	Playground Equip/Improvements (5)	6	-	2,500	10,000	7,500	10,000	-	-	-	-	-
Total Preschool Expense		198,478	219,073	240,587	238,131	(2,456)	245,421	7,290	235,457	236,191	236,942	237,710

(4) Parent donations help with the cost

(5) Received more grant funding and it was needed more in the preschool this year

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
<u>Summary</u>												
Revenues												
	Water & Sewer Service Fees	2,780,053	3,010,974	2,908,915	2,908,915	-	3,175,212	266,297	3,224,635	3,275,048	3,326,469	3,378,919
	Other Revenues	10,373	8,693	13,450	13,450	-	13,450	-	13,450	13,450	13,450	13,450
	Total Revenues	2,790,426	3,019,667	2,922,365	2,922,365	-	3,188,662	266,297	3,238,085	3,288,498	3,339,919	3,392,369
Operating Expenses												
	Water Operating Costs	936,436	1,049,411	1,138,963	1,048,218	(90,745)	1,186,792	138,574	1,081,325	1,086,420	1,088,280	1,093,504
	Sewer Operating Costs	507,191	537,909	550,736	561,136	10,400	570,784	9,647	571,336	571,712	572,097	572,205
	Water/Sewer Contingency	-	-	33,794	32,187	(1,607)	35,152	2,964	33,053	33,163	33,208	33,314
	Total Operating Costs	1,443,627	1,587,320	1,723,493	1,641,541	(81,952)	1,792,727	151,186	1,685,714	1,691,294	1,693,584	1,699,023
									1,697,324	1,702,905	1,705,194	1,710,633
Capital												
	Capital Costs	382,628	607,301	1,296,950	842,910	(454,040)	1,101,751	258,841	1,409,200	2,532,175	1,566,088	2,950,000
	Total Capital	382,628	607,301	1,296,950	842,910	(454,040)	1,101,751	258,841	1,409,200	2,532,175	1,566,088	2,950,000
Other Source/Uses												
	Tap Fees	255,316	113,108	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
	Tap Fees	21,232	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
	Tap Fees	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
	Water/Sewer Other Sources/Uses	352	-	-	-	-	-	-	-	-	-	-
	Water/Sewer Other Sources/Uses	(142,527)	(149,630)	(170,976)	(159,945)	11,031	(174,511)	(14,567)	(165,991)	(168,111)	(170,284)	(169,203)
	Total Other Sources/Uses	134,373	(36,522)	(63,976)	(52,945)	11,031	(67,511)	(14,567)	(58,991)	(61,111)	(63,284)	(62,203)
	Surplus (Deficit)	1,098,544	788,523	(162,054)	384,969	547,023	226,672	(158,297)	84,180	(996,083)	16,964	(1,318,857)
	Beginning Available Fund Balance	1,970,055	3,068,599	3,875,233	3,857,122		4,242,091		4,468,763	4,552,943	3,556,860	3,573,824
	Ending Available Fund Balance	3,068,599	3,857,122	3,713,179	4,242,091		4,468,763		4,552,943	3,556,860	3,573,824	2,254,967

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
<u>Revenues</u>												
MV Water	MV-Water Base Fees	911,686	935,102	1,023,413	1,023,413	-	1,125,754	102,341	1,148,269	1,171,235	1,194,659	1,218,553
MV Water	MV-Sewer Base Fees	911,686	935,102	1,023,413	1,023,413	-	1,125,754	102,341	1,148,269	1,171,235	1,194,659	1,218,553
MV Water	MV-Water Excess Fees	390,316	360,951	350,000	350,000	-	350,000	-	350,000	350,000	350,000	350,000
MV Water	MV-Water Irrigation Fees	92,682	61,683	66,524	66,524	-	66,524	-	66,524	66,524	66,525	66,526
MV Water	MV-Water Construction	531	6,219	1,577	1,577	-	1,577	-	1,577	1,577	1,577	1,577
MV Water	MV-Snowmaking Fees	287,759	526,709	225,000	225,000	-	250,000	25,000	250,000	250,000	250,000	250,000
Total Mountain Village Revenues		2,594,660	2,825,765	2,689,927	2,689,927	-	2,919,610	229,683	2,964,640	3,010,571	3,057,421	3,105,208
Ski Ranches Water	SR-Water Base Fees	142,206	145,278	174,059	174,059	-	208,871	34,812	213,048	217,309	221,656	226,089
Ski Ranches Water	SR-Water Excess Fees	13,392	11,739	15,697	15,697	-	15,697	-	15,697	15,697	15,697	15,697
Ski Ranches Water	SR-Irrigation Fees	289	443	175	175	-	175	-	175	175	175	175
Ski Ranches Water	SR-Water Construction	32	-	342	342	-	342	-	342	342	342	342
Total Ski Ranches Revenues		155,919	157,460	190,273	190,273	-	225,085	34,812	229,262	233,523	237,870	242,303
Skyfield Water	SKY-Water Base Fees	8,684	8,858	9,009	9,009	-	10,811	1,802	11,027	11,248	11,473	11,702
Skyfield Water	SKY-Water/Standby Fees	8,190	8,190	8,721	8,721	-	8,721	-	8,721	8,721	8,721	8,721
Skyfield Water	SKY-Water Excess Fees	12,600	10,701	10,200	10,200	-	10,200	-	10,200	10,200	10,200	10,200
Skyfield Water	SKY-Water Irrigation Fees	-	-	785	785	-	785	-	785	785	785	785
Total Skyfield Revenues		29,474	27,749	28,715	28,715	-	30,517	1,802	30,733	30,954	31,179	31,408
Other Revenues - Water/Sewer	MV-Water/Sewer Inspection Fees	3,600	2,400	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
Other Revenues - Water/Sewer	SR/SF Water Inspection Fees	300	-	-	-	-	-	-	-	-	-	-
Other Revenues - Water/Sewer	Elk Run Maintenance Fees	2,038	1,013	3,800	3,800	-	3,800	-	3,800	3,800	3,800	3,800
Other Revenues - Water/Sewer	Late Fees	4,335	4,980	4,700	4,700	-	4,700	-	4,700	4,700	4,700	4,700
Other Revenues - Water/Sewer	Water Fines	100	300	450	450	-	450	-	450	450	450	450
Total Other Revenues		10,373	8,693	13,450	13,450	-	13,450	-	13,450	13,450	13,450	13,450

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Sewer Expense	Salaries & Wages	54,499	63,616	63,649	72,468	8,819	74,280	1,812	74,280	74,280	74,280	74,280
Sewer Expense	Group Insurance	13,113	12,437	12,513	12,513	-	13,514	1,001	13,784	14,060	14,341	14,341
Sewer Expense	Dependent Health Reimbursement	(722)	(723)	(725)	(725)	-	(725)	-	(725)	(725)	(725)	(725)
Sewer Expense	PERA & Payroll Taxes	8,316	9,752	9,790	10,280	490	11,610	1,330	11,796	11,796	11,796	11,796
Sewer Expense	PERA 401K	3,212	5,451	3,819	4,010	191	4,457	447	4,457	4,457	4,457	4,457
Sewer Expense	Workers Compensation	943	976	1,149	1,149	-	1,206	57	1,267	1,330	1,397	1,466
Sewer Expense	Other Employee Benefits	875	200	895	1,795	900	1,795	-	1,831	1,868	1,905	1,943
Sewer Expense	Employee Appreciation	138	169	100	100	-	100	-	100	100	100	100
Sewer Expense	Repair & Maintenance (1)	8,938	9,395	10,000	10,000	-	15,000	5,000	15,000	15,000	15,000	15,000
Sewer Expense	Vehicle Repair & Maintenance	-	1,106	1,082	1,082	-	1,082	-	1,082	1,082	1,082	1,082
Sewer Expense	Sewer Line Checks	26,889	24,720	27,040	27,040	-	27,040	-	27,040	27,040	27,040	27,040
Sewer Expense	Facility Expenses	931	738	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Sewer Expense	Communications	896	988	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Sewer Expense	Travel-Education & Training	478	170	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
Sewer Expense	General Supplies & Materials	3,829	5,727	5,083	5,083	-	5,083	-	5,083	5,083	5,083	5,083
Sewer Expense	Supplies-Safety	-	249	877	877	-	877	-	877	877	877	877
Sewer Expense	Supplies - Office	1,027	909	800	800	-	800	-	800	800	800	800
Sewer Expense	Regional Sewer O&M	331,965	369,933	360,794	360,794	-	360,794	-	360,794	360,794	360,794	360,794
Sewer Expense	Regional Sewer Overhead	47,499	26,558	44,000	44,000	-	44,000	-	44,000	44,000	44,000	44,000
Sewer Expense	Utilities - Electricity	2,161	2,254	2,547	2,547	-	2,547	-	2,547	2,547	2,547	2,547
Sewer Expense	Utilities - Gasoline	2,204	3,285	3,824	3,824	-	3,824	-	3,824	3,824	3,824	3,824
Total		507,191	537,909	550,736	561,136	10,400	570,784	9,647	571,336	571,712	572,097	572,205
(1) Infiltration Repairs												

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
MV Water Expense	Salaries & Wages	263,493	285,750	290,387	290,387	-	296,486	6,099	296,486	296,486	296,486	296,486
MV Water Expense	Offset Labor	(2,380)	-	(5,000)	8,970	13,970	8,970	-	8,970	8,970	8,970	8,970
MV Water Expense	Housing Allowance	8,967	2,767	8,970	(5,000)	(13,970)	(5,000)	-	(5,000)	(5,000)	(5,000)	(5,000)
MV Water Expense	Group Insurance	63,985	58,406	59,707	59,707	-	64,484	4,777	65,774	67,089	68,431	69,800
MV Water Expense	Dependent Health Reimbursement	(3,724)	(4,565)	(7,809)	(7,809)	-	(7,809)	-	(7,809)	(7,809)	(7,809)	(7,809)
MV Water Expense	PERA & Payroll Taxes	40,845	43,755	44,662	44,662	-	46,341	1,679	47,082	47,082	47,082	47,082
MV Water Expense	PERA 401K	11,930	11,967	15,035	15,035	-	15,337	302	15,337	15,337	15,337	15,337
MV Water Expense	Workers Compensation	5,499	5,261	6,825	6,825	-	7,166	341	7,525	7,901	8,296	8,711
MV Water Expense	Other Employee Benefits	4,200	1,000	4,923	4,923	-	5,169	246	5,273	5,378	5,486	5,595
MV Water Expense	Employee Appreciation	138	566	533	533	-	533	-	533	533	533	533
MV Water Expense	Uniforms	636	1,131	1,170	1,170	-	1,170	-	1,170	1,170	1,170	1,170
MV Water Expense	Legal - Water	32,305	25,465	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
MV Water Expense	Legal - Elk Run	-	-	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
MV Water Expense	Legal - TSG Water	-	-	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
MV Water Expense	Water Consulting	-	-	-	-	-	2,500	2,500	2,500	2,500	2,500	2,500
MV Water Expense	Water Sample Analysis	4,899	16,275	15,000	15,000	-	15,000	-	15,000	15,000	15,000	15,000
MV Water Expense	Water Augmentation Plan (2)	25,330	36,771	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
MV Water Expense	Water Rights (5)	6,524	17,808	-	10,000	10,000	10,000	-	10,000	10,000	10,000	10,000
MV Water Expense	Janitorial/Trash Removal	1,560	1,430	1,586	1,586	-	1,586	-	1,586	1,586	1,586	1,586
MV Water Expense	Repair & Maintenance (3)	27,990	26,064	-	28,000	28,000	38,000	10,000	30,000	30,000	30,000	30,000
MV Water Expense	Vehicle Repair & Maintenance	7,631	3,382	31,445	3,445	(28,000)	3,445	-	3,445	3,445	3,445	3,445
MV Water Expense	Software Support	1,722	3,965	1,500	1,500	-	2,000	500	2,000	2,000	2,000	2,000
MV Water Expense	Backflow Testing	-	-	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
MV Water Expense	Facility Expenses	1,222	738	1,170	1,170	-	1,170	-	1,170	1,170	1,170	1,170
MV Water Expense	Insurance	12,223	15,265	20,000	20,000	-	21,000	1,000	21,000	21,000	21,000	21,000
MV Water Expense	Communications	4,593	4,793	4,329	4,329	-	4,329	-	4,329	4,329	4,329	4,329
MV Water Expense	Internet Services	2,011	2,011	2,208	2,208	-	2,208	-	2,208	2,208	2,208	2,208
MV Water Expense	Dues & Fees	2,459	4,720	1,500	1,500	-	2,000	500	2,000	2,000	2,000	2,000
MV Water Expense	Travel-Education & Training	147	4,528	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
MV Water Expense	Invoice Processing	3,695	4,520	4,000	4,000	-	4,000	-	4,000	4,000	4,000	4,000
MV Water Expense	Online Payment Processing Fees	17,084	19,302	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
MV Water Expense	Postage & Freight	4,539	4,581	5,772	5,772	-	5,772	-	5,772	5,772	5,772	5,772
MV Water Expense	General Supplies & Materials	20,623	22,568	20,955	20,955	-	20,955	-	20,955	20,955	20,955	20,955
MV Water Expense	Supplies - Chlorine	10,564	8,647	15,450	15,450	-	22,000	6,550	22,000	22,000	22,000	22,000
MV Water Expense	Supplies - Office	1,515	1,638	1,714	1,714	-	1,714	-	1,714	1,714	1,714	1,714
MV Water Expense	Meter Purchases	1,716	635	3,200	3,200	-	3,200	-	3,200	3,200	3,200	3,200
MV Water Expense	Business Meals	337	52	150	150	-	150	-	150	150	150	150
MV Water Expense	Utilities - Natural Gas	1,850	1,637	3,401	3,401	-	3,435	34	3,435	3,469	3,469	3,504
MV Water Expense	Utilities - Electricity	278,384	360,365	309,000	309,000	-	312,090	3,090	312,090	315,211	315,211	318,363
MV Water Expense	Utilities - Gasoline	4,746	6,615	9,395	9,395	-	9,489	94	9,489	9,584	9,584	9,680

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Water & Sewer Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
MV Water Expense	Pump Replacement	8,809	25,408	23,397	23,397	-	23,397	-	23,397	23,397	23,397	
MV Water Expense	Tank Maintenance (4)	3,850	-	100,000	-	(100,000)	100,000	100,000	-	-	-	
MV Water Expense	Water Conservation Incentives	(10,957)	3,327	5,000	5,000	-	5,000	-	5,000	5,000	5,000	
Total		870,957	1,028,547	1,097,075	1,007,075	(90,000)	1,144,787	137,712	1,039,280	1,044,327	1,046,172	1,051,347

(2) Augmentation water lease with Trout Lake

(3) 2020 New batteries for Wapiti solar system \$10,000

(4) Paint Double Cabins Tank 2020

(5) Water consultants working with staff and legal on water rights issues.

Ski Ranches Water Expense	Salaries & Wages	23,832	10,282	10,320	10,320	-	10,320	-	10,320	10,320	10,320	10,320
Ski Ranches Water Expense	Group Insurance	672	622	673	673	-	727	54	741	756	771	787
Ski Ranches Water Expense	PERA & Payroll Taxes	3,353	1,655	1,251	1,587	336	1,613	26	1,639	1,639	1,639	1,639
Ski Ranches Water Expense	PERA 401K	601	379	1,587	506	(1,081)	506	-	506	506	506	506
Ski Ranches Water Expense	Water Sample Analysis	954	1,090	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Ski Ranches Water Expense	Vehicle Repair & Maintenance	10,976	824	11,066	11,066	-	11,066	(0)	11,066	11,066	11,066	11,066
Ski Ranches Water Expense	Dues & Fees	274	247	150	150	-	150	-	150	150	150	150
Ski Ranches Water Expense	General Supplies & Materials	(62)	501	1,560	1,560	-	1,560	(0)	1,560	1,560	1,560	1,560
Ski Ranches Water Expense	Chlorine (6)	1,700	1,000	250	250	-	1,000	750	1,000	1,000	1,000	1,000
Ski Ranches Water Expense	Supplies-Safety	234	36	200	200	-	200	-	200	200	200	200
Ski Ranches Water Expense	Meter Purchases	-	-	500	500	-	500	-	500	500	500	500
Ski Ranches Water Expense	Utilities - Natural Gas	896	547	1,746	1,746	-	1,746	-	1,746	1,746	1,746	1,746
Ski Ranches Water Expense	Utilities - Electricity	1,634	2,392	3,276	3,276	-	3,309	33	3,309	3,342	3,342	3,375
Ski Ranches Water Expense	Utilities - Gasoline	285	349	958	958	-	958	-	958	958	958	958
Ski Ranches Water Expense	Tank And Pipe Replacement	20,129	941	5,850	5,850	-	5,850	-	5,850	5,850	5,850	5,850
Total		65,478	20,864	41,888	41,143	(745)	42,005	862	42,045	42,093	42,108	42,157

(6) Increased water usage

Water/Sewer Capital Expense	Leak Detection System	-	-	30,000	30,000	-	-	(30,000)	-	-	-	-
Water/Sewer Capital Expense	Vehicles	39,724	27,391	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Miscellaneous FF&E	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Arizona Water Line	-	-	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Ski Ranches Capital	25,191	230,735	250,000	250,000	-	250,000	-	250,000	250,000	250,000	250,000
Water/Sewer Capital Expense	Power Generators (8)	1,500	93,492	55,000	55,000	-	-	(55,000)	-	-	175,000	-
Water/Sewer Capital Expense	Lift 7 Waterline	245,863	-	-	-	-	-	-	-	-	-	-
Water/Sewer Capital Expense	Regional Sewer Capital	70,351	183,754	796,950	292,910	(504,040)	851,751	558,841	1,159,200	2,282,175	1,141,088	2,500,000
Water/Sewer Capital Expense	Wells - New	-	21,637	165,000	165,000	-	-	(165,000)	-	-	-	-
Water/Sewer Capital Expense	San Miguel Pump (7)	-	50,293	-	50,000	50,000	-	(50,000)	-	-	-	200,000
Total		382,628	607,301	1,296,950	842,910	(454,040)	1,101,751	258,841	1,409,200	2,532,175	1,566,088	2,950,000

(7) Repair booster pump 2019, Replace booster pump 2024

(8) Backup generator/ building for wells 6,26 and 30 in 2023

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
	<u>Summary</u>											
	Revenues											
	Cable Revenues	890,845	954,525	1,016,752	1,012,672	(4,080)	1,022,472	9,800	1,032,468	1,042,664	1,053,064	1,063,672
	Internet Revenues	947,404	1,034,668	948,479	953,279	4,800	946,666	(9,083)	956,966	967,472	978,188	989,118
	Phone Revenues	37,465	42,665	42,000	42,000	-	43,000	1,000	44,000	45,000	46,000	47,000
	Miscellaneous Revenues	70,155	68,514	68,640	68,640	-	68,640	-	68,640	68,640	68,640	68,640
	Total Revenues	1,945,869	2,100,372	2,075,871	2,076,591	720	2,080,778	1,717	2,102,074	2,123,776	2,145,892	2,168,430
	Expenses											
	Cost of Cable Sales	792,333	810,902	874,963	874,963	-	904,833	29,870	935,755	937,960	940,188	942,439
	Cost of Internet Sales	214,500	205,620	211,116	211,116	-	190,000	(21,116)	200,000	200,000	200,000	200,000
	Cost of Phone Sales	24,240	24,344	26,000	26,000	-	12,000	(14,000)	12,000	12,000	12,000	12,000
	Operations	551,251	617,216	605,999	624,844	18,845	711,023	86,179	662,548	641,360	643,219	645,124
	Broadband Fund Contingency Contingency	55	2,313	3,000	3,000	-	3,000	-	3,000	3,000	3,000	2,500
	Total Expense	1,582,379	1,660,394	1,721,078	1,739,923	18,845	1,820,856	80,933	1,813,303	1,794,320	1,798,406	1,802,064
	Capital											
	Capital Outlay	131,574	227,622	1,561,645	1,066,800	(494,845)	2,181,645	1,114,845	182,800	169,000	169,000	169,000
	Total Capital	131,574	227,622	1,561,645	1,066,800	(494,845)	2,181,645	1,114,845	182,800	169,000	169,000	169,000
	Other Sources/Uses											
	Broadband Other Source/Uses Transfer (To)/From General Fund	-	(10,000)	1,377,588	648,805	(728,783)	2,098,973	1,450,168	72,583	-	-	-
	Broadband Other Source/Uses Transfer To GF - Overhead Allocation	(145,028)	(163,416)	(170,736)	(169,531)	1,205	(177,250)	(7,719)	(178,555)	(178,352)	(180,823)	(179,465)
	Total Other Sources/Uses	(145,028)	(173,416)	1,206,852	479,274	(727,578)	1,921,724	1,442,449	(105,971)	(178,352)	(180,823)	(179,465)
	Surplus (Deficit)	86,889	38,940	-	(250,858)	(250,858)	-	248,388	0	(17,896)	(2,338)	17,902
	Beginning Available Fund Balance	125,029	211,918	-	250,858	-	-	-	0	(17,896)	(20,234)	(20,234)
	Ending Available Fund Balance	211,918	250,858	-	-	-	-	-	0	(17,896)	(20,234)	(2,332)

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
<u>Revenues</u>												
Cable Revenues	Basic Residential	426,449	495,919	490,000	490,000	-	499,800	9,800	509,796	519,992	530,392	541,000
Cable Revenues	Basic Bulk	163,126	174,808	225,000	225,000	-	225,000	-	225,000	225,000	225,000	225,000
Cable Revenues	Premium Pay Revenue	46,960	40,350	51,005	51,005	-	51,005	-	51,005	51,005	51,005	51,005
Cable Revenues	Bulk Premium	31,437	33,345	30,618	30,618	-	30,618	-	30,618	30,618	30,618	30,618
Cable Revenues	Digital	63,230	57,298	60,000	60,000	-	60,000	-	60,000	60,000	60,000	60,000
Cable Revenues	HDTV	155,414	148,485	156,049	156,049	-	156,049	-	156,049	156,049	156,049	156,049
Cable Revenues	Digital DMX Commercial	4,230	4,320	4,080	-	(4,080)	-	-	-	-	-	-
Total Cable Revenues		890,845	954,525	1,016,752	1,012,672	(4,080)	1,022,472	9,800	1,032,468	1,042,664	1,053,064	1,063,672
Internet Revenues	High Speed Internet	506,835	535,896	500,000	500,000	-	515,000	15,000	525,300	535,806	546,522	557,453
Internet Revenues	Bulk Internet	156,192	176,409	179,083	179,083	-	155,000	(24,083)	155,000	155,000	155,000	155,000
Internet Revenues	Non Subscriber High Speed Internet	234,660	269,528	220,000	220,000	-	220,000	-	220,000	220,000	220,000	220,000
Internet Revenues	Internet Business Class	49,717	52,835	49,396	49,396	-	51,866	-	51,866	51,866	51,866	51,866
Internet Revenues	Dark Fiber Leased Revenues	-	-	-	4,800	4,800	4,800	-	4,800	4,800	4,800	4,800
Total Internet Revenues		947,404	1,034,668	948,479	953,279	4,800	946,666	(9,083)	956,966	967,472	978,188	989,118
Broadband Misc Revenues	High Speed Static Address	4,937	4,638	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Other-Advertising Revenue (1)	5,458	6,862	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Broadband Misc Revenues	Other-Labor (2)	2,815	930	3,000	3,000	-	3,000	-	3,000	3,000	3,000	3,000
Broadband Misc Revenues	Other - Parts (3)	7,525	7,344	4,500	4,500	-	4,500	-	4,500	4,500	4,500	4,500
Broadband Misc Revenues	Leased Fiber Access	20,051	18,520	20,000	20,000	-	4,800	(15,200)	4,800	4,800	4,800	4,800
Broadband Misc Revenues	Other-Connection Fees (4)	8,922	5,331	16,000	16,000	-	20,000	4,000	20,000	20,000	20,000	20,000
Broadband Misc Revenues	Cable Equipment Rental	5,340	5,340	5,340	5,340	-	16,000	10,660	16,000	16,000	16,000	16,000
Broadband Misc Revenues	Other-Leased Access Revenue (5)	-	1,200	4,800	4,800	-	5,340	540	5,340	5,340	5,340	5,340
Broadband Misc Revenues	Other-Late Payment Fees	13,930	13,560	12,500	12,500	-	12,500	-	12,500	12,500	12,500	12,500
Broadband Misc Revenues	Other-NSF Fees	25	125	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Other-Recovery Income	985	221	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Channel Revenue	121	2,460	-	-	-	-	-	-	-	-	-
Broadband Misc Revenues	Miscellaneous Revenue	47	1,983	-	-	-	-	-	-	-	-	-
Total Miscellaneous Revenues		70,155	68,514	68,640	68,640	-	68,640	-	68,640	68,640	68,640	68,640
Phone Revenues	Basic Phone Service	37,113	42,272	42,000	42,000	-	43,000	1,000	44,000	45,000	46,000	47,000
Phone Revenues	Changes To Service Fee	75	350	-	-	-	-	-	-	-	-	-
Phone Revenues	Long Distance Charges	277	43	-	-	-	-	-	-	-	-	-
Total Phone Revenues		37,465	42,665	42,000	42,000	-	43,000	1,000	44,000	45,000	46,000	47,000

(1) Local ad insertions

(2) Hourly work performed by cable techs

(3) Parts/Equipment bought by customer from MVB

(4) Cable Tech install fees

(5) Programming paid to MVB

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
<u>Cost of Sales</u>												
Cable Cost of Sales	Basic Programming Fee	604,677	664,190	668,100	668,100	-	694,824	26,724	722,617	722,617	722,617	722,617
Cable Cost of Sales	Copyright Royalties	6,422	5,879	7,418	7,418	-	7,492	74	7,567	7,643	7,719	7,796
Cable Cost of Sales	Broadcast Retransmission	-	-	-	-	-	-	-	-	-	-	-
Cable Cost of Sales	Premium Program Fees	83,380	79,013	93,840	93,840	-	95,717	1,877	97,631	98,607	99,594	100,589
Cable Cost of Sales	Digital - Basic Program Fees	84,543	47,407	89,797	89,797	-	90,695	898	91,602	92,518	93,443	94,378
Cable Cost of Sales	TV Guide Programming	6,786	6,977	6,960	6,960	-	7,169	209	7,312	7,458	7,608	7,760
Cable Cost of Sales	HDTV	3,605	3,621	6,060	6,060	-	6,121	61	6,182	6,244	6,306	6,369
Cable Cost of Sales	Pay Per View Fees	-	-	-	-	-	-	-	-	-	-	-
Cable Cost of Sales	TV Everywhere Fees	2,920	3,815	2,788	2,788	-	2,816	28	2,844	2,872	2,901	2,930
Total Cable Cost of Sales		792,333	810,902	874,963	874,963	-	904,833	29,870	935,755	937,960	940,188	942,439
Phone Cost of Sales	Phone Service Costs	24,240	22,377	26,000	26,000	-	12,000	(14,000)	12,000	12,000	12,000	12,000
Phone Cost of Sales	Connection Fees-Phone	-	1,967	-	-	-	-	-	-	-	-	-
Total Phone Cost of Sales		24,240	24,344	26,000	26,000	-	12,000	(14,000)	12,000	12,000	12,000	12,000
Internet Cost of Sales	Internet Costs	214,500	205,620	211,116	211,116	-	190,000	(21,116)	200,000	200,000	200,000	200,000
Total Internet Cost of Sales		214,500	205,620	211,116	211,116	-	190,000	(21,116)	200,000	200,000	200,000	200,000

Capital

Broadband Fund Capital	Test Equipment (1)	-	2,500	6,500	6,500	-	5,000	(1,500)	-	-	-	-
Broadband Fund Capital	Software Upgrades (2)	-	-	-	19,000	19,000	24,000	5,000	129,000	129,000	129,000	129,000
Broadband Fund Capital	Vehicles (4)	-	30,328	32,500	32,500	-	10,000	(22,500)	35,000	35,000	35,000	35,000
Broadband Fund Capital	Equipment (5)	634	4,922	-	8,800	8,800	20,000	11,200	18,800	5,000	5,000	5,000
Broadband Fund Capital	System Upgrades (3)	130,940	189,872	1,522,645	1,000,000	(522,645)	2,122,645	1,122,645	-	-	-	-
Total Capital		131,574	227,622	1,561,645	1,066,800	(494,845)	2,181,645	1,114,845	182,800	169,000	169,000	169,000

- (1) Ethernet equipment testing at the home
- (2) Cyber Security Monitoring
- (3) Ongoing FTTH upgrade 10% contingency included

- (4) 2020 - Replace bucket truck used , 2021 replace tech vehicle 2006 Ford F150
- (5) Replacement equipment for video services programming receivers

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name			2019		2019		2020		2020		2021 Long	2022 Long	2023 Long	2024 Long
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term	Projection	Projection	Projection
<u>Operating Costs</u>															
Operating Costs	Salaries & Wages	252,007	265,518	265,435	275,835	10,400	302,489	26,654	302,489	302,489	302,489	302,489	302,489	302,489	302,489
Operating Costs	Housing Allowance	12,517	12,517	12,840	12,840	-	12,840	-	12,840	12,840	12,840	12,840	12,840	12,840	12,840
Operating Costs	Group Insurance	52,454	49,747	50,000	53,125	3,125	68,750	15,625	70,125	71,528	72,958	72,958	74,417	74,417	74,417
Operating Costs	Dependent Health Reimbursement	(3,764)	(4,017)	(4,356)	(4,356)	-	(4,356)	-	(4,356)	(4,356)	(4,356)	(4,356)	(4,356)	(4,356)	(4,356)
Operating Costs	PERA & Payroll Taxes	38,523	40,851	40,824	42,424	1,600	47,279	4,855	48,035	48,035	48,035	48,035	48,035	48,035	48,035
Operating Costs	PERA 401K	20,790	23,019	22,562	22,562	-	22,592	30	22,592	22,592	22,592	22,592	22,592	22,592	22,592
Operating Costs	Workers Compensation	5,539	4,595	5,775	5,775	-	6,064	289	6,367	6,685	7,020	7,371	7,371	7,371	7,371
Operating Costs	Other Employee Benefits	3,500	800	3,580	4,500	920	4,500	-	4,590	4,682	4,775	4,871	4,871	4,871	4,871
Operating Costs	Uniforms	464	174	500	500	-	500	-	500	500	500	500	500	500	500
Operating Costs	Operations Consulting	-	45,948	-	-	-	-	-	-	-	-	-	-	-	-
Operating Costs	Bad Debt Expense	(589)	6,079	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Operating Costs	Technical - Computer Support (1)	50,379	50,779	47,940	47,940	-	47,940	-	47,940	47,940	47,940	47,940	47,940	47,940	47,940
Operating Costs	Call Center Fees	1,416	1,462	1,573	1,573	-	1,800	227	1,800	1,800	1,800	1,800	1,800	1,800	1,800
Operating Costs	Janitorial/Trash Removal	1,560	1,430	1,586	1,586	-	1,586	-	1,586	1,586	1,586	1,586	1,586	1,586	1,586
Operating Costs	R/M - Head End (2)	20,088	14,118	20,000	20,000	-	25,000	5,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Operating Costs	R/M - Plant (2)	14,012	22,714	25,000	25,000	-	25,000	-	-	-	-	-	-	-	-
Operating Costs	Vehicle Repair & Maintenance	690	1,887	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Operating Costs	Facility Expenses	1,199	786	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Operating Costs	Insurance	3,555	4,039	3,675	3,675	-	3,675	-	3,675	3,675	3,675	3,675	3,675	3,675	3,675
Operating Costs	Communications	6,678	6,055	5,578	5,578	-	5,578	-	5,578	5,578	5,578	5,578	5,578	5,578	5,578
Operating Costs	Marketing & Advertising	105	204	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Operating Costs	TCTV 12 Support	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Costs	Dues & Fees	1,585	1,334	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Operating Costs	Travel, Education & Training	3,023	7,383	6,000	6,000	-	6,000	-	6,000	6,000	6,000	6,000	6,000	6,000	6,000
Operating Costs	Contract Labor	635	2,495	5,000	7,500	2,500	1,000	(6,500)	-	-	-	-	-	-	-
Operating Costs	Cable Locates	275	246	600	600	-	600	-	600	600	600	600	600	600	600
Operating Costs	Invoice Processing	3,095	2,225	3,600	3,600	-	3,600	-	3,600	3,600	3,600	3,600	3,600	3,600	3,600
Operating Costs	Online Payment Processing Fees	15,099	17,247	15,600	15,600	-	15,600	-	15,600	15,600	15,600	15,600	15,600	15,600	15,600
Operating Costs	Postage & Freight	4,322	3,271	5,200	5,200	-	5,200	-	5,200	5,200	5,200	5,200	5,200	5,200	5,200
Operating Costs	General Supplies & Materials	2,803	1,322	7,000	7,000	-	7,000	-	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Operating Costs	Supplies - Office	1,910	1,700	2,550	2,550	-	2,550	-	2,550	2,550	2,550	2,550	2,550	2,550	2,550
Operating Costs	DVR'S (3)	4,918	3,324	10,000	10,000	-	50,000	40,000	25,000	5,000	5,000	5,000	5,000	5,000	5,000
Operating Costs	Digital Cable Terminals	1,969	2,005	-	-	-	-	-	-	-	-	-	-	-	-
Operating Costs	Cable Modems	3,078	2,125	3,000	3,000	-	3,000	-	3,000	-	-	-	-	-	-
Operating Costs	Wireless Routers	280	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Costs	Phone Terminals	-	-	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Operating Costs	Business Meals	1,303	994	500	800	300	800	-	800	800	800	800	800	800	800

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Broadband Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection	
				2019 Original	Forecasted	2019 Adjustments	2020 Proposed					2020 Adjustments
Operating Costs	Employee Appreciation	138	460	500	500	-	500	-	500	500	500	500
Operating Costs	Utilities - Natural Gas	896	547	986	986	-	986	-	986	986	986	986
Operating Costs	Utilities - Electricity	17,220	17,748	21,608	21,608	-	21,608	-	21,608	21,608	21,608	21,608
Operating Costs	Utilities - Gasoline	2,579	3,716	4,343	4,343	-	4,343	-	4,343	4,343	4,343	4,343
Operating Costs	Non-capital Equipment	-	369	-	-	-	-	-	-	-	-	-
Total Operating Costs		551,251	617,216	605,999	624,844	18,845	711,023	86,179	662,548	641,360	643,219	645,124

- (1) Managed network and data base services
- (2) Parts replacement of headend equipment and plant amplifiers
- (3) Initial investment in cable boxes for upgrade

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Telluride Conference Center (TCC)

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019		2020		2021 Long	2022 Long	2023 Long	2024 Long	
				2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
TCC Expense	Facility Expenses	58	1,872	-	-	-	-	-	-	-	-	
TCC Expense	Contract Labor (1)	5,000	-	50,000	5,000	(45,000)	50,000	45,000	-	-	-	
TCC Expense	HOA Dues (3)	88,467	87,796	92,033	90,833	(1,200)	107,079	16,246	125,455	124,208	100,163	94,585
TCC Expense	Marketing (2)	100,000	100,000	100,000	100,000	-	100,000	-	100,000	100,000	100,000	100,000
TCC Expense	Capital Expenses (2)	5,564	12,875	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Total Expense		199,089	202,543	262,033	215,833	(46,200)	277,079	61,246	245,455	244,208	220,163	214,585
TCC Other Sources/Uses	Transfer (To)/From General Fund Operations	193,525	202,543	242,033	195,833	(46,200)	257,079	61,246	225,455	224,208	200,163	194,585
TCC Other Sources/Uses	Transfer (To)/From General Fund Cap/MR&R	5,564	-	20,000	20,000	-	20,000	-	20,000	20,000	20,000	20,000
Total Other Source/Uses		199,089	202,543	262,033	215,833	(46,200)	277,079	61,246	245,455	244,208	220,163	214,585
Surplus (Deficit)		-	-	-	-	-	-	-	-	-	-	-

(1) 2020 Study/consulting for possible expansion (pushed from 2019)

(2) Contractual obligation

(3) TMVOA dues increased 25% in 2019, FKL dues are increasing 18.32% in 2020 and increases for a few years to build reserves for capital projects.

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name			2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long	
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
	<u>Summary</u>											
	Revenues											
	TMVOA Operations Contribution	3,229,844	3,357,231	3,841,128	3,758,574	(82,554)	3,957,059	198,485	3,931,037	3,946,875	3,952,940	4,150,769
	TMVOA Cap & Major Repairs Funding	1,461,922	1,217,591	1,189,578	596,200	(593,378)	316,200	(280,000)	357,000	353,000	275,000	95,000
	TMVOA Funding	4,691,766	4,574,822	5,030,706	4,354,774	(675,932)	4,273,259	(81,515)	4,288,037	4,299,875	4,227,940	4,245,769
	TSG - 1% Lift Ticket Contribution	186,075	188,099	200,000	200,000	-	200,000	-	200,000	200,000	200,000	200,000
	Event Operations Funding	14,157	3,556	-	-	-	-	-	-	-	-	-
	TOT Extended Ops Contribution	36,000	36,000	36,000	36,000	-	36,000	-	36,000	36,000	36,000	36,000
	Miscellaneous Revenue	591	7,165	-	-	-	-	-	-	-	-	-
	CDOT Grant Funding - Ops	149,982	145,719	141,240	141,240	-	141,240	-	141,240	141,240	141,240	141,240
	CDOT Grant Funding - Cap/MR&R	88,000	737,063	390,800	690,800	300,000	470,800	(220,000)	-	-	-	-
	Total Gondola Funding	5,166,571	5,692,423	5,798,746	5,422,814	(375,932)	5,121,299	(301,515)	4,665,277	4,677,115	4,605,180	4,623,009
	Expenditures											
	Gondola Operations	1,655,099	1,716,220	1,958,701	1,895,256	(63,445)	1,939,959	44,703	1,909,452	1,916,668	1,924,115	1,962,500
	Gondola Maintenance	1,140,923	1,271,316	1,348,651	1,340,912	(7,739)	1,407,996	67,084	1,409,104	1,404,886	1,410,848	1,416,997
	Overhead/Fixed Costs	386,335	398,549	455,556	450,556	(5,000)	455,556	5,000	455,556	455,556	455,556	455,556
	MARRS	73,595	65,018	76,246	76,246	-	76,246	-	76,246	76,246	76,246	76,246
	Chondola	319,109	232,529	212,660	198,985	(13,675)	274,901	75,916	279,036	291,415	283,895	431,427
	Contingency	-	21,036	121,554	118,859	(2,695)	124,640	5,781	123,882	124,343	124,520	130,282
	Total Operating Costs	3,575,060	3,704,668	4,173,368	4,080,814	(92,554)	4,279,299	198,485	4,253,277	4,269,115	4,275,180	4,473,009
	Capital/MR&R											
	Major Repairs & Replacements	299,156	1,791,839	1,452,378	1,259,000	(193,378)	675,000	(584,000)	345,000	210,000	150,000	65,000
	Capital	1,250,866	141,778	128,000	28,000	(100,000)	112,000	84,000	12,000	143,000	125,000	30,000
	Total Capital/MR&R	1,550,022	1,933,617	1,580,378	1,287,000	(293,378)	787,000	(500,000)	357,000	353,000	275,000	95,000
	Total Expenditures	5,125,082	5,638,285	5,753,746	5,367,814	(385,932)	5,066,299	(301,515)	4,610,277	4,622,115	4,550,180	4,568,009
	Other Sources											
	Sale of Assets	1,672	-	-	-	-	-	-	-	-	-	-
	Administrative Services	(43,161)	(54,138)	(45,000)	(55,000)	(10,000)	(55,000)	-	(55,000)	(55,000)	(55,000)	(55,000)
	Total Other Sources/Uses	(41,489)	(54,138)	(45,000)	(55,000)	(10,000)	(55,000)	-	(55,000)	(55,000)	(55,000)	(55,000)
	Surplus (Deficit)	-	-	-	-	-	-	-	-	-	-	-

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name			2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long	
		Actuals 2017	Actuals 2018	2019 Original	Forecasted	Adjustments	Proposed	Adjustments	Term Projection	Term Projection	Term Projection	Term Projection
Gondola - MARRS	Salaries & Wages	55,165	53,265	59,542	59,542	-	59,542	-	59,542	59,542	59,542	59,542
Gondola - MARRS	PERA & Payroll Taxes	8,203	8,201	9,158	9,158	-	9,158	-	9,158	9,158	9,158	9,158
Gondola - MARRS	Workers Compensation	1,387	1,092	2,866	2,866	-	2,866	-	2,866	2,866	2,866	2,866
Gondola - MARRS	Payroll Processing	2,584	2,460	1,680	1,680	-	1,680	-	1,680	1,680	1,680	1,680
Gondola - MARRS	General Supplies & Materials	6,257	-	500	500	-	500	-	500	500	500	500
Gondola - MARRS	MARRS Zip Bikes	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola - MARRS	Evacuee Clothing	-	-	500	500	-	500	-	500	500	500	500
Total MARRS		73,595	65,018	76,246	76,246	-	76,246	-	76,246	76,246	76,246	76,246
Gondola - FGOA	Technical Support	4,593	3,255	5,500	7,500	2,000	5,500	(2,000)	5,500	5,500	5,500	5,500
Gondola - FGOA	Lightning Detection Service	17,200	1,500	18,000	18,000	-	18,000	-	18,000	18,000	18,000	18,000
Gondola - FGOA	Janitorial/Trash Removal	25,290	24,118	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola - FGOA	Insurance	32,469	31,747	36,057	36,057	-	37,057	1,000	37,057	37,057	37,057	37,057
Gondola - FGOA	Communications	8,896	17,884	12,000	12,000	-	12,000	-	12,000	12,000	12,000	12,000
Gondola - FGOA	Dues & Fees	7,296	7,019	9,000	6,000	(3,000)	7,500	1,500	7,500	7,500	7,500	7,500
Gondola - FGOA	Utilities - Water/Sewer	7,207	8,257	6,624	6,624	-	6,624	-	6,624	6,624	6,624	6,624
Gondola - FGOA	Utilities - Natural Gas	25,479	32,700	39,375	39,375	-	39,375	-	39,375	39,375	39,375	39,375
Gondola - FGOA	Utilities - Electricity	242,007	254,158	275,000	272,500	(2,500)	275,000	2,500	275,000	275,000	275,000	275,000
Gondola - FGOA	Utilities - Internet	2,137	2,137	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Gondola - FGOA	Gondola Employee Shuttle Expense	2,858	8,783	13,500	9,000	(4,500)	11,000	2,000	11,000	11,000	11,000	11,000
Gondola - FGOA	Legal - Miscellaneous	10,903	6,991	3,000	6,000	3,000	6,000	-	6,000	6,000	6,000	6,000
Total FGOA		386,335	398,549	455,556	450,556	(5,000)	455,556	5,000	455,556	455,556	455,556	455,556

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
		Projection										
Chondola	Salaries & Wages - Operations (1)	45,671	56,295	54,560	54,560	-	54,560	-	56,197	56,197	56,197	56,197
Chondola	Salaries & Wages - Maintenance	21,476	6,771	15,500	15,500	-	10,500	(5,000)	15,500	10,500	15,500	10,500
Chondola	PERA & Payroll Taxes	10,061	10,072	10,775	10,775	-	11,187	412	11,367	11,354	11,367	11,354
Chondola	Workers Compensation	1,285	2,314	3,675	3,400	(275)	3,570	170	3,749	3,936	4,133	4,339
Chondola	Telski Labor	16,579	22,808	22,500	23,000	500	23,000	-	23,000	23,000	23,000	23,000
Chondola	Telski-Dues, Fees, Licenses	465	1,220	2,750	2,750	-	2,750	-	2,750	2,750	2,750	2,750
Chondola	Telski - Parts & Supplies	37,237	19,754	28,000	28,000	-	28,000	-	28,000	28,000	28,000	28,000
Chondola	Telski - Outside Labor	1,750	1,876	5,000	5,000	-	5,000	-	5,000	5,000	5,000	5,000
Chondola	Telski-Utilities	32,295	25,872	39,900	26,000	(13,900)	30,000	4,000	30,000	30,000	30,000	30,000
Chondola	Major R&R Terminal Rebuilds (4)	-	-	-	-	-	71,334	71,334	73,474	75,678	77,949	80,287
Chondola	Major R&R Grip Jaws (2)	20,635	-	30,000	30,000	-	30,000	-	30,000	30,000	30,000	30,000
Chondola	Major R&R - Cabin Replacement	-	-	-	-	-	-	-	-	-	-	-
Chondola	Gearbox Rebuild (3)	-	10,354	-	-	-	-	-	-	15,000	-	-
Chondola	Controls	17,208	33,998	-	-	-	-	-	-	-	-	-
Chondola	Cabin Refurbs	21,287	22,046	-	-	-	-	-	-	-	-	-
Chondola	Equipment Storage & Material Handling (5)	-	-	-	-	-	-	-	-	-	-	150,000
Chondola	Video Surveillance	38	-	-	-	-	-	-	-	-	-	-
Chondola	Belt Replacement	1,579	-	-	-	-	5,000	5,000	-	-	-	-
Chondola	AC Drives, Motors, Processors	-	19,149	-	-	-	-	-	-	-	-	-
Chondola	Seat Pads	-	-	-	-	-	-	-	-	-	-	-
Chondola	Sound Dampening	91,543	-	-	-	-	-	-	-	-	-	-
Total Chondola		319,109	232,529	212,660	198,985	(13,675)	274,901	75,916	279,036	291,415	283,895	431,427

(1) Includes 2.5% merit increase

(2) There will be no capital grip jaw purchase in 2018.

(3) This is an unbudgeted expense for 2018. It was an emergency parts purchase by TSG.

(4) 2020-2024 Chondola Estimate

(5) 2024 Haul Rope Replacement

Gondola Operations	Salaries & Wages (6)	987,945	1,037,021	1,122,941	1,122,941	-	1,127,437	4,496	1,127,437	1,127,437	1,127,437	1,127,437
Gondola Operations	Seasonal Bonus	34,410	33,050	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola Operations	Gondola Ops-Admin Mgmt Support	177,722	172,907	176,930	176,930	-	182,238	5,308	182,238	182,238	182,238	182,238
Gondola Operations	Offset Labor	(6,968)	-	-	-	-	-	-	-	-	-	-
Gondola Operations	Group Insurance (9)	156,597	145,995	219,000	168,978	(50,022)	182,496	13,518	186,146	189,869	193,666	197,540
Gondola Operations	Dependent Health Reimbursement	(8,557)	(8,705)	(5,500)	(5,500)	-	(5,500)	-	(5,500)	(5,500)	(5,500)	(5,500)
Gondola Operations	PERA & Payroll Taxes	152,083	160,666	178,091	178,091	-	181,689	3,598	181,689	181,689	181,689	181,689
Gondola Operations	PERA 401K	16,027	17,897	23,931	18,931	(5,000)	17,585	(1,346)	17,585	17,585	17,585	17,585
Gondola Operations	Workers Compensation	44,401	48,177	68,250	52,600	(15,650)	55,230	2,630	57,992	60,891	63,936	67,132
Gondola Operations	Other Employee Benefits	26,373	19,845	29,078	29,078	-	29,078	-	29,660	30,253	30,858	31,475
Gondola Operations	Agency Compliance	4,009	4,948	5,200	5,200	-	1,236	(3,964)	1,236	1,236	1,236	1,236
Gondola Operations	Employee Assistance Program	1,205	1,056	1,236	1,236	-	2,500	1,264	2,500	2,500	2,500	2,500

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Gondola Operations	Employee Life Insurance	1,806	2,369	2,500	2,500	-	5,200	2,700	5,200	5,200	5,200	5,200
Gondola Operations	Flex Spending Admin Fees	96	517	268	268	-	268	-	268	268	268	268
Gondola Operations	Uniforms (7)	3,716	787	14,000	11,000	(3,000)	45,000	34,000	7,500	7,500	7,500	7,500
Gondola Operations	Payroll Processing	13,408	13,433	14,302	14,302	-	14,302	-	14,302	14,302	14,302	45,000
Gondola Operations	Vehicle Repair & Maintenance	976	101	2,300	1,000	(1,300)	2,000	1,000	2,000	2,000	2,000	2,000
Gondola Operations	Recruiting	14,743	21,093	13,000	16,000	3,000	16,000	-	16,000	16,000	16,000	16,000
Gondola Operations	Travel, Education & Training	6,025	6,619	8,000	5,000	(3,000)	5,000	-	5,000	5,000	5,000	5,000
Gondola Operations	Supplies (8)	11,884	23,740	26,500	20,000	(6,500)	20,000	-	20,000	20,000	20,000	20,000
Gondola Operations	Operating Incidents	-	-	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Gondola Operations	Blankets - Purchase/Cleaning	2,209	865	5,500	3,500	(2,000)	3,500	-	3,500	3,500	3,500	3,500
Gondola Operations	Business Meals	643	331	500	500	-	500	-	500	500	500	500
Gondola Operations	Employee Appreciation	3,182	3,321	3,000	4,500	1,500	4,500	-	4,500	4,500	4,500	4,500
Gondola Operations	Utilities - Gas & Oil	2,427	1,711	4,200	4,200	-	4,200	-	4,200	4,200	4,200	4,200
Gondola Operations	Grant Success Fees	8,736	8,474	8,474	27,001	18,527	8,500	(18,501)	8,500	8,500	8,500	8,500
Total Gondola Ops		1,655,099	1,716,220	1,958,701	1,895,256	(63,445)	1,939,959	44,703	1,909,452	1,916,668	1,924,115	1,962,500

(6) 2020-Includes 2.5% merit increase

(7) Telski's winter uniform cycle hits for the 2020-2021 winter season - By operating agreement, gondola ops uniforms must match TSG lift ops.

(8) Planned to order maze panels in 2019. No longer needed.

(9) Health insurance running \$31k below projections through June due to lower number of FTYR operators. Expect to hire additional FTYR in second half of year.

Gondola Maintenance	Salaries & Wages (10)	593,643	701,189	720,000	720,000	-	743,984	23,984	743,984	743,984	743,984	743,984
Gondola Maintenance	Housing Allowance	6,669	10,297	10,716	10,716	-	10,716	-	10,716	10,716	10,716	10,716
Gondola Maintenance	Group Insurance	136,613	145,052	144,960	144,960	-	156,557	11,597	159,688	162,882	166,139	169,462
Gondola Maintenance	Dependent Health Reimbursement	(9,480)	(8,191)	(9,672)	(9,672)	-	(9,672)	-	(9,672)	(9,672)	(9,672)	(9,672)
Gondola Maintenance	PERA & Payroll Taxes	90,634	107,038	110,736	110,736	-	116,285	5,549	116,285	116,285	116,285	116,285
Gondola Maintenance	PERA 401K	24,092	31,951	34,695	34,695	-	37,199	2,504	37,199	37,199	37,199	37,199
Gondola Maintenance	Workers Compensation	27,123	23,337	47,289	39,000	(8,289)	40,950	1,950	42,998	45,147	47,405	49,775
Gondola Maintenance	Other Employee Benefits	17,088	9,733	21,480	21,480	-	21,480	-	21,910	22,348	22,795	23,251
Gondola Maintenance	Agency Compliance	466	267	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Gondola Maintenance	Employee Assistance Program	312	650	320	320	-	320	-	320	320	320	320
Gondola Maintenance	Employee Life Insurance	2,367	2,026	2,500	2,500	-	2,500	-	2,500	2,500	2,500	2,500
Gondola Maintenance	Flex Spending Admin Fees	123	364	300	300	-	300	-	300	300	300	300
Gondola Maintenance	Uniforms	6,880	1,430	4,000	3,500	(500)	6,000	2,500	4,000	4,000	4,000	4,000
Gondola Maintenance	Payroll Processing	4,062	4,722	4,827	4,827	-	4,827	-	4,827	4,827	4,827	4,827
Gondola Maintenance	Vehicle Repair & Maintenance (11)	19,956	12,439	15,000	15,000	-	25,000	10,000	25,000	15,000	15,000	15,000
Gondola Maintenance	Trails & Road Maintenance	49	5,339	8,000	5,000	(3,000)	7,500	2,500	7,500	7,500	7,500	7,500
Gondola Maintenance	Facility Expenses (12)	23,585	26,896	20,000	25,000	5,000	30,000	5,000	30,000	30,000	30,000	30,000
Gondola Maintenance	Recruiting	3,135	736	500	1,500	1,000	1,500	-	1,500	1,500	1,500	1,500
Gondola Maintenance	Dues & Fees	12,705	13,283	14,000	14,000	-	14,000	-	14,000	14,000	14,000	14,000
Gondola Maintenance	Travel, Education & Training (13)	7,052	10,734	7,500	7,500	-	10,000	2,500	7,500	7,500	7,500	7,500

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Gondola Maintenance	Contract Labor	12,817	15,185	25,000	25,000	-	20,000	(5,000)	20,000	20,000	20,000	20,000
Gondola Maintenance	Postage & Freight	471	526	550	2,000	1,450	1,000	(1,000)	1,000	1,000	1,000	1,000
Gondola Maintenance	Supplies	32,965	32,234	40,000	35,000	(5,000)	40,000	5,000	40,000	40,000	40,000	40,000
Gondola Maintenance	Parts	123,792	116,028	120,000	120,000	-	120,000	-	120,000	120,000	120,000	120,000
Gondola Maintenance	Business Meals	673	1,016	1,000	1,000	-	1,000	-	1,000	1,000	1,000	1,000
Gondola Maintenance	Employee Appreciation	709	610	550	550	-	550	-	550	550	550	550
Gondola Maintenance	Utilities - Gas & Oil (14)	2,420	6,427	3,400	5,000	1,600	5,000	-	5,000	5,000	5,000	5,000
Total Gondola Maintenance		1,140,923	1,271,316	1,348,651	1,340,912	(7,739)	1,407,996	67,084	1,409,104	1,404,886	1,410,848	1,416,997

(10) Includes 2.5% rate increase and overtime contingency

(11) 2020 Terex major service/2021 Snowcat major service

(12) Revised upward to reflect costs associated with aging infrastructure - roof repairs, bathrooms, etc.

(13) Additional controls and hydraulics training for new system

(14) Revised upwards to reflect backup generator fuel consumption

Gondola Capital/MR&R	Noise Mitigation	-	355,090	35,000	35,000	-	35,000	-	35,000	35,000	35,000	35,000
Gondola Capital/MR&R	Bull Wheel Replacement (15)	-	-	-	-	-	-	-	75,000	75,000	75,000	-
Gondola Capital/MR&R	Gearbox Rebuild	-	-	-	-	-	-	-	100,000	-	-	-
Gondola Capital/MR&R	Boiler Replacement	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Painting	-	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Haul Ropes	126,833	464,495	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Conveyor Drives & Gear Motors	-	-	-	-	-	20,000	20,000	20,000	20,000	-	-
Gondola Capital/MR&R	Conveyor Rebuilds	-	-	-	-	-	150,000	150,000	50,000	50,000	-	-
Gondola Capital/MR&R	Cabin Window Buffing	9,672	-	20,000	20,000	-	10,000	(10,000)	20,000	10,000	20,000	10,000
Gondola Capital/MR&R	Fiber Optics - Control System (16)	-	450,000	723,378	850,000	126,622	-	(850,000)	-	-	-	-
Gondola Capital/MR&R	Cabin Refurbs (17)	161,285	350,042	234,000	234,000	-	20,000	(214,000)	-	-	-	-
Gondola Capital/MR&R	Station Upgrades (18)	-	-	400,000	100,000	(300,000)	400,000	300,000	-	-	-	-
Gondola Capital/MR&R	Electric Motor	-	-	-	-	-	-	-	25,000	-	-	-
Gondola Capital/MR&R	Lighting Array Repairs (19)	-	90,334	20,000	-	(20,000)	40,000	40,000	20,000	20,000	20,000	20,000
Gondola Capital/MR&R	Wayfinding	1,365	81,879	20,000	20,000	-	-	(20,000)	-	-	-	-
Total MR&R		299,156	1,791,839	1,452,378	1,259,000	(193,378)	675,000	(584,000)	345,000	210,000	150,000	65,000

Gondola Capital/MR&R	Gondola Cabins	413,495	323	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Vehicles	25,794	-	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Equipment Replacement (20)	811,577	-	28,000	28,000	-	12,000	(16,000)	12,000	18,000	-	30,000
Gondola Capital/MR&R	Grip Replacements (21)	-	-	-	-	-	-	-	-	125,000	125,000	-
Gondola Capital/MR&R	Bike Racks (22)	-	-	100,000	-	(100,000)	100,000	100,000	-	-	-	-
Gondola Capital/MR&R	Staircases	-	58,970	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	Terminal Flooring	-	82,485	-	-	-	-	-	-	-	-	-
Gondola Capital/MR&R	AC Drives/Motors	-	-	-	-	-	-	-	-	-	-	-
Total Capital		1,250,866	141,778	128,000	28,000	(100,000)	112,000	84,000	12,000	143,000	125,000	30,000

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Gondola Fund

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019 Forecasted	2019 Adjustments	2020 Proposed	2020 Adjustments	2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
(15)	Placeholders for all 3 drive bullwheels, subject to condition											
(16)	2019 - Mainline controls system upgrade partially offset with grant funding; 2020 - \$20K Fiber from San Sofia to Town Hall											
(17)	2019 - Phase 6 cabin refurbishments 80% grant offset; 2020 - Refurb 2x Steamboat old Omegas and 1x OM3											
(18)	2019 - TA bumper rails stations 1 and 4, Work chair parking rail station 5, Washbay improvements station 6, Angle station office space, Design work on Station 1 entrance and Angle bathrooms; 2020 - \$150K Entrance modifications station 1, \$350K Bathrooms at angle station, \$50K Angle fire suppression system updates+											
(19)	2020 Station 4 Roof Array replacement											
(20)	2019 - RZR replacement, snowmobile replacement; 2020 - Snowmobile replacement; 2021 - Snowmobile Replacement; 2022 - UTV replacement; 2024 UTV replacement, Snowmobile replacement for replacement and expansion of Oak St. public restrooms.											
(21)	2022 and 2023 - 7 Year jaw/spring replacement schedule											
(22)	2020 - Cabin bike rack solution - Moved from 2019 and added grant funds at 80% match.											

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections
Municipal Debt Service

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019		2020		2021 Long Term Projection	2022 Long Term Projection	2023 Long Term Projection	2024 Long Term Projection
					Forecasted	Adjustments	Proposed	Adjustments				
DSF Revs	Tax - Specific Ownership	149,712	29,307	32,000	32,000	-	32,000	-	32,000	32,000	32,000	32,000
DSF Revs	Tax - Property - 2007 Bonds	1,704,922	-	-	-	-	-	-	-	-	-	-
DSF Revs	Tax - Property - 2009 Bonds	306,445	-	-	-	-	-	-	-	-	-	-
DSF Revs	Tax - Property - 2014 Bonds	248,849	498,185	555,545	555,545	-	548,019	(7,526)	549,506	545,594	548,693	551,183
DSF Revs	Tax - Property - 2005 Bonds	673,199	-	-	-	-	-	-	-	-	-	-
DSF Revs	Tax - Property - 2006A Bonds	480,933	-	-	-	-	-	-	-	-	-	-
Total Property Taxes		3,564,060	527,492	587,545	587,545	-	580,019	(7,526)	581,506	577,594	580,693	583,183
DSF Revs	2014 Bond Reserve Fund	1,315	1,664	300	300	-	300	-	300	300	300	300
DSF Revs	Interest-2006B Liquidity Fund	2,614	2,436	1,500	1,500	-	1,500	-	1,500	1,500	1,500	1,500
DSF Revs	Interest-Other Interest	-	370	-	-	-	-	-	-	-	-	-
DSF Revs	Interest Revenue - 2011 Gondola Bonds	373	531	200	200	-	200	-	200	200	200	200
Total Investment Income		4,302	5,001	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
DSF Revs	Contribution- TMVOA	60,455	59,608	60,066	60,066	-	59,002	(1,064)	60,894	533,676	-	-
DSF Revs	Contribution-Telski	144,060	142,042	143,134	143,134	-	140,598	(2,536)	145,106	1,271,724	-	-
Total Contributions		204,515	201,650	203,200	203,200	-	199,600	(3,600)	206,000	1,805,400	-	-
Total Debt Service Fund Revenues		3,772,877	734,143	792,745	792,745	-	781,619	(11,126)	789,506	2,384,994	582,693	585,183
Debt Service	Bond Admin Fees/Trustee Charges	1,925	1,158	2,750	1,158	(1,592)	1,158	-	1,158	1,158	1,158	1,158
Debt Service	Audit Fees	-	2,000	2,000	2,000	-	2,000	-	2,000	2,000	2,000	2,000
Debt Service	Bank Fees	250	-	-	-	-	-	-	-	-	-	-
Debt Service	County Treasurer Collection Fees	102,762	14,995	16,980	16,980	-	16,763	(217)	16,806	16,692	16,782	16,854
Total Administrative Fees		104,937	18,153	21,730	20,138	(1,592)	19,921	(217)	19,964	19,850	19,940	20,012
Debt Service	2007 Bonds - Principal	1,705,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2007 Bonds Interest	89,513	-	-	-	-	-	-	-	-	-	-
Debt Service	2005 Bonds Principal	680,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2005 Bonds Interest	34,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2009 Bonds Principal	310,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2009 Bonds Interest	12,400	-	-	-	-	-	-	-	-	-	-
Debt Service	2011 Gondola Bonds Principal (1)	115,000	115,000	120,000	120,000	-	120,000	-	130,000	1,770,000	-	-
Debt Service	2011 Gondola Bonds Interest (1)	89,515	86,650	83,200	83,200	-	79,600	(3,600)	76,000	35,400	-	-
Debt Service	2006A Bonds Principal	490,000	-	-	-	-	-	-	-	-	-	-
Debt Service	2014 Parking Bonds Principal	15,000	275,000	285,000	285,000	-	285,000	-	295,000	300,000	315,000	330,000
Debt Service	2006A Bonds Interest	10,655	-	-	-	-	-	-	-	-	-	-
Debt Service	2014 Parking Bonds Interest	256,525	256,225	250,725	250,725	-	245,025	(5,700)	236,475	227,625	215,625	203,025

Town of Mountain Village 2020 Proposed, 2019 Forecasted, and 2021-2024 Long Term Projections

Municipal Debt Service

Worksheet	Account Name	Actuals 2017	Actuals 2018	2019 Original	2019	2019	2020	2020	2021 Long	2022 Long	2023 Long	2024 Long
					Forecasted	Adjustments	Proposed	Adjustments	Term	Term	Term	Term
									Projection	Projection	Projection	Projection
Total Bond Principal & Interest		3,807,608	732,875	738,925	738,925	-	729,625	(9,300)	737,475	2,333,025	530,625	533,025
Total Expense		3,912,545	751,028	760,655	759,063	(1,592)	749,546	(9,517)	757,439	2,352,875	550,565	553,037
DSF Revs	Transfer (To)/From General Fund	(207,439)	-	-	-	-	-	-	-	-	-	-
DSF Revs	Transfer (To)/From GF Specific Ownership Taxes	(149,712)	(29,307)	(32,000)	(32,000)	-	(32,000)	-	(32,000)	(32,000)	(32,000)	(32,000)
Total Other Source/Uses		(357,151)	(29,307)	(32,000)	(32,000)	-	(32,000)	-	(32,000)	(32,000)	(32,000)	(32,000)
Surplus (Deficit)		(496,819)	(46,191)	90	1,682	1,592	73	(1,609)	67	119	128	146
Beginning Fund Balance		947,098	450,279	450,633	404,088		405,770		405,843	405,911	406,029	406,157
Ending Fund Balance		450,279	404,088	450,723	405,770		405,843		405,911	406,029	406,157	406,303

(1) The 2022 principal budget reflects the intent of the TMVOA and TSG LLC to call the remaining bonds outstanding as soon as legally allowed and noticed.

A RESOLUTION OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT SAN MIGUEL COUNTY, COLORADO SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET FOR THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2020 AND ENDING ON THE LAST DAY OF DECEMBER 2020.

Resolution No. 2019-_____

RECITALS:

- A. The Town of Mountain Village Town Council, acting as the Board of Directors of the dissolved Mountain Village Metropolitan District has appointed the Finance Director to prepare and submit a proposed budget to said governing body at the proper time.
- B. The Finance Director has submitted a proposed budget to the governing body on September 19, 2019, for its consideration.
- C. Upon due and proper notice, published in accordance with the law, said proposed budget was open for inspection by the public at a designated place following a public hearing on November 21, 2019, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.
- D. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO:

Section 1. That the budget as submitted, amended, summarized by fund below, hereby is approved and adopted as the budget of the Mountain Village Metropolitan District for the year 2020.

DEBT SERVICE FUND	
Revenues	781,619
Current Operating Expenses	-
Capital Outlay	-
Debt Service	749,546
Total Fund Expenditures	749,546
Other Sources (Uses)	(32,000)
Surplus / (Deficit)	73

SECTION 2. That the budget hereby approved and adopted shall be signed by Laila Benitez, President, and Jackie Kennefick, Secretary and made a part of the public records of the Mountain Village Metropolitan District, San Miguel County, Colorado.

ADOPTED, this 12th day of December, 2019

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

ATTEST:
 _____ Laila Benitez, President

 Jackie Kennefick, Secretary
 APPROVED AS TO FORM:

 James Mahoney, Assistant Attorney

A RESOLUTION OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO, FOR THE 2020 BUDGET YEAR.

Resolution No. 2019- ____

Recitals:

- A. The Town of Mountain Village Town Council, acting as the Board of Directors has adopted the annual budget in accordance with Local Government Budget Law, on December 12, 2019.
- B. The Town of Mountain Village Town Council, acting as the Board of Directors has made provision therein for revenues in and amount equal to or greater than the total proposed expenditures as set forth in said budget.
- C. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purpose described below, so as not to impair the operation of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL, ACTING AS THE BOARD OF DIRECTORS OF THE DISSOLVED MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO:

That the following sums are hereby appropriated from the revenue of each fund, to each fund, for purposes stated:

Debt Service Fund	\$749,546
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ADOPTED this 12th day of December 2019.

MOUNTAIN VILLAGE METROPOLITAN DISTRICT, a Colorado Special District

Laila Benitez, President

ATTEST:

Jackie Kennefick, Secretary

APPROVED AS TO FORM:

By: _____
James Mahoney, Assistant Attorney

A RESOLUTION OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A REVISED BUDGET FOR THE DISSOLVED MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2019 AND ENDING ON THE LAST DAY OF DECEMBER 2019.

Resolution No. 2019- _____

RECITALS:

- A. The Town of Mountain Village Town Council, acting as the Board of Directors of the dissolved Mountain Village Metropolitan District has appointed the Finance Director to prepare and submit a proposed budget to said governing body at the proper time.
- B. The Finance Director has submitted a revised budget to the governing body on September 19, 2019, for its consideration.
- C. Upon due and proper notice, published in accordance with the law, said revised budget was open for inspection by the public at a designated place following a public hearing on November 21, 2019, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.
- D. The Board of Directors adopted the revised annual budget on December 12th, 2019.
- E. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL, ACTING AS THE BOARD OF DIRECTORS OF THE DISSOLVED MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO:

adopted as the budget of the Mountain Village Metropolitan District for the year 2019.							
DEBT SERVICE FUND							
Revenues	792,745						
Current Operating Expenses	-						
Capital Outlay	-						
Debt Service	759,063						
Total Fund Expenditures	759,063						
Other Sources (Uses)	(32,000)						
Surplus / (Deficit)	1,682						

SECTION 2. That the budget hereby approved and adopted shall be signed by Laila Benitez, President, and Jackie Kennefick, Secretary and made a part of the public records of the Mountain Village Metropolitan District, San Miguel County, Colorado.

ADOPTED, this 12th day of December, 2019

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

Laila Benitez, President

ATTEST:

Jackie Kennefick, Secretary

APPROVED AS TO FORM:

By: _____
James Mahoney, Assistant Attorney

A RESOLUTION OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT SAN MIGUEL COUNTY, COLORADO RE-APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO, FOR THE 2019 BUDGET YEAR.

Resolution No. 2019- ____

RECITALS:

- A. The Board of Directors adopted the annual budget in accordance with Local Government Budget Law, on December 13th, 2018.
- B. The Town of Mountain Village Town Council, acting as the Board of Directors adopted the revised annual budget on December 12th, 2019.
- C. The Town of Mountain Village Town Council, acting as the Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.
- D. It is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purpose described below, so as not to impair the operation of the District.

NOW, THEREFORE, BE IT RESOLVED BY TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL, ACTING AS THE BOARD OF DIRECTORS OF THE DISSOLVED MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO:

That the following sums are hereby re-appropriated from the revenue of each fund, to each fund, for purposes stated:

Debt Service Fund	\$759,063
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ADOPTED this 12th day of December, 2019.

**MOUNTAIN VILLAGE METROPOLITAN DISTRICT,
a Colorado Special District**

Laila Benitez, President

ATTEST:

Jackie Kennefick, Secretary

APPROVED AS TO FORM:

By: _____
James Mahoney, Assistant Attorney

A RESOLUTION OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO LEVYING PROPERTY TAXES FOR THE YEAR 2019, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO, FOR THE 2020 BUDGET YEAR.

Resolution No. 2019- ____

RECITALS:

- A. The Town of Mountain Village Town Council, acting as the Board of Directors for the dissolved Mountain Village Metropolitan District ("The District"), has adopted the annual budget in accordance with the Local Government Budget Law.
- B. The voters of District approved various debt service mil levies that are adequate to generate property tax revenues to defray the various voter authorized annual bonded debt obligations of the District.
- C. The amount of funds necessary to meet the District's annual bonded debt obligations is \$749,546.
- D. The 2020 Debt Service Fund property tax revenue budget is \$548,019 and 1.7415 mills will generate this amount of funds.
- E. The 2019 valuation for assessment for the Mountain Village Metropolitan District as certified by the County Assessor is \$314,681,000.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL, ACTING AS THE BOARD OF DIRECTORS OF THE MOUNTAIN VILLAGE METROPOLITAN DISTRICT, SAN MIGUEL COUNTY, COLORADO:

Section 1. That for the purpose of meeting all annual bonded debt service obligations of the District during the 2019 budget year, there is hereby levied a tax of 1.7415 mills upon each dollar of the total valuation for assessment of all taxable property within the Mountain Village Metropolitan District for the year 2019.

Section 2. The Finance Director of the Mountain Village Metropolitan District is hereby authorized and directed to immediately certify to the County Commissioners of San Miguel County, Colorado, the mill levy for the Mountain Village Metropolitan District as herein above determined and set.

ADOPTED this 12th day of December, 2019.

**MOUNTAIN VILLAGE METROPOLITAN DISTRICT, a Colorado
Special District**

Laila Benitez, President

ATTEST:

Jackie Kennefick, Secretary

APPROVED AS TO FORM:

By: _____
James Mahoney, Assistant Attorney



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Agenda Item No. 16

TO: Town Council

FROM: Michelle Haynes, Planning and Development Services Director

FOR: Meeting of December 12, 2019

DATE: December 5, 2019

RE: Consideration of a First Reading of an Ordinance, Setting a Public Hearing and Council Vote regarding Community Development Code (CDC) amendments to the Design Variations at Section 17.4.11.E.5 and Section 17.5.6 Building Design

BACKGROUND

The Town Council and DRB Chairperson requested that the Design Review Board consider amending the Design Variations Section of the CDC to then be brought forward for approval by the Town Council. The DRB has made large strides by three separate CDC amendments in 2017, 2018 and 2019 allow for a broader range of materials and building forms; in order to allow for a greater breadth of roof materials in the Village Center; and allow staff level review of synthetic roof materials outside of the Village Center. The intent behind these changes was to allow for diverse architecture and design and to reduce process. The intent behind the proposed amendment for your review today is to review and reduce the number of design variation criteria and remove a few of the top items that currently require either a design variation or specific approval because they are typically approved and the requirements are prescriptive.

ATTACHMENTS

1. Ordinance
 - a. Exhibit A. CDC Proposed Redline Amendments to CDC Sections 17.4.11.E.5 Design Variations and CDC Section 17.5.6 Building Design

THE DIFFERENCE BETWEEN A VARIANCE, DESIGN VARIATIONS AND SPECIFIC APPROVALS

Staff reviewed the fundamental differences with the DRB regarding Variances, design variations and specific approvals. A briefer summary is provided here.

Variance

Variances, which are not being considered by this CDC amendment is a specific process found at CDC Section 17.4.16. A variance process, "is applicable to any owner or developer who seeks a variance to the requirements of the CDC because the strict application of the CDC requirements would cause a hardship due to extraordinary or special circumstances on a lot." A Variance can be granted for items outside of the Design Regulations such as the zoning and land use regulations that govern things like setbacks and building heights. The DRB provides recommendations to the Town Council, who is the decision-maker regarding Variances.

Variations are almost exclusively based upon hardship due to site constraints (steep slopes, wetland, size, geohazards) and would otherwise cause the diminishment of value or use of a property if not granted. The most typical type of Variations we see in the Mountain Village relates to height, typically requested by the way we calculate height on steep slopes. The standards to approve a Variance are much greater and require the Town Council to render a decision by Resolution.

Design Variation

A design variation is a specific design-related approval by the DRB. The DRB can choose to vary from the list (shown on page 1 of the memo) any number of the site design or building material related items. The intention is to allow for a design variation from the CDC regulations, based on a site-specific design analysis of a project. The threshold to approve a design variation is not necessarily based upon hardship but otherwise has to demonstrate that the design variation request leads to a better design than following the CDC regulations. Design variations are evaluated against a list of criteria found in the CDC.

Specific Approvals

Specific approvals are allowed by the CDC and noted as such through the CDC expressly. Specific approvals do not need to meet the design variation criteria, just simply need to be approved by the DRB or appropriate reviewing authority. Specific approvals are allowed for many items throughout the CDC, not just Design Regulations.

APPLICATION ANALYSIS

Planning staff analyzed the last 12 months of design review applications and identified the top five either design variations or specific approvals granted by the DRB. These are as follows in descending order of number of requests:

Design Variations

- 1) A reduction to the 35% stone requirement.
- 2) Wood siding less than 8"
- 3) roof material

Specific Approvals

- 1) Metal siding or accent
- 2) Use of board form concrete

SUMMARY

The proposed amendment to the Design Variation criteria helps provide better distinction and clarity between a Variance and a design variation, which has been confusing for the DRB in the past, by removing typical hardship and variance language from the design variation criteria. (See exhibit A)

Staff also recommends the following additional CDC edits to design variations:

- 1) removing prescriptive language regarding wood dimensions (see exhibit B page 119 & 124) which would reduce the specific approval requests for wood siding less than 8",

And staff recommends modifying the following specific approvals:

- 1) allowing for metal as a siding material but leaving metal soffit and fascia material as a specific approval.
- 2) Allow for stucco as a subordinate material outside of the Village Center zone district.

Staff and the DRB felt the other top design variations and one specific approval was appropriate to remain unchanged.

DRB RECOMMENDATION

At the December 5, 2019 regular Design Review Board meeting, the DRB recommended approval to the Town Council by a unanimous vote of 6-0. The DRB also requested to work plan in 2020 modifications to the residential roof material section of the CDC for greater consideration of roof materials for no slope and low sloped roofs.

PROPOSED MOTION

Staff recommends the Town Council approve on first reading the proposed CDC amendments with the following proposed motion:

I move to approve on first reading of an ordinance and set a public hearing for January 16, 2020 Community Development Code (CDC) amendments to the Design Variations at Section 17.4.11.E.5 and the Building Design Section at 17.5.6 (attached as exhibits A & B) with the following finding:

- 1) Consistent with CDC Section 17.1.7, the CDC amendment was initiated by the Town Council*

This motion is based on the evidence and testimony provided at a public meeting held on December 12, 2019, with notice of such hearing as required by the Community Development Code.

ORDINANCE NO. 2019-__

AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE (CDC) AT SECTIONS 17.4.11.E.5 DESIGN VARIATIONS AND SECTION 17.5.6 BUILDING DESIGN 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, from time to time.
- D. The Design Review Board provided a unanimous recommendation to Town Council regarding the CDC amendment.
- E. Town Council held a first reading of an ordinance on December 12, 2019
- F. The Town Council held a public hearing and second reading on January 16, 2019
- G. The CDC amendments reduce the number and rigor of design variation criteria
- H. The Town Council finds that the CDC amendment streamlines design review and reduces process.
- I. The CDC amendment is consistent with the Mountain Village Comprehensive Plan.

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, sections 17.4.11.E.5 and 17.5.6 are 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.

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 _____, 2020.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 12th of December, 2019 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 12th of December, 2019

TOWN OF MOUNTAIN VILLAGE:

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

By: Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 16th of January, 2020

TOWN OF MOUNTAIN VILLAGE:

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

By: Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Patrick Berry				
Natalie Binder				
Peter Dupre				
Jack Gilbride				
Marti Prohaska				

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 _____, 2020 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 January 16, 2020. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Patrick Berry				
Natalie Binder				
Peter Dupre				
Jack Gilbride				
Marti Prohaska				

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 _____, 2020.

Jackie Kennefick, Town Clerk

(SEAL)

Design Variation Process.

a. The DRB may grant design variations to the following Design Regulations sections:

- i. Building siting design;
- ii. Grading and drainage design;
- iii. Building design;
- iv. Landscaping regulations;
- v. Trash, recycling and storage areas;
- vi. Lighting regulations;
- vii. Sign regulations; and
- viii. Commercial, ground level and plaza area regulations.

b. A design variation request shall be processed concurrently with the applicable Design Review Process development application.

c. A design variation request shall outline the specific variations requested and include the section number.

d. A design variation may provide creativity in architectural design.

ed. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

fe. The applicant must meet the following following criteria ~~shall be met~~ for the review authority to approve a design variation:

- i. The design variation ~~is compatible~~ may contrast with the design context of the surrounding area;
- ii. The design variation is ~~consistent contextually compatible~~ with the town design theme although creativity is encouraged;
- ~~iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;~~
- ~~iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;~~
- ~~viii.~~ iii. The design variation is consistent with purpose and intent of the Design Regulations;
- ~~iv.~~ v. The design variation does not have an unreasonable negative impact on the surrounding neighborhood;
- ~~v.~~ vi. The ~~proposed~~ design variation meets all applicable Town regulations and standards; and
- ~~vii.~~ vii. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future, ~~while respecting the design context of the neighborhood surrounding a site.~~

gf. Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

gh. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the design variation process.

~~Center only), or wood, with dimensions that are ten inches (10") or greater for timber or timber veneer and sixteen inches (16") or greater for log homes or log bases.~~ Where the base of a building meets natural grade, the materials must be appropriate to be adjacent to accumulated snow.

2. Windows and doors in stone and stucco areas shall be recessed back from the face of the exterior material by a minimum of five inches (5") with variations in the depth of the window and door recessions provided throughout the building to convey the desired heavy, thick massing.
 - a. Window trim or built up areas around the windows shall not be included in the measurement, such measurement to be made from the predominant face of the exterior wall assembly.
3. The exterior material requirements reinforce the desired massing set forth in this section.

B. Exterior Wall Form

1. General (Applies to All Development)

- a. The overall form of residential exterior walls shall be simple in design.
- b. Walls need to portray a massing that is substantially grounded to the site.

2. Village Center Wall Form Additional Requirements

- a. The form of exterior walls within the Village Center shall form and define the public spaces they confine as well as the interior uses of the building. Spaces defined by the walls shall be contained courtyards and plazas or continuous flowing streets. Angles shall be soft, repetitive 90-degree turns and open-ended, disjointed spaces shall be avoided.
- b. Exterior walls along small commercial retail streets and plazas shall reinforce the "village street" concept with relatively narrow frontages and/or vertical "townhouse" proportions. Ground level, commercial spaces shall be architecturally defined from office or residential spaces above.

C. Roof Form

1. Roof Design Elements

- a. The roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets.
- b. Dormers may be included to add interest and scale to major roof areas and to make habitable use of space within the roofs. Dormers may have gable or shed forms.
- c. Roofs shall be designed and insulated to ensure valleys, areas over wall top plates and other similar building spaces do not form ice dams and to prevent the need for heat tracing.
- d. The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when such elements are not in proportion to the design and scale of the building, or to ensure the building design is following the topography of the site.

achieving the building massing requirements, wood siding shall meet the following standards:

- a. Log and log siding shall be a larger diameter on lower and first floor elevations and smaller diameter on upper floors. minimum sixteen inches(16") in diameter on the first and lower floor elevations as provided under the building design standards, and nine inches (9") in diameter on upper floors. When milled logs are used, hand-hewed logs are preferred. When log siding, heavy timber or wood siding are used, corner detailing shall be provided.
- ~~b. Heavy timber shall be a minimum size of eight inches by eight inches (8" x 8").~~
- ~~e.b. Wood siding shall have no minimum dimension either painted or stained, including reclaimed barn wood. be a minimum size of one inch by eight inches (1" x 8") in dimension and either painted or stained. Reclaimed barn wood shall be an average of eight inches (8") in width.~~
- ~~d.c. Board and batten wood siding shall not be the predominant siding pattern. When board and batten siding is proposed the minimum size shall be one inch by eight inch (1" x 8") boards and one inch by eight inch (1" x 8") battens.~~

3. **Metal.** The review authority may review and approve metal as a siding material. Metal, soffit material and fascia material require-as specific approvals in a development application.

- a. Permitted metal siding types include rusted corrugated, rusted sheet metal panels, zinc panels, copper panels and other metal types reviewed and approved by the DRB.
- b. Copper metal shall be treated to produce a patina prior to the issuance of a certificate of occupancy.
- c. Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy.

4. **Stucco.** Stucco is only allowed in the Village Center and allowed as a subordinate exterior material in all other zone districts. In addition to achieving the building massing requirements, stucco siding shall meet the following standards:

- a. The primary exterior wall finish in the Village Center shall be stucco with a minimum use of twenty-five percent (25%) stone and a maximum of twenty percent (20%) wood as an exterior wall material.
- b. Stucco walls shall portray a building of mass and, therefore, must be used over large surfaces rather than on small isolated areas in the Village Center. Stucco walls shall have a smooth undulating surface with soft rounded corners and deeply recessed doors and windows to reinforce the building mass.
- c. Two-coat or three-coat stucco construction shall be detailed on the Design Review Process and construction plans.
- d. Stucco colors shall be primarily light earth tones and are subject to the approval of the review authority.
- e. Exterior Insulation Finished System or "EIFS" is prohibited due to the high alpine conditions and the prevalent water damage issues occurring in past EIFS installations.

5. **Non-combustible Materials.** The Town Building Codes may require certain non-combustible wall assemblies or synthetic materials. In such circumstances, the DRB may



**Agenda Item No.
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: December 12, 2019
DATE: December 2, 2019
RE: Second Reading of an Ordinance and Council vote regarding a rezone and density transfer application to rezone Blue Mesa Lodge units 30A and 30B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: Condominium Units 30A and 30B, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: Steven M. Weiler 2000 Trust
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant’s narrative
- Ordinance

CASE SUMMARY:

Steven M. Weiler 2000 Trust requests to rezone Blue Mesa Lodge Units 30A & 30B from two efficiency lodge units to one lodge unit.



A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community.

BLUE MESA LODGE HISTORY

Zoning Designation History of Blue Mesa Lodge

Lot 42B (Blue Mesa Lodge) were originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotels (with a total person equivalent of 30 persons) at reception no. 282099.

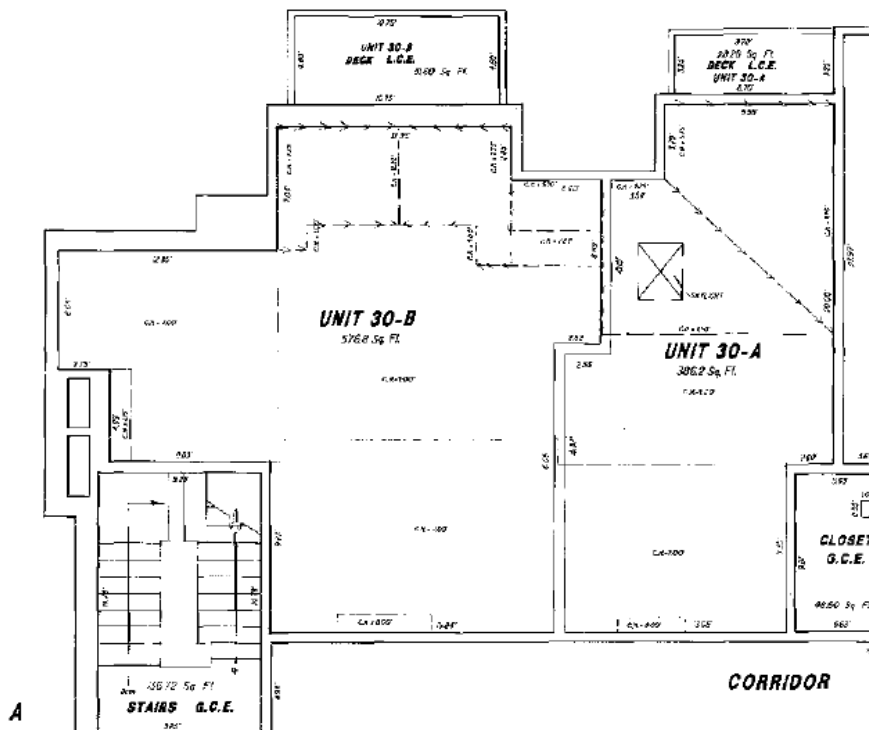
In 1997, by Resolution No. 1997-0923-23, Lot 42B rezoned from 10 condominiums including 18 lock offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional 4 parking space requirement. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, for example, 20A, 20B and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit). The Weiler application is just such a unit configuration of an A & B unit only with an interior connecting door and separate doors to the exterior.

Rezone History of Units 30A & 30B

The Weiler's purchased efficiency lodge units 30A & 30B along with one parking space in 2004. The properties are listed on their deed as one property (unit 30 A and 30B), although they are zoned as two separate efficiency lodge units. As evidenced by the condominium map reference below, unit 30B is a larger unit (approx. 576.8 square feet) with a full kitchen and 30A is the smaller unit (approx. 386.2 square feet).

Figure 1. Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 30A & 30B



Design Review Board Recommendation

The DRB provided a recommendation to the Town Council at their regular November 7, 2019. The DRB recommended approval with staff's recommended conditions with unanimous vote.

Town Council First Reading of an Ordinance

The Town Council approved on first reading of an ordinance the application at their November 21, 2019 regular Town Council meeting by unanimous vote.

CRITERIA, ANALYSIS AND FINDINGS

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

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan.

The application conforms with Mountain Village Center Subarea Plan Principles, Policies and Actions L., "Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

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

Affirmed.

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

Not applicable.

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

Affirmed.

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

- f. Adequate public facilities and services are available to serve the intended land uses;

Affirmed.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

No change or negative impact.

- h. The proposed rezoning meets all applicable Town regulations and standards.

Affirmed.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

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

- a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and .
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed.

STAFF ANALYSIS

Combining two one-room efficiency lodge units into one 2 room, 2 bath lodge unit meets the definition of a lodge unit. The applications have a total of one person equivalent. They are selling .25 person equivalents to another Blue Mesa Lodge unit owner who is deficient. Therefore, they also will have the necessary density of .75 person equivalents to rezone from two efficiency lodge units to one lodge unit. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodge have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodge is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meet the town criteria for a rezone application and will bring the units into compliance with town laws.

RECOMMENDED MOTION:

I move to approve on second reading of an ordinance, a rezone and density transfer application for Lot 42B, Blue Mesa Lodge units 30A and 30B to rezone aforementioned units from two (2) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated December 2, 2019:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*

3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 30A and 30B as one renumbered Lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on December 12, 2019, with notice of such hearing as required by the Community Development Code.

Narrative for Application of Rezone for Blue Mesa 30A and 30B to be Combined to a single Lodge Unit

Criteria for a Decision to Rezone: The following criteria shall be met for the review authority to approve a rezoning development application:

1. The proposed rezoning is in general conformance with the goals, policies, provisions, and standards of the Comprehensive Plan
 - a. The Blue Mesa Lodge Condominiums are not referenced in the Comprehensive Plan.
 - b. The location in the Town of Mountain Village Core appeals to individual use as a permanent residence and can improve TMV core ambience as a real town center.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations
 - a. The two properties 30A and 30B have strictly been used as one combined unit since purchase in 2004
 - b. The layout of the combined unit conforms with the specifications which define a Lodge unit (a bedroom which is a separate room from the other living quarters, a full-size kitchen with full size appliances).
 - c. The property includes a parking space in the Blue Mesa Lodge complex
 - d. The property has the appropriate density units associated with a Lodge unit (0.75 density units).
3. 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
 - a. The infrastructure already exists to meet public health, safety and welfare, the proposed rezone will not create an additional burden.
 - b. No additional hazards will be created by this proposed rezone. No additional burden of trash or parking as underground parking is available to residents of this unit and sufficient method of trash disposable is in place.
 - c. The unit is either used by the owner or rented during the most population dense times in the Town of Mountain Village and therefore the proposed rezone will not contribute to an increase in vehicular or pedestrian circulation.
4. The applicant is submitting appropriate documentation.
 - a. Title commitment with legal description of the property
 - b. Copy of Deed that includes proof of ownership of parking space
 - c. Map amendment of the property showing layout of the property
 - d. Post a public notice of the proposed rezone
 - e. Bill of sale of the additional 0.25 density units

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER ON LOT 42B UNITS 30A AND 30B, REZONING TWO EFFICIENCY LODGE ZONING DESIGNATION UNITS TO ONE LODGE ZONING DESIGNATION UNIT

RECITALS

- A. Steven M. Weiler Trust 2000 (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 30A and 30B, Blue Mesa Lodge Condominiums (Lot 42B) from two efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Steven M. Weiler Trust 2000 is the Owner of Units 30A and 30B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 30A and 30B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The Owner intends to sell the excess .25 person equivalent density to the owner of Unit 21C, Blue Mesa Lodge Condominiums, Gold Hill Holdings, LLC, who has submitted a concurrent application to rezone one efficiency lodge unit to a lodge unit. In order to rezone, 21C the owner needs an additional .25 person equivalent density to satisfy the CDC requirements.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for Units 30A and 30B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
30A	Village Center	Efficiency Lodge	1	.5
30B	Vilage Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
30AB	Village Center	Lodge	1	.75 ¹

¹ As noted above the excess density of .25 is being sold to the owner of unit 21C, Lot 42B who has a concurrent application in planning review.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Vilage Cemter	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	26	.5	13
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a
					.25 ¹

¹ .25 person equivalent is being sold to the owner of unit 21C to satisfy the person equivalent requirement to rezone one efficiency lodge unit to a lodge unit concurrently.

- F. At a duly noticed public hearing held on November 7, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 2019 was duly publicly 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.
- J. 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.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified there have been changes in conditions in the vicinity, namely voluntarily compliance and education regarding zoning designations and associated uses.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

- K. 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:

Density Transfer Findings

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 30A and 30B as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change any other zoning designation on the Properties it only affects Units 30A and 30B.

Section 2. Ordinance Effect

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 _____, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the ___st of _____ 2019 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 ___th day of _____ 2019.

TOWN OF MOUNTAIN VILLAGE

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

MUNICIPALITY

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this ___st day of _____ 2019

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

By: _____
Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				

Natalie Binder				
Jack Gilbride				

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 _____, 2019 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 _____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



Agenda Item No. 18b
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Town Council
FROM: Sam Starr, Planner
FOR: December 12, 2019 Town Council Meeting
DATE: December 6, 2019
RE: Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer to Rezone Blue Mesa Lodge (Lot 42B), Unit 41A from One (1) Efficiency Lodge Zoning Designation Unit to One (1) Lodge Zoning Designation Unit

PROJECT GEOGRAPHY

Legal Description: *Condominium Unit 41A, Blue Mesa Lodge Condominiums*
Address: 117 Lost Creek Lane
Owner: Keith Brown
Zoning: Village Center
Existing Use: Accommodations/Commercial
Proposed Use: Multi-Family Residential/Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: 41A Unit Photos and Map

BLUE MESA LODGES HISTORY

Zoning Designations and History of Blue Mesa Lodges

Lot 42B (Blue Mesa Lodges) was originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotel units (with a total person equivalent of 30 persons) at reception no. 282099.

In 1997, by Resolution No. 1997-0923-23, Lot 42B was rezoned from 10 condominiums with 18 lock-offs to 28 efficiency lodge units with a total of 14-person equivalent density. Lock-offs carried



Figure 1: Blue Mesa Condominiums Location

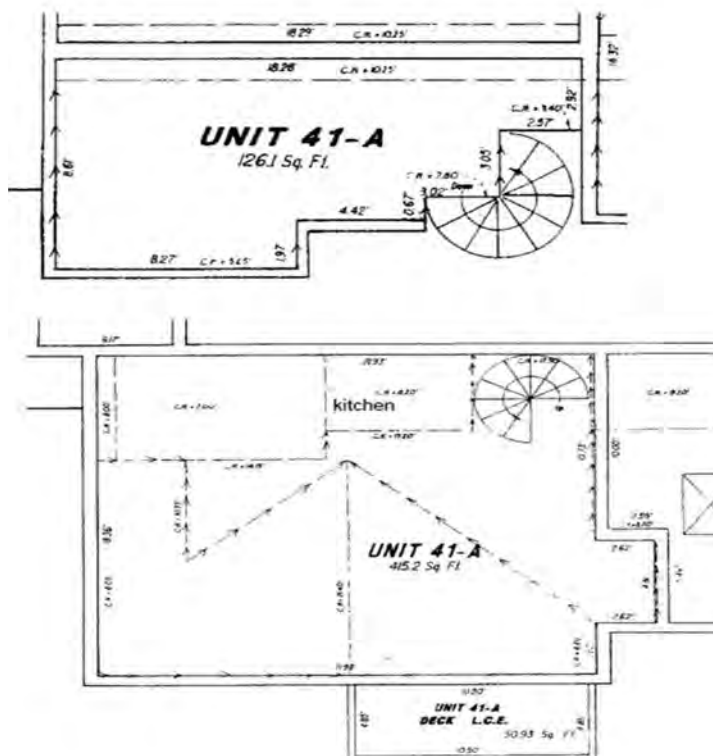
no zoning designation or person equivalent since they were considered bedrooms to condominium units). During this process the Town allowed for parking to remain at 10 spaces and waived the requirement to add an additional 4 parking spaces. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C (ex. 20A, 20B and 20C). These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. For the fourth floor, all units have the A, B, and C designation, as well as a mezzanine loft accessible by stairs. Unit 41A and the associated mezzanine are owned by the applicant, Keith Brown. Units 41-B and 41-C have separate owners that are not party to any rezone and density transfer applications at this time.

Rezone History of Units 41A

The applicant, Keith Brown purchased efficiency lodge unit 41A along with parking space P41 in 2006. As evidenced by the condominium map referenced below, the unit is 465 square feet (L.C.E deck included) and the mezzanine is 126 square feet, for a total of 591 square feet.

Figure 2: Blue Mesa Lodge Condominium Map dated October 5, 1998, Unit 41A



The CDC defines a lodge unit as, “A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen”. Because Unit 41A has an existing loft area, the unit meets the CDC definition for the lodge zoning designation.

CRITERIA, ANALYSIS AND FINDINGS

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

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)
 - a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
 - b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
 - c. The proposed rezoning meets the Comprehensive Plan project standards.
 - d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
 - e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
 - f. Adequate public facilities and services are available to serve the intended land
 - g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and,
 - h. The proposed rezoning meets all applicable Town regulations and standards.

STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes. Moreover, the rezoning is in compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.
 - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
 - b. The density transfer meets the density transfer and density bank policies; and .
 - c. The proposed density transfer meets all applicable Town regulations and standards.

Staff Note: The applicant has demonstrated that he has the adequate density to meet the standards put forth in 17.4.10(D), Criteria for Decision on a Density Transfer Process.

Design Review Board Recommendation

The DRB provided a recommendation to the Town Council at their regular November 7, 2019. The DRB recommended approval with staff's recommended conditions with unanimous vote.

STAFF ANALYSIS

Rezoning a one room efficiency lodge unit into one lodge unit for long-term living meets the definition of a lodge unit and will assist in bringing the Blue Mesa Lodges into compliance with the Community Development Code. The applicant is receiving .5 person equivalents of density from the owner of Lot 33A and 33B, who needs to remove density from his unit complete his rezone and density transfer application, which only facilitates greater conformance. There are no exterior changes that required Design review Board specific approval, and the criteria listed above for decisions on rezoning and density transfers have been demonstrated by the applicant. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meets the town criteria for a rezone application. Staff recommends approval of this Rezone and Density Transfer Application.

RECOMMENDED MOTION:

I move to recommend on Second Reading, an Ordinance Regarding a Rezone and Density Transfer to Rezone Blue Mesa Lodge (Lot 42B), Unit 41A from One (1) Efficiency Lodge Zoning Designation Unit to One (1) Lodge Zoning Designation Unit with the following findings and conditions as noted in the staff report of record dated December 6, 2019, with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant must renumber the Lodge unit to a singular unit number on the door, to be integrated into a future condominium map and associated declarations.*
2. *The declarations must be updated to recognize Units 41A as one Lodge unit in zoning designation.*
3. *The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on December 12, 2019, with notice of such hearing as required by the Community Development Code.

Keith Brown, Tyco Zeletineanu
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513 keithtelluride@gmail.com

August 30, 2019

Development Narrative for the Rezone and Density Transfer Application to a Lodge designation of Apt. 41-A, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

My wife Tyco and I purchased our 41-A condo in 2006 as our primary residence. We have resided there full-time since our purchase. We seek a Rezone and Density Transfer to a Lodge designation so the designation is in conformance with use. We also seek a Lodge designation so we may proceed with a permitted renovation. Before we purchased 41-A, we had an attorney review title and HOA documents. We also attended a HOA board meeting where we stated our intent to reside full-time at 41-A. We understood 41-A to be a Residential Condominium. We would not have purchased 41-A if an Efficiency Lodge designation had been disclosed. We first learned our condo had an Efficiency Lodge designation only on May 14, 2019.

41-A is a top floor condo with Loft. The existing full kitchen is original, based on appliances which have manufacturing dates of 1992 and 1994 and from the appliances and kitchen cabinets being the same as other non-renovated units in the building. The 41-A floor plan is attached. There is one full parking space for 41-A. The parking space is designated as 41 parking space. We believe the original kitchen and parking indicates the developer planned 41-A for residential use.

This application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 41-A will help promote a rich social fabric within the community (page 9 CP) by allowing for the varied use of the property as a short-term rental and as a long-term residence. As an example of the promotion of a rich social fabric that a Lodge designation can give, the current 41-A owner is an involved, active citizen. Keith serves on the Town DRB, has been the chairperson of local, non-profit organizations and actively promotes and generates economic activity as a Realtor and Interior Designer. This is in keeping with the Community Character Vision (page 18 CP) which is for Mountain Village to be a "community where small-town values are important and people can make social and emotional connections."
- A Lodge designation of 41-A is in compliance with the intended mixed-use of the Village Center Zone District which includes (page 51 CP) "...full-time residency in the Mountain Village Center, with provisions such as smaller units, the creation of a better sense of Community, and other creative options."

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- 41-A physically meets the definition of Lodge (page 91 CP) by having a Loft/Mezzanine, full parking and full kitchen.
- The continued use of 41-A as an owner's residence is allowed under a Lodge designation.
- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 41-A building was designed, approved, built and managed as a Residential Condominium property.

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

- The 41-A building is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 41-A owner, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

The 41-A owner (Keith) was project manager for most of the mentioned infrastructure projects and his participation would have been difficult if he did not reside at the property.

- There are benefits for safety and welfare of short and long term occupants by a Lodge designation allowing for a resident owner, given the building is without a manager, front desk or other on-site supervision.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- The 41-A condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term residential occupancy in multiple units, including 41-A. 41-A has been the full-time residence of the applicant since his 2006 purchase. Before purchase in 2006 41-A was also a full time residence, as were other units in the building. The current zoning was not enforced since the 1998 Town Resolution changed the condominiums to Efficiency Lodge designation.

- There was no removal of full kitchens and no enforcement of the parking obligations (for other units at the property) so the current zoning obligations have never been required, enforced or met.
- The 41-A condo was purchased with and has an original full kitchen, which is in error to the current Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from Residential Condo to Residential Studio Apartments, which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thought they had purchased Residential use properties. The rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condos.

G. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 41-A has a full parking space (41 parking space) at the property.

H. The proposed rezoning meets all applicable Town regulations and standards because:

- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.
- The 41-A renovation is by permit and does not change the physical properties beyond what is allowed for Lodge

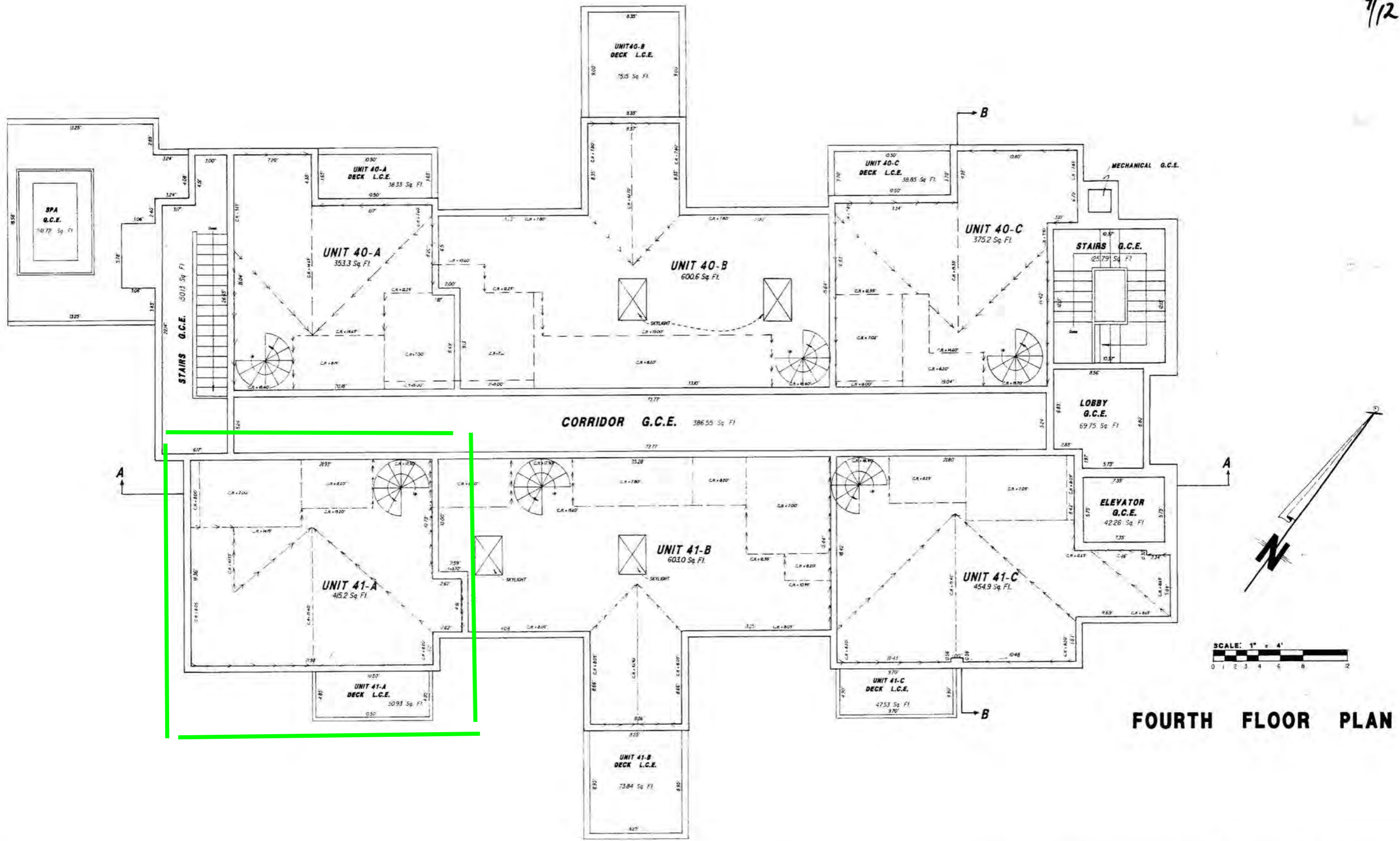
We want to thank town Planning and Town Council for considering this application and for the Council direction to the town to consider waiving related application fees.

Submitted as separate files:

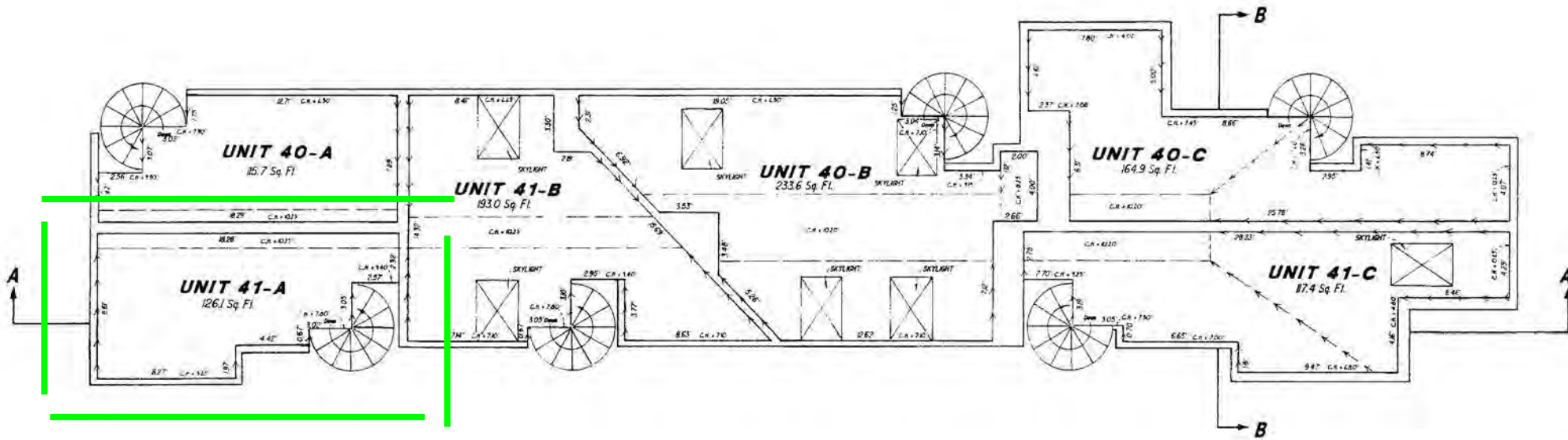
- 41-A floor plan and current condition photos
- 41-A building department Residential Remodel Permit (pending) and Electrical permit
- Summary of Recorded Documents for Blue Mesa Lodge Condominiums, Lot 42-B

Thank you, Keith Brown and Tyco Zeletineanu, owners and full time residents at 41-A.

9/12



FOURTH FLOOR PLAN



FOURTH FLOOR LEFT

Unit 41-A Floor Plans

The Loft is 126.1 Square Feet with one window.
The Loft functions as the bedroom.

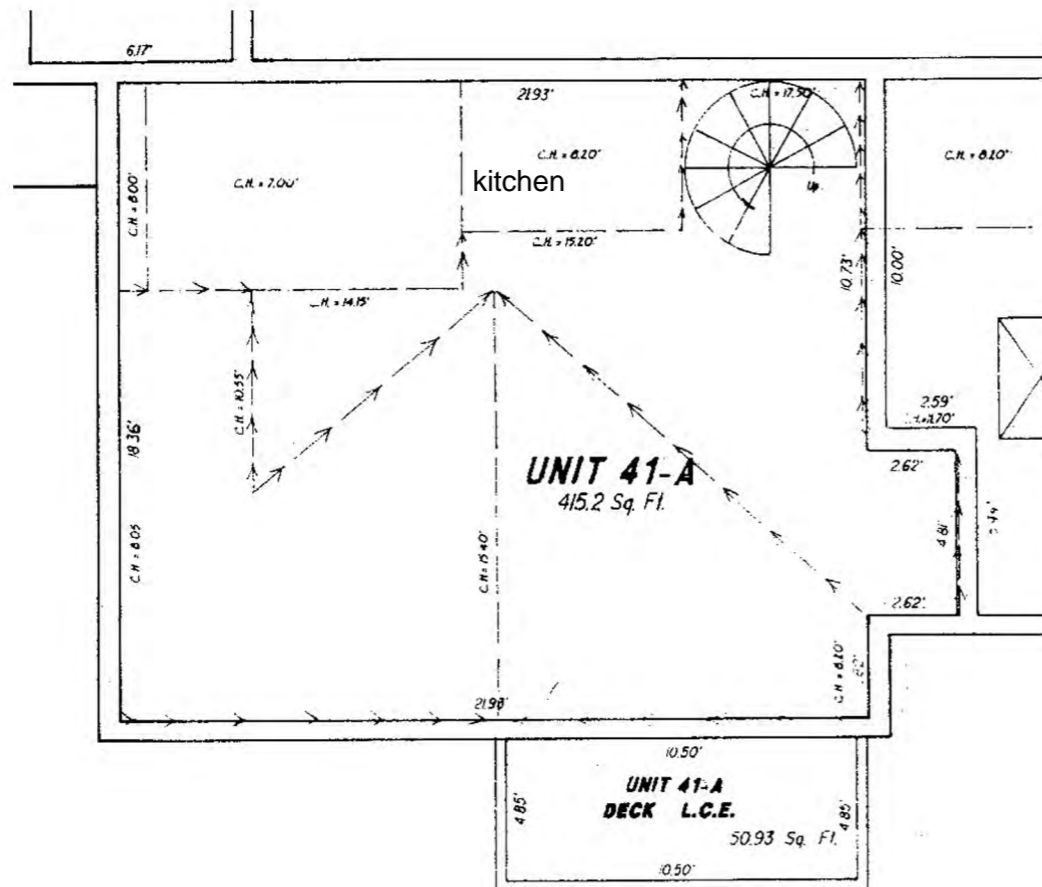
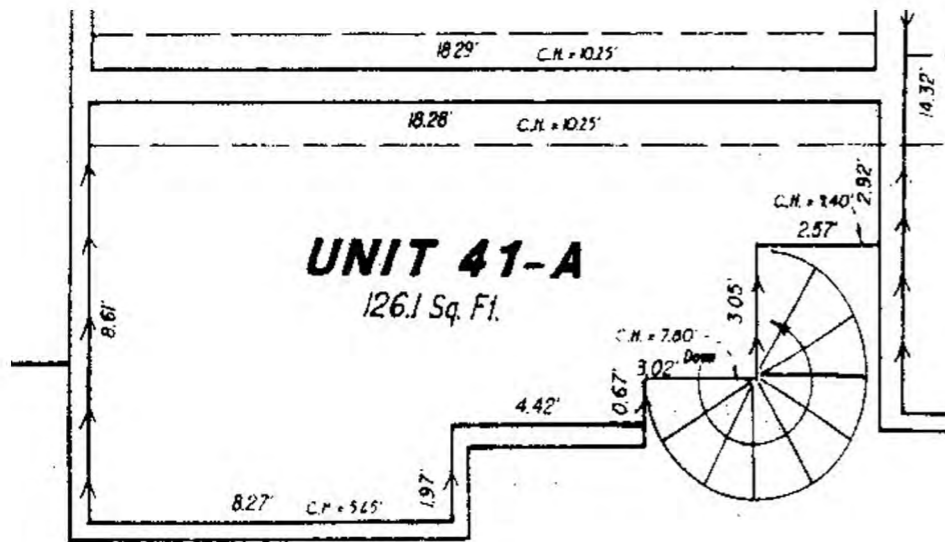
The Loft includes an open area that is 8.27 Feet by 8.61 Feet, which exceeds the requirement for a room.

The lower level is 415.2 Square Feet, with deck, bathroom, full kitchen, and living room area.

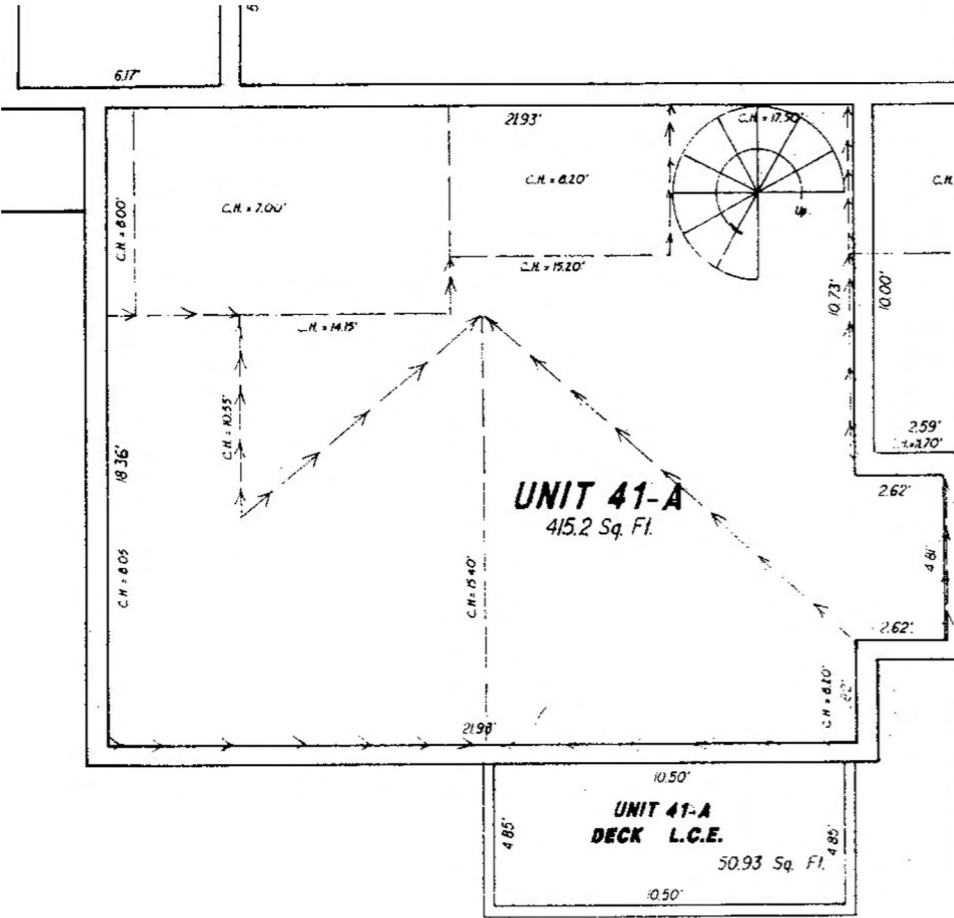
There are 6 windows and 2 deck doors.

The bathroom measures 6 Feet by 10 Feet.

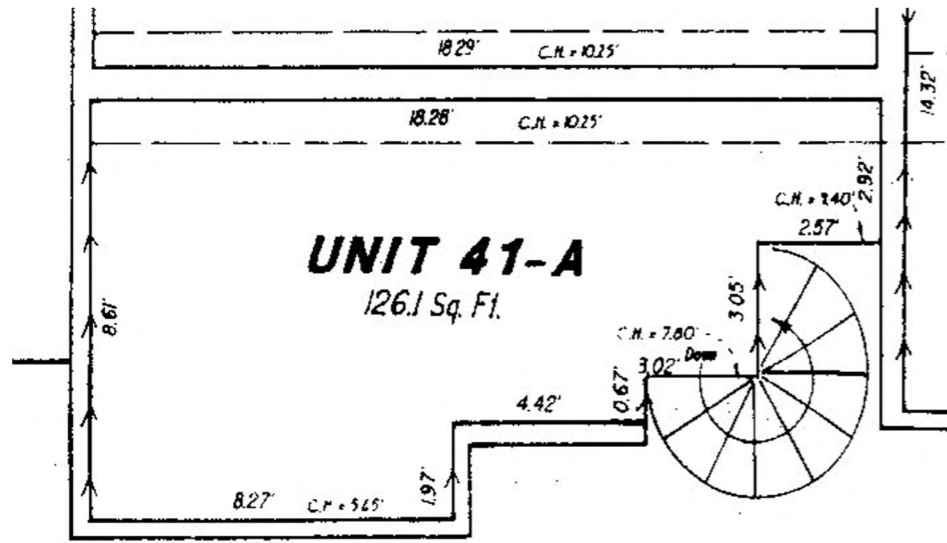
The deck is 50.93 Square Feet



41-A Main Level Photos



41-A Loft Photos

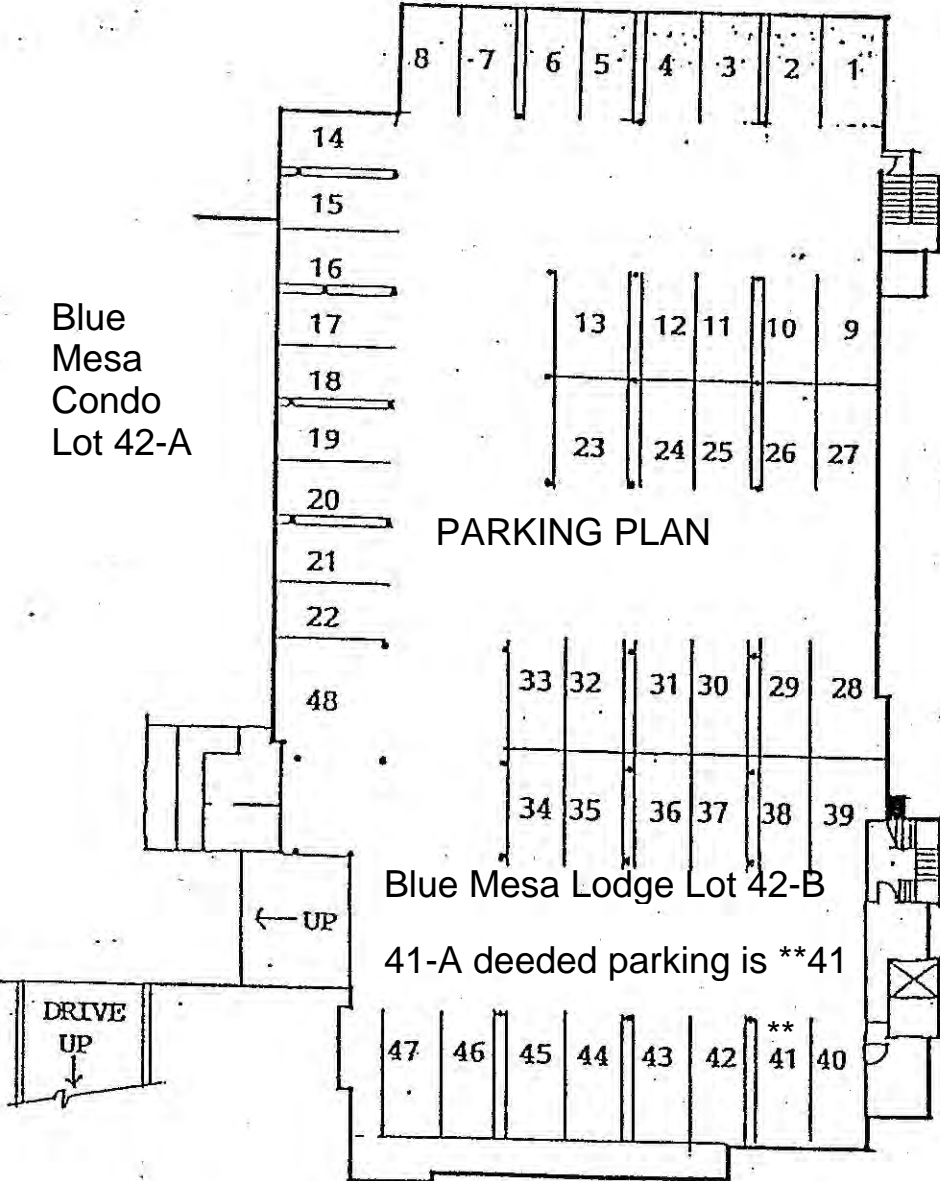


Blue
Mesa
Condo
Lot 42-A

PARKING PLAN

Blue Mesa Lodge Lot 42-B

41-A deeded parking is **41



ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING AREZONE AND DENSITY TRANSFER ON LOT 42B, UNIT 41A TO CONVERT ONE EFFICIENCY LODGE ZONING DESIGNATION UNIT TO A LODGE ZONING DESIGNATION UNIT

RECITALS

- A. Keith Brown (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 41A, Blue Mesa Lodge Condominiums (Lot 42B) from one efficiency lodge unit to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Keith Brown is the owner of Unit 41A, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Unit 41A, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to convert one efficiency lodge zoning designation unit to one lodge zoning designation unit pursuant to the requirements of the CDC.
- D. The Owner intends to obtain the required .25 person equivalent density from the owner of Units 33A and 33B, Blue Mesa Lodge Condominiums, Jose Alcantara, who has submitted a concurrent application to rezone two efficiency lodge units to one lodge unit. In order to rezone 41A, the owner needs an additional .25 person equivalent density to satisfy the CDC requirements.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for Unit 41A, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41A	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41A	Village Center	Lodge	1	.75 ¹

¹As noted above the deficient density of .25 is being acquired by the owner of unit 41A, Lot 42B.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Vilage Cemter	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning	Actual Units	Person	Total
------------	----------------------	---------------	---------------------	---------------	--------------

		Designation		Equivalent	Person Equivalent
42B	Village Center	Efficiency Lodge	27	.5	13.5
	Vilage Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a

- F. At a duly noticed public hearing held on November 7, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 19, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 2019 was duly publicly 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.
- J. 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.
 2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
 3. The proposed rezoning meets the Comprehensive Plan project standards.
 4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
 5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
 6. Adequate public facilities and services are available to serve the intended land uses.
 7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
 8. The proposed rezoning meets all applicable Town regulations and standards.
- K. 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:

Density Transfer Findings

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Unit 41A as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change any other zoning designation on the Properties it only affects Unit 41A

Section 2. Ordinance Effect

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 _____, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the __st of _____ 2019 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 __th day of _____ 2019.

TOWN OF MOUNTAIN VILLAGE

TOWN OF MOUNTAIN VILLAGE,

**COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,
Colorado this XXst day of _____ 2019**

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

By: _____
Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	“Yes”	“No”	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019 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 _____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



Agenda Item No. 18c
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 369-8250

TO: Town Council
FROM: Sam Starr, Planner
FOR: December 12, 2019 Town Council Meeting
DATE: December 5, 2019
RE: Second Reading, Public Hearing and Council Vote of an Ordinance Regarding a Rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 33A and 33B from Two (2) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit

PROJECT GEOGRAPHY

Legal Description: *Condominium Units 33A and 33B, Blue Mesa Lodge Condominiums*
Address: 117 Lost Creek Lane
Owner: Jose Alcantara
Zoning: Village Center
Existing Use: Accommodations/Commercial
Proposed Use: Multi-Family Residential/Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: 33AB Unit Photos and Map
- Exhibit C: Ordinance

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges

Lot 42B (Blue Mesa Lodges) was originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotel units (with a total person equivalent of 30 persons) at reception no. 282099.



Figure 1: Blue Mesa Condominiums Location

In 1997, by Resolution No. 1997-0923-23, Lot 42B was rezoned from 10 condominiums with 18 lock-offs to 28 efficiency lodge units with a total of 14-person equivalent density. Lock-offs carried no zoning designation or person equivalent since they were considered bedrooms to condominium units). During this process the Town allowed for parking to remain at 10 spaces and waived the requirement to add an additional 4 parking spaces. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C (ex. 20A, 20B and 20C). These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. Unit 33C is owned by a separate individual who is not party to this rezone and density transfer application.

Rezone History of Units 33A & 33B

The applicant, Jose Alcantara purchased efficiency lodge units 33A & 33B along with parking space P34 in 2015. The properties are listed on their deed as one property (unit 33A and 33B), although they are zoned as two separate efficiency lodge units. As evidenced by the condominium map referenced below, both units are roughly the same size; unit 33A is 423.5 square feet, while unit 33B is 424 square feet.

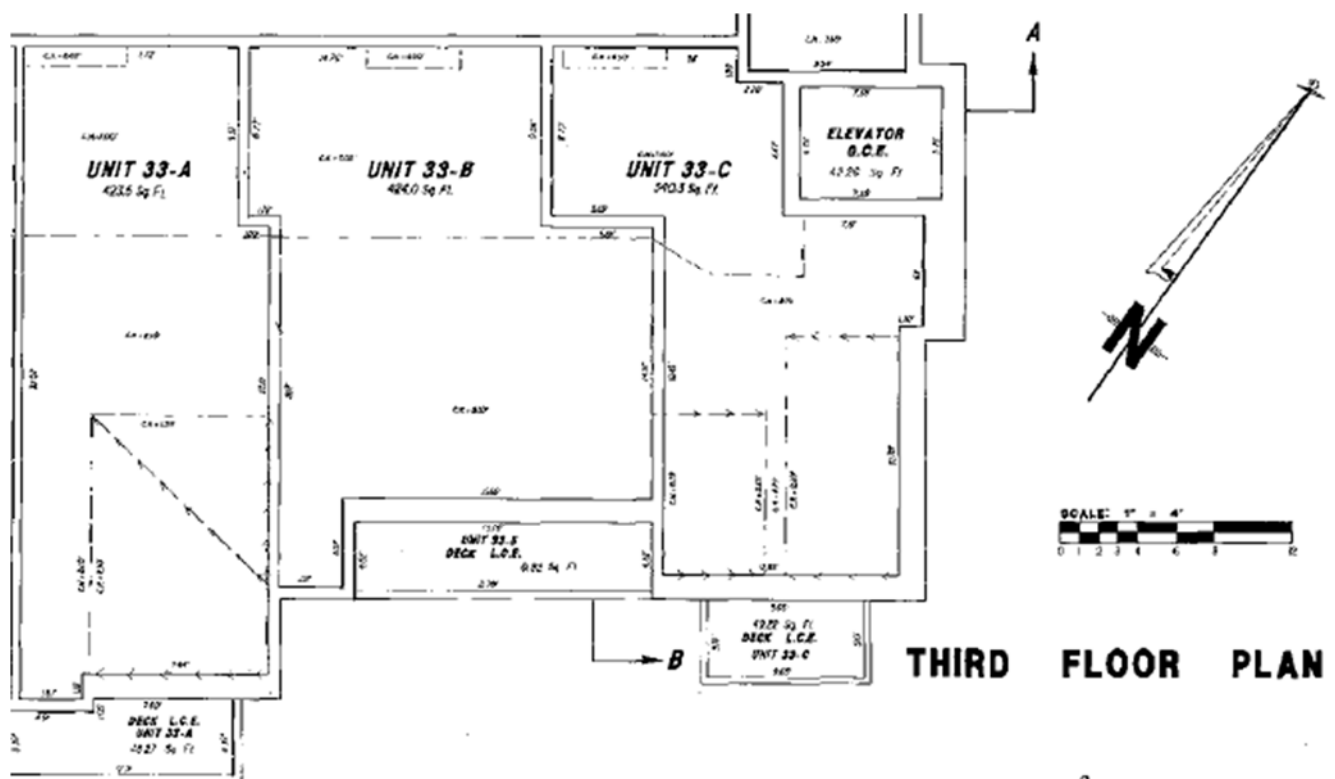


Figure 2: Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 33A & 33B

A lodge unit is defined as, “A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen”. Combining units 33A and 33B will meet the CDC definition for the lodge zoning designation.

CRITERIA, ANALYSIS AND FINDINGS

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

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
- c. The proposed rezoning meets the Comprehensive Plan project standards;.
- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
- f. Adequate public facilities and services are available to serve the intended land
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and,
- h. The proposed rezoning meets all applicable Town regulations and standards.

STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes. Moreover, the rezoning is in compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.
 - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
 - b. The density transfer meets the density transfer and density bank policies; and .
 - c. The proposed density transfer meets all applicable Town regulations and standards.

Staff Note: The applicant has demonstrated that he has the adequate density to meet the standards put forth in 17.4.10(D), Criteria for Decision on a Density Transfer Process.

Design Review Board Recommendation

The DRB provided a recommendation to the Town Council at their regular November 7, 2019. The DRB recommended approval with staff's recommended conditions with unanimous vote.

STAFF ANALYSIS

Combining two one room efficiency lodge units into one lodge units meets the definition of a lodge unit and will assist in bringing the Blue Mesa Lodges into compliance with the Community Development Code. The applicant is selling .25 person equivalents to the owner of Lot 41A, who needs the density to complete his rezone and density transfer application, which only facilitates greater conformance. There are no exterior changes that required Design review Board specific approval, and the criteria listed above for decisions on rezoning and density transfers have been demonstrated by the applicant. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meets the town criteria for a rezone application. Staff recommends approval of this Rezone and Density Transfer Application.

RECOMMENDED MOTION:

I move to recommend on second reading of an ordinance approval of a rezone and density transfer application for Lot 42B, Blue Mesa Lodges units 33A and 33B to rezone units 33A and 33B from two (2) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated December 5th, 2019, with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 33A and 33B as one renumbered lodge unit.*
2. *The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

These motions are based on the evidence and testimony provided at a public hearing held on December 12, 2019, with notice of such hearing as required by the Community Development Code.

Keith Brown
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513

August 30, 2019

Development Narrative for the Rezone and Density Transfer Application to a Lodge designation of Apt. 33-AB, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

I am the Owner Agent for the Rezone and Density Transfer Application of Apt 33-AB for Paula and José Carlos Alcântara, the owners.

The Alcântaras' seek a Rezone and Density Transfer to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. Paula and José Carlos had an attorney review title and HOA documents of 33-AB before purchase and became owners on the basis the property was a Residential Condo. The Alcântaras' would not have purchased if an Efficiency Lodge designation had been known. Paula and José Carlos first learned their condo had an Efficiency Lodge designation on May 14, 2019.

33-AB condo is 848 square feet with one bedroom, one living room and 2 bathrooms, a full kitchen and a full parking space. The 33-A and 33-B rooms have a connecting door and both rooms have exit doors to the hallway. A floor plan is attached.

The Alcântaras' are the 3rd owners of the property.

33-AB was purchased from the developer in 2002. It was used as the primary residence by the first owner until she sold in 2012. 33-A was the first owner's bedroom and 33-B was living and full kitchen.

The 2nd owner renovated 33-AB in 2012 under town permit, replacing the kitchen and making a substantial upgrade to the entire property. The building permit is enclosed.

Paula and José Carlos purchased 33-AB in 2015 and have used the property for their personal use and for renting, both short-term and long-term when they do not use.

33-AB is now for sale but buyers have been stalled by the Efficiency Lodge designation and the uncertainty of future use.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 33-AB will help promote a rich social fabric within the community (page 9 CP) by allowing for continued, varied use of the property, including short-term rentals, long-term rentals and owner occupancy. This is in keeping with the Community

Character Vision (page 18 CP) which is for Mountain Village to be a "community where small-town values are important and people can make social and emotional connections."

- A Lodge designation of 33-AB is in compliance with the intended mixed-use of the Village Center Zone District which includes (page 51 CP) "...full-time residency in the Mountain Village Center, with provisions such as smaller units, the creation of a better sense of Community, and other creative options."

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- 33-AB physically meets the definition of Lodge (page 91 CP) by having 2 rooms, full parking and a full kitchen.
- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 33-AB building was designed, approved, built and managed as a Residential Condominium property.

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

- The 33-AB building is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 41-A owner, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 33-AB condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 33-AB. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no

removal of full kitchens and no enforcement of the parking obligations (for units other than 33-AB) in 1998 or afterwards.

- The 33-AB condo had an original full kitchen and the permitted 2012 renovation upgraded the kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr 321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. For 33-AB the first sale was to a buyer who occupied the condo as her primary residence for almost 10 years. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condos.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

- 33-AB has a full parking space (33 parking space) at the property.

G. The proposed rezoning meets all applicable Town regulations and standards because:

- ¹The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.
- The 33-AB 2012 renovation was by town permit for uses allowed by a Lodge designation.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

Submitted as separate files:

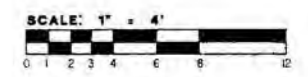
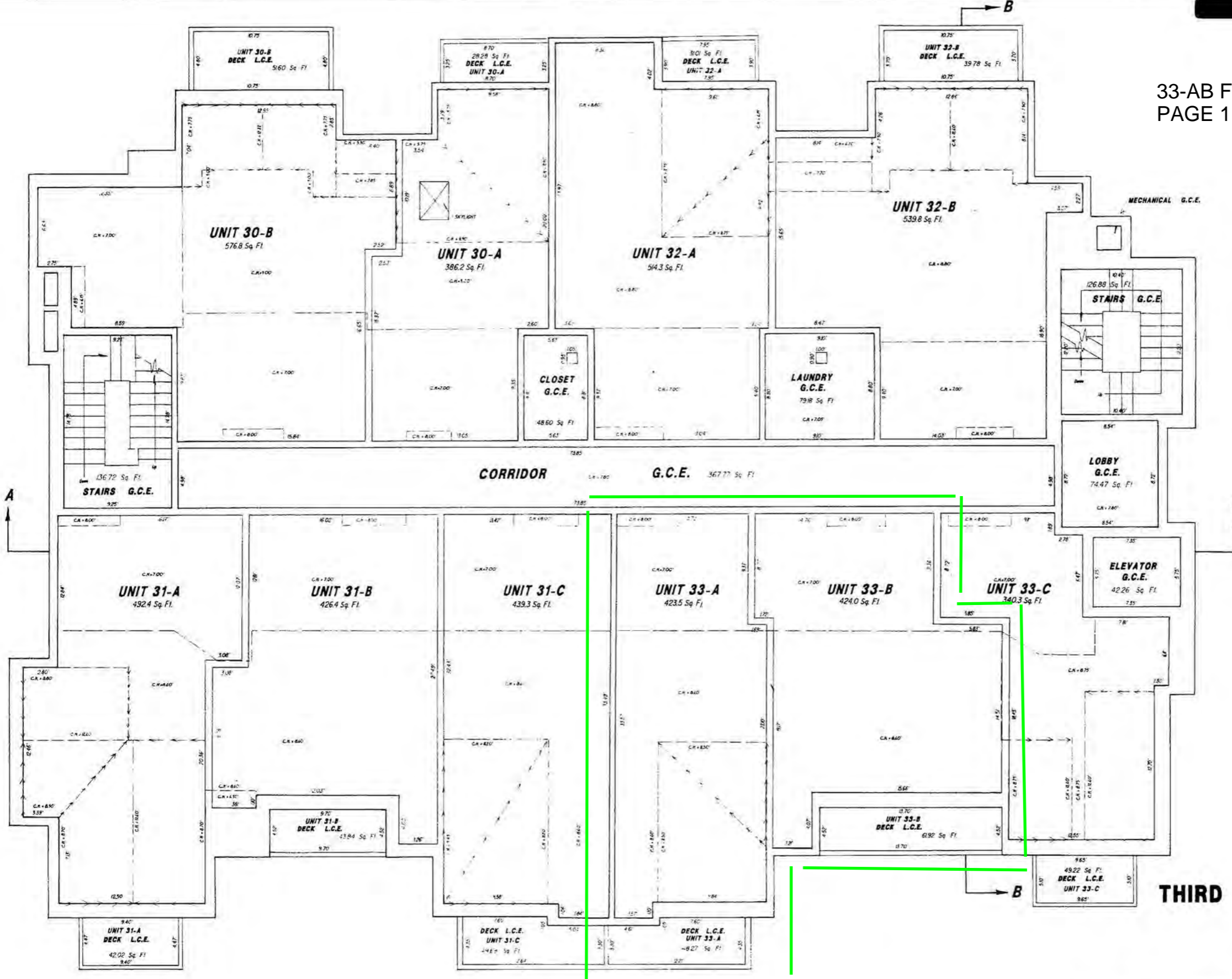
- 33-AB floor plan and current condition photos
- 33-AB building department Residential Remodel permit
- Summary of Recorded Documents for Blue Mesa Lodge Condominiums, Lot 42-B

Thank you,

Most Sincerely, Keith Brown, for Paula and José Carlos Alcântara

8/12

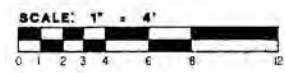
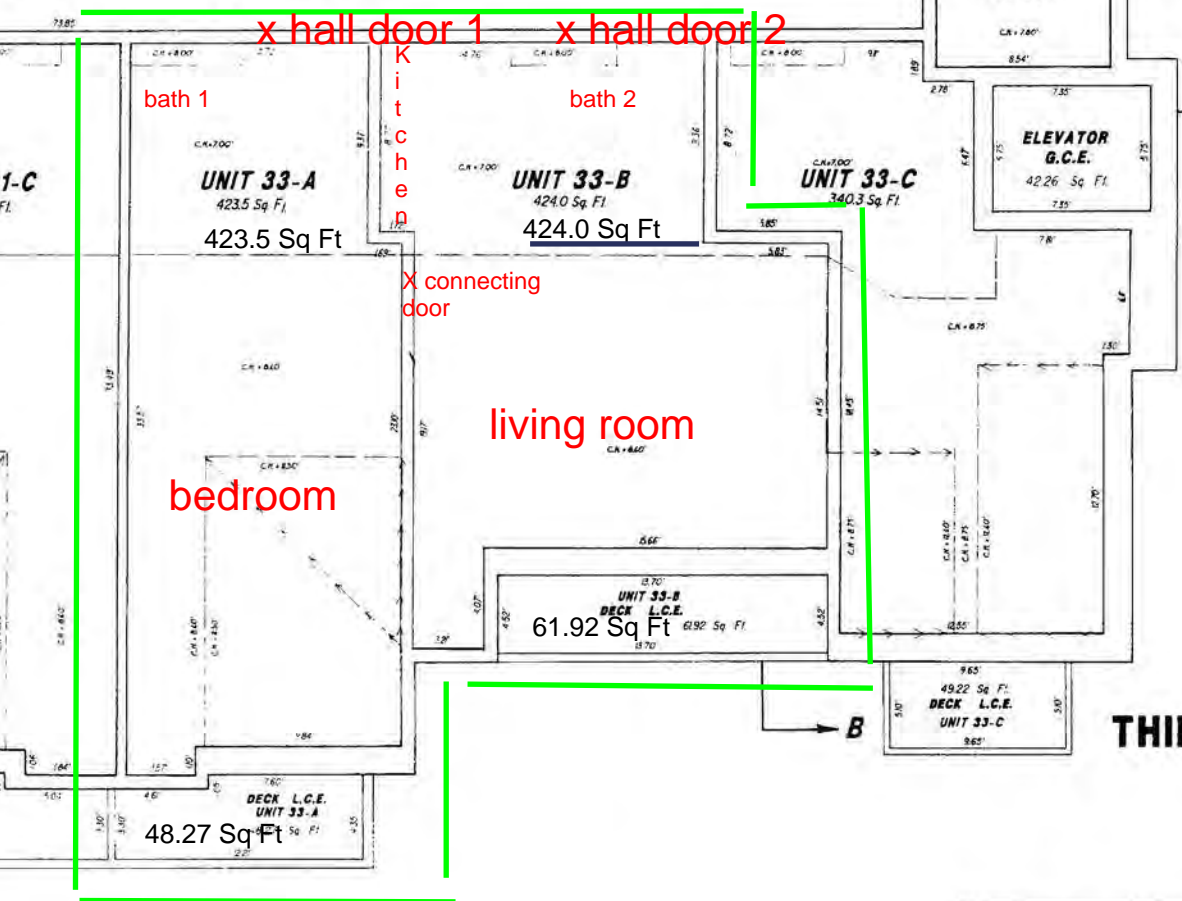
33-AB FLOOR PLANS
PAGE 1 OF 7



THIRD FLOOR PLAN

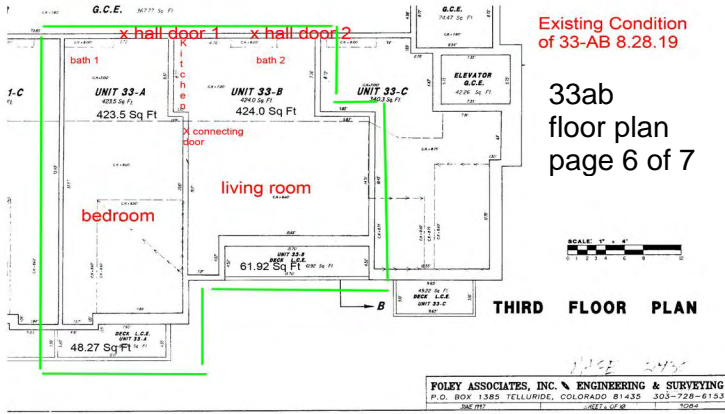
Existing Condition
of 33-AB 8.28.19

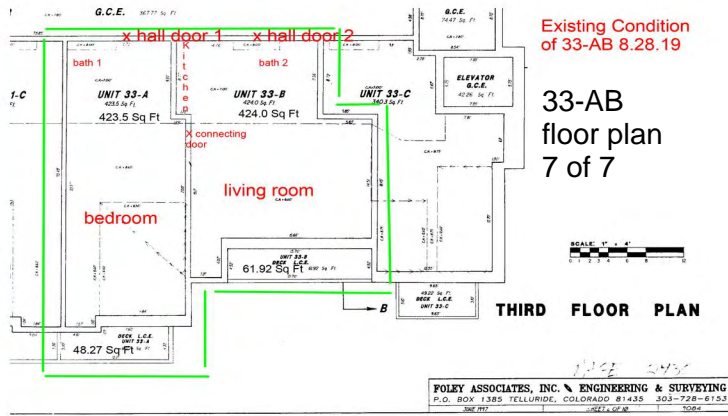
33-AB FLOOR PLANS
PAGE 2 OF 7



THIRD FLOOR PLAN

177





Blue
Mesa
Condos
Lot 42-A

33-AB FLOOR
PLANS PAGE 3
OF 7

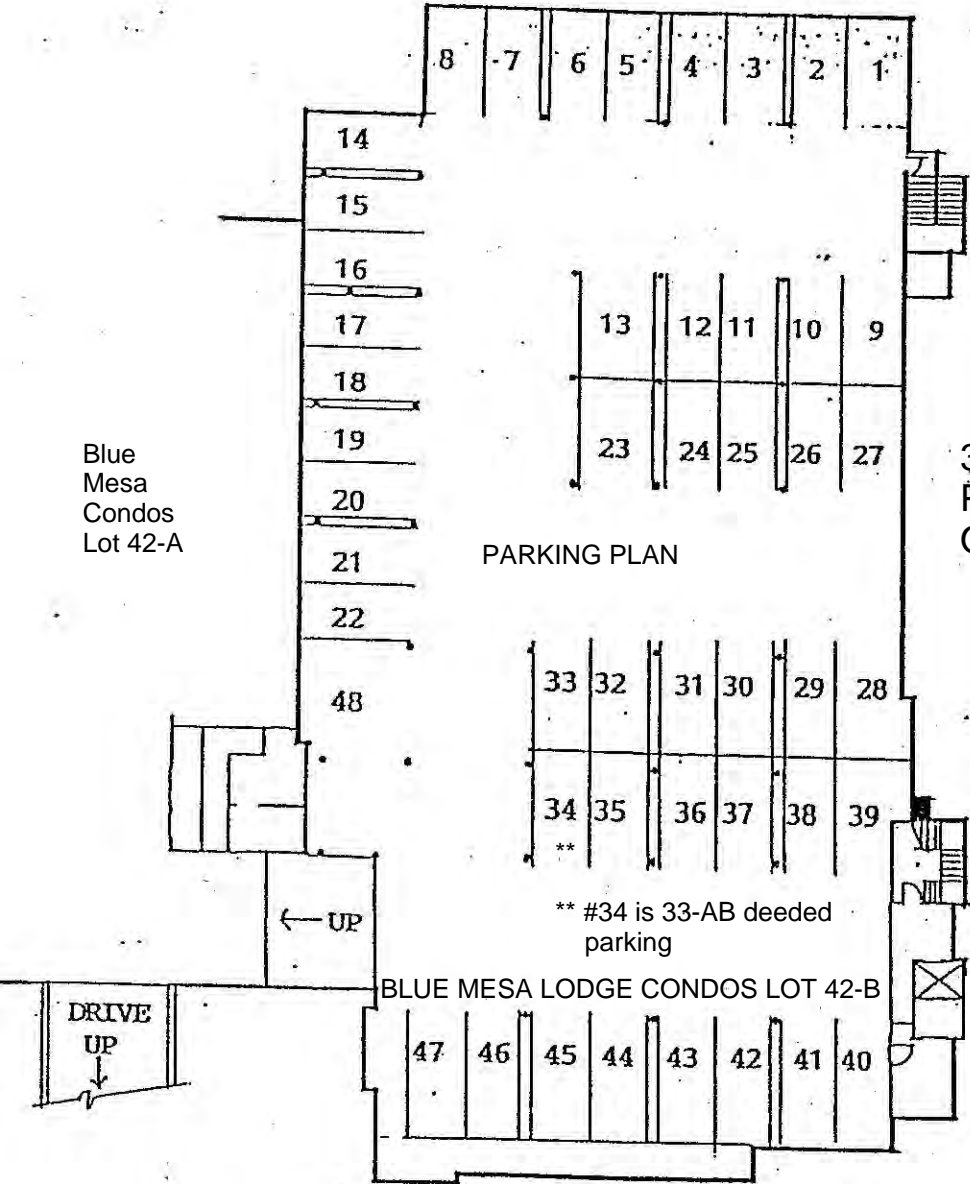
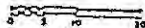
PARKING PLAN

** #34 is 33-AB deeded
parking

BLUE MESA LODGE CONDOS LOT 42-B

BASEMENT FLOOR PLAN

180



ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER ON LOT 42B, UNITS 33A AND 33B TO CONVERT TWO EFFICIENCY LODGE ZONING DESIGNATIONS UNITS INTO ONE LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. Jose Alcantara (“**Owner**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 33A and 33B, Blue Mesa Lodge Condominiums (Lot 42B) from two efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Jose Alcantara is the owner of Units 33A and 33B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 33A and 33B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The Owner intends to sell the excess .25 person equivalent density to the owner of Unit 41A, Blue Mesa Lodge Condominiums, Keith Brown, who has submitted a concurrent application to rezone one efficiency lodge unit to a lodge unit. In order to rezone 41A, the owner needs an additional .25 person equivalent density to satisfy the CDC requirements.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for Units 33A and 33B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
33A	Village Center	Efficiency Lodge	1	.5
33B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
33AB	Village Center	Lodge	1	.75 ¹

¹As noted above the excess density of .25 is being sold to the owner of unit 41A, Lot 42B who has a concurrent application in planning review.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Village Center	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	26	.5	13
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a
					.25 ¹

¹ .25 person equivalent is being sold to the owner of unit 41A to satisfy the person equivalent requirement to rezone one efficiency lodge unit to a lodge unit concurrently.

- F. At a duly noticed public hearing held on November 7, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 12, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 2019 was duly publicly 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.
- J. 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.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

K. 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:

Density Transfer Findings

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 33A and 33B as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Resolution does not change any other zoning designation on the Properties it only affects Units 33A and 33B.

Section 2. Ordinance Effect

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 _____, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the __st of _____ 2019 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 __th day of _____ 2019.

TOWN OF MOUNTAIN VILLAGE

TOWN OF MOUNTAIN VILLAGE,

**COLORADO, A HOME-RULE
MUNICIPALITY**

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,
Colorado this XXst day of _____ 2019**

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

By: _____
Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019 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 _____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



**Agenda Item No. 18d
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Mountain Village Town Council Meeting, December 12, 2019

DATE: November 5, 2019, *Updated December 2, 2019*

RE: Second Reading, Public Hearing, and Council vote on, an Ordinance considering a rezone and density transfer application to rezone Blue Mesa Lodge units 21-A and 21-B from two (2) efficiency lodge zoning designation units to one (1) Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: *Condominium Units 21A and 21B, Blue Mesa Lodge Condominiums*

Address: 117 Lost Creek Lane

Owner: Todd A. Pistorese and Lee Margaret Ayers

Zoning: Village Center

Existing Use: Accommodations and Commercial

Proposed Use: Multi-Family Residential and Commercial

Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Ordinance



CASE SUMMARY:

Todd A. Pistorese and Lee Margaret Ayers are requesting to rezone Blue Mesa Lodge Units 21-A and 21-B from two efficiency lodge unit zoning designations to one lodge unit zoning designation. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC), and must have the requisite density for the increase in person equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen.

BLUE MESA LODGE HISTORY

Zoning Designation History of Blue Mesa Lodge

Lot 42B (Blue Mesa Lodge) were originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotels (with a total person equivalent of 30 persons) at reception no. 282099.

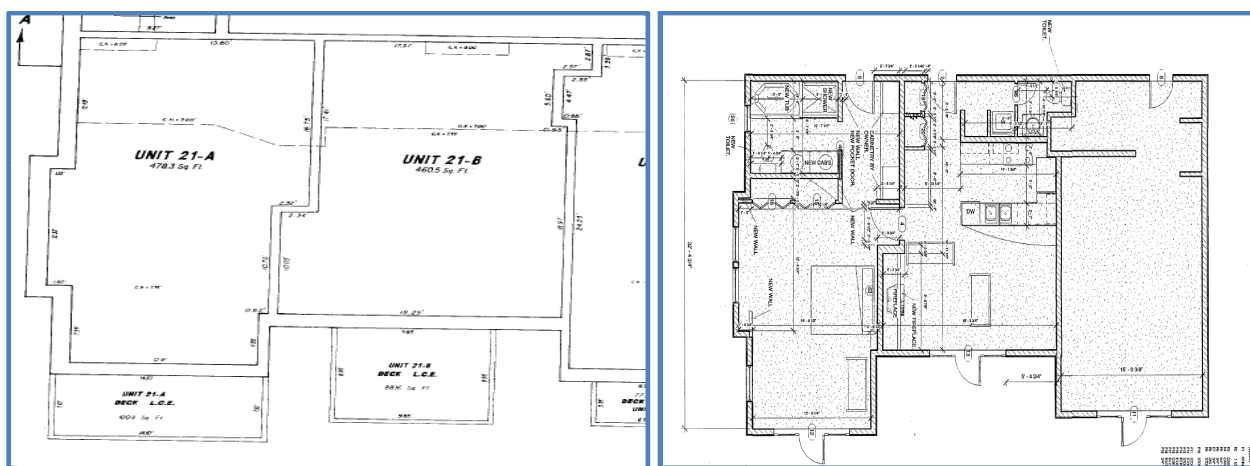
In 1997, by Resolution No. 1997-0923-23, Lot 42B rezoned from 10 condominiums including 18 lock offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waive the additional 4 parking space requirements. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

Rezone History of Units 21-A & 21-B

The applicants' purchased efficiency lodge units 21-A & 21-B along with one parking space in 2015. The properties are listed on their deed as one property (unit 21-A & 21-B), although they are zoned as two separate efficiency lodge units. The condo map of the units has been provided demonstrating the size and arrangement of the units in question, and it should be noted that the town issued a building permit in 2007 which allowed for the combination of the two units. As evidenced by the condominium map shown below, Unit 21-A was a slightly larger unit than 21-B. Currently, as configured they are cumulatively approximately 940 sq. ft. and meet the definition of a lodge unit given the full kitchen, living area, separate bedroom, and full bathrooms. It may be preferable to remove one of the doorways from the units to the hallway so that the units function as one lodge unit in the future.

Figure 1. Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 21A & 21B along with approved building permit plans from 2007.



CRITERIA, ANALYSIS, AND FINDINGS

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

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (*)**

- a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies, and Actions L., "Encourage deed-restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

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

The Zoning and Land Use Regulations allow for a rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. The Village Center Zoning allows for broad uses including lodge units.

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

There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, these criteria are not applicable.

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

The proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

- f. Adequate public facilities and services are available to serve the intended land uses;

No additional public facilities are needed for the rezoning thus, they are adequate.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

No change or negative impact.

- h. The proposed rezoning meets all applicable Town regulations and standards.

Affirmed.

17.4.10: Density Transfer Process

(***)

- D. Criteria for Decision

(***)

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

- a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed. See the criteria for rezoning.

STAFF ANALYSIS

The existing configuration of the efficiency lodges meets the definition of a lodge unit per the CDC given the 2007 renovation to the space. This application would more formally combine the two one-room efficiency lodge units into one lodge unit. The applicants have a total of one-person equivalent density associated with the units. Therefore, they have the necessary density of .75 person equivalents to rezone from two efficiency lodge units to one efficiency lodge unit. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodge has never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodge is also not identified in the Comprehensive Plan for redevelopment, rezoning two efficiency lodge units to one lodge unit meet the town criteria for a rezoning application.

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed the application for rezoning and density transfer for Lot 42B, Units 21-A and 21-B at their November 7, 2019, Regular Meeting and voted 7-0 to recommend approval to Town Council with staffs' recommended conditions.

The remainder of this page has been left blank intentionally.

RECOMMENDED MOTION: If Town Council determines that the rezone and density transfer application meet the criteria for decision listed within this staff memo, then the staff has provided the following suggested motion:

I move to approve, an Ordinance approving the rezone and density transfer application for Lot 42B, Blue Mesa Lodges, Blue Mesa Lodge units 21-A and 21-B to rezone the subject units from two (2) efficiency lodge zoning designations to one (1) Lodge zoning designation with the following findings and conditions as noted in the staff report of record dated November 5, 2019, with the following findings:

- 1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. The applicant has met or exceeded the parking requirement of .5 parking spaces.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

- 1. The applicant shall submit a condo map amendment to the Town for review and approval showing the Units 21-A and 21-B as one renumbered Lodge unit.*
- 2. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 21-A and 21-B as one Lodge unit.*
- 3. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on December 12, 2019, with notice of such hearing as required by the Community Development Code.

/jjm



REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
 455 Mountain Village Blvd.
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
 cd@mtnvillage.org

Revised 2.26.18

REZONING/DENSITY TRANSFER APPLICATION			
APPLICANT INFORMATION			
Name: Todd A. Pistorese & Lee Margaret Ayers		E-mail Address: pistorese@msn.com	
Mailing Address: 1726 Alki Ave SW		Phone: (206) 399-3815	
City: Seattle	State: WA	Zip Code: 98116	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address: 117 Lost Creek Ln, BML Units 21 A & B		Acreage:	
Zone District: Village Center	Zoning Designations: Efficiency Lodge(s)	Density Assigned to the Lot or Site: .5 Density P.E. per unit, one P.E. total	
Legal Description: 117 Lost Creek Ln, Blue Mesa Lodge Condominiums Unit 21A and Unit 21B			
Existing Land Uses: Two Efficiency Lodge			
Proposed Land Uses: One Lodge			
OWNER INFORMATION			
Property Owner: Todd Pistorese & Lee Margaret Ayers		E-mail Address: pistorese@msn.com	
Mailing Address: 1726 Alki Ave SW		Phone: (206) 399-3815	
City: Seattle	State: WA	Zip Code: 98116	
DESCRIPTION OF REQUEST			
<p>We own Units 21 A & B in Blue Mesa Lodge Condos. It has come to our attention recently that our property in Blue Mesa Lodge is incorrectly zoned for our intended use. These two units were combined by the previous owner per an approved building permit issued by the TMV (Permit #17-07-42A-21). Because of the remodel, these two units operate as a single Lodge (approx. 940 square feet in total) with one full kitchen, one full bath, a partial bath/utility area, entryway and two rooms. The property is as can be seen in architectural drawings included in the building permit. We hold one person equivalent density and we own one parking space for the combined units. At this time we request the designation be changed from two Efficiency Lodges to one Lodge.</p>			

Autodesk Revit

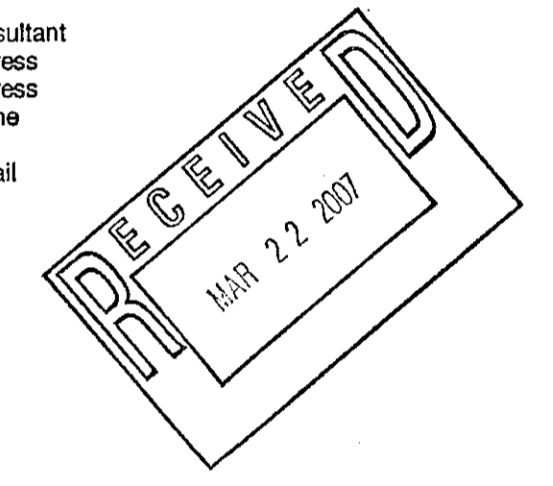
www.autodesk.com/revit

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No.	Description	Date

**FEDORKA
UNITS 21 A & B BLUE
MESA.**

**First Floor NEW
CONSTRUCTION**

Project number Plan Project Number

Date 3-12-07

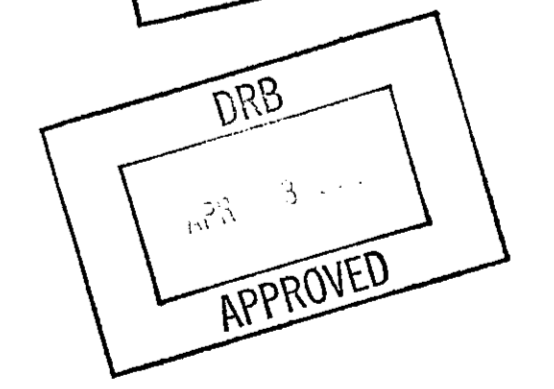
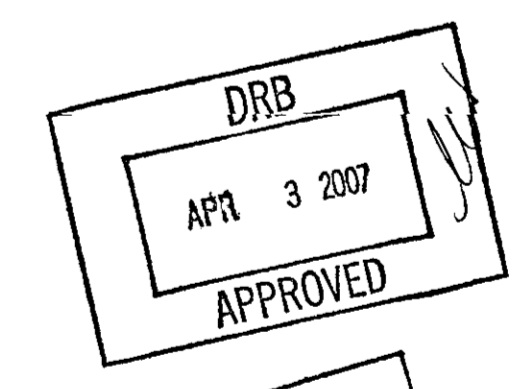
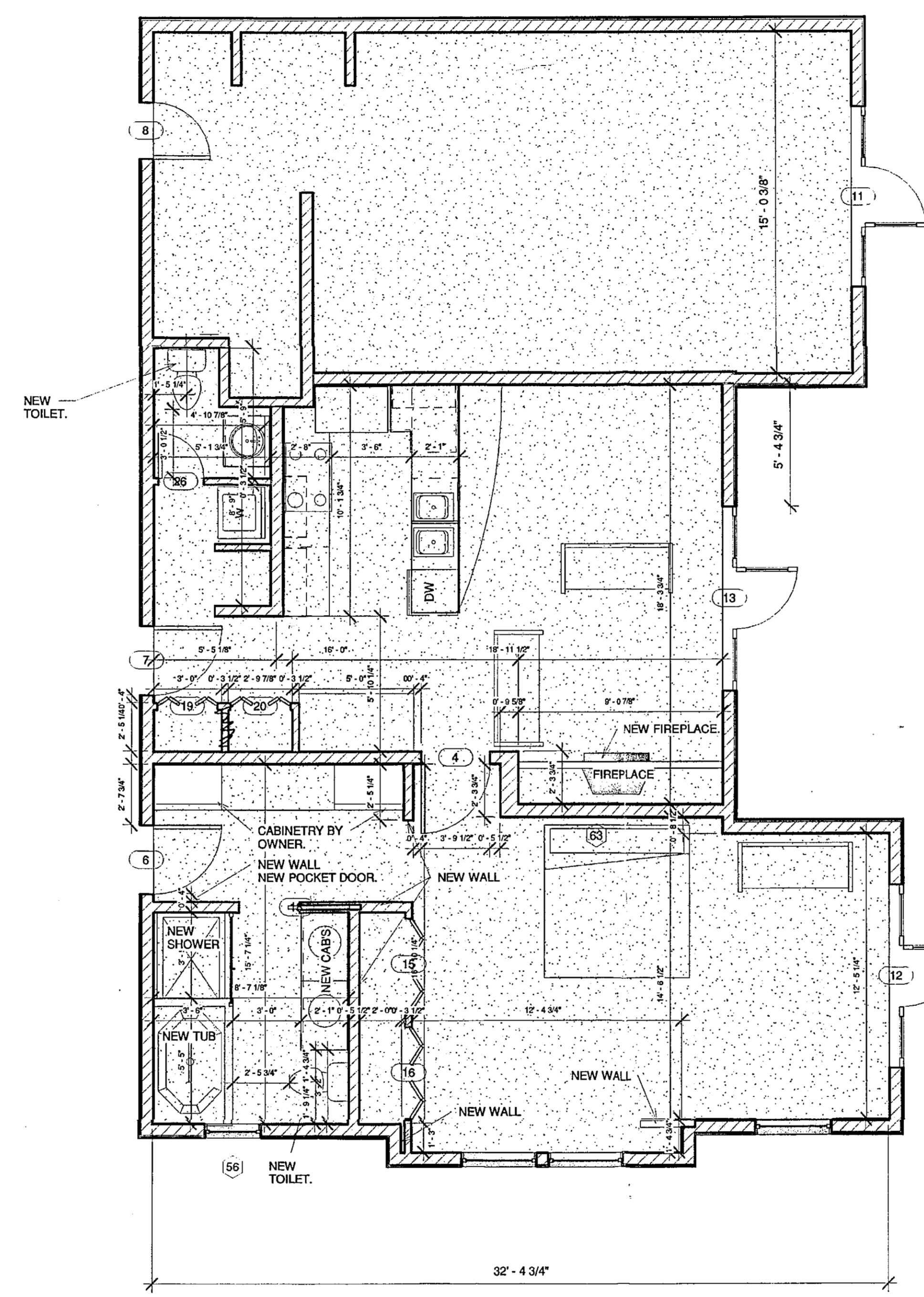
Drawn by Author

Checked by Checker

A 3.1

Scale 1/4" = 1'-0"

- FLOORS:**
- F1 REINFORCED CONCRETE SLAB ON 4" OF 3/4" ROAD BASE OVER 2" RIGID INSULATION OVER 6 MLL V.B. OVER RADOM SYSTEM
- F2 1 1/2" GYPCRETE ON 6 MLL POLYETHYLENE V.B. OVER 3/4" PLYWOOD ON T.J. JOISTS WITH 1/2" FIBERGLASS BATT INSULATION (R-38)
- F3 CARPET AND PAD ON F1
- F4 CARPET AND PAD ON F2
- F5 3/4" WOOD PLANK OVER F2
- F6 3/4" STONE OVER M.D. SET ON F1
- F7 3/4" STONE OVER M.D. SET ON F2
- F8 2X6 SAILBU WOOD DECKBOARD OVER 2X, ATTACHED W/ HIDDEN "SEC-ALUF" OR "EX-200"
- F9 STONE SET IN SLOPED MORTAR BED (1 1/2" THICK) OVER SINGLE PLY 500 EPDM MEMBRANE ON F1 (50' ON R)
- F10 STONE IN SLOPED MORTAR BED (1 1/2" MIN THICKNESS) ON SINGLE PLY 500 EPDM MEMBRANE ON F2 (50' ON R)
- F11 STONE OVER THIN SET OVER SINGLE PLY 500 EPDM MEMBRANE ON F1
- F12 STONE OVER THIN SET OVER SINGLE PLY 500 EPDM MEMBRANE ON F2
- F13 STONE ON 2" SAND OVER 6" GRAVEL ON GRADE
- F14 REINFORCED CONCRETE SLAB ON 4" STRUCTURAL FILL
- F15 EXISTING COMBLE STONE
- F16 CORE FINISH ON SUBSTRATE OVER 2X JOIST
- F17 RECYCLED REDWOOD ON 1 1/2" GYPCRETE OVER EXISTING SHEATHING
- F18 RECYCLED GREEN SLATE OVER F2
- F19 3/4" WOOD PLANKS OVER 1 1/2" JOIST W/ SOUND ATTENUATION INSULATION BATTS.
- TAYLOR RESIDENCE SYSTEM NOTES 8-16-06**
- WALLS:**
- W1 EXPOSED CONCRETE
- W2 WARM & DRY PROTECTION BD. DRAINAGE MAT ON 2" RIGID EPS FOAM INSULATION OVER BRICKER WALL FLEX ON W1 (R-10)
- W3 WARM & DRY PROTECTION BD. DRAINAGE MAT ON 2" RIGID EPS FOAM INSULATION OVER BRICKER WALL FLEX ON W1 (R-10)
- W4 STONE VENEER OVER W1
- W5 FINIS LOGS/ HAND FRIEZE WITH NEW FINISH
- W6 STONE VENEER ON ICE & WATER SHIELD, MIN. 4" HIGH ABOVE GRADE W/ 30# FETL ABOVE ON 1/2" EXT. SHEATHING OVER 2X FRG. 2" BATT INS. (R-19 TYP.)
- W7 STONE VENEER ON ICE & WATER SHIELD, MIN. 4" HIGH AT BASE W/ 30# FELT ABOVE ON 2X OR CONE
- W8 1 1/2" ROUGH SAWN NATURAL CEDAR EDGE TO EDGE OVER BLACK TYPAAR OVER 1/2" EXT. SHEATHING ON 2X FRG. 2" BATT INS. (R-19 TYP.)
- W9 TROWLED FINISH OVER 5/8" GYP. BD. ON 2X STUDS LAD FLAT AND NAILED TO CONCRETE FOUNDATION WALL WITH 1 1/2" EPS INSULATION (R-24 TYP.)
- W10 TROWLED FINISH ON 5/8" GYP. BD. ON 2X FRAMING (TYP)
- W11 NOT USED
- W12 SOUND ATTENUATION INSULATION BATT.
- W13 5/8" GYP. BD. ON 2X FRAMING (TYP)
- W14 5/8" GYP BOARD OVER 4 MLL V.B. ON 2X STUDS 16" O.C. (TYP)
- W15 5/8" TYP 2" GYP BOARD OVER 4 MLL V.B. ON 2X STUDS. ON CONC. WALL
- W16 5/8" FIRECODE GYP. BD.
- W17 STONE OVER THINSET ON 1 1/2" CEM. BACKER BOARD ON 6 MLL. POLY V.B. OVER 2X FRAMING 6" BATT INS. (R-19 TYP)
- W18 NOT USED
- W19 2" RIGID INSULATION
- W20 3/4" X 7" WOOD BATT BOARD (TYP)
- W21 WOOD SLICK TRIM @ WINDOWS & DOORS
- W22 RECYCLED BARNWOOD ON 2X CONSTRUCTION
- ROOF:**
- R1 HEAVY RED CEDAR SHAKE SHINGLE, 10" EXPOSURE ON ICE AND WATER SHIELD OVER 5/8" PLYWD. OVER 2X FRAMING. V/CON LEXTRA UNDER AND OVERLAPPING ALL COPPER FLASHING @ LEAVES, TAILS, VALLEY, AND CHIMNEYS. 2" WIDE COPPER FLASHING @ ALL LEAVES AND RAKES W/ A 2" DIP EDGE @ TOTAL TYP. 10" COOPER VALLEY TYP. POLY ISOTHERMAL INS. R-40
- R2 HEAVY RED CEDAR SHAKE SHINGLE, 10" EXPOSURE ON ICE AND WATER SHIELD OVER 5/8" PLYWD. OVER 2X FRAMING.
- CEILING:**
- C1 TROWLED FINISH ON 5/8" GYP. BD. SCREWED TO TJS.
- C2 TROWLED FINISH ON 5/8" GYP. BD. ON 6 MLL. POLYETHYLENE VAPOR BARRIER OVER BARBERS ON CEILING JOIST (50' ON R)
- C3 STONE ON THIN SET OVER 1/2" CEM. BACKER BOARD ON 6 MLL. POLYETHYLENE VAPOR BARRIER ON CEILING JOIST (50' ON R)
- C4 1X6 DOUG FIR TAGS ON CEILING JOIST
- C5 1/2" SIP FIRE RATED GYP. HD. SCREWED TO CLG. JOIST
- C6 1X6 DOUG FIR ON 2" FRAMING
- C7 PRESSED METAL CEILING ATTACHED TO CLG. JOIST
- GLAZING:**
- G1 INSULATED, CLEAR, LOW-E GLASS IN METAL CLAD WOOD FRAME.
- G2 INSULATED, CLEAR, LOW-E TEmPERED GLASS IN METAL CLAD WOOD FRAME.
- G3 1/4" CLEAR GLASS IN WOOD FRAME.
- G4 1" SOLAR BAN @ INSULATED, TEMPERED, CLEAR, LOW-E GLASS IN WOOD FRAME.



1 First Floor
1/4" = 1'-0"

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF BLUE MESA LODGE LOT 42B, UNITS 21-A AND 21-B FROM TWO EFFICIENCY LODGE ZONING DESIGNATION UNITS TO ONE LODGE ZONING DESIGNATION UNIT

RECITALS

- A. Todd Pistorese and Lee Margaret Ayers (“**Owners**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 21-A and 21-B, Blue Mesa Lodge Condominiums (Lot 42B) from two efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Todd A. Pistorese and Lee Margaret Ayers are the owners of Units 21-A and 21-B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 21-A and 21-B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The owners have the requisite density of .75 person equivalents required to execute the rezone.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for Units 21A and 21B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
21A	Village Center	Efficiency Lodge	1	.5
21B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
21AB	Village Center	Lodge	1	.75 ¹

¹The applicant will have an excess .25 density that they will be required to transfer to either the density bank or another lot.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Village Center	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	26	.5	13
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a

- F. At a duly noticed public hearing held on November 7, 2019, the DRB considered the Applications, testimony, and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on November 21, 2019, the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 12, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 2019, was duly publicly 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.
- J. 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.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

- K. 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:

Density Transfer Findings

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 21-A and 21-B as one renumbered Lodge unit.
2. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Units 21-A and 21-B as one Lodge unit.
3. The Lot list shall be updated to reflect the rezone from two efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Resolution does not change any other zoning designation on the Properties it only affects Units 21-A and 21-B.

Section 2. Ordinance Effect

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 _____, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 12th of December 2019 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 21st day of November 2019.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 12th day of December 2019.

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

By: _____
Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	“Yes”	“No”	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019 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 _____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



**Agenda Item No. 18e
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Mountain Village Town Council Meeting, December 12, 2019

DATE: November 4, 2019, *Updated December 2, 2019*

RE: Second Reading, Public Hearing, and Council vote on, an Ordinance approving a density transfer and rezone application to rezone Blue Mesa Lodge unit 41B from an efficiency lodge zoning designation unit to a Lodge zoning designation unit.

PROJECT GEOGRAPHY

Legal Description: Condominium Unit 41B, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: David and Carla Mackown
Zoning: Village Center
Existing Use: Accommodations and Commercial
Proposed Use: Multi-Family Residential and Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: Ordinance



CASE SUMMARY:

David and Carla Mackown are requesting to rezone Blue Mesa Lodge Unit 41B from an efficiency lodge zoning designation to a lodge zoning designation. In order to accomplish this request, the unit in question must meet the rezoning criteria, must fit within the definition of a lodge unit per the Community Development Code (CDC), and must have or acquire the requisite density for the increase in person equivalents. A lodge unit is defined as a two-room space plus a mezzanine with up to two separate baths and a full kitchen.

BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges:

Blue Mesa Lodges (Lot 42B) were originally platted by the 1992 zoning map and preliminary PUD plat for eight condominiums and four hotels with a total person equivalent of 30 persons.

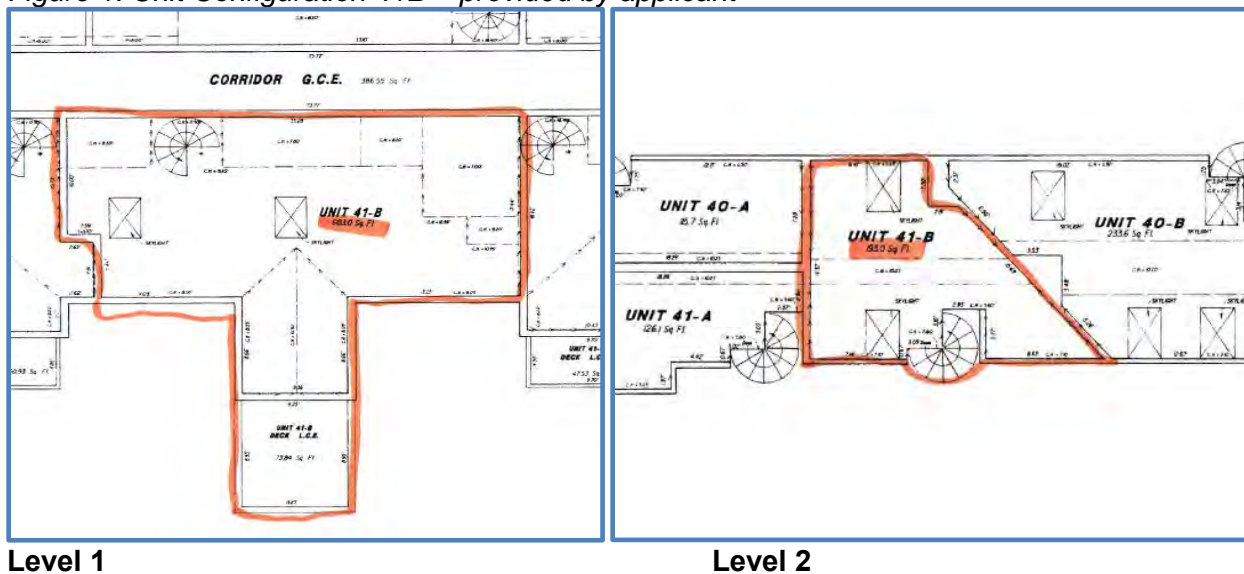
In 1997, Resolution No. 1997-0923-23 rezoned Lot 42B from 10 condominiums which included 18 lock-offs (the lock-offs carried no zoning designation or person equivalent, they were considered bedrooms to the condominium units), to 28 efficiency lodge units with a total of 14-person equivalent density. The Town allowed for parking to remain at 10 spaces, as a pre-existing condition and waived the additional four required parking spaces. The town approved of the rezoning for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C, units, for example, 20A, 20B, and 20C. These units had doors that connected the units between them. Each these also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. In two cases, the 1998 condominium map only illustrated a unit A & B suite (no C unit).

Rezone History of Units 41B:

The Mackown's purchased efficiency lodge Unit 41B along with one parking space in 2019. Generally speaking, the units located on the 4th floor of Blue Mesa Lodge are atypical of the units on floors 1-3, with larger floor plans and a lofted room above the living area. The applicants describe the unit within their provided narrative as "800 sq. ft.", "with 2 baths, a full kitchen, an 80 sq. ft. patio deck, and a lofted bedroom".

Figure 1. Unit Configuration 41B – provided by applicant



CRITERIA, ANALYSIS, AND FINDINGS

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

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (***)

- a. The proposed rezoning is in general conformance with the goals, policies, and provisions of the Comprehensive Plan;

Blue Mesa Lodge is not contemplated for redevelopment or future visioning in the Comprehensive Plan and is simply mapped as within the Village Center Zone District which allows for broad uses. The application conforms with Mountain Village Center Subarea Plan Principles, Policies and Actions L., "Encourage deed restricted units and full-time residency in Mountain Village Center, with provisions such as smaller units, the creation of a better sense of community, and other creative options."

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

The Zoning and Land Use Regulations allow for a rezone from efficiency lodge to lodge provided these criteria are met and the unit meets the definition of a lodge unit. The Village Center Zoning allows for broad uses including lodge units.

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

There are no specific Comprehensive Plan project standards for Blue Mesa Lodge, thus, these criteria are not applicable.

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

The proposed rezoning presents no public health, safety or welfare issues and is an efficient use of what is a mixed-use building carrying residential attributes.

- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;

The proposed rezone is due to a change in condition in the vicinity, namely recent education and voluntary compliance regarding efficiency lodge zoning designations.

- f. Adequate public facilities and services are available to serve the intended land uses;

No additional public facilities are needed for the rezone thus, they are adequate.

- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and

No change or negative impact.

- h. The proposed rezoning meets all applicable Town regulations and standards.

The application will be compliant with all applicable town regulations and standards at the time that the additional 0.25-person equivalent density units are purchased and the sale is finalized. Staff is requesting that any approval condition this requirement prior to recordation of the associated ordinance rezoning the unit.

17.4.10: Density Transfer Process

(***)

- D. Criteria for Decision

(***)

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

- a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
- b. The density transfer meets the density transfer and density bank policies; and.
- c. The proposed density transfer meets all applicable Town regulations and standards.

Affirmed. See the criteria for rezoning.

STAFF ANALYSIS

The existing configuration of the efficiency lodge unit meets the definition of a lodge unit per the CDC. The applicants have a total of 0.5-person equivalent density for Unit 41-B and will be required to purchase an additional 0.25-person equivalents in order to comply with the 0.75 person equivalent density requirements for a lodge unit prior to any finalization of the rezone request. During multiple Town Council discussions, the Town Council recognized that Blue Mesa Lodges have never had onsite property management or amenities that would indicate accommodations use like a hotel. Since Blue Mesa Lodges is also not identified in the Comprehensive Plan for redevelopment, rezoning the efficiency lodge unit to one lodge unit meets the town criteria for a rezone application.

DESIGN REVIEW BOARD RECOMMENDATION: The Design Review Board reviewed the application for rezoning and density transfer for Lot 42B, Unit 41-B at their November 7, 2019, Regular Meeting and voted 7-0 to recommend approval to Town Council with staffs' recommended conditions.

The remainder of this page has been left blank intentionally.

RECOMMENDED MOTION: If Town Council determines that the rezone and density transfer application meet the criteria for decision listed within this staff memo, then the staff has provided the following suggested motion:

I move to approve, an Ordinance approving the rezone and density transfer application for Lot 42B, Blue Mesa Lodges Unit 41-B to rezone from an efficiency lodge zoning designation to lodge zoning designation with the following findings and conditions as noted in the staff report of record dated November 4, 2019, with the following findings:

- 1. At the time the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation.*
- 2. The applicant has met or exceeded the parking requirement of .5 parking spaces.*
- 3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*

Conditions:

- 1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 41-B as one Lodge unit.*
- 2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.*
- 3. The applicant shall demonstrate the required requisite density has been acquired prior to recording the associated ordinance rezoning Unit 41-B from efficiency lodge to lodge unit.*

This motion is based on the evidence and testimony provided at a public hearing held on December 12, 2019, with notice of such hearing as required by the Community Development Code.

/jjm

David & Carla Mackown
Box 8, Placerville, CO 81430
(970) 728-6932 carla.bouthillier@gmail.com

August 30, 2019

Development narrative for the rezone and density transfer application from efficiency lodge to Lodge designation of Unit 41B, 117 Lost Creek Lane, Lot 42-B, Mountain Village, Colo 81435

Carla and I are long term residents of San Miguel County, having owned property here since the early 80's. I have resided for the past 30 years on a 277 acre parcel of land which includes the original Finnegan Ranch Homestead, at the junction of Alder and Leopard Creeks, where county road 56 V meets Highway 62.

Looking forward to retiring from all the work on our ranch, we purchased unit 41B in the Blue Mesa Lodge Condominium complex, on May 3, 2019. Our intention was to move into this condominium as our full time residence in the Mountain Village. As we were assured by our Buyers Agency Realtor, that the units in the Blue Mesa Lodge Condominiums, unlike those in the Peaks, had no use restrictions and could be owner occupied full time, and upon seeing the Blue Mesa Lodge Condominium HOA declarations describing the BMLCondos as "residential condo apartments" intended for "individual ownership for residential use", we proceeded with our purchase of unit 41B.

We first became aware of the efficiency Lodge designation for the BMLCondominiums when we saw the May 16, 2019 letter from the Mountain Village Planning staff to the town council. Had we been aware of this efficiency lodge designation, and it's associated implications, we would not have closed on our unit 41B.

Our unit 41B is an 800 sq ft unit with 2 baths, a full kitchen, an 80 sq ft patio deck, and a loft bedroom with a full bath. The 41B floor plan is attached as exhibit A. The unit includes a full parking space described as parking unit 24 of the Gondola Plaza Parking Condominium.

Our unit 41B meets the criteria of the CDC section 17.4.9 subsection 3 as follows:

3.a The proposed rezoning is in general conformance with the goals ,policies and provisions of the comprehensive plan, as follows: Lodge designation of 41B will help create a vibrant year-round economy (pg 9 of CP), by allowing year-round residency of a couple who will contribute to the year-round (including shoulder seasons) economy of local restaurants and retail stores.

Lodge designation of 41B would be in compliance with pg 51-L of the CP which encourages full time residency in the mountain villace center, with provisions such as smaller units, the creation of a better sense of community, and other creative options.

3.b The proposed rezoning is consistent with with the Zoning and land use regulations because:41B meets the physical definition of lodge as it has a loft, full kitchen, and twice the required parking, Our proposed full time use as owners is allowed under lodge designation. Lodge designation would follow land use plan policy (pg 39-3.a) for a mixed use center.

3.c The proposed rezoning meets the comprehensive plan project standards because: The entire BML Condominium project which includes the subject unit 41B was designed, approved,built and managed as a residential condominium property.

3.d The proposed rezoning is consistent with public health, safety, and welfare as well as efficiency and economy in the use of land and its resources because:The BMLCondominium building is physically suitable for lodge designation use. Upgrades to the garage fireproofing, roof drainage, waterproofing, plaza repairs,and creation of town easements to install sunset plaza snow melt, and creation of an easement for town delivery vehicles are all examples of the BML Condos contribution to the public health, safety, welfare, and efficiencies of use of the HOA property.

3.e The proposed rezoning is justified because there are the following errors in the current zoning: Numerous units in the BMLCondo building have been used as full time residences ,or used solely by the owner , since the original construction. Unit 41B was used by its previous owner for his exclusive use for the past 13 years. The history of the building is mixed use, with long term residency in multiple units. Current zoning has not been enforced since the 1998 resolution changed the zoning from residential condos to efficiency lodge units. There was no enforcement of parking obligations and there was no requirement to remove full kitchens from up to ten of the original units (in order to bring those units into compliance with lodge efficiency definitions).

Unit 41B was purchased with a full kitchen, which would be in error with efficiency lodge designation. The 1997 application for conversion to efficiency lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of the owners. The developer/declarant further recorded a misleading amended declaration, stating the conversion was from residential condo to “residential studio apartments”, which is a designation that did not and does not exist. The developer/declarant then sold efficiency lodges represented as residential studio apartments, with the full chain of buyers (23 past and present owners contacted) thinking they had purchased residential

condos. In sum, the rezone to efficiency lodge appears in error and occurred from a lack of adequate diligence and review.

3.g The proposed rezoning meets all applicable town regulations and standards because:

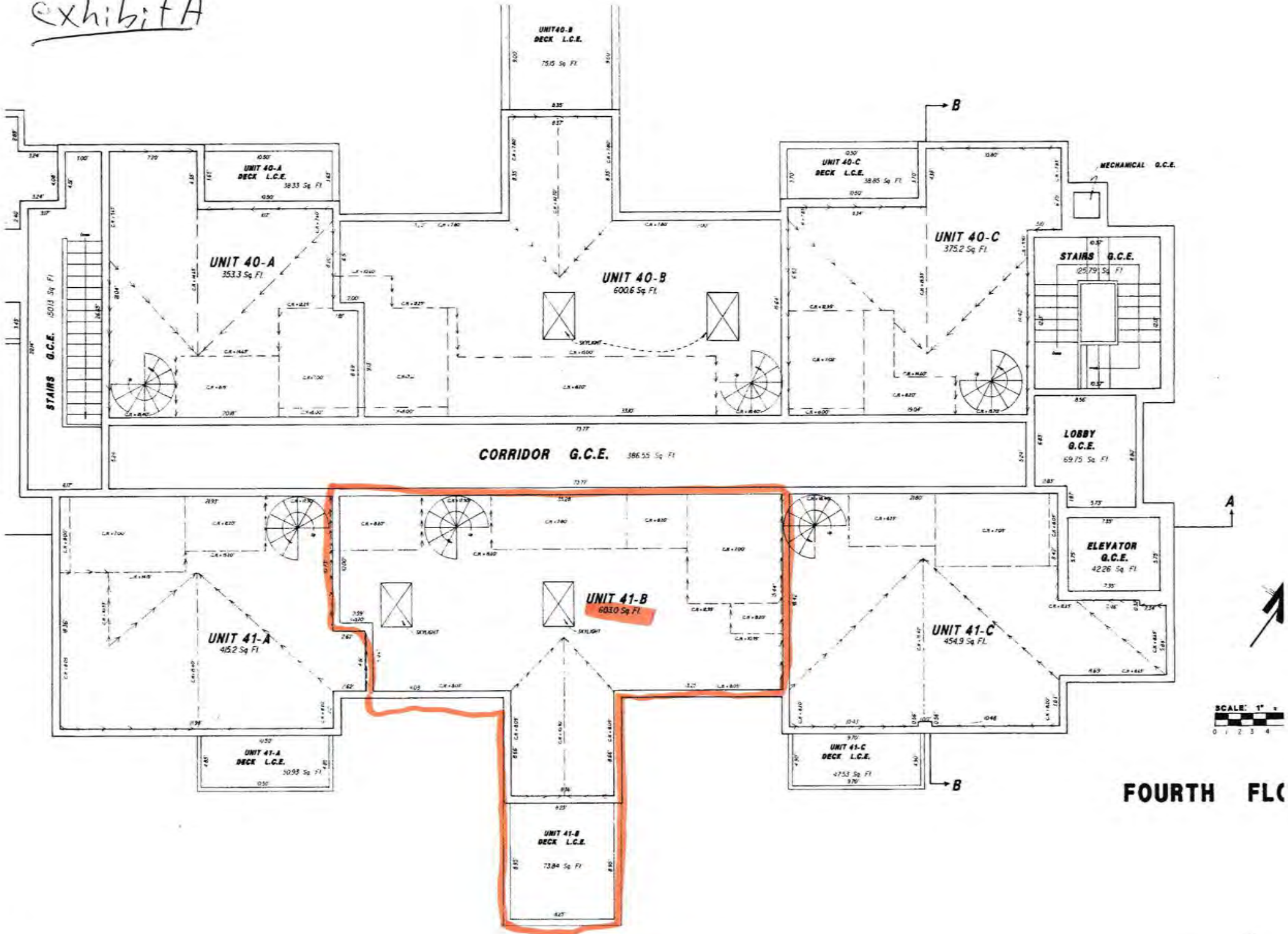
The subject property was constructed to a residential condo standard. The lodge designation allows for the original intended use.

We want to thank Town Staff for considering our application and to Town Council for recommended the town consider waiving the application fees.

Most Sincerely,

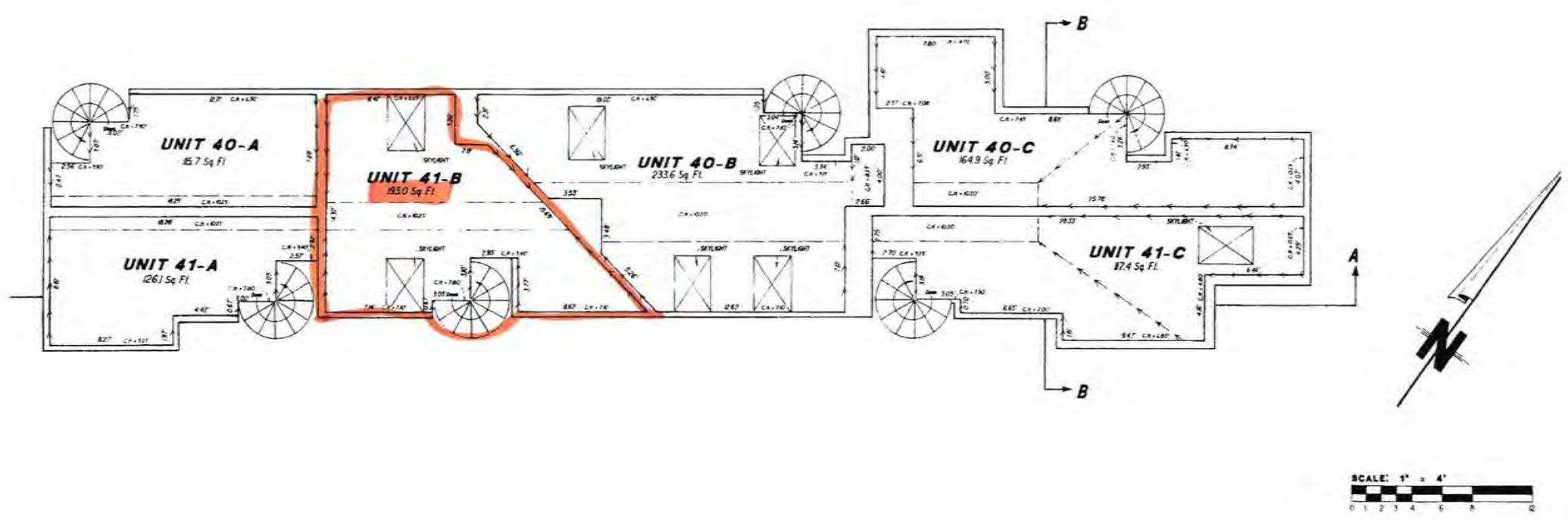
David and Carl Mackown

Exhibit A



SCALE: 1" = 4'

FOURTH FLOOR

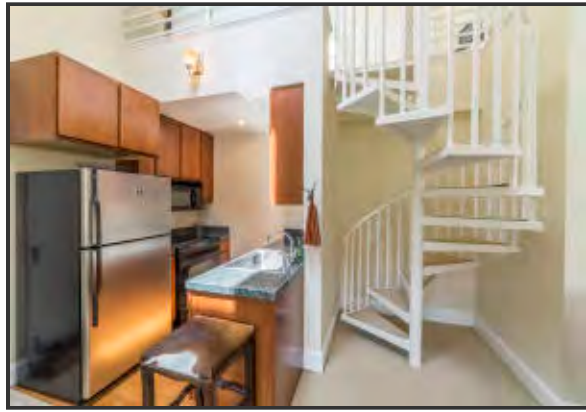


FOURTH FLOOR LOFT

Living Area



Kitchen



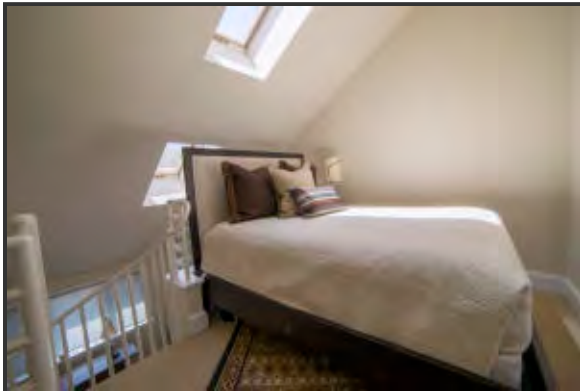
Dining



From Loft



Bedroom



Loft Area



Upstairs Bath



Master Bath

Living Area



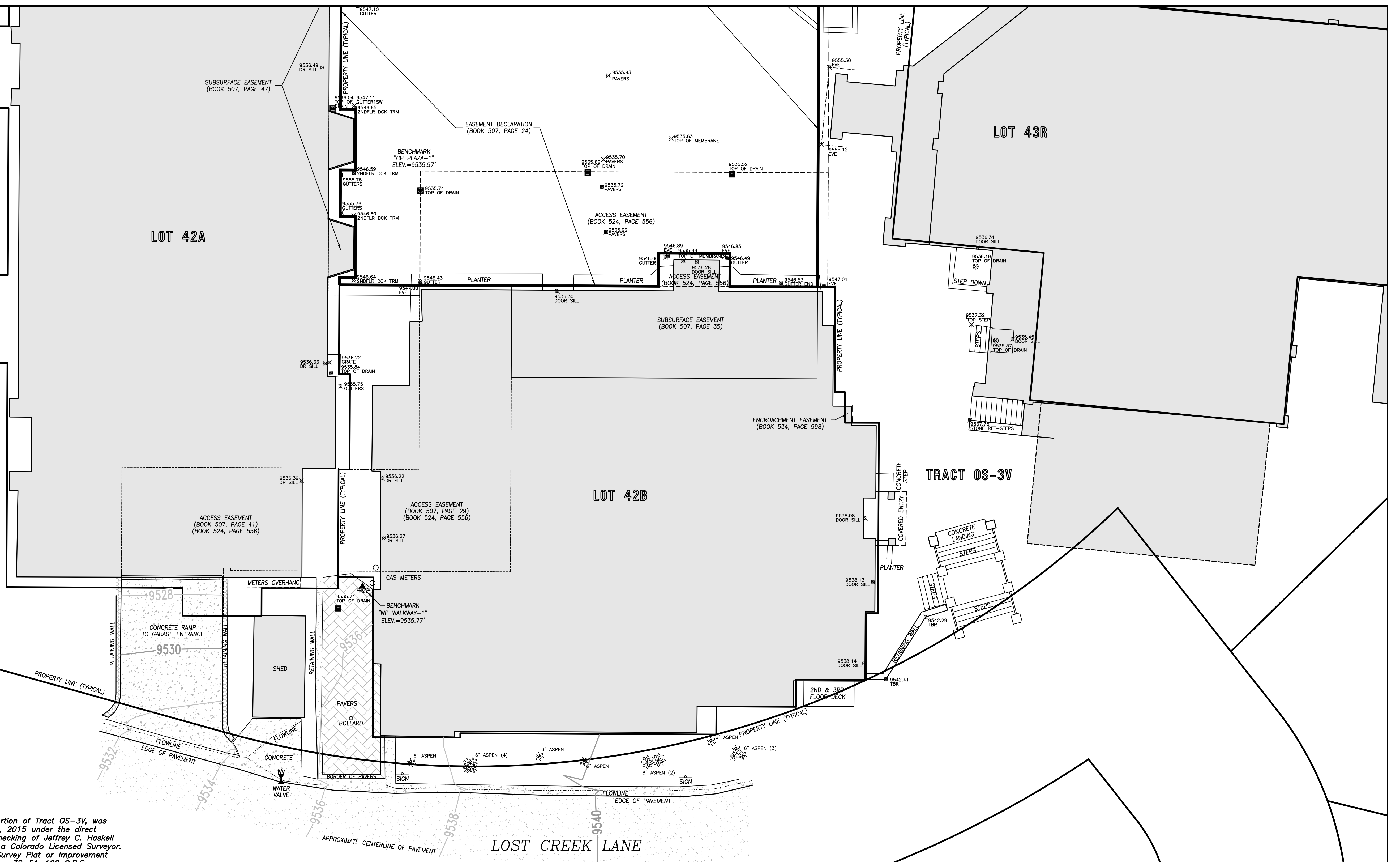
Deck View



Blue Mesa Entry



8.30.19 note:
 This Plat Surface Addition is part of a full Survey made in 2015 for the Town of Mountain Village and the Blue Mesa Lodge HOA. The full survey was provided to the Town in 2015.



This topographic survey of a portion of Tract OS-3V, was field surveyed on September 14, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

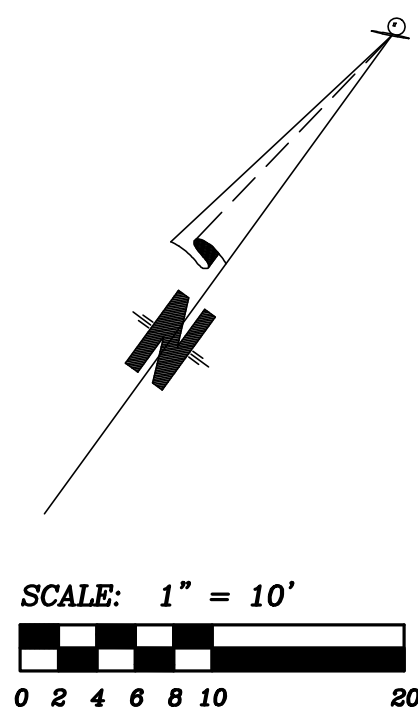
P.L.S. NO. 37970 _____ Date _____

NOTES:

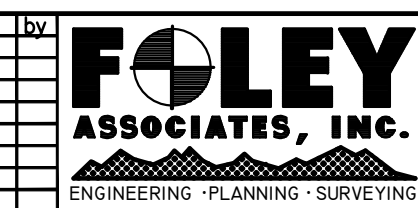
- Title search was provided by Land Title Guarantee Company in September of 2015.
- Benchmark: Control point "WP WALKWAY-1", as shown hereon, with an elevation of 9535.77 feet.
- Contour interval is one foot.
- NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURFACE INFORMATION

**Existing Conditions for
 The Gondola Plaza Parking Condominium**



Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:	KV				
Start date:	09/14/2015				



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

Drawing path: dwg\93007 Surface Addition 09-15.dwg Sheet 1 of 1 Project #: 93007

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRANSFER TO CONVERT BLUE MESA LODGES UNIT 41-B FROM AN EFFICIENCY LODGE ZONING DESIGNATION UNIT TO A LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. David and Carla Mackown (“**Owners**”) has submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Unit 41-B, Blue Mesa Lodge Condominiums (Lot 42B) from one efficiency lodge units to one lodge unit (“**Application**”); pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. David and Carla Mackown are the owners of Unit 41B, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Unit 41-B, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to convert one efficiency lodge unit into one lodge unit pursuant to the requirements of the CDC.
- D. In order to rezone Unit 41-B, the owners need an additional .25-person equivalent density to satisfy the CDC requirements. The owners intend to purchase the required .25-person equivalent density prior to recordation of this ordinance.
- E. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for 41B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41B	Village Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
41B	Village Center	Lodge	1	.75 ¹

¹ As noted above the deficient density of .25 will be acquired by the owner of unit 41B, Lot 42B, prior to recordation of this ordinance.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Village Center	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	27	.5	13.5
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a

- F. At a duly noticed public hearing held on November 7, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- G. At its regularly scheduled meeting held on November 21, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- H. On December 12, 2019, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- I. The meeting held on November 7, 2019 was duly publicly 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.
- J. 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.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

- K. 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:

Density Transfer Findings

1. At the time that the requisite required density of .25 person equivalents is acquired, the applicant will meet the density required to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant should work with the Blue Mesa HOA to update the declarations to recognize Unit 41-B as one Lodge unit.
2. The Lot list shall be updated to reflect the rezone from one efficiency lodge unit to one lodge unit.
3. The applicant shall demonstrate the required density has been acquired prior to recording the associated ordinance rezoning unit 41-B from efficiency lodge to lodge unit.

Section 1. Effect on Zoning Designations

A. This Resolution does not change any other zoning designation on the Properties it only affects Unit 41-B.

Section 2. Ordinance Effect

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 _____, 2019 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 12th of December 2019 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 21st day of November 2019.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,
Colorado this 12th day of December 2019**

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

By: _____
Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019 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 _____, 2019. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019.

Jackie Kennefick, Town Clerk

(SEAL)



Agenda Item No. 18f
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT

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

TO: Mountain Village Town Council

FROM: John Miller, Senior Planner

FOR: Town Council Meeting; December 12, 2019

DATE: December 4, 2019

RE: First Reading of an Ordinance considering a density transfer and rezone application to rezone Blue Mesa Lodge unit 21-C from an efficiency lodge zoning designation unit to a lodge zoning designation unit. Concurrent First Reading of a Resolution approving a variance to the Community Development Code (CDC) to allow deviations from parking requirements.

BACKGROUND: Due to the continuance of the requested Parking Variance by the DRB, there will need to be a continuation of Agenda Item 18F to the January 16, 2020 Town Council meeting. The memo is being provided not to open the public hearing but solely for the purpose of Town Council providing a motion to continue to the September meeting date.

RECOMMENDED MOTION: I move to continue, the first reading of an Ordinance regarding a Rezone and Density Transfer Application and a concurrent First Reading of a Resolution approving a variance to the parking requirements for Lot 42B, Unit 21C, to the Town Council Regular Meeting on January 16, 2020.

/JJM



**Agenda Item No. 18g
PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

TO: Mountain Village Town Council
FROM: Sam Starr, Planner
FOR: December 12, 2019 Town Council Meeting
DATE: December 5th, 2019
RE: 1) First Reading, Setting of a Public Hearing and a Council Vote on an Ordinance Regarding a rezone and Density Transfer Application to Rezone Blue Mesa Lodge (Lot 42B) Units 22A, 22B and 22C from Three (3) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit; and, 2) Consideration of a Resolution Approving a Variance to the Lodge Zoning Designation Definition Under Community Development Code Section 17.8.

PROJECT GEOGRAPHY

Legal Description: Condominium Units 22A 22B and 22C, Blue Mesa Lodge Condominiums
Address: 117 Lost Creek Lane
Owner: Julie and Justin Peeler
Zoning: Village Center
Existing Use: Accommodations/Commercial
Proposed Use: Multi-Family Residential/Commercial
Lot Size: 0.16 Acres

Adjacent Land Uses:

- **North:** Village Center
- **South:** Village Center
- **East:** Village Center
- **West:** Village Center

ATTACHMENTS

- Exhibit A: Applicant's narrative
- Exhibit B: 22ABC Unit Photos and Map
- Exhibit C: Ordinance
- Exhibit D: Resolution



BLUE MESA LODGES HISTORY

Zoning Designation History of Blue Mesa Lodges

Lot 42B (Blue Mesa Lodges) was originally platted by the 1992 zoning map and preliminary PUD plat for eight (8) condominiums and (4) hotel units (with a total person equivalent of 30 persons) at reception no. 282099. *Figure 1: Blue Mesa Condominiums Location*

In 1997, by Resolution No. 1997-0923-23, Lot 42B was rezoned from 10 condominiums with 18 lock-offs to 28 efficiency lodge units with a total of 14-person equivalent density. Lock-offs carried no zoning designation or person equivalent since they were considered bedrooms to condominium units). During this process the Town allowed for parking to remain at 10 spaces and waived the requirement to add an additional 4 parking spaces. The town approved of the rezone for the building as is, meaning that no interior or exterior alterations were required.

The condominium map unit configuration illustrates the units were labeled as Units A, B & C (ex. 20A, 20B and 20C). These units had doors that connected the units between them. Each unit also had a door to the hallway so that they could be rented separately or used together. The most typical configuration was a former condominium unit and two lock-off bedrooms. Unit 33C is owned by a separate individual who is not party to this rezone and density transfer application.

History of Units 22A, 22B and 22C

The applicants, Julie and Justin Peeler purchased efficiency lodge units 22A, 22B, and 22C along with one parking space, P40, in late 2016. The properties are listed on their deed as one property (units 22A, 22B, and 22C), although they are zoned as three separate efficiency lodge units. As evidenced by the condominium map referenced below, all three units are roughly the same size; unit 22A is 397 square feet, unit 22B is 450 square feet, and unit 22C is 369 square feet.

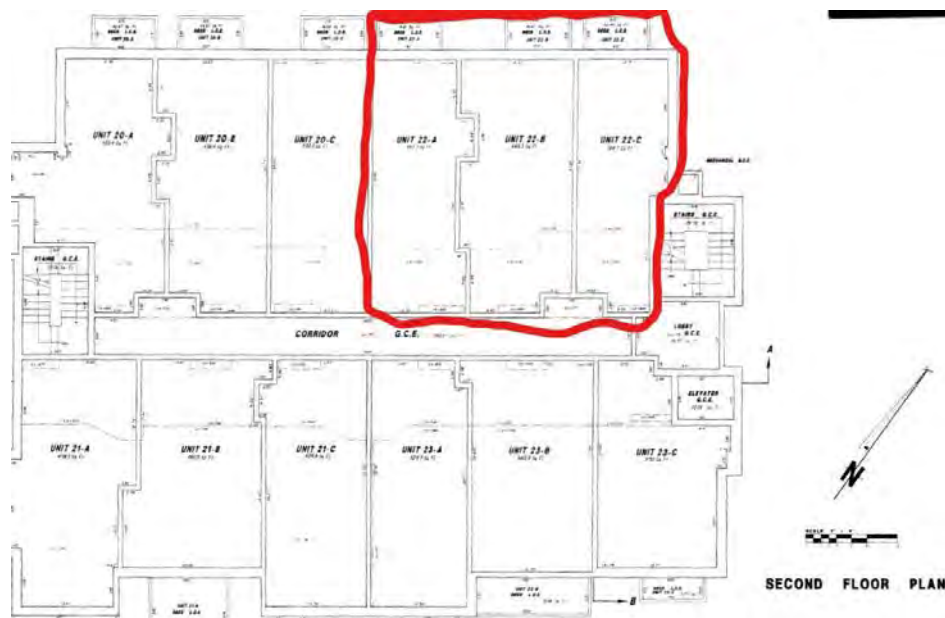


Figure 2: Blue Mesa Lodge Condominium Map dated October 5, 1998, Units 22A, 22B, and 22C

In 2017, Units 22A, 22B, and 22C were extensively modified. The work performed included the elimination of lock offs, window schedule revisions, upgraded kitchen work and full interior renovation. The applicant did receive the appropriate building and planning permits for this work. At the end of this process, 22ABC was unified to a three-bedroom condo layout with only one entrance and open walls between the A, B, and C units. There has been no further work since 2017. The Community Development Code is clear that a lodge unit is, “A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen”. The existing floor plan of 22A, B. and C, means that in addition to a

rezone and density transfer, the applicant will need a variance from 17.8 Definitions, to allow for more than 2 rooms in a lodge unit because of the layout created by the renovations. Staff have provided the variance criteria below, The applicant, like many other Blue Mesa Lodge owners who purchased after 2000, was unaware of the difference between a zoning designation and zone district. The Peeler's representative for this application has stated that the Peelers have endured a financial and hardship, as they were unaware that the units they purchased were for short term accommodations.

CRITERIA, ANALYSIS AND FINDINGS

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

17.4.9: Rezoning Process

(***)

3. Criteria for Decision: (*)**

- a. The proposed rezoning is in general conformance with the goals, policies and provisions of the Comprehensive Plan.
- b. The proposed rezoning is consistent with the Zoning and Land Use Regulations;
- c. The proposed rezoning meets the Comprehensive Plan project standards;.
- d. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
- e. The proposed rezoning is justified because there is an error in the current zoning, [and/or] there have been changes in conditions in the vicinity [and/] or there are specific policies in the Comprehensive Plan that contemplate the rezoning;
- f. Adequate public facilities and services are available to serve the intended land
- g. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and,
- h. The proposed rezoning meets all applicable Town regulations and standards.

STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes. Moreover, the rezoning is in compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning. That being said, the applicant is bringing through a concurrent Variance application because a combination of three efficiency lodge units exceeds the two room maximum afforded by the lodge zoning designation definition.

17.4.10: Density Transfer Process

(***)

D. Criteria for Decision

(***)

2. Class 4 Applications. The following criteria shall be met for the Review Authority to approve a density transfer.
 - a. The criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application (except for MPUD development applications);
 - b. The density transfer meets the density transfer and density bank policies; and .
 - c. The proposed density transfer meets all applicable Town regulations and standards.

Staff Note: The applicant has demonstrated that he has the adequate density to meet the standards put forth in 17.4.10(D), Criteria for Decision on a Density Transfer Process. The applicant will have .75 person equivalent excess efficiency lodge density and intends to transfer it to the Density Bank.

17.4.16 Variance Process

The applicant is requesting a Variance because combining three efficiency lodge units into one lodge zoning designation, exceeds the two-room limitation found in the lodge zoning designation definition.

(***)

D. Criteria for Decision

1. The following criteria shall be met for the review authority to approve a variance:

- a. The strict development application of the CDC regulations would result in exceptional and undue hardship upon the property owner in the development of property lot because of special circumstances applicable to the lot such as size, shape, topography or other extraordinary or exceptional physical conditions;
- b. The variance can be granted without substantial detriment to the public health, safety and welfare;
- c. The variance can be granted without substantial impairment of the intent of the CDC;
- d. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district, such as without limitation, allowing for a larger home size or building height than those found in the same zone district;
- e. Reasonable use of the property is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;
- f. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
- g. The variance is not solely based on economic hardship alone; and
- h. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

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

STAFF NOTE: The proposed rezone is justified, as the applicant is voluntarily bringing his unit into compliance based on efficiency lodge unit zoning designation codes granting a variance will assist in bringing Blue Mesa lodge into compliance with the goals policies and provisions of the comprehensive plan. There will be no vehicular impact as the applicant possesses sufficient parking, and all other town regulations and standards will be met by this rezoning.

DRB RECOMMENDATION

At the December 5, 2019 regular meeting, the Design Review Board voted 6-0 to recommend approval to Town Council of the rezone and density transfer application to rezone Blue Mesa Lodge (Lot 42B) Units 22A, 22B and 22C from three (3) Efficiency Lodge Zoning Designation Units to One (1) Lodge Zoning Designation Unit, and to recommend approval of the variance to the Lodge Zoning Designation Definition Under Community Development Code Section 17.8.

STAFF ANALYSIS

Combining three one room efficiency lodge units into one lodge units does not meet the definition of a lodge unit. However, the combination of these three units will assist in bringing the Blue Mesa Lodge into compliance with the Community Development Code which is why staff supports the Variance. The applicant will move the .75 person equivalents to the Density Bank. There are no exterior changes that require Design review Board specific approval, and the criteria listed above for decisions on rezoning and density transfers have been demonstrated by the applicant. Since Blue Mesa Lodge is also not identified in the Comprehensive Plan for redevelopment, rezoning three efficiency lodge units to one lodge unit meets the town criteria for a rezone application. Staff recommends approval of this Rezone and Density Transfer, and Variance Application.

RECOMMENDED MOTION:

Two motions are required for approval of this item. Both are below:

1) Density Transfer and Rezone Motion

I move to recommend on first reading of an ordinance approval of a rezone and density transfer application for Lot 42B, Blue Mesa Lodges units 22A, 22B, and 22C to rezone units 22A, 22B, and 22C from three (3) efficiency lodge zoning designations to one (1) Lodge zoning designation as noted in the staff report of record dated December 5th 2019 and with the following findings and conditions:

Findings:

1. *The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation.*
2. *The applicant has met or exceeded the parking requirement of .5 parking spaces.*
3. *Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.*
4. *The Variance to the lodge zoning definition is justified and meets the Variance criteria.*

Conditions:

1. *The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 22A, 22B, and 22C as one renumbered lodge unit and cross-reference the approval of a Variance Resolution to the definition of a lodge zoning designation.*
2. *The Lot list shall be updated to reflect the rezone from three efficiency lodge units to one lodge unit.*

2) Variance Motion

I move to approve a resolution granting a variance to the Lodge Zoning Designation Definition Under Community Development Code Section 17.8, with the following findings:

Findings:

1. *The Variance to the lodge zoning definition is justified and meets the Variance criteria.*

Keith Brown
117 Lost Creek Lane, Apt 41-A
Mountain Village, CO 81435 (970) 417-9513

October 11, 2019

**Rezone Application Document Summary for Apt. 22-ABC, 117 Lost Creek Lane, Lot 42-B,
Mountain Village, CO 81435**

I am the Owner Agent for Julie and Justin Peeler for an application for the Rezone to a Lodge designation of Apt. 22-ABC. Below are the documents provided with this application:

- Rezone and Density Transfer Applications with needed signatures
- Application Narrative
- HOA-Town Recorded Document History
- HOA Original Floor Plans
- 2017 renovation floor plans and permits
- Town Resolution dated 10.16.1998 converting to Efficiency Lodge, recording #321828
- HOA 1st Amendment to Declaration dated 10.05.1998 converting Residential Condos to Residential Studio Apartments for Residential Use, recording #321574
- Town Resolution and Density Transfer dated 8.14.1997, recording # 313892
- HOA 2nd Amendment to Declaration dated 3.17.2010 recording # 411615
- HOA Amended By-Laws dated 8.22.2017
- HOA Condo Map dated 11.14.1997
- HOA Articles of Incorporation dated 8.27.1997
- HOA Amended Declaration dated 8.29.1997 recording #314222
- TMV - HOA Agreement dated 4.29.2016 recording #442249
- 22-ABC Assessor's record
- 22ABC Title TBD
- HOA Plat

Thank you,
Most Sincerely, Keith Brown, for Julie and Justin Peeler

Keith Brown
 117 Lost Creek Lane, Apt 41-A
 Mountain Village, CO 81435 (970) 417-9513

October 11, 2019

Development Narrative for the Rezone to a Lodge designation of Apt. 22-ABC, 117 Lost Creek Lane, Lot 42-B, Mountain Village, CO 81435

I am the Owner Agent for Julie and Justin Peeler for an application for the Rezone to a Lodge designation of Apt. 22-ABC.

The Peelers seek a Rezone to a Lodge designation so the designation is in conformance with the physical attributes and intended uses of the property. The Peelers became owners on the basis the property was a Residential Condo. They would not have purchased and would not have invested in a substantial renovation if an Efficiency Lodge designation had been known. Julie and Justin first learned their condo had an Efficiency Lodge designation in May, 2019.

22-ABC condo is 1,231 square feet with three bedrooms, one living room and 2.5 bathrooms, a full kitchen and a full parking space. 22 A-B-C is currently zoned as 3 Efficiency Lodge units.

The Peelers are the 2nd owner of 22-ABC. The first owner used the condo for short and long term rentals and for owner occupancy. The Peelers purchased 22-ABC in late 2016.

The condo was extensively renovated in 2017. The renovation was approved by the HOA, Town Planning and the Building Department. The renovation eliminated the lock-off hall entrances and separations, removed the kitchenettes, added a window and bedroom and upgraded the the kitchen and full interior.

22-ABC functions now as a single 3 bedroom condo with one entrance and walls open between the 3 units. The condo was designed for and has been used exclusively by the Peelers. I was the interior designer.

The application meets the applicable criteria for a Rezone to a Lodge designation as follows:

A. The proposed rezoning is in General Conformance with the goals, policies and provisions of the Comprehensive Plan (CP) because:

- A Lodge designation of 22-ABC will help promote a rich social fabric within the community (page 9 CP) by allowing use of the property for a multi-generational family. e small-town values are important and people can make social and emotional connections."
- A Lodge designation of 22-ABC is in compliance with the intended mixed-use of the Village Center Zone District.

B. The proposed rezoning is consistent with the Zoning and Land Use Regulations because:

- The Lodge designation is in keeping with the Land Use Plan Policy (page 39 CP) for a Mixed-Use Center.
- Given the prior use and renovation approvals, the applicant believes a designation of Lodge is appropriate and reasonable for 22-ABC.

C. The proposed rezoning meets the Comprehensive Plan project standards because:

- The 22-ABC building was designed, approved, built and managed as a Residential Condominium property.

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

- The 22-ABC building was designed and approved as a residential condominium building and is physically suitable for Lodge use.
- A Lodge designation provides for a higher property valuation and range of use. That in turn helps create pride of ownership and a willingness to upgrade and improve the property beyond interior condo renovations.

The 22-AB owners, along with the other owners of the property made substantial financial and personal contributions in upgrading and maintaining not only condominium interiors but also the building and plaza infrastructure. A partial list of infrastructure improvements includes garage fireproofing (2019), roof drainage, a snow melt system, heat tape safety circuit breakers (2009-2017), extensive waterproofing and plaza repairs (2016) and building structural repairs from snow melt salt damage (2009-10). Additionally the property owners allowed the town an easement to install the Sunset Plaza snow melt system and another easement allowing the town to use delivery vehicles across HOA property.

E. The proposed rezoning is justified because there are the following errors in the current zoning:

- 22-ABC condo as well as other units in the property have been used as long-term residences since the original construction. The history of the property is mixed-use, with long-term occupancy in multiple units, including 22-ABC. The original Lot 42 plat was for Condominium-Commercial, not Efficiency Lodge-Commercial use. Blue Mesa Lodge Lot 42-B had Residential Condominium designation for the first decade, until the 1998 Town resolution that changed the condominiums to Efficiency Lodge designation. There was no removal of full kitchens and no enforcement of the parking obligations (for units other than 22-ABC) in 1998 or afterwards.
- The 22-ABC condo had an original full kitchen and the permitted 2017 renovation upgraded the kitchen, which is in error to an Efficiency Lodge designation.
- The 1997 application for conversion to Efficiency Lodge was at the request of the developer/declarant and not by a properly constituted HOA on behalf of Owners. The developer/declarant then recorded a misleading amended declaration (recording nbr

321574) as part of the HOA governing documents. The amended declaration stated the conversion was from a Residential Condo designation to a 'Residential Studio Apartment' designation 'for Residential use', which is a designation that did not and does not exist. The full chain of buyers (23 past & present owners contacted) thinking they had purchased Residential Condos. In sum, the rezone to Efficiency Lodge appears in error because the purchases and uses were for Residential Condominium.

F. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion because:

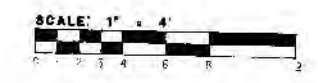
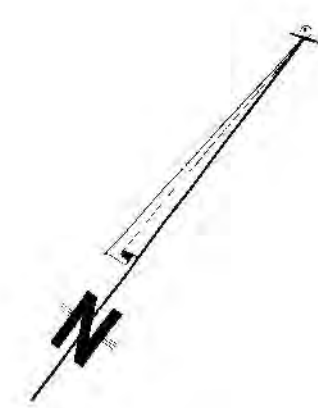
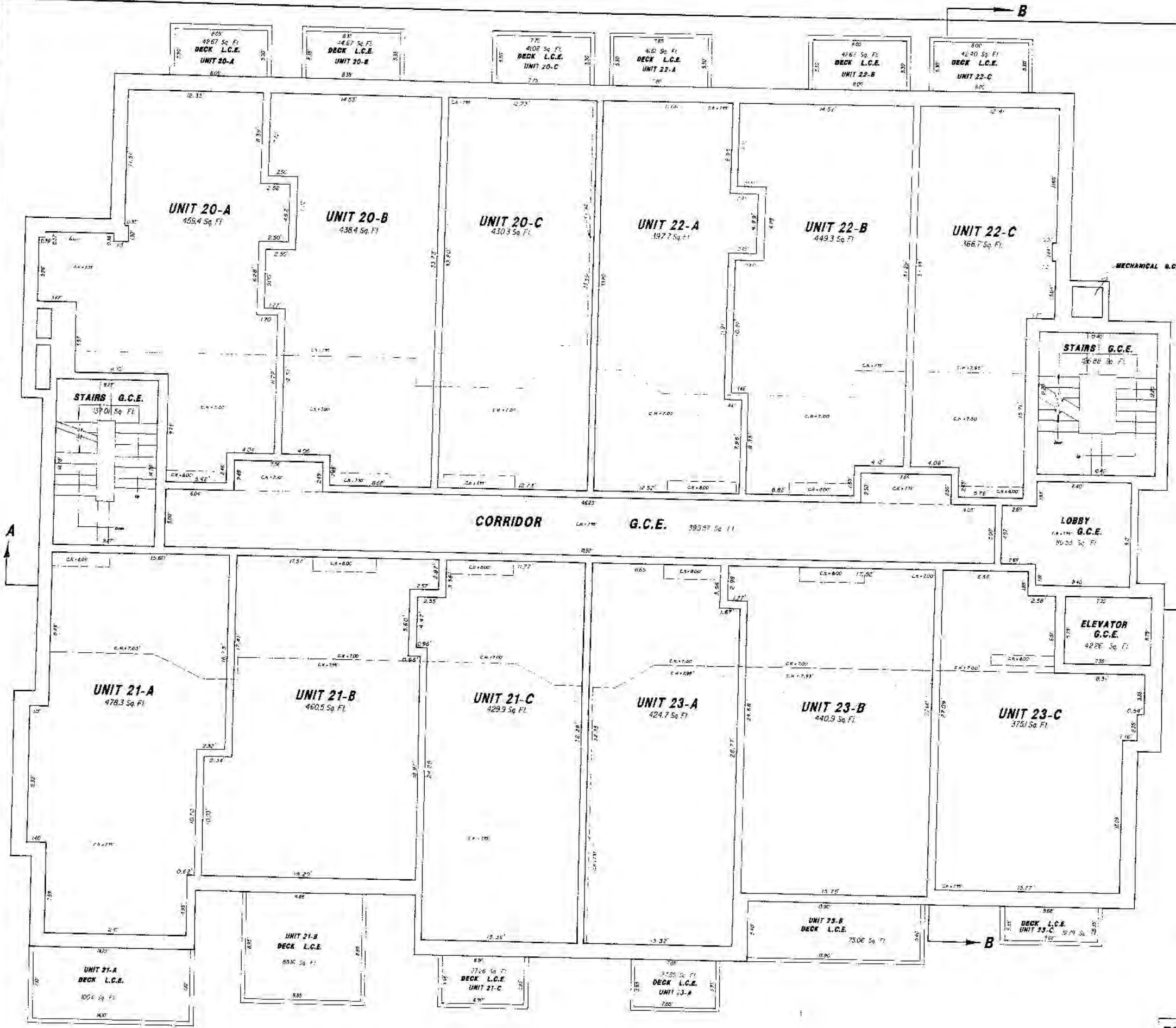
- 22-ABC has a full parking space (22-ABC parking space) at the property.

G. The proposed rezoning meets all applicable Town regulations and standards because:



- The subject property was constructed to a Residential Condo standard.
- The Lodge designation allows for the intended use.
- The 22-ABC 2017 renovation was by town permit for uses allowed by a Lodge designation.

We want to thank town Planning and Town Council for considering this application and for the Council direction for the town to consider waiving related application fees.

Thank you,
Most Sincerely, Keith Brown, for Julie and Justin Peeler



SECOND FLOOR PLAN

	BUILDING DIVISION Mountain Village 455 Mountain Village Blvd Ste. A Mountain Village, CO 81435 970-369-8242 Fax 970-728-4342	 BUILDING PERMIT
		Permit Number: 2017-MVL-00181

For Inspections call 970-000-0000

Date Issued: 09/05/2017 Job Site Address: 117 LOST CREEK LN 22ABC 22ABC Property Owner: JUSTIN AND PEELER Mailing Address: 221 PRIMROSE PL SAN ANTONIO, TX 78209 Phone: H: 830-870-7555 Parcel ID: 477903112017	Contractor/General: Ultra Builders ICNON109096 Plumbing: Controlled Hydronics, M P DJ685441 Electrical Contractor: Tooker Electric LLC
--	---

Subdivision: BLUE MESA LODGE	Lot: 42B	Block:	Filing:	Sq. 0
Required Set Backs				
North /	South / Back:	East / Right:	West / Left:	
Actual Set Backs				
North /	South / Back:	East / Right:	West / Left:	

TYPE AND VALUE OF BUILDING	FEE ITEMS	# of Each	Amount
	Building Fees - Valuation	100000.00	\$1147.50
	Mountain Village Use Tax	100000.00	\$1800.00
	San Miguel County Use Tax	100000.00	\$400.00
	Road Impact Fee - Remodels	100000.00	\$250.00
	Plan Review Fee 65%	1.00	\$745.88
Type: Alteration SubType: Residential Category: Residential Remodel Valuation: \$100,000.00		Total	\$4343.38

Plans Reviewed by:
Description of Work: Change floor layout in living area, remodel two existing bathrooms, add one bedroom, 1/2 bathroom and an exterior window. There will be no changes to the Livable Square Feet of the apartment, so no additional water/sewer tap are required.

NOTICE

OWNER/CONTRACTOR SIGNATURE OF UNDERSTANDING AND AGREEMENT:
 Revaluation takes place on all permits selected by CBO before certificate of occupancy or a work complete is issued. Permit expires 90 days from the date of last inspection. Post the permit verification card so it is visible from the street. Please request inspections before covering any work. Redlined plans and permit card must be on site. I certify I have permission from the property owner and HOA to perform the described work. I assume full responsibility for compliance with the Town of Mountain Village/Telluride adopted ICC and NFPA codes, Mountain Village Design Regulations, Construction Mitigation, Land Use Ordinance, State of CO Asbestos requirements and all other applicable ordinances, for work under this permit. Plans Subject to Field Inspection.

Signature of Applicant/Date	Building Department Signature/Date
-----------------------------	------------------------------------

MUST BE POSTED ON JOB SITE



PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

May 31, 2017

Keith Brown
117 Lost Creek Lane, #41A
Mountain Village, CO 81435
Sent via email to: keithtelluride@gmail.com

RE: Design Review Process Application for Lot 42B, units 22 A, B, and C.

Dear Mr. Brown:

The Planning Division staff approved the Design Review Process Application for Lot 42B, units 22 A, B, and C. This approval is for a one new window in unit 22C to match the existing nearby window. This approval is with the following conditions:

- 1. Applicable Town fees and taxes shall be paid prior to commencing the activity or prior to the Town issuing a permit, as applicable, including but not limited to the Town's use tax.*

Length of validity shall be for 18 months from the date of approval, expiring on November 31, 2018. If the development has not commenced, legal instruments not recorded, or a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application was approved. Once all of the conditions set forth above are met, unless such condition is deferred until after a building or development permit has been issued, the Town will issue a development permit for the project in accordance with the requirements set forth in the Community Development Code.

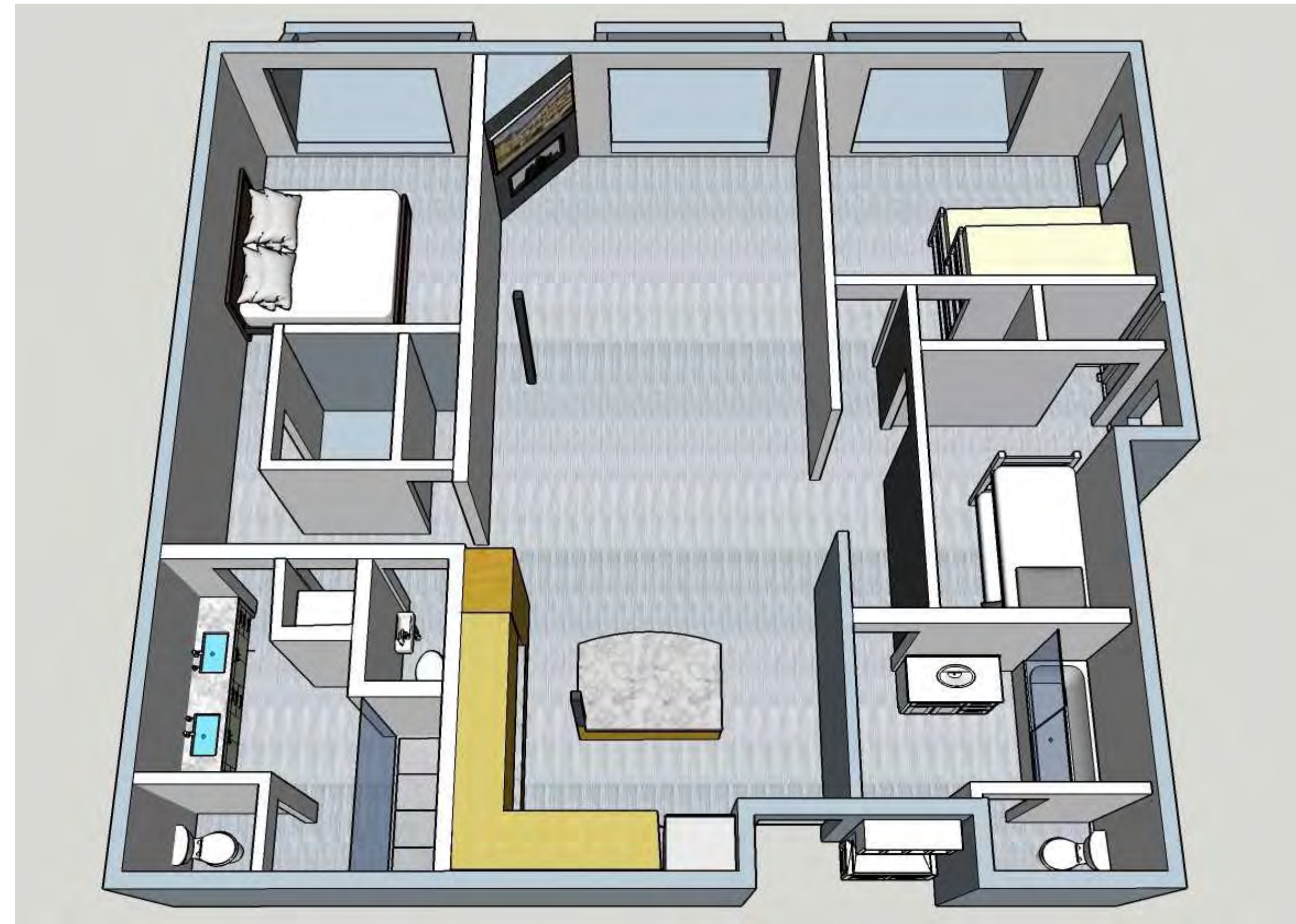
Sincerely,

Dave Bangert
Senior Planner/Forester
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
C :: 970.417.1789
F :: 970.728.4342

sheet index

A.1.1 - title page
A.1.2 - vicinity map & site view
A.1.3 - floor plans
A.1.4 - changes
A.1.5 -new measurements
A.1.6 - existing utilities
A.1.7 - sprinklers & detectors
A.1.8 - new lights
A.1.9 - new electric
A.1.10 -22c new venting
A.1.11 - 22c new window
A.1.12 - doors
A.1.13 - floors
A.1.14 - 22a bathroom
A.1.15 - 22c bathroom
A.1.16 - 22c bedroom
A.1.17 - kitchen and columns
A.1.18 - appliances
A.1.19 - 22b tv fireplace wall
A.1.20 - fans and window blinds

A.1.21 - closet shelves & trim



**lot 42b
unit
22abc**

construction
drawings
8/10/2017

general notes

electric

1. the contract documents includes the contractual agreement, the drawings and the project binder (specifications, supplemental drawings, addenda and project cut sheets).
2. all required work shall be performed by the genral contractor, unless otherwise noted. all reference to the "contractor" includes the general contractor and his subcontractors: they shall be one and the same.
3. the contractor shall obtain all applicable building permits, all necessary inspections, and the certificate of completion.
4. the contractor is responsible for the conformance of all work to building codes.
5. the contractor is responsible for the protection of the hoa common areas, neighboring properties, and the compliance to all o.s.h.a. requirements.
6. No original or as-built building plans have been located so the contractor is to verify and measure all relevant plumbing locations and condition, wall assemblies, window header and structural columns and beams during demolition.

project team

owner: julie & justin peeler, 221 primrose place, san antonio, tx 78209 (830) 870-7555, jpeeler@satx.rr.com, hunt@macho creek lodge.com

owner agent: keith brown, 117 lost creek ln. #41a, mountain village, CO 81435 (970) 417-9513 keithtelluride@gmail.com

general contractor: ultrabuilders llc., ricky@ultrabuilders.llc.com po box 1835 telluride, co 81435 ph 970 596 1014

architect plan review: gerald ross architects, 114 aldasoro rd. telluride, co 81435 gr@telluridearchitect.com (970) 708-1392

architect 22c window: ben white architecture, 148 elcho ave., #3, crested butte, co 81224 (970) 349-5378 ben@benwhitearchitecture.com

project information

property address: 117 Lost Creek Lane, Unit 22abc, Mountain Village CO 81435 (Blue Mesa Lodge)

legal description: units 22 a b c and residential parking unit 40 blue mesa lodge condos acc to 1st amended plat & dec of record located at lot 42b town of mountain village plat bk1 pg 2423 san miguel county co

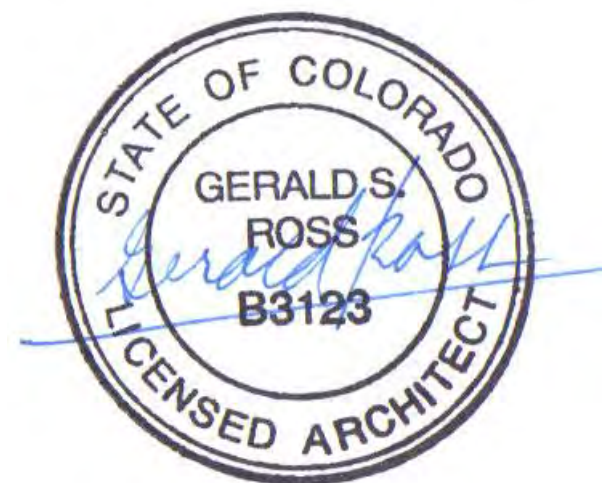
project description: residential condo renovation including the addition of one exterior window

zoning designation: residential, mountain village core

square footage summary:

397 s.f. 22 a room
 450 s.f. 22 b room
 369 s.f. 22 c room

 1,216 s.f. 22 a b c - per plat

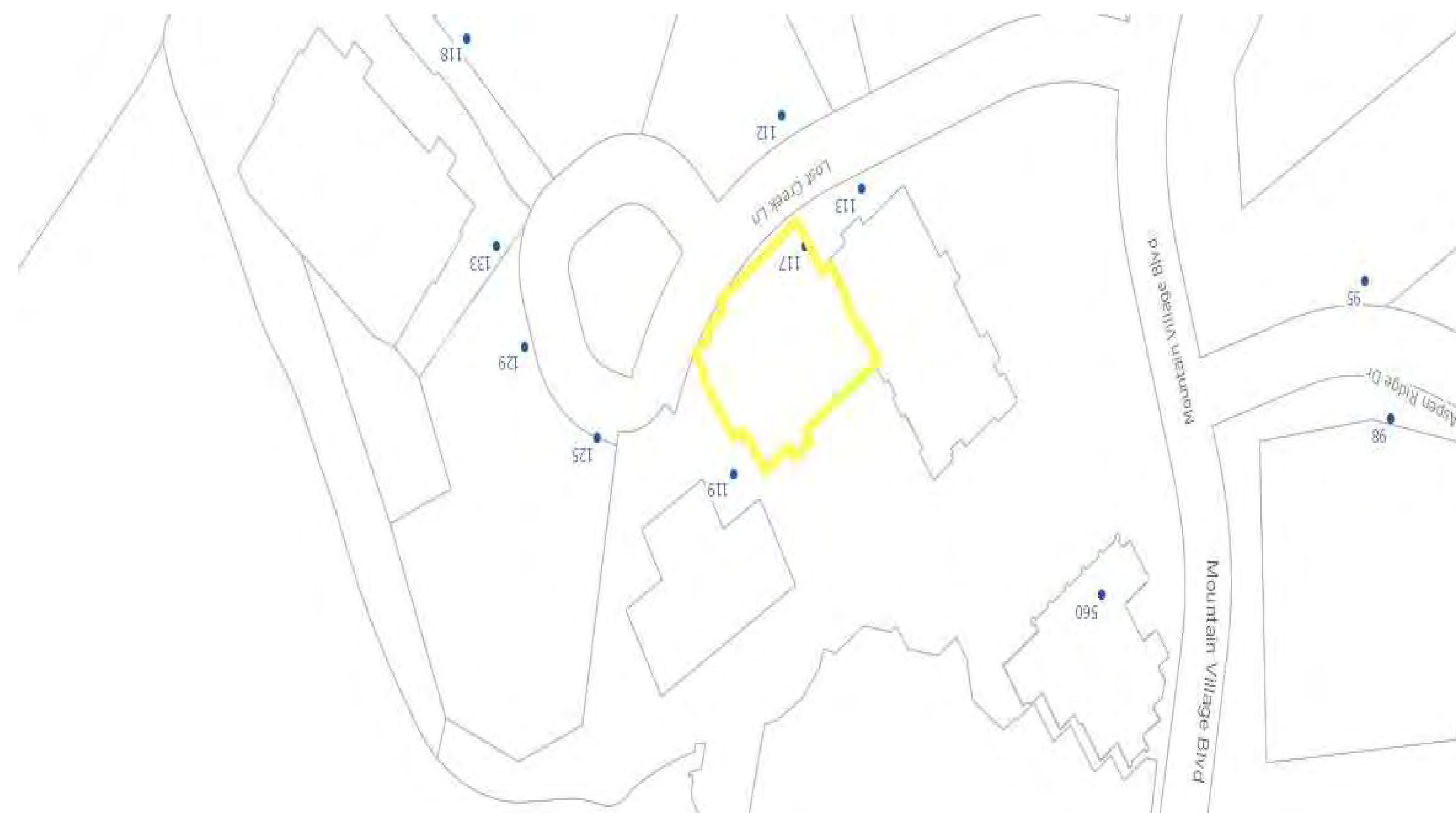


title
page

A.1.1



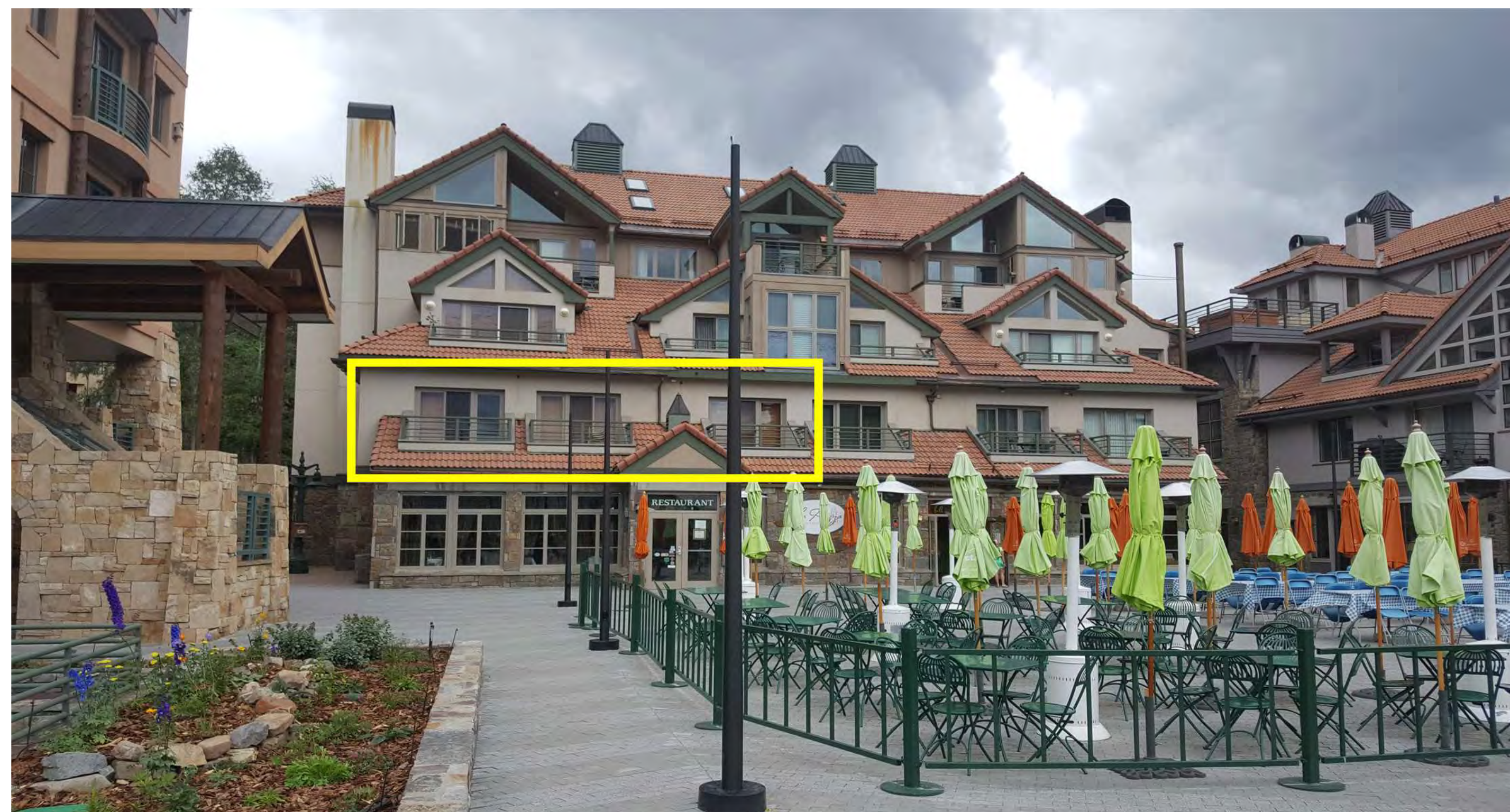
vicinity map



vicinity map

lot 42b unit 22abc

construction
drawings
8/10/2017



view east from sunset plaza

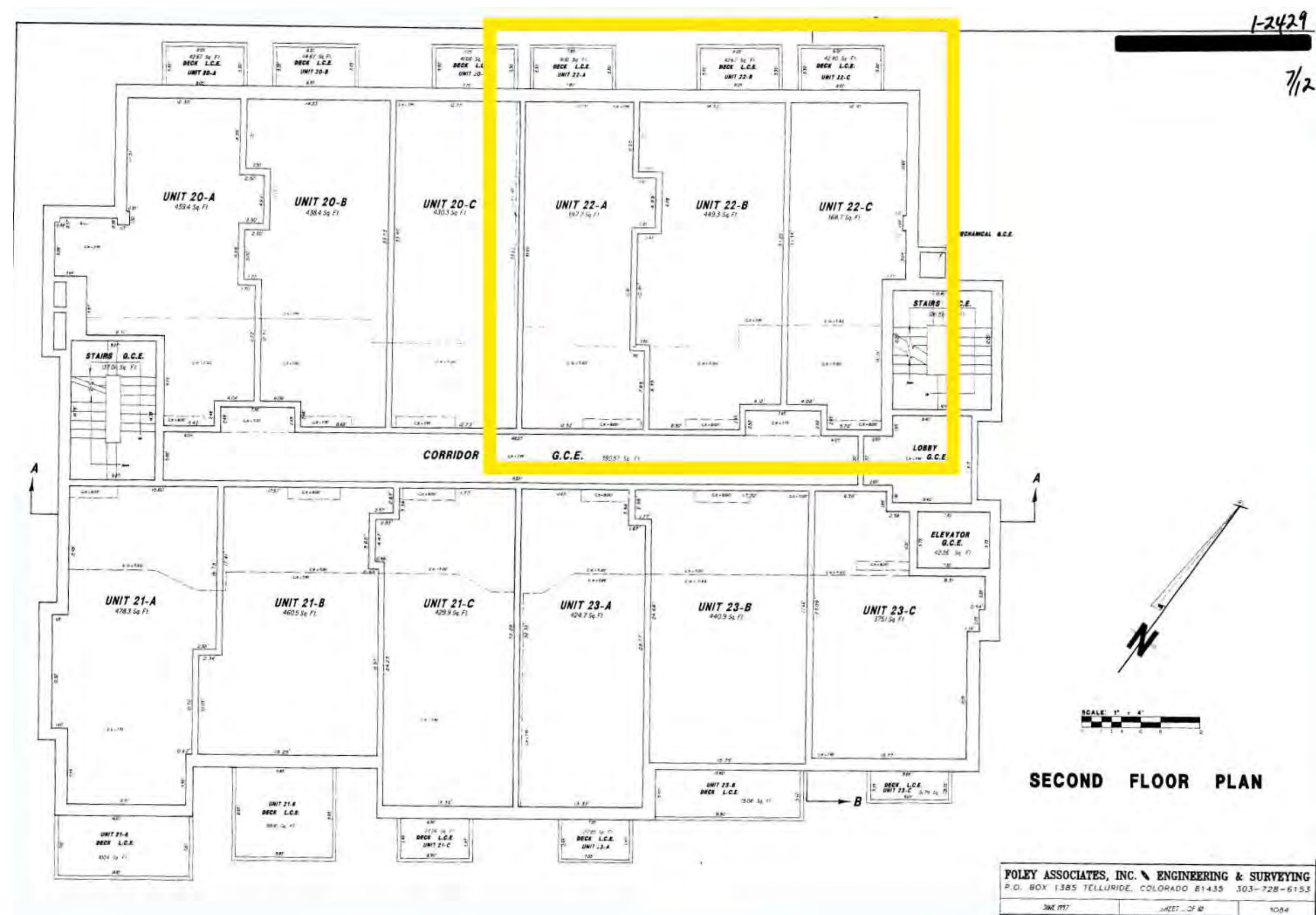


22abc from the north



vicinity
map &
site views

A.1.2



general notes

22b entrance door is existing self-closing fire door, 1 hour rating

primary walls are 7 inch, secondary walls 5 inch. wall assembly to be same as existing walls with 5/8" drywall on metal studs. existing wall stud specifications to be determined by contractor during demolition.

walls to be sound insulated with R-15 kraft-backed insulation batts.

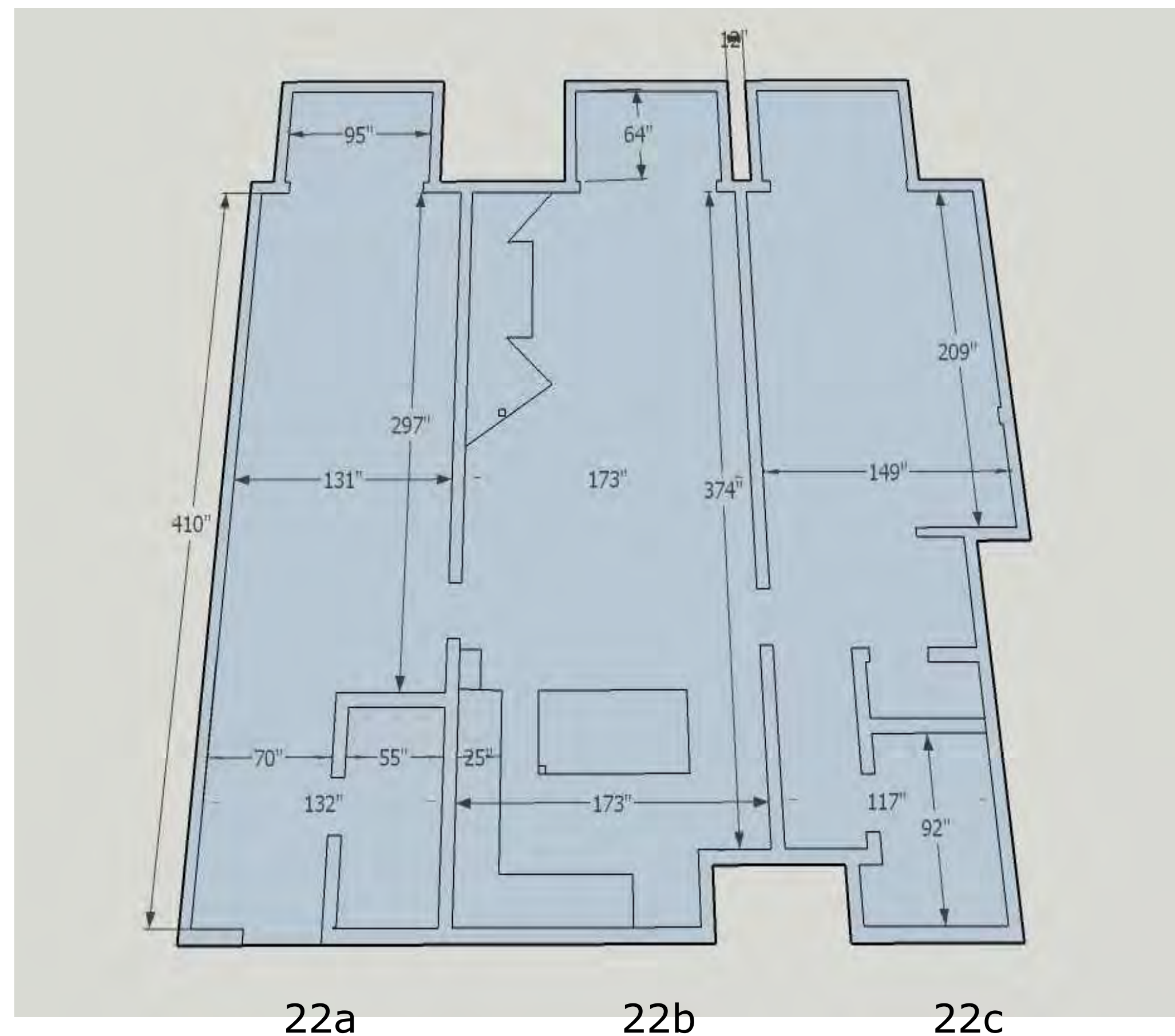
one new window in 22c - see A.1.11

one new vanity bath

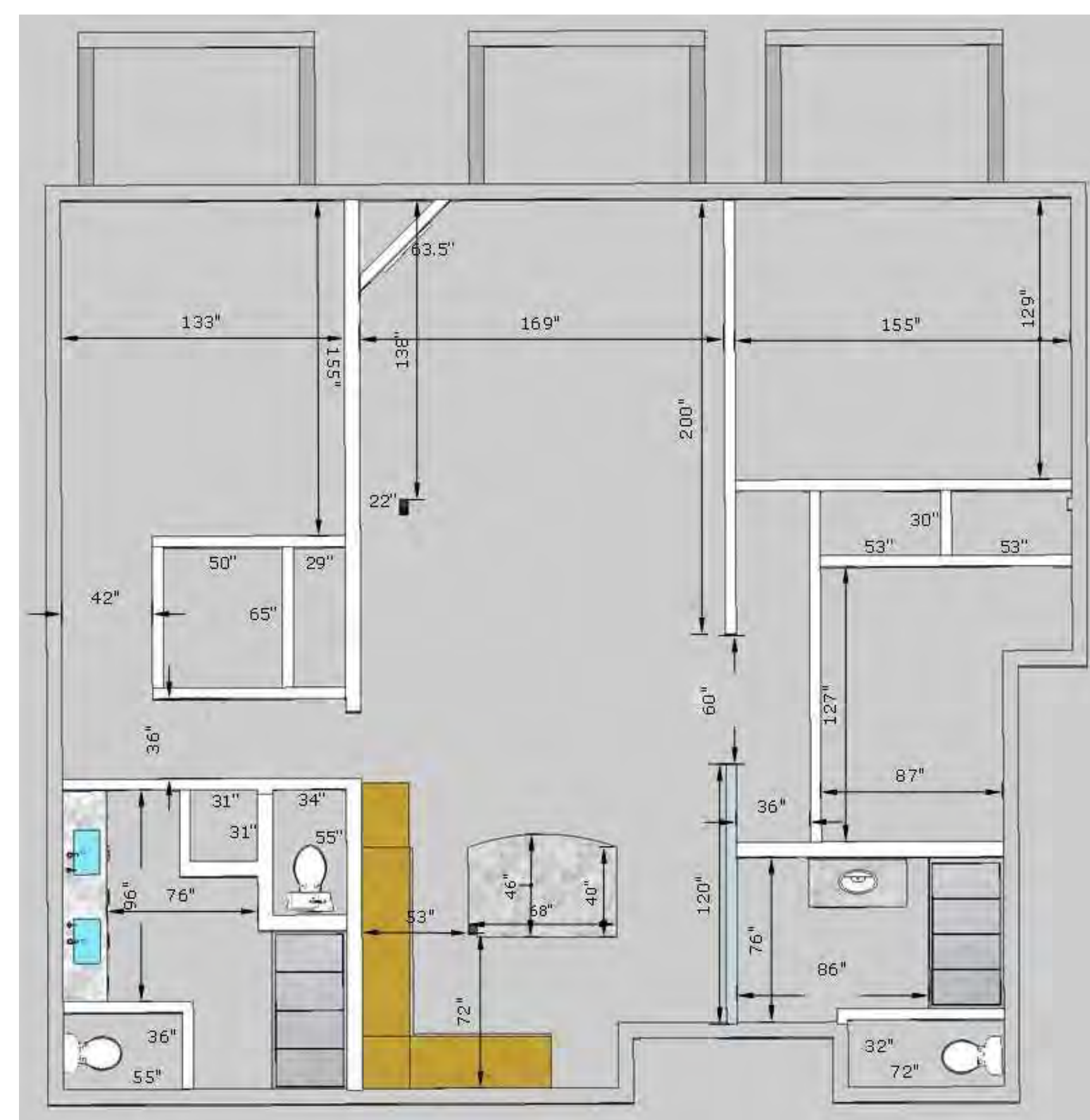
lot 42b unit 22abc

construction
drawings
8/10/2017

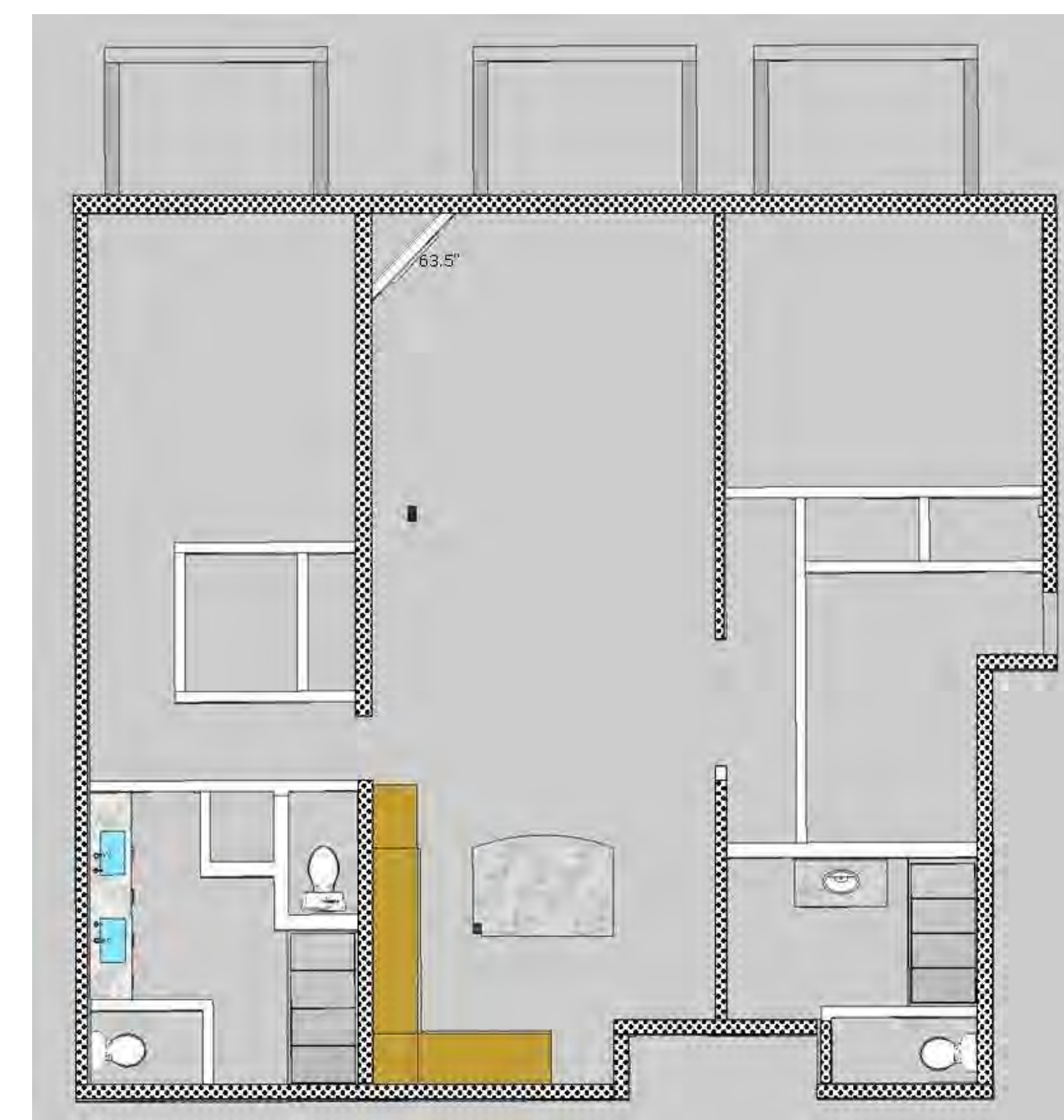
22abc 2nd floor location



existing floor plan



new floor plan



existing walls

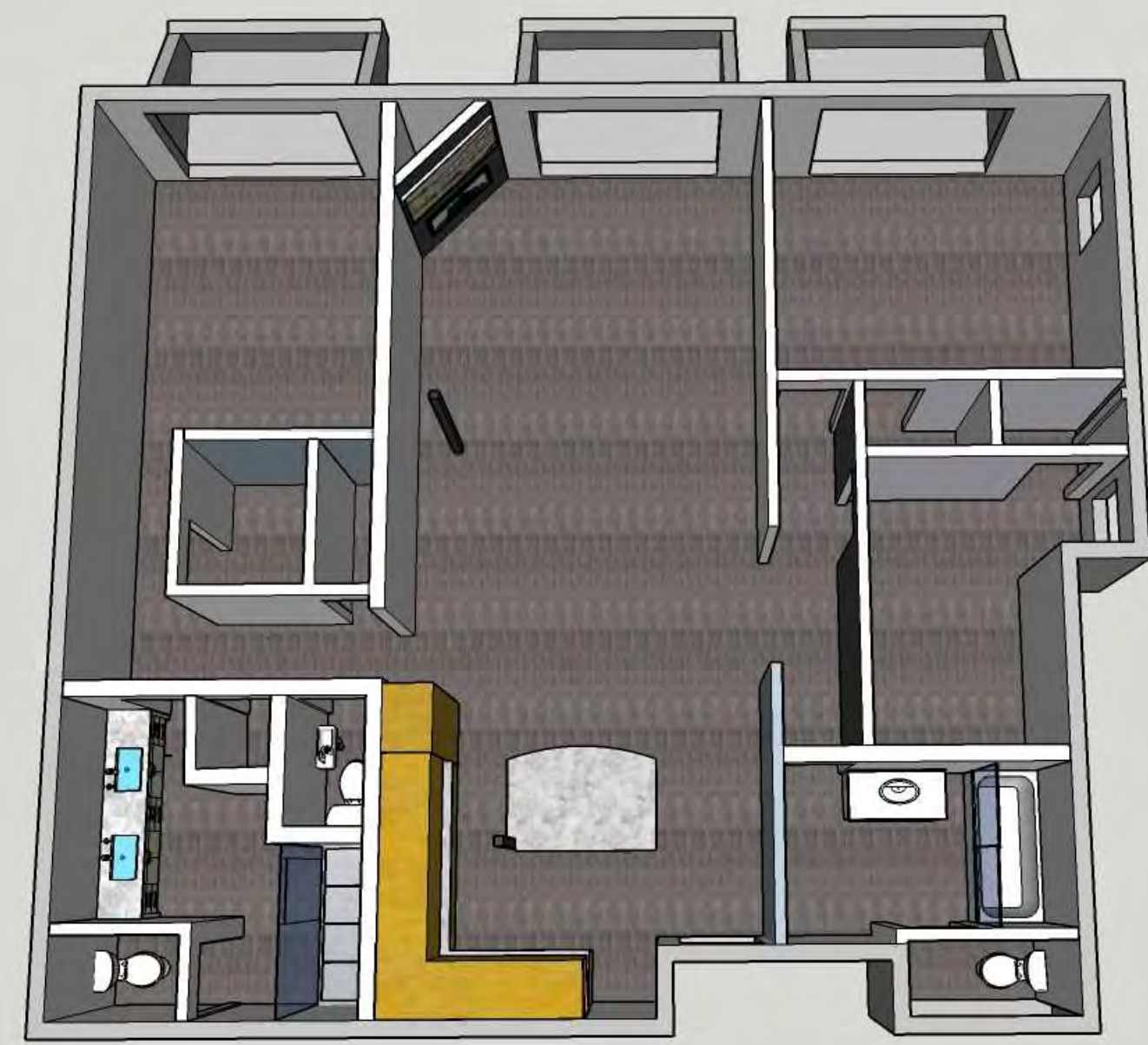


hoa 2nd floor
plan & 22abc
existing &
proposed
floor and wall
plan

A.1.3

lot 42b unit 22abc

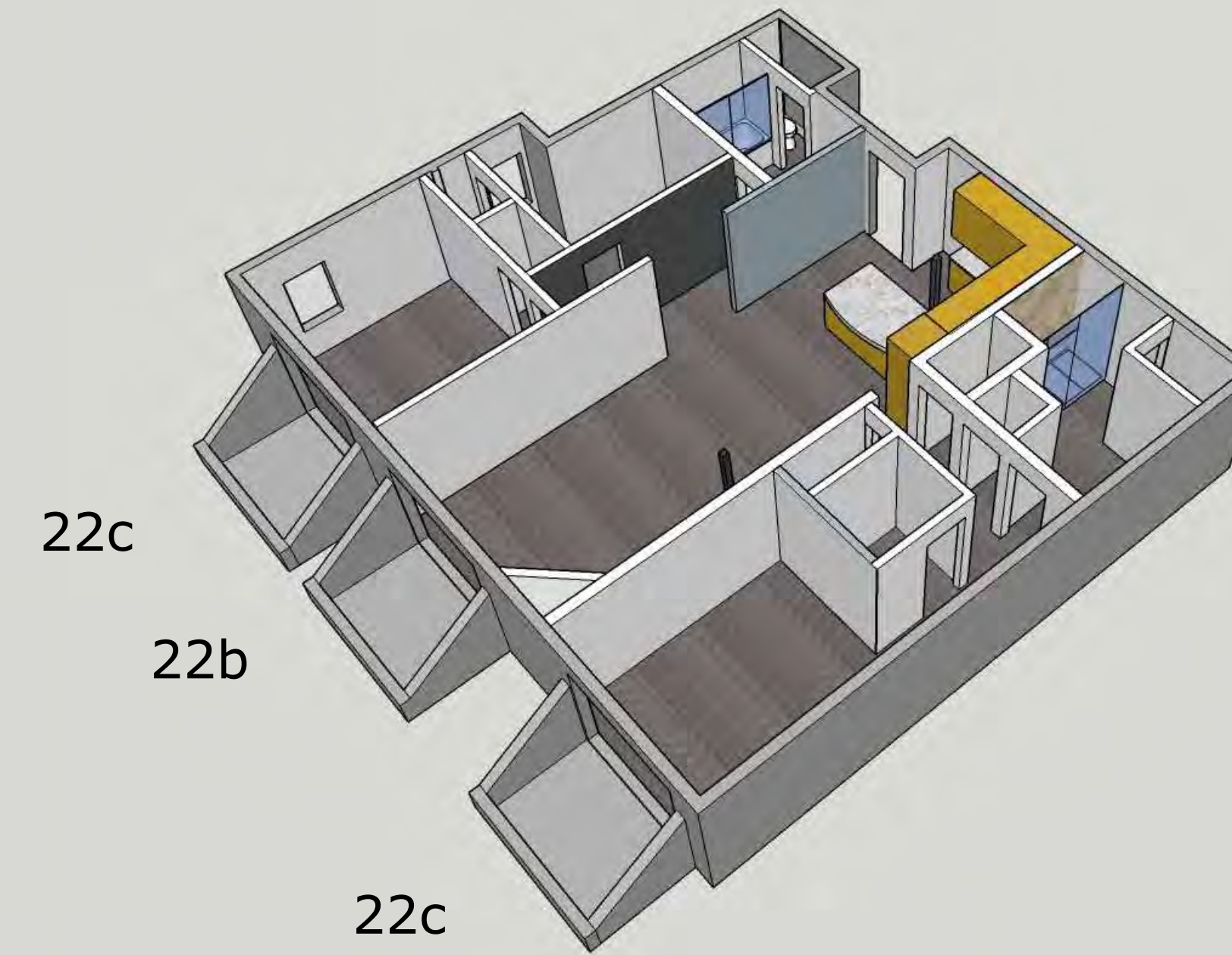
construction
drawings
8/10/2017



22a

22b

22c



22c

22b

22c

22a changes: shower in place of bathtub, toilet room, new double sink counter/cabinet, in floor bathroom heat, washer/drier, guest vanity bathroom, double closet

22b changes: new kitchen appliances, re-finished cabinets, new kitchen island, tv cabinet removed, new gas fireplace

22c changes: additional window, toilet room, walk in shower, new single sink counter/cabinet, in floor bathroom heat, new room, 2 closets

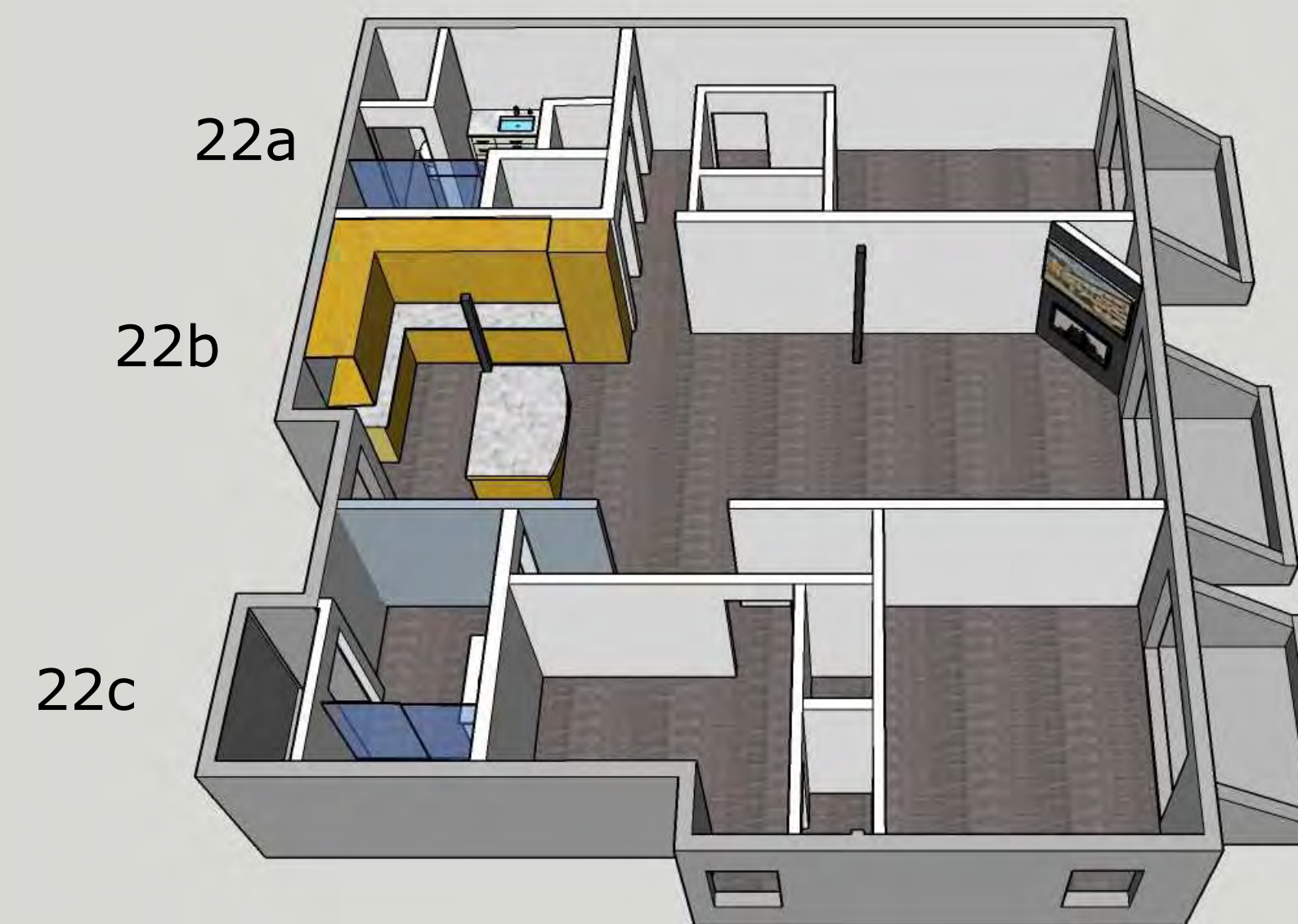
22abc changes: tile floor, led ceiling lights, refinished walls and ceilings, exhaust fans all vents



22c

22b

22a



22a

22b

22c



changes

A.1.4



general notes

all shown measurements are wall board to wall board

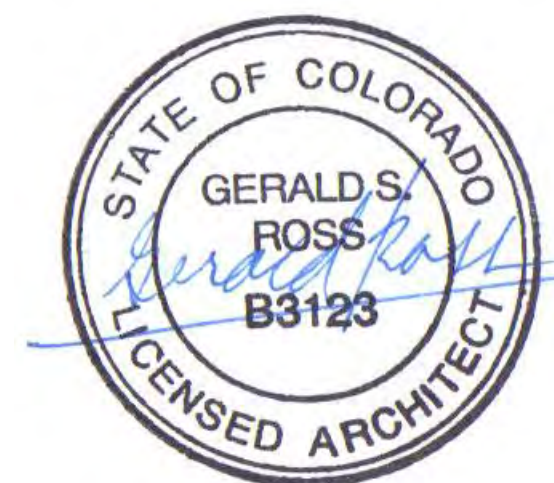
all shown measurements are to be verified on-site by the contractor during demolition and before construction.

critical measurements

- wall column
- 22 b column 1
- new window
- new wall
- 22b column 2

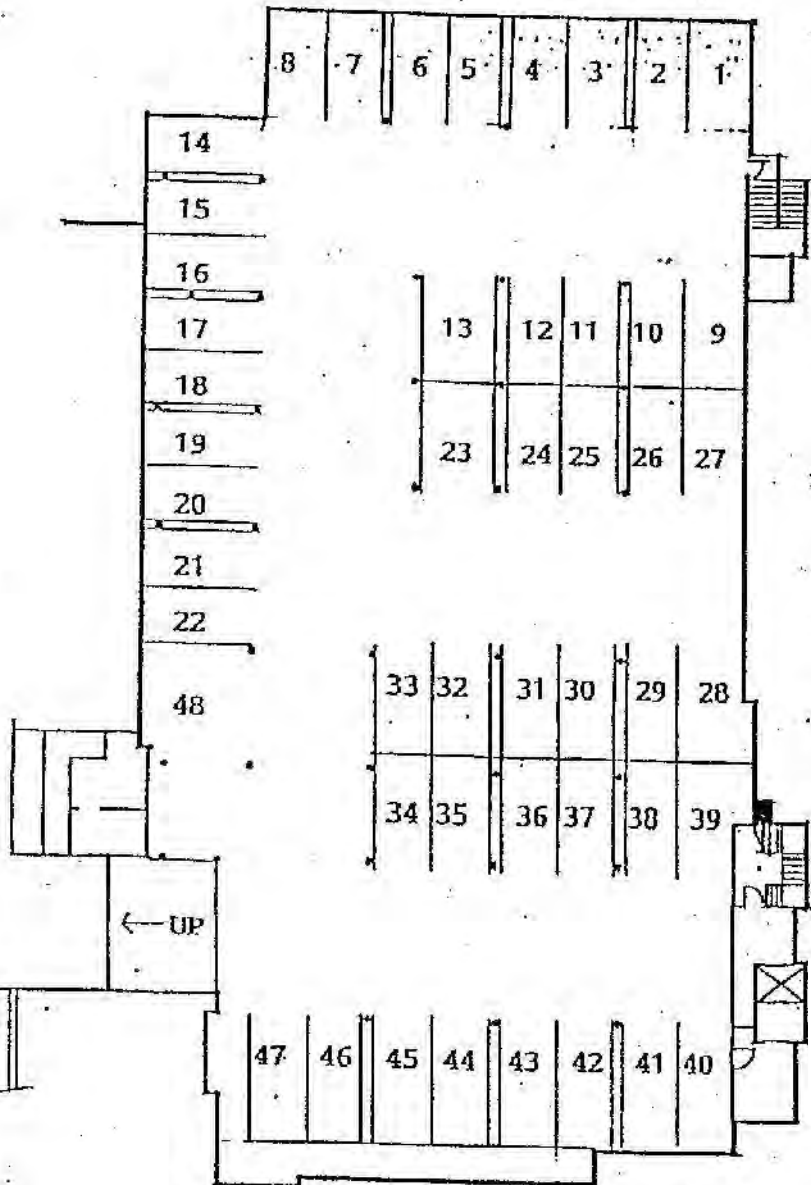
lot 42b unit 22abc

construction drawings
8/10/2017

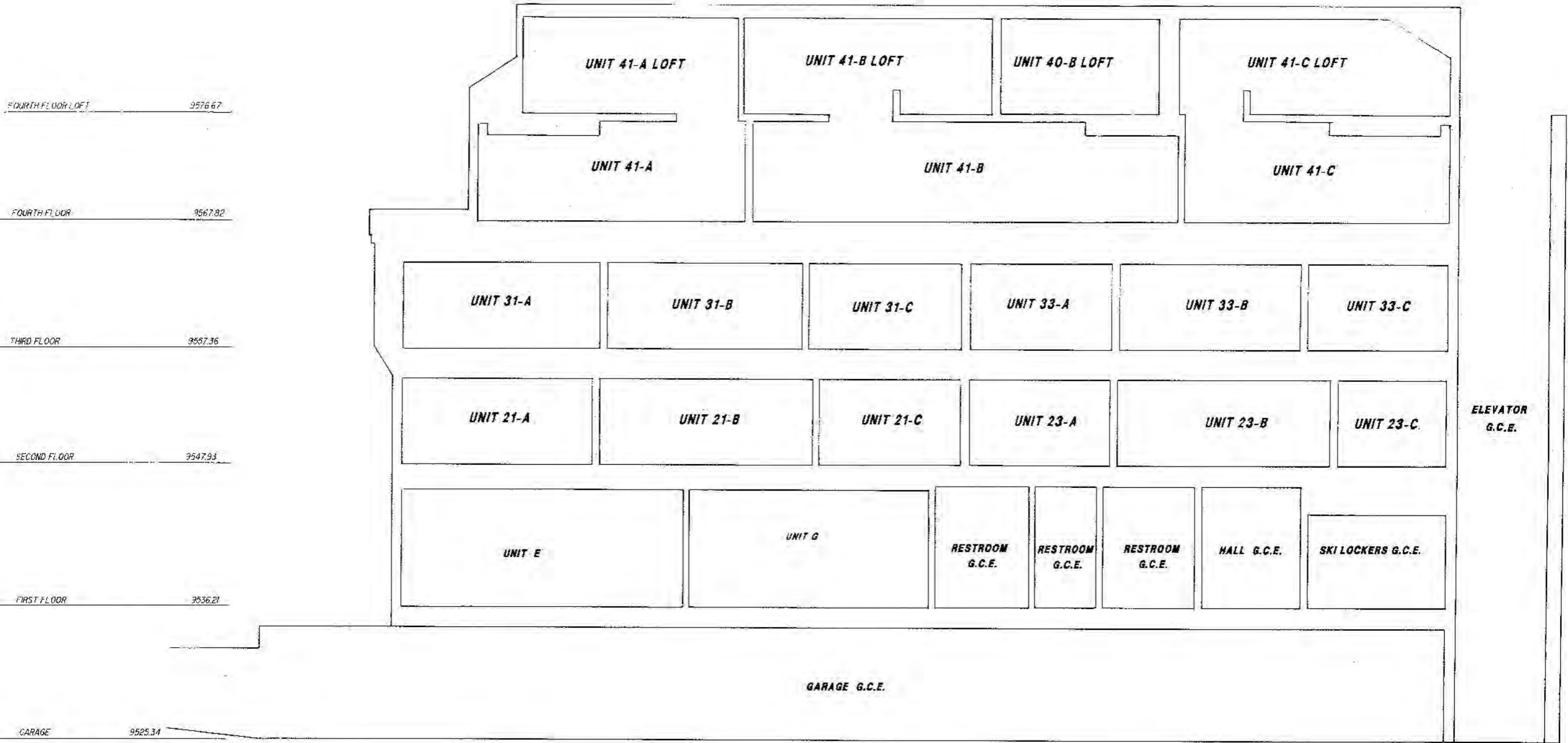


new measurements

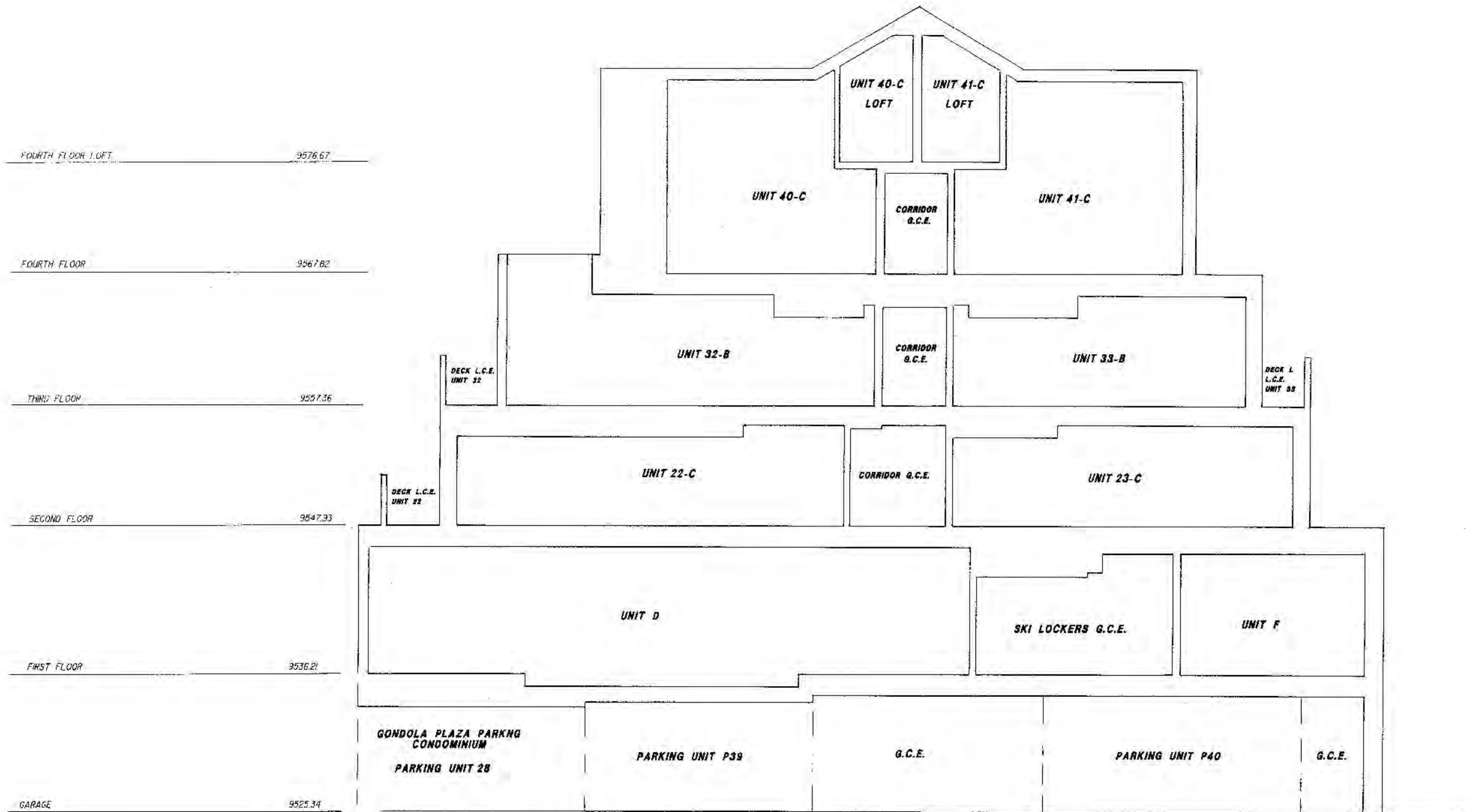
A.1.5

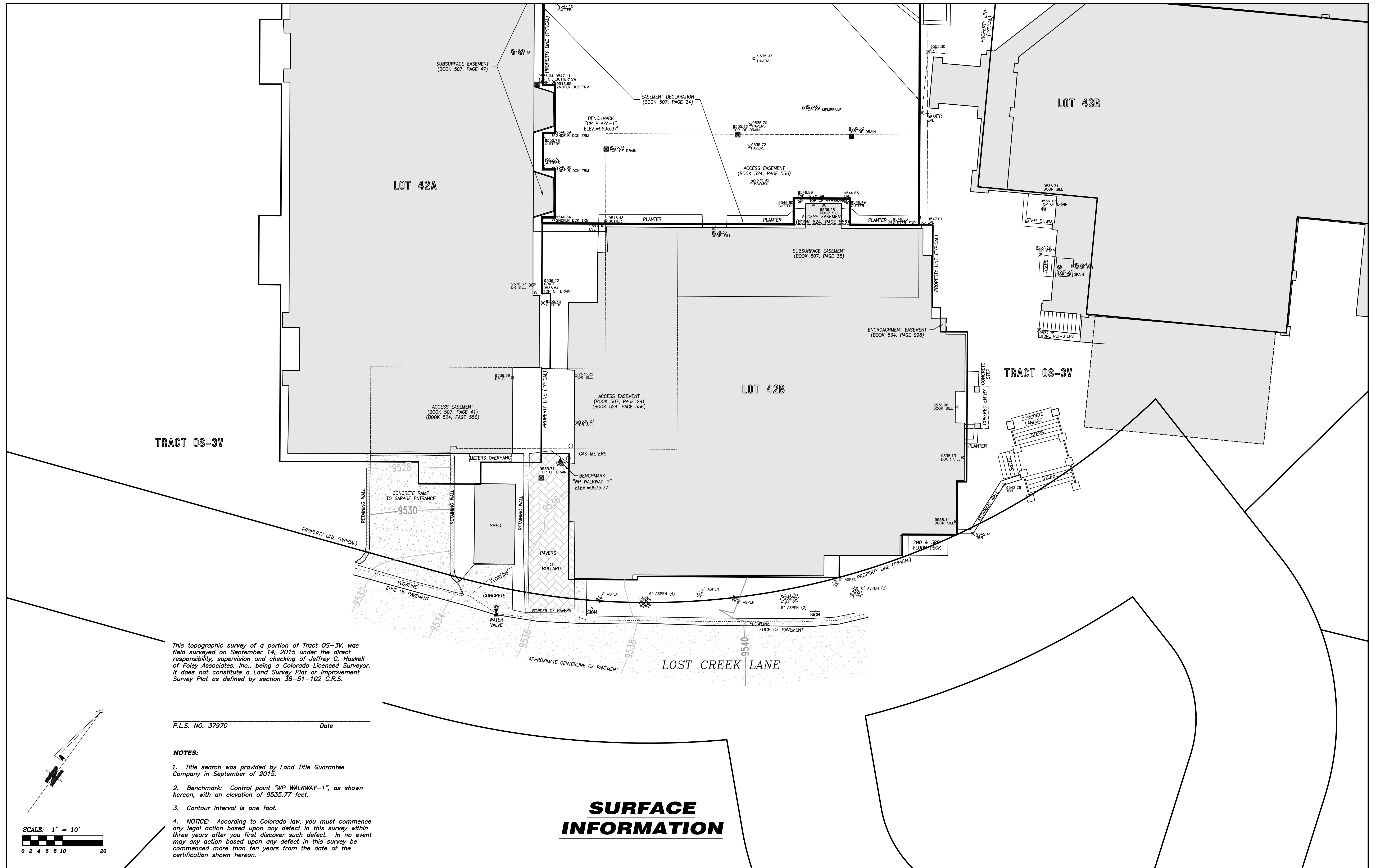


SECTION A-A



SECTION B-B

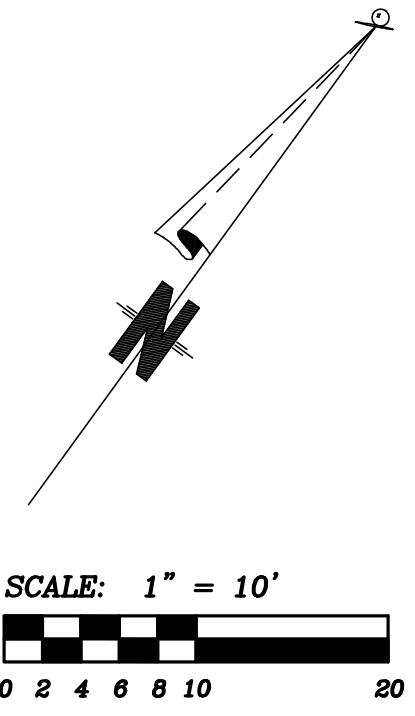




This topographic survey of a portion of Tract OS-3V, was field surveyed on September 14, 2015 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 _____ Date _____

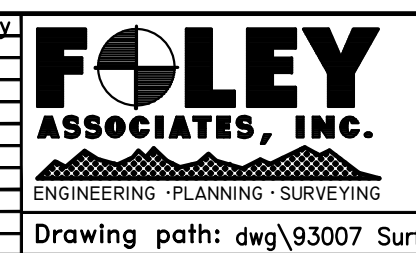
- NOTES:**
1. Title search was provided by Land Title Guarantee Company in September of 2015.
 2. Benchmark: Control point "WP WALKWAY-1", as shown hereon, with an elevation of 9535.77 feet.
 3. Contour interval is one foot.
 4. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



SURFACE INFORMATION

Existing Conditions for The Gondola Plaza Parking Condominium

Project Mgr:	JH	Rev.	description	date	by
Technician:	MC				
Checked by:	KV				
Start date:	09/14/2015				



970-728-6153 970-728-6050 fax
 P.O. BOX 1385
 125 W. PACIFIC, SUITE B-1
 TELLURIDE, COLORADO 81435

ORDINANCE NO. 2019-__

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING A REZONE AND DENSITY TRASNFER ON LOT 42B, UNITS 22A, 22B, AND 22C TO CONVERT THREE EFFICIENCY LODGE ZONING DESIGNATIONS UNITS INTO ONE LODGE ZONING DESIGNATION UNIT.

RECITALS

- A. Justina and Julie Peeler (“**Owner**”) have submitted to the Town: (1) a rezoning and density transfer development application for a rezone of Units 22A, 22B, and 22C Blue Mesa Lodge Condominiums (Lot 42B) from three efficiency lodge units to one lodge unit; and (“**Applications**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. Justin and Julie Peeler are the owners of Units 22A, 22B and 22C, Blue Mesa Lodge Condominiums, and the associated development rights and density allocated to Units 22A, 22B, and 22C, Blue Mesa Lodge Condominiums.
- C. The proposed rezoning and density transfer is to combine two efficiency lodge units into one lodge unit pursuant to the requirements of the CDC.
- D. The Property has the following zoning designations pursuant to the Official Land Use and Density Allocation List and zoning as set forth on the Town Official Zoning Map:

Figure 1. Current Zoning Designation for Units 33A and 33B, Lot 42B Blue Mesa Lodge Condominiums

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
22A	Village Center	Efficiency Lodge	1	.5
22B	Vilage Center	Efficiency Lodge	1	.5
22C	Vilage Center	Efficiency Lodge	1	.5

Figure 2. Proposed Zoning Designation

Unit No.	Zone District	Zoning Designation	Actual Units	Person Equivalent
22ABC	Village Center	Lodge	1	.75 ¹

¹The excess density of .75 will be sold to support the future Rezone and Density Transfer Applications of current Lot 42B studio owners.

Figure 3. Lot 42B Current Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	28	.5	14
	Vilage Cemter	Commercial	n/a	n/a	n/a

Figure 4. Lot 42B Proposed Zoning Designation for the Property

Lot	Zone District	Zoning Designation	Actual Units	Person Equivalent	Total Person Equivalent
42B	Village Center	Efficiency Lodge	25	.5	12.5
	Village Center	Lodge	1	.75	.75
	Village Center	Commercial	n/a	n/a	n/a
					.75 ¹

- E. At a duly noticed public hearing held on December 5, 2019, the DRB considered the Applications, testimony and public comment and recommended to the Town Council that the Applications be approved with conditions pursuant to the requirement of the CDC.
- F. At its regularly scheduled meeting held on December 12, 2019 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- G. On January 16, 2020, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- H. The meeting held on December 12, 2019 was duly publicly 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.
- I. 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.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations.
3. The proposed rezoning meets the Comprehensive Plan project standards.
4. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources.
5. The proposed rezoning is justified because there is an error in the current zoning, there have been changes in conditions in the vicinity or there are specific policies in the Comprehensive Plan that contemplate the rezoning.
6. Adequate public facilities and services are available to serve the intended land uses.
7. The proposed rezoning shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion.
8. The proposed rezoning meets all applicable Town regulations and standards.

J. 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:

Density Transfer Findings

1. The applicant has the requisite required density of .75 person equivalents to execute a rezone from efficiency lodge to lodge zoning designation
2. The applicant has met or exceeded the parking requirement of .5 parking spaces
3. Blue Mesa Lodge is not identified in the Comprehensive Plan for redevelopment.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS.

1. The applicant shall submit a condo map amendment and associated declarations, to the Town for review and approval showing the Units 22A, 22B, and 22C as one renumbered Lodge unit.
2. The Lot list shall be updated to reflect the rezone from three efficiency lodge units to one lodge unit.

Section 1. Effect on Zoning Designations

A. This Resolution does not change any other zoning designation on the Properties it only affects Units 22A, 22B and 22C.

Section 2. Ordinance Effect

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 _____, 2020 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the __st of _____ 2020 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 __th day of _____ 2019.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village,
Colorado this XXst day of _____ 2020**

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

By: _____
Laila Benitez, 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 _____, 2019, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2019 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 _____, 2020. 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
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Martinique Davis Prohaska				
Peter Duprey				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

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 _____, 2020.

Jackie Kennefick, Town Clerk

(SEAL)

**RESOLUTION APPROVING A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE
SECTION 17.8 REQUIREMENTS FOR LOT 42B, UNITS 22A 22B AND 22C C TO ALLOW
FOR DEVIATIONS TO THE LODGE UNIT ZONING DESIGNATION DEFINITION.**

Resolution No. 2019-1212-__

- A. Justin and Julie Peeler (“**Owner**”) are the owners of record of real property described as Lot 42B, Units 22A 22B and 22C (“**Property**”).
- B. The Owner has submitted a Class 4 application for a Variance to allow for deviation to the lodge unit zoning designation definition for Units 22ABC (**Application**).
- C. The Application was submitted in compliance with the provisions of section 17.4.16 of the Community Development Code (“**CDC**”).
- D. The Design Review Board (“**DRB**”) considered the Application, along with evidence and testimony, at a public meeting held on December 5, 2019. Upon concluding their review, the DRB recommended unanimous approval of the Application to the Town Council.
- E. The Town Council considered and approved the Application, along with evidence and testimony, at a public hearing on December 12, 2019.
- 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 on the Town website, and by mailing of public notice to property owners within four hundred feet (400') of the Property, as required by the public hearing noticing requirements of the CDC.
- G. After the public hearings referred to above, the DRB and the Town Council each individually considered the Applications’ submittal materials, and all other relevant materials, public letters, and public testimony, and approved the Application with conditions as set forth in this Resolution.
- H. The Owner has addressed or agreed to address, all conditions of approval of the Applications imposed by Town Council and Design Review Board.
- I. The Town Council finds the Applications meets the variance criteria for decision contained in CDC Section 17.4.16(D) as follows:

Variance Findings:

- 1. The variance can be granted without substantial detriment to the public health, safety and welfare due to visual mitigation, and will actually will help protect the public health, safety and welfare by ensuring the provision of critically needed employee housing;
- 2. The variance can be granted without substantial impairment of the intent of the CDC, with the proposed use meeting the provisions for employee housing;
- 3. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district;
- 4. Reasonable use of the property for additional employee housing is not otherwise available without granting of a variance, and the variance being granted is the minimum necessary to allow for reasonable use;

5. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created;
6. The variance is not solely based on economic hardship alone; and
7. The proposed variance meets all applicable Town regulations and standards unless a variance is sought for such regulations or standards.

NOW, THEREFORE, BE IT RESOLVED THAT THE TOWN COUNCIL HEREBY APPROVES A VARIANCE TO THE COMMUNITY DEVELOPMENT SECTION 17.8 REQUIREMENTS FOR LOT 42B, UNITS 22A 22B AND 22C C TO ALLOW FOR DEVIATIONS TO THE LODGE UNIT ZONING DESIGNATION DEFINITION AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION.

Be It Further Resolved that Lot 42B, Units 22A 22B and 22C may be developed as submitted in accordance with Resolution NO. 2019-1212-____.

Section 1. Resolution Effect

- A. This Resolution 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 resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

Section 2. Severability

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

Section 3. Effective Date

This Resolution shall become effective on December 12, 2019 (the "Effective Date") as herein referenced throughout this Resolution.

Section 4. Public Hearing

A public meeting on this Resolution was held on the 12th day of December 2019 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

Approved by the Town Council at a public hearing held on December 12, 2019.

Town of Mountain Village, Town Council

By: _____
Laila Benitez, Mayor

Attest:

By: _____
Jackie Kennefick, Town Clerk

Approved as to Form:

Jim Mahoney, Town Attorney



**PLANNING AND DEVELOPMENT SERVICES
DEPARTMENT**

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

Item No. 19

TO: Town Council

FROM: Michelle Haynes, Planning and Development Services Director & Mark Carlson, Owners Representative

FOR: Meeting of December 12, 2019

DATE: December 3, 2019

RE: Village Court Apartments: VCA Resident Committee Framework Review, VCA Resident Community Survey Results and VCA Phase IV Next Steps

INTRODUCTION

At the November 21, 2019, Town Council meeting, the Town Council asked staff to bring back a Village Court Apartment (VCA) resident committee framework. That document is attached for your review and comment. The VCA [two town council members, staff and the Phase IV team] Committee met on December 3, 2019, to review the community survey results and discuss VCA Phase IV next steps in advance of the full Council's review today.

ATTACHMENTS

- VCA Resident Committee Framework Recommendations

VCA RESIDENT COMMITTEE FRAMEWORK

The draft VCA resident committee framework is attached. Once the Council reviews the framework and provides input and comment, staff can begin advertising for VCA resident applicants.

COMMUNITY SURVEY RESULTS

Here is a [link](#) to the community survey results. You can also copy and paste the following url into your web browser

<https://townofmountainvillage.typeform.com/report/vmEDex/y7mJmrMllrcfRial> to view the survey results.

Here are a few high points regarding the community survey:

242 Individuals Participated in the Survey

58% work in the Mountain Village who responded

41% live in the Mountain Village currently

43% of those that live in Mountain Village live at VCA currently

64% of the respondents' rent

37% have low interest in purchasing a deed-restricted condominium in the MV 26% have high interest
34% have low interest in renting in the MV and 36% have a high interest in renting
79% would live at Village Court of 189 respondents
94% would live at VCA for the right level of affordability
34% have low interest in purchasing a condominium at VCA, 21% high interest
40% had a high interest in renting at VCA and 16% low interest in renting at VCA
66% are interested in a two-bedroom and 35% interested in a one-bedroom, 33% interested in a three-bedroom

Optimal purchase prices ranged from \$200,000-\$300,000. No respondent answered in excess of \$300,000.

65% are interested in down payment assistance.

The survey results generally indicated that rental was preferred at the location of VCA over ownership.

VCA PHASE IV NEXT STEPS RECOMMENDATIONS AND TIMELINE

The VCA committee generally discussed the following topics:

- Timelines regarding for rent and for sale options
- Costs
- Revenues
- Modular versus stick frame
- Timing and sequencing
- Timing of selection of a contractor

RECOMMENDATIONS

The VCA Committee reviewed all the information provided; however, would like direction from Council if we should continue to pursue any of these options. If Council wishes to proceed, the Committee would then reconvene to prepare recommendations for Council consideration.

/mbh

Village Court Apartments (VCA) Resident Committee Framework – updated 12.2.19

VCA Resident Committee Mission Statement: VCA strives to provides a safe, clean, and friendly living environment for the residents of our community with a positive attitude. In furtherance to this goal, VCA is creating a VCA Resident Committee in order to receive feedback and input from VCA residents in order to maintain and improve the living environment at VCA.

VCA Resident Committee Composition

- Five VCA residents
- One staff person – A VCA administrator – Luke Adamson, Resident Manager
- One member of the San Miguel Regional Housing Authority -TBD

Form of Organization and Recommendations

The VCA Resident Committee will not be a decision-making body. Rather it will be a recommending committee that will provide recommendations to VCA management regarding maintaining and improving the living conditions at VCA. Recommendations will be made by a majority of the appointed committee including the staff member facilitator by motion and vote.

Meeting Procedures

1. Meetings would be held on a bi-monthly basis unless determined otherwise by the committee.
2. Agendas will be produced by staff and posted 48 hours prior to meetings.
3. The meetings are recorded on a hand-held recorder
4. The staff person facilitates the meeting.
5. The committee may decide internally whether to elect a chairperson who would then work with the staff person to set agendas each month (or bi-monthly).
6. Action minutes will be kept in accordance with the Town's records retention requirements.

Selection of the VCA resident committee

A VCA resident must submit an application, meet minimum criteria and answer a few important questions. Staff recommends the VCA committee select the VCA resident committee members after review of the applications.

Recommended application criteria and questions:

- 1) Must be a resident of VCA for at least 6 months
- 2) Must also answer the following questions:
 - a. Number of years you have lived at VCA
 - b. What is your interest in serving on the committee?
 - c. What is your contribution to the committee?
 - d. Can you meet monthly or bi-monthly? What is your preference?
 - e. What is the best way to communicate with you?
 - i. Email/Text/Phone Call
 - f. Are you willing to promote the best interests of VCA residents and the community?

VCA Resident Committee responsibilities

Given that the VCA work plan and budget is established by Town Council each year, the VCA resident committee responsibilities could include the following items:

- Make recommendations on desired priorities within the budget and workplan year to year
- Make recommendations regarding project priorities

- Express ideas and concerns
- Discuss day to day observations and or suggested improvements
- Discuss and make recommendations regarding the communication of information between residents and staff
- Volunteer outside of the VCA workplan (help plan VCA community events, lead VCA clean-up day, provide resident outreach, provide community building activities, compile VCA resident satisfaction survey questions (on the 2020 workplan))

Staff's role

- To establish a monthly agenda (can be changed to bi-monthly as needed).
- To facilitate the meeting and support the chairperson (if elected)
- To consolidate resident concerns and ideas
- To provide updates to the VCA resident committee on special projects
- To implement recommended improvements, priorities or changes
- Take or delegate action minutes

Meeting Format

Meetings held at Town Hall in the Town Council Chambers

Resident Committee Meeting Limitations

- Staff will strive to maintain broad resident confidentiality and will not disclose private or confidential information regarding residents on any matter, except in a case where information is already of public record.
- VCA resident committee meetings are not the appropriate forum for resident complaints against other residents. Complaints are managed by the VCA administrative office staff. The VCA resident committee is not able to arbitrate complaints between residents.
- Resident Committee meetings will be open to the public and advertised.
- In addition to Resident Committee meetings, broader bi-annual VCA resident meetings will be held twice a year, and held in the Town Council chambers at Town Hall. The resident committee would help facilitate the broader VCA resident meeting.
- The resident committee is also not an arbiter of town staff personnel issues. Personnel matters are handled internally. Concerns or complaints about staff will be directed to focus on matters of safety, civility, expectations and results. The VCA resident committee does not make recommendations regarding staffing matters, except in the case where there are observations of too much or too little and whether staffing is meeting the expectations of comfort and safe.

Deliverables

The VCA resident committee progress and input will be reported twice yearly to Town Council. The VCA resident committee along with VCA staff will facilitate a bi-yearly open VCA resident meeting. The resident committee will spearhead the resident survey and report back on the results.



Agenda Item #20
**Town of Mountain Village
Green Team**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970)369-8236

TO: Town Council

FROM: Zoe Dohnal, Business Development and Sustainability Senior Manager

FOR: Meeting of December 12, 2019

DATE: December 4, 2019

RE: Consideration of Approval of Revised Green Team Committee Bylaws for the Inclusion of an Alternate Seat

ATTACHMENTS:

- Exhibit A: Revised Green Team Committee bylaws for the inclusion of an alternate seat.
- Exhibit B: Inga Johansson application

OVERVIEW:

At the September 19, 2019 Town Council meeting, six (6) candidates applied for two (2) open Green Team Committee (Committee) seats. Due to the large interest, it was recommended by the Green Team to create an alternate seat position. The Committee bylaws were revised to reflect this addition.

At the November 19, 2019 Green Team meeting, the Committee voted unanimously to recommend Inga Johansson for the alternate seat position.

RECOMMENDED MOTION

I move to approve the Green Team Committee Bylaws as revised and appoint Inga Johansson to the alternate seat for a two-year term.

**BYLAWS OF THE TOWN OF MOUNTAIN VILLAGE
GREEN TEAM 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 Green Team Committee ("Committee"), which Committee is authorized by Town Council to perform the tasks 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 and Purpose. The intent and purpose of the Committee shall be to encourage the Town's community to appreciate and preserve the natural world and to invite and facilitate positive change in the conservation behavior of the community and its members by sharing knowledge and resources and advise the Town Council on matters related to environmental quality.

The charge to the committee is to provide the following:

- To provide a means for dialogue between the Town and citizens with environmental concerns
- To provide local government leaders with comprehensive advice and recommendations on various protection policies and compliance standards related to the environment
- To promote intergovernmental and public/private cooperation on environmental policies
- To initiate and perform special studies and projects on environmental concerns as directed by the Town Council
- To research and apply for grants that would benefit the Town's environment
- To promote environmental stewardship by being an environmental leader within the Town and throughout the region
- Annually set goals and measures
- Annual budget development beginning for 2018
- Public outreach

**ARTICLE III
Membership**

Section 1. Appointments.

- A. The Committee shall consist of no less than seven members and one (1) alternate seat, each of whom shall be appointed by Town Council and reflect the following membership:
1. Two Councilors
 2. Two Residents of the Town. Residents are defined as any person who maintains his or her principal residence within the Town, to which he or she intends to return whenever absent.
 3. One member of the Telluride Ski & Golf Company (TSG)

- 4. One member of Telluride Mountain Village Owners Association (TMVOA)
 - 5. One at large member
 - 6. One at large alternate seat.
- 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 II. Town Council may add additional tasks at its discretion.

Section 3. Term. Committee members shall serve for two years and three years as follows:

One Council member, one at large member ~~and~~, one resident, and one at large alternate seat shall serve two-year terms One Council member, one resident, the TSG representative and the TMVOA representatives shall serve three-year terms

Section 4. 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 III, Section 1 above.

Section 5. 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 Town Staff shall provide staff support to the Committee to accomplish the tasks set forth above or as otherwise directed by Town Council. Secretarial duties for the Committee shall be maintained by Town Staff as follows: (1) keeping of minutes of Committee meetings and records of the Committee; (2) attending Committee meetings and Town Council meetings related to the Green Team 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.

Section 4. Creation of New Positions

Each request for a new position must be reviewed by the chair and receive a majority vote for approval. No offices may be held by the same person, and no person shall simultaneously serve as an officer and a chair. This Committee may also have such other offices as may be required. The names, terms, and duties of such offices, as well as the processes for filling of vacancies will be included in relevant provisions of the Committee's bylaws and/or policies.

**ARTICLE VI
Meetings**

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

- A. The first meeting of the Committee shall occur within 30 days of the Committee members' appointment.
- B. The Committee shall meet at least quarterly.
- 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. In the event a regular member is absent the alternate member may vote at such meeting.

Section 5. Quorum. A majority of the Committee members shall be necessary to constitute a quorum for the transaction of business. If at the start of the meeting a majority of the Committee members are not present, then the alternate member appointed shall create 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. Town Staff shall prepare the agenda, with guidance by the Chairperson, and shall distribute no less than five calendar days in advance of any scheduled meeting. Other items of the agenda shall include, but not be limited to s disposition of minutes of the previous meeting and of any intervening special meetings, committee reports, as well as old and new business.

**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 Green Team Committee approved Mission Statement and Goals.

Section 2. Amendment. These Bylaws shall not be amended, except by the majority vote of the Town Council at a duly noticed Town Council meeting.

Adopted and Approved by the Town Council at a public hearing held on August 17, 2017.

Town of Mountain Village, Town Council

Laila Benitez, Town Mayor

Attest:

Jackie Kennefick, Town Clerk

Approved as to Form:

James Mahoney, Town Attorney

September 10th, 2019

EXHIBIT B

Valued Council Members:

I recently had the opportunity to attend a Green Team meeting and was instantly inspired by their vision.

Growing up in the comfort this magical box canyon, the natural world has been my guide and inspiration as far back as I can remember. Enthralled with the wonder and curiosity of this wild backyard, I found a deep and meaningful connection to nature that strongly shaped who I am today. The San Juan Mountains and our immense natural bounty are my teacher and home and I am devoted to the conservation of this treasure.

After graduating from THS, I obtained my teaching license through Fort Lewis College. Shortly into my teaching career, I began to feel uncertain about the approach of the conventional system. I recognized a new approach essential for the future of our planet and society. This realization led me on a transformational journey to South America where I co-founded and taught in an alternative school outside of Bogotá, Colombia. In this collaborative community, we worked together to break down old thinking systems and conventional structures in order to evoke a more holistic, cooperative, sustainable learning environment. I began to weave together my passion for our natural world and its conservation into an environmental education model for the school. After three inspirational years, I transitioned into a more collaborative role as a founder, stepping down as lead teacher to return to my rocky mountain roots.

Since returning to the states I have taken sabbatical from the classroom and devoted more time to my passion for conservation by volunteering with the Rise up Against Plastic Movement and Surfrider Foundation. I plan to study environmental education and sustainability this fall. Currently employed at Allred's Restaurant, I have come face-to-face with the often disheartening reality of our tourist-driven economy. I realize that systematic changes need to take place and feel a drive and commitment to get locally involved to ensure we protect and preserve this amazing place that draws in so many people from across the globe.

I would love to join the Green Team and help carry out their mission. With my passion, experience in team settings and strong connection to this place, I can bring a uniquely important voice and contribution to the committee. I look forward to working with the team to help protect this magical place we all call home.

Sincerely,

Inga Johansson

INGA K JOHANSSON

150 Edgewater Road

Telluride, CO. 81435

Phone: +1(727) 331-3738

Email: ingamar20@gmail.com

PROFILE

Passionate, hardworking individual with a keen ability to facilitate group dynamics and collaborate in a team setting. Committed to empowering youth and promoting environmental sustainability.

EDUCATION AND CREDENTIALS

Bachelor of Arts, Fort Lewis College, Durango CO May 2007

Major: Interdisciplinary Studies Minor: Spanish

CO Teaching License Dec 2007

Elementary Education K-6 ELL/TEFL Endorsement

EXPERIENCE

Waitress and Bartender, Allred's Restaurant, Telluride CO June 2019- present

- *Provide exceptional service to guests*
- *Knowledge of wine and spirits and fine-dining service points*

Extensive experience in hospitality and service industry since 2004

Founder and Teacher, Kalapa Comunidad de Aprendizaje, Bogotá Colombia July 2014- June 2017

- *Design alternative and environmental curriculum and methodologies*
- *Manage own classroom*
- *Train staff in social emotional teaching*
- *Collaborate with co-workers and founders in development of school*

Kindergarten English Teacher, El Gimnasio Moderno, Bogotá Colombia March 2014- Dec 2014

- *Manage ELL classroom of 19 students ages 5-6*
- *Assist in the development of a bi-lingual curriculum*
- *Team teach with Spanish teacher*

Translator, Azembla, Bogotá Colombia August 2016- January 2016

- *Translate technical written and verbal documents*

Preschool Director and Lead Teacher, Telluride Early Childhood Center, Telluride CO Dec 2010- Aug 2013

- *Manage 2 classrooms and 30 children ages 3-5*
- *Direct and oversee 3 classroom teachers and program board*
- *Design, implement and oversee curriculum*
- *Manage and balance program budget, acquisition of program funding and grant writing*
- *Translate documents, meetings and daily teacher communications*
- *Design and implementation of parent trainings*

Teen Camp Counselor, City of St. Petersburg FL June 2005- Dec 2009

- *Supervise teens ages 10-15*
- *Design and implement daily camp activities*

INVOLVEMENT

Volunteer, Telluride Public Library Bilingual Story time
Member, Rise up Against Plastic and Surf Rider
Member, Environmental Voter Project
Member, Fort Lewis College Rotaract Club, Durango, CO

August 2019- current
June 2016- present
August 2018- present
Nov 2006- June 2007

SKILLS/ ABILITIES

Fluent Spanish (listening, speaking and writing) and experience with translating Spanish to English

Expertise in event planning and fundraising

PERSONAL REFERENCES

Trish Greenwood
Elementary Principal
Ridgway Elementary School, CO
Relationship: Supervisor at Telluride School District for 3 years
tgreenwood@ridgway.k12.co.us
+1(970)708-7404

Annie Johnson
Retired Social Services Case Worker
Telluride Resource Center
Relationship: Friend for 34 years
+1(970)864-2226

Diana Manrique
Co-founder and Coach
Kalapa Learning Community, Bogotá Colombia
Relationship: Co-worker for 4 years
diana@fish.com.co
+57(316)523-9749

Lorilei Hester
Retired Teacher
Azalea Elementary, Saint Petersburg, FL
Relationship: Supervising teacher and mentor for 10 years
+1(727)452-1132



To: Mountain Village Town Council
Date: October 9, 2019
From: Kim Wheels, EcoAction Partners
RE: Mountain Village Town Government 2018 Energy Use & Greenhouse Gas Emissions Report

EcoAction Partners mission is to track regional GHG emissions and coordinate programs that reduce energy and waste.

EcoAction Partners has been assisting the Town of Mountain Village track and analyze annual government energy use and emissions for several years, beginning with 2016 data. EcoAction Partners is pleased to share the following report on 2018 Energy Use & GHG Emissions with the Mountain Village Town Council.

Thank you for your interest in reducing energy use, increasing renewable energy production, and greenhouse gas emissions tracking with achieving GHG emissions reductions as the overarching goal. Mountain Village is a crucial and integral partner in achieving region-wide GHG emissions reduction goals. EcoAction Partners appreciates your ongoing engagement and efforts to create a sustainable future.

EcoAction Partners is a sustainability organization, formed in 2009, focused on reducing Greenhouse Gas (GHG) emissions in the greater San Miguel County region by promoting energy efficiency and renewable energy projects, and tracking progress toward reduction goals. Programs are focused on energy and waste reduction, as well as other sustainable practices. EcoAction Partners is our region's resource for collecting, analyzing and reporting on greenhouse gas emissions data for government jurisdictions and the region.

TO: MOUNTAIN VILLAGE MAYOR AND TOWN COUNCIL
FROM: KIM WHEELS, ECOACTION PARTNERS
SUBJECT: 2018 GOVERNMENT ENERGY USE AND GREENHOUSE GAS REPORT
DATE: SEPTEMBER 12, 2019

BACKGROUND

In 2009 the Town of Mountain Village along with Telluride and San Miguel County adopted a resolution to achieve a 20% reduction in greenhouse gas emissions by the year 2020 from 2005 baseline levels. The current county-wide target is carbon neutrality.

The town is currently using 2010 as the baseline year for achieving this goal. All three governments are calculating GHG emissions by converting total electricity, natural gas, and fuel consumed by government operations to carbon dioxide emissions, a primary greenhouse gas, using a standardized EPA conversion. Note: this is a simplified greenhouse gas calculation and analysis.

2018 TMV GOVERNMENT ENERGY USE AND GHG EMISSIONS SUMMARY

- 2018 total government CO2 emissions were **17% higher** than 2017 levels; **1% lower than average** of previous years; and **down 14% from 2010 baseline** emission levels.
 - CO2 emissions from **natural gas were down only 3%** from 2010 baseline levels;
 - CO2 emissions from **electricity were 14% lower** than 2010 baseline levels; and
 - CO2 emissions from **fuel were down 26%** from 2010 baseline levels.
- **Natural gas** use was **38% higher in 2018 than 2017**, and was only 2% lower than the 2010 baseline. **Plaza snowmelt** accounted for much of this increase, at 44% higher than 2017. Building natural gas use was 10% higher than 2017. This translates into a 34% increase in natural gas costs over 2017.

Note: The rise and fall of natural gas use closely correlates with weather temperatures and snowfall amounts in our region. Building natural gas use can be normalized to account for the difference in outdoor temperature between winters. **Normalized natural gas use for buildings indicate a 1% increase in 2018 over 2017 use, and a 23% decrease from 2010 usage.**

Thus, **plaza snowmelt** accounted for the majority of the increase in 2018. Note this data is per calendar year (not ski season). The plazas with significant increases were Heritage Crossing, Lost Creek / Blue Mesa parking (where area was added to the snowmelt system since 2017), and Sunny Ridge / See Forever Plaza).

The largest increase was Heritage Crossing Plaza, where natural gas use almost doubled between 2017 & 2018, and was higher than other years since the Conference Center was added to the snowmelt system in 2014. Thus, natural gas use for this plaza was graphed monthly (see chart below) and discussed with MV staff, who reported the following:

- Maintenance staff has been struggling with the controls for the system since they were replaced in 2015. In February, March, April, and fall months of 2017, the conference center plaza was frequently plowed instead of using the snowmelt system to clear the snow. Thus, natural gas use for these months is not reflective of what would be needed, making 2018 use for those months look substantially higher. In addition, snowfall amounts for February and October through December of 2018 were relatively high (see snowfall bar charts below), which is reflected in natural gas use of the snowmelt system for these months.
 - Due to dry weather conditions in Spring 2018, maintenance work on the plaza began earlier than normal (by May). Part of this work involved replacement of concrete pavers. In order to help the concrete cure during cooler temperatures, the snowmelt system was utilized to heat the concrete.
 - Summertime natural gas use was also reviewed. In 2017, staff was directed to leave the plaza fire pit in place and operational all summer long, versus removing it as done in previous years. Thus, 2017 shows a steady baseline summertime use of natural gas. In 2018, the fire pit was turned off and removed in June due to fire danger from the extremely dry weather. In 2019, the fire pit was transformed into a flower planter for summer months, so once again there will be no summertime natural gas use.
- **Electricity** use in government facilities **increased 29% in 2018 from 2017** levels. Electricity associated with water supply was higher than any year on record (see water department below). Noteable electricity increases were also associated with “Street Lights” and the Gondola Parking Structure. Overall, **2018 total electricity was 14% above 2010** baseline levels.

Note: Electricity use is also impacted by winter temperatures & snowfall, due to electric heaters, increased operation of pumps for hydronic heating systems, and other heating-related systems. Visitor numbers also influence electricity use.

The category of **Street Lights** shows an increase in electricity of approximately 15,700 kWh. This use was analyzed monthly (see chart below) and discussed with MV staff, who determined the following:

- When the snowmelt system at Sunset Plaza was increased in size, a heater was installed in the snowmelt system vault to control the temperature. This heater is tied into the nearby street light meter, accounting for 11,500 kWh of additional use.
- At the North Village Center parking lot, a solar parking meter was removed from the solar grid due to not having enough power for the system. It was instead tied into the nearby street light meter and the associated photo eye for the lights was covered, in order to keep the meter working properly. Thus, until the situation was resolved,

the 4 light poles (with 8 light bulbs) were on 24/7, causing an increase in electricity use of ~2000 kWh.

Note: it is worth noting that many of the street light meters have other electricity uses tied into them, which is an important factor to consider when analyzing data.

The **Gondola Parking Structure** data shows an increase of 31,600 kWh. This data was also analyzed monthly (see chart below) and discussed with MV staff. The additional electricity use has been associated with increased use of the electric vehicle (EV) charging station installed at the garage. Staff has observed increase use of this station over the past couple of years. Unfortunately, any data collected by the EV charging station to reflect this increased use is not available because the meter was damaged during 2018/19 winter snow removal efforts on the top floor of the parking garage. A new EV charging station has since been installed on a lower level. Staff has also noticed increased use of the elevator at the parking structure, which would also contribute toward increased electricity use. Regular monitoring of daily and hourly data from SMPA's online SmartHub system could be a useful tool for staff to further track and understand electricity use at the parking structure.

- The **water department** experienced a **55% increase** in 2018 electricity use compared to 2017 usage. This results in a **74% increase** from 2010 baseline levels. This increase correlates directly with an increase in water supply, from **~221,000,000 gallons to ~324,500,000 gallons**. These values include water use for **snowmaking**, which was almost **165,000,000 gallons in 2018; approximately double** the snowmaking water use for 2017, a direct reflection of snowmaking continuing into 2018 over the dry 2017-2018 ski season. Water use for irrigation also increased during the dry summer of 2018.
- The **gondola** electricity use **increased about 10% from 2017 to 2018**, but remained 9% below 2010 baseline levels. Note that the additional morning and weekend run time of the gondola began in 2017, but 2017 electricity use was still less than 2016. The increased electricity use in 2018 was analyzed monthly (see chart below) and discussed with MV staff. It was determined that the higher electricity use in November is due to the use of electric heaters in the gondola terminals due to a very snowy month. The February increase is largely due to a shift in SMPA's billing cycle that increased the number of February billing days for the two largest gondola stations. Average daily electricity use at most of the stations was also noted to be higher during February, which also aligns with a higher than average snowfall that month. Additional items to note: 9 cabins were added to the main gondola line in December of 2017, and the gondola saw an increase in overall ridership by ~7% (to ~3 million) in 2018.

TMVOA and TMV continue to partner to **offset 100% of the gondola's electricity use** through the purchase of SMPA Green Blocks, which are renewable energy credits from SMPA. Due to gondola efficiency improvements over the years, the 2,000,000 kWh allotment of Green Blocks exceeded the current gondola electricity usage for several years. TMVOA has worked with SMPA to reallocate the excess Green Blocks. Thus, other TMVOA facilities are now also offset through SMPA's green power program.

- **Village Court Apartments (VCA)** electricity use in 2018 **decreased 5.4% from 2017 levels**, and was approximately 15% below 2010 baseline levels. Heating at VCA is provided by electricity, so winter temperature differences influence total electricity use. Weatherization and refrigerator replacement was performed in 3 buildings at VCA during 2018 through the SMPA Income Qualified Weatherization Program, which is managed by EcoAction Partners and funded by Energy Outreach Colorado. The Town of Mountain Village also contributed funds for 3 of the refrigerators. These improvements contributed toward the decrease in electricity usage in 2018.

Note: VCA is not included in overall government emissions totals.

- The **emissions factor** for our electricity from Tri-State continues its downward trend. The emissions factor for 2017 was 1.60 lbs CO₂e per kilowatt hour of electricity used; down from the emissions factor of 2.2 lbs CO₂e/kwh for the baseline year of 2010. According to the EPA, the national average is about 1.24 lbs CO₂e/kwh, and Colorado's average is 1.91 lbs CO₂e/kWh.
- **Total Fuel use** was **1% higher** in 2018 (56,797 total gallons used) than 2017 with an increase in both unleaded & diesel fuels (611 gal). This resulted in a 26% decrease in total annual fuel used compared to 2010 baseline levels. However, the cost of fuel in the U.S. significantly increased from 2017 to 2018, resulting in an **increase in fuel costs by 36% to over \$140,000**.

RECOMMENDATIONS:

The following are a summary of recommendations that resulted from recent discussions by the Mountain Village Green Team, staff and EcoAction Partners.

In general, the Green Team recognizes a need to develop a culture among Mountain Village staff that would engage all staff in sustainability initiatives. In order to gauge current engagement of staff, the Green Team recommends developing and sending out a survey to all staff. Following receiving and analyzing survey responses, the Green Team would provide direction and education to all staff members on MV town goals for sustainability and reducing GHG emissions.

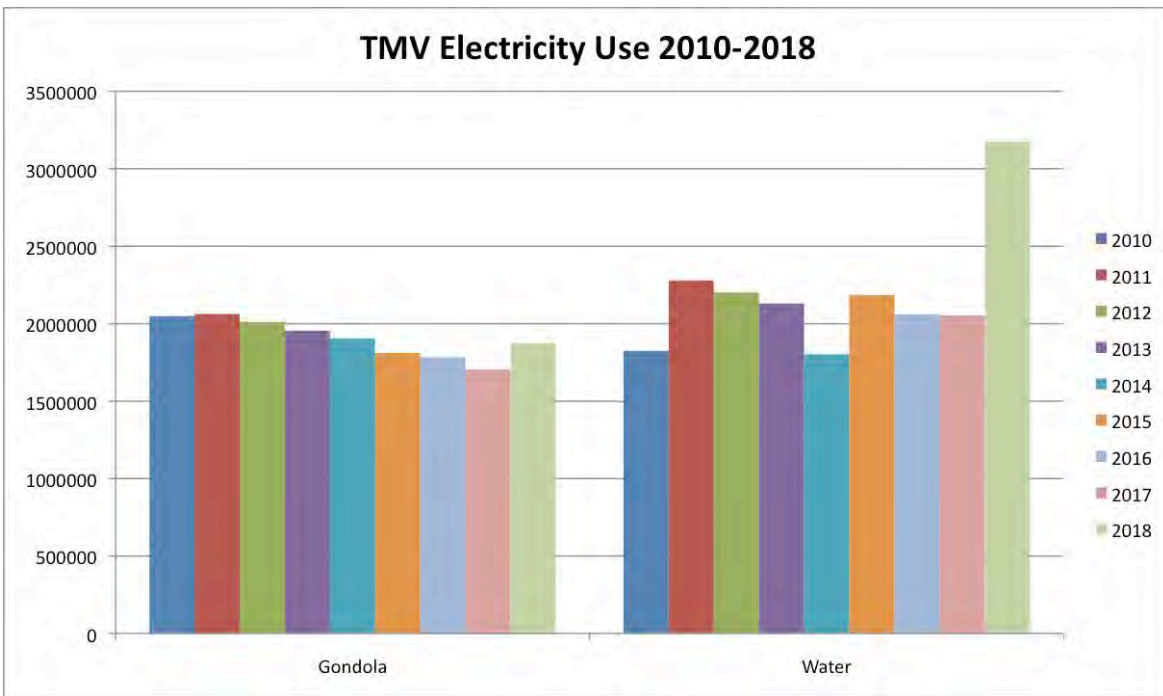
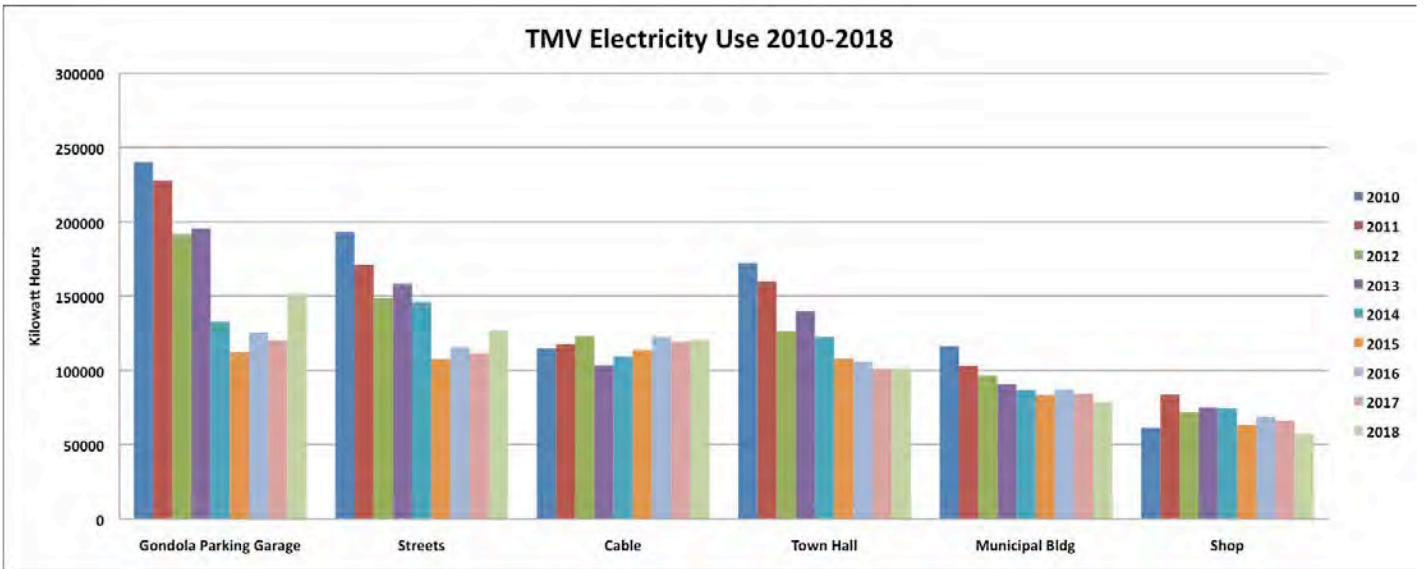
Involvement of all staff at every level in every department is critical to identifying every possible way to reduce Mountain Village's carbon footprint. EcoAction Partners has resources to contribute that utilize Community Based Social Marketing tools to build this high level of staff engagement.

Mountain Village town staff who are responsible for managing buildings, snowmelt systems and other facilities do not currently review town energy use on a regular basis, so there is a disconnect between management of these systems and actual utility use. The number one first step in reducing energy use is regular tracking and review of utility accounts. Staff generously assisted in the analysis of energy use for specific systems to provide accurate information for this report. In

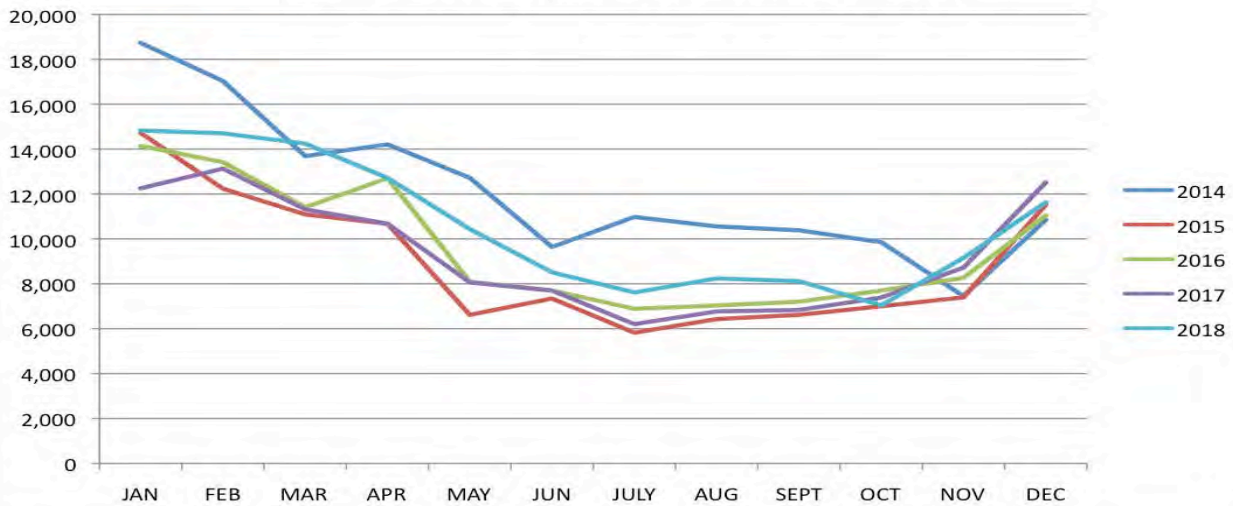
the future, it is recommended that utility usage be regularly reviewed by town staff on at least a quarterly basis, in order to identify anomalies in usage quickly and thus be able to address abnormal increases in energy use in a timely fashion. MV Town staff could also be engaged to provide and implement specific improvements to reducing energy use at MV buildings and facilities based on their knowledge and expertise of operations.

Mountain Village energy use is recorded monthly by town staff in spreadsheets and reviewed annually for GHG emissions accounting for this report, however it is not set up for monthly charting of data per account or category of usage. Electricity data per account is now available online at SMPA's SmartHub system to compare monthly, daily and hourly usage and could be accessed by staff members on a regular basis. The natural gas tracking spreadsheet could be set up for charting each account monthly as data is entered by staff, thus allowing an easy way for staff to regularly monitor natural gas use. EcoAction Partners has assisted other governments with setting up this additional spreadsheet analysis capability and could do so for Mountain Village as part of our 2020 contract for services, if desired.

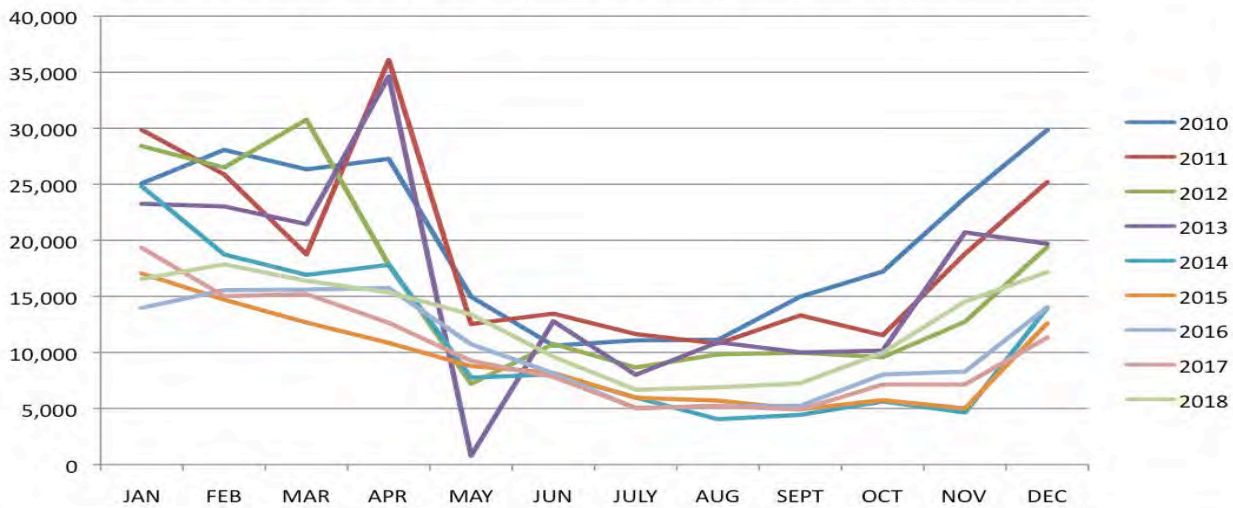
Snowmaking water and associated electricity use are currently incorporated into Mountain Village town government's utility usage. The Green Team suggests considering reallocating snowmaking usage to Telluride Ski & Golf, so that this water use and associated carbon emissions are accounted for in TSG's GHG emissions report. For the purposes of consistency, the same recommendation would be provided to the Town of Telluride for water and electricity use from Telluride that is associated with snowmaking. This change in accounting could be made retroactive through 2010 (or as far back as water records separate MV water use from snowmaking use).



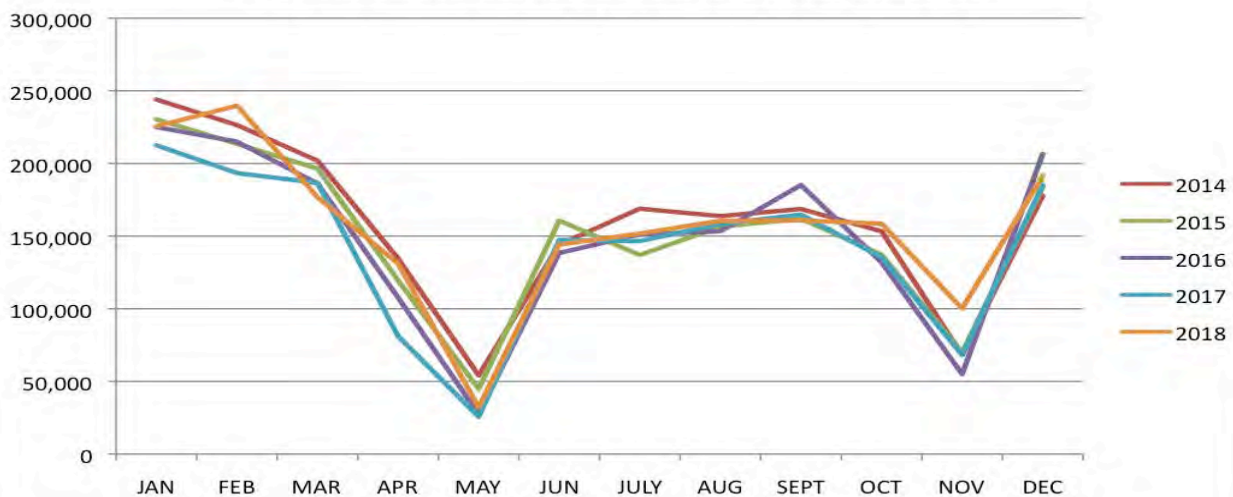
Total Street Light Electricity Use (kWh)



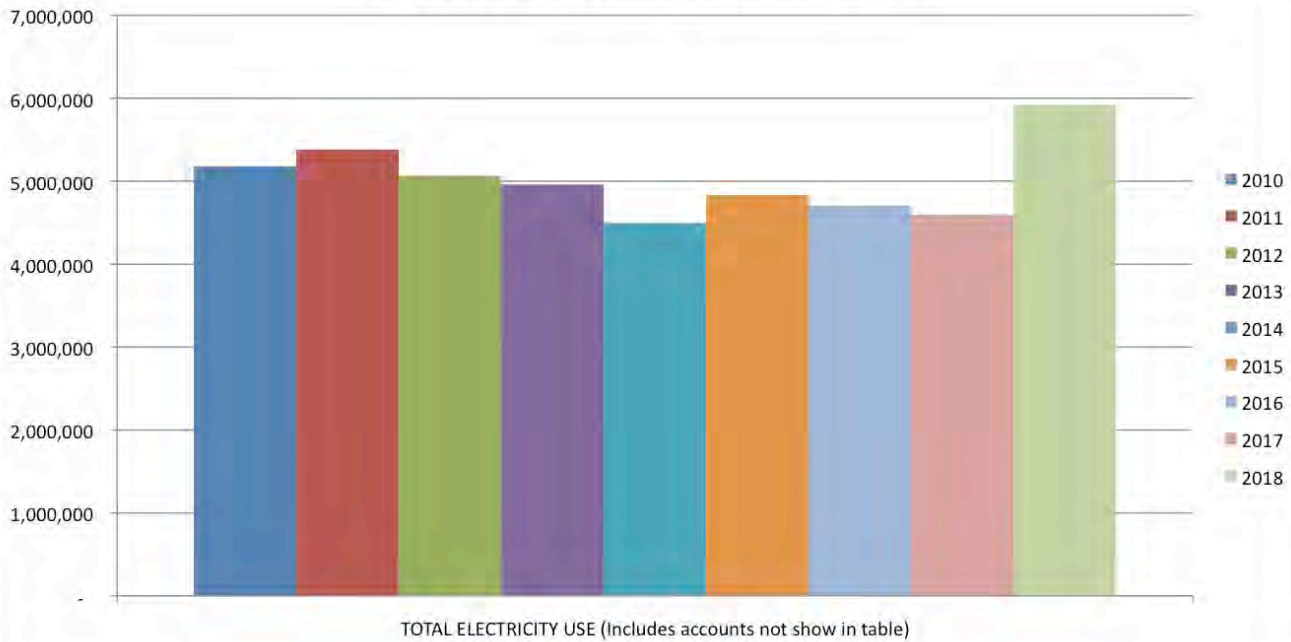
Gondola Parking Garage Monthly Electricity Use (kWh)



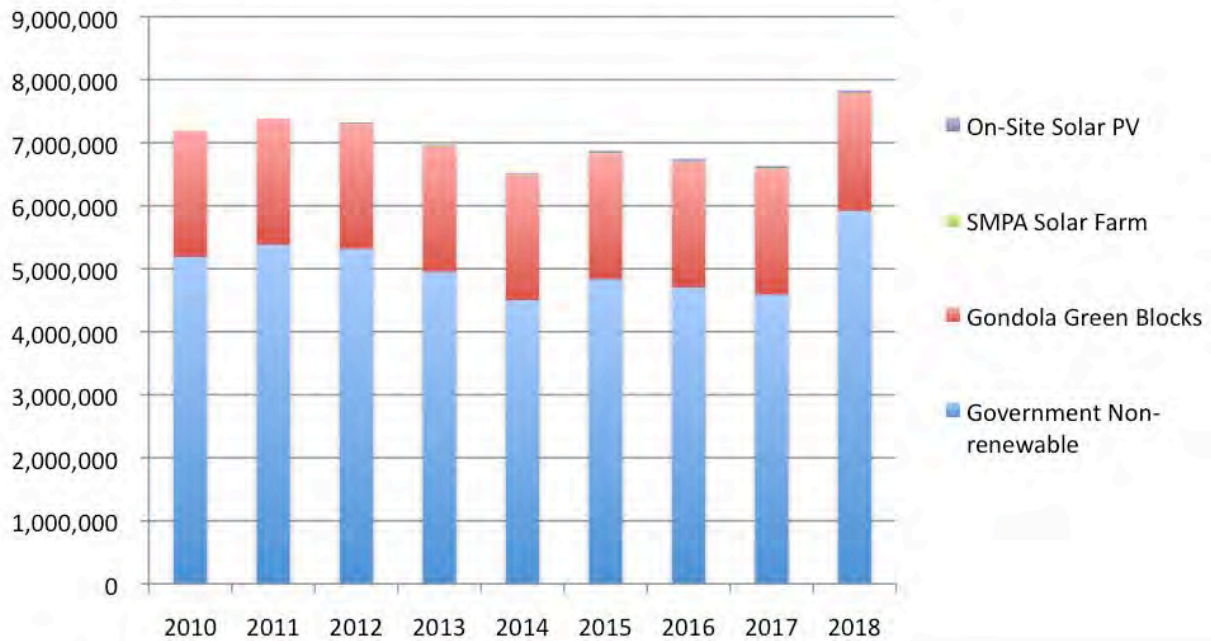
Gondola Monthly Electricity Use (kWh)



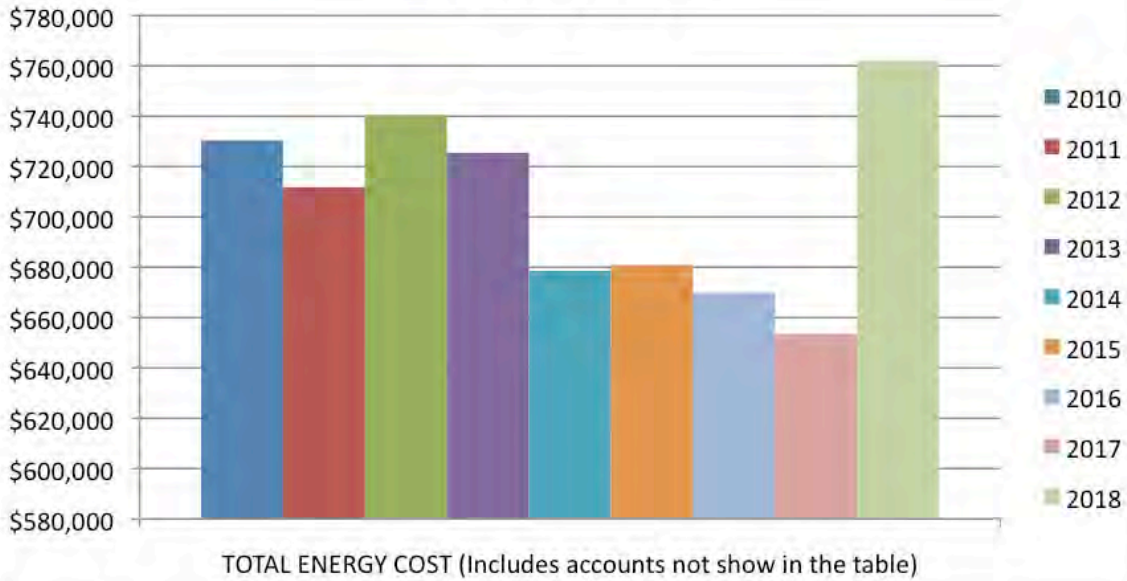
Total TMV Electricity Use 2010-2018



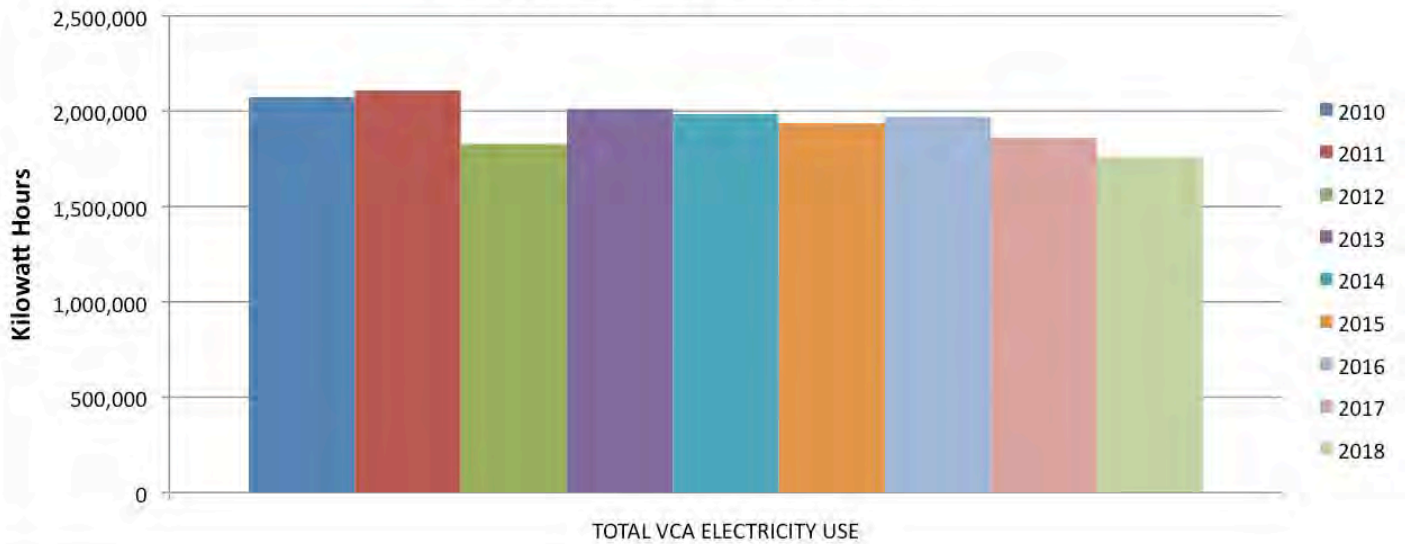
TMV Government Electricity Analysis (kWh)



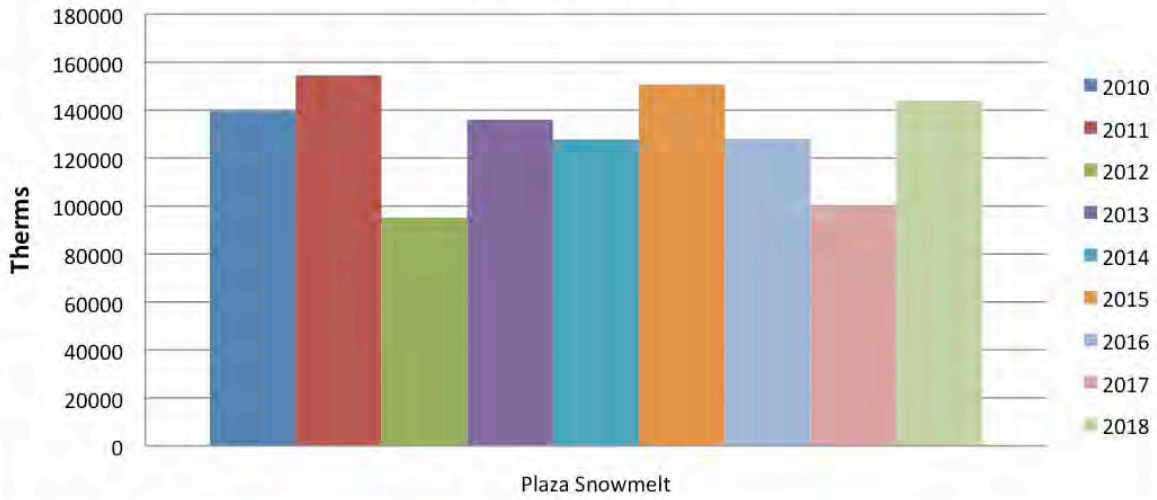
TOTAL TMV ELECTRICITY COST 2010-2018



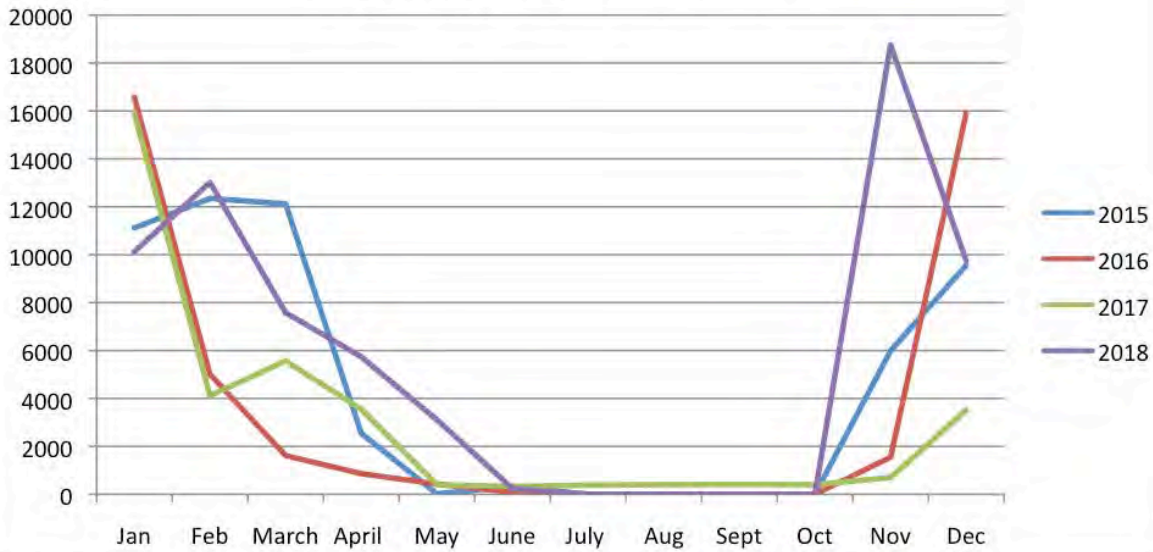
VCA Electricity Use 2010-2018



Plaza Snowmelt Natural Gas Use 2010-2018



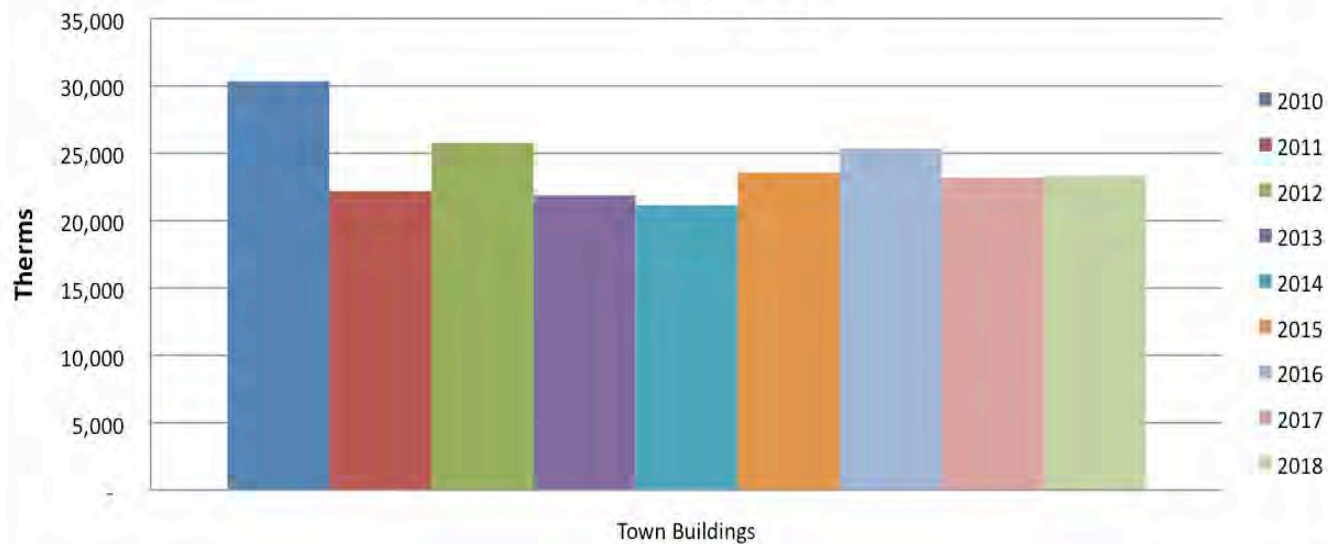
Heritage Crossing Plaza - Snowmelt System Natural Gas Use (therms)



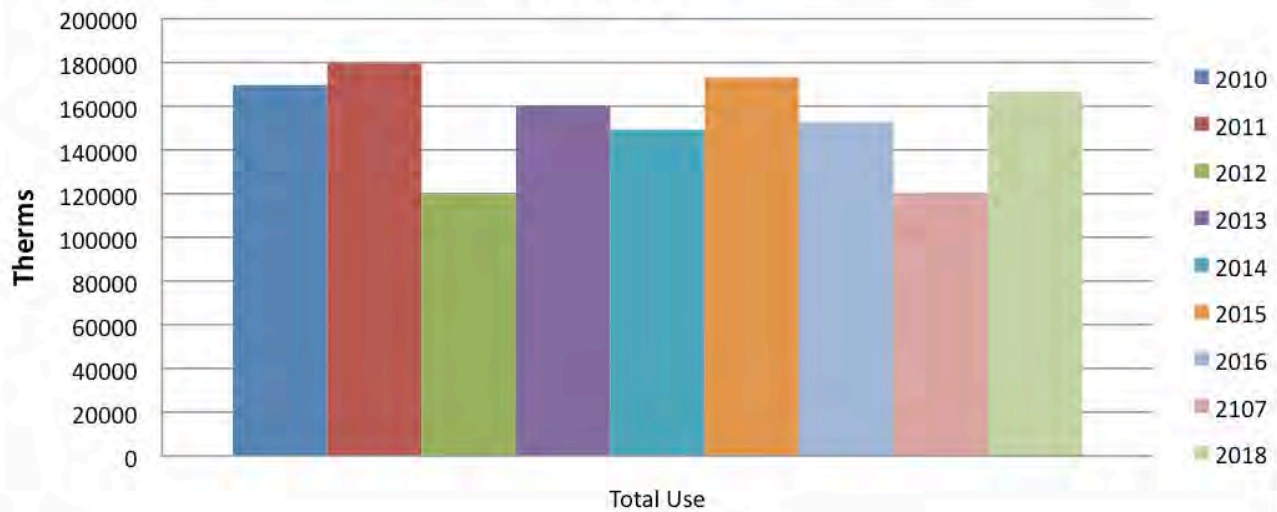
TMV Government Buildings Natural Gas Use 2010-2018



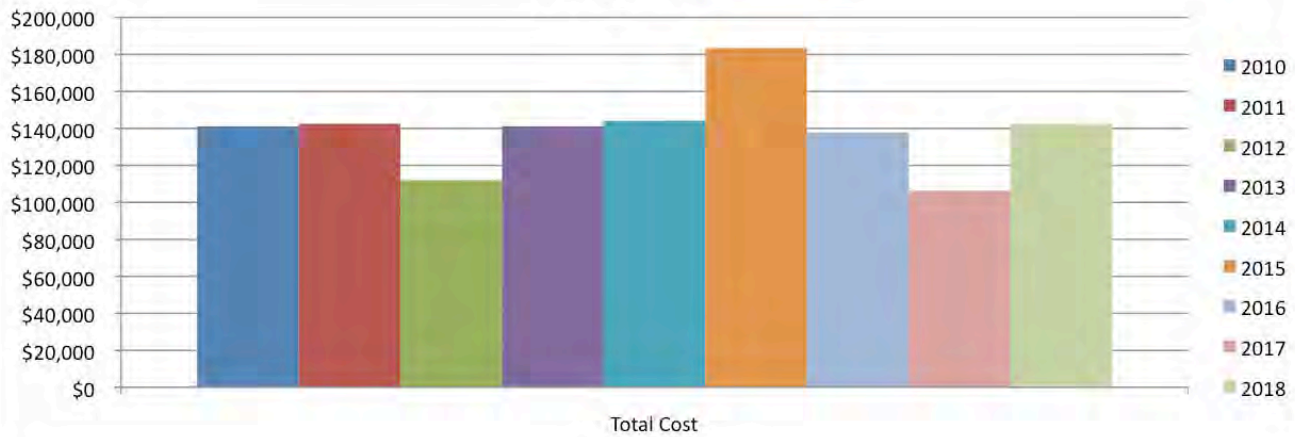
TMV Government Buildings Natural Gas Use (Normalized) 2010-2018



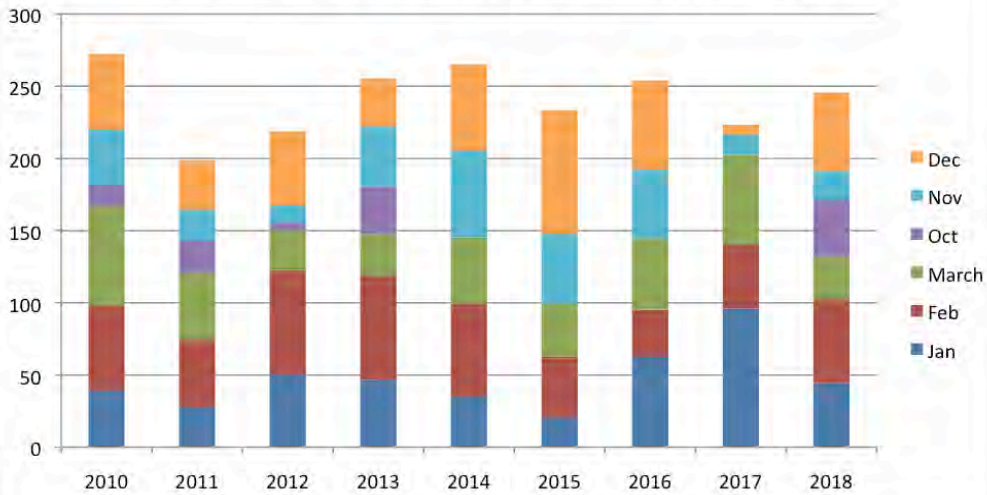
TMV Government Natural Gas Use 2010-2018



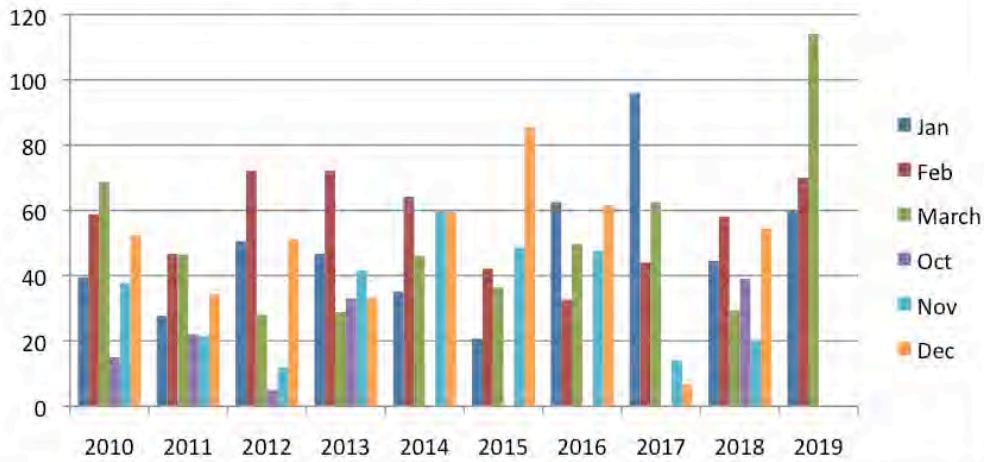
TMV Government Natural Gas Cost 2010-2018



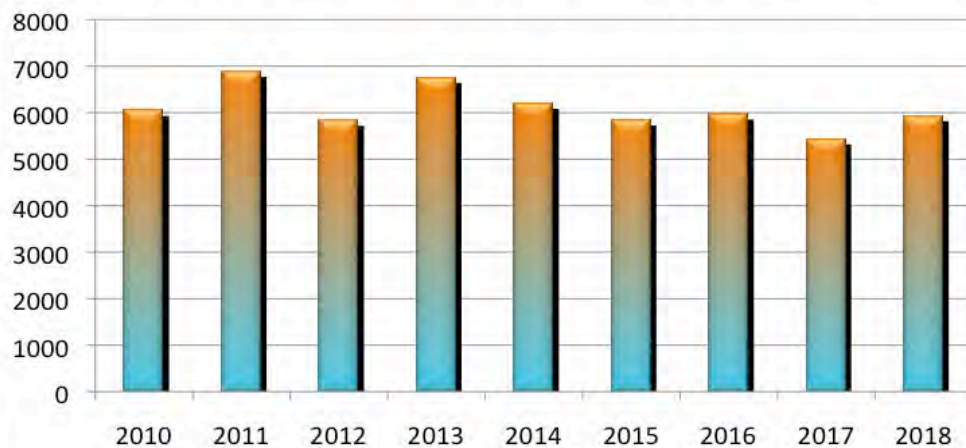
Annual Calendar Snowfall Data (inches)



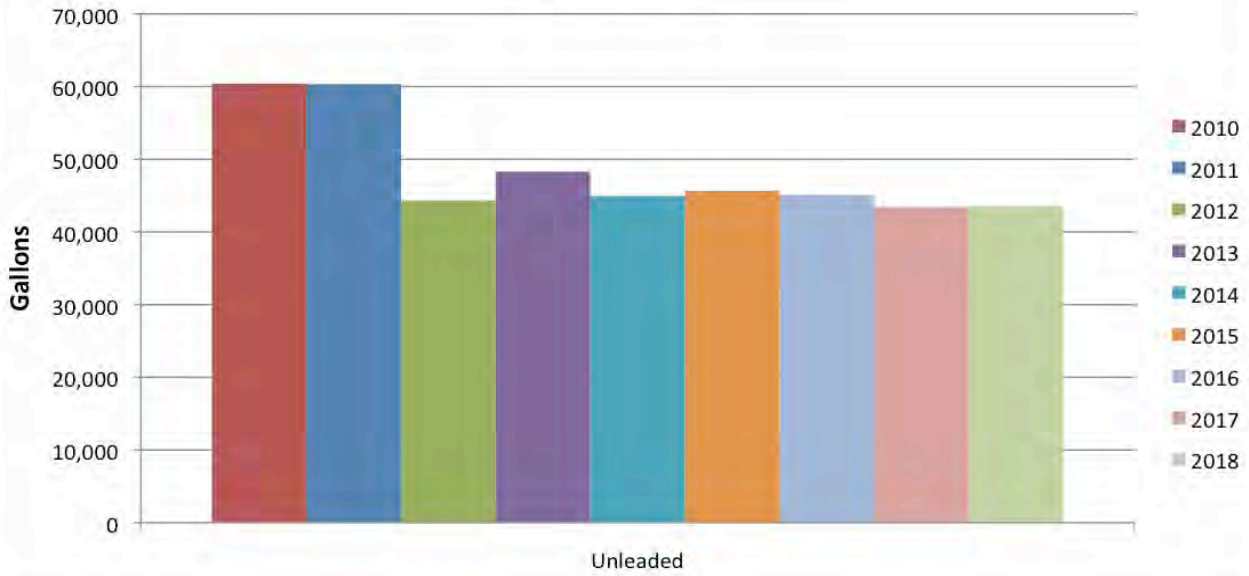
Annual Calendar Snowfall Data (inches)



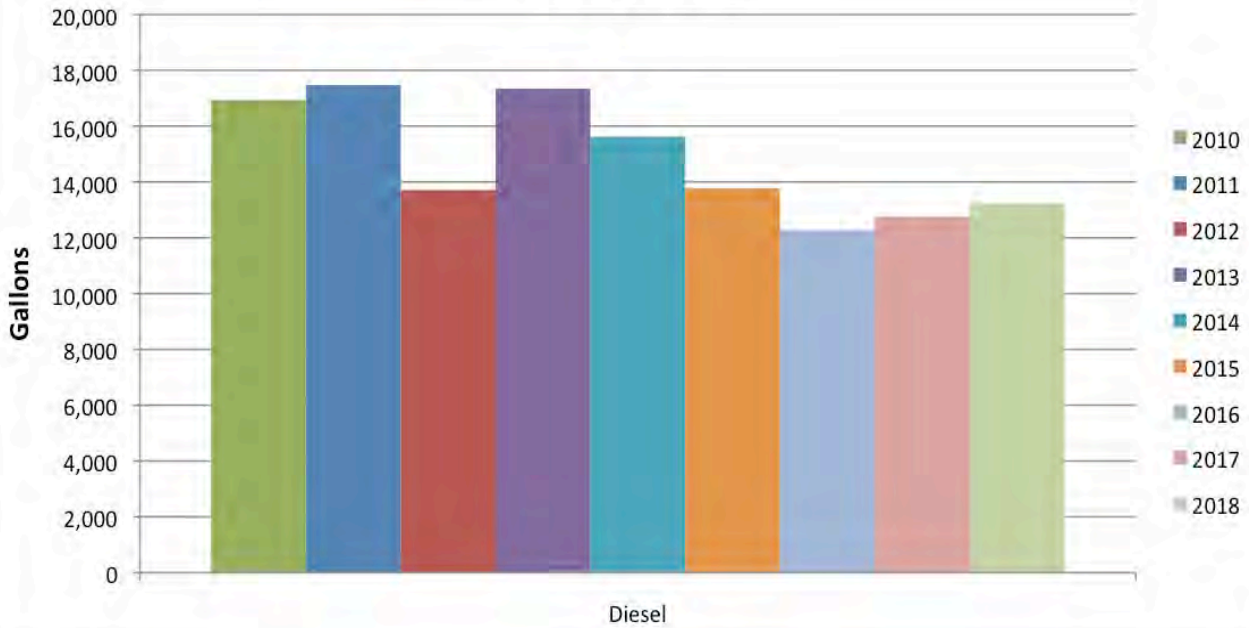
Weather Data - Telluride (HDD*) *total building heat needed annually



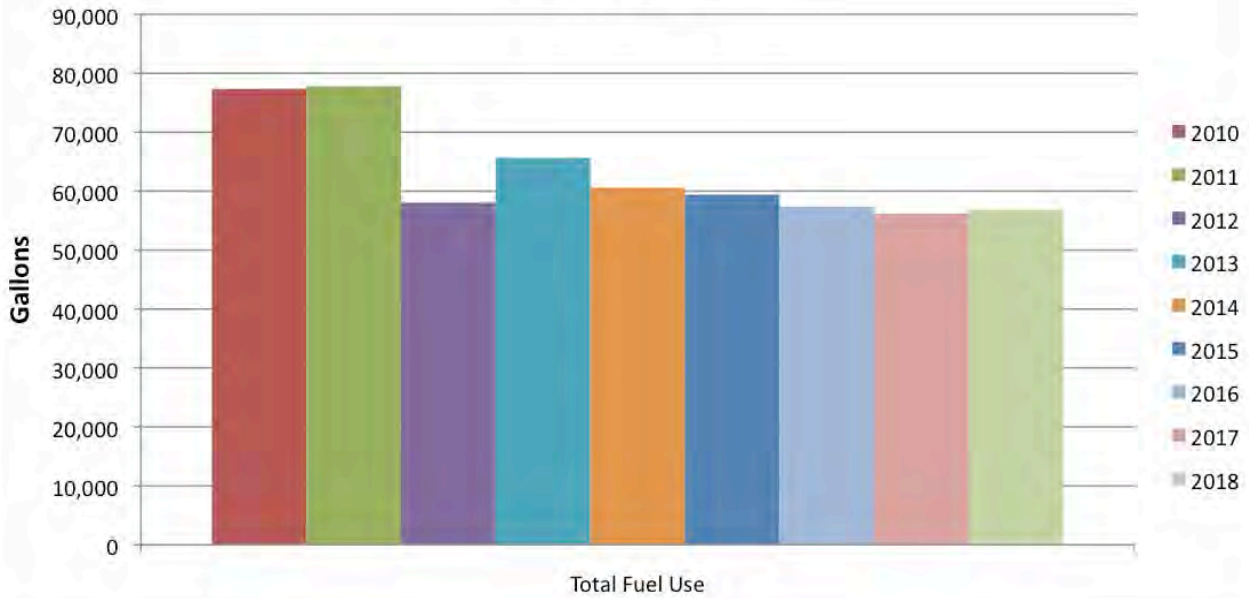
TMV Gasoline Use 2010-2018



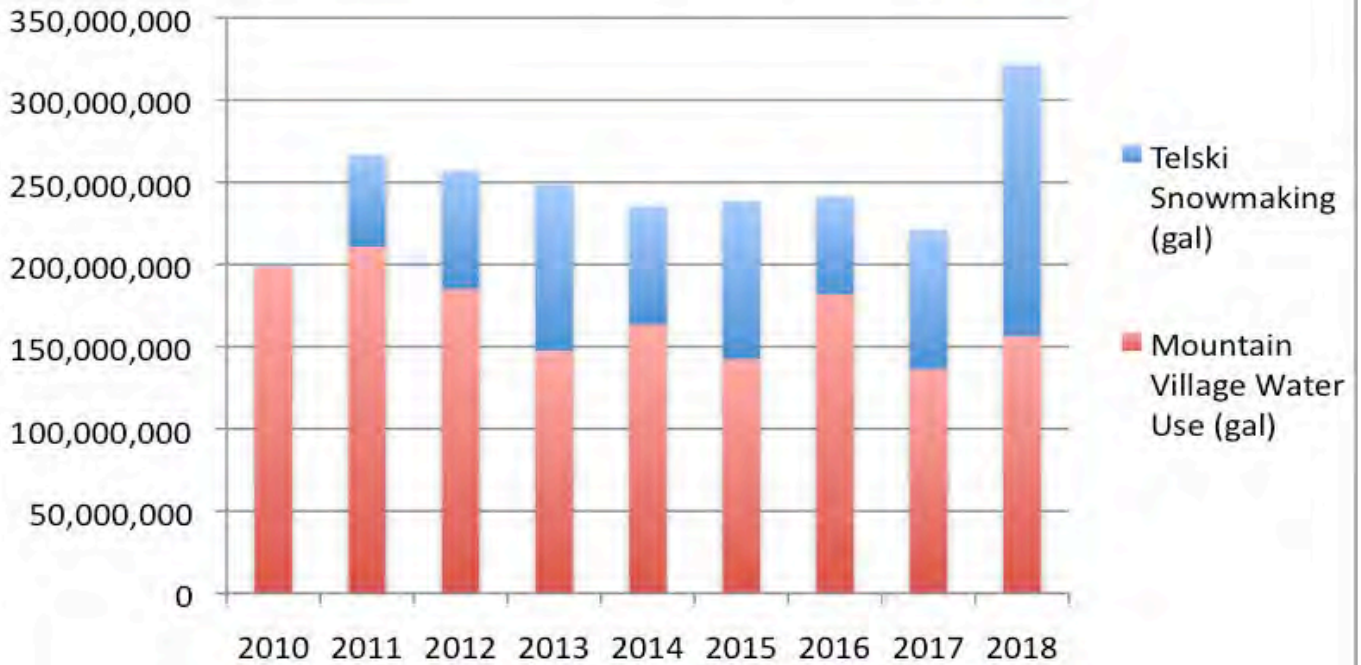
TMV Diesel Use 2010-2018



TMV TOTAL FUEL USE 2010-2018

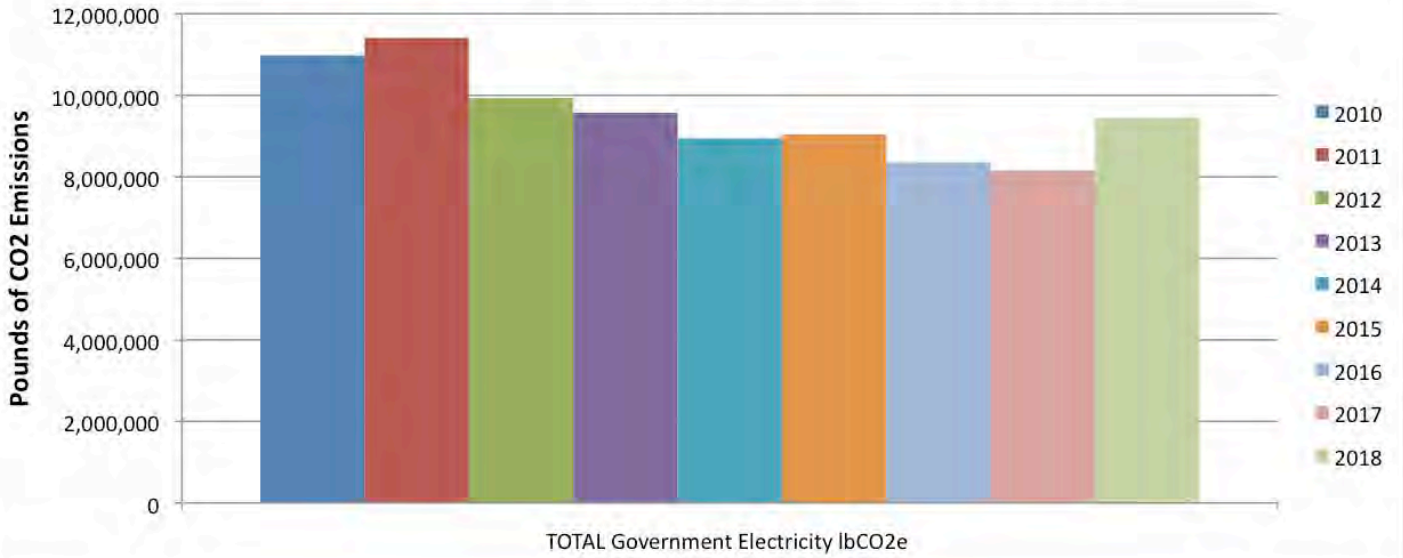


Mountain Village Water Supply

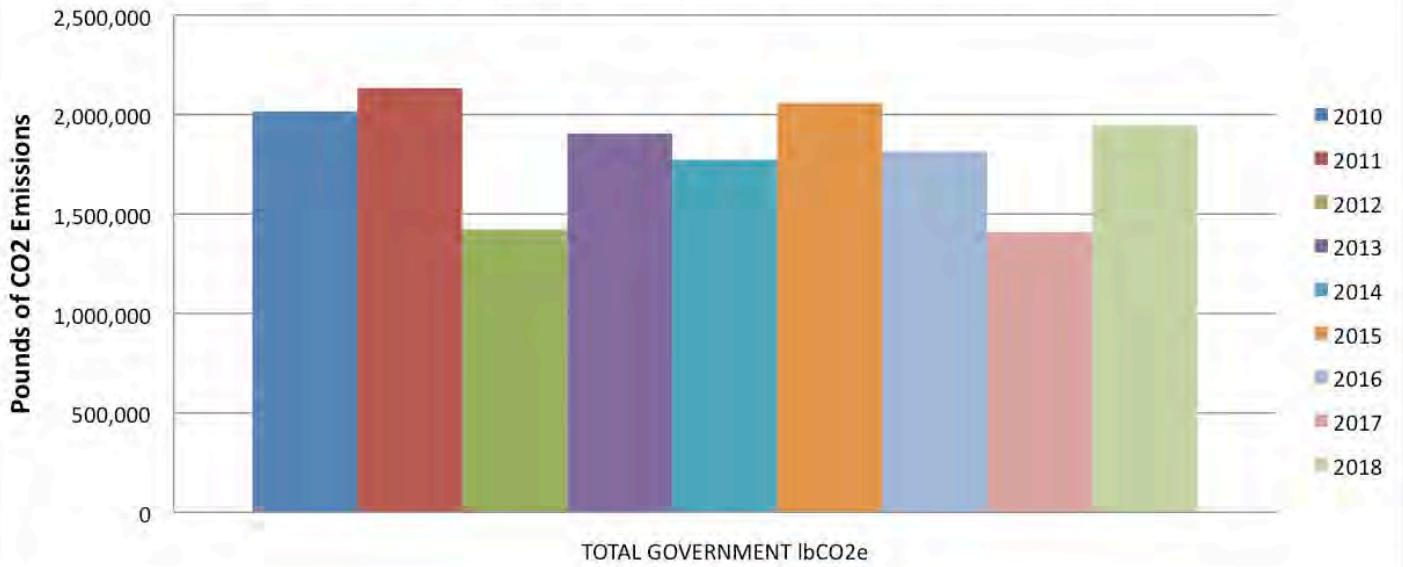


*2010 Snowmaking water data not available

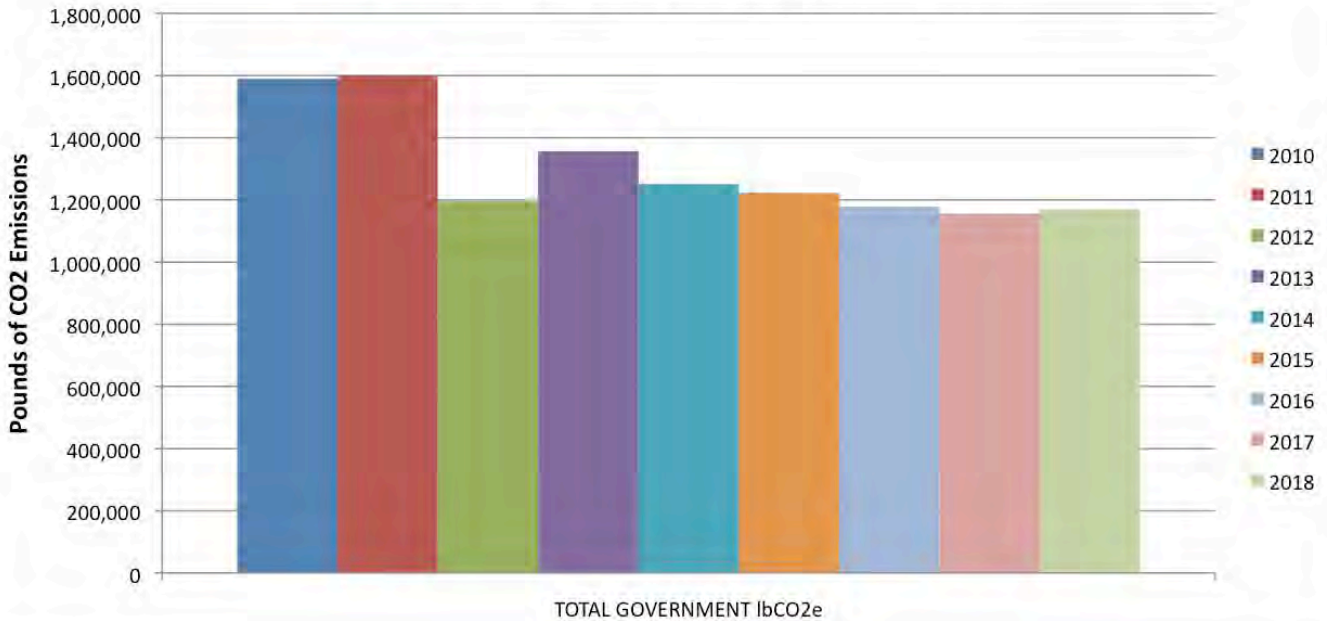
Government Electricity CO2 Emissions 2010-2018



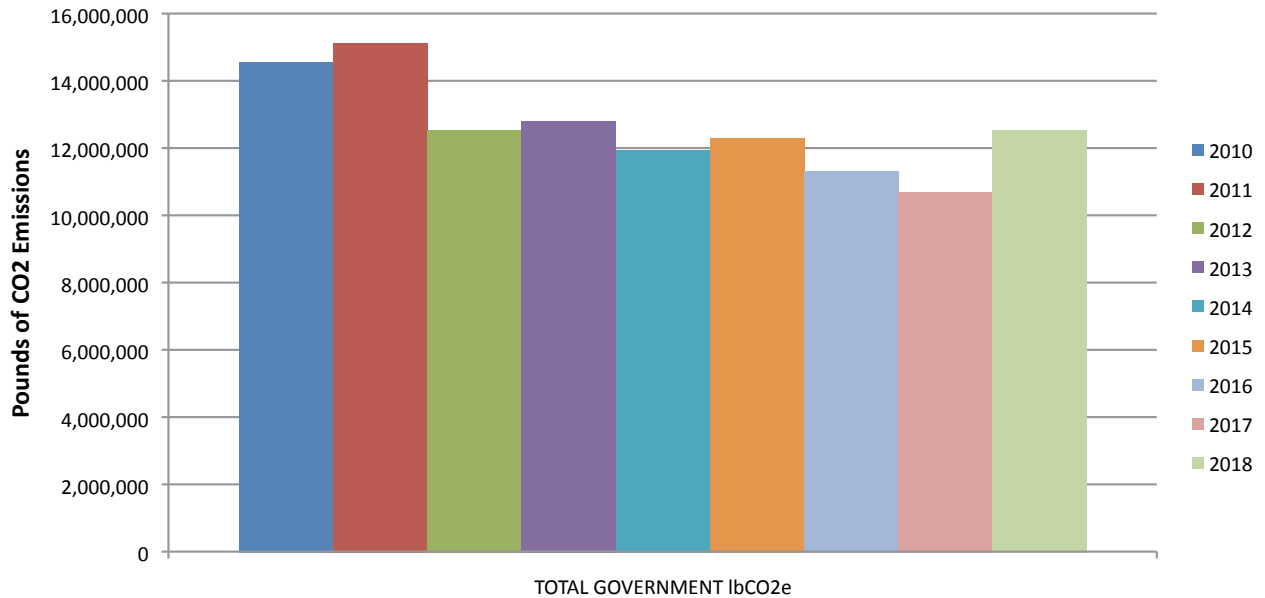
Government Natural Gas CO2 Emissions 2010-2018



Government Fuel CO2 Emissions 2010-2018



TOTAL Government CO2 Emissions 2010-2018



Conversion Factors Used:

TriState (SMPA): 2.12 lb CO2e/kWh (pre-2012) 1.96 lbCO2d/kWh (2012) 1.93 lbCO2e/kWh (2013)
 1.99 lbCO2e/kWh (2014) 1.871 lbCO2e/kWh (2015) 1.776 lbCO2e/kWh (2016)
 1.595 lbCO2e/kWh (2017)

Black Hills Energy: 11.68 lbCO2e/therm **Source Gas (2010-2016):** 11.88 lbCO2e/therm

Gasoline: 20.02 lbCO2e/gallon (tail-pipe emissions only per government GHG protocol)

Diesel: 22.44 lb CO2e/gallon (tail-pipe emissions only per government GHG protocol)



Agenda Item #22
**Town of Mountain Village
Green Team**
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970)369-8236

TO: Town Council
FROM: Zoe Dohnal, Business Development and Sustainability Senior Manager
FOR: Meeting of December 12, 2019
DATE: December 4, 2019
RE: Consideration of a Resolution Approving the Town of Mountain Village's Commitment to the Global Covenant of Mayors for Climate and Energy

ATTACHMENTS:

- Exhibit A: Resolution Approving the Town of Mountain Village's Commitment to the Global Covenant of Mayors for Climate and Energy
- Exhibit B: The Global Covenant of Mayors for Climate and Energy Summary
- Exhibit C: Request for Proposal to Update Town of Mountain Village Corporate and Community Greenhouse Gas Emissions Inventory and Report
- Exhibit D: Colorado Communities for Climate Action (CC4CA) Policy Agenda 2018-2019

OVERVIEW:

At the October 15, 2019 Green Team meeting a Request for Proposal (RFP) to Update Town of Mountain Village Corporate and Community Greenhouse Gas (GHG) Emissions Inventory and Report was unanimously approved by the Green Team Committee (Committee).

The RFP objective is to have qualified consultants/companies review the Town's existing GHG reduction targets and establish new targets if necessary, update corporate and community GHG inventories and develop a climate action plan while satisfying the requirements of the CC4CA Policy Agenda.

As part of the RFP, the Committee decided complying with the Global Covenant of Mayors for Climate and Energy (GCoM) would provide RFP candidates a clear reporting structure, guidelines, and expectations.

GCoM, previously known as the Compact of Mayors, is an agreement by city/town networks to commit to the following:

- Develop a greenhouse gas (GHG) emissions inventory, meeting robust, rigorous and consistent reporting standards.
- Assess Town climate risks and vulnerabilities.
- Define ambitious climate mitigation, resilience and energy targets.
- Create full climate action plans.
- Track and report progress on an annual basis through the GCoM official platforms, and make that information publicly available by reporting through a recognized town platform.

The Committee felt this commitment would also provide structure to Town staff who will remain accountable for future corporate data collection and targets.

The GCoM commitment does not interfere or contradict the Colorado Communities for Climate Action (CC4CA) 2018-2019 policy agenda.

RECOMMENDED MOTION

I move to approve the resolution of the Town of Mountain Village's commitment to the Global Covenant of Mayors for Climate & Energy and endorse the Mayor signing the attached GCoM commitment letter.

**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO, COMMITMENT TO THE GLOBAL COVENANT OF MAYORS FOR
CLIMATE & ENERGY**

RESOLUTION NO. 2019 - _____

RECITALS:

- A. The Global Covenant of Mayors for Climate & Energy (GCoM) is the largest global alliance for city climate leadership, built upon the commitment of over 10,000 cities and local governments. These cities hail from 6 continents and 139 countries.
- B. GCoM envisions a world where committed mayors and local governments – in alliance with partners – accelerate ambitious, measurable climate and energy initiatives that lead to an inclusive, just, low-emission and climate resilient future, helping to meet and exceed the Paris Agreement objectives.
- C. The mayors and local leaders committed to GCoM stand ready to take concrete measures with long-term impact to tackle the interconnected challenges of climate change mitigation and adaptation, as well as access to sustainable energy.
- D. To implement this vision, the Town of Mountain Village (Town) pledge to implement policies and undertake measures to (i) reduce / avoidⁱ greenhouse gas (GHG) emissions, (ii) prepare for the impacts of climate change, (iii) increase access to sustainable energy, and (iv) track progress toward these objectives.
- E. Within three years of this commitmentⁱⁱ, the Town will pledge to develop, adoptⁱⁱⁱ, use and regularly report on the following:
 - a. A community-scale GHG emission inventory, following the recommended guidance;
 - b. An assessment of climate risks and vulnerabilities;
 - c. Ambitious, measurable and time-bound target(s) to reduce/avoid GHG emissions;
 - d. Ambitious climate change adaptation vision and goals, based on quantified scientific evidence when possible, to increase local resilience to climate change;
 - e. An ambitious and just goal to improve access to secure, sustainable and affordable energy; and
 - f. A formally adopted plan(s) addressing climate change mitigation / low emission development, climate resilience and adaptation, and access to sustainable energy.
- F. The targets and action plans for mitigation / low emission development must be quantified and consistent with or exceed relevant national unconditional^{iv} commitments defined through the UNFCCC (Intended) Nationally Determined Contribution (NDC). The targets and action plans should be in line with National Adaptation Plans, where these exist; and should be consistent with the principles around energy access and urban sustainability embodied in the Sustainable Development Goals (SDGs).
- G. The Town will explore the allocation of adequate staff resources and institutional arrangements. This includes governance processes, municipal structures and budget allocations to deliver on this commitment and secure continuity.

- H. The Town acknowledges that there may be additional regional- or country-specific commitments or requirements that the Town will commit to follow, and that may be agreed through our city networks or through our direct engagement with local partners of GCoM.
- I. The Town acknowledges that continued engagement in GCoM and associated Regional or National Covenants, as established, is contingent on complying with the above requirements within established timeframes

NOW, THEREFORE, BE IT RESOLVED, the Town Council of the Town of Mountain Village hereby commits to the Global Covenant of Mayors for Climate & Energy and endorse the Mayor signing the attached GCoM commitment letter.

ADOPTED AND APPROVED by the Town Council of the Town of Mountain Village, Colorado, at a regular meeting held on the _____ day of December, 2019.

TOWN OF MOUNTAIN VILLAGE, COLORADO, a home rule municipality

By: _____
 Laila Benitez, Mayor
 Town of Mountain Village
 455 Mountain Village Blvd. Suite A,
 Mountain Village CO 81435
 1434 Inhabitants, 3.378 mi²sq
 Townofmountainvillage.com

ATTEST:

By: _____
 Jackie Kennefick, Town Clerk

APPROVED AS TO FORM:

By: _____
 James Mahoney, Town Attorney

ⁱ “Avoid emission” via low emission development
ⁱⁱ Flexibility is allowed to suit differentiated local circumstances and needs.
ⁱⁱⁱ According to the city and local government’s procedures
^{iv} Many countries have submitted two sets of NDC targets: unconditional targets, to be implemented without any explicit external support; and conditional targets. The latter are more ambitious than unconditional targets and require external support for their fulfilment. The cities and local governments committing to the GCoM are required to commit at least to the equivalent of their country’s unconditional targets, but are encouraged to be more ambitious where possible.



The Compact of Mayors

Goals, Objectives and Commitments

The Compact of Mayors is an agreement by city networks – and then by their members – to undertake a transparent and supportive approach to reduce city-level emissions, to reduce vulnerability and to enhance resilience to climate change, in a consistent and complimentary manner to national level climate protection efforts.

The Compact of Mayors builds on the ongoing efforts of Mayors¹ that increasingly set ambitious, voluntary city climate commitments² or targets for greenhouse gas (GHG) emissions reduction and to address climate risk; report on progress towards achieving those targets by meeting robust, rigorous and consistent reporting standards (as established through City Networks); and make that information publically available by reporting through a recognized city platform³.

The Compact of Mayors aims to:

- Enable recognition of new and existing⁴ city-level commitments through the Compact by making annual reporting data on local climate action publically available;
- Establish robust and transparent data collection standards;
- Commit to common reporting processes for local climate action that allow for consistent and reliable assessment of progress towards meeting those targets;
- Create an evidence base of the greenhouse gas impact of city action to enable capital flows into cities to support city governments taking further action and to be held responsible for that action and the associated investments;
- Demonstrate the commitment of city governments to contribute positively towards more ambitious, transparent, and credible national climate targets by voluntarily agreeing to meet standards similar to those followed by national governments; and
- Encourage national governments to actively support additional city action by recognizing local commitments, establishing more enabling policy environments and directing resources to cities to limit any further increase in global warming and to appropriately resource both mitigation and adaptation local climate action.

¹ Senior elected representative of a city-level and/ or the City Council (if this is required for a commitment) that represent a city administration and may agree to such a commitment.

² Intended to align with relevant internationally recognized approaches.

³ E.g. carbonn Cities Climate Registry, CDP Cities

⁴ Recognize existing city-level commitments, e.g. , US Mayors Climate Protection Agreement (2005), the EU Covenant of Mayors (2008), Making Cities Resilient Campaign (2010), the Global Cities Covenant on Climate – the Mexico City Pact (2010), the Durban Adaptation Charter (2011) among others.

To show compliance with the Compact, Mayors will:

- Register “City Climate Commitments” (targets for GHG emissions reduction and plans to adapt to climate change);
- Report annually on progress towards achieving GHG emissions reduction targets and assessing climate hazards, using standards established through City Networks; and
- Disclose this information publicly by reporting through a recognized city platform.

Under this Compact, We, the leading global city networks, ICLEI-Local Governments for Sustainability (ICLEI), C40 Climate Leadership Group (C40), United Cities and Local Governments (UCLG) commit to mobilize our members, other cities, networks and initiatives, to engage in the following:

Target Setting

Establish a cooperation framework to collect and aggregate new and existing city commitments and climate data. Encourage cities to register:

- voluntary “City Climate Commitments” including GHG reduction targets as a compliment to internationally recognized approaches;” and
- local climate adaptation plans.

Reporting Standards

Adopt minimum, standard and transparent reporting as a way of measuring progress towards meeting “City Climate Commitments” that include mitigation and adaptation and measuring “compliance” with the Compact.

For mitigation, compliance means reporting that is:

- sufficiently robust and rigorous to allow for reliable sectoral-level reporting of GHG emissions;
- consistent with the Global Protocol on Community-scale GHG Emissions (GPC) as the new globally recognized standard for community scale emissions reporting⁵; and
- inclusive of activity data (also referred to as emission drivers) to allow for compliance monitoring without requiring third party verification or review.

For adaptation, compliance means reporting on:

- climate change adaptation commitments;
- plan(s) to reduce vulnerability or enhance resilience to climate change; and
- key relevant climate change stresses and shocks (hazards) the city is facing, based on an agreed risk framework.⁶

⁵ The GPC 2.0 will be released at the COP 20 in Lima, as the new global accounting and reporting standard for city-level GHG emissions. This is a joint activity by the World Resources Institute, C40 and ICLEI, and is supported by a number of international organizations.

Reporting Platform

Allow for efficiency and ease of reporting for city officials as well as uptake by international governance processes and bodies and other third parties by:

- designating the carbonn Climate Registry as the common, publically available repository for Compact-related data; and
- enabling and supporting annual reporting by local governments against the Compact via existing city reporting platforms by creating automatic linkages to the carbonn Climate Registry as the single data repository to ease reporting burden for participating cities (i.e. reducing the need for reporting multiple times on different platforms) and to simplify data aggregation.

Compliance

- Define “Compact compliance” as registration of City Climate Commitments (mitigation targets and adaptation commitments), annual reporting of emission levels consistent with the GPC standard, and registration of climate adaptation plans and reporting on climate change stresses and shocks.
- Define “intent of Compact compliance” as registration of City Climate Commitments, with reporting of emissions at a level not yet consistent with the standards adopted⁷.
- Recruit local governments to commit to the Compact and engage with other city networks to mobilize a substantial increase in the number of cities world-wide adopting GHG emission and risk reduction targets.
- Support capacity building in cities not yet able to meet Compact requirements, but having expressed interest in doing so.
- Assess compliance on an annual basis and in time for the Secretary General’s Climate Summit and COPs 20 and 21, in Lima and Paris respectively.

Aggregation

Aggregate existing reported City GHG reduction targets to quantify impact of city commitments made to date.

Governance

- Establish a secretarial function for the Compact of Mayors – led by the three global city networks - to facilitate cooperation, exchange and expertise around the Compact of Mayors. This function will also outline technical support available to local governments to achieve Compact compliance.
- Identify and invite Compact Supporters to outline their offers of assistance and support to local governments, and coordinate the offers in an open, transparent manner.

⁶ A common risk framework is to be jointly developed by the City Networks, building on existing frameworks, and in line with relevant international processes including sustainable development and disaster risk reduction.

⁷ Intention to meet annual reporting requirements within 1 year of the initial Compact commitment indicates intent to comply.

Endorsing Partners

CDP
Cities Alliance
CityNet
Council of European Municipalities and Regions (CCRE / CEMR)
FLACMA (Latin American Federation of Cities, Municipalities and Municipal Associations)
ICLEI Africa
ICLEI East Asia
ICLEI Europe
ICLEI Latin America and Caribbean
ICLEI North America
ICLEI Oceania
ICLEI South Asia
ICLEI South East Asia
Institute for Sustainable Communities
Metropolis
R20 - Regions of Climate Action
The Climate Group
UCLG Africa
UCLG Asia Pacific (ASPAC)
UCLG Middle East and Asia (MEWA)
UN-Habitat
UN Secretary-General's Special Envoy for Cities and Climate Change
World Bank
World Resources Institute (WRI)
World Wildlife Fund

For More Information

C40 Cities Climate Leadership Group

www.c40.org / contact@c40.org

ICLEI – Local Governments for Sustainability

Bonn Center for Local Climate Action and Reporting – carbonn Center

www.iclei.org / www.carbonn.org / carbonn@iclei.org

United Cities and Local Governments

www.uclg.org / info@uclg.org



Request for Proposal

to

UPDATE TOWN OF MOUNTAIN VILLAGE
CORPORATE AND COMMUNITY
GREENHOUSE GAS EMISSIONS INVENTORY
AND REPORT

Issue Date: 10/21/19

Closing Date of Submission: 11/13/19

Contact / Project Manager:

Zoe Dohnal
Business Development and Sustainability Sr. Manager
Town of Mountain Village
455 Mountain Village Blvd. Suite A
Telluride, CO 81435

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Introduction and Background

Situated at 9,545 in the heart of the breathtaking San Juan Mountains, Mountain Village was incorporated in 1995 as a home rule municipality. A state-of-the-art gondola transportation system connects the Town of Mountain Village with the Town of Telluride. The total population is approximately 1,425 but, at times, influxes to 20,000 visitors per day. For more information, please visit us online at townofmountainvillage.com.

Environmental stewardship is a high priority for the residents of Mountain Village. In 2008, the Town of Mountain Village adopted its [Zero Waste Action Plan](#) (ZWAP) which outlines the Town's commitments to energy and climate protection, as well as resource conservation and waste management, water management, toxin reduction and community education and engagement.

As a member of the [Colorado Communities of Climate Action](#) (CC4CA), Town of Mountain Village adopted the [CC4CA Policy Agenda 2018-2019](#) in August 2019. This defines greenhouse gas (GHG) reduction targets as more than a 26% reduction by 2025, using 2005 as the baseline year for achieving this goal.

In 2020, we aim Town Council to pass a resolution committing to the [Compact of Mayors](#) and the compliance requirements of that program: 1) creating a greenhouse gas emissions inventory, 2) setting an emissions reduction target, and 3) developing a climate action plan. Participation in the Compact of Mayors will allow us to reexamine our existing targets, adjust if required and make any necessary amendments to our targets to align with current thinking and recent provincial and federal commitments to GHG reductions. It will also allow us to update both our Corporate and community GHG inventories and action plan. The Compact of Mayors also includes an assessment of the community's climate change risk and vulnerability and development of a climate adaptation plan.

Objective

The Town of Mountain Village is requesting proposals from qualified consultants/companies to review our existing GHG reduction targets and establish new targets if necessary, update our Corporate and community GHG inventories and develop a climate action plan while satisfying the requirements of the CC4CA Policy Agenda.

Scope of Work/Deliverables

When this project is complete the Town of Mountain Village will have:

- A clear, concise report that outlines the GHG emissions baseline, targets and reduction plan for the Corporation of the Town of Mountain Village and the community of Mountain Village.
- Green Team Committee endorsement of the baseline, targets and reduction plan.

- Baseline, targets and reduction plan in a complete report ready for Council consideration by summer of 2020. Data and analysis will be comparable to regional data.
- The tools and training needed to fully calculate future emissions in house, or in a cost-effective manner through ongoing consultant support with arrangements to be discussed during contract negotiations if necessary.

The successful Applicant will deliver the following:

a) GHG inventory and forecast

- Update and expand Mountain Village’s community GHG emissions inventory following the Compact of Mayors protocols. The inventory would include, at minimum, stationary energy use, transportation energy use (ground and air), waste, wastewater, and fugitive emissions.
- Update and expand Mountain Village’s Corporate GHG emissions inventory aligning with the Compact of Mayors protocols. The inventory would include, at minimum, stationary energy use, transportation energy use (ground and air), waste, wastewater, and fugitive emissions.
- Conduct the updated CC4CA and Compact of Mayors compliant inventory in conjunction with the existing Town of Mountain Village community GHG inventory; briefly compare and contrast the two inventories and describe how they fit together.
- Conduct the updated CC4CA and Compact of Mayors compliant inventory in conjunction with the existing community GHG inventory; briefly compare and contrast the two inventories and describe how they fit together.
- Using the GHG calculation protocol required by the Compact of Mayors, measure, report and verify GHG emissions.
- Recommend project scope and baseline year aligned with Compact protocol recommendations, Colorado House Bill 19-1261, CC4CA Policy, and ZWAP.
- Identify the process for data collection and manage that process by providing recommendations to staff on best practices and providing the necessary tools for data management.
- Forecast business-as-usual future emissions based on assumptions about population, economic growth and fuel mix through 2050, including a brief discussion of how the forecast was derived; calculate the percent change in each community sector.
- Provide a summary of data sources, emission intensity values or coefficient values used for all energy types, and any assumptions made with respect to data for both the inventories and forecasts.
- Provide the methodology, tools and training needed for the Town to replicate future GHG inventories at no future cost to the Town or in a cost-effective manner through ongoing consultant support with arrangements to be discussed during contract negotiations if necessary.
- Deliver a detailed inventory data management manual with methodology, emissions factors, framework, and any assumptions associated with the inventories and forecasts, ensuring there is a clear audit trail for third party verification and future inventory replications.
- Benchmark the inventories with other comparable municipalities.

b) GHG Emission Reduction Targets

- Review existing targets and propose appropriate updated Corporate and community GHG emission reduction targets that are challenging, but achievable and verifiable.
- Provide a rationale for recommended targets.
- Express the reduction targets as a percentage increase or decrease from baseline levels by the target year.
- Create targets that correspond to the timelines consistent with Colorado House Bill 19-1261, CC4CA Policy, and ZWAP.
- Provide a summary of all data sources, emission intensity values or coefficient values used, and any assumptions made with respect to data for the emission reduction targets.
- Solicit input on targets from the Green Team Committee.

c) Recommended Actions to Reduce GHG Emissions

- Develop a climate action plan to achieve reduction targets based on what was learned in the inventory, taking into account any existing emissions reduction measures that will continue.
- Develop a list of high potential opportunities for emissions reductions and evaluate the feasibility of those opportunities using key criteria such as emissions reduction potential, co-benefits, implementation cost and funding sources, difficulty, applicability, and implementation timeframe; demonstrate how these activities will make progress towards targets.
- Develop and recommend an outreach and engagement strategy to solicit input on the climate action plan. The strategy should recommend ways to solicit input on existing, proposed and potential new actions from a range of community stakeholders.
- Provide a summary of data sources, emission intensity values or coefficient values used, and any assumptions made with respect to data for the proposed activities.
- Identify how the actions complement existing municipal plans and policies, including but not limited to Town of Mountain Village's adopted CC4CA Policy, and ZWAP.
- The Consultant shall identify potential costs and potential funding sources for the actions recommended in the climate action plan.

d) Other

- Develop the report with engaging design and professional, clear and concise writing that can be read and understood by Council, staff and public.
- Be prepared to present the draft plan to Green Team Committee, and the final plan to Council.
- Submit the final plan in both Word and PDF.
- Report on emerging legislation, policies, GHG reporting protocols or any other new information that could impact the development of the plan; identify opportunities, uncertainties and limitations and suggest process or methodological improvements that could better achieve project objectives.

Proponents should refer to the Compact of Mayors compliance guidance prior to submitting their proposal.

Timeline Deadline

Deadline	Date
Release RFP	10/21/19
Deadline for submission of questions	11/6/19
Distribution of answers to RFP questions	11/11/19
RFP due date (by 5:00 p.m.)	11/13/19
Award RFP	12/20/19
Estimated Project Start Date	1/1/20

Budget

Please provide a lump sum amount necessary to undertake the work outlined above, excluding taxes. Also include who will be undertaking the work, and an hourly rate for each person working on the project. Proponents may choose to split the work into separate components for cost of 1) the inventories 2) the target setting and 3) the climate action planning. Depending on the costs received, the Town of Mountain Village retains the right to reduce or split the scope of work and awarding of associated contracts.

Consultant Qualifications

Proponents are to identify project team members and their role in the project as well as their relevant experience and qualifications. This should include the resumes of all project team members. Additionally, the Consultant shall provide:

- Detailed account of the proposed project manager’s capacity to deliver the project on time and on budget as well as an account of their experience with similar projects over the past three years.
- Organizational experience completing the requirements of the greenhouse gas (GHG) emissions inventories and forecasts, GHG emissions reduction targets, local action plans, Compact of Mayors or similar programs, etc.
- References for three of these types of projects should be included in the proposal, in addition to the duration of the projects and budget.
- Demonstration of knowledge and experience in designing successful and innovative community engagement programs.
- Demonstration of expertise in data research, collection and analysis as well as energy management, conservation, planning, sustainability or related fields.
- Complete organizational summary of all subcontractors to be included in the project team (if applicable) and a clear description of proposed roles and responsibilities.

Submission Requirements

Proposals shall be submitted via email to Zoe Dohnal, Business Development and Sustainability Sr. Manager, Town of Mountain Village at zdohnal@mtnvillage.org, and contain:

- Cover sheet: The cover sheet shall list the name of the Consultant team or individual with names, email addresses and phone numbers of persons who may be contacted to answer questions. Also, the cover sheet shall state who prepared the submittal and how that person(s) can be reached.
- Qualifications: The Consultant qualification information shall include:
 - Professional resume(s) stating qualifications to provide the services described herein. Include number of years in business, number of employees, location of office or offices, names of principals or employees who will complete the services. Provide resumes of all personnel assigned to the project.
 - Provide information on prior experience conducting community greenhouse gas emissions inventories on similar projects in Colorado. Include project name, date, Owner, location of project, budget and scope of work.
 - References (three minimum) identifying each client, a contact person, the client's mailing and email addresses and telephone number for similar projects completed by the personnel proposed for this project.
 - Provide a project timeline addressing the components outlined in the Scope of Work and Project Deliverables section below. Project kickoff is currently anticipated for **January 2020**.
 - Provide cost proposal with a budget range including a not to exceed amount.
- The maximum length of the Proposal shall be ten (10) pages double-sided in PDF format, exclusive of resumes, references, and documentation relating to project experience.

Evaluation Criteria

Proposals will be assessed against the following weighting criteria:

Criteria	Weight%
Project team qualifications and experience	20
Approach and work plan/understanding of project	20
Cost-effectiveness	20
Quality of proposal	20
Schedule	20

Proposals will be evaluated on the following general criteria:

- The completeness and quality of the proposal relative to the RFP requirements.
- Your company's expertise in preparing GHG inventories, target setting and climate action planning as described in this RFP.
- Quality of past project examples and reference checks.
- Price for your services.

- Low bid alone will not be a basis for award.

Public Appearance

The Applicant may be called to present at a public Council meeting. The Applicant should expect to field and respond to questions from the Municipal Council at this meeting.

Statutory Requirements

The Applicant acknowledges any information or documents provided to the Town may be released pursuant to the provisions of the Colorado Open Records Act

Project Addenda

Addenda may be issued by the Town up to three days prior to the stated deadline for submissions. All addenda become part of the Request for Proposals and must be acknowledged in your proposal.

Proposal Amendments or Withdrawals

Proponents may amend or withdraw their proposal prior to the deadline for proposal submission by submitting written notice to the Business Development and Sustainability Sr. Manager. All proposals become irrevocable after the deadline for proposal submission.

Amendments to proposals after submission will be permitted, prior to the deadline for proposal submission. Amendments are to be endorsed by the same parties who submitted the original proposal. The onus is on the Applicant to ensure timely receipt by the Town of any modifications to what has been proposed.

Proponents may withdraw their proposal prior to a written Notice of Award for the project from the Town. The Applicant will provide written notice of withdrawal.

Proposal Questions

All questions regarding this RFP must be directed to the Business Development and Sustainability Sr. Manager, Zoe Dohnal (zdohnal@mtnvillage.org) at least seven (7) days prior to the deadline for proposal submission. Enquires will be recorded and may, at the Town's discretion be distributed to all known proponents participating in the RFP or form part of an addendum.

Proponents have the responsibility to notify the Business Development and Sustainability Sr. Manager of any ambiguity, error, omission, oversight, contradiction or any item open to interpretation in this RFP, as it is discovered, and to request instruction, a decision, or direction required in preparing their proposal.

Project Timeline Extension

The Town may, by a written addendum, extend the time for the receiving of the responses.

Proposal Acceptance/Rejection and Conditions

The Town will review all submissions and may request additional interviews from the highest-ranking Proponents.

The Town reserves the right at its sole discretion, to award the project in part or in whole to one or more Proponent.

The Town reserves the right to accept or reject any or all proposals and to waive irregularities and informalities at its discretion. By submitting a proposal, the Applicant waives any right to contest in any legal proceeding or action the right of the Town to award the project to whomever it chooses, in its sole discretion, and for whatever reasons the Town deems appropriate. Acceptance of a proposal by the Town shall only be through written Notice of Award to the successful Proponent.

Upon award the successful Applicant shall enter into a binding Agreement with the Town in a form acceptable to the Town attorney's office.

CC4CA Policy Agenda 2018-2019

Colorado Communities for Climate Action is a coalition of local governments advocating for policies that protect Colorado's climate for current and future generations. CC4CA's policy priorities for 2018-2019 reflect unanimous agreement among the coalition members on steps that should be taken at the state and federal level, often in partnership with local governments, to enable Colorado and its communities to lead in protecting the climate. These steps would complement the strong local climate actions CC4CA members already have underway.

General Policy Principles

These general principles guide the specific policies for which Colorado Communities for Climate Action advocates:

CC4CA supports collaboration between state and federal government agencies and Colorado's local governments to advance local climate protection.

CC4CA supports state and federal programs to reduce carbon pollution, including adequate and ongoing funding of those programs.

CC4CA supports analyses, financial incentives, and enabling policies for the development and deployment of clean energy technologies.

CC4CA supports locally driven, locally designed programs to support communities impacted by the clean energy transformation.

Policy Positions

Colorado Communities for Climate Action supports the following policy positions:

Local Climate Programs

1. Supports state-level actions to remove barriers and promote opportunities that allow counties and municipalities to maximize the deployment of local clean energy options.

The deployment of local energy generation and technology will continue to be a critical component of Colorado communities' climate efforts. In many cases, regulatory or legislative limitations exist that will need to be removed for communities to fully explore new local program options and technologies that can effectively reduce fossil fuel use, increase energy resilience, and support community values related to climate protection. For example, the integration of local renewable energy, storage technologies, and microgrids all support a local jurisdiction's ability to address the supply side of energy-related emissions.

2. Supports requiring local governments with adopted building codes to include the most current or appropriate International Energy Conservation Code, or provisions substantially similar to it, in their building codes and to develop a process for updating the energy code on a regular basis.

More than 40 percent of the energy consumed in the United States is tied to the use of buildings. Building codes, consequently, are among the most powerful tools available for reducing carbon pollution (and, not incidentally, saving money in both residential and commercial buildings). For instance, the Southwest Energy Efficiency Project estimates the incremental cost for constructing a new home to meet the 2015 IECC versus the 2006 IECC is about \$2,400; with annual energy savings of \$390, this efficiency upgrade results in a six-year simple payback.

While some jurisdictions across Colorado are keeping up with changes to the International Energy Conservation Code, many communities have not done so. CC4CA supports the adoption of the most current IECC or amendments to older codes that have comparable energy efficiency and consumption impacts.

3. Supports state government actions to enable local governments to obtain the energy use and other data they need to effectively address climate change.

Local governments need convenient and consistent access to data that is essential for developing and administering local programs that address clean and efficient energy and reductions in heat-trapping emissions. For example, access to uniform data from electric and gas utilities is critical for implementing building energy use disclosure and benchmarking programs designed to make sure building owners, tenants, and others can be fully informed about energy performance. Local governments also struggle to get consistent data regarding waste collection and disposal, oil and gas operations, and other sources of heat-trapping emissions. CC4CA supports state government actions and policies that lead to uniform systems for collection and distribution of data from investor-owned and public utilities that is easily accessible to local governments, while still protective of data privacy for residents and businesses.

State Climate-Specific Programs

4. Supports statutory codification of aggressive and enforceable goals to reduce net statewide heat-trapping emissions, including the goal of reducing emissions by more than 26 percent by 2025, compared to 2005 levels, as established by Governor John Hickenlooper through executive order, and including a further goal of reducing emissions by at least 80 percent by 2050, compared to 2005 levels.

In July 2017, Governor Hickenlooper issued Executive Order D 2017-015. Among other provisions, it set an official state goal of reducing statewide carbon pollution

by more than 26 percent by 2025, compared to 2005 levels. CC4CA applauded the governor for his action, which provides an essential framework for shaping climate protection actions in Colorado. Meeting this goal would mean that Colorado achieved its share of the national commitment the United States made under the Paris Agreement.

CC4CA also supports an additional goal of reducing emissions by at least 80 percent by 2050, building on the goal established in 2008 by then-governor Bill Ritter, Jr. in Executive Order D 004 08. Meeting this goal would mean that Colorado achieved its share of the global emission reductions scientists say must be achieved or exceeded to protect the climate from dangerous human interference.

CC4CA supports the codification of the state's emission reduction goals in statute, as other states have done, so that they remain the cornerstone of state climate protection actions over time, including following transitions from one governor to another.

5. Supports legislative, regulatory, and administrative actions by the Colorado state government to achieve the state's emission reduction goals and to implement the Colorado Climate Plan, and requests an opportunity for meaningful, sustained engagement by CC4CA in developing those specific steps.

In order to meet the emission reduction goals established by Governor Hickenlooper and to implement the governor's 2015 Colorado Climate Plan, the state will need to take additional action. The Colorado Climate Plan is a high-level overview document of state actions for adapting to future climate change impacts and reducing carbon pollution. CC4CA believes it essential that the state government provide an opportunity for meaningful, sustained collaboration with local governments in developing specific climate actions tied to this climate plan, and proposes that representatives of CC4CA be included in that process. Following the July 2017 release of Governor Hickenlooper's executive order, CC4CA initiated a letter to the governor through which 75 local elected officials expressed support for the executive order and its goals and stated their readiness and willingness to help his administration shape and implement concrete, measurable actions that will be needed to meet these goals.

6. Supports the development of a new forecast of future heat-trapping emissions reflecting Colorado laws and Colorado-specific information by the Colorado Department of Public Health and Environment, with input from local government and other stakeholders.

The "Colorado Greenhouse Gas Inventory: 2014 Update Including Projections to 2020 & 2030," prepared by the Colorado Department of Public Health and Environment, includes a forecast of statewide emissions that utilizes federal Environmental Protection Agency nationwide assumptions about future emissions

policies. As a result, the inventory does not reflect currently adopted Colorado laws and policies, such as our Renewable Energy Standard. Without this information, it is impossible to ascertain what progress Colorado is making (or not) in its effort to reduce carbon pollution. CC4CA in July 2017 sent a letter to CDPHE recommending the development of a new Colorado inventory of greenhouse gas emissions that incorporates existing Colorado law and policy in order to more accurately track the state's progress in achieving its emissions reduction goals, and will continue working for that action.

7. Supports a comprehensive market-based policy to reduce Colorado's heat-trapping emissions.

Climate change is considered a market failure by economists because it imposes huge costs on society—so-called external costs—that are not normally reflected in the prices of the goods and services causing the cost. To overcome this market failure, CC4CA supports an effort to internalize the costs by putting a price on heat-trapping emissions and allowing that price to help drive emission reductions. Such a market-based approach could be undertaken at national, regional, or state levels, and could take different forms. One approach would be a tax on greenhouse gas emissions. Another would be a cap-and-trade program that allows trading of limited emission rights that are sold and then could be traded to achieve economically efficient emission reductions. Examples include the Regional Greenhouse Gas Initiative covering ten northeastern U.S. states and California's statewide cap-and-trade program.

Electricity Generation

8. Supports concrete state government actions to reduce emissions from the electricity sector in Colorado by at least 25 percent by 2025 and at least 35 percent by 2030, compared to 2012 levels, consistent with the goals established by Governor John Hickenlooper through executive order.

Executive Order D 2017-015 established new state goals for reducing emissions from the electricity sector that are consistent with what Colorado was considering to comply with the U.S. Environmental Protection Agency's Clean Power Plan under the Obama administration. CC4CA believes that greater emission reductions are possible than called for in the executive order and that further reductions are needed into mid-century, especially given the more ambitious targets that Xcel Energy has identified as achievable in its Colorado Energy Plan currently under consideration by the Public Utilities Commission. CC4CA supports concrete actions by the Colorado Public Utilities Commission and the Colorado Department of Public Health and Environment to ensure that we achieve and exceed these goals.

9. Supports the accelerated retirement of existing fossil fuel based generation facilities and their replacement with cost-effective and reliable clean energy supplies, through means that protect both utilities and consumers.

CC4CA supports actions in Colorado to enable the early retirement of fossil fuel-based power plants and their replacement with clean energy sources, while protecting the economic interests of both the utilities owning the power plants and electricity customers.

CC4CA has previously supported legislation to allow refinancing of older, less efficient power plants, by way of ratepayer-backed bonding, that could make it possible to retire those plants in favor of newer, cleaner sources while protecting the economic interests of both utilities and consumers. In August 2017, Xcel Energy and more than a dozen other entities (including the City of Boulder, a CC4CA member) announced an agreement to seek approval from the Public Utilities Commission of a proposal to retire two old, coal-fired generators at the Comanche power plant in Pueblo, to be replaced with newer energy sources with lower (or no) heat-trapping emissions. The coalition said the proposal is predicated on the cost of the new energy sources meeting or beating the current cost of power from the power plants to be retired.

Across the nation, the generation of electricity is rapidly shifting from coal-fired power plants to less polluting plants, driven primarily by economic forces but sometimes also by governmental policies and actions, from climate action plans to new authority for refinancing existing plants. The shift to cleaner electricity generation is driving down greenhouse gas emissions from that sector and holding down overall national emissions.

10. Supports expanded ability of electric cooperatives to independently purchase local renewable electricity.

Tri-State Generation and Transmission Association has tried to prevent its customer electric cooperatives from purchasing electricity generated from local renewable sources by other suppliers, both directly through attempts to impose contractual limitations and indirectly through attempts to impose fees. In decisions involving Tri-State and Delta Montrose Electric Association, the Federal Energy Regulatory Commission has found these attempts to be in violation of the Public Utilities Regulatory Policy Act, which actually requires a coop to purchase such electricity, and has blocked Tri-State from preventing those purchases. CC4CA supports the ability of electric cooperatives to purchase non-polluting electricity free from these or any similar limitations.

11. Supports state legislation to incrementally increase the Renewable Energy Standard.

Colorado's current Renewable Energy Standard requires electricity providers to obtain these minimum percentages of their power from renewable energy sources:

- Investor-owned utilities: 30 percent by 2020, of which 3 percent must come from distributed energy resources.

- Large rural electric cooperatives: 20 percent by 2020.
- Municipal utilities and small rural electric cooperatives: 10 percent by 2020.

This standard has been one of the most effective state policies in facilitating the transition from carbon-intensive fossil fuel electricity sources to renewable sources, and CC4CA supports giving consideration to incrementally increasing the standard for all three types of utilities.

12. Supports state legislation to require the Public Utilities Commission to consider all environmental and health costs of the fuels used by investor-owned utilities to generate electricity.

Electric utilities should be required to include the costs of carbon pollution when developing their long-term integrated resource plans, as would have been required under a bill considered in the 2016 session of the Colorado General Assembly. The “social cost of carbon” is the economic cost of the impacts of carbon pollution, which can be used to compare the overall costs and benefits of alternative energy sources. Legislation requiring utilities to generate at least one scenario identifying the impacts of carbon pollution would enable utilities, regulators, ratepayers, and others to better understand the true costs of different choices for electricity generation.

13. Supports grid modernization policies and funding that support distributed generation, energy storage, high levels of renewable energy generation (distributed and utility-scale), and appropriate technologies.

A wide array of grid modernization policies and actions are available to utilities that can reduce energy consumption, better align availability of electricity to demand, expand renewable energy generation, and collectively reduce carbon pollution from the power generation sector (while also improving reliability and reducing cost). CC4CA supports policies and funding that result in these types of grid modernization efforts in Colorado.

Net metering is one example of a policy structure that can result in reduced greenhouse gas emissions, greater reliability for individual energy users and across the grid, improved grid resilience, and reduced cost for both utilities and electricity consumers. Colorado’s current net metering policies allow electric customers who invest in distributed energy technologies to net their solar energy production against their consumption. Available in at least 40 states, this simple billing arrangement is one of the most important policies for encouraging rooftop solar and other on-site clean energy options. Net metering also helps foster the voluntary reduction of heat-trapping emissions, contributes to the reliability of the electricity supply and distribution systems, supports the residential and small-commercial renewable energy industry, and helps to more quickly replace coal-fired power plants with cleaner sources of energy. In recent years utilities have sought approval

from regulatory bodies in many states to either abandon or reduce net metering rates.

CC4CA supports grid modernization policies like these and opposes efforts to weaken or eliminate them where they already exist.

Energy Efficiency

14. Supports legislative, regulatory, and administrative actions for electric utilities to achieve energy efficiency savings of 2 percent per year beyond 2020, building on the 2020 goal established by Governor Hickenlooper through executive order. Municipal and cooperative utilities should also adopt and achieve similar efficiency targets.

In the 2017 session of the Colorado General Assembly, CC4CA supported HB 17-1227, which was enacted to extend an existing law requiring regulated utilities to achieve electricity savings of five percent of retail sales from 2018–2028. Colorado utilities have already demonstrated that they can readily exceed this modest goal. The Southwest Energy Efficiency Project reports that from 2008–16 Xcel Energy and Black Hills Energy achieved ten percent savings, well over one percent per year, with an overall benefit-to-cost ratio of more than two-to-one. Colorado households and businesses saved nearly \$1.4 billion net over that time period. Governor Hickenlooper’s Executive Order D 2017-015 set a new goal to achieve two percent per year energy efficiency by 2020, which is readily achievable and should be extended beyond that date.

15. Supports ongoing and sustainable funding for the Weatherization Assistance Program.

Low-income and vulnerable households spend a disproportionately large percentage of their income on energy utility bills. The federal Weatherization Assistance Program was created in 1976 to address this problem. Administered here by the Colorado Energy Office, WAP provides funding to locally administered home weatherization programs to provide free weatherization services to Colorado’s low-income residents in order to improve the energy efficiency of their homes. Colorado supplements its annual federal WAP allocation with state severance tax dollars, both of which can be volatile sources of revenue. A stable revenue stream for Colorado’s eight WAP programs would support the dual goals of assisting families in reducing their energy bills while promoting safe, comfortable, and energy-efficient housing.

16. Supports state enabling legislation to provide counties and statutory cities and towns with the same authority held by home rule cities to implement local energy conservation policies and programs.

Unlike their home rule municipal peers, Colorado counties and statutory cities and towns in many cases lack authority to adopt and implement energy conservation policies and programs. For example, only Colorado home rule cities have statutory authorization to enact energy conservation ordinances despite how effective they are for improving the energy efficiency and performance of existing residential and commercial buildings. Enabling legislation is needed to provide Colorado's counties and statutory cities and towns with the authority necessary to enact policies and programs that can support and promote energy conservation within their jurisdictions.

Transportation

17. Supports Colorado's adoption of motor vehicle emission standards, including requirements for low-emission and zero-emission vehicles, and collaborative efforts for effective implementation, that are equal to or exceed those already adopted by California.

The federal Clean Air Act provides authority for California to adopt its own stringent emissions standards for new motor vehicles and for other states to adopt the California standards. Twelve states plus Washington, D.C. have adopted California's basic emission standards. These states represent about 35 percent of the nation's population and the same share of new motor vehicle sales. Nine of these states have also adopted the additional California standards requiring manufacturers to achieve specified sales of zero tailpipe-emission vehicles (i.e., battery-only electric vehicles).

California's vehicle standards have enjoyed unusual bipartisan support, including among Colorado's congressional delegation, both as an example of cooperative federalism among federal and state governments and as important for protecting the climate. A June 2017 letter to the Administrator of the U.S. Environmental Protection Agency supporting continuation of the EPA waivers under the Clean Air Act for the California standards was signed by Rep. Mike Coffman, Republican of Colorado, and Rep. Jared Polis, Democrat of Colorado, along with other Members of Congress from both parties.

In recent years, the basic California standards have been synchronized with federal emission and fuel efficiency standards. However, the Trump administration is now planning to weaken the federal standards, which would dramatically undermine Colorado's efforts to meet our statewide carbon pollution goals. Reducing emissions from the transportation sector, which has become the sector responsible for the largest share of greenhouse gases, has to be a centerpiece of climate action in the state.

At the urging of a wide range of interests across the state, including CC4CA, Governor Hickenlooper's June 2018 executive order (B 2018 006) directs the Colorado Department of Public Health and Environment to develop an advanced clean car standards rule and formally propose adoption of this rule by the Colorado Air Quality Control Commission. CC4CA supports Colorado adopting the California vehicle standards, including the so-called ZEV (zero-emissions vehicle) standards, and CC4CA supports the kinds of flexible approaches to implementing the ZEV standard here in Colorado that we have seen adopted in other ZEV states.

18. Supports implementation of the Colorado Electric Vehicle Plan, including new state government actions to accelerate the purchase and use of zero emission vehicles.

Nationally, transportation has become the sector responsible for the most carbon pollution. Colorado's recent population growth has led to a commensurate increase in vehicle miles traveled, which has overtaken the emissions reductions made possible through the increasing fuel efficiency of the statewide vehicle fleet. Electrification of light- and heavy-duty vehicles, as well as other emerging zero-emissions technologies, holds perhaps the greatest promise for emissions reductions in this sector. CC4CA supports legislative, regulatory, and administrative action to increase the adoption of electric vehicles by investing in electric vehicle charging stations, educating customers about EVs, and providing customer incentives. CC4CA also supports the current plan to commit a portion of Colorado's share of the Volkswagen emissions control violations settlement to the construction of electric vehicle charging infrastructure across Colorado, and adoption of the California motor vehicle emission standards (see #17 above), including their provisions on sales of zero-emission vehicles.

Fossil Fuel Extraction Activities

19. Supports legislative, administrative, and regulatory actions to expand the monitoring of and reduce the full life cycle emissions from fossil fuel extractive industry activities.

The mining and extraction of fossil fuels can result in significant levels of carbon pollution. One primary culprit is methane. Methane has a shorter-lived but much more potent heat-trapping effect than carbon dioxide; thus, reducing methane emissions is a highly effective way to buy time to implement more comprehensive actions to reduce industry-wide carbon dioxide emissions. As one example, in 2014 Colorado adopted rules to limit methane emissions from oil and gas operations by requiring oil and gas companies to find and fix methane leaks in its extraction and delivery infrastructure. The rules also require industry to capture methane and volatile organic compounds, both of which contribute to ground-level ozone pollution.

CC4CA supports legislative, administrative, and regulatory actions like these to reduce greenhouse gas emissions throughout the entire extraction and transportation processes involving raw fossil fuels. CC4CA also supports expanded monitoring of the full life cycle emissions from these activities.

Solid Waste Reduction

20. Supports adoption and implementation of a plan by the Colorado Department of Public Health and Environment to achieve the statewide waste diversion goals established by the Solid and Hazardous Waste Commission.

Recycling and composting reduce emissions of both methane and carbon dioxide. Colorado has a low solid waste diversion rate of 19 percent, compared with the national average of 34 percent. In August 2017, the Colorado Solid and Hazardous Waste Commission adopted new statewide and regional municipal solid waste diversion goals, including separate goals for 11 Front Range counties and for the remainder of the state for the years 2021, 2026, and 2036. Statewide, the goal is to increase the diversion rate to 45 percent by 2036. CC4CA supports CDPHE's efforts to increase solid waste diversion rates.

General

21. Supports the protections and authorities currently provided under environmental laws like the Clean Air Act and the Clean Water Act.

Protecting Colorado's air, water, and land is vital to its environment, economy, and people. The protections and authorities afforded by landmark federal laws such as the Clean Air Act and Clean Water Act are foundational to the fight against climate change. For example, the 2007 ruling by the U.S. Supreme Court that heat trapping emissions are air pollutants and thus subject to regulation under the Clean Air Act, and the subsequent 2009 U.S. Environmental Protection Agency endangerment finding that indeed, heat trapping emissions present a danger to public health, obligate our federal government to utilize the protections provided by the Clean Air Act to take action to limit emissions. Local governments rely on these protections and can be critical allies in this effort, as scores of communities across Colorado already are implementing a broad array of initiatives to advance climate protection at the local level, and often doing so in collaboration with the state and federal governments. But we know more must be done. CC4CA communities support the protections and authorities provided under the body of existing environmental law, including the Clean Air Act and Clean Water Act, and will strongly oppose legislative, regulatory, and other efforts to roll back or diminish them.



San Miguel Watershed Coalition

December 2019 Update

Mountain Village Town Council



Water Quality Monitoring

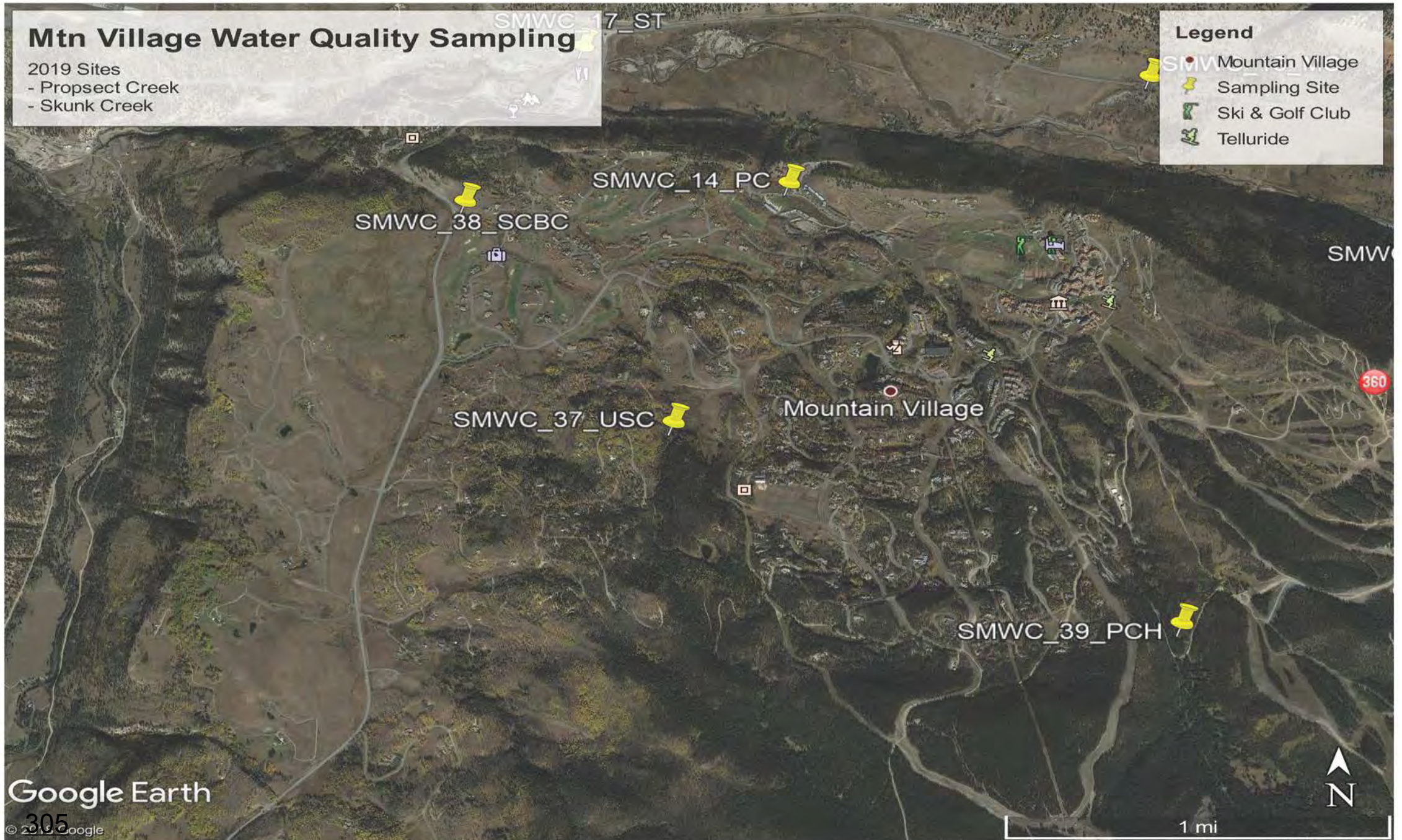
- Sites—selection and overview
- Data storage and accessibility
- Restoration planning

Mtn Village Water Quality Sampling

2019 Sites
- Propsect Creek
- Skunk Creek

Legend

- Mountain Village
- Sampling Site
- Ski & Golf Club
- Telluride



Google Earth

305
© 2019 Google

1 mi

Capacity Building and Strategic Planning

- Stakeholder engagement and coalition building
- October 2019
 - 50 attendees at the San Miguel Watershed Forum
 - 5th meeting of the SMWC Stakeholder Committee
- Bureau of Reclamation WaterSMART grant 2019-2021
 - Continue stakeholder engagement
 - SMWC's sustainability and longevity

Stakeholder Committee Seats

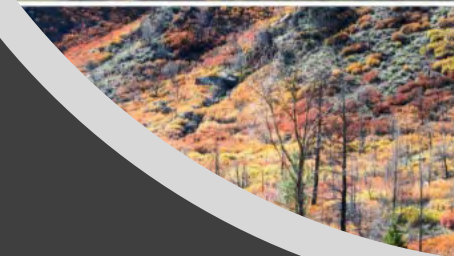
Landowner
Agricultural
The Nature Conservancy
Business
Forest Service
Ophir
Naturita
CO Parks and Wildlife
BLM
Nucla
Norwood Water Commission
Norwood
Conservation
Education
Mountain Village
Town of Telluride
San Miguel County
Montrose County
Mining
Recreation
River Recreation--outfitting and guiding
Commercial Forestry
DRMS
At-large
At-large

State of the San Miguel Watershed

– 2014 –

Purpose and Need

- Comprehensive review of watershed conditions published every five years
- Highlights opportunities for collaborative projects; pinpoint areas of emerging concern; identifies components of the watershed that are doing well
- Public education



Report Topics

Topic
Climate
Precipitation
Air Temperature
Deposition
Local Events
Aquatic
Water Quality
Water Quantity
Fisheries
Macroinvertebrates
Terrestrial
Vegetation
Forest Health
Wildlife
Soils
Habitat restoration
Land Use
Development
Recreation and Tourism
Agriculture
Preservation

2019 Update

- Project Team: SMWC, Chris Hazen, Adrian Bergere
- Partners: State and federal land management agencies; counties and municipalities; local nonprofits
- Themes: climate change impacts and building relationships among water users
- Focus on trends rather than letter grades
- Balancing quality science and readability
- Story Map e-format



Dust-on-Snow

The [Colorado Center for Snow and Avalanche Studies](#) (CSAS), based in Silverton, CO, hosts the [Colorado Dust-on-Snow Program](#) (CODOS). CODOS is an applied science effort on behalf of the State of Colorado and regional water management agencies. CSAS operates the Senator Beck Basin Study Area at Red Mountain Pass as the primary sentry site for the CODOS program. CSAS monitors the presence/absence of dust layers at 11 additional mountain pass locations throughout Colorado. Using those observations, data from nearby Snotel sites, and weather forecasts, the CODOS program analyzes how dust-on-snow is likely to influence snowmelt timing and rates during the runoff season.

Senator Beck Basin Study Area



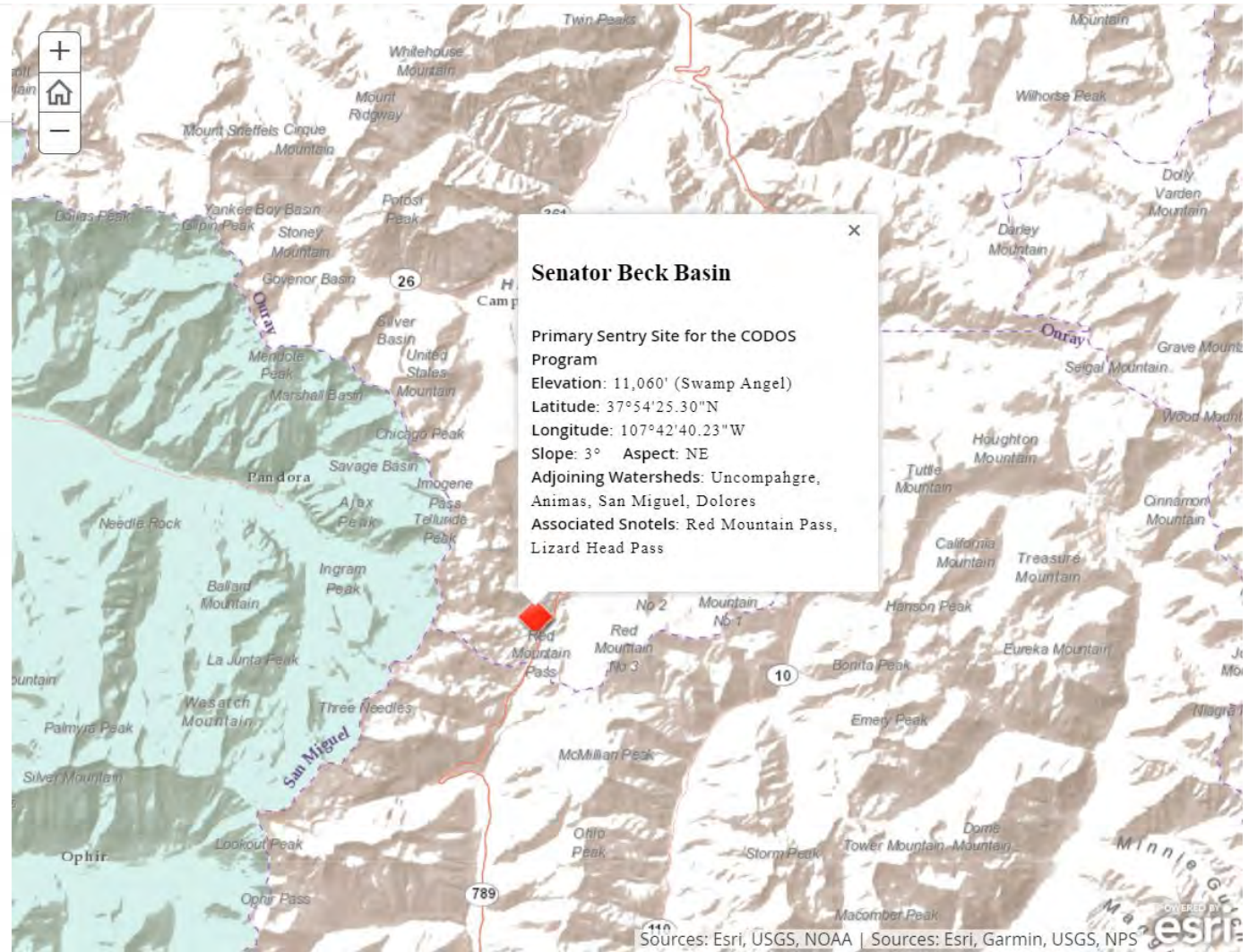
A Story Map



Dust-on-Snow Senator Beck Basin Study Area

The [Senator Beck Basin Study Area](#) (SBB) was installed in 2003 and, while it lies just outside of the San Miguel Watershed, provides valuable information about dust-on-snow impacts in our area.

At SBB, snowpack, weather, soils, and radiation conditions are monitored and measured at the well-sheltered subalpine Swamp Angel Study Plot (SASP, 11,060') and at the more exposed, alpine Senator Beck Study Plot (SBSP, 12,180'). Nearby, wind speed, wind direction, air temperature, and humidity data are collected at the Putney Study Plot (PTSP, 12,323'), located to minimize the influence of local terrain on those measurements. Finally, SBB streamflow discharge is continuously measured at the SBB pour point at the Senator Beck Stream Gauge (SBSG, 11,030'), in a broad-crested, notched weir.



Recreation

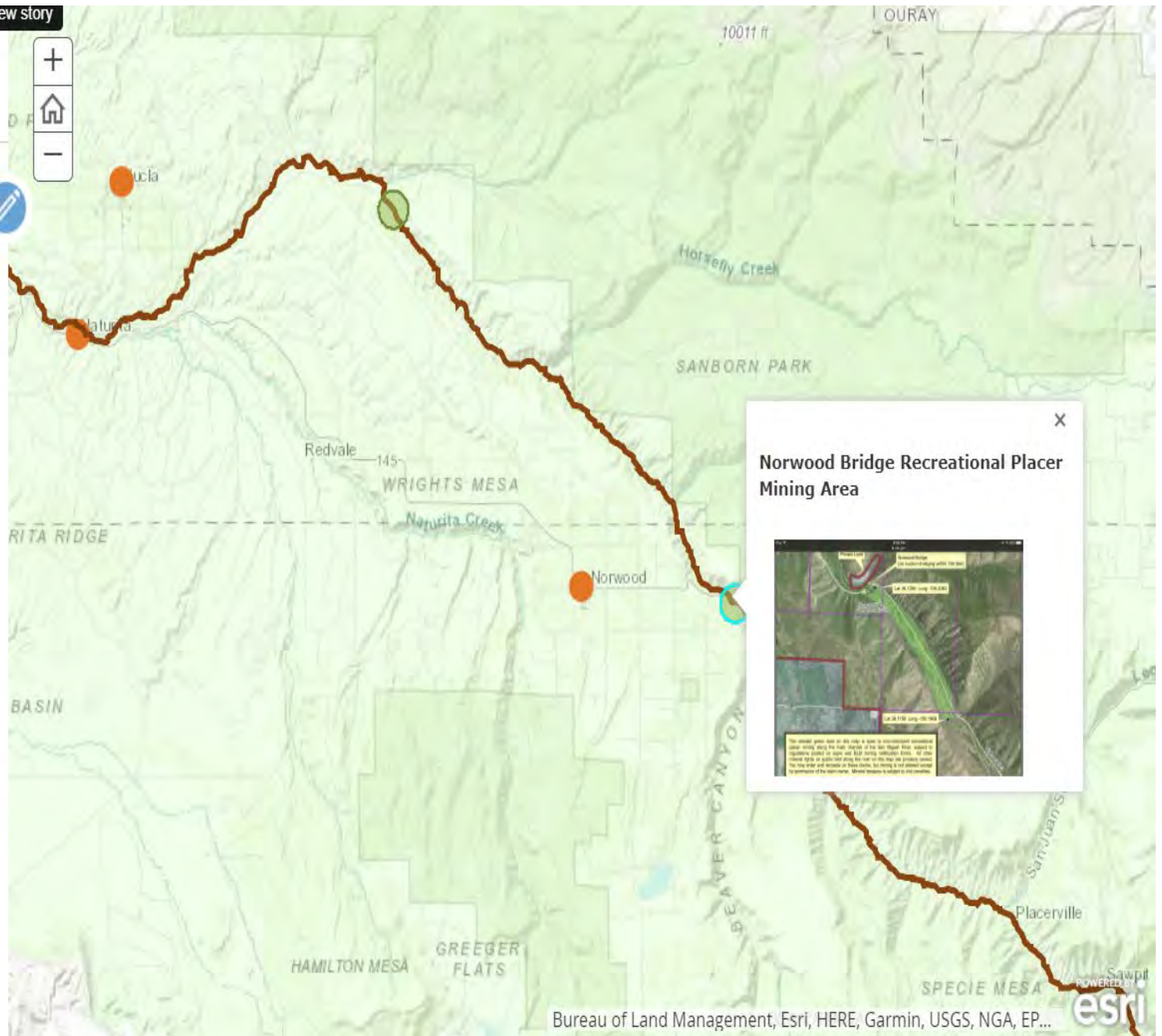
Gold panning in the San Miguel River is divided into two categories--recreational and casual use mining. Recreational panning is characterized by the following: no claim or permission of the claimant needed for panning activity, non-commercial, and no motorized activity including motorized suction dredging is allowed. For an in-depth look at these two forms of panning, please view this informative presentation by Edd Franz, BLM Recreation Planner.



There are two established Bureau of Land Management Recreational Placer Mining Areas in the San Miguel Watershed where individuals can engage in permitted recreational gold panning activity.

- Piñon Bridge Recreational Placer Mining Area
- Norwood Bridge Recreational Placer Mining Area

ADD SECTION
 ORGANIZE



Public and Community Involvement

- Summer 2019 outreach to Watershed residents
 - Informational booths
 - Attended partner and stakeholder meetings
- Work with local and regional partners to gather and interpret data
- Winter 2020
 - Public events to present report to the community
 - Lower, mid and upper watershed events



A scenic mountain landscape with a large wooden building in the foreground and snow-capped peaks in the background. The building is a multi-story structure with a rustic, weathered appearance, situated on a rocky, grassy slope. The background features rugged, snow-capped mountain peaks under a clear blue sky. The foreground is filled with large, light-colored rocks and patches of dry grass.

San Juan Mining and Reclamation Conference

- SMWC serves on the Conference Planning Committee
- September 2020
- Mountain Village, CO
- The events draws ~150 attendees

TOWN OF MOUNTAIN VILLAGE
Town Council Meeting
December 12, 2019
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:	
David Reed	EMAIL:	
Jim Mahoney	EMAIL:	
Jack Gilbride	EMAIL:	
Natalie Binder	EMAIL:	
Patrick Berry	EMAIL:	
Laila Benitez	EMAIL:	
Dan Caton	EMAIL:	
Pete Duprey	EMAIL:	
Marti Prohaska	EMAIL:	
Jackie Kennefick	EMAIL:	
Susan Johnston	EMAIL:	
Christina Lambert	EMAIL:	
Tim Johnson	EMAIL:	
John Miller	EMAIL:	
Sam Starr	EMAIL:	
Julie Vergari	EMAIL:	
Kenn Swain	EMAIL:	
JOLANA VANEK	EMAIL:	m file
Hope Logan	EMAIL:	
CORINNE CAVENDER	EMAIL:	
Julia Cautfield KOTD	EMAIL:	
Marcy Pickering	EMAIL:	
Matt Skinner	EMAIL:	
MICHAEL MARTELO	EMAIL:	

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NAME: (PLEASE PRINT!!)

Zoe Dohnal EMAIL: _____

Kathrine Warren EMAIL: _____

Chris Broady EMAIL: _____

Michelle Haynes EMAIL: _____

KEITH BOUR EMAIL: Keith.Tellumde@gmail.com

Pam Pottee EMAIL: _____

Mark Carlson EMAIL: Mark Carlson

Elizabeth Shuffings EMAIL: info@sanmiguelwatershed.org

Abbott Smith EMAIL: _____

Anna Benjita EMAIL: _____

Garrett Ballantyne EMAIL: ~~_____~~

EMAIL: _____

EMAIL: _____

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CENSUS 2020

MAKE SAN MIGUEL COUNT

IT'S IMPORTANT, IT'S EASY,
IT'S SAFE

EVERYONE COUNTS
Shape your future
START HERE >

United States
Census
2020

TRI-COUNTY HEALTH NETWORK



TRI-COUNTY HEALTH NETWORK



Why is Tri County Health Network Presenting to you about the Census?

San Miguel County, DOLA, the Rose Charitable Foundation and the Johnson Family Foundation have funded outreach and awareness efforts in San Miguel, Ouray and the West End of Montrose County to:

1. Outreach to under-counted demographics
2. Spread the word
3. Count everyone in San Miguel, Ouray and the West End of Montrose County and to make sure we...

#MakeSanMiguelCount



What is the Census?

SIMPLY PUT...

The plan for the Census is to count every single living person in the United States of America.

The Census is written in to The U.S. Constitution (Article I, Section 2).

Why Should We Care?

THE CENSUS IS USED TO:

- **ALLOCATE SEATS IN CONGRESS**
 - IF WE GET AN ACCURATE COUNT, COLORADO PROJECTED TO GAIN A SEAT
- **DRAW AND REDRAW MORE THAN 10,000 SINGLE MEMBER DISTRICTS** - STATE SENATE, STATE REPRESENTATIVES
- **DISTRIBUTE \$25 TRILLION DOLLARS (CONSERVATIVE ESTIMATE) OF THE 2021-2030 FEDERAL BUDGET**
- **IN 2016, COLORADO RECEIVED \$13,087,705,849 THROUGH 55 FEDERAL SPENDING PROGRAMS GUIDED BY DATA DERIVED FROM THE 2010 CENSUS (E.G., SNAP, MEDICAID, MEDICARE SUPPLEMENTAL)**
- **PLANNING FOR DEVELOPMENT**



How the Census collects data:

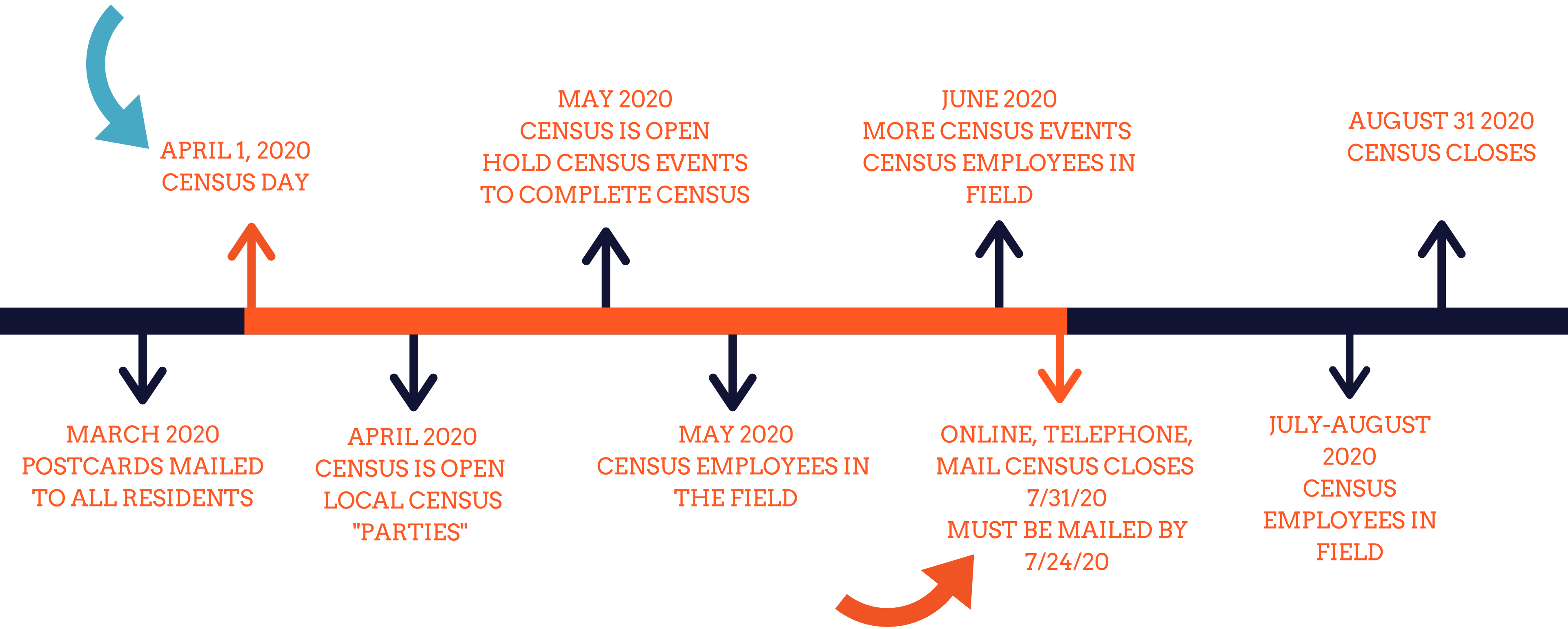
- Online Survey
- Telephone Survey
- Paper Survey
- Census Enumerators visit homes

Using online survey:

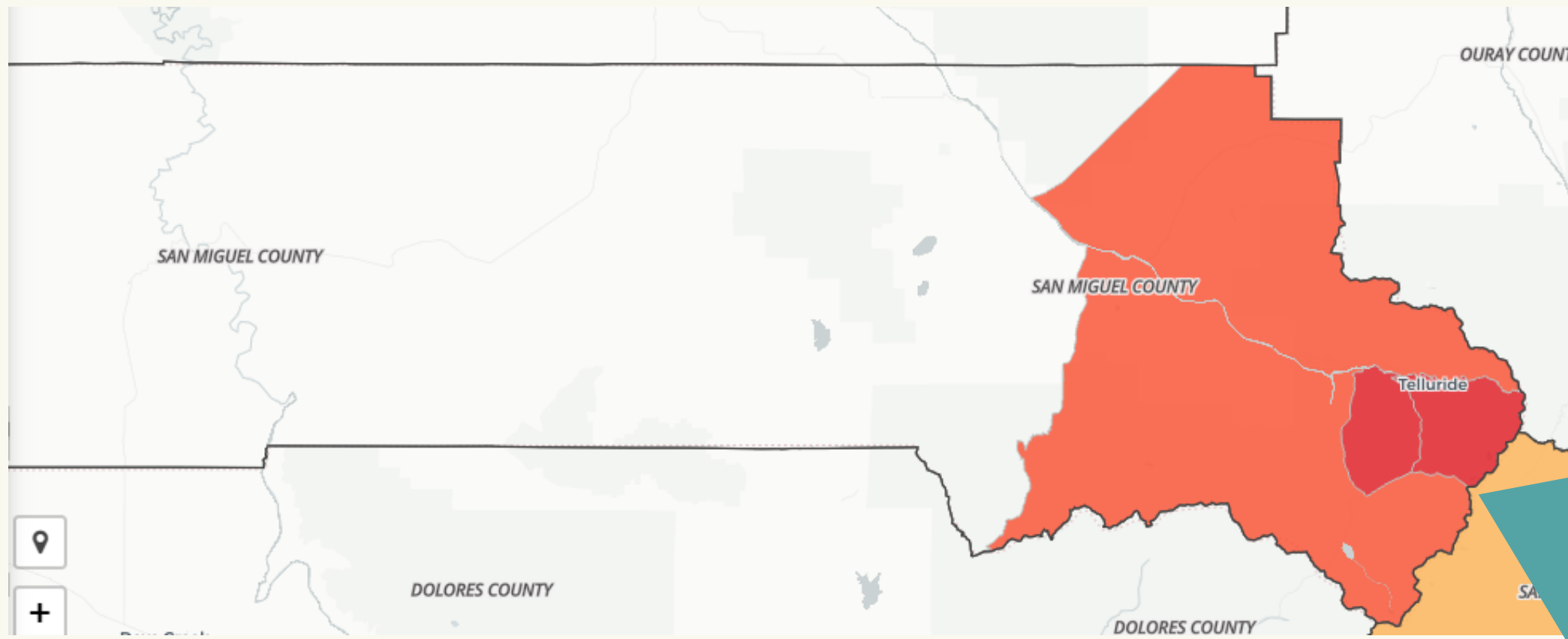
- Most will get a ID code in the mail that they can use to sign in online
- If someone has not received the Census invitation, they can still respond online without ID
- If someone lost invite, they can still respond without ID
- People can call to receive their ID
 - How do you respond online without an ID code:
 - ID code on landing page
 - "Complete without an ID"
 - Address information required
 - Can't save and go back to it online – time out



Timeline



WHY THE CENSUS IS ESPECIALLY IMPORTANT FOR SAN MIGUEL COUNTY



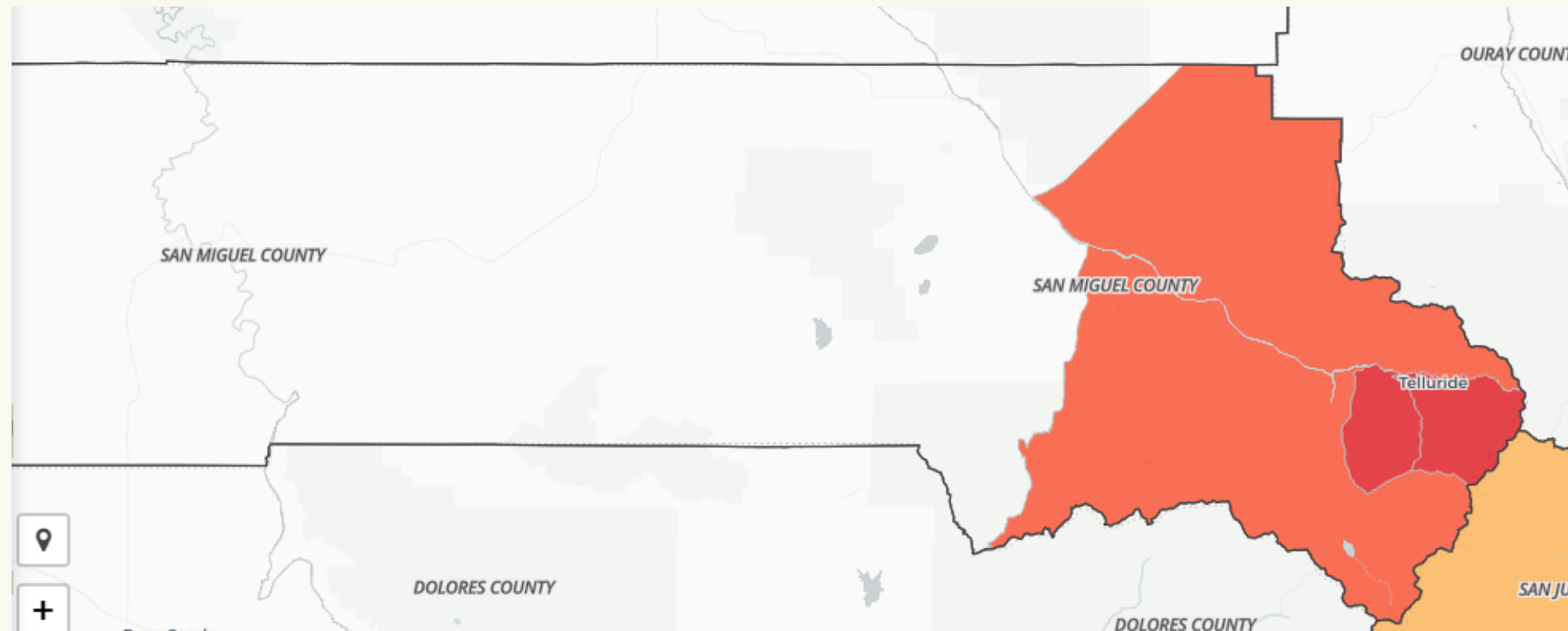
Hardest to Count (HTC) ✕
Tracts in the Nation
Tracts with 2010 mail return rates of 73% or less (in the bottom 20 percent of return rates nationwide) are shaded on the map
(See "What is HTC?" for more info)

- 0 - 60% mail return rate
- 60 - 65%
- 65 - 70%
- 70 - 73%
- above 73% (no HTC tracts)

Tracts counted using special Update/Enumerate method; they are hard-to-count but mail return rates not applicable

**UPWARDS OF 30-40% OF OUR
POPULATION WAS NOT COUNTED IN
2010**

WHY ARE WE UNDERCOUNTED?



- 1. POST OFFICE BOXES!**
- 2. SEASONAL AND TRANSIENT WORKFORCE**
- 3. LARGE RURAL AREA TO COVER**
- 4. UNDERCOUNTED POPULATIONS**

Who's missing from the Census?

WE NEED TO TARGET EACH OF THESE POPULATIONS

- Rural populations
- Ethnic minorities
- People who speak and understand limited English
- Low income population
- Older residents
- People without internet access
- Children

YOUR ROLE (and responsibility)



**REDUCING
BARRIERS**



**SPREADING THE
WORD**



**SHIFTING
ATTITUDES**

COMMUNITY WIDE EFFORT

**Reducing
barriers**

We can all help our community achieve an equitable Census.

WHAT THIS LOOKS LIKE

- Discussing the Census with, staff, clients and community partners
- Provide locations for us to host Census events/hotspots



COMMUNITY WIDE EFFORT

**Spreading
the word**

- Talking to staff, clients, community partners, and community members
- Invite Tri-County Health Network staff to come to your staff meetings
- Hang posters in your workplace, staff lunch rooms, hallways
- Repost Tri-County Health Network social media feeds on Facebook, Instagram and Twitter
- Reaching faith based communities

COMMUNITY WIDE EFFORT

Shifting Attitudes

- "Give us 10 minutes for 10 years of benefits"
- "Your community benefits when the Census counts everyone"
- Keeping people calm about the Census
 - Giving accurate info, showing communities what we're doing



IMPORTANT NOTE:

The citizenship question will **NOT**
be on the 2020 Census.

Spreading this message to our
immigrant neighbors is vital.

MORE IMPORTANT NOTES:

Help immigrant communities (primarily Hispanic) understand that Census data helps with civil rights.

Using Census statistics to show how immigrant populations are growing and their importance in being counted.

MORE IMPORTANT NOTES:

All Census enumerators have a Census ID Badge. Other than that, they have no official uniform. Important to spread this message to prevent fraud.



The Census is hiring!

RECRUITING

A major key in an accurate count in 2020 is hiring enough enumerators to count individuals in our county.

If you're interested in a part-time job visit **2020census.gov/jobs** or **1-855-JOB-2020**.

Montrose, Delta, San Miguel, and Ouray counties offer \$16.00/hr and reimbursement of \$0.58/mile

This is another important fact that can be spread to our clients and community. Having enumerators be local, friendly faces will likely have a positive impact on San Miguel's Census count.



Get a Job that Counts!

Help Get Funding for Your Community!
Part-time Jobs, 20-30 hours per week

APPLY ONLINE!
2020census.gov/jobs
1-855-JOB-2020

Shape your future
START HERE >

United States
Census 2020

The U.S. Census Bureau is an Equal Opportunity Employer.

CENSUS 2020

MAKE SAN MIGUEL COUNT

IT'S IMPORTANT, IT'S EASY, IT'S SAFE

EVERYONE
COUNTS
Census 2020

Shape
your future
START HERE >

United States
Census
2020

TRI-COUNTY HEALTH NETWORK



TRI-COUNTY HEALTH NETWORK





Lot 65 Conditional Use Permit



Contents

- Location
- Primary Pedestrian Areas
- Criteria for Decision
- Conditions of Approval

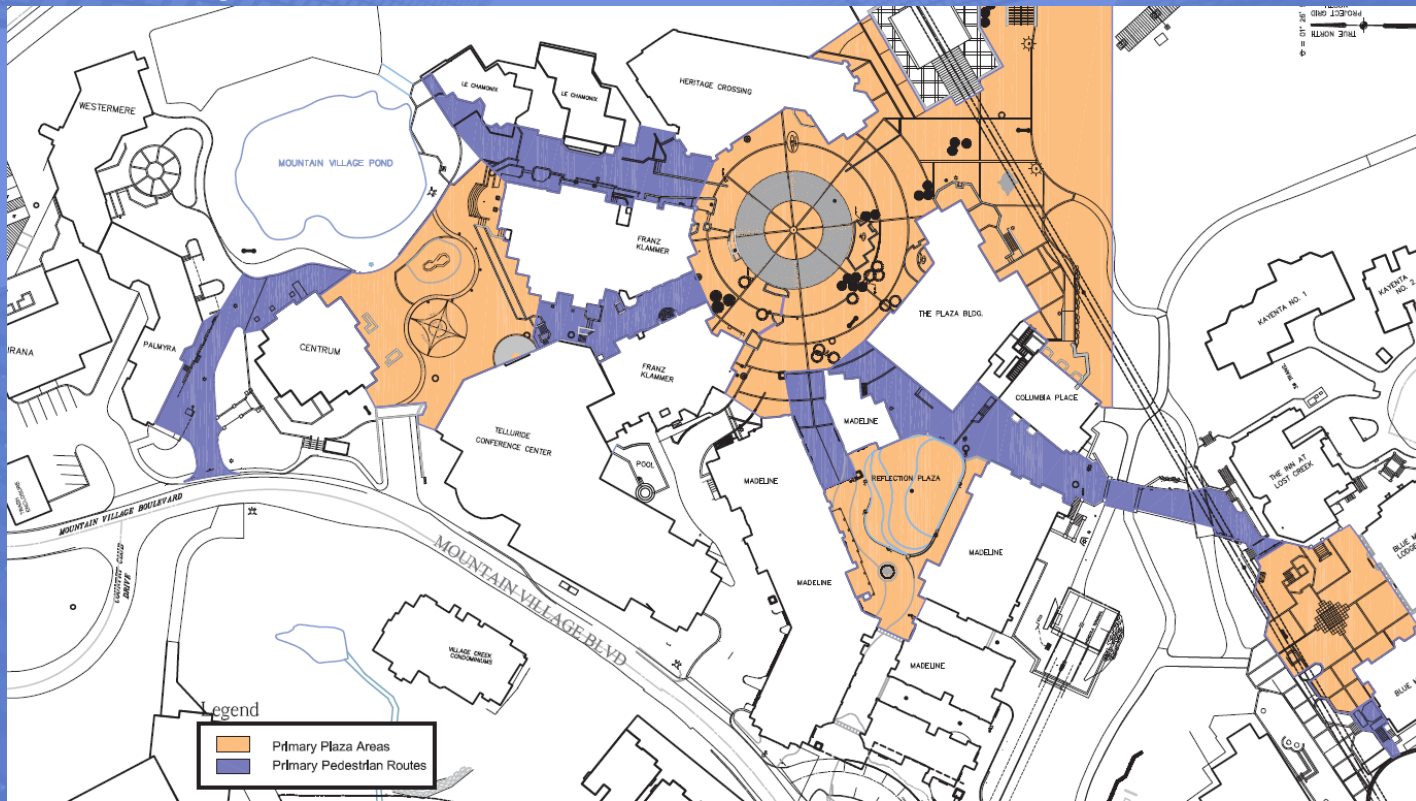


Location





Primary Pedestrian Areas + Routes





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.



Conditions of Approval

1) The Conditional Use Permit shall be valid for a period of three years (3) with an annual review by the Town Council thereafter, with the applicant responding to any valid issues as they arise during operation or the annual review.

2) Any additional deviations, modifications or alterations to the business operations described in this approval will require the applicant to submit a new application for Conditional Use Permit Review.



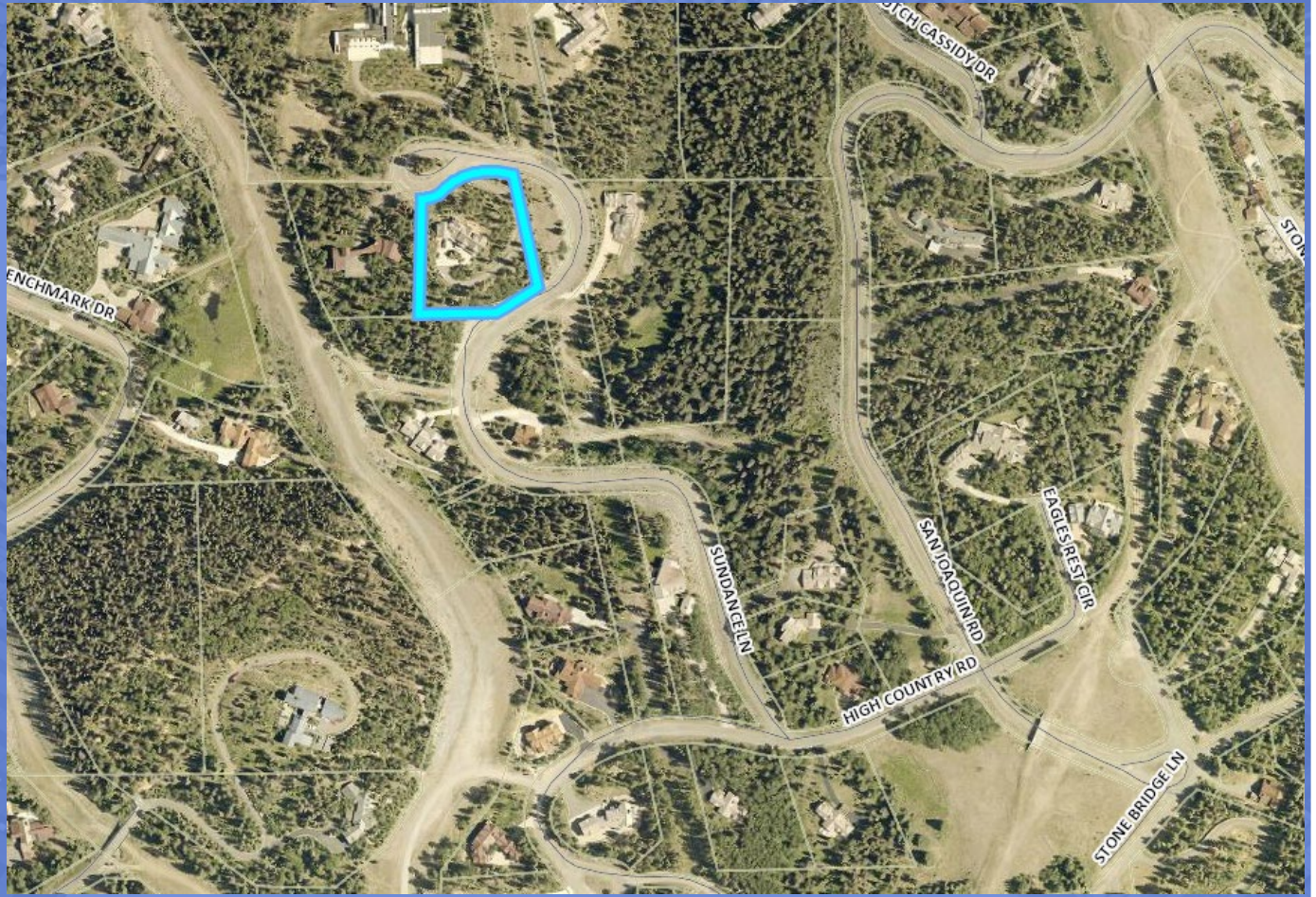
Thank You

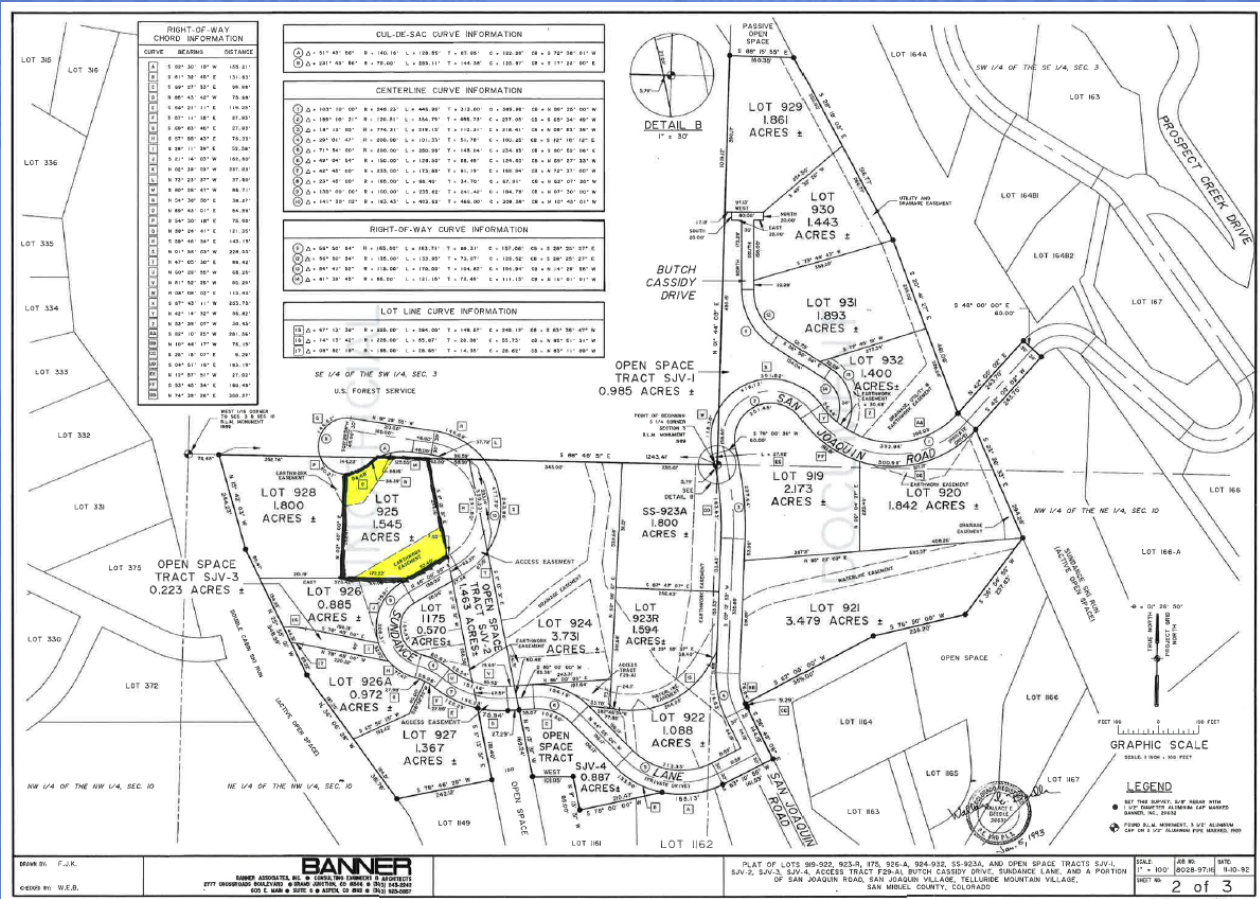


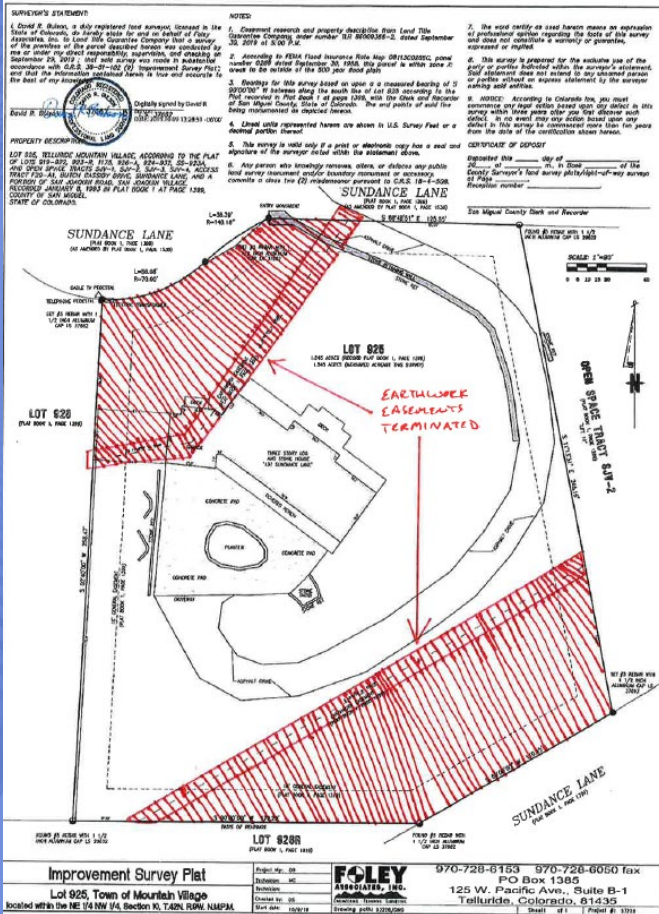
Lot 925 Easement Vacation



Location







The following criteria shall be met for the review authority to approve a lot line vacation, lot line adjustment, easement vacation or similar subdivision:

- a. The lots resulting from the adjustment or vacation are in compliance with Town Zoning and Land Use Regulations and Subdivision Regulations;*
- b. The proposed subdivision is in general conformance with the goals, policies and provisions of the Comprehensive Plan;*
- c. Subdivision access is in compliance with Town standards and codes unless specific variances have been granted in accordance with the variance provisions of this CDC;*
- d. Easements are not affected, or have been relocated to the satisfaction of the utility companies and/or the benefited party under the easement or, in the case of vacated easements, the easement is no longer necessary due to changed conditions, and the easement vacation has been consented to by the benefited party under the easement; and*
- e. The proposed subdivision meets all applicable Town regulations and standards.*





Thank You

COMMUNITY DEVELOPMENT CODE AMENDMENT

DESIGN VARIATIONS AND SPECIFIC APPROVALS



Michelle Haynes, Planning & Development Services Director
Mountain Village Town Council
December 12, 2019

PURPOSE OF THE CDC AMENDMENT

- Initiated by Town Council and the DRB Chairperson
- To first analyze and then streamline the design approval process, as appropriate



DESIGN VARIATIONS

Design Variations can be granted by the Design Review Board (DRB) in the following categories found at CDC Section 17.5 Design Regulation:

- Building siting design
- Grading and drainage design
- Building design
- Landscaping regulations
- Trash, recycling and storage areas
- Lighting regulations
- Sign regulations
- Commercial, ground level and plaza area regulations.



DESIGN VARIATIONS

So long as the DRB also feels the design variations meetings the following criteria:

- i. The design variation is compatible with the design context of the surrounding area;
- ii. The design variation is consistent with the town design theme;
- iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
- iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
- v. The design variation is consistent with purpose and intent of the Design Regulations;
- vi. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; The proposed design variation meets all applicable Town regulations and standards: and
- vii. The variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future while respecting the design context of the neighborhood surrounding a site.



VARIANCES

A Variance is granted by the Town Council and a recommendation from the DRB.

- For matters broader than material design (e.g. setbacks, building heights) and regulated by the CDC, associated with development or redevelopment of a property.
- Standard planning application found in all jurisdictions premised on the legal basis of reasonable use of a property
- Hardship must be demonstrated by the applicant
- Not under consideration by this CDC amendment



SPECIFIC APPROVALS

- Do not require criteria to be met in order to be approved by the DRB
- Are identified in areas of the CDC even outside of the DRB design regulations and can be approved by other reviewing bodies as applicable (e.g. staff or public works)

SPECIFIC APPROVALS

- 1) Solar Roof tiles outside of the Village Center
- 2) Non-rusted metal roof
- 3) Metal as a siding, soffit or fascia material
- 4) Non-combustible building materials
- 5) Sustainable Green Building Materials
- 6) Board form concrete
- 7) Cut and fill slopes in excess of 3:1
- 8) Walls, fences and gates
- 9) Brightness of an LED sign in excess of 1,500 NITs
- 10) Colored or projector lighting of the interior of a storefront and displays
- 11) Garage entrances, parking and required fire apparatus turnaround areas in excess of 6% grade
- 12) More than one curb cut
- 13) Wood-burning fire associated with a special event in the Village Center.
- 14) Open burn on a lot less than 5 acres



TOP FIVE DESIGN VARIATIONS AND SPECIFIC APPROVALS

Design Variations:

1. Variation to the 35% stone percentage requirement
2. Wood siding less than 8"
3. Roof material

Specific Approvals:

4. Metal siding or accent material
5. Board form concrete



RECOMMENDATION ANALYSIS

Staff's proposed CDC amendments would reduce two of the five most common requests shown below:

Design Variations:

1. Variation to the 35% stone percentage requirement
- ~~2. Wood siding less than 8"~~
3. Roof material

Specific Approvals:

- ~~4. Metal siding or accent material~~
5. Board form concrete



RECOMMENDATIONS

- Removed references to specific wood dimensioned
- Broader language regarding a hierarchy of wood dimension vertically.
- Removed metal as a siding or detail from needing a specific approval. Kept specific approvals in for metal soffit or fascia material
- Allowed stucco as a subordinate material in zone districts outside of the Village Center.



RECOMMENDATIONS

Staff believes and the DRB determined it remained appropriate for the DRB to continue to evaluate on a case by case basis the remaining top design variations and specific approvals which are:

- reducing the stone percentage below 35%
- roof material

and the following specific approval

- board form concrete



RECOMMENDATIONS

Modification to the Design Variation Criteria:

include the section number.

d. A design variation may provide creativity in architectural design.

ed. A design variation request shall provide a narrative on how the variation request meets the design variation criteria for decision.

fe. The applicant must meet the following ~~following~~ criteria ~~shall be met~~ for the review authority to approve a design variation:

i. The design variation ~~is compatible~~ may contrast with the design context of the surrounding area:

ii. The design variation is ~~consistent~~ contextually compatible with the town design theme although creativity is encouraged;

~~iii. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;~~

~~iv. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;~~

~~viii.~~ The design variation is consistent with purpose and intent of the Design Regulations;

~~ivi.~~ The design variation does not have an unreasonable negative impact on the surrounding neighborhood;

~~v.~~ The ~~proposed~~ design variation meets all applicable Town regulations and standards: and

vii. The design variation supports a design interpretation that embraces nature, recalls the past, interprets our current times, and moves us into the future, ~~while respecting the design context of the neighborhood surrounding a site.~~

~~of. Certain circumstances shall not be sufficient grounds to grant a design~~



RECOMMENDATIONS

- Added language that encourages creativity in design
- Removed criteria language that was similar to the Variance language
- Added language about contextually compatible
- Added language that indicated the design variation may contrast (it will remain compatible because of the material palette)
- Reduced the number of criteria from seven to six

The DRB approved the CDC amendment
Unanimously on December 5, 2019



QUESTIONS?





Common Consumption Area

Summer 2019 Update

Dec 12, 2019

Common Consumption Area – Summer Update



1 What happened

2 Opportunities

3 Forward Plan



Launched Common Consumption - June 15, 2019

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+ (soon) Coffee Company Tracks



Indicates participating restaurants and merchants.



Indicates NON-participating restaurants and merchants

COMMON CONSUMPTION AREA (CCA)

Overview

- Hours of Operation: Noon to 9 p.m., 7 days a week from 11/22/19 – 4/5/20
- The CCA encompasses Heritage Plaza and Sunset Plaza only. The Telluride Conference Center plaza area is not currently included in the CCA.
- No outside alcohol is allowed
- Alcoholic beverages purchased from one licensed liquor establishment in approved disposable cups will only be permitted in the CCA and cannot be brought into another liquor establishment.
- Reflection Plaza is licensed to Madeline Hotel & Residences therefore only alcoholic beverages from the Madeline Hotel & Residences may be consumed in that plaza.
- People with an alcoholic beverage from an approved establishment are not permitted to cross any roadways.

PARTICIPATING LIQUOR LICENSED ESTABLISHMENTS

- 1 Crazy Elk Pizza
- 2 Hotel Madeline & Residences
- 3 Poachers Pub
- 4 Slam's Talay Grill
- 5 The Pick
- 6 Tomboy Tavern
- 7 Telluride Coffee Company
- 8 Telluride Distilling Company
- 9 Telluride Ski & Golf Club House
- 10 Tracks

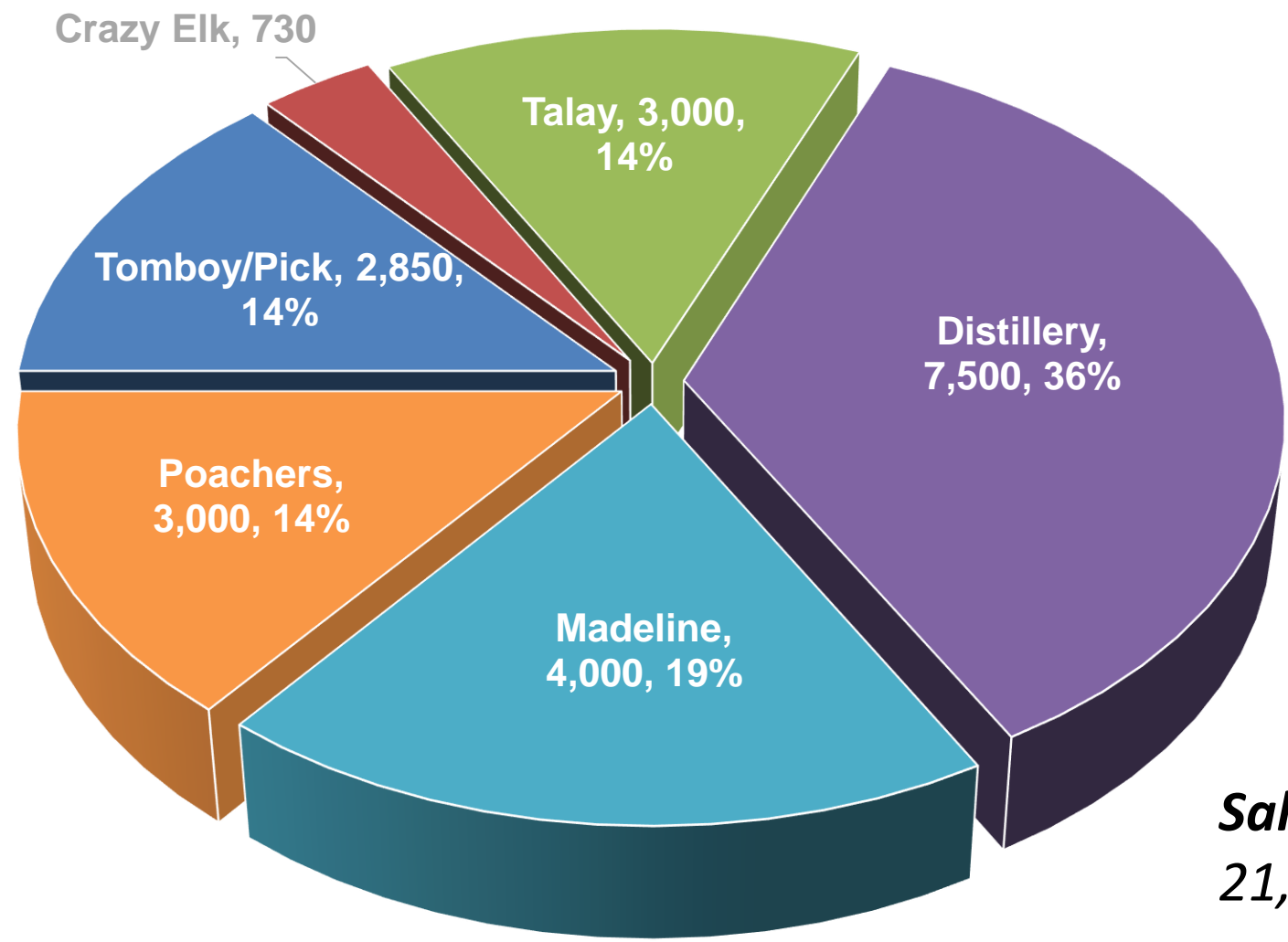
PARTICIPATING CCA ESTABLISHMENTS

- 11 Boot Doctors & Paragon Outdoors
- 12 Burton
- 13 Christy Sports (BOTH LOCATIONS)
- 14 Heritage Apparel
- 15 Mountain Adventure Equipment
- 16 Shake N Dog Grub Shack
- 17 Slopeside Lockers
- 18 Sotheby's
- 19 T Karn
- 20 Telluride Naturals
- 21 Telluride Real Estate Corp
- 22 TSG Ticket & Pass Office (excluding the Children's Center/Nursery)
- 23 Telluride Properties
- 24 Telluride Sports (BOTH LOCATIONS)
- 25 Telluride Adaptive Sports Program (BOTH LOCATIONS)
- 26 The North Face
- 27 TMVOA

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Summer 2019: 21,080 CC Drinks/Cups Consumed



Sales (\$) Estimate
 $21,080 \times \$8.00 = \$169,000$

Overarching Feedback

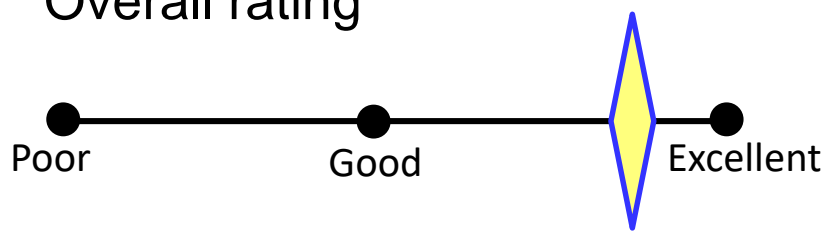
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Participating
Liquor Licensed

- Easy to explain (especially visitors)
- Differentiates us (MV)
- Positive effects on guest experience
- Overall rating



- Not being able to access the Peaks
- Operating hours only until 9pm
- Opportunity note: Enhancements to plazas that encourage guests to stay / linger longer (i.e. more firepits)

General /
Other

- Trying to take drink on gondola
- Need to expand CC to Conference Center Plaza

Opportunities

More visible & lighted signage at base of gondola stairs

- Trying to take drink on gondola

 **TSG / TCC has agreed to remove the plaza from their license**

- Need to expand to CC Conference Center Plaza

Village Center Subarea / consideration

- Opportunity note: Enhancements to plazas that encourage guests to stay / linger longer (i.e. more firepits)

Let's evaluate winter & then circle back

- Operating hours only until 9pm

Current regulations prohibit crossing a road

- Not being able to access the Peak

Forward Plan

- Continue to track - winter season
- Pursue improved / lighted sign at base of gondola stairs
- Coordinate w/ TGS on their MOP to be filed 1/11/20
- MVPA to coordinate w/ businesses in TCC & Pond plazas
- MVPA to submit application for CC for 2020

