

TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL REGULAR MEETING
THURSDAY, MAY 20, 2021, 8:30 AM
TO BE HELD IN PERSON AND REMOTELY VIA ZOOM WEBINAR
AGENDA **REVISED 2**
(see login details below)

https://zoom.us/webinar/register/WN_PLXzdPRxSQaEq2CNvilsJQ

Please note that times are approximate and subject to change.

	Time	Min	Presenter	Type	
1.	8:30				Call to Order
2.	8:30	30	Legal		Executive Session for the Purpose of Receiving Legal Advice and Determining Positions Relative to Matters that may be Subject to Negotiations, Developing Strategy for Negotiations, and Instructing Negotiators with Respect to: a. Community Housing Initiatives Pursuant to § 24-6-402(4)(b) and (e)
3.	9:00	5			Public Comment on Non-Agenda Items
4.	9:05	5	Johnston	Action	Consent Agenda: All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: a. Consideration of Approval of the April 22, 2021 Regular Town Council Meeting Minutes b. Consideration of a Correction to Ordinance 2019-13
5.	9:10	5	Cavender	Action	Consideration of a Proclamation Acknowledging May as Mental Health Month
6.	9:15	5	Wisor	Action	Consideration of a Council Appointment to the San Miguel Watershed Coalition
7.	9:20	45	Brophy Renkens	Work Session	MIG Comprehensive Plan Update Regarding the Community Survey Results and Stakeholder Interviews
8.	10:05	30	Broady Holmes Baker Borgman Quinn Tara Hemenway	Work Session	Discussion on Mountain Village Police Department Retirement Plan Administered by the Fire and Police Pension Association (FPPA)
9.	10:35	5	Holmes Broady Wisor	Action	Consideration of a Resolution Authorizing Participation in the Fire and Police Pension Association (FPPA) Defined Benefit System Administered by the FPPA for New Police Officers for the Town of Mountain Village
10.	10:40	60	Wisor Haynes Montgomery	Informational Action	2021 Community Housing Initiatives a. Proposed "Your Equity Support" (YES) Deed Restriction Program b. Village Court Apartments Update c. Proposed Zoning Incentives i. Accessory Dwelling Units ii. Duplex Overlay d. Existing Financial and Zoning Incentives e. Consideration of a Non-Renewal Notice Regarding the San Miguel Regional Housing Authority Intergovernmental Agreement
11.	11:40	15	Vergari	Informational Action	Finance: a. Presentation of the April 30, 2021 Business & Government Activity Report (BAGAR)

**TOWN COUNCIL MEETING
AGENDA FOR MAY 20, 2021**

					b. Consideration of Approval of the March 31, 2021 Financials c. Consideration and Ratification of the 2022 Budget Process
12.	11:55	5	Miller Applicant	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Density Transfer and Rezone on Lot 30, 98 Aspen Ridge, to Increase the Condominium Density from Nine (9) Condominium Zoning Designation Units and Two (2), Employee Condominium Zoning Designation Units to Sixteen (16) Condominium Zoning Designation Units and Three (3) Employee Condominium Zoning Designation Units The <i>This Item is to be Continued to the July 15, 2021 Regular Town Council Meeting</i>
13.	12:00	20	Miller Applicant	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Extend a Vested Property Right and Plan at Lot 1003R-1, 433 Mountain Village Boulevard, Gondola Parking Garage Expansion from October 20, 2021 to October 20, 2031
14.	12:20	15			Lunch Break
15.	12:35	20	Miller Applicant	Action <i>Quasi-Judicial</i>	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance to Consider a Vested Property Right and Plan Extension for Lot 1001R, 415 Mountain Village Boulevard, Village Court Apartments (VCA) Phase IV from July 18, 2021 to July 18, 2031
16.	12:55	10	Berry Dohnal	Informational	Environmental Efficiency and Grant Coordinator Discussion
17.	1:05	10	Holmes Montgomery	Informational	Return to Office Post Covid Plan
18.	1:15	5	Loebe Wisor	Action	Consideration of an Amended and Restated Telluride Bluegrass Festival Parking Agreement
19.	1:20	10	Wisor Loebe	Action	Consideration of an Emergency Ordinance Adding Chapter 8.13 to the Municipal Code Requiring Wildfire and Safety Mitigation of Trees
20.	1:30	10	Wisor Holmes	Action	First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Authorizing Future Members of Town Council to be Eligible for Certain Benefits
21.	1:40	10	Wisor	Action	Consideration of an Emergency Ordinance Repealing Town of Mountain Village Face Covering Requirements
22.	1:50	10	A Benitez	Action	Consideration of a Revision to the Security Plan for the Common Consumption Area
23.	2:00	15	Loebe Kjome Montgomery	Informational Action	Staff Reports: a. Transit & Recreation b. Public Works 1. 2021 Drought Planning Discussion and Council Direction c. Town Manager
24.	2:15	20	Council	Informational	Town Council Informational Council Boards and Commissions Updates 1. Telluride Tourism Board – Berry 2. Colorado Flights Alliance – Gilbride 3. Transportation & Parking – Benitez/Duprey 4. Budget & Finance Committee – Gilbride/Duprey 5. Gondola Committee – Caton/Berry 6. Colorado Communities for Climate Action – Berry 7. San Miguel Authority for Regional Transportation (SMART) – Caton/Prohaska 8. Telluride Historical Museum – Prohaska 9. Telluride Conference Center – Gilbride/Binder 10. Alliance for Inclusion – Binder 11. Green Team Committee – Berry/Prohaska 12. Business Development Advisory Committee – Caton/Benitez 13. Mayor’s Update – Benitez
25.	2:35	5		Informational	Other Business
26.	2:40				Adjourn

**TOWN COUNCIL MEETING
AGENDA FOR MAY 20, 2021**

SJ
5/6/20

You are invited to a Zoom webinar.
When: May 20, 2021 08:30 AM Mountain Time (US and Canada)

Register in advance for this webinar:

https://zoom.us/webinar/register/MN_PLXzdPRxSQaEq2CNvilsJQ

After registering, you will receive a confirmation email containing information about joining the webinar.

Public Comment Policy:

- The Town Council will take your comments during all virtual Town Council meetings through the zoom conference app through the raise hand function where when called for the presiding officer will acknowledge those who have used the raise hand function and unmute such speaker.
- Please do not comment or use the raise hand function until the presiding officer opens the agenda item to public comment.
- All those wishing to give public comment must identify their full name and affiliation, if any, to the Town of Mountain Village.
- Please keep your comments as brief and succinct as possible and under two minutes. Please refrain from repeating what has already been said by others in the interest of time. You may simply state that you agree with a previous speaker's comments.
- No presentation of materials through Zoom screen sharing shall be allowed for non-agendized speakers unless submitted 48 hours prior to the meeting date.
- Commenters shall refrain from personal attacks and maintain a civil tone while giving public comment.
- Written materials must be submitted 48 hours prior to the meeting date in order 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
455 Mountain Village Blvd. Suite A
Mountain Village, Co 81435
970-728-8000
970-728-4342 Fax
mvclerk@mtnvillage.org

**TOWN OF MOUNTAIN VILLAGE
MINUTES OF THE APRIL 22, 2021
REGULAR TOWN COUNCIL MEETING
DRAFT**

Agenda Item 4a

The meeting of the Town Council was called to order by Mayor Laila Benitez at 8:31 a.m. on Thursday, April 22, 2021. Due to the Town's Disaster Declaration of March 19, 2020 related to the COVID-19 virus, the meeting was held with virtual access provided through Zoom.

Attendance:

The following Town Council members were present and acting:

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

The following Town Council members were absent:

Marti Prohaska

Also in attendance were:

Kim Montgomery, Town Manager
Susan Johnston, Town Clerk
Christina Lambert, Senior Deputy Town Clerk
Paul Wisor, Town Attorney
Julie Vergari, Chief Accountant
Chris Broady, Chief of Police
Jaime Holmes, Human Resources Director
Lindsay Niehaus, Human Resources Coordinator
Kathrine Warren, Public Information Specialist
Michelle Haynes, Director of Planning & Development Services
John Miller, Senior Planner
Luke Adamson, VCA Manager
Jim Soukup, Chief Technology Officer
Steven Lehane, Director of Broadband
Kate Burns, Controller
Finn Kjome, Public Works Director
JD Wise, Assistant Director of Public Works

Julia Caulfield
Shannon Dean
Harvey Mogenson
Thomas Scruton

Executive Session for the Purpose of Receiving Legal Advice Pursuant to Sec. 24-6-402(4)(b) C.R.S. Regarding Council's Obligations Under the Open Meetings Law (2)

On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted unanimously to move into Executive Session for the purpose of receiving legal advice pursuant to Sec. 24-6-402(4)(b) C.R.S. Regarding Council's Obligations Under the Open Meetings Law at 8:33 a.m. **Jack was absent for executive session.**

Council returned to open session at 8:39 a.m.

Public Comment on Non-Agenda Items (3)

No public comment was received.

Consent Agenda:

All matters in the Consent Agenda are considered to be routine by the Town Council and will be enacted with a single vote. There will be no separate discussion of these Items. If discussion is deemed necessary, that item should be removed from the Consent Agenda and considered separately: (4)

a. **Consideration of Approval of the March 18, 2021 Regular Town Council Meeting Minutes**
Town Clerk Susan Johnston presented. On a **MOTION** by Patrick Berry and seconded by Pete Duprey, Council voted unanimously to approve the Consent Agenda as presented.

Planning Development Serviced Bi-Annual Report (5)

a. **Inclusive of an Overview of Summer Construction Activity and Revenue Projections**
Planning and Development Services Director Michelle Haynes presented. Council discussion ensued.

Village Court Apartments (VCA) Quarterly Report (6)

VCA Manager Luke Adamson presented. Council discussion ensued.

Marti Prohaska joined the meeting at 9:14 a.m.

Consideration of a Resolution to Establish a Parking Payment in Lieu Fee for Unit 21C, Lot 42B, Blue Mesa Lodge Pursuant to Community Development Code Section 17.5.8.D.4, Parking Payment in Lieu Rate (7)

Michelle Haynes presented. Council discussion ensued. Public comment was received from the applicant Thomas Scruton. On a **MOTION** by Dan Caton and seconded by Patrick Berry, Council voted unanimously to adopt a Resolution to establish a parking payment in lieu fee for Unit 21C, Lot 42B, Blue Mesa Lodge pursuant to Community Development Code Section 17.5.8.D.4, parking payment in lieu rate.

Consideration of a Proclamation Proclaiming the Month of May as Sexual Assault Awareness Month (8)

Mayor Benitez read the Proclamation. San Miguel Resource Center Executive Director Shannon Dean accepted the Proclamation and thanked Council for their continued support. On a **MOTION** by Dan Caton and seconded by Jack Gilbride, Council voted unanimously to approve a Proclamation proclaiming the month of May as Sexual Assault Awareness Month.

Marti Prohaska left the meeting at 9:33 a.m.

Consideration of a Resolution Setting the June 29, 2021 Election by Mail Ballot and Consideration of an Appointment of the Town Clerk as the Designated Election Official (9)

Susan Johnston presented. Council discussion ensued. On a **MOTION** by Jack Gilbride and seconded by Patrick Berry, Council voted unanimously to adopt a Resolution setting the June 29, 2021 election by mail ballot and appointing the Town Clerk as the Designated Election Official as presented.

Finance: (10)

Chief Accountant Julie Vergari presented.

- a. **Presentation of the March 31, 2021 Business & Government Activity Report (BAGAR)**
- b. **Consideration of Approval of the February 28, 2021 Financials**

Council discussion ensued. On a **MOTION** by Patrick Berry and seconded by Dan Caton, Council voted unanimously to approve the February 28, 2021 Financials as presented.

Green Team Quarterly Report (11)

Patrick Berry presented. Council discussion ensued.

Council moved to agenda item 13, Staff Reports.

Telluride Historical Museum Annual Report (12)

Museum Director Kiernan Lannon presented. Council discussion ensued.

Council moved to agenda item 14, Town Council Boards and Commissions Updates.

Staff Reports: (13)

a. Police Department

Police Chief Chris Broady presented his report. Council discussion ensued.

b. Town Manager

Kim Montgomery presented her report. Council discussion ensued.

Council moved to agenda item 12, Telluride Historical Museum Annual Report.

Town Council Informational Council Boards and Commissions Updates (14)

1. Telluride Tourism Board – Berry
2. Colorado Flights Alliance – Gilbride
3. Transportation & Parking – Benitez/Duprey
4. Budget & Finance Committee – Gilbride/Duprey
5. Gondola Committee – Caton/Berry
6. Colorado Communities for Climate Action – Barry
7. San Miguel Authority for Regional Transportation (SMART) – Caton/Prohaska
8. Telluride Historical Museum – Prohaska
9. Telluride Conference Center – Gilbride/Binder
10. Alliance for Inclusion – Binder
11. Green Team Committee – Berry/Prohaska
12. Business Development Advisory Committee (BDAC) – Caton/Benitez
13. Mayor's Update – Benitez

Natalie Binder left the meeting at 10:20 a.m.

Other Business (15)

There being no further business, on a **MOTION** by Dan Caton and seconded by Pete Duprey, Council voted unanimously to adjourn the meeting at 10:26 a.m.

Respectfully prepared and submitted by,

Susan Johnston
Town Clerk



AGENDA ITEM 4B.
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council
FROM: Michelle Haynes, Planning and Development Services Director
FOR: Town Council Meeting, May 20, 2021
DATE: May 7, 2021
RE: Corrected Ordinance 2019-13

OVERVIEW

In late 2019 the town processed a series of Blue Mesa Lodge rezone and density transfer applications. As it relates to the rezone and density transfer of Units 30A & 30B into one lodge unit, it took the owner time to meet the conditions of approval. The required condominium map, declaration and ordinance was recently recorded. The ordinance reviewed and approved by Town Council in 2019 reflected different information compared to that which needs to be recorded to reflect an accurate record. This corrected ordinance updates two key elements:

- 1) The owner did not sell the excess density as shown in the original 2019-13 ordinance, but rather it is being placed in the density bank. The corrected ordinance corrects how the excess density was disposed; and,
- 2) Because of the volume of density transfer and rezones and the amount of time it took to record the associated documents related to this unit, the density table for the overall building needed to accurately reflect the succession of efficiency lodge to lodge conversions. That density table is corrected in the ordinance.

No action but approval by consent, is needed associated with the corrected ordinance. This ordinance will replace the original ordinance, be circulated for signature and recorded at the San Miguel County Clerk and Recorder's Office.

ATTACHMENT

- Redlined Corrected Ordinance 2019-13

/mbh

CORRECTED ORDINANCE

ORDINANCE NO. 2019-13

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. This Corrected Ordinance replaces and supercedes Ordinance No. 2019-13 previously recorded at reception number 469446.~~
- 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	Village 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.~~ being transferred into the density bank to be held in the ownership name and unassigned to a 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	2 <u>18</u>	.5	14

	<u>Village Center</u>	<u>Lodge</u>	<u>6</u>	<u>.75</u>	<u>4.5</u>
	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 <u>16</u>	.5	138 <u>8</u>
	Village Center	Lodge	4 <u>7</u>	.75	755.25 <u>5.25</u>
	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. transferred to the density bank in the owners name and remained unassigned to a lot.~~

- 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 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 January 11, 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 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~~ Susan Johnston, 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~~ Susan Johnston, Town Clerk

As to the corrected ordinance attested on May 20, 2021

Approved as To Form:

~~Jim Mahoney~~ Paul Wisor, ~~Assistant~~ Town Attorney

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

1. The attached copy of the Corrected Ordinance No.2019-13 ("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 21, 2019, by the affirmative vote of a quorum of the Town Council as follows:

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

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 November 27, 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 December 12, 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	X			
Dan Caton, Mayor Pro-Tem	X			
Martinique Davis Prohaska	X			
Peter Duprey	X			
Patrick Berry	X			
Natalie Binder	X			
Jack Gilbride	X			

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 12th day of December 2019.

~~Jackie Kennefiek~~ Susan Johnston, Town Clerk

(SEAL)

**Town of Mountain Village
Proclamation**

**A Proclamation Declaring May 2021 as
Mental Health Month**

WHEREAS, mental health is essential to everyone's overall health and well-being;

WHEREAS, all Americans face challenges in life that can impact their mental health, especially during a pandemic;

WHEREAS, prevention is an effective way to reduce the burden of mental health conditions;

WHEREAS, there are practical tools that all people can use to improve their mental health and increase resiliency;

WHEREAS, mental health conditions are real and prevalent in our nation;

WHEREAS, with effective treatment, those individuals with mental health conditions can recover and lead full, productive lives;

WHEREAS, each business, school, government agency, health care provider, organization and citizen share the burden of mental health problems and has a responsibility to promote mental wellness and support prevention and treatment efforts.

NOW THEREFORE, as the Town of Mountain Village Town Council, we also call upon the citizens, government agencies, public and private institutions, businesses, and schools in the Town of Mountain Village to recommit our community to increasing awareness and understanding of mental health, the steps our citizens can take to protect their mental health, and the need for appropriate and accessible services for all people with mental health conditions.

Dated this 20th day of May 2021

Laila Benitez, Mayor

Susan Johnston, Town Clerk



AGENDA ITEM 6
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council
FROM: Paul Wisor, Town Attorney
FOR: Town Council Meeting, May 20, 2021
DATE: May 13, 2021
RE: **Appointment of Representative to the San Miguel Watershed Coalition Stakeholder Committee**

OVERVIEW

The San Miguel Watershed Coalition (“SMWC”) works to maintain and improve the ecological health of all 80 miles of the free-flowing San Miguel River. SMWC conducts and facilitates river projects, provide community education opportunities, and conduct water quality testing. SMWC engages stakeholders from throughout the 1,550 square mile watershed—from the western San Juan Mountains to the slick rock canyons of the West End—to participate in collaborative efforts that promote our river’s health and the economic vitality of our watershed’s communities.

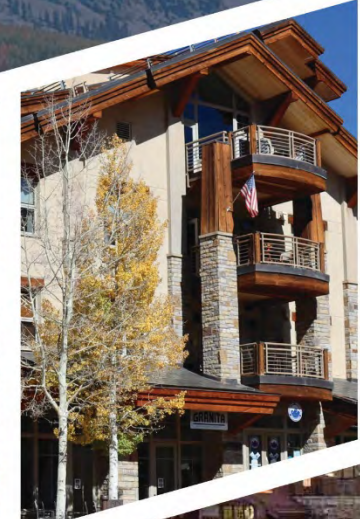
The Town has a seat on the SMWC Stakeholder Committee, and needs to appoint a representative to serve on the Stakeholder Committee. Council should select a member of Council to serve on the Stakeholder Committee.

PROPOSED MOTION

I move to appoint _____ to serve on the San Miguel Watershed Coalition Stakeholder Committee.



2011 Comprehensive Plan AMENDMENT



Town Council Briefing | May 20, 2021



In association with:
ECONOMIC & PLANNING SYSTEMS | URBAN DESIGN COLLABORATION

Consultant Team



Denver, CO & Durango, CO



Denver, CO



Steamboat Springs, CO

Community Survey Results

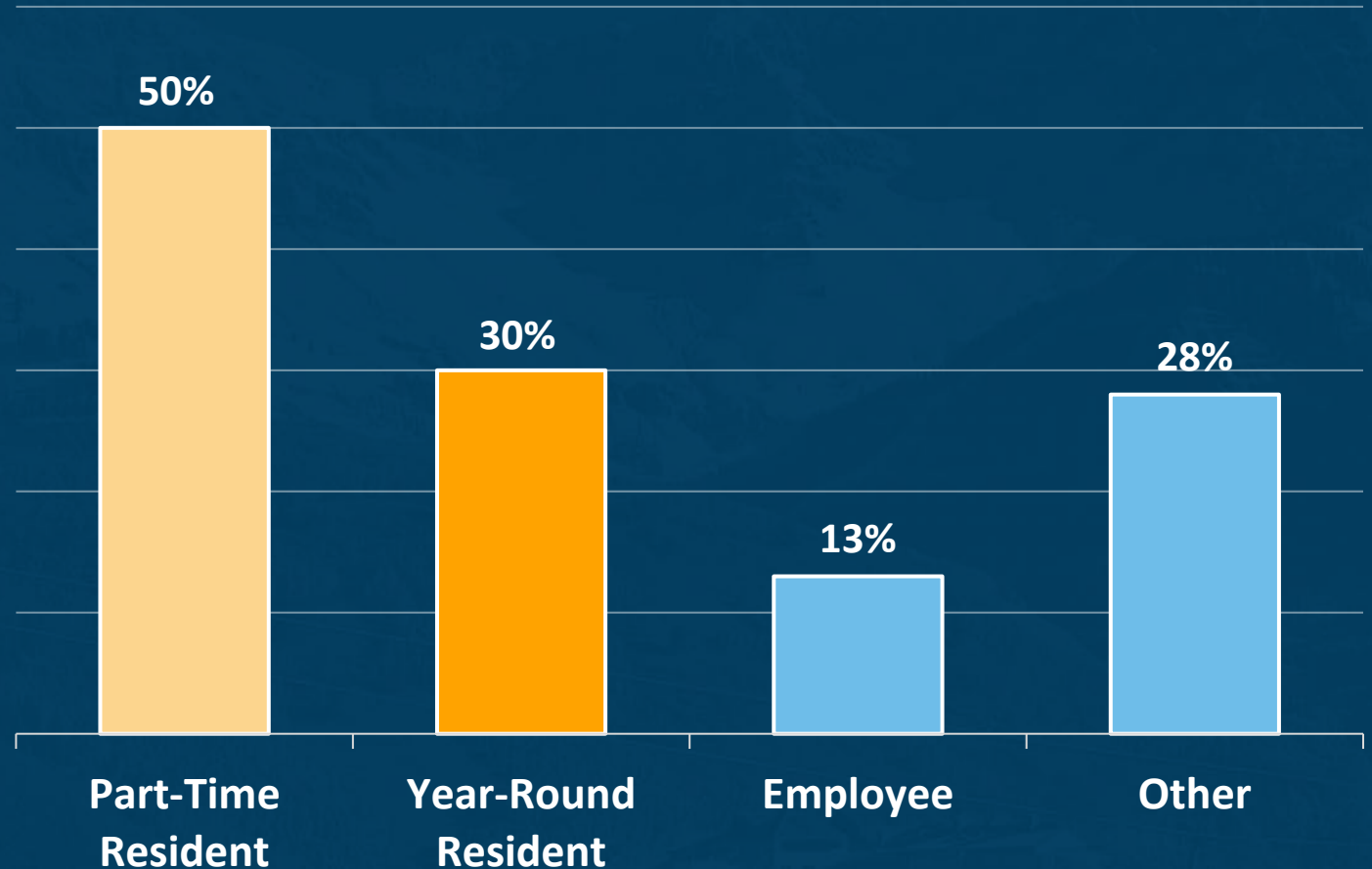


Who Responded?



**876 RESPONDENTS
IN ONE MONTH**

- Second promotional push about doubled year-round resident respondents
- Survey results cross-tabulated based on response to this question

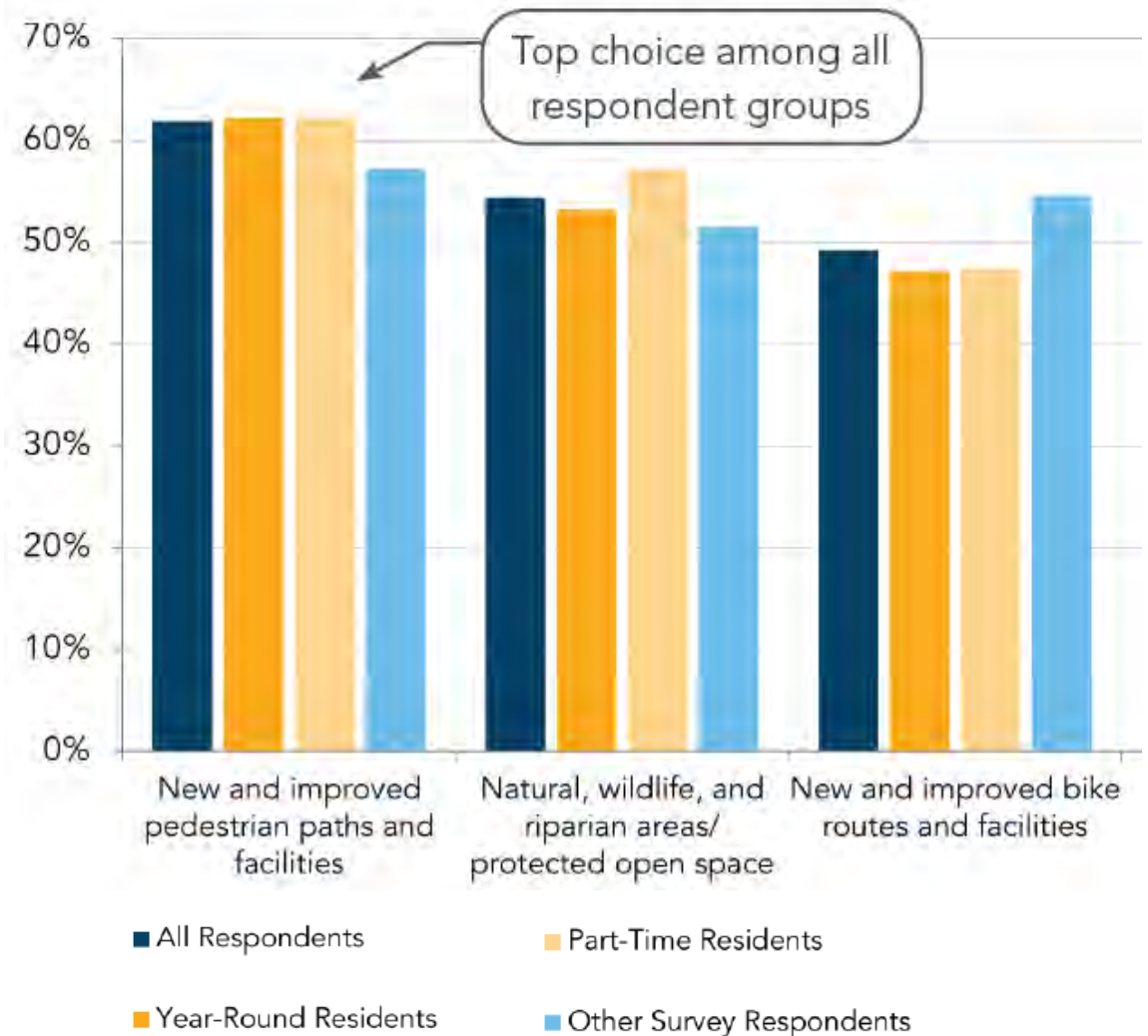


As growth and development occurs, what community amenities and benefits would you like to see more of?



PEDESTRIAN PATHS/FACILITIES and NATURAL/PROTECTED OPEN SPACE

- Less desire for more trail and ski resort connections by year-round residents
- Stronger desire for more plazas by part-time residents
- Stronger preference for various transportation improvements amongst other respondents



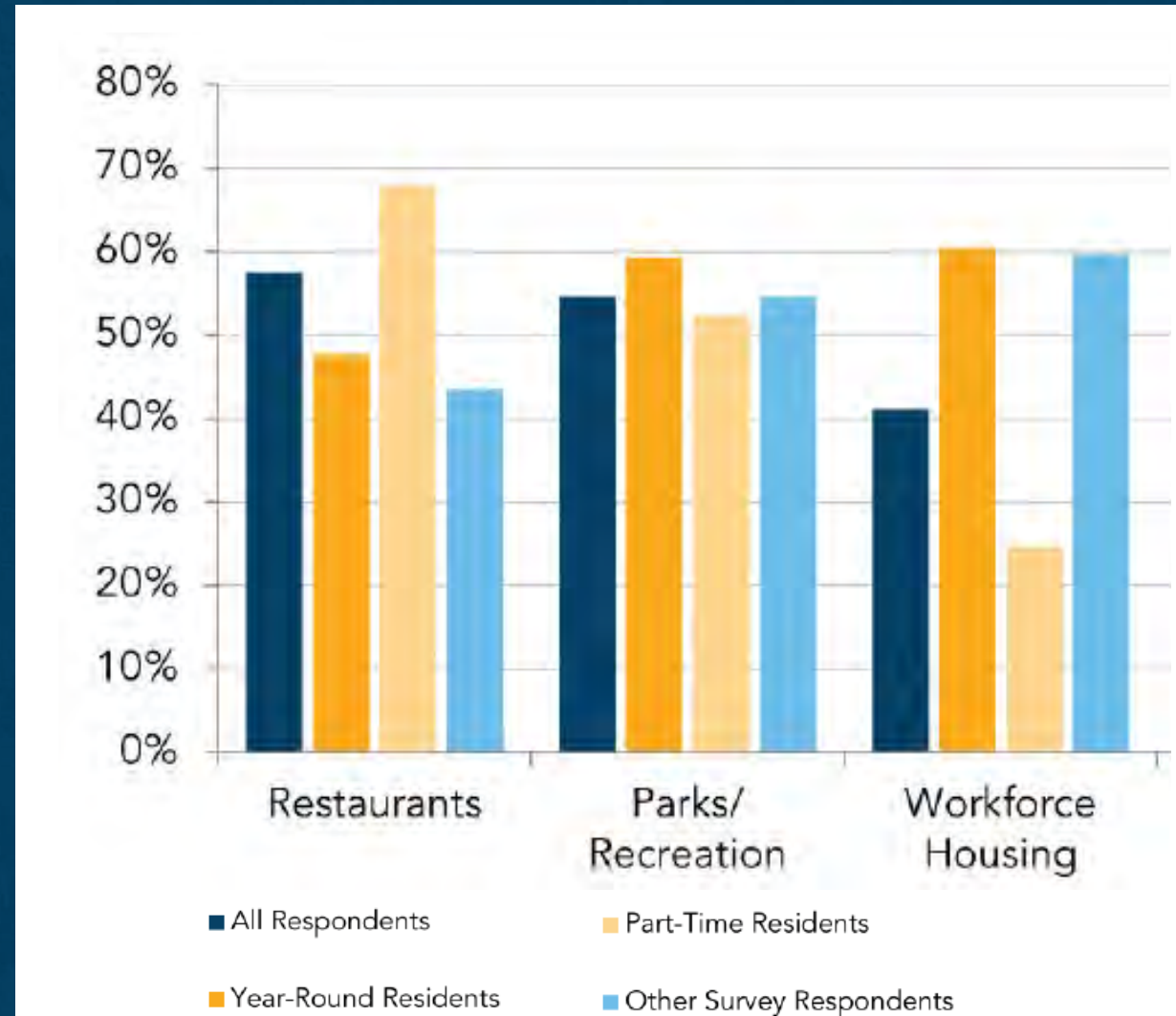
What types of land uses would you like to see more of?

Top Choices



RESTAURANTS, PARKS/RECREATION, and WORKFORCE HOUSING

- Less desire for workforce housing and multi-family residential by part-time residents
- Boutique hotel most selected hospitality type for all groups



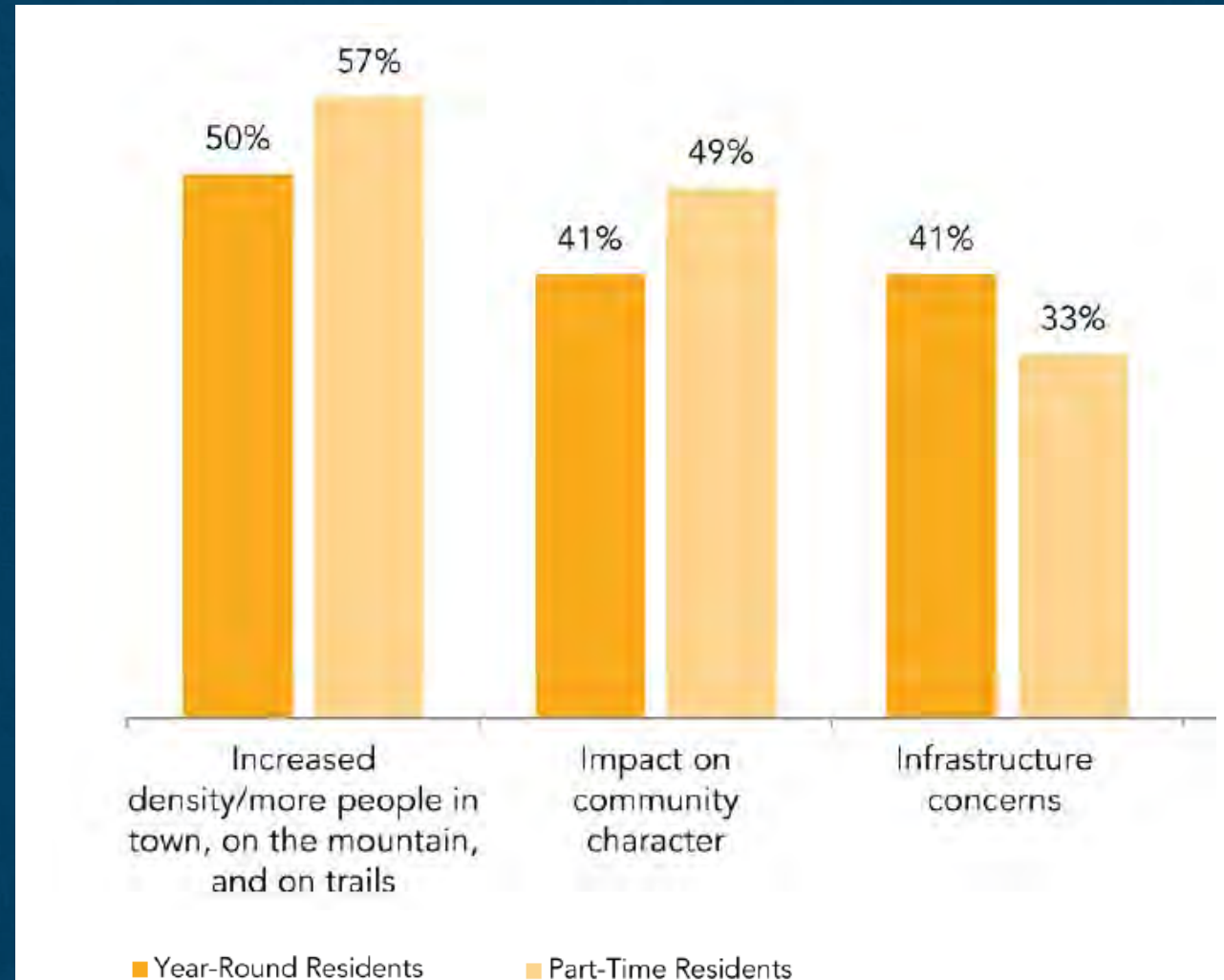
What are your top two concerns regarding potential new development in Mountain Village?

Top Concerns



INCREASED DENSITY, IMPACT ON CHARACTER, and INFRASTRUCTURE

- More concern about infrastructure by year-round residents
- More concern about views by part-time residents



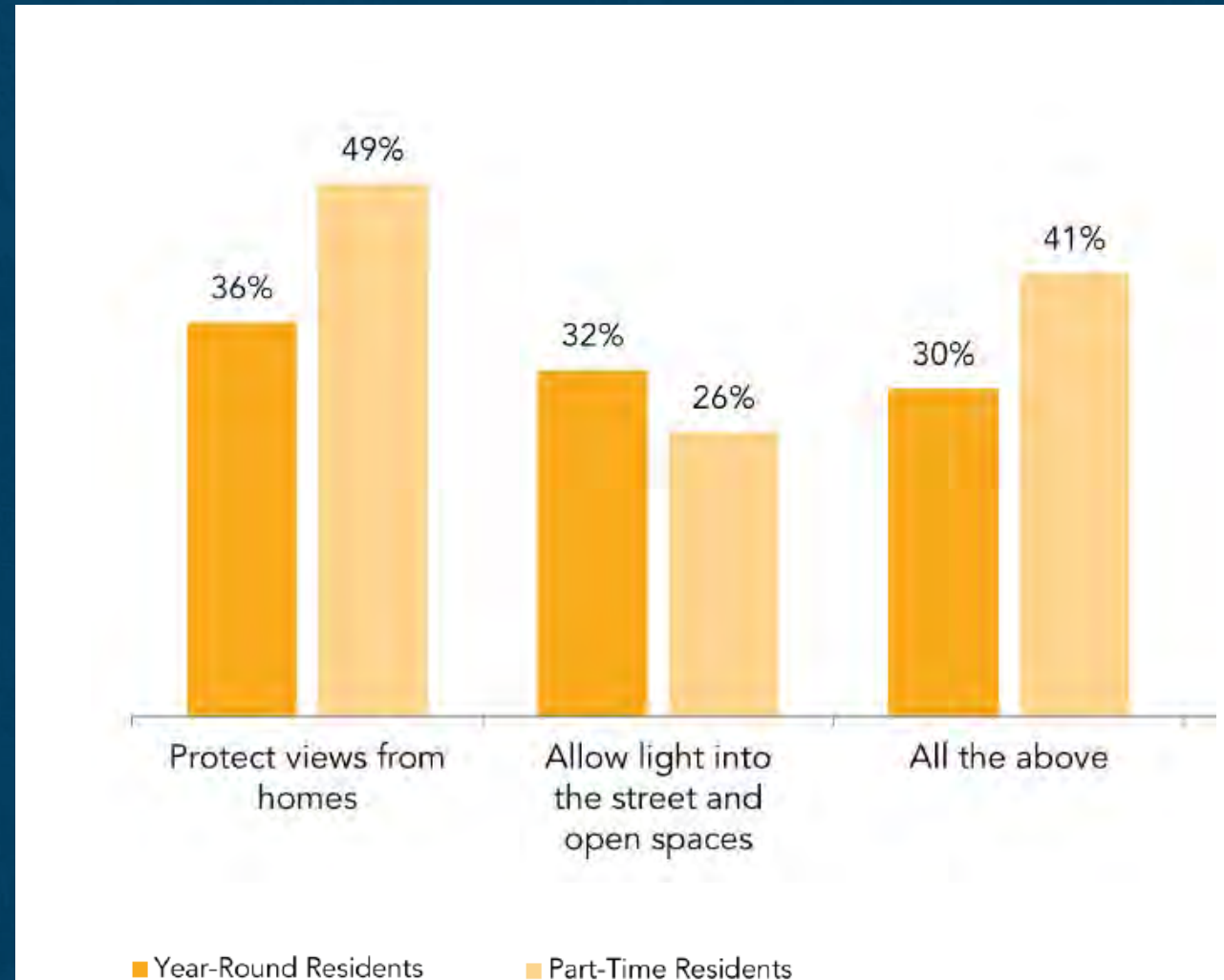
What aspects would you like to see required prioritized in transition areas between new development and existing residential?

Top Choice Transitions

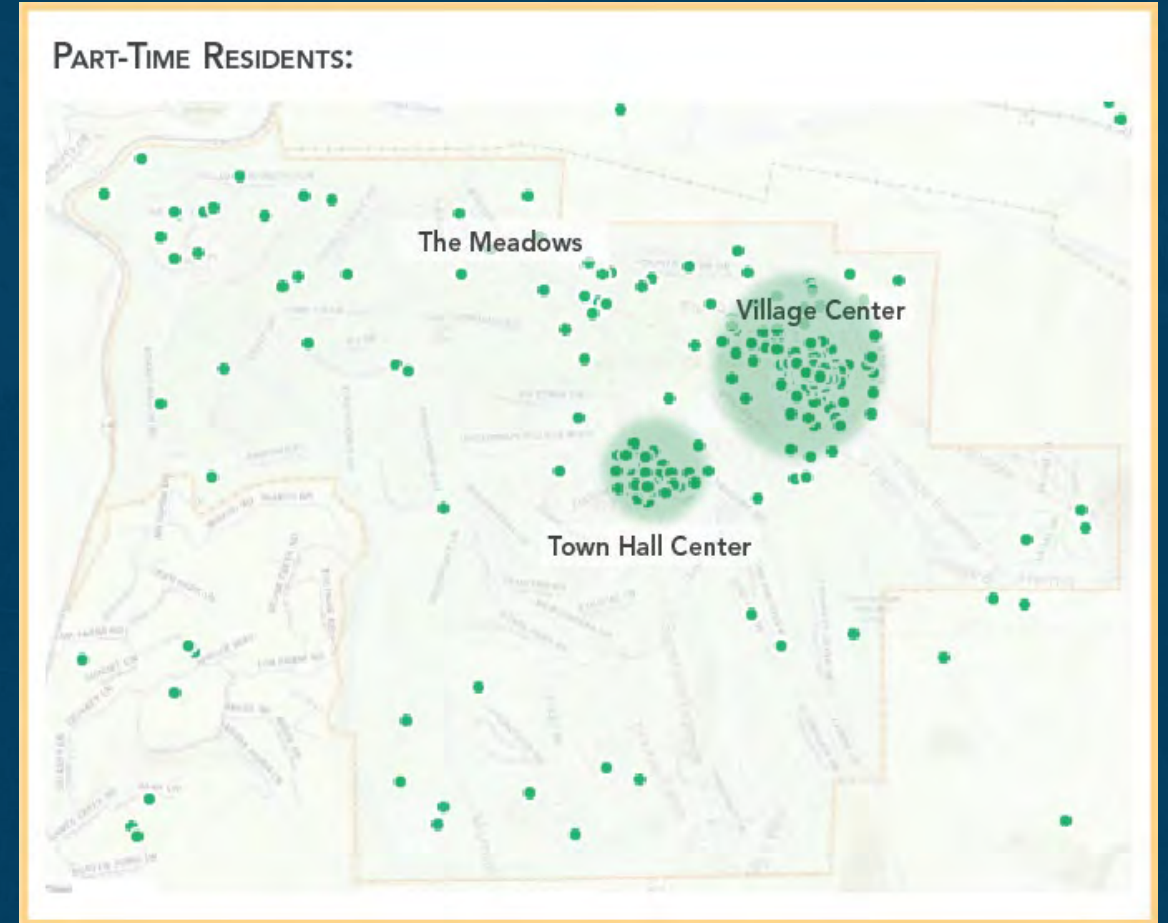
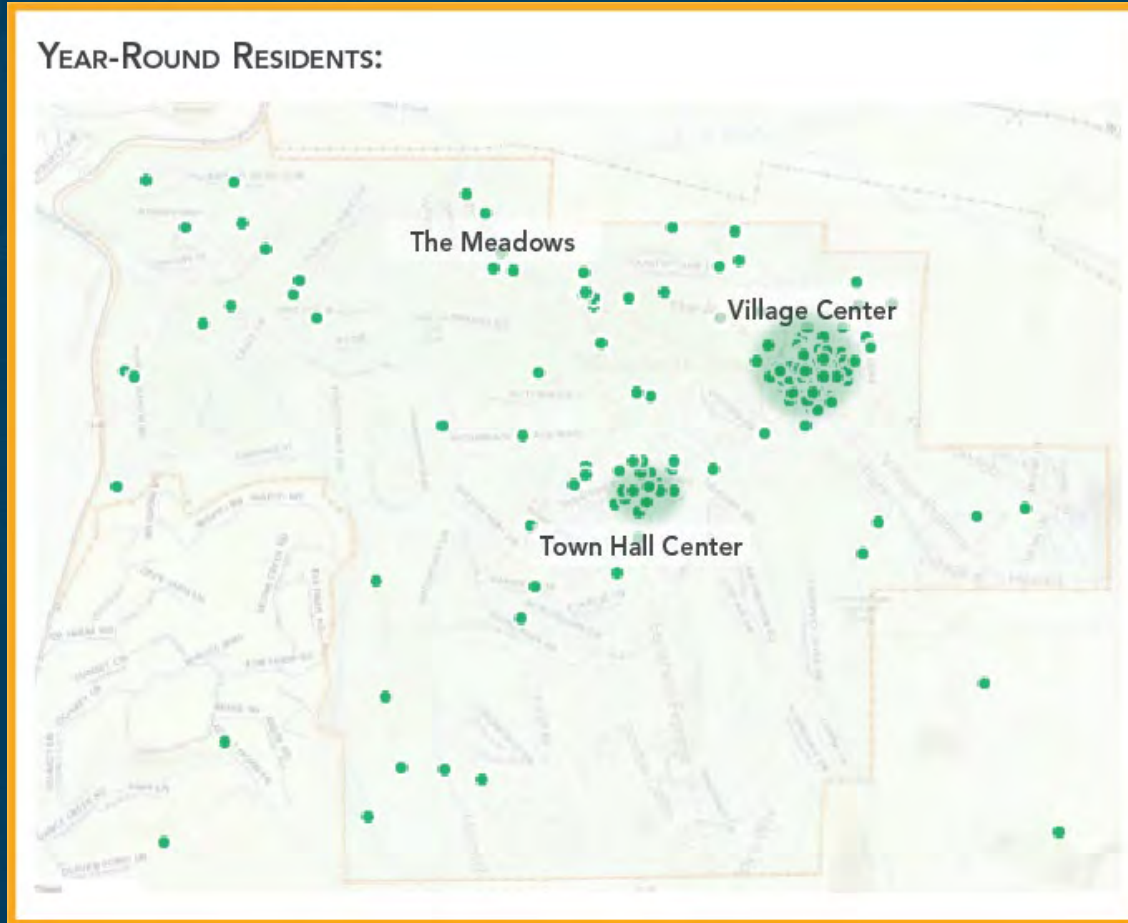


PROTECTING VIEWS FROM HOMES and ALLOWING LIGHT INTO STREETS/OPEN SPACES

- More desire for view protection by part-time residents
- Less concern for transitions by year-round residents

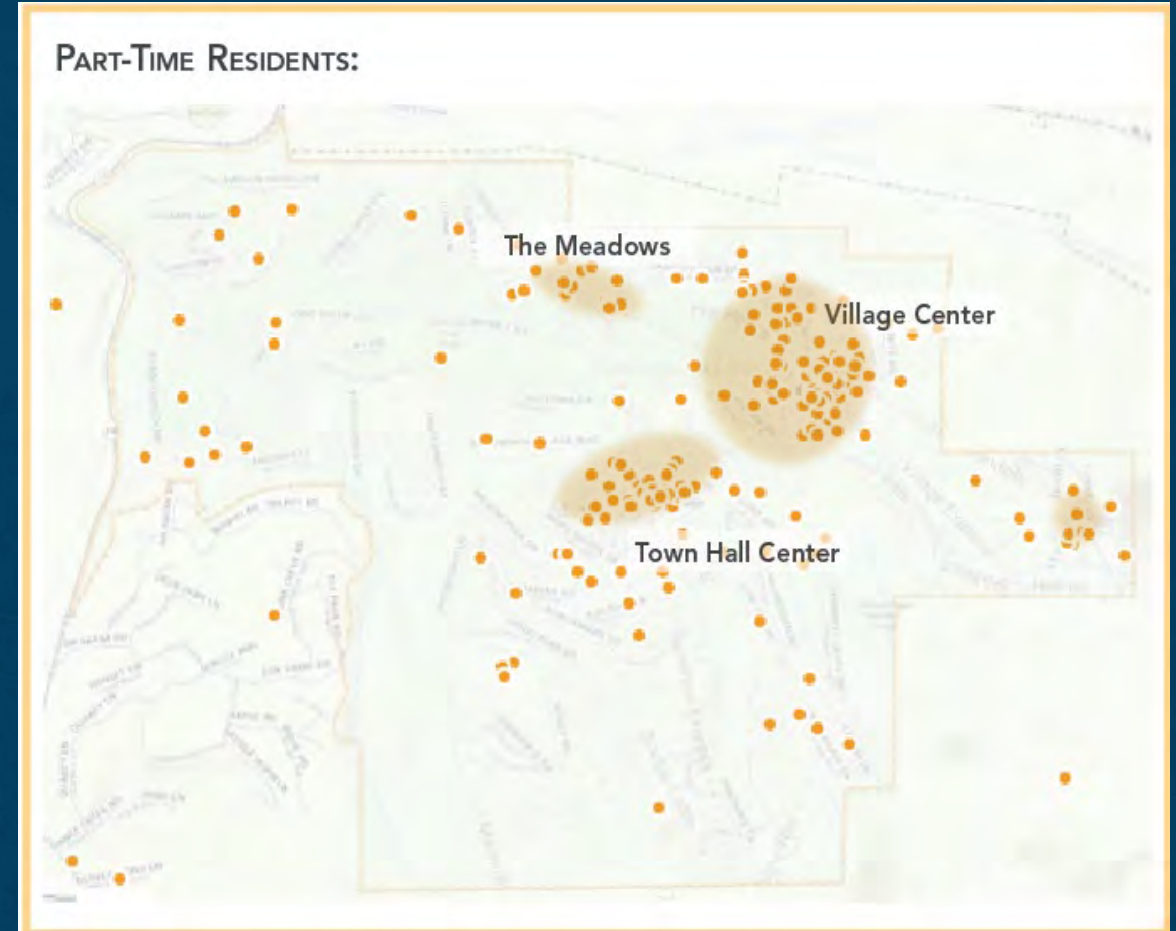
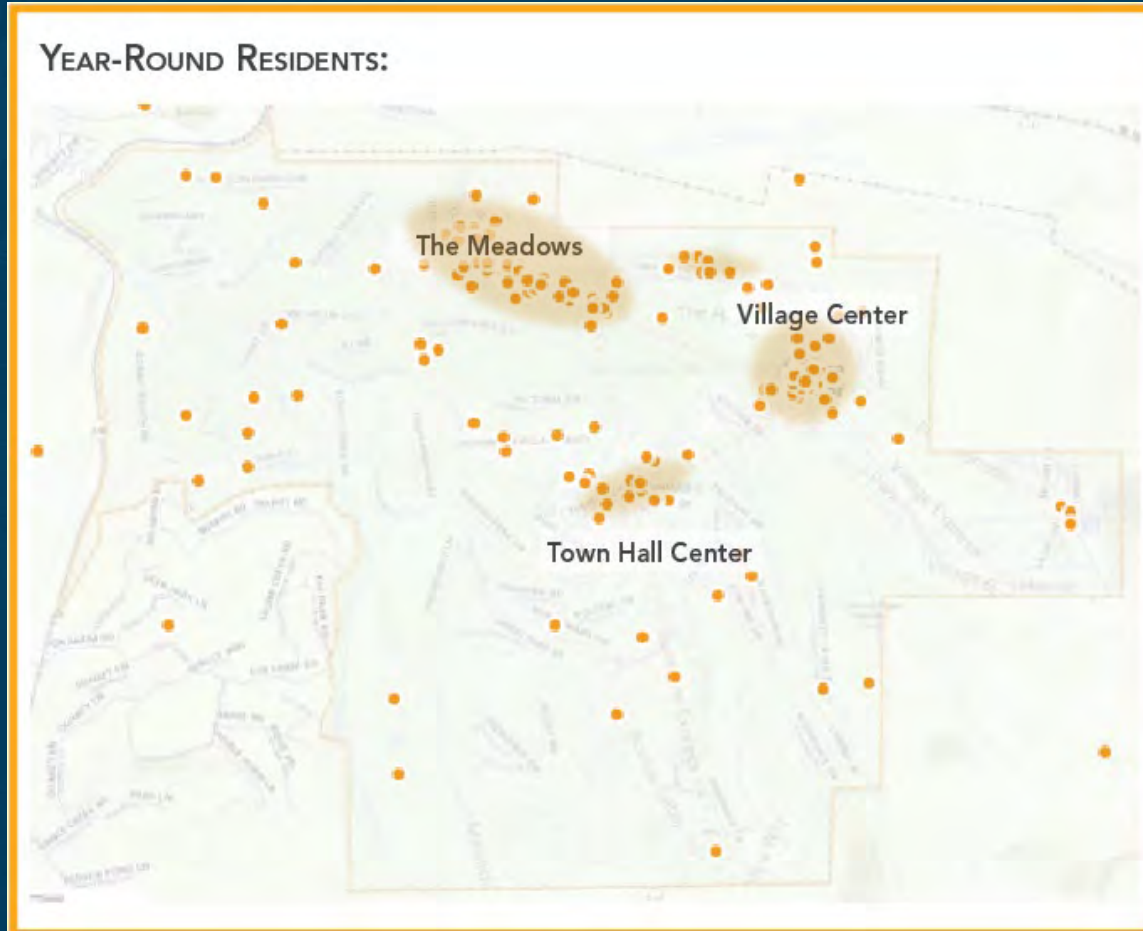


Where would you most like to see growth and development occur in Mountain Village?



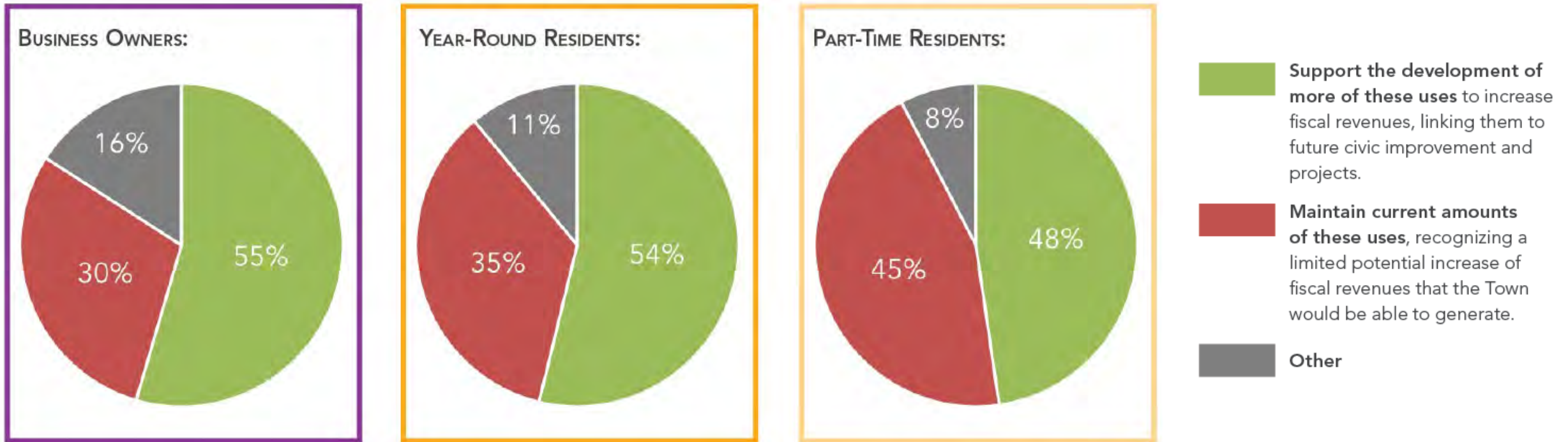
- Most desire for growth in Village Center amongst all residents
- Minimal desire for growth in the Meadows and outside of subareas

Where are you most concerned with growth and development in Mountain Village?



- Year-round residents are most concerned about growth in The Meadows
- Part-Time residents have strong concerns about growth in the Village Center

Recognizing that commercial development, like retail and lodging, helps generate sales tax revenues, would you:



- Generally similar support for more commercial development
- “Other” responses were largely supportive conditionally based on specific use, design, or location

Comment Key Takeaways

- Major need for workforce housing within the Town
- Preserve natural areas and protected open space
- Maintain unique community character
- Development and growth should be done carefully
- Desire for more year-round activation

Build up the core with more restaurants, retail, etc. so it is busier and has more options making it a more attractive destination.

We need to find a balance in this development. There is no point in growing to add more businesses if there is no place for the people running them to live.

Would love to protect the character of the community but realize growth and expansion can continue to keep the area vital.

It is unlikely that we can stop growth... but if we don't look at the big picture, we will end up over-crowded and not a very good place to live.

Stakeholder Focus Groups – Key Takeaways



Virtual Stakeholder Focus Groups

- Consultant team conducted 16 focus group interviews:
 - TMVOA
 - TSG
 - Homeowners
 - Business Owners
 - Developers
 - Attorneys
 - Town Council Members



Key Themes

- Need for **workforce housing**
- Desire for new/curated **shops and restaurants**
- Activation during **shoulder seasons**
- **Infrastructure** concerns
- Concerns over preserving **character**
- Comprehensive Plan is too detailed/**prescriptive**
- Issues with **development** rights & review process
- Importance of **public benefits** & how to address them
- Analyze economic impact **short-term rentals**

Conflicting Viewpoints

- Roles, relationships and authority with respect to **development approvals**
- Level of need for additional **hotbeds**
- Adequacy of **Community Development Code**
- **Growth** and **density** desires
- Potential changes in **vision** and **aspiration**

Targeted Topics for Technical Analysis



1. How to Use the Comprehensive Plan

- Purpose of a Comprehensive Plan (guiding document)
- Align and clarify the roles of the Comprehensive Plan and the Town's Community Development Code
- Predictable and Flexible Development Review Process



2. Hot Beds & Hospitality

- Review and update the Town’s growth strategy and model
- Bed Base and Analysis by Type
- Impact of Short-Term Rentals
- Peer Community Research
- Critical Mass/ Need for Additional Hot Beds
- Optimal Locations for Additional Hot Bed Inventory (if needed)

THE IMPORTANCE OF HOTBEDS FOR ENVISIONED ECONOMY VIBRANCY

One question that consistently came up during the creation of the Comprehensive Plan was, “why would we plan for more accommodations (i.e. hotbeds) when we already have so many rooms to fill?” The answer lies in Mountain Village’s long-term, big picture. The Comprehensive Plan recognizes that the key to improved economic vitality is increased visitation: more people visiting more often, staying longer, spending more. Attracting these visitors will require coordinated efforts focused on destination marketing, group sales, and transportation (primarily airlift). Increased visitation can also be driven by an appropriately sized, well designed Telluride Conference Center. As these efforts yield success, occupancy statistics will improve and the need for additional visitor accommodations will become clearer. And just to be clear, if occupancy does not improve, the free market is unlikely to invest in new hotel projects.

In continuation, the Comprehensive Plan suggests the need to diversify the types of hotbed properties found in Mountain Village and broaden the resort’s appeal to a greater range of visitors. Mountain Village currently lacks a flagship hotel, such as a Marriott, Ritz-Carlton or Four Seasons. Looking at comparable communities such as Teton Village, Wyoming, and Beaver Creek, Colorado, such well branded hotels have a tremendous appeal and are able to draw upon extensive marketing programs and dedicated clientele to attract visitors year-round. In addition, well branded hotbeds are able to attract repeat visitors to the area. The Comprehensive Plan effort needs to add vibrancy to the town.

ECONOMIC DEVELOPMENT



The economy of Mountain Village is ever-evolving. Just in the last half century, tourism, recreation and real estate have replaced agriculture and mining in the Telluride Region, leading to remarkable changes in demographics, social factors, land use and economics. The establishment of the Town of Mountain Village accelerated that transition and solidified the area as a world-renowned resort destination. Now with a solid economic foundation in tourism and real estate, town residents, business owners, property owners and employees are very interested in improving the tourism economy to create a more vibrant, sustainable, year-round community.

Early in the Comprehensive Plan process the Task Force was asked if Mountain Village should be a quiet bedroom community or an economically and socially vibrant community. The Task Force’s unanimous response was the latter, and so the Mountain Village Vision truly expresses this desired future state. Town Council concurred with this approach by officially adopting the Mountain Village Vision in June 2009. Moreover, the results of the 2010 Mountain Village Community Survey showed that approximately 92% of the respondents favored a more vibrant Mountain Village Center.

ECONOMIC MODEL

The local economy in Mountain Village is fueled by tourism, construction and real estate. As a resort community, Mountain Village is dependent on its retail, restaurant, entertainment and commercial enterprises to not only offer a quality off-mountain experience to guests, but also to provide employment to residents and the sales tax revenues needed to fund necessary public services and infrastructure. However, Mountain Village has a very seasonal economy. The four-month period of December through March generates approximately 65% of the total annual sales tax in town, and annual occupancy remains low at 38% due to poor visitation during the long shoulder seasons. As part of the Comprehensive Plan, a detailed economic inventory and analysis was conducted to explore how well the town is performing in terms of visitation, full-time residency, retail spending and accommodations, and how changes to land use would impact those metrics.

In 2006, Town Council created an Economic Task Force and engaged the consulting firm of Economic Planning System (EPS) to develop an Economic Sustainability Model (Economic Model) to reflect Mountain Village’s economy. The Economic Model was developed with key stakeholder input including MTI, TMVOA and Mountain Village businesses. The purpose of the Economic Model is to document economic-based relationships in town, evaluate economic/fiscal impacts regarding land use and land use changes, and evaluate fiscal sustainability. Also, the model specifically provides a quantification of detailed data that pertains to the town’s economy, such as:

- Percent occupancy for each type of dwelling unit in the town (i.e. single-family, condominium, hotbed);
- Average spending amount per day broken out by the type of dwelling unit; and
- Sales expenditure patterns in the town versus Telluride or elsewhere that provide an understanding of sales tax “leakage”.

Furthermore, the Economic Model has the following broad capabilities:

- Quantify the relationships among visitation, housing, accommodations, retail spending and airport utilization.
- Project the town’s major revenue sources based on land use, such as sales tax, restaurant tax, lodging tax, property tax and the TMVOA RETA.
- Project an estimate of future visitation, hotbed occupancy, skier visits, and airport enplanements.
- Project retail space performance measures such as sales dollars per square foot.
- Evaluate the economic impacts of land use changes on the town’s long-term fiscal health with a detailed analysis of retail/commercial supply and demand that gives guidance to the hotbed base needed to support existing, zoned and planned retail areas.

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3. Retail and Placemaking

- Retail Viability
- Retail Inventory and Needs
- Optimal Locations for Additional Retail (if needed)
- Discussion of P3 Structure
- Placemaking Opportunities

EIGHT KEY LAND USE VALUES



Before developing the town's Land Use Plan, the Task Force, town staff and consultants, and community members identified eight key Land Use Values for Mountain Village; they are the foundation of the Land Use Plan and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

1. OPEN SPACE LANDS: The natural, high alpine setting of Mountain Village is truly unique. The expansive views, sheer mountain peaks, healthy yet challenged forests, and lush alpine meadows interlaced with ski runs and a golf course



ECONOMIC DEVELOPMENT



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4. Housing

- Housing Supply and Demand
- Affordable Housing Supply and Demand
- Approaches to Workforce Housing
- Optimal Locations for Additional Housing Development and Workforce Housing
- Massing Studies to Test Compatibility

EIGHT KEY LAND USE VALUES



DEED RESTRICTED HOUSING

Before developing the town's Land Use Plan, Map and Subarea Plans, the Task Force, town staff and consultants, and community members identified eight key Land Use Values for Mountain Village; they are the foundation of the Land Use Plan and the associated Subarea Plans. Moreover, these values help form a more sustainable community by capitalizing on the town's strengths and focusing on the stated desires of the community per the Mountain Village Vision. In addition, the Land Use Values broadly address what is important when making land use decisions without zeroing in on any one specific area. Please, read through these Land Use Values as a primer before delving into the Land Use Plan, Subarea Plans and their associated principles, policies and actions.

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2. RE

Resort communities across the globe suffer from a severe shortage of housing for the local workforce. As a resort becomes more successful and mature, the local housing stock is increasingly purchased by second homeowners and options for the local workforce become increasingly scarce and unaffordable as workers move out of the resort area. This phenomenon is often called the "chollowing out" of a community. The workforce that the community depends on to meet the customer service needs of this world class resort cannot afford to live here and must commute long distances to get here, thus, adding financial burdens while increasing related emissions. The result is a highly unstable workforce that fails to provide the quality experience one expects. Worse, without a steady and stable full-time population, the community loses its soul.

Without a steady and stable full-time population, the community loses its soul.

Throughout the planning process there was much discussion over what the town's role should be in enabling housing development for those who fill the high impact jobs and live year-round in Mountain Village. There is no simple answer to this question, but certainly some thought provoking considerations.

The community learned from the Comparable Communities Study that having a healthy year-round population not only ensures that key jobs are filled with quality employees, but that it remains a vibrant town, and thus, adding to the visitor experience. Places like Whistler exemplify that philosophy. Visitors want to ride the gondola with a local to hear about the

Mountain's special, small, or sit next to them at the bar to hear what it's like to be lucky enough to live in the greatest place on earth. At the opposite end of the spectrum is the world's most famous private ski resort, The Yellowstone Club in Montana. Its critics believe that it has struggled to survive largely because it is just too lonely. It has no soul. Visiting Mountain Village is a social experience and the town's permanent population is essential to maintaining that. A plan that enables people to live closer to where they work can have one of the most significant positive impacts on a community's sustainability, possibly more than any other strategy.

The original County PUD requires that 15% of the allowed person equivalent density in Mountain Village be developed as deed restricted units, with specific lots required to provide a set number of deed restricted units. This original deed restriction requirement carried over into the town's zoning, with a detailed list of lots that must provide deed restricted housing. The deed restriction forces the dwelling unit to be occupied by a qualified employee, someone who works within the geographic boundaries of the Telluride R-1 School District. This requirement was put into place to ensure that a percentage of the workforce generated by Mountain Village development would live within town limits. This allows for reductions in traffic and regional sprawl and for the creation of a more active and vibrant community.

Deed restricted housing has been provided in Mountain Village through the following mechanisms:

1. Private development of deed restricted housing units either as a whole project (i.e. Parker Ridge and Coyote Court in Meadows) or

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5. Public Benefits Table

- Responding to evolving community needs
- Criteria-based approach including benefits such as:
 - Multimodal connectivity
 - Active and passive open space
 - Daily services
 - Community facilities

Table 7. Mountain Village Center Development Table

Parcel Designation	Target Maximum Building Height	Target Hotbed Mix	Target Condo Units	Target Dorm Units*	Target Restaurant/Commercial Area	Total Target Units
Parcel A-1 Lots 122, 123 & 128	54	125	0	3	Existing in The Peaks	128
Parcel A-2 The Peaks	Existing	177	0	0	As built	200
Parcel A-3 Peaks Northwest Addition	43.5	56	0	1	Existing in The Peaks	57

Parcel A-4 Telluride Conference Center Expansion	78.5	68				
Parcel B Shirana	78.5	78				
Parcel C-1 89 Lots Hotbeds	68	174				
Parcel C-2 89 Lots Ridgeline Condos	35	0				
Parcel C-3 89 Lots Transitional Condos	43.5	0				
Parcel D Pond Lots	78.5	71				
Parcel E Le Chamonix	78.5	51				
Parcel F Lot 161-CR	95.5	24				
Parcel G Gondola Station	68	12				
Parcel H Columbia Condos	68	28				
Parcel I Village Creek	68	39				
Parcel J Recreation Center/Multipurpose Facility	52	NA				
Parcel K Meadows Magic Carpet	57.5	11				
Parcel L Heritage Parking Garage Entry	57.5	14				
Parcel M Lot 30	78.5	88				
Parcel N Lot 27	78.5	64				
Parcel O TSG Clubhouse	57.5	51				

*Target dorm units are calculated by multiplying the number of beds by 250 and then multiplying by 250 again divided by 1,000 to determine the number of dorm units based on the Land Use Principles, Policies and Actions, page 43.

M. Require that any applicant who proposes a rezoning, density transfer, subdivision or any other application that requires general conformance with the Comprehensive Plan to meet the following site-specific policies at the appropriate step in the development review process:

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Public Benefits Table (continued)

17. Provision of an enhanced riparian area along the west side of Parcel D Pond Lots and Parcel E Le Chamonix, and the east side of Parcel D Pond Lots with additional riparian planting, a footpath, benches and water features, with such stream lined to the pond to prevent groundwater encroachment in Mountain Village Center. Create more natural creek drainage and a bridge north of Centrum at pond outlet.	Concurrent with the development of the Parcel D Pond Lots, Parcel E Le Chamonix, or Parcel F Lot 161-CR of the Mountain Village Center Subarea provided that such development occurs in connection with a final rezoning, subdivision or other development application for such parcels that require general conformance with the Comprehensive Plan.
18. TSG conveys land area in Parcel A-4 Telluride Conference Center Expansion to the TOMV to expand the Telluride Conference Center per the Mountain Village Center Subarea Plan.	Concurrent with any rezoning application for Parcel K Meadows Magic Carpet in the Mountain Village Center Subarea. This condition becomes moot should the Telluride Conference Center Expansion already have happened and if necessary easements or other requires property interests have been obtained.
19. TSG provides necessary easements to and from sites or easements to be conveyed to the TOMV as required by the Public Benefits Table.	Concurrent with the required land or easement conveyance.
20. Developer of Parcel A-4 Telluride Conference Center Expansion will daylight Gorrone Creek and create an enhanced riparian stream/water feature around the site, lining such stream to prevent additional groundwater encroachment.	Concurrent with the development of Parcel A-4 Telluride Conference Center Expansion.
21. TSG conveys easement to the TOMV for the paved trail to Mountain Village Center as a non-motorized pathway to Country Club Drive as shown on the Potential Recreation Projects Plan.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
22. TSG conveys Parcel O Lot 651-A in the Meadows Subarea to the TOMV for deed restricted housing.	Concurrent with the TOMV decision to redevelop Parcel C Lot 644 in the Meadows Subarea.
23. TSG conveys public easements to the TOMV for a new pulse gondola, tramway or other similar mass transit system on either: (i) the west side of Chair 10 from the base of Chair 10 to close proximity to Town Hall Plaza; or (ii) the existing chondola or new tramway to the north of such chondola from the base terminal to the top terminal facility in the Mountain Village Center Subarea. Necessary public easements will be provided to and from the terminal facilities to adjoining public spaces and/or right-of-way.	Concurrent with the redevelopment of Parcel E Big Billie's Apartments in the Meadows Subarea into a hotbed site.
24. TSG conveys required land or permanent exclusive easements (as required by the town) for the construction of gondola cabin storage buildings at Station St. Sophia and Station Village Parking.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
25. TSG conveys perpetual easements for the recreation activities and facilities outlined on the Potential Recreation Projects Plan.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.
26. Ski Area Capacity Improvements: TSG provides its ski area master plan for Town Council review and approval. This includes all necessary ski area infrastructure improvements to maintain the skier experience along with proposed timing triggers for such improvements. Such ski area improvements to maintain the skier experience may be connected to any upzoning of open space for hotbed development to ensure improvements are installed or completed concurrent or prior to such hotbed development being occupied.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan. Timing and triggers to be developed concurrent with the creation of the first PUD agreement or other agreement associated with the first rezoning of TSG open space for hotbed development as envisioned by the Comprehensive Plan.
27. TSG conveys the amount of land necessary for the envisioned community park adjacent to Telluride Apartments.	Concurrent with the first rezoning or PUD on TSG open space for hotbed development as envisioned by the Comprehensive Plan.

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Next Steps



Project Timeline

Needs Assessment & Confirmation

Economic Analysis & Market Testing

Development Patterns Analysis

Draft and Final Comprehensive Plan Amendments

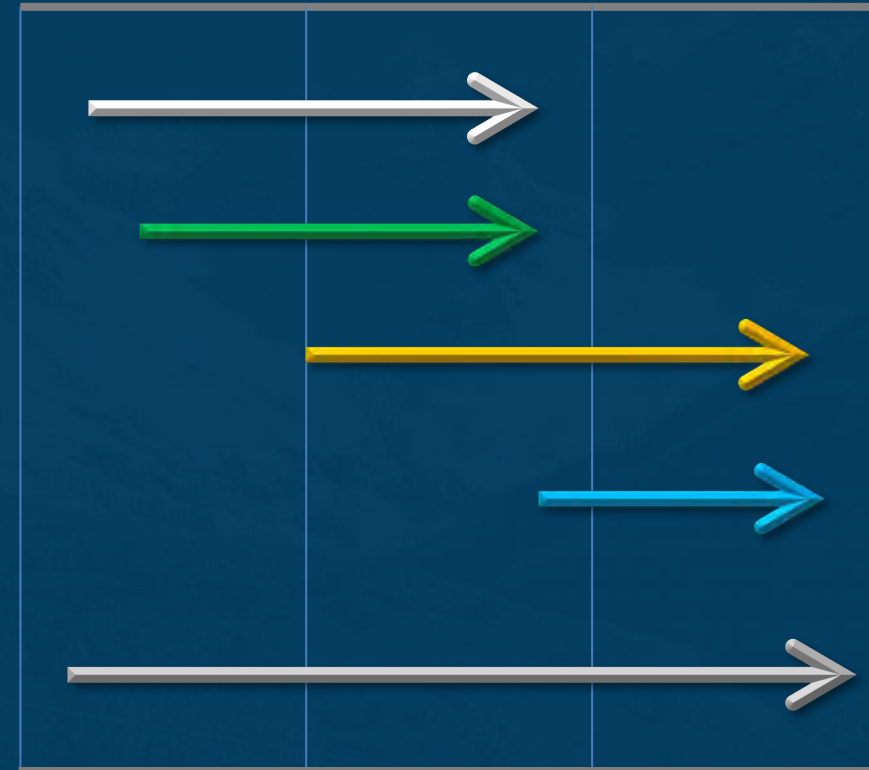
Public and Stakeholder Engagement

2021

Q1

Q2

Q3



Next Steps

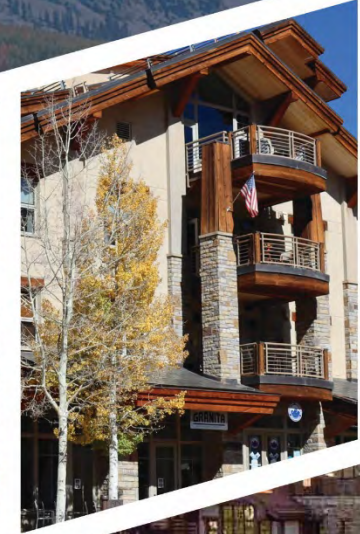
- Technical Analysis
- Draft Recommendations
- Community Open House

Q & A





2011 Comprehensive Plan AMENDMENT



Town Council Briefing | May 20, 2021

M I G In association with:
ECONOMIC & PLANNING SYSTEMS | URBAN DESIGN COLLABORATION



2011 Comprehensive Plan AMENDMENT

ONLINE COMMUNITY SURVEY RESULTS AND KEY FINDINGS

MARCH-APRIL, 2021

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This online survey was created in order to give the community an opportunity to provide input on their goals and expectations regarding growth and development in Mountain Village early in the Comprehensive Plan Amendment Process.

The intent of this survey was to understand the community’s vision, values, and goals as it relates to the future of Mountain Village and the Comprehensive Plan Amendment. In addition to capturing feedback from locals, an online survey provides an opportunity for engagement with interested parties that may live somewhere else part-time or have limited time to attend a meeting.

The community survey was deployed at the beginning of the project to inform the rest of the process. The community survey was live on the platform SurveyMonkey from March 8 to April 4, 2021. It was compatible with computers, tablets, or mobile phones. Responses were limited to one per IP address. Names and email addresses of respondents were mandatory to provide. These email addresses should be included in outreach regarding future engagement opportunities. 780 people opted to provide a Mountain Village address. These will be provided to Town staff with the complete raw results.

PROMOTION

The survey was promoted by the Town in a variety of ways including:

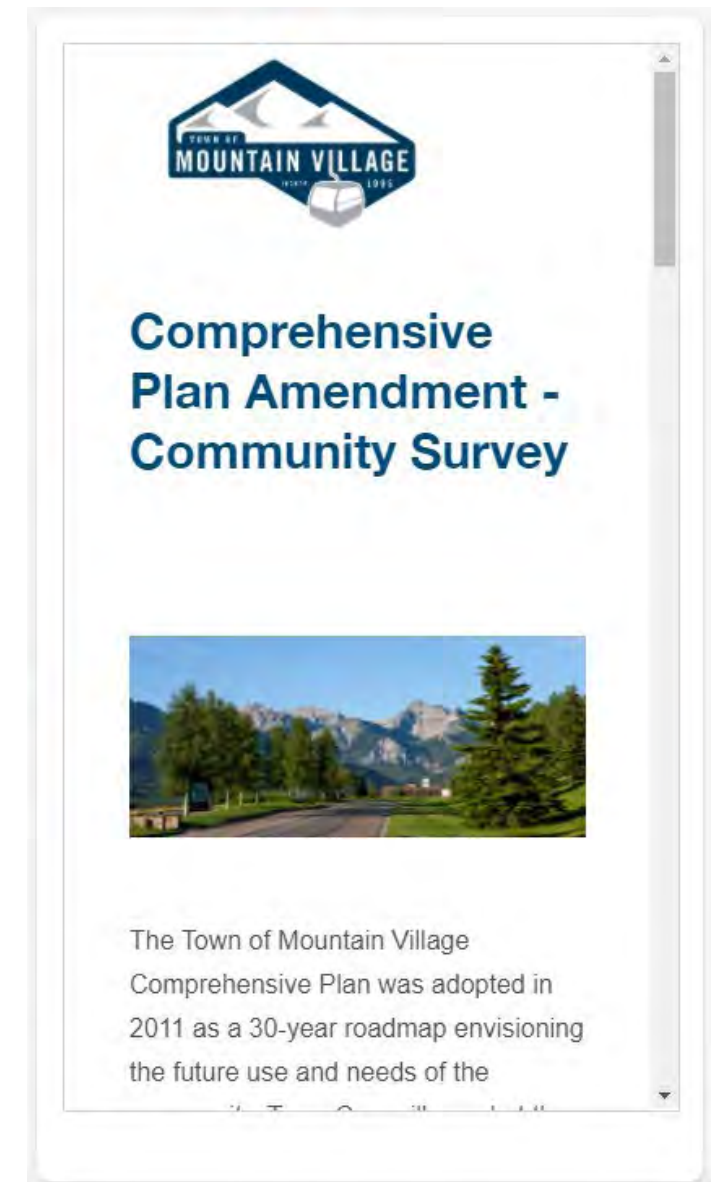
- Social Media posts and geotargeted ads
- Town newsletter
- Town website
- Mayor’s minute newsletter
- Telluride Daily Planet newspaper
- Local radio
- Posters/flyers in strategic community locations
- Town Council and Design Review Board meetings

SURVEY INFORMATION


- Total respondents: 876
- Completion rate: 86%
- Average time to complete: 7 minutes
- Total open-ended comments: 693


QUESTION SUMMARY


- Contact information
- What is your connection to Mountain Village?
- As growth and development occurs in Mountain Village, what **community amenities and benefits** would you like to see more of?
- What types of **land uses** would you like to see more of in Mountain Village?
- What are your top two **concerns regarding potential new development** in Mountain Village?
- What aspects would you like to see required prioritized in **transition areas** between new development and existing residential?
- Where would you **most like to see growth and development** occur in Mountain Village? Why?
- Where are you **most concerned with growth** in Mountain Village? Why?
- Recognizing that commercial development, like retail and lodging, helps generate **sales tax revenues**, would you: a) **Support the development** of more of these uses or b) **Maintain current amounts** of these uses.
- Open comment field



Screenshot of mobile survey

Total survey respondents:  **876**

Completion rate: **86%** 

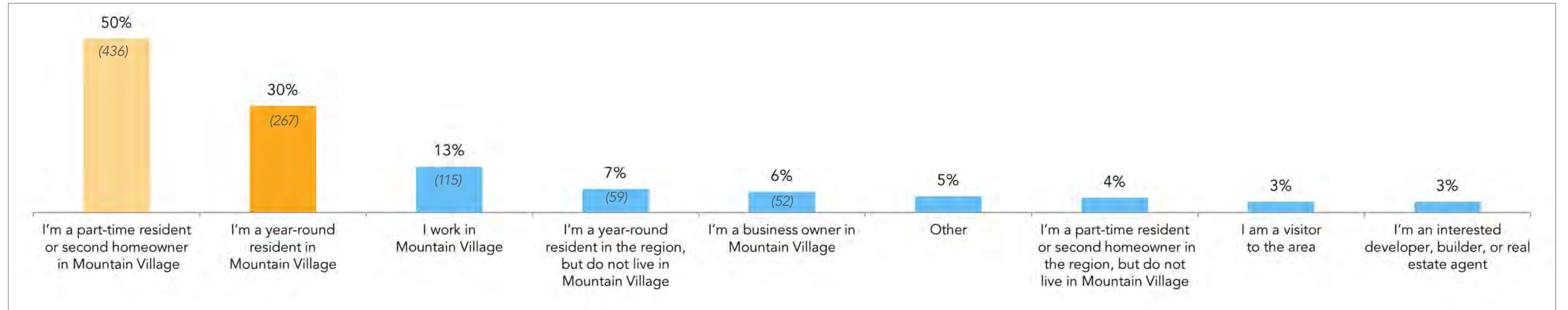
Average time to complete: **7 min** 

Total open-ended comments: **693** 

SURVEY OVERVIEW

What is your connection to Mountain Village?

(Required, choose all that apply)



ALL RESPONDENTS:

Half of the 876 total survey responses received were from part-time residents or second homeowners. Given the online platform of the survey, it was easily accessible by all stakeholders and community members. Based on preliminary results, a second promotional push was conducted in an effort to gather more feedback from full-time residents. This push resulted in an additional 141 year-round residents taking the survey.

"Other" responses (open-ended) included undeveloped property owners, people with pending lot or home purchases, local festival producers, prospective residents, previous residents who left based on affordability, and rental unit owners.

YEAR-ROUND RESIDENTS:

267 year-round Mountain Village residents took the survey. This group also had the following connections:

9% (24 people) are also a business owner in Mountain Village

24% (64 people) also work in Mountain Village

2% (6 people) also are an interested developer, builder, or real estate agent

PART-TIME RESIDENTS:

436 part time Mountain Village residents took the survey. This group also had the following connections:

1.2% (5 people) are also a business owner in Mountain Village

1% (6 people) also are an interested developer, builder, or real estate agent

Written responses indicated that several respondents were interested in or planning to become a full-time resident in the future.

OTHER RESPONDENTS:

Of the 173 participants who did not respond as either a part-time or full-time resident, **61%** either worked or owned a business in Mountain Village. This group also had the following connections:

22% (59 people) were year-round residents in the region, but not Mountain Village

19% (52 people) were part-round residents in the region, but not Mountain Village

10% (27 people) were visitors to the area

CROSS-TABULATION:

This memo of survey feedback is cross-tabulated by respondent's answers to this question in order to help us understand how opinions may vary across different perspectives. "All Respondents", typically shown in navy, represents the full combined results from the entire survey.

"Year-Round" Residents, typically shown in dark orange, represents the responses from those who stated they are a year-round resident in Mountain Village in the question on this page.

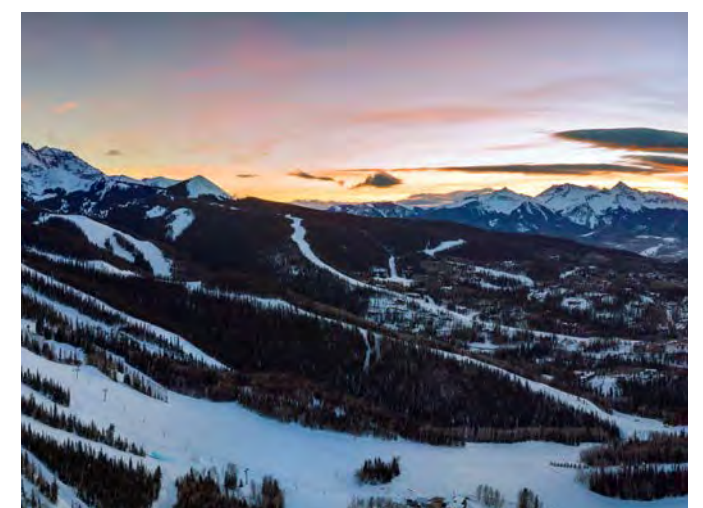
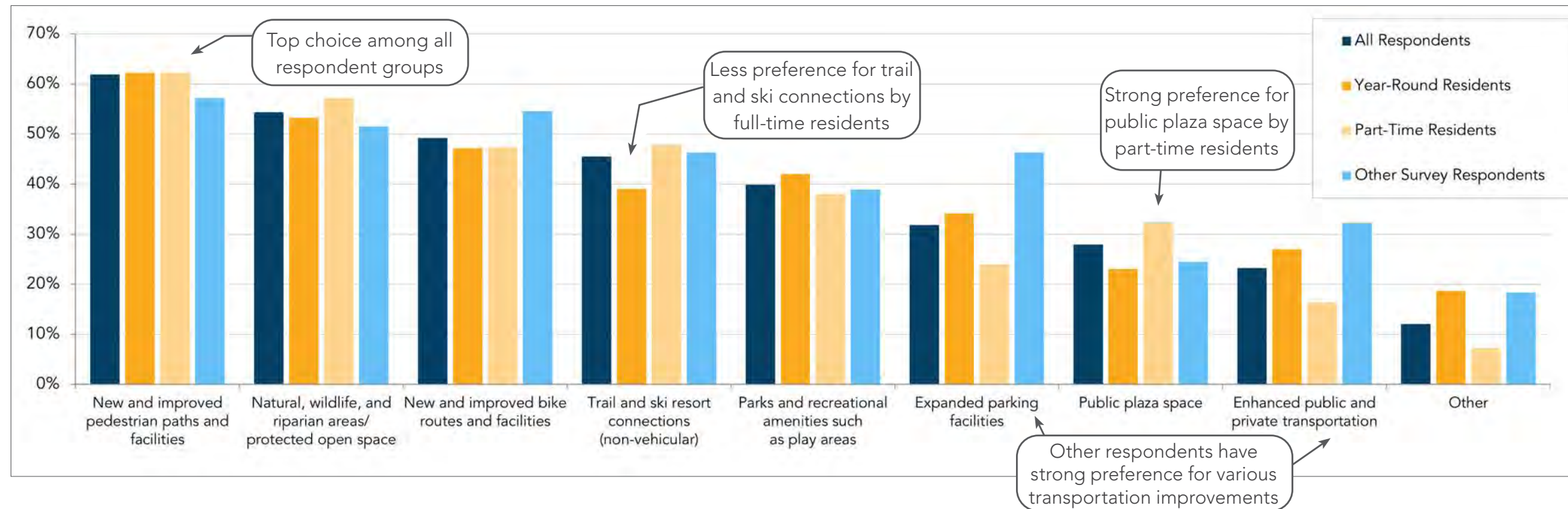
"Part-Time Residents", typically shown in peach, represents the responses from those who stated they are a part-time resident or second homeowner in Mountain Village in the question on this page.

Lastly, "Other Respondents", typically shown in light blue, represents the sum of responses only from those who did not say they are either a year-round or part-time resident.

CONNECTION TO MOUNTAIN VILLAGE

MOUNTAIN VILLAGE COMPREHENSIVE PLAN AMENDMENT | ONLINE COMMUNITY SURVEY RESULTS MEMO

As growth and development occurs in Mountain Village, what community amenities and benefits would you like to see more of?
 (Choose all that apply)



ALL RESPONDENTS:

Amongst all respondents, new and improved pedestrian paths and facilities were the most popular community amenity that people would like to see more of. There was a preference for these over non-vehicular trail and ski resort connections, indicating a preference for connections to other amenities and within neighborhoods, as well as potential improvements to existing sidewalks, pedestrian paths, and crossings. The second most desired community amenity amongst all respondents is protected/passive open space such as natural, wildlife, and riparian area. This indicates a desire to protect some of Mountain Village’s most valued assets and maintain its natural setting.

“Other” responses (open-ended) included affordable and workforce housing (most frequent), medical facilities, dog park, post office, senior center, improved tennis courts, heated sidewalks/crosswalks, signage, recreation center, improved ADA accessibility, composting station, ski lift improvements, and spiritual center.

YEAR-ROUND RESIDENTS:

Year-round residents were most in favor of new and improved pedestrian paths and facilities; natural, wildlife and riparian areas; and new and improved bike routes and facilities.

This group diverged most from the other types of respondents in their strong desire for parks and recreation amenities and enhanced public and private transportation, and their lesser desire for more trail and ski resort connections and more public plaza space.

PART-TIME RESIDENTS:

Part-time residents were most in favor of new and improved pedestrian paths and facilities; natural, wildlife and riparian areas; and trail and ski resort connections.

This group diverged most from the other types of respondents in their desire for trail and ski resort connections and public plaza space, and their lack of desire for enhanced public and private transportation and expanded parking facilities.

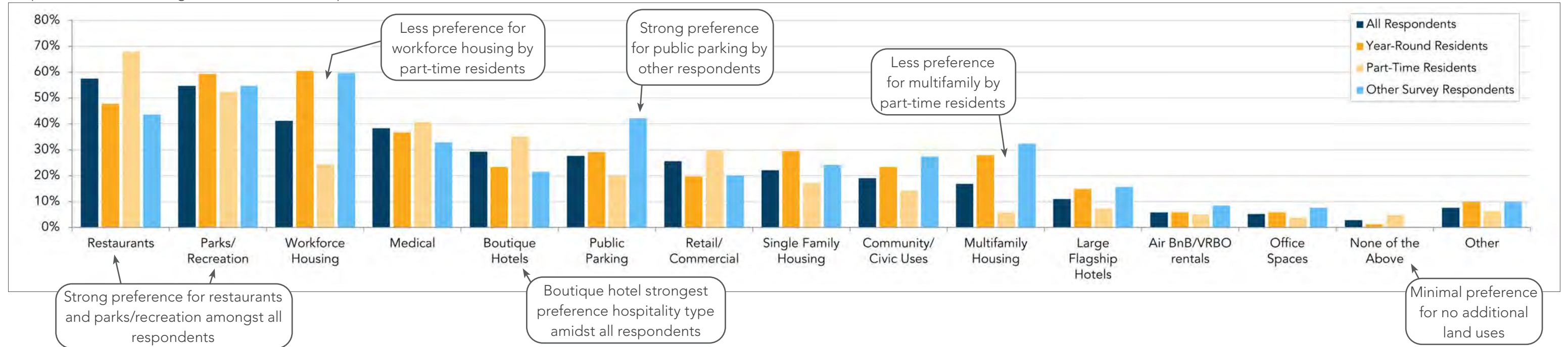
OTHER RESPONDENTS:

Other respondents were most in favor of pedestrian paths and facilities; natural, wildlife and riparian areas; new and improved bike routes and facilities; and expanded parking facilities.

This group diverged most from year-round and part-time residents in their desire for expanded parking facilities and enhanced public and private transportation. Several repeated themes from other/open-ended responses included recreation facilities, ski amenities, and parking.

A Comprehensive Plan can help the Town implement the community's vision. What types of land uses would you like to see more of in Mountain Village? (Choose all that apply)

Responses ranked from highest to lowest of all respondents



ALL RESPONDENTS:

Land uses that all survey respondents are most interested in seeing grow in Mountain Village are restaurants, parks/recreation, workforce housing, and medical. Land uses that all survey respondents are least interested in seeing grow in Mountain Village are office spaces, Air BnB/VRBO rentals and large flagship hotels.

Amidst hospitality land uses, survey respondents showed a strong preference for boutique hotels, with much less desire for large flagship hotels, and the least desire for more Air BnB/VRBO rentals.

“Other” responses (open-ended) included recreation center, church/spiritual center, gym, movie theater, concert space, marijuana dispensary, grocery/market/convenience stores, updated conference facilities, group event facilities, high-quality restaurants, and festival venues. Largely, the “Other” response category was used to re-emphasize workforce housing needs.

YEAR-ROUND RESIDENTS:

This question yielded some interesting differences between year-round residents and part-time residents. Notably, year-round residents top preference for future land use was workforce housing while this didn't make the top 5 for part-time residents. Year-round residents increased preference for residential uses extended to single family and multifamily housing as well, and they ranked all residential uses over all hospitality uses.

Year-Round Residents Top 5

- Workforce Housing
- Parks/Recreation
- Restaurants
- Medical
- Single Family Housing

PART-TIME RESIDENTS:

Part-time residents indicated their highest preference is for more restaurants and parks and recreation, with relatively low concern for workforce housing and multifamily housing in comparison to all other respondents. They also had a higher preference for medical, boutique hotels, and retail uses than other types of respondents. Overall, they were less in favor of additional housing types and more in favor of active and amenity-type uses.

Part-Time Residents Top 5

- Restaurants
- Parks/Recreation
- Medical
- Boutique Hotels
- Retail/Commercial

OTHER RESPONDENTS:

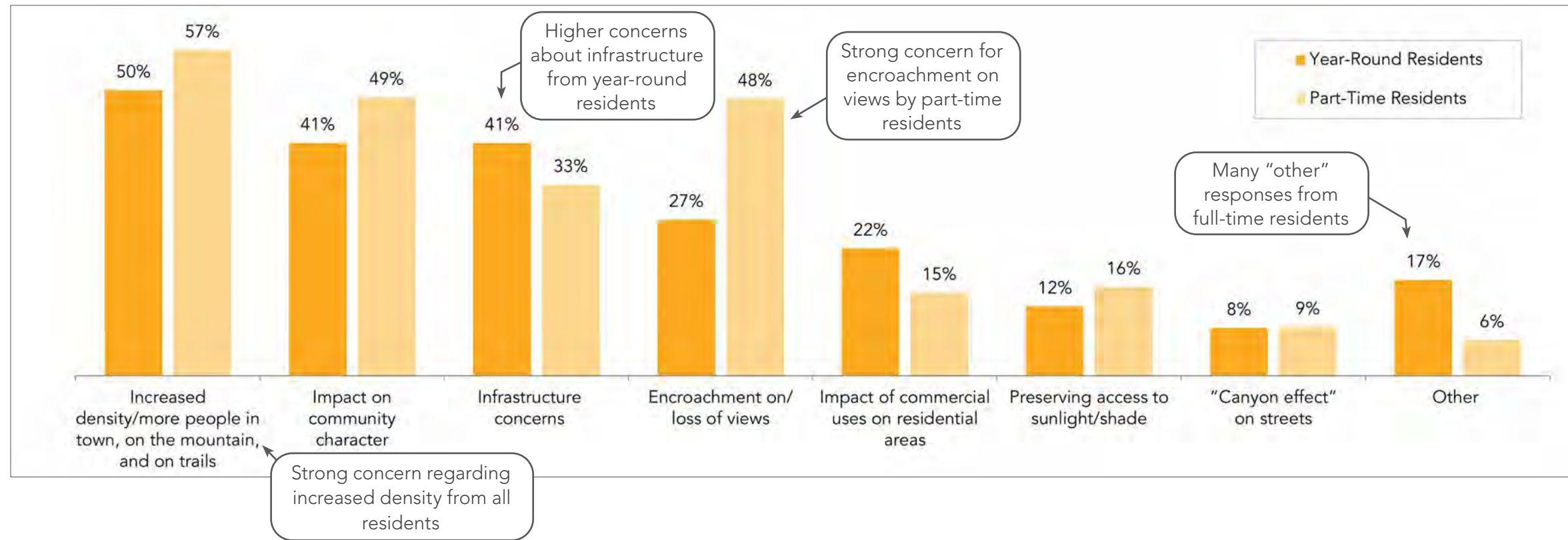
Other respondents had a different set of preferences than year-round or part-time residents. Like year-round residents, they had a strong desire for workforce housing and parks/recreation, but they also had more preference for public parking and multifamily housing than year-round and part-time residents. Overall, they were most in favor of additional housing, business-supporting uses, and parking.

Other Respondents Top 5

- Workforce Housing
- Parks/Recreation
- Restaurants
- Public Parking
- Multifamily Housing

What are your top two concerns regarding potential new development in Mountain Village?

(Choose top two)



Overall, year-round residents showed lower levels of concern with impacts of new development than part-time residents. The only impacts that year-round residents expressed higher levels of concern for than part-time residents are infrastructure concerns and the impact of commercial uses on residential areas. The largest discrepancy in levels of concern was for encroachment on/loss of views, which only 27% of year-round residents selected, compared to 48% of part-time residents. The canyon effect on streets was the least selected concern for both groups (8% of year-round residents and 9% of part-time residents).

YEAR-ROUND RESIDENTS:

Year-round residents of Mountain Village are most concerned with increased density (50%), the impact on community character (41%), and infrastructure concerns (41%). They were least concerned with the impact of commercial uses on residential areas (22%), preserving access to sunlight/shade (12%) and the "canyon effect" on streets (8%). A large number of year-round residents responses (17%) were left in the form of open-ended comments.

The other/open-ended comments that were submitted by year-round residents for this question showed several key themes including major concerns for the lack of affordability and rising housing costs with new development; the impact of only adding more large single-family and second homes; the impacts on trails and natural areas; and a general lacking of housing options and variety, particularly for those within the workforce. Several respondents indicated that the need for workforce housing was more important than any of the listed concerns.

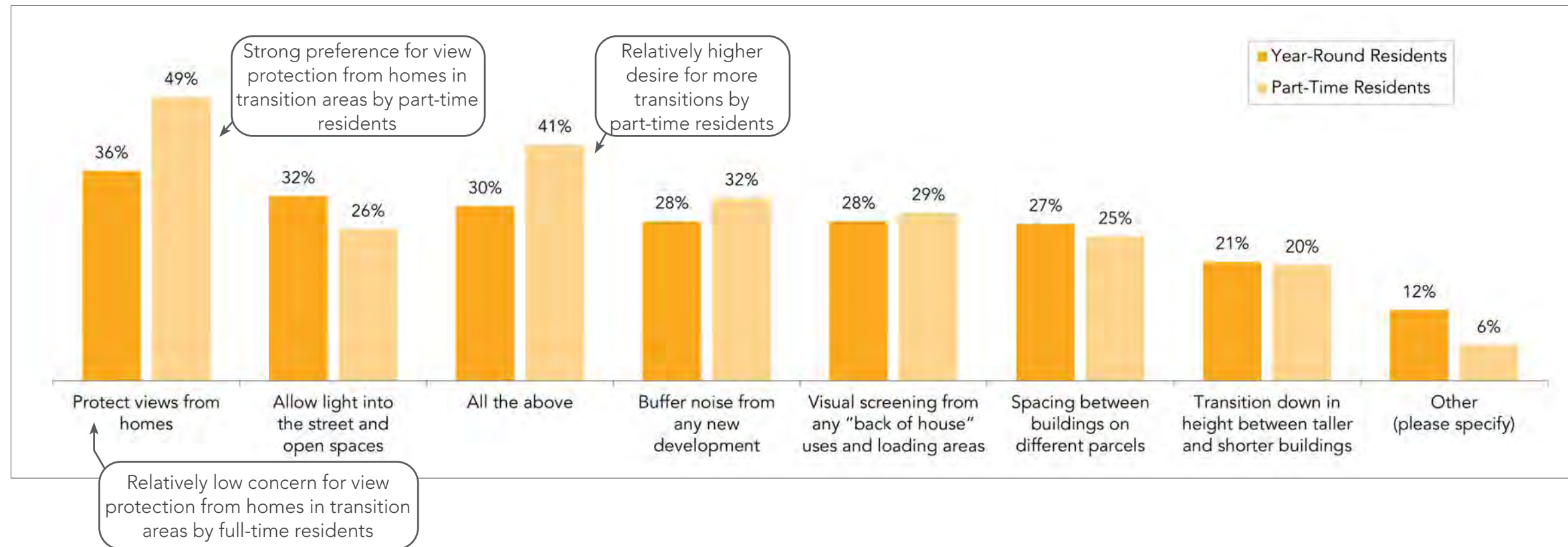
PART-TIME RESIDENTS:

The most-frequently selected concerns for part-time residents were increased density/more people in town, on the mountain, and on trails (57%); the impact on community character (49%); and the encroachment on/loss off views (48%). They showed lower levels of concern around infrastructure (33%), preserving access to sunlight/shade (16%), the impact of commercial uses on residential areas (15%), and the "canyon effect" on streets (9%),

The other/open-ended comments for part-time residents showed a wide range of concerns and preferences. Several respondents were concerned with too much low-income or high-density housing, particularly near single-family neighborhoods, while many others expressed a desire for more affordable and workforce housing. Other commonly received comments from this group include concern for encroachment on open space, natural areas, ski runs, and wildlife habitat, noise impacts from new construction and development, and uncontrolled growth.



What aspects would you like to see required prioritized in transition areas between new development and existing residential?
(Choose top three)



Overall, part-time residents showed more desire for almost all transition techniques than year-round residents did, with the exception of allowing light into the street and open spaces (32% for year-round residents and 26% for part-time residents) and spacing between buildings on different parcels (27% for year-round residents and 25% for part-time residents). The largest difference between year-round and part-time residents was regarding protecting views (36% for year-round to 49% for part-time), although both groups felt it was the highest priority. The least selected choice for both groups (apart from "other") was to transition down in height between taller and shorter buildings.

YEAR-ROUND RESIDENTS:

In transitioning between new development and existing residential, year-round residents are most interested in protecting views from homes (36%), allowing light into the street and open spaces (32%), and all of the above (30%), which were similar to the choices made by part-time residents but with significantly lower percentages. Year-round residents had a much higher proportion of "other" responses (12%)

The other/open-ended comments that were submitted by year-round residents for this question showed several key themes including limiting light pollution; ensuring adequate emergency access and services; a preference for no development at all; and matching the character of the community. Again, several respondents indicated that the need for affordable and workforce housing was more important than any of the listed concerns or transitions.

PART-TIME RESIDENTS:

Part-time residents felt the highest priority in transition areas was protecting views from homes (49%) and all of the above (41%) by a fairly notable margin, indicating a lot of desire for multiple transition techniques. Part-time residents left far fewer "other" responses (6%).

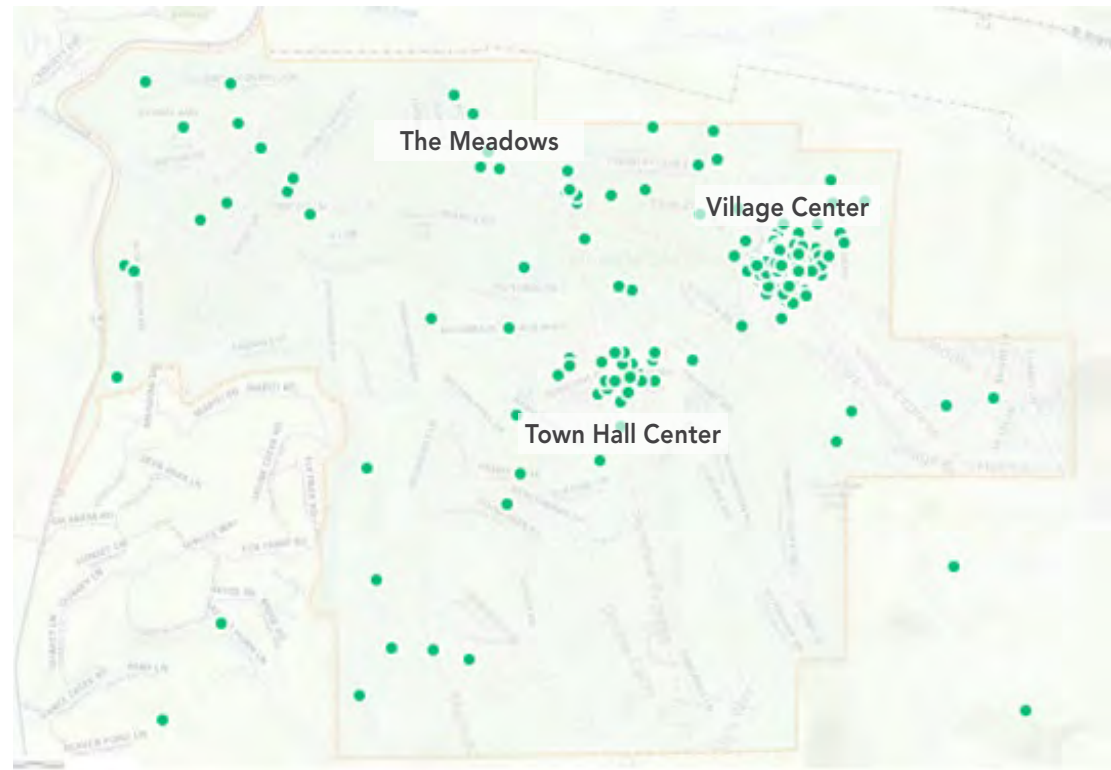
The other/open-ended comments that were submitted by part-time residents showed several key themes including maintaining open space and natural areas; preserving trees; matching the character of the community; limiting density in single-family areas; and maintaining the walkability of the town center. Again, there was a wide range in sentiments about new development and density, with some preferring no new development, particularly multi-family, and others wanting increased density and housing options.



Where would you most like to see growth and development occur in Mountain Village?

(Choose one location on map)

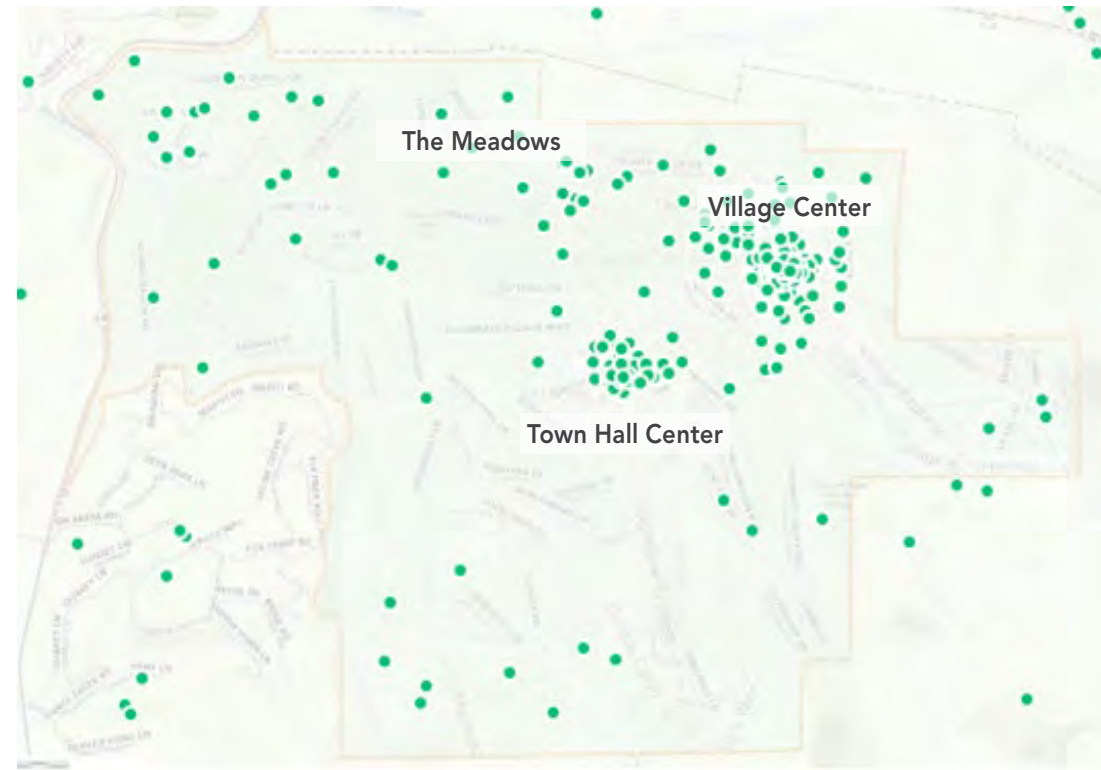
YEAR-ROUND RESIDENTS:



According to pins placed on the above map, year-round residents would most like growth and development in and immediately adjacent to the Mountain Village Center and, to a lesser degree, the Town Hall Center area. Smaller clusters showed some desire for more development in the Meadows and the northwest portion of the Village. Very little development preference was shown in the existing single-family neighborhoods and open spaces in the southern half of the community.

These patterns in the survey responses show that development is most preferred in areas with some existing density and services. Year-round residents had the most interest in new growth and development in the Village Center, where it could be colocated with existing goods and services and employment opportunities and benefit from existing infrastructure and transportation options.

PART-TIME RESIDENTS:



Like year-round residents, part-time residents would most like growth and development in and immediately adjacent to the Mountain Village Center and, to a lesser degree, the Town Hall Center area. Smaller clusters showed some desire for more development in the Meadows and the northwest portion of the Village. Very little development preference was shown in the existing single-family neighborhoods and open spaces in the southern half of the community.

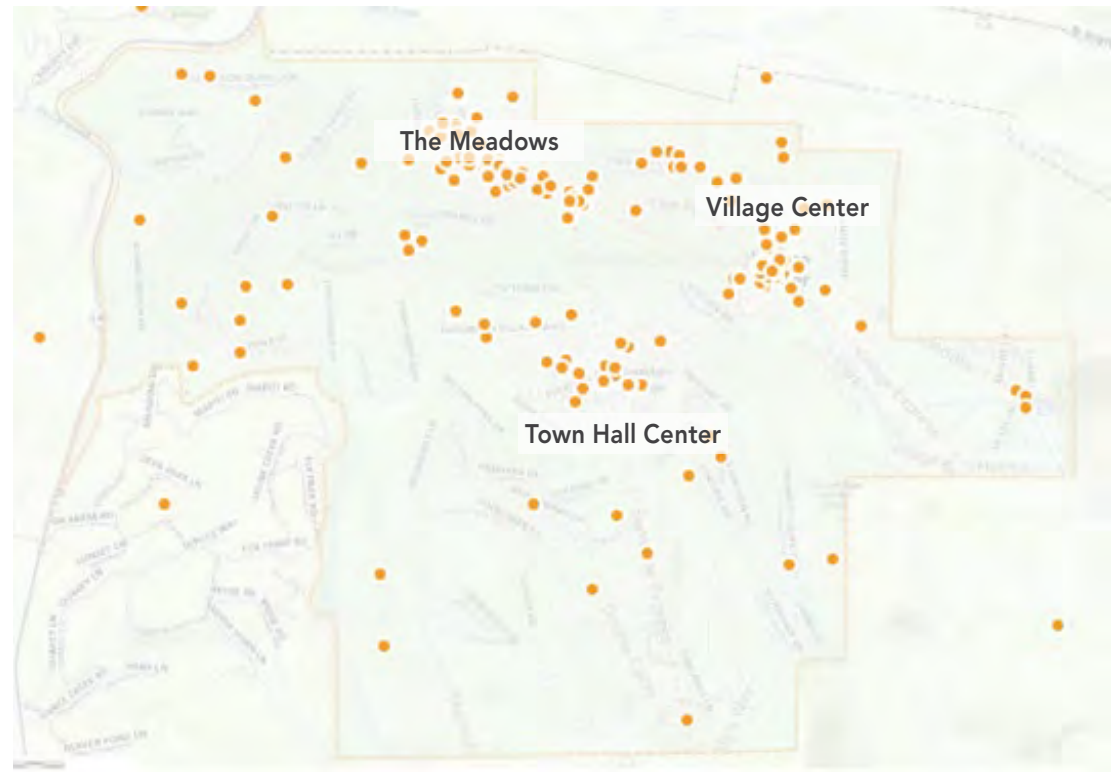
While the survey responses showed relatively similar location preferences for development patterns between year-round and part-time residents, the biggest differences can be found in the quantity and range of responses. A greater density of pins were placed by part-time residents in the Village Center and Town Hall areas with a larger radius on these hot spots.



Where are you most concerned with growth in Mountain Village?

(Choose one location on map)

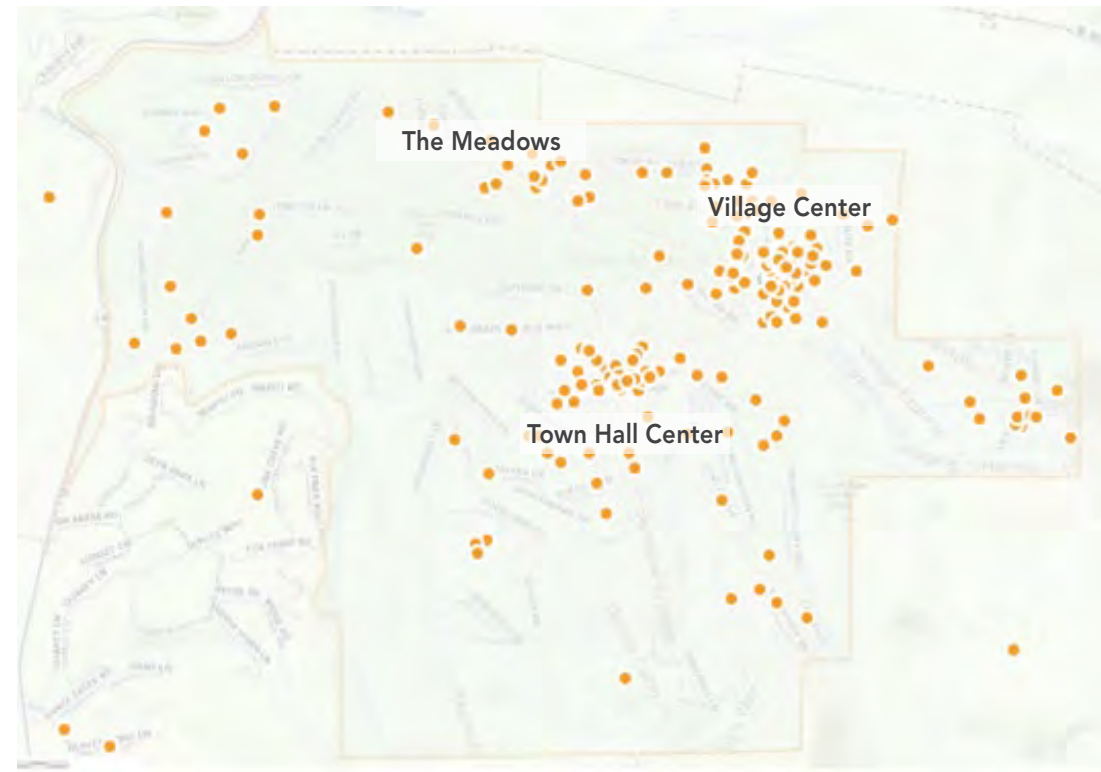
YEAR-ROUND RESIDENTS:



The pins placed by year-round residents to indicate where they are most concerned with growth show a range of opinions when compared to the areas where many indicated they would prefer growth. Both maps showed clusters of pins in approximately the same locations: Mountain Village Center, Town Hall Center, and the Meadows, indicating either opposing interests or a concern more oriented towards quality and design of new development. The most notable comparison is the relatively low interest in new development in the Meadows on the previous page and the very strong concern with development in the Meadows shown in this question. The largest clusters of concern were in the Meadows and Village Center, with a smaller cluster on the Town Hall Center. No major groupings were shown anywhere else in the community, which is likely more of an indication that residents do not expect development there at all, rather than a lack of concern.

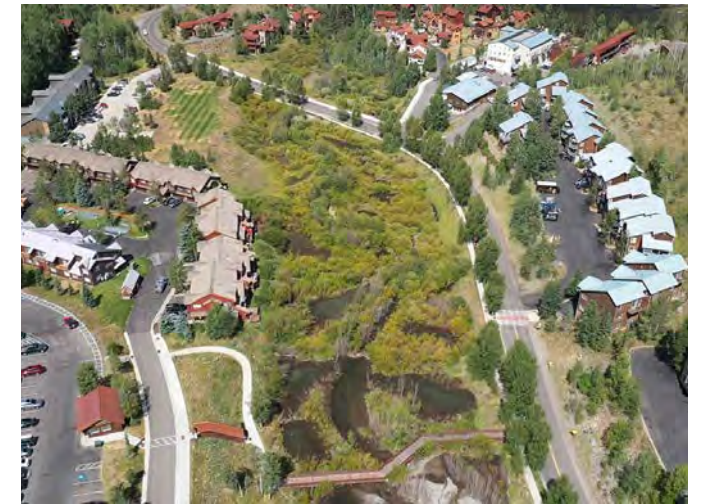
In analyzing both the results for year-round residents for this and the previous question, it appears that high-quality development is most preferred in the Village Center and the Town Hall Center and development is not desired in the Meadows or elsewhere. It should be noted that almost 150 fewer people responded to this question than the previous one.

PART-TIME RESIDENTS:

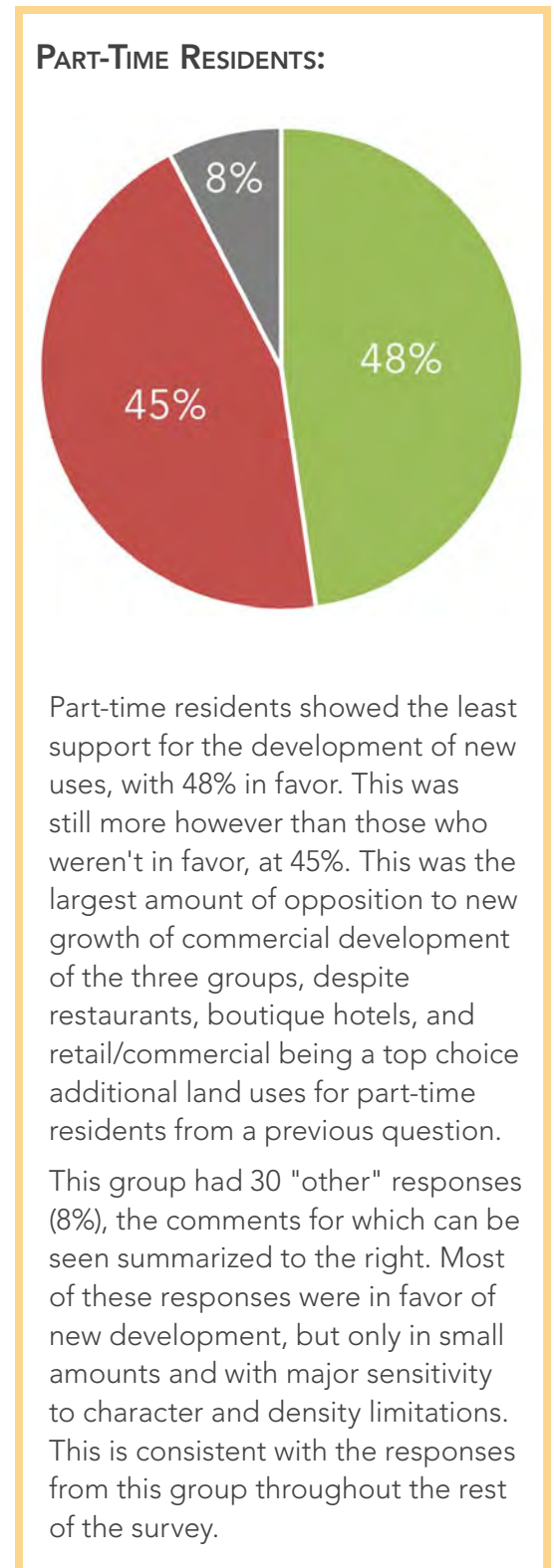
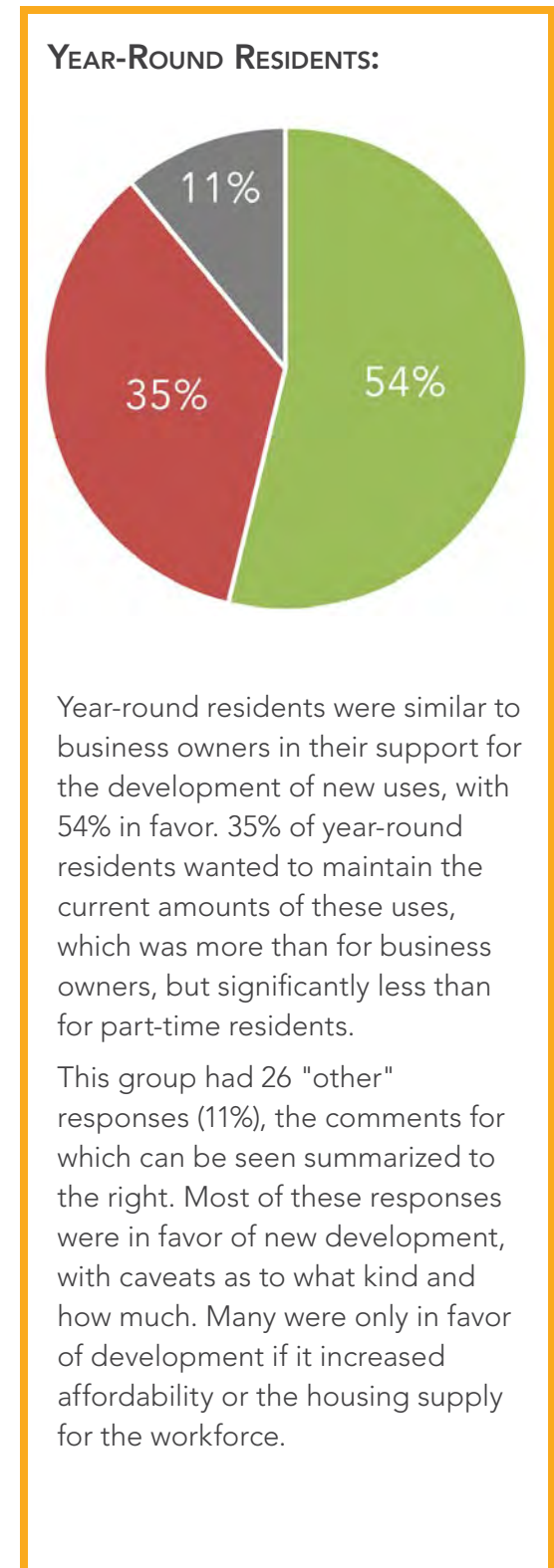
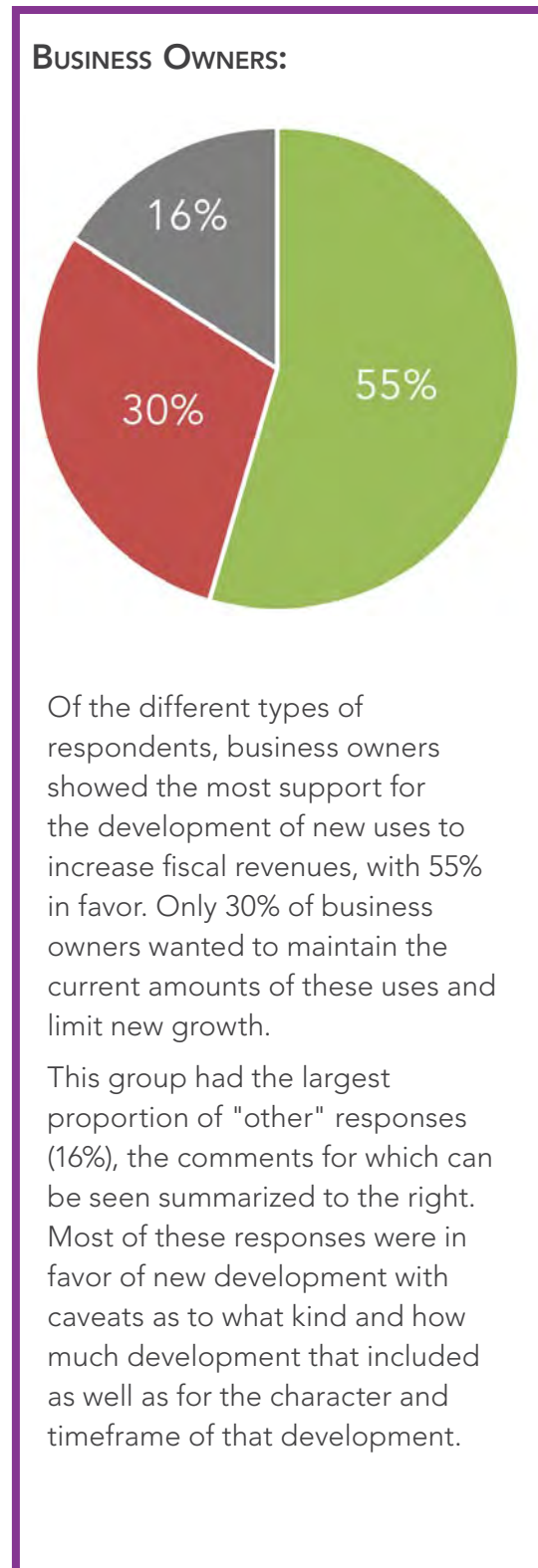


Similar to the results for year-round residents, the pins placed by part-time residents to indicate where they are most concerned with growth are similar to the areas where many indicated they would prefer growth. Both maps showed clusters of pins in approximately the same locations: Mountain Village Center, Town Hall Center, and the Meadows, indicating opposing interests or a concern more oriented towards quality and design of new development. The most significant difference between year-round and part-time residents is in the relatively low number of "concerned" pins placed in the Meadows by part-time residents and the relatively high number of "concerned" pins in the Village Center and Town Hall Center by part-time residents. Again, no major groupings were placed anywhere else in the community.

In analyzing both the results for part-time residents for this and the previous question, it appears that high-quality development is most preferred on the eastern side of the Village Center and in the middle of the Town Hall Center, and development is not preferred in the Meadows or the area around the Town Hall Center. It should be noted that almost 150 fewer people responded to this question than the previous one.



Recognizing that commercial development, like retail and lodging, helps generate sales tax revenues, would you:
(Choose one)



- **Support the development of more of these uses** to increase fiscal revenues, linking them to future civic improvement and projects.
- **Maintain current amounts of these uses**, recognizing a limited potential increase of fiscal revenues that the Town would be able to generate.
- **Other**

- Other responses included (summarized):*
- *Prioritizing development of workforce housing before new development of other uses occurs (most common)*
 - *Support of any type of development that increases tax revenues*
 - *Support for a limited amount of new development*
 - *Support for new development only in certain areas*
 - *Increase needed in the workforce before these types of development should occur*
 - *Desire for general increase in mix of uses*
 - *Emphasis on preservation of community character*
 - *Support for new retail/restaurant development but not lodging*
 - *Increase sales tax via more sales, not more businesses*
 - *Higher property or lodging taxes*
 - *Support for gradual new development over long period of time*





Police Department FPPA Re-Entry Plan and Resolution

History

Since Mountain Village incorporated in 1995, the sworn members of MVPD retirement plan have been with Fire & Police Pension Association of Colorado (FPPA). There is state legislation that requires Police and Fire Departments to join FPPA plans, more history on this can be presented if desired. MVPD has always been in the Statewide Money Purchase Plan (SWMPP) Defined Contribution (DC) Plan (401(a) plan) while the rest of Mountain Village Employees have been on Colorado Public Employees' Retirement Association (PERA) Defined Benefit (DB) plan. Both plans are considered a substitute for Social Security as employees do not contribute into the Social Security plan while working for Mountain Village

Current Plan

The current FPPA Statewide Money Purchase Plan funded by employees contributing 8% and the Town contributing 14%. This is a mandatory program for employees to participate in. Town PERA plan employees contribute 8.5% and the Town contributes 14.2%. These contributions are scheduled to continue to increase .5% annually to fully fund the PERA retirement actuarial valuations.

MVPD employees may also contribute to a supplemental 457 account. This is a voluntary contribution and currently 4 of our 7 members are contributing.

While the SWMPP DC plan has worked well when we had a mostly over 45 employee group at MVPD, we now have more than half of our officers that are under 35, with an average of less than 3 years of service with MVPD. Because of this, and to avoid the fluctuations of the stock market – particularly after retirement – this is an excellent time for us to switch to a DB plan for our employees.

Proposed Plan

Jaime Holmes and I have had several meetings with FPPA to understand our best options moving forward. We now have the option to participate in a re-entry plan to move to other FPPA plans, including the Statewide Defined Benefit plan. The Statewide DB plan is the most popular choice for FPPA members across Colorado and is an excellent retirement choice for most. We would make the SWDB plan mandatory for all new members after the effective date of re-entry. Current employees will work with FPPA to find what plan or combination of plans best suits their individual needs moving forward.

Moving to the DB plan, new employees (officers) will contribute 11.5% in 2021 and increase to 12% in 2022. The Town (employer) contribution will drop to 8.5% in 2021, then gradually increase until 2030 with the Town contributing 13%.

For current employees, the employee contribution will increase to 11.5% in 2021 and then go to 12% in 2022 and thereafter. The Town would continue their 14% contribution until 2029 and decrease to 13.45% for that year and then continue at 13.95% in 2030 and thereafter.

From the FPPA website -

*One of the most common questions is: **why should I be interested in converting my retirement to a defined benefit plan?***

The biggest reason is longevity. A defined benefit plan, commonly called a pension, provides a monthly payment for the retiree's lifetime, with the option to pass the benefit on to a beneficiary. It's a monthly check for the rest of your life, compared to a local money purchase plan (also called a defined contribution plan) in which the contribution is all that is known. You don't know how much money you'll have or how long it will last.

For those members who do not wish to transition from a defined contribution plan, FPPA offers a Statewide Hybrid Plan with both Defined Benefit and Money Purchase Components, which would allow members to receive a monthly pension and have the flexibility of a money purchase account.

Steps Forward

I would ask the Town Council to consider supporting a resolution to move the Mountain Village Police Department retirement plan from the SWMPP (DC) plan to the SWDBP (DB) plan. There is no cost increase to the town contribution and in 2029 when there will be a reduction in contribution.

By moving to the DB plan, Jaime and I feel this would be a good retention tool as there is a guaranteed retirement amount after a career with MVPD. A DB plan also could be used as an effective recruitment tool since an officer with another agency that is already participating in the FPPA SWDBP could come to work for MVPD and have their years of service continue.

FPPA staff will do a presentation and answer any further questions at the regular schedule May Town Council meeting.

Respectfully submitted

Jaime Holmes, SHRM-CP
Director Human Resources

Chris Broady
Chief of Police



Statewide Defined Benefit Plan Affiliation Council Discussion – Mountain Village Police

Presented

May 20, 2021

FPPA

About FPPA

- Public Pension Plan established by Colorado state legislature in 1980
 - Provides benefits for Police, Fire, and Peace Officers
 - Created to address a pension crisis with Old Hire Plans
- Governed by a nine member board of directors
 - 3 members, 3 employers, and 3 from the community
 - Appointed by the Governor and confirmed by State Senate
 - Balance of power on the board leads to sound decision making

Why Partial Entry?

- Opportunity to join an FPPA Defined Benefit System
 - Current active members have plan choice
 - Members can join a defined benefit plan (pension)
 - Members can remain in a money purchase plan
- New Members hired after the effective date will participate in SWDB
 - Can improve recruitment and retention
- Members do not pay into Social Security
 - Current members do not have a source of lifetime income throughout retirement

Departments that have reentered

FULL AND PARTIAL REENTRY DEPARTMENT LIST

AURORA FIRE	EVANS POLICE	POUDRE FIRE AUTHORITY
BRIGHTON POLICE	FEDERAL HEIGHTS PD & FD	ROARING FORK FRA
BROOMFIELD POLICE	FLORENCE POLICE	SECURITY FPD
BUENA VISTA POLICE	FOUNTAIN PD & FD	SHERIDAN PD
CANON CITY POLICE	GRAND JUNCTION FIRE	SOUTH METRO FIRE RESCUE
CARBONDALE&RURAL FPD	LAFAYETTE POLICE	SUMMIT FIRE & EMS
DACONO POLICE	LITTLETON POLICE	THORNTON PD & FD
DILLON POLICE	MILLIKEN POLICE	TRINIDAD FIRE
EDGEWATER POLICE	MONTE VISTA POLICE	WEST METRO FPD
ELIZABETH FPD	MONTROSE POLICE	WESTMINSTER PD & FD
ENGLEWOOD POLICE	NORTH METRO FIRE RESCUE	

SWDB Plan - at a glance

	SWDB
Benefit Percentage per year of service	2.0% / 2.5%
Monthly Lifetime Benefit	✓
Optional Survivor Benefit	✓
Ad Hoc Benefit Adjustments	✓
Deferred Retirement	✓
DROP	✓
Purchase Service Credit	✓
Rule of 80	✓
Safeguards for Plan Stability	✓
Loans	x

FPPA DB vs DC

FPPA Defined Benefit	Defined Contribution
Lifetime Benefit	Can outlive balance
Can plan for future benefit	Future benefit unknown
Pooled assets	Self-directed throughout retirement
Pooled risk	Individual risk
Portability provides tool for retention and recruiting	Not portable between employers
Guaranteed return of principal (member contributions)	Can lose member contributions with market downturn

All Public Pensions Are Not Equal Funding Status

- 97.6% as of January 2020
- Top quartile nationwide
- Since inception has remained above 96%

All Public Pensions Are Not Equal

Plan Design & Structure

- Contribution rates

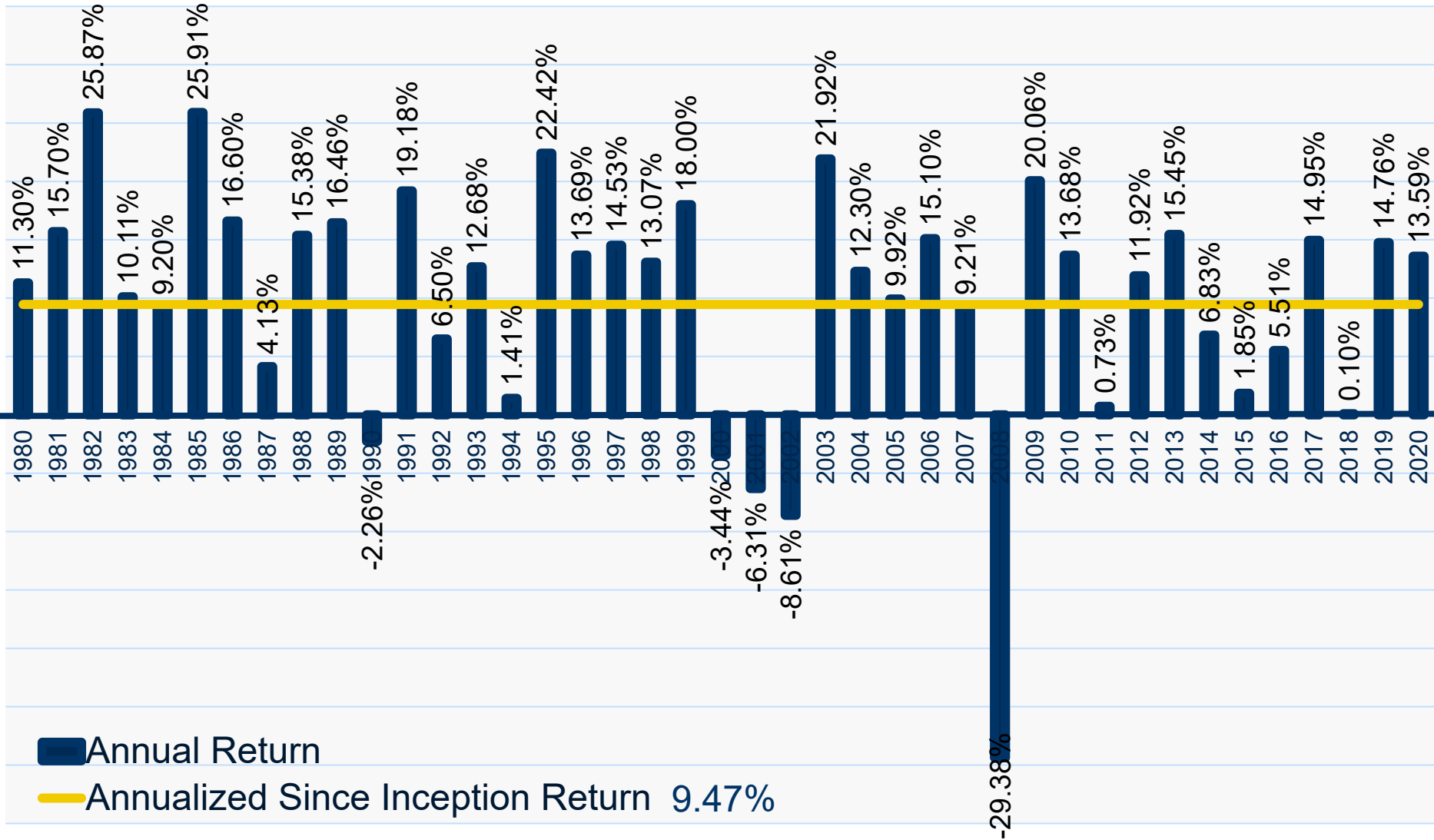
- Rates are set in C.R.S. 31-31-402
 - Funded by EE/ER contributions
 - No State Funding
 - Employer responsible only for contributions
- Always collected in excess of plan cost
 - Normal cost in 2020 was 17.65%, required contributions were 19%
- Any future increases after 2030 require EE/ER vote
 - Must pass by 65% of membership and 50%+1 of employers

All Public Pensions Are Not Equal

Plan Design & Structure

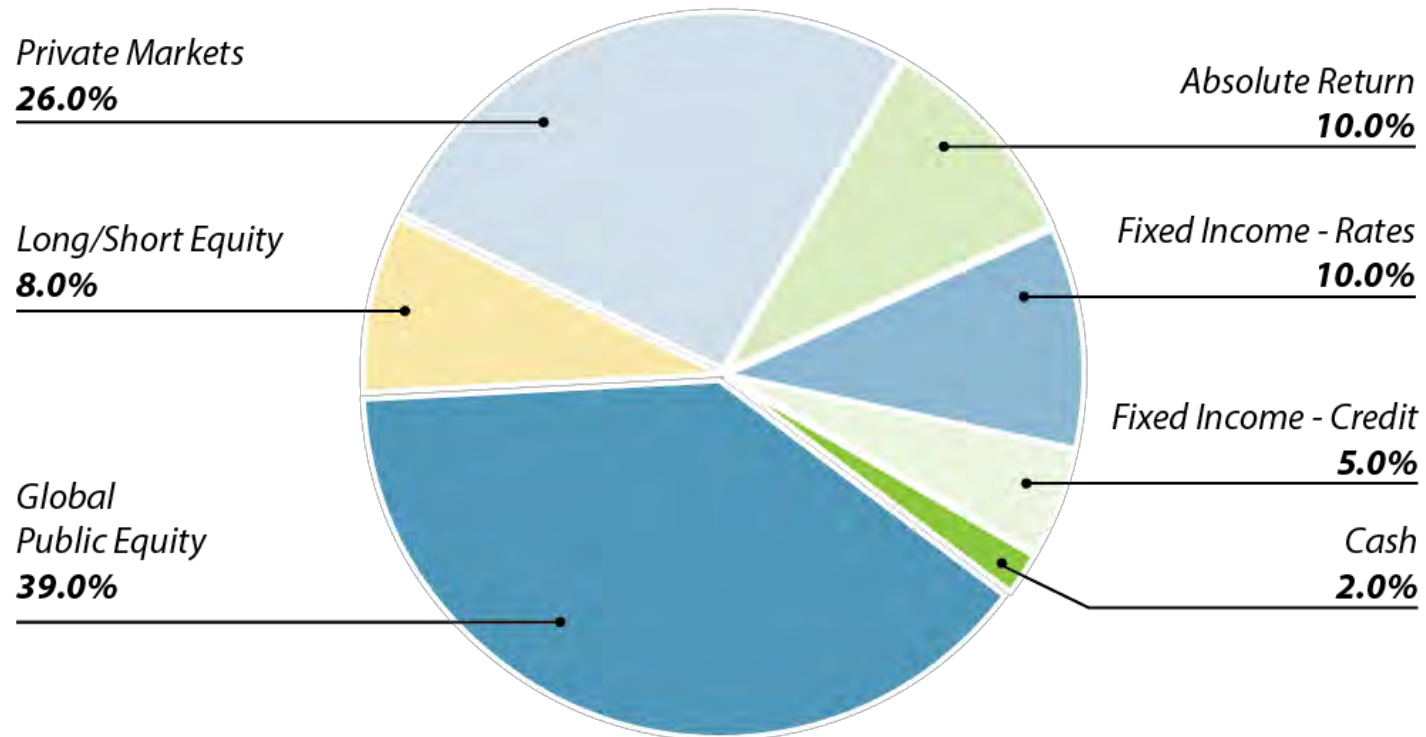
- Actuarial cost for purchasing service
 - No discounts or sales
- Ad Hoc Benefit Adjustments
 - Not fixed or guaranteed
- Safeguards
 - Set in statute
 - For plan protection
 - Have never been used

Annual Returns Since Inception



Asset Allocations

FPPA Long-Term Pool • Target Asset Allocation



Employer and Financial Resources

- **Investments**

- Long-Term Pool
- 2020 annual return: 13.59%
- Annualized return since inception (Jan 1980): 9.47%
- <https://fppaco.org/investments.html>

- **Comprehensive Annual Financial Report**

- <https://fppaco.org/PDF/annual-reports/19.annual.report.pdf>

- **GASB, Valuation Reports, and Employer Information**

- <https://fppaco.org/employers.html>
- https://fppaco.org/PDF/ER/ER-Actuarial-OH-Vol/2020-Valuation_SWDB.pdf
- <https://fppaco.org/GASB/Overview2.html>

- **Governing Documents**

- <https://fppaco.org/governing.html>

More Resources

- Contact :
 - Call: (303) 770-3772 Ext. 6450
 - Field Education Team
- Websites:
 - JoinFPPA.org
 - Reentry-specific resources
 - ForwardWithFPPA.org
 - Education on legislation
 - FPPAco.org
 - Recent News and Media pages
 - Plan Brochures
 - <https://fppaco.org/benefits.html>

This plain language document is intended for informational purposes only. Official interpretations or determinations are based upon the statutes, and rules and regulations that govern this plan.

RESOLUTION NO. 2021-_____

A RESOLUTION AUTHORIZING COVERAGE UNDER
THE FPPA DEFINED BENEFIT SYSTEM
ADMINISTERED BY THE FIRE AND POLICE PENSION ASSOCIATION
FOR NEW POLICE OFFICERS FOR THE
TOWN OF MOUNTAIN VILLAGE

WHEREAS, pursuant to Colorado Revised Statutes, 31-31-1101, the Town of Mountain Village may elect to cover all newly hired Police Officers under the Fire and Police Pensions Association (“FPPA”) Defined Benefit System administered by the FPPA in lieu of coverage under the Statewide Money Purchase Plan currently utilized by the Town for its police officers; and

WHEREAS, after consideration of this matter, the Town has determined it is in the best interest of the Town to have all newly hired police officers meeting the definition of “member” under Colorado Revised Statutes 31-31-102 participate in the Statewide Defined Benefit Plan beginning on the on or before August 15, 2021; and

WHEREAS, pursuant to Colorado Revised Statutes 31-31-1101(3.5), all current members of the Statewide Money Purchase Plan may individually elect to participate in the FPPA Defined Benefit System or may remain in the Statewide Money Purchase Plan.

WHEREAS, at a hearing held on this date, the Town Council has determined to take the following action.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Town Council hereby authorizes the Town Manager to request coverage from FPPA, and such coverage be effective on or before of August 15, 2021
2. Town Council hereby authorizes the Town Manager to permit currently employed police officers elects the option of participating in the Statewide Defined Benefit Plan.
3. Town Council acknowledges the contribution rate to the Statewide Defined Benefit Plan, Statewide Hybrid Plan, Statewide Hybrid Plan-Money Purchase Only Component and Statewide Money Purchase Plan as of the date hereof are set forth in Exhibit A attached to this Resolution and incorporated herein.
4. The Town Council hereby direct the Town Manager to cover police officers of the Town hired on or after August 15, 2021, or such earlier date as determined by the Town Manager, under the Statewide Defined Benefit Plan at the contribution rate set forth in Exhibit B.

5. The Town intends to transfer some or all of the current active Members' account balances to FPPA to the Money Purchase Component of the Statewide Hybrid Plan.
6. The Town police officer accounts shall be 100% vested upon transfer to the FPPA Defined Benefit System.
7. The Town hereby acknowledges that the election for coverage under the FPPA Defined Benefit System is irrevocable once the final Certification of Compliance is filed by the employer and approved by FPPA.
8. The Town Manager is hereby authorized and directed to execute all documents necessary to effectuate the Town's participation in the FPPA.

ADOPTED AND APPROVED by the Town Council at a regular meeting held on the 20th day of May 2021

TOWN OF MOUNTAIN VILLAGE TOWN COUNCIL

By: _____
Laila Benitez, Mayor

ATTEST:

By: _____
Susan Johnston, Town Clerk

Approved as to Form:

Paul Wisor, Town Attorney

Exhibit A

Contribution Rate Schedules for Members hired prior to the effective date of entry
Statewide Defined Benefit Plan – Contribution Rate Schedule - Reentry Members

	1.	2.	3.	4.	5.		6.	7.
Effective January 1 of Year	Minimum Mandatory Member Contribution Rate	Minimum Mandatory Employer Contribution Rate	Total Combined Member and Employer Contribution Rate	Additional required rate for Reentry Members*	Additional required rate for Reentry Employers *	Total Employer Contribution Rate	Total Required Rate for Reentry Members	Portion of the member contribution to be paid "after-tax"
2021	11.5%	8.5%	20.0%	0%	5.5%	14%	21.9%	3.5%
2022	12.0%	9.0%	21.0%	0%	5%	14%	22.9%	4%
2023	12.0%	9.5%	21.5%	0%	4.5%	14%	23.4%	4%
2024	12.0%	10.0%	22.0%	0%	4%	14%	23.9%	4%
2025	12.0%	10.5%	22.5%	0%	3.5%	14%	24.4%	4%
2026	12.0%	11.0%	23.0%	0%	3%	14%	24.9%	4%
2027	12.0%	11.5%	23.5%	0%	2.5%	14%	25.4%	4%
2028	12.0%	12.0%	24.0%	0%	2%	14%	25.9%	4%
2029	12.0%	12.5%	24.5%	0.95%	0.95 %	13.45%	26.4%	4.95%
2030 and thereafter	12.0%	13.0%	25.0%	0.95%	0.95%	13.95%	26.9%	4.95%

- Additional required rate of contribution for this plan is 1.9% . This additional required contribution can be paid by the Member, Employer, or split 50% /50% .

Statewide Hybrid Plan - Contribution Rate Schedule - Reentry Members

1.	2.	3.	4.	5.	4.
Member Contribution Rate	Employer Contribution Rate	Additional required rate for Reentry Members *	Additional required rate for Reentry Employers *	Total Combined Member and Employer Contribution Rate for Reentry Members	Portion of the Member Contribution Rate noted in column 1 to be paid "after-tax"
8%	8%	0%	6%	22%	0%

*Additional required rate of contribution for this plan is 1.7% . This additional required contribution can be paid by the Member, Employer, or split 50% /50% .

Note: The minimum mandatory rate for the Statewide Hybrid Plan is 8% member and 8% employer; however, a higher rate is accepted.

All contribution rates for the FPPA Plans **are calculated on the member’s base salary as defined in FPPA Rule 101.05.**

All additional required contributions will be re-evaluated after the second anniversary of the effective date. At that time the additional required contribution may be lowered or stay the same.

Statewide Money Purchase Plan - Contribution Rate Schedule - Reentry Members

1.	2.	3.	4.
<i>Member Contribution Rate</i>	<i>Employer Contribution Rate</i>	<i>Total Combined Member and Employer Contribution Rate for Reentry Members</i>	Portion of the Member Contribution Rate noted in column 1 to be paid "after-tax".
8%	14%	22%	0%

Exhibit B
 Contribution Rate Schedule for Members Hired After the Effective Date of Reentry

Statewide Defined Benefit Plan - Contribution Rate Schedule

	1.	2.	3.
<i>Effective January 1 of Year</i>	<i>Minimum Mandatory Member Contribution Rate</i>	<i>Minimum Mandatory Employer Contribution Rate</i>	<i>Total Combined Member and Employer Contribution Rate</i>
<i>2020</i>	<i>11.0%</i>	<i>8.0%</i>	<i>19.0%</i>
<i>2021</i>	<i>11.5%</i>	<i>8.5%</i>	<i>20.0%</i>
<i>2022</i>	<i>12.0%</i>	<i>9.0%</i>	<i>21.0%</i>
<i>2023</i>	<i>12.0%</i>	<i>9.5%</i>	<i>21.5%</i>
<i>2024</i>	<i>12.0%</i>	<i>10.0%</i>	<i>22.0%</i>
<i>2025</i>	<i>12.0%</i>	<i>10.5%</i>	<i>22.5%</i>
<i>2026</i>	<i>12.0%</i>	<i>11.0%</i>	<i>23.0%</i>
<i>2027</i>	<i>12.0%</i>	<i>11.5%</i>	<i>23.5%</i>
<i>2028</i>	<i>12.0%</i>	<i>12.0%</i>	<i>24.0%</i>
<i>2029</i>	<i>12.0%</i>	<i>12.5%</i>	<i>24.5%</i>
<i>2030 and thereafter</i>	<i>12.0%</i>	<i>13.0%</i>	<i>25.0%</i>



TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney, Michelle Haynes, Planning and Development Services Director, and Kim Montgomery, Town Manager

FOR: Town Council Meeting, May 20, 2021

DATE: May 7, 2021

RE: Mountain Village Community Housing Initiatives

OVERVIEW

The Town Council is delighted to launch a Community Housing Initiative for 2021 and beyond. The Town of Mountain Village continues to be a leader in supporting existing and new community housing in Mountain Village. In light of the regional housing urgency, we are sharing our comprehensive plan and vision to demonstrate our ongoing commitment to support, create and pave the way for community housing.

ATTACHMENTS

- Exhibit A. Your Equity Support (“YES”) Incentive Program
- Exhibit B. Village Court Apartments Update
- Exhibit C. Proposed Zoning Incentives
- Exhibit D. Existing Community Housing Incentives
 - a. Fee Waiver
 - b. Zoning Incentives

The Town is launching a series of incentives all of which are attached to this memo as the above-mentioned Exhibits. A new YES Incentive Program, an update regarding Village Court Apartments, and proposed zoning incentives. It is also important to highlight our existing financial and zoning incentives regarding community housing, which are addressed in the attached educational memo, exhibit D.

To adequately pursue these initiatives as well as maintain the robust community housing program already in place, the Town Council will discuss the formation of a Community Housing Department with dedicated staffing to support our Community Housing Initiatives, Village Court Apartments, programs, policies, compliance and regulations for the Town of Mountain Village.

/mbh



TO: Honorable Mayor Laila Benitez and Councilmembers
FROM: Paul Wisor, Town Attorney;
 Michelle Haynes, Planning and Development Services Director
RE: Your Equity Support Work Session
DATE: May 20, 2021

SUMMARY: Housing prices in Mountain Village continue to escalate which increases affordability challenges for persons who desire to live in Mountain Village. The Comprehensive Plan identifies a deed restrictions as one method by which Mountain Village could promote affordability and the help permanent residents purchase a home in Mountain Village. A deed restriction purchase program also expands the permanent pool of housing for full-time residents. Mountain Village has a substantial stock of multi-family housing which presents greater opportunities for creating more Community Housing stock compared to constructing new Community Housing projects.

This report outlines the background behind deed restricted purchase programs, including the Vail InDeed program, discusses the provisions of a proposed Mountain Village Deed Restricted Program and outlines policy considerations for Council. Council input and direction is requested.

BACKGROUND: Since the end of the Great Recession, jobs and population have been growing much more rapidly than housing inventory. With the San Miguel County Adjusted Median Income (“AMI”) currently at \$67,000, the median price for a home in Mountain Village, nearly all housing options within Mountain Village exceed what most San Miguel County residents can afford. Given the disparity between income levels and housing costs, full-time residents have difficulty finding affordable housing, employers have difficulty in filling job vacancies, and many employees choose housing in down valley communities which results greater commute times.

The Town of Mountain Village Comprehensive Plan sets forth the goal of achieving a diverse range of housing densities, styles and types, including rental and for sale, to serve all segments of the population. Comprehensive Plan specifically identifies a deed restriction program as a strategy to maintain attainable market rate housing at affordable rates.

VAIL IN-DEED PROGRAM: In 2017, the Town of Vail created its own deed restriction purchase program known as Vail InDeed (“InDeed”). Under the InDeed program, the Town of Vail pays owners a portion of a home’s value in exchange for a deed restriction which restricts future use of the unit. In the case of the InDeed, the deed restriction provides the home must be occupied by people who work at least an annual average of 30 hours per week in Vail or Eagle County. In roughly its first two years the InDEED program acquired 153 deed restrictions at a total cost of approximately \$10.5 million.

Under the InDeed program, a typical applicant applies to the Town for funding the purchase of a new home. The Town of Vail will provide funding between 15% and 18% of the purchase price of the home to be acquired. The average amount provided to an applicant by the Town of Vail through the InDeed program has been \$67,300. However, per Town of Vail policy, the Town of Vail may purchase a restriction for as much as \$200,000. Typically, these funds are used by the applicant for a down payment on a home, but in some cases applicants use the money for home improvements. There are, however, no restrictions on the use of funds once the funds are wired to the applicant at closing.

In addition to providing funding in connection with the acquisition of a new home, a current homeowner can apply to have their home placed into the InDeed program. If the Town of Vail determines it is in the Town’s best interest to have the unit available only to Eagle County employees, the Town of Vail will purchase a deed restriction under the same parameters outlined

above.

Mountain Village staff has discussed the InDeed program at length with Town of Vail staff as well as lenders, mortgage brokers, real estate agents, appraisers, applicants and attorneys, and believes the Town of Vail has established an excellent model for Mountain Village to follow.

FINANCIAL CONSIDERATIONS: The Mountain Village 2021 budget estimates there is approximately \$2.6 million dollars available for affordable housing purposes in the Affordable Housing Fund. Some or all of these funds could be dedicated towards a Mountain Village Deed Restriction Program, and as needed, the Town Council could always elect to transfer funds from the General Fund now or in the future. For context, the Town of Vail has dedicated \$2.5 million in its 2021 budget to go towards deed restriction purchases through the InDeed program.

PROPOSED MOUNTAIN VILLAGE DEED RESTRICTION PROGRAM: Based off of the InDeed model, Staff has compiled all the documentation necessary to begin an Mountain Village Deed Restriction Program, including an Application, Staff Application Evaluation Deed Restriction Purchase Agreement, Deed Restriction, Subordination Agreement, and Closing Instructions.

The Mountain Village Deed Restriction Program documentation provides any San Miguel County Employee, an employee working in San Miguel County thirty hours a week, may apply to place their property in the deed restriction program. Businesses that own a property within Mountain Village and who operate in San Miguel County and rent their property to its employees who are San Miguel County Employees are also eligible to apply.

After applying to the program, the applicant negotiates with the Town as to the value of the deed restriction. Once a price is determined, the applicant and the Town execute a Deed Purchase Agreement for the amount of the deed restriction as well as the deed restriction. Under the proposed form deed restriction, there is no price appreciation cap. In addition, the owner may occupy the home or rent it to other individuals so long as one or more San Miguel County Employees occupy the residence. However, short term rentals and use of the property as a second home is prohibited.

The property may not be sold or otherwise transferred to anyone other than a San Miguel County Employee or an San Miguel County business renting to San Miguel County Employees. The seller must notify the Town it intends to sell its deed restricted unit, and the Town must confirm the proposed buyer is eligible to purchase under the terms of the deed restriction. It is important to remember the deed restriction survives the transfer and remains with the property forever.

Among other things, an owner is in default under the deed restriction in the event the owner conveys the property to an individual not eligible to own the property under the deed restriction, transferring the property prior to obtaining the Town's certification of the transfer, failing to rent the property in accordance with the deed restriction or failing to make applicable mortgage payments. In the event Staff finds an owner in default under the deed restriction, the owner has sixty-five (65) days to cure the default, and may appeal to Town Council. The Town may pursue specific performance and other remedies at law in the event of default, and the owner will be subject to liquidated damages of \$300 for each day the owner is in violation of the deed restriction.

In the event an owner defaults on their mortgage and the lender initiates foreclosure proceedings, the Town may make payments on behalf of the owner to avoid foreclosure. In the event of foreclosure, the deed restriction will remain in place, except if the property is subject to a HUD loan, in which case, pursuant to federal rules and regulations, the deed restriction is extinguished. However, the Town will have the option to purchase the property thirty (30) days after the issuance of the public trustee's deed.

COUNCIL POLICY CONSIDERATIONS: The attached documents provide a basis for a Mountain Village Deed Restriction Program. Several policy considerations are highlighted below for Council's discussion. These documents will be modified to incorporate Council's direction.

Deed Restriction Purchase Price Parameters – As noted above, the Town of Vail has set the market for a deed restriction at 15% to 18% of a home's value. As a practical matter, this range effectively serves as the down payment on the home. The fact that it does not go to the 20% down payment traditionally required for a down payment speaks to the overall expectation applicants put some money in the home. Staff's research indicates that the placement of a deed restriction on a property decrease the resale value on a property anywhere from 5% to 20% due to the decreased pool of eligible buyers. This amount changes based on the value of the home with the impact being less significant on lower priced homes. Therefore, in establishing parameters for a purchase price, Mountain Village needs to consider the current market rate for deed restrictions as well as the financial realities for an applicant contemplating selling a deed restriction to Mountain Village. ***Staff recommends the Town purchase price of a deed restriction should be at 15% to 18% of the purchase price of a home while noting not every applicant need not receive the full 18%.***

Transaction Cap – The Town of Vail has capped the maximum amount at which it will purchase a deed restriction at \$200,000. Given the disparity in budgets as well as market prices, This cap seems appropriate as the Town of Mountain Village has identified the need to provide relief for those below San Miguel County's Adjusted Median Income as well as the "Missing Middle." Although such cap would serve as an 20% down payment on a \$1,000,000 home, it is likely the program would be used for units at lower price points. ***Staff recommends a cap of \$200,000 with an emphasis on basing award on the percentage of the home value with a target of 15%-18%.***

Multiple Properties – As the Mountain Village Deed Restricted Program is currently written, and as InDeed currently operates, it is possible for an individual to apply for funding on multiple properties so long as those properties are rented to San Miguel County Employees. In one respect, there is nothing wrong with this approach as it ensures those properties will always house local residents. Conversely, it seems Mountain Village would be subsidizing an individual's rental business, and there is no guarantee the property is rented at attainable prices. ***Staff recommends limiting participation in the program to one property per individual at a time. Council may desire to allow a Mountain Village based business to purchase multiple residences with deed restrictions for its employees.***

Rentals – As currently written, an owner may rent their property so long as a San Miguel County Employee uses the property as their primary residence. Some have argued the deed restriction should only permit owner- occupied units. While this may be practical initially, at some point the owners of deed restricted properties may wish to move to different homes within the community. In a down economy, a move may be feasibly possible, but selling the property may not make economic sense. So long as the property is being rented to a San Miguel County Employee, the goal of providing local long-term housing is likely being met. ***Staff recommends permitting owners to rent deed restricted properties.***

Short-Term Rentals – It is common for Mountain Village residents to short-term rent rooms within their home, which enables the owners to more easily afford their mortgage payments. This would be prohibited under the current documents. As with applicants applying Town funds to multiple properties, permitting short-term rentals even where the owner occupies the home appears to create a scenario under which the Town is subsidizing a business rather than a long-term housing solution. ***Staff recommends not allowing short- term rentals under any circumstances.***

Buyout Provision – Some potential owners have proposed the deed restriction extinguishes if the owner is unable to sell the property at fair market value, or a to-be-determined percentage of fair market value, after a period of one year. Some lenders have proposed the same approach if the lender takes possession post- foreclosure. Such owners and lenders feel the risk in participating in the program would be reduced if such a provision were in the deed restriction. The purpose of the deed restriction is for the Town to increase housing option throughout the community, not make real estate a safe investment. **Staff recommends against a buyout provision.**

Right of First Refusal – Under the InDeed approach, the Town of Vail has a right of first refusal if an offer is made on a deed restricted property. This allows the Town of Vail to control the housing stock and direct who occupies some homes. The Town of Mountain Village does not necessarily have the financial capacity to purchase homes. **Staff recommends having a right of first refusal provision.**

Administering Applications – There are a limited number of deed restrictions the Town can purchase based on available financial resources. Applications can be considered on a first come, first served basis or the Town could establish a lottery. Staff does not anticipate it will receive more applications than it can accommodate and administer. **Staff recommends processing applications as they are received.**

Subordination Agreement: In the event a current homeowner wishes to place a deed restriction on their home for the purpose of acquiring additional funds for a home improvement or other reasons, the InDeed program requires the lender who provided the mortgage on the original acquisition of the home to sign a Subordination Agreement. This Subordination Agreement essentially acknowledges the deed restriction and places the Town of Vail's interests ahead of the lenders even though the lender did not provide the mortgage with the deed restriction in mind. Larger financial institutions who sell mortgages on the secondary market are unable to sign the Subordination Agreement at the moment; though, small institutions in San Miguel County are will to execute such agreements. Staff is working with secondary mortgage market participants to create an alternative agreement. **Staff recommends continuing to find a solution for larger financial institutions, but proceed with the program without a solution in place.**

Name: Staff recognizes "Mountain Village Deed Restricted Program" does not have any flow or ring to it. The Mayor Pro-Tem has aptly suggested the Your Equity Support or YES Program.

REQUESTED ACTION: Staff requests direction on the policy areas highlighted above as well as any comments to the documentation provided.



ITEM #10, EXHIBIT B. VILLAGE COURT APARTMENTS
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney and Michelle Haynes, Planning and Development Services Director

FOR: Town Council Meeting, May 20, 2021

DATE: May 7, 2021

RE: Community Housing Initiatives – Exhibit B. Village Court Apartments

OVERVIEW

The Town Council has discussed during a series of public meetings the best approach to managing Village Court Apartments going forward. Specifically, Town Council has discussed four possible scenarios with respect to VCA: 1) sell VCA to a third party who would operate VCA and likely develop Phase IV of VCA; 2) lease VCA to a third party who would pay a lump sum to the Town for the right to operate VCA for a defined period of time and potentially develop Phase IV; 3) hire a third party management company; and 4) maintain Town ownership of VCA and either seek a third party developer for Phase IV or develop Phase IV with the Town serving as the developer. The considerations associated with these options are more fully discussed in a memorandum to Council dated December 4, 2020, which is attached hereto as **Exhibit A**.

As discussed further below, the Town’s ability to pursue any of these options is largely tied to the outstanding debt associated with VCA. No matter which option Council chooses to pursue, the Town will need to take some action with respect to its debt.

OUTSTANDING DEBT

The Town, through the Housing Authority, issued debt for the purposes of financing the construction of VCA. This debt was issued (and refinanced) on a tax-exempt basis, meaning it is subject to a myriad of rules under Section 103 of the Internal Revenue Code. As most relevant here, Section 103 prohibits a third party from receiving more than 10% of any revenue generate from a project financed by tax-exempt debt. As such, if the Town were to pursue a sale, lease or management agreement related to VCA, it would be required to pay off the debt upon executing sale, lease or management documents.

There is currently approximately \$12 million outstanding on the VCA debt. In the event the Town enters into an agreement with a third-party developer, either for sale or lease, a portion of the proceeds of the transaction must be simultaneously applied to the outstanding debt upon closing of the transaction with the third-party developer. While it is beyond the scope of this memorandum to speculate on an ultimate transaction price, we do know the amount to the Town will be \$12 million less than the amount paid by the third-

party developer. This obviously dilutes the Town's ability to meaningfully address other community housing needs with the transaction proceeds.

Even if the Town decides to maintain complete ownership and control of VCA, the Town will still need to take action with respect to the outstanding debt. The Town will be required to pay a balloon payment in 2024 in the amount of approximately \$12 million, at which time the debt will be defeased. The reality is that the Town will not be able to make this payment, so it will be necessary to refinance the outstanding debt in order to avoid the balloon payment.

Staff has worked with the Town's financial advisors to preliminarily structure the debt with a few features that will make the debt more advantageous for the Town going forward. First, the debt will feature level debt service, meaning the Town will make equal annual principal payments so as to avoid a large balloon payment at the end of the term of the debt. This will allow the Town to eliminate this debt altogether rather than continually refinancing it.

Second, it is possible for the Town to subdivide Buildings 8 and 9 of VCA along with Phase IV. In doing so, the Town could carve out Buildings 8 and 9 from the overall project and essentially allocate early payments of the new debt to Buildings 8 and 9. These early year payments would then relieve Buildings 8 and 9 from the restrictions of the Section 103 of the Internal Revenue Code, and permit them to be commoditized and sold to current owners or individuals.

Finally, staff has suggested any RFP for bank loans include a construction draw facility as a component of the overall financing package. Given the Town is not in a position today to commit to financing Phase IV, the draw component would allow the Town to access capital to undertake such a project in the future, but the Town would not be obligated to ever access such capital.

RESTARTING VCA PHASE IV

Regardless of Council's decision to pursue a third-party agreement or maintain ownership and control of VCA, the Town should discuss timing of the Phase IV development process. The need for community housing has not dissipated since Council began considering the project. However, construction costs have certainly increased to extraordinary levels. While some of these costs are driven by supply issues stemming from the pandemic, it is unlikely construction costs will return to 2015 levels anytime soon.

CONCLUSION

As has previously been discussed, there are several substantive considerations Council must address in deciding whether to enter into a third-party agreement or maintain ownership and control of VCA. Regardless of Council's decision, it is clear Council will either need to pay off existing VCA debt immediately or refinance such debt in the near term. Were the Town to pursue a refinancing, there are several steps the Town could take to facilitate access to capital for purposes of constructing Phase IV – the timing of which Council should address.

/pw & mbh

EXHIBIT A

MEMORANDUM

To: Town of Mountain Village Town Council
From: Paul Wisor, Town Attorney;
Michelle Hayes, Director of Planning and Development Services
Re: Proposed Village Court Apartment Sale
Date: December 4, 2020

This memorandum is provided in connection with the Town of Mountain Village's (the "Town"¹) ongoing discussion with respect to the ownership, development and operation of the Village Court Apartments ("VCA"), and in particular the proposed Request for Proposal (the "RFP") for Ownership and Operation of VCA.

Background

Currently, the Town owns and manages VCA subject to rental caps imposed by a Beneficiary and Rent Use Restriction recorded by the Department of Local Affairs that runs with the land through 2042,² associated with 95 of the 222 rental units. Although there have been occasional dips in the quality of management services, Council has recently recognized Town staff is efficiently managing VCA.

However, in response to multiple unsolicited requests, in late 2019 and early 2020 the Town circulated a draft RFP for the sale of VCA. The RFP contemplated a third party would purchase VCA and become the owner and operator of VCA with no future Town involvement. It is anticipated an additional 42 units will need to be constructed to address the ongoing attainable housing shortage in the community, and it is expected any third party owner, as part of the agreement to acquire VCA, would be required to construct these additional units at an anticipated cost of \$14-\$16 million.

The Town engaged in significant public outreach to receive feedback on the draft RFP. The Town received comments from VCA residents and the Mountain Village Community as a whole. In part due to these comments, and in part due to the COVID-19 pandemic, the Town ceased its effort to finalize and publish the RFP.

Given this pause in the RFP process, this memorandum is provided to Council in order to provide a broader array of options available to Council with respect to VCA. Specifically, this memorandum examines the details related to 1) the sale of VCA; 2) the long term lease of VCA

¹ Within the context of this memorandum, the Town shall be synonymous with the Mountain Village Housing Authority.

² The current Rent Covenant contained within the RFP contemplates the rents will be tied to a certain percentage of Fair Market Value ("FMV"). A FMV valuation may be beneficial to the Owner, but it does little to protect the residents, particularly in a community like Mountain Village or San Miguel County more broadly. Real estate prices and rents within the Town continue to rise; however, in most mountain communities, salaries fail to keep pace with property values. In order to protect VCA residents, rent covenants should be tied to percentages of Area Median Income. Not only will this approach be more equitable for VCA residents, but it is the approach required by the Beneficiary and Rent Use Restriction.

under a Development Management Agreement; 3) entering into a Management Agreement and 4) maintaining the status quo.

I. Sale of VCA

The Sale of VCA would certainly address many of the concerns that led to the Town drafting the RFP. Sale proceeds would allow the Town to retire VCA debt. In addition, the Town would be relieved of the ongoing maintenance and operation costs associated with VCA, and the Planning and Development Services Department would be freed to pursue other planning and development initiatives. However, as detailed below, there are several drawbacks associated with the sale of VCA, and selling VCA brings many intricacies that are not immediately evident. The sale of VCA, while an easy choice, should be approached with caution.

State Law and the Town's Ongoing Ownership Interest in VCA

While the current RFP provides for a standard Contract to Buy and Sell Real Estate (Residential), future Owner will have interests in VCA that far exceed the acquisition of the property itself. Although owners and operators of affordable housing projects are generally interested in acquiring the “sticks and bricks” of a particular affordable housing project at a good price, the Owner will be more concerned with the ultimate capitalization rate or “cap rate” of VCA.

That is, the Owner will be concerned with the percentage return the Owner will receive on its cash purchase of VCA. The higher the percentage return the better. In order to evaluate whether or not its initial investment is a good one, the Owner will take the purchase price of VCA and divide it by VCA's net operating income (the “NOI”). So, to simplify things, if the Owner purchases the property for \$10MM and VCA has a NOI of \$400,000, VCA will have a cap rate of 4%. If the NOI is \$800,000, then the cap rate will be 12.5%. Thus, the higher the NOI, the higher the cap rate, and the more attractive the deal is for the Owner.

NOI of a property is calculated by subtracting the total operating expenses of a property from the total revenue of the property. Therefore, the Owner will have an incentive to drive expenses down as much as possible in order to achieve a higher NOI, and thus a higher cap rate. According to the 2019 VCA budget, current operating revenue was projected to be \$2,386,958. Total expenditures were expected to be \$2,063,558.³ Thus, the 2019 budget would provide for a NOI of \$323,400.

However, this NOI does not account for property taxes, which the Town is exempt from paying. Based on an assessed valuation of \$7,107,480,⁴ property taxes for VCA for 2019 were \$364,990. Were the Town required to pay these taxes, the NOI for VCA would be wiped out, and the VCA would operate at an annual loss of roughly \$42,000.

³ This amount does not reflect the additional \$784,777 in debt service currently paid for by the Town, but which debt the Owner would likely need not account for as it will either be paid off upon acquisition of VCA or remain the Town's debt.

⁴ We believe this to be the correct valuation, but the legal description on the Contract to Buy and Sell Real Estate (Residential) and the legal description on the Assessor's website do not match.

Obviously, the property tax will make acquisition of the VCA by affordable housing owners and operators a significantly less than appetizing proposition. However, Colorado state law⁵ provides that if a governmental entity has an ownership interest in a company that owns an affordable housing project, such project is exempt from real property taxes as well as certain sales and use taxes.

Therefore, in order to maximize the cap rate, and at the very least achieve a profit, the Owner will need to establish a new entity (the “LLC”) to own the VCA, and admit the Town as a nominal member (likely a 0.005% membership interest) of such LLC. By doing so, the Town will have an ongoing ownership interest in VCA, and the Owner will be able to avail itself of the property tax breaks provided in state law.

It is not uncommon for affordable housing projects to be structured with a municipality having a membership interest in the ownership group. It is, however, common for many municipalities to enter into such partnerships without properly valuing their participation. At the very least, San Miguel governmental entities will forgo over \$360,000 in revenue each year, \$100,000 to the Town alone. In addition, the property tax exemption has significant value to the Owner. To the Owner, the \$364,990 represents over \$9,000,000 when valued through the lens of the 4% cap rate the Owner is likely attempting to achieve.

For these reasons, the Town should be prepared to factor the value of its ongoing participation in the LLC into its overall pricing of the transaction. It should be similarly prepared to protect itself if and when it becomes of a member of the LLC.

Town Compensation

While the Town and the Owner will agree on a purchase price for the VCA property, the Town should negotiate for separate compensation for its membership in the LLC. The mechanisms proposed below should compensate the Town for the tax revenue it will forgo on an annual basis and account for the additional profit the Owner is able to realize by virtue of the Town’s participation.

Payment In Lieu of Taxes

It is unlikely the Owner will be able or willing to quantify its need for the tax exemption, and the Town should require a Payment In Lieu of Tax (the “PILOT”) provision in the LLC Agreement. Under the PILOT, the Town should be entitled to a payment equal to 50% of the property taxes not paid by the Owner in any given year, which would amount to approximately \$180,000. The Town could covenant to dedicate these funds to the Community Service Fund to directly benefit VCA or other affordable housing efforts. In the alternative, the funds could be directed to the Transportation Fund given the Town provides bus service to VCA throughout the year.

Admission Fee

⁵ See C.R.S. §§ 29-1-204.5(10), 29-4-226, 29-4-227, and 39-26-704(1.5).

While a PILOT would allow the Town to claw back some of the property tax exemption in the future, the Town should also seek immediate compensation. One mechanism to achieve this goal would be to require a fee to be paid upon admittance into the LLC. This admission fee could be a flat fee representing the Town's percentage interest in the LLC. The admission fee could also be based off a percentage, perhaps 3%, of the property tax exemption that will be realized over the next thirty years. There are obviously other ways in which an admission fee could be calculated, but the general concept of an admission fee should be considered.

Cash Flow

In addition to or in lieu of an admission fee, the Town could request that it benefit from LLC membership by seeking a percentage of the LLC's annual profits. Unlike municipalities entering into new projects with developers, the Town has the benefit of having access to the financial data of VCA. However, it will be difficult to determine the profit margin the Owner is seeking, so it may be challenging to determine how much gross revenue the Town can claim before the transaction becomes unattractive to the Owner. The Town can explore this further with the Owner, or alternatively, require a flat annual fee. A fee equal to the cost of constructing one deed restricted unit in the Town would be a reasonable starting place for negotiations.

Exit Fee

As detailed below, it is possible the Town would exit the LLC at some point. Accordingly, the Town should push for an exit fee. An exit fee would be payable in the event the Town is required to withdraw, which would only arise if the Owner engaged in severe mismanagement of VCA. An exit fee would provide additional incentive to the Owner to avoid such mismanagement. It is possible the Owner could infuse the LLC with significant debt, so any exit fee language should be calculated based on gross revenue so debt and other miscellaneous management fees are not included when calculating the Town's payout.

Contractual Provisions

While the Town should negotiate for additional compensation, it should also insist on certain protections upon entering the LLC. The Town Attorney has prepared to detail these provisions, but such discussion is beyond the scope of this memorandum.

Loss of Control

The biggest drawback to selling VCA is obvious – loss of control. Once the Town sells VCA, the Town no longer controls this important asset. Even if the Town were to record a right of first refusal against VCA, it is unlikely the future price tag on a future sale would be palatable to the Town given the ever increasing cost of real estate. As the last year has shown all of us, Town ownership is invaluable to VCA. It is highly unlikely a third party owner would have forgiven rent for a month, provided free cable or taken any of the other steps the Town has taken to ease the burden on current VCA residents. While we hope to never repeat the extreme circumstances of 2020, it seems likely VCA residents and the community as a whole will benefit at some point in the future from an owner who is not solely driven by profit motives.

Other Considerations

In addition to considering the compensation and covenant provisions suggested above, the Town should discuss some additional macro issues before pursuing the RFP.

Condominiumize Mountain Munchkins

The RFP contemplates the Owner will lease back the VCA units currently dedicated to Mountain Munchkins. The Town should strongly consider retaining ownership of these units. Affordable housing is arguably the biggest challenge for any mountain resort community; however, a close second is the shortage of childcare and early childhood educational programming. The proposed lease may seem long term, but it will end at some point. When that time comes, the Owner may repurpose the space or seek rents that are higher than economically feasible for an early childhood program, and the amount of land available within the Town to build a new facility to accommodate the program will have significantly diminished. The Town would be wise to consider retaining this particular asset rather than turning it over to the Owner who may have no real interest in facilitating early childhood education in the future.

Appraisal and Brokers

Before the Town takes any other step in connection with a potential sale of VCA, the Town should seek an independent appraisal of VCA. The RFP process may give the Town a sense of security that they are receiving a reasonable offer for VCA, but the Town will not truly know if they are receiving fair value for VCA without an appraisal. Along those lines, the Town should also engage a broker to evaluate VCA and help market VCA, or at least the RFP process, to affordable housing developers and managers across the country. The Town simply does not have the resources to create a truly competitive bidding process that will yield a fair offer price.

II. Leasing and Development Management Agreement

The current RFP makes clear the Town's ultimate goal is to sell the VCA property. Given the current debt load of the property, this is logical. The rationale to sell is bolstered by the fact the Town spends a significant amount of resources acting as a property manager, which places a considerable amount of pressure on the Community Development Director's time. Further, as noted the above, the sale of VCA is more complicated than first blush, and comes with the permanent drawback of losing control of VCA as a Town and community asset. The Town can address all of these issues by entering into a long term lease with a developer who will not only manage the property, but will likely be willing to develop the remaining 42 units as well.

Under the most likely scenario, the Town would enter into a ground lease for the land where the 42 units are to be located, which ground lease would last for 50-75 years. The Developer would then be responsible for financing the construction of the new 42 unit building. The Developer would likely finance this construction utilizing a Colorado Housing Finance Authority ("CHFA") loan, which would allow the Developer to leverage certain affordable housing tax credits. The Developer would have exclusive control of the 42 units, so the Developer would repay the loan from rent

revenue. As further described below, the Developer would also serve as Manager of the units and will likely collect a management fee on top of rent revenues. While the new units would be subject to a deed restriction capping rents, the Developer would charge the maximum rent allowed in order to make debt payments in as well as generate a profit.

Concurrently with entering into the ground lease for the 42 units, the Developer will enter into a long term Master Lease for the rest of VCA. Under the Master Lease, the Developer will have the exclusive authority to collect and retain rents. As with the ground lease, the Developer will also collect a management fee. Again, while VCA is subject to a deed restriction, the Developer will increase rents to the maximum amount permitted under the deed restriction to generate a profit.

The fact the Developer will likely seek a CHFA loan is useful to the Town in that CHFA will require annual reporting requirements and minimum maintenance standards. However, the Town will need to ensure the Master Lease provides for stringent reporting and maintenance standards above those required by CHFA.

Under the leasing arrangement, the Developer will bear the cost and risk associated with financing the construction of the 42 units. The Developer will also bear all ongoing maintenance and operations costs. As such, there is tendency for Developers to at least be perceived to cut corners in order to guarantee rent revenues are sufficient to cover these costs. In the event the Developer proves less than a desirable for the VCA community, there will be little the Town can do other than enforce reporting and maintenance covenants in the Master Lease.

Unlike a sale of VCA, leasing VCA likely will not be accompanied by a large up front payment. The Town, therefore, will lack the cash infusion necessary to pay off existing VCA debt.

III. Management Agreement

While leasing VCA does not result in a permanent loss of control of VCA, it undoubtedly locks the Town into a long-term relationship with a developer for a period that will likely exceed the tenure of even the youngest members of Town staff. Entering into a Management Agreement with a Manager may provide the Town with some of the efficiency gains the Town is seeking and reducing the workload of the Community Development Department while avoiding the necessity of a long term commitment.

Under a Management Agreement, the Town would engage a third party to manage and operate VCA. The term of such agreement likely would need to initially be for two or three years, but the Town would not have future commitments. The scope of these responsibilities would include leasing VCA units, qualifications of tenants, on-site management, enforcement of leases, and payment of expenses and collection of rent. Essentially, the Town would no longer be involved in the day to day operations of VCA. The Management Agreement would also provide the Manager would be responsible for all maintenance and operations expenses, to be paid pursuant to established schedule, subject to amendments, and as further directed by the Town as necessary.

The Town may find it is able to generate more efficient operations of VCA through the compensation structure contained in the Management Agreement. Typically, the Manager will seek

a fixed Management fee of between 4% and 6% of gross rent. The Manager would be further entitled to an Incentive Fee, pursuant to which the Manager would receive a percentage (60%-80%) of all revenues in excess of maintenance, payroll and other fixed costs. Of course, some believe an Incentive Fee would lead to the Manager cutting corners, in which case the Town could increase the fixed fee.

It should be noted that currently VCA employees would likely become employees of the Management Company. The Town could attempt to negotiate the structure of these employees' compensation, but ultimately the terms of continued employment would be determined by the Management Company.

Of course, entering into a Management Agreement would not address the outstanding need to construct the additional 42 units at VCA. The Town would ultimately have to determine the best way to finance such construction. Though, with interest rates hovering at historic lows, now would not be the worst time to make such a financial commitment.

IV. Status Quo

At the end of the day, the Town may simply choose to pursue the status quo. Though management of VCA has proven difficult in the past, it appears from Council's own assessment that many of these issues have been addressed. As other entities in the community have noted, the residents of VCa have received more compassion from the Town than they would have otherwise received for a third party management company. This community minded approach has allowed the Town and other local businesses to retain workers throughout a pandemic in which many communities saw many critical workers leave due to a lack of housing or recognition of the need for rent relief. The Town thus must determine how to best address its outstanding debt while managing the cost of additional units. The Town may want to consider increasing its capacity to consistently oversee and forecast the financial condition of VCA. While affordable housing is certainly a pressing issue, the Town is not required to pursue construction at this moment, and could wait to undertake such an effort only after the existing debt is paid off.

Conclusion

The Town undoubtedly has good reasons for selling the VCA property. However, if the Town pursues a sale, the Town must continue to keep in mind it is bargaining for more than just the sale of a housing complex. It is likely soliciting an invitation to a long term membership in a corporate entity. Accordingly, the Town should be prepared to negotiate for fair compensation for its participation in such an entity and for essential protections for the Town, the residents of VCA, and the local families that rely upon Mountain Munchkins for childcare and early education. The Town should also be clear with itself that a sale means a permanent loss of control of one of the most important community assets.

That said, not of the remaining options are panaceas. A ground lease/master lease relationship would address the construction of the 42 units as well as ongoing management issues.

However, it would not solve the issue of the current outstanding debt. In addition, the Town would effectively lose control of VCA for the foreseeable future.

A management agreement would not address the construction of the 42 new units nor existing debt. It would, however, take the Town out of the day to day details of operating VCA. The Town would not be committed to a long term relationship with a management company, and the Town would continue to benefit from a portion of the revenue generated from VCA rent.

The status quo, obviously, does address construction of the 42 units, existing debt, or current and future management issues. However, it does leave the Town in control of their own destiny. The status quo also almost certainly guarantees the best stewardship of VCA now and into the future.



ITEM #10, EXHIBIT C. ZONING INCENTIVES
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney and Michelle Haynes, Planning and Development Services Director

FOR: Town Council Meeting, May 20, 2021

DATE: May 7, 2021

RE: Community Housing Initiatives – Exhibit C. Zoning Incentives

OVERVIEW

The Town of Mountain Village can amend, with Council discussion and support, the Community Development Code in the following ways to encourage community housing development.

- A. Accessory Dwelling Units/ Mother-in-Law Suites
- B. Reintroduce Non-Subdividable Duplex Zoning
- C. Community Housing Mitigation Methodology

Part A.

Accessory Dwelling Unit (ADU) is defined as an accessory use to a primary single family dwelling. Each ADU may have a kitchen so long as it is limited in size per the CDC and has a separate entrance. These units must be attached to the primary house if on a lot under .75 acres and can be detached if on a lot over .75 acres. ADUs are allowed in the CDC today. We have over 100 ADU already constructed in the Mountain Village.

Mother-In-Law Suite is also allowed in the single-family zone district, within detached condominiums found in the multi-family zone district, and within non-subdividable duplex dwelling units. They are similar to an ADU but require a common entrance (the suite can't have a separate lock-off entrance) consist of a living area, a bedroom, and limited kitchen facilities consisting of a sink, microwave, two-element burner and a 6 cubic foot refrigerator.

Staff Recommendation. Staff recommends removing the mother-in-law suite definition and combining the definitions under ADU. This would clarify that ADUs are permitted in detached condominiums and increase flexibility related to access and the allowance of a kitchen.

Part B.

Non-Subdividable Duplex was removed from the CDC in 2013 but previously allowed in the Single Family Zone District. The previous code provision allowed two dwellings to be constructed on a single family lot as long as one visually remained the primary structure

and the second dwelling was constructed at 75% of the size of the primary structure. They can be attached or detached. The non-subdividable provision means that the property cannot be further subdivided by platting or condominiumizing, but must remain in the same ownership. Allowing this development pattern would result in smaller duplex development because the homes are limited to the same site coverage as a single-family home of 40%, achieve a lower price point due to the smaller square footage, and allow a builder/owner to generate a passive income stream by rental of the second dwelling unit. Rather than apply the non-subdividable duplex to all of the single-family zone district as afforded in the past, staff recommends we create an overlay and target appropriate areas for duplex development.

Staff Recommendation. If Town Council is generally comfortable with the idea of re-introducing non-subdividable duplex development in the single-family zone district as an overlay, we can work through the details in a worksession format to then bring forward the recommended CDC amendments by a Design Review Board recommendation and two readings of an ordinance.

Part C.

Community Housing Mitigation Methodology

The Town of Mountain Village has platted deed restricted zoning designation requirements and currently has no methodology to understand the community housing needs that are triggered through large scale development. A Community Housing Mitigation Methodology will require a Request for Proposal and a third party to evaluate and produce a mitigation methodology for the Town to use. This type of methodology is common and found in most Colorado resort communities. The end result will be a formula based upon volume and type of use that will generate the commensurate employee generation which then translates into a housing requirement. The Town Council will better be able to determine when to apply the housing mitigation methodology and also once the required housing requirement is established, provide the developer options to satisfy that housing requirement, e.g. a payment in lieu of equivalent value, housing constructed onsite, housing constructed off-site, or a land dedication in equal value. The housing mitigation requirement will be integrated into the CDC by a Design Review Board recommendation and two readings of an ordinance. This will offer both the Council and developers the predictability we are trying to achieve through our Comprehensive Plan Amendment while also offering flexibility of how to meet the requirement.

Staff Recommendation. Direct staff to develop the Request for Proposal with an associated budget adjustment for 2021.

SUMMARY

Community Development Code changes typically require a worksession for public feedback, then a Design Review Board recommendation to Town Council and two readings of an ordinance as outlined above. The Community Housing Mitigation Methodology is a six to nine month process between RFP, end product and integration into the Community Development Code. These recommendations listed in this memo, will assist the community with more housing on a less immediate timeframe yet create community housing building blocks for years to come.

/mbh



ITEM #10, EXHIBIT D. EXISTING INCENTIVES
PLANNING & DEVELOPMENT SERVICE
PLANNING DIVISION
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney and Michelle Haynes, Planning and Development Services Director

FOR: Town Council Meeting, May 20, 2021

DATE: May 7, 2021

RE: Community Housing Initiatives – Exhibit D. Existing Incentives

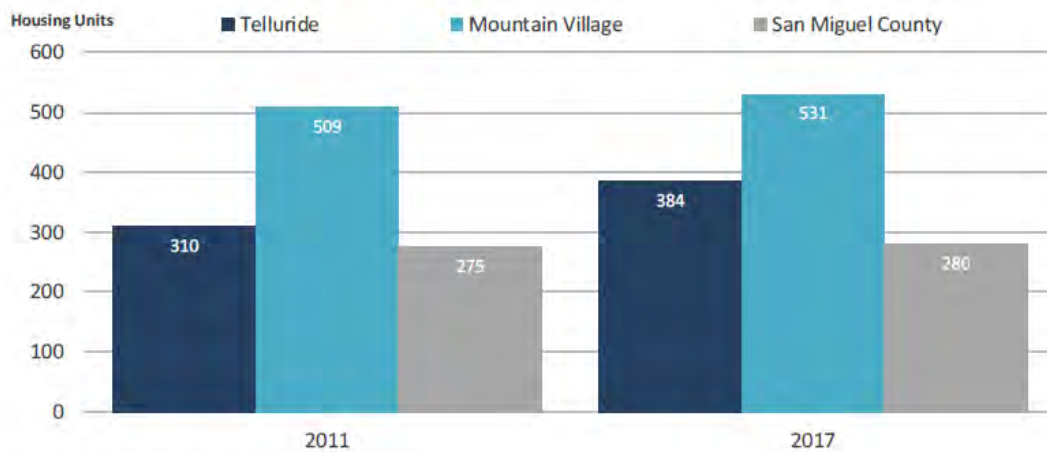
OVERVIEW

The Town of Mountain Village is unique in its existing zoning regulations and fee waivers related to community housing. We will provide a brief overview below.

WHAT THE TOWN IS DOING RIGHT

- 1. We have the most deed-restricted housing inventory in the region.**

Figure 22
Deed Restricted Housing Inventory by Location, San Miguel County, 2011-2017



Source: SMRHA; Rees Consulting; Economic & Planning Systems

- 2. The Town has been waiving development fees since 2019 to encourage repair, remodel, replacement, additions and new construction.**

Since 2019, the Town has waived all design review fees and building permit fees (except the county use tax portion) to encourage remodels, repair, replacement, remodel, additions and new construction of deed-restricted housing in the Mountain Village. This incentive has been valuable in assisting residents to maintain, improve and allow developers/homeowners to choose to build deed-restricted housing in the Mountain

Village understanding it comes with significant cost savings. Three deed-restricted homes are in construction to date due in part to the savings in development and permit fees. Water and sewer tap fees have historically been and remain half of free market tap fee rates at \$5,000 compared to \$10,000.

EXISTING ZONING INCENTIVES THAT SUPPORT COMMUNITY HOUSING

- 1) **Town Council can create deed-restricted housing** (dormitories, apartments, condominiums or single-family zoning designations) and it does not count against our density limitations. This requires a density transfer and rezone process with the town.
- 2) **Design Guidelines can be expressly reduced or waived** by the Design Review Board.
- 3) **Accessory uses that can be used for community housing**

Accessory Dwelling Unit (ADU) is a use by right pursuant to the Single Family Zone District Regulations. An Accessory Dwelling unit can be detached if located on a property over .75 acres and attached if located on a property under .75 acres. This allows for a secondary dwelling unit with a full kitchen and a separate entrance on any property zoned single family. Size limitations apply and it is otherwise considered an accessory use. These are not deed-restricted but free market dwellings.

Mother-in Law Suite is allowed on properties zoned single-family and with detached condominiums within the multi-family zone in both free market and deed-restricted dwellings. Mother-in-law suite allow for an accessory use within the same building that includes a common entrance and a separate living, bedroom, and limited kitchen facility. These are not deed-restricted unless found already on a deed-restricted dwelling.

(Staff note: We are proposing to eliminate mother-in-law suite and combine the definition with ADU – see exhibit C.)

- 4) **Allowable Zone Districts**
Community housing can be constructed within all current zone districts inclusive of Active Open Space and only prohibited within Passive Open Space.
- 5) **The Town's form of deed restriction** limits the owner or renter (whomever is occupying the unit) to demonstrate that they live and work in the R-1 School District. There are no income limitations, complicated formulas or tiers. You can own and not be required to occupy a deed-restricted property; yet the renter must be qualified. There is no limitation on other assets or properties. Most, though not all, deed restrictions in the Mountain Village do not have price caps. You can be a retired person, or anticipating retirement and have peace of mind that you can continue to live in, occupy, and own your deed-restricted unit with no threat of losing eligibility to own or occupy the unit.


SUMMARY

We feel a robust communications plan for property owners, realtors, potential buyers, architects and developers will educate the community and more immediately affect change of design and building programs moving through the design review process today.

The list below are the key take-aways for new or existing development:

- 1) You can build a detached ADU on a lot that is .75 acres or greater
- 2) You can build an attached ADU or mother-in-law suite on a lot under .75 acres
- 3) You can build a mother-in-law suite in a detached condominium OR single-family home.
- 4) When you construct a deed-restricted home, your development fees are waived, tap fees are half that of free market fees, RETA is waived, and your form of deed restriction is the simplest in the region.
- 5) You can retrofit your existing detached condominium to include a mother-in-law suite and secure a passive income stream to assist with your mortgage by targeting a long- term renter.

/mbh

 Business and Government Activity Report For the month ending: April 20th									
Activity	2021			2020			YTD or MTD Variance		
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %	
Cable/Internet									
<i>Reporting criteria is changing, prior period data not comparable. *New</i>									
TV Residential Subscribers	471	(48)		NA	NA		NA	NA	
Fiber Video *	126	0		NA	NA		NA	NA	
TV Bulk Subscribers	612	0		NA	NA		NA	NA	
Fiber Commercial *	12	(1)		NA	NA		NA	NA	
TV Inactive Digital Subscribers	72	9		NA	NA		NA	NA	
Cable Modem Residential Cable Modem Subscribers	783	(57)		NA	NA		NA	NA	
Cable Modem Business Net Service Subscribers	36	0		NA	NA		NA	NA	
Cable Modem Hospitality Subscribers	272	0		NA	NA		NA	NA	
Dark Fiber Transport	8	0		NA	NA		NA	NA	
Fiber Hospitality Subscribers	8	0		NA	NA		NA	NA	
Fiber Residential Subscribers	325	4		NA	NA		NA	NA	
Phone Subscribers	67	(3)		87	(5)		(20)	-22.99%	
Village Court Apartments									
Occupancy Rate	%	100.00%	0.45%	99.77%	99.55%	-0.45%	99.66%	0.11%	0.1%
# Vacated Units		2	1	8	1	(1)	5	3	60.0%
# Work Orders Completed		10	(3)	56	6	(32)	96	(40)	-41.7%
# on Waiting List		240	(7)		169	(31)		71	42.0%
Public Works									
<i>The increase in service calls is due to an increase in number of UNCC line locates we have due to the fiber project</i>									
Service Calls		943	107	3,187	811	104	2,629	558	21.2%
Truck Rolls		334	169	738	na	NA	na	NA	NA
Snow Fall	Inches	4	(73)	188	9	(51)	142	46	32.4%
Snow Removal - Streets & Prkg Lots	Hours	56	(991)	2,395	73	(564)	2,526	(131)	-5.2%
Roadway Maintenance	Hours	272	222	438	72	(26)	288	150	51.9%
Water Billed Consumption	Gal.	5,528,000	(4,570,000)	54,336,000	4,539,000	(3,882,000)	43,900,000	10,436,000	23.8%
Sewage Treatment	Gal.	7,524,000	(2,758,000)	33,373,000	6,438,000	(3,778,000)	37,049,000	(3,676,000)	-9.9%
Child Development Fund									
<i>The child care facility closed early in March 2020 due to the pandemic</i>									
# Infants Actual Occupancy		5.46	(0.07)		0.00	(3.00)		5.46	NA
# Toddlers Actual Occupancy		13.38	0.12		0.00	(7.09)		13.38	NA
# Preschoolers Actual Occupancy		15.00	(0.05)		0.00	(7.73)		15.00	NA
Transportation and Parking									
<i>Inbound traffic counter is not available at this time.</i>									
GPG (noon snapshot)		2,413	(8,204)	32,089	802	(4,765)	27,194	4,895	18.0%
GPG Parking Utilization (% of total # of spaces occupied)		17.5%	-57.00%	58.1%	5.80%	-33.20%	48.9%	9.2%	18.8%
HGP (noon snapshot)		596	(2,244)	8,326	112	(945)	5,346	2,980	55.7%
HGP Parking Utilization (% of total # of spaces occupied)		18.7%	-67.70%	65.5%	3.50%	-28.70%	41.7%	23.8%	57.1%
Total Parking (noon snapshot)		5,296	(12,972)	57,065	2,395	(7,269)	45,002	12,063	26.8%
Parking Utilization (% of total # of spaces occupied)		21.8%	-52.50%	58.8%	9.90%	-28.60%	46.0%	12.8%	27.8%
Paid Parking Revenues		\$11,823	(\$45,024)	\$166,958	(\$351)	(\$20,134)	\$119,528	\$47,430	39.7%
Bus Routes	# of Passengers	2,172	2,172	2,251	1,039	624	1,770	481	27.2%
Employee Shuttle	# of Passengers	0	0	0	0	(690)	3,598	(3,598)	-100.0%
Employee Shuttle Utilization Rate	%	0.00%	0.00%	0.0%	0.00%	-47.80%	47.0%	-47.00%	-100.0%
Inbound (Vehicle) Traffic (Entrance)	# of Cars	0	0	0	24,191	(29,433)	221,915	(221,915)	-100.0%
Part Time EEs: Council (7), Judge (1), Child Care (5), GIS (1) MARRS: 6 employees Seasonal EEs: Gondola Ops New Hires: 1 PT GIS Specialist (rehired Ron C. for training), 1 FT GIS Specialist, 1 FT GIS Specialist, 1 Gondola Op FTYR, 1 Gondola Seasonal Terms: 1 Childcare Program Asst, 4 Gondola FTYR, 1 Parking Attendant, 1 Groundskeeper seasonal, 12 Gondola seasonal Reason for Terms: 1 involuntary term, 13 end of season, 2 other job, 1 education reasons, 2 moving out of area / NOTE: large change in 2020 to 2021 data is due to COVID closures starting in 4/2020.									
Human Resources									
FT Year Round Head Count		78	1		61	(21)		17	27.9%
Seasonal Head Count (FT & PT)		0	(2)		0	0		0	NA
PT Year Round Head Count		14	0		8	(8)		6	75.0%
Gondola FT YR, Seasonal, PT YR Head Count		43	(16)		7	(50)		36	514.3%
Total Employees		135	(25)		76	(79)		59	77.6%
Gondola Overtime Paid	Hours	161	5	551	101	0	1,050	(499)	-47.5%
Other Employee Overtime Paid		57	32	205	20	0	175	30	17.1%
# New Hires Total New Hires		4	2	9	0	(4)	0	9	NA
# Terminations		18	17	10	13	10	13	(3)	-23.1%
# Workmen Comp Claims		1	(1)	4	0	(1)	0	4	NA
Workmen Comp Claims Costs		\$2,396	\$258	\$13,780	\$988	(\$2,540)	\$3,386	\$10,394	307.0%
Number of Reported Injuries		1	(1)	5	1	0	1	4	400.0%
Marketing & Business Development									
<i>Town hosted meetings include Zoom meetings due to COVID-19</i>									
Town Hosted Meetings		5	(1)	23	17	5	37	(14)	-37.8%
Email Correspondence Sent		7	(18)	57	10	(10)	62	(5)	-8.1%
E-mail List	#	8,757	875		7,997	680		760	9.5%
Ready-Op Subscribers		1,987	5		1,997	10		(10)	-0.5%
News Articles		16	(15)	102	11	(10)	72	30	41.7%
Press Releases Sent		1	(3)	9	1	0	8	1	12.5%
Gondola and RETA									
Gondola	# of Passengers	36,977	(260,722)	810,757	0	(180,721)	923,525	(112,768)	-12.2%
Chondola	# of Passengers	2,870	(25,720)	77,388	0	(18,902)	80,532	(3,144)	-3.9%
RETA fees collected by TMOVA		\$ 1,558,571	\$ (75,135)	\$ 5,830,986	\$ 263,517	\$ (414,329)	\$ 1,789,088	\$4,041,898	225.9%



Business and Government Activity Report
For the month ending: April 20th

Activity	2021			2020			YTD or MTD Variance	
	MONTH	Monthly Change	YTD	MONTH	Monthly Change	YTD	Variance	Variance %

Recreation								
Winter = Nov 1 - Apr 30								
Ice Rink Skaters	0	0	1917	na	NA	64	1,853	2895.3%
Snow Cat Hours	0	(59)	152	na	NA	2455	(2,303)	-93.8%
Platform Tennis Registrations	20	(24)	155	na	NA	210	(55)	-26.2%

Police									
Calls for Service	#	373	(186)	1,967	115	(196)	1,337	630	47.1%
Investigations	#	11	(12)	75	2	(10)	52	23	44.2%
Alarms	#	11	(18)	89	16	(6)	80	9	11.3%
Arrests	#	0	(1)	8	0	(1)	9	(1)	-11.1%
Summons	#	0	(3)	6	0	(4)	11	(5)	-45.5%
Traffic Contacts	#	13	(18)	63	1	(13)	65	(2)	-3.1%
Traffic Tickets Written	#	1	1	1	0	(3)	11	(10)	-90.9%
Parking Tickets Written	#	226	(237)	1,553	1	(114)	863	690	80.0%
Administrative Dismissals	#	1	(10)	21	0	0	13	8	61.5%

Building/Planning								
Community Development Revenues	\$266,128	(\$55,420)	\$834,358	\$1,541	(\$21,460)	\$59,474	\$774,884	1302.9%
# Permits Issued	56	28	138	9	(18)	95	43	45.3%
Valuation of Mtn Village Remodel/New/Additions Permits	\$6,048,752	(\$3,733,891)	\$22,803,666	\$55,000	(\$83,000)	\$558,000	\$22,245,666	3986.7%
Valuation Mtn Village Electric/Plumbing/Other Permits	\$644,155	\$496,367	\$954,693	\$80,100	(\$916,260)	\$1,328,729	(\$374,036)	-28.1%
Valuation Telluride Electric/Plumbing Permits	\$387,510	\$222,860	\$1,071,979	\$61,000	(\$197,650)	\$576,507	\$495,472	85.9%
# Inspections Completed	396	124	1,338	153	(24)	848	490	57.8%
# Design Review/Zoning Agenda Items	14	(9)	62	9	(4)	45	17	37.8%
# Staff Review Approvals	38	4	96	48	38	76	20	26.3%

Plaza Services									
Diversion rates have been updated to reflect more accurate trash weights provided by Bruin Waste. Recycling weights will be updated next month									
Snow Removal Plaza	Hours	5	(254)	795	3	(103)	971	(176)	-18.1%
Plaza Maintenance	Hours	433	(391)	2,476	41	(341)	1,349	1,127	83.5%
Lawn Care	Hours	39	35	44	27	(15)	69	(25)	-36.2%
Plant Care	Hours	244	242	287	3	(34)	124	163	131.5%
Irrigation	Hours	112	110	114	0	0	9	105	1166.7%
TMV Trash Collection	Hours	64	(72)	420	61	(11)	332	88	26.5%
Christmas Decorations	Hours	144	73	455	45	(72)	504	(49)	-9.7%
Residential Trash	Pound	103,279	27,268	319,155	74,778	13,942	284,181	34,974	12.3%
Residential Recycle	Pound	39,196	7,371	123,795	31,020	6,526	126,017	(2,222)	-1.8%
Diversion Rate	%	27.51%	-2.00%	27.95%	29.32%	0.61%	30.72%	-2.77%	-9.0%

Vehicle Maintenance								
# Preventive Maintenance Performed	23	(6)	89	20	2	71	18	25.4%
# Repairs Completed	22	(3)	109	12	(14)	77	52	41.6%
Special Projects	0	(1)	4	2	1	3	1	33.3%
# Roadside Assists	0	0	1	0	0	0	1	NA

Finance								
# Other Business Licenses Issued	41	(4)	1,017	20	0	914	103	11.3%
# Privately Licensed Rentals	1	(5)	82	2	1	68	14	20.6%
# Property Management Licensed Rentals	1	(4)	432	7	6	417	15	3.6%
# Unique VRBO Property Advertisements Listings for MV	504	19	446	446	4	58	58	13.0%
# Paperless Billing Accts (total paperless customers)	1,054	(200)	1,112	1,112	8	(58)	(58)	-5.2%
# of TMV AR Bills Processed	2,050	(168)	8,673	2,032	(26)	8,464	209	2.5%

Accounts Receivable						General Fund Investment Activity		
	TMV Operating Receivables (includes Gondola funding)	Utilities - Broadband and Water/Sewer	VCA - Village Court Apartments					
Current	\$908,917	72.0%	\$409,723	91.8%	\$2,661	32.0%	Change in Value (Month)	\$16,335
30+ Days	531	0.0%	9,737	2.2%	-	0.0%	Ending Balance	\$9,955,567
60+ Days	348,031	27.6%	10,861	2.4%	112	1.3%	Investment Income (Month)	\$2,388
90+ Days	21	0.0%	2,566	0.6%	5,547	66.7%	Portfolio Yield	na
over 120 days	5,580	0.4%	13,550	3.0%	-	0.0%	Yield Change (Month)	na
Total	\$ 1,263,080	100.0%	\$ 446,437	100.0%	\$ 8,319	100.0%		
	Other Billings - CDF, Construction Parking		Total All AR		Change Since Last Month - Increase (Decrease) in AR			
Current	\$23,846	73.0%	\$ 1,345,147	76.8%	\$374,458	139.5%	Other Statistics	
30+ Days	4,284	13.1%	14,552	0.8%	(436,090)	-162.5%	Population (estimated)	1,434
60+ Days	266	0.8%	359,270	20.5%	348,282	129.8%	(Active) Registered Voters	873
90+ Days	224	0.7%	8,358	0.5%	(9,736)	-3.6%	Property Valuation	310,031,920
over 120 days	4,033	12.4%	23,163	1.3%	(8,567)	-3.2%		
Total	\$32,653	100.0%	\$ 1,750,489	100.0%	\$ 268,346	100.0%		



Memorandum

To: Town Council
From: Julie Vergari, Chief Accountant
Date: May 11, 2021
Re: Town of Mountain Village Financial Statements through March 2021

Mountain Village Financials Statements through March 2021

General Fund Summary

The March financials reflect budgets adopted for 2021 and prorated accordingly. As of March 31, 2021, the General Fund reflects a surplus of \$3 million primarily resulting from front end loaded property tax, sales tax collections, and development revenues. Revenues of \$5.2 million were over the budget by \$1.5 million.

Total GF operating expenditures of \$2 million were under budget by \$332,000. However, the overall impact of the salary (retroactive) increase (including burden) on the budget is approximately \$71,500 for the first quarter, of which \$16,400 is gondola.

Transfers to other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Capital Projects Fund (From GF)	\$ -	\$ -	\$ -	-
Child Development Fund	\$ -	\$ 15,028	\$ -	(15,028)
Conference Center Subsidy	\$ 4,198	\$ 32,885	\$ 34,944	2,059
Affordable Housing Development Fund (Monthly Sales Tax Allocation)	\$ 114,629	\$ 98,315	\$ 272,717	174,402
Vehicle & Equipment Acquisition Fund	\$ -	\$ -	\$ -	-

Income transfers from other funds include:

Fund	This Month	YTD Budget	YTD Actual	Budget Variance
Overhead allocation from Broadband, W/S, Gondola, VCA and Parking Services	\$ 57,328	\$ 171,964	\$ 165,652	(6,312)
*Tourism Fund	\$ 9,620	\$ 31,595	\$ 41,696	10,101
*This transfer is comprised of administrative fees, interest, and penalties collected.				
Debt Service Fund (Specific Ownership Taxes)	\$ 1,826	\$ 6,768	\$ 5,217	(1,551)

Vehicle and Equipment Acquisition Fund – No Fund Income Statement Attached

There has been no activity in this fund to date.

Capital Projects Fund – No Fund Income Statement Attached

There has been no activity in this fund to date.

Historical Museum Fund – No Fund Income Statement Attached

\$49,233 in property taxes were collected and \$48,249 was tendered to the historical museum. The county treasurer retained \$984 in treasurer’s fees.

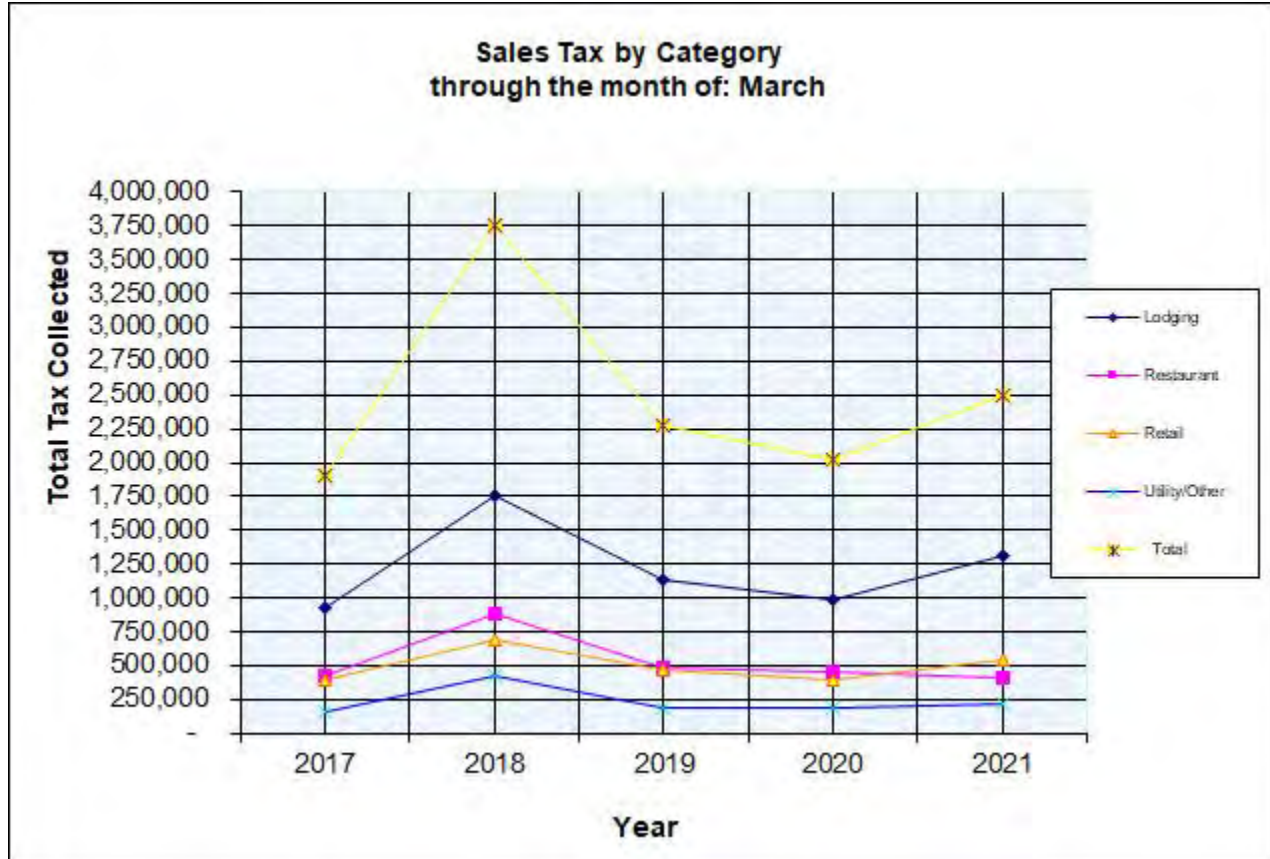
Mortgage Assistance Fund – No Fund Income Statement Attached

There has been \$1,420 in interest collected in this fund to date.

Sales Tax

Sales taxes of \$2.45 million are 24% over 2020 through this period and are over budget. Retail shows the highest increase at 38.45%, followed by Lodging at 34%. March 2021 was the highest collection month on record.

Actual Sales Tax Base By Class, Through March 2021										
Category	Actual 2017	Actual 2018	PY % Increase	Actual 2019	PY % Increase	Actual 2020	PY % Increase	Actual 2021	PY \$ Variance	PY % Increase
	4.5%	4.5%	2017 to 2018	4.5%	2018 to 2019	4.5%	2019 to 2020	4.5%	2020 to 2021	2020 to 2021
Lodging	20,474,728	39,133,301	91%	25,312,528	-35%	21,872,451	-14%	29,301,010	7,428,559	33.96%
Restaurant	9,422,582	19,475,147	107%	10,911,260	-44%	10,076,619	-8%	9,224,919	(851,700)	-8.45%
Retail	8,817,015	15,443,383	75%	10,286,723	-33%	8,788,653	-15%	12,168,262	3,379,609	38.45%
Utility/Other	3,669,648	9,418,322	157%	4,074,906	-57%	4,112,911	1%	4,828,007	715,096	17.39%
Total	42,383,973	83,470,152	97%	50,585,416	-39%	44,850,634	-11%	55,522,199	10,671,564	23.79%



Tourism Fund

2021 restaurant taxes totaling \$184,284 have been collected and \$180,598 was tendered to the airline guarantee program. \$1.1 million in lodging taxes were collected and \$1,085,387 was tendered to the airline guarantee program and to MTI. The Town retained \$20,215 in administrative fees, and penalties and interest of \$712.

Lodging taxes are over prior year by 26% and over budget by 50%. Restaurant taxes are under prior year by 8% and over budget 16.7%, respectively.

Town of Mountain Village Colorado Lodging Tax Summary								
	2017	2018	2019	2020	2021	2020	2021	Budget
	Activity	Activity	Activity	Activity	Activity	Var %	Budget (1)	Var %
	(4%)	(4%)	(4%)	(4%)	(4%)			
January	245,628	273,707	300,246	325,337	271,522	-16.54%	205,924	24.16%
February	260,809	262,096	310,947	334,936	358,131	6.93%	212,240	40.74%
March	312,990	322,588	401,256	212,457	472,263	122.29%	132,906	71.86%
April	8,353	18,205	17,822	855	-	-100.00%	500	NA
May	12,493	18,134	24,335	784	-	-100.00%	554	NA
June	122,193	137,760	139,428	55,111	-	-100.00%	34,095	NA
July	158,585	170,730	196,062	242,218	-	-100.00%	151,026	NA
August	112,264	136,080	160,993	226,104	-	-100.00%	142,644	NA
September	148,624	171,040	158,287	172,484	-	-100.00%	110,511	NA
October	34,399	34,696	46,789	94,885	-	-100.00%	60,115	NA
November	18,535	17,307	14,761	38,597	-	-100.00%	23,842	NA
December	290,808	283,658	295,803	266,618	-	-100.00%	161,269	NA
Total	1,725,680	1,846,001	2,066,729	1,970,384	1,101,916	-44.08%	1,235,627	-12.13%
Tax Base	43,142,003	46,150,032	51,668,223	49,259,602	27,547,902		30,890,675	

Town of Mountain Village Colorado Restaurant/Bar Tax Summary										
	2017	2018	2019	2020	2021	2020	2021	Budget		Budget
	Activity	Activity	Activity (2%)	Activity (2%)	Activity (2%)	Var %	Budget (1)	Var %		
	(2%)	(2%)								
January	54,097	57,188	62,864	73,576	45,206	-38.56%	56,344	-24.64%	4.0000.4132	4.0000.4132.01
February	60,144	63,140	66,720	76,476	59,218	-22.57%	58,501	1.21%	107,130.22	98,794.00
March	74,202	75,202	87,671	50,565	79,860	57.94%	38,723	51.51%	109,493.24	102,747.00
April	1,829	7,119	7,364	85	-	-100.00%	65	NA	75,168.57	57,737.00
May	4,448	4,838	4,299	553	-	-100.00%	424	NA	416.44	84.00
June	34,365	39,048	38,614	9,040	-	-100.00%	6,923	NA	68.00	486.00
July	46,470	46,603	60,113	37,654	-	-100.00%	28,836	NA	20,759.29	13,336.00
August	34,998	39,031	44,673	37,777	-	-100.00%	28,929	NA	87,348.86	63,677.00
September	39,291	36,920	42,922	32,718	-	-100.00%	25,055	NA	76,011.93	66,632.00
October	13,519	12,695	17,657	19,674	-	-100.00%	15,066	NA	51,875.43	58,636.00
November	5,352	7,221	3,503	8,215	-	-100.00%	6,292	NA	30,732.84	29,382.00
December	54,303	53,383	57,178	39,602	-	-100.00%	30,327	NA	14,366.70	9,475.00
Total	423,017	442,390	493,579	385,935	184,284	-52.25%	295,485	-60.34%	678,055.00	557,572.00
Tax Base	21,150,852	22,119,524	24,678,936	19,296,742	9,214,175		14,774,250			

Business license fees of \$303,060 are over budget (6%) and prior year (3%). \$284,876 was remitted to MTI and \$21,290 in admin fees and penalties were transferred to the General Fund.

Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021

	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
Revenues									
Charges for Services	\$ 166,520	\$ 41,067	\$ 125,453	305.48%	\$ 291,458	\$ 124,938	\$ 31,161	\$ 48,390	\$ 79,577
Contributions	-	-	-	NA	33,340	33,340	19,818	-	-
Fines and Forfeits	-	4,189	(4,189)	-100.00%	11,841	11,841	1,785	2,294	580
Interest Income	(40,599)	34,716	(75,315)	-216.95%	100,000	140,599	115,847	62,099	1,061
Intergovernmental	156,324	134,836	21,488	15.94%	413,533	257,209	160,038	131,462	159,663
Licenses and Permits	140,291	31,729	108,562	342.15%	339,828	199,537	32,044	31,486	48,931
Miscellaneous Revenues	8,155	14,300	(6,145)	-42.97%	89,118	80,963	29,706	18,956	14,303
Taxes and Assessments	4,755,572	3,372,046	1,383,526	41.03%	8,653,973	3,898,401	3,803,884	4,020,407	3,830,415
Total Revenues	5,186,263	3,632,883	1,553,380	42.76%	9,933,091	4,746,828	4,194,283	4,315,094	4,134,530
Operating Expenses									
Legislation & Council	18,494	30,004	(11,510)	-38.36%	115,516	97,022	15,812	14,864	16,278
Town Manager	73,701	55,090	18,611	33.78%	269,210	195,509	60,995	59,572	60,467
Town Clerk's Office	68,992	83,131	(14,139)	-17.01%	311,190	242,198	99,129	82,786	83,548
Finance	295,332	303,860	(8,528)	-2.81%	894,821	599,489	291,006	273,213	274,020
Technical	160,111	172,610	(12,499)	-7.24%	507,346	347,235	167,421	117,077	151,919
Human Resources	73,553	74,048	(495)	-0.67%	341,381	267,828	76,694	80,112	79,860
Town Attorney	69,583	82,563	(12,980)	-15.72%	310,000	240,417	90,018	118,447	98,391
Communications and Business Development	98,679	111,585	(12,906)	-11.57%	539,144	440,465	58,351	89,200	78,102
Municipal Court	6,413	6,432	(19)	-0.30%	34,255	27,842	6,384	7,557	6,533
Police Department	218,453	237,744	(19,291)	-8.11%	1,032,734	814,281	217,527	203,510	196,289
Community Services	11,864	14,535	(2,671)	-18.38%	59,610	47,746	12,544	13,271	11,326
Community Grants and Contributions	48,838	48,838	-	0.00%	112,338	63,500	72,293	57,363	24,350
Roads and Bridges	142,263	190,777	(48,514)	-25.43%	1,136,648	994,385	203,686	181,217	172,894
Vehicle Maintenance	89,572	108,314	(18,742)	-17.30%	464,635	375,063	93,893	99,055	106,818
Municipal Bus	14,076	14,173	(97)	-0.68%	218,440	204,364	27,466	18,257	25,812
Employee Shuttle	4,349	51,850	(47,501)	-91.61%	79,983	75,634	17,780	10,854	14,343
Parks & Recreation	101,378	138,937	(37,559)	-27.03%	514,139	412,761	114,879	116,306	135,480
Plaza Services	293,503	343,500	(49,997)	-14.56%	1,410,250	1,116,747	309,165	298,316	287,214
Public Refuse Removal	15,122	15,305	(183)	-1.20%	61,345	46,223	14,520	14,673	14,827
Building/Facility Maintenance	68,757	78,005	(9,248)	-11.86%	285,248	216,491	65,754	61,341	40,893
Building Division	45,683	63,434	(17,751)	-27.98%	95,000	49,317	69,993	43,874	62,094
Housing Division Office	4,661	4,772	(111)	-2.33%	438,406	433,745	4,349	4,287	4,212
Planning and Zoning Division	69,798	95,793	(25,995)	-27.14%	21,696	(48,102)	55,431	71,483	81,250
Contingency	-	-	-	NA	686,553	686,553	-	-	-
Total Operating Expenses	1,993,175	2,325,300	(332,125)	-14.28%	9,939,888	7,946,713	2,145,090	2,036,635	2,026,920
Surplus / Deficit	3,193,088	1,307,583	1,885,505	144.20%	(6,797)	(3,199,885)	2,049,193	2,278,459	2,107,610
Capital Outlay	58,130	58,130	-	0.00%	191,535	133,405	142	22,173	7,301
Surplus / Deficit	3,134,958	1,249,453	1,885,505	150.91%	(198,332)	(3,333,290)	2,049,051	2,256,286	2,100,309
Other Sources and Uses									
Sale of Assets	-	-	-	NA	-	-	-	9,776	13,252
Transfer (To) From Affordable Housing	(272,717)	(98,315)	(174,402)	177.39%	(415,792)	(143,075)	(221,163)	(253,062)	(216,180)
Transfer (To) From Affordable Housing-Housing Off	-	-	-	NA	21,696	21,696	-	-	-
Transfer (To) From Broadband	-	-	-	NA	(447,120)	(447,120)	-	-	-
Transfer (To) From Child Development	-	(15,028)	15,028	-100.00%	(126,770)	(126,770)	(264)	264	-
Transfer (To) From Capital Projects	-	-	-	NA	(1,046,546)	(1,046,546)	-	-	(10,237)
Transfer (To) From Debt Service	5,217	6,768	(1,551)	-22.92%	32,000	26,783	5,229	6,562	7,776
Transfer (To) From Overhead Allocation	165,652	171,964	(6,312)	-3.67%	590,993	425,341	167,545	174,566	125,871
Transfer (To) From Parking Services	-	-	-	NA	-	-	-	-	-
Transfer (To) From Conference Center	(34,944)	(32,885)	(2,059)	6.26%	(151,538)	(116,594)	(57,223)	(58,654)	(57,131)
Transfer (To) From Tourism	41,696	31,595	10,101	31.97%	51,362	9,666	38,967	16,261	32,222
Transfer (To) From Vehicle/Equipment	-	-	-	NA	(290,831)	(290,831)	(62,402)	(7,189)	(206,816)
Transfer (To) From Water/Sewer	-	-	-	NA	-	-	-	-	-

	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Total Other Sources and Uses	(95,096)	64,100	(159,196)	-248.36%	(1,782,546)	(1,687,450)	(129,312)	(111,476)	(311,244)
Surplus / Deficit	\$ 3,039,862	\$ 1,313,553	\$ 1,726,309	131.42%	\$ (1,980,878)	\$ (5,020,740)	\$ 1,919,739	\$ 2,144,810	\$ 1,789,065
Beginning Fund Balance Components	Actual YTD				Annual Budget				
Emergency Reserve	\$	3,478,961			\$	3,478,961			
Unreserved		10,326,924				9,327,247			
Beginning Fund Balance	\$	13,805,885			\$	12,806,208			
YTD Ending Fund Balance Components	Actual YTD				Annual Budget				
Emergency Reserve	\$	3,478,961			\$	3,478,961			
Unreserved		13,366,786				7,346,369			
Ending Fund Balance	\$	16,845,747			\$	10,825,330			

Revenues

Taxes & Assessments - Property taxes are over budget 13%. This is mainly due to the timing of payment. Specific Ownership taxes are over budget \$6,200 and are \$4,900 over prior year. We have collected 65% of the annual budget in sales tax revenues. Construction use tax is at 50% of the annual budget due to timing of applications.

Licenses & Permits - Construction permits are over budget \$100,000.

Intergovernmental - Intergovernmental revenues are exceeding budget in R&B taxes.

Charges for Services - DRB fees and plan review fees are well over budget, as well as road impact fees.

Fines & Forfeitures - No fines have been assessed to date.

Investment Income - Investment income is down and is netted with gains or losses on investments.

Miscellaneous - Plaza use application fees and use fees are under budget.

Contributions - There have been no contributions to date.

Top Ten Budget Variances

Over Budget

Town Manager - \$18,611 Used the lump sum PTO payout option.

Under Budget

Plaza Services - \$49,997 Savings in salaries and wages and worker's compensation.

Road & Bridge - \$48,514 Under budget in gasoline and employee expenses.

Employee Shuttle - \$47,501 Gasoline and vehicle repair are under budget.

Parks and Recreation - \$37,559 Salaries and wages are under budget.

Planning & Zoning - \$25,995 Savings in personnel costs due to a vacancy for the forester at the beginning of the year.

Police - \$19,291 Savings in worker's compensation and group insurance.

Vehicle Maintenance- \$18,742 Personnel costs and supplies are under budget.

Building Division - \$17,751 Under budget in personnel costs and contract labor.

Town Clerk's Office- \$14,139 Under budget in electricity and communications expenses.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021						2020	2019	2018	
	Actual	Budget	Budget	Budget	Annual	Budget	Actual	Actual	Actual	
	YTD	YTD	Variance	Variance	Budget	Balance	YTD	YTD	YTD	
		(\$)	(%)							
Tourism Fund										
Revenues										
Business License Fees	\$ 303,060	\$ 284,434	\$ 18,626	7%	\$ 315,307	\$ 12,247	\$ 293,725	\$ 288,767	\$ 288,681	
Lodging Taxes - Condos/Homes	738,402	291,792	446,610	153%	678,055	(60,347)	518,628	599,027	504,570	
Lodging Taxes - Hotels	331,261	259,278	71,983	28%	557,572	226,311	354,102	413,422	352,232	
Lodging Taxes - Prior Year	3,727	-	3,727	NA	-	(3,727)	(523)	2,537	3,768	
Penalties and Interest	3,819	3,192	627	20%	10,500	6,681	4,230	2,738	9,635	
Restaurant Taxes	179,541	153,568	25,973	17%	295,485	115,944	200,533	217,255	195,213	
Restaurant Taxes - Prior Year	84	-	84	NA	-	(84)	985	1,779	394	
Total Revenues	1,559,894	992,264	567,630	57%	1,856,919	297,025	1,371,680	1,525,526	1,354,494	
Tourism Funding										
Additional Funding	-	-	-	NA	-	-	-	23,409	11,555	
Airline Guaranty Funding	701,994	420,521	281,473	67%	895,033	193,039	624,869	711,997	613,374	
MTI Funding	816,204	540,148	276,057	51%	908,025	91,820	707,844	773,859	697,343	
Total Tourism Funding	1,518,198	960,669	557,530	58%	1,803,057	284,859	1,332,713	1,509,265	1,322,272	
Surplus / Deficit	41,696	31,595	10,101	32%	53,862	12,166	38,967	16,261	32,222	
Administrative Fees										
Audit Fees	-	-	-	NA	2,500	2,500	-	-	-	
Total Administrative Fees	-	-	-	NA	2,500	2,500	-	-	-	
Surplus / Deficit	41,696	31,595	10,101	32%	51,362	9,666	38,967	16,261	32,222	
Other Sources and Uses										
Transfer (To) From Other Funds	(41,696)	(31,595)	(10,101)	32%	(51,362)	(9,666)	(38,967)	(16,261)	(32,222)	
Total Other Sources and Uses	(41,696)	(31,595)	(10,101)	32%	(51,362)	(9,666)	(38,967)	(16,261)	(32,222)	
Surplus / Deficit	\$ -	\$ -	\$ -		\$ -		\$ -	\$ -	\$ -	

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021					2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance	Budget Variance	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
			(\$)	(%)					
Parking Services Fund									
Revenues									
Contributions/Shared Facility Expenses	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ 666
Fines and Forfeits	13,445	16,498	(3,053)	-19%	35,000	23,450	11,565	17,085	11,614
Gondola Parking Garage	35,018	16,250	18,768	115%	65,000	20,665	36,536	17,000	13,590
Heritage Parking Garage	106,390	52,317	54,073	103%	110,000	106,374	71,232	90,668	75,849
Parking in Lieu Buyouts	-	-	-	NA	-	-	-	-	-
Parking Meter Revenues	10,152	5,827	4,325	74%	82,000	10,390	8,106	8,146	6,112
Parking Permits	3,585	4,606	(1,021)	-22%	10,000	6,390	4,005	4,525	2,935
Special Event Parking	-	-	-	NA	106,000	-	-	-	-
Total Revenues	168,590	95,498	73,092	77%	408,000	167,269	131,444	137,424	110,766
Operating Expenses									
Other Operating Expenses	2,756	467	2,289	490%	5,458	2,702	805	1,109	989
Personnel Expenses	32,567	36,972	(4,405)	-12%	154,999	122,432	31,165	36,959	28,511
Gondola Parking Garage	9,051	10,434	(1,383)	-13%	68,834	59,783	10,371	21,384	8,518
Surface Lots	9,085	9,091	(6)	0%	28,900	19,815	6,661	1,330	1,303
Heritage Parking Garage	25,942	27,132	(1,190)	-4%	86,830	60,888	17,874	17,208	15,367
Meadows Parking	-	-	-	NA	1,000	1,000	-	-	-
Total Operating Expenses	79,401	84,096	(4,695)	-6%	346,021	266,620	66,876	77,990	54,688
Surplus / Deficit	89,189	11,402	77,787	682%	61,979	(99,351)	64,568	59,434	56,078
Capital									
Capital	-	-	-	NA	29,800	29,800	5,415	2,920	-
Surplus / Deficit	89,189	11,402	77,787	682%	32,179	(129,151)	59,153	56,514	56,078
Other Sources and Uses									
Sale of Assets	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	15,345	-	15,345	NA	-	(15,345)	-	-	-
Overhead Allocation	(9,623)	(9,623)	-	0%	(32,077)	(22,454)	(10,086)	(12,401)	(7,606)
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	5,722	(9,623)	15,345	-159%	(32,077)	(37,799)	(10,086)	(12,401)	(7,606)
Surplus / Deficit	\$ 94,911	\$ 1,779	\$ -	0%	\$ 102	\$ -	\$ 49,067	\$ 44,113	\$ 48,472
Beginning Fund Balance	\$ 468,403	\$ 324,550	\$ 143,853						
Ending Fund Balance	\$ 563,314	\$ 326,329	\$ 236,985						

Parking revenues are over budget \$73,000. HPG revenues are over budget 103% and prior year 49%. Parking meter (surface lots) revenues are under budget 74% and over prior year 25%. GPG is over budget and under prior year 115% and 4%. Prior year variance is mainly due to bulk valet ticket sales in January of last year. Parking fines are under budget. Personnel costs are under budget but other general expenses are over budget because of communications. GPG is under budget in electricity. Surface lots is meeting budget. HPG has budget savings in tech support. The 2021 transfer to the General Fund is \$9,623, which is the overhead allocation. \$15,345 in insurance proceeds were received for the HPG door damage from 2020.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Gondola Fund									
Revenues									
Event Operations Funding	\$ -	\$ -	\$ -	NA	\$ -	\$ -	6,831	\$ 1,896	\$ 2,667
Event Operations Funding - TOT	-	-	-	NA	36,000	36,000	-	-	-
Capital/MR&R Grant Funding	-	-	-	NA	320,000	320,000	-	-	17,952
Operations Grant Funding	-	-	-	NA	133,354	133,354	17,146	-	203,153
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
Miscellaneous Revenues	-	-	-	NA	-	-	-	-	661
Sale of Assets	-	-	-	NA	-	-	-	-	-
TSG 1% Lift Sales	179,491	117,648	61,843	52.57%	150,000	(29,491)	146,951	183,520	151,854
TMVOA Operating Contributions	887,242	1,030,424	(143,182)	-13.90%	4,023,556	3,136,314	924,656	888,659	662,699
TMVOA Capital/MR&R Contributions	226,209	182,259	43,950	24.11%	439,500	213,291	7,782	94,942	290,568
Total Revenues	1,292,942	1,330,331	(37,389)	-2.81%	5,102,410	3,809,468	1,103,366	1,169,017	1,329,554
Operating Expenses									
Overhead Allocation Transfer	8,582	13,750	(5,168)	-37.59%	55,000	46,418	7,541	10,764	13,529
MAARS	13,232	16,302	(3,070)	-18.83%	79,363	66,131	13,609	13,869	13,771
Chondola	62,763	92,131	(29,368)	-31.88%	242,657	179,894	69,615	79,796	120,847
Grant Success Fees	-	-	-	NA	-	-	-	-	-
Operations	492,185	457,630	34,555	7.55%	1,952,917	1,460,732	454,995	485,062	426,430
Maintenance	327,547	391,991	(64,444)	-16.44%	1,436,841	1,109,294	390,352	322,473	306,107
FGOA	162,424	176,268	(13,844)	-7.85%	456,132	293,708	159,472	162,111	140,350
Major Repairs and Replacements	208,916	164,966	43,950	26.64%	710,000	501,084	7,782	94,942	308,197
Contingency	-	-	-	NA	120,000	120,000	-	-	-
Total Operating Expenses	1,275,649	1,313,038	(37,389)	-2.85%	5,052,910	3,777,261	1,103,366	1,169,017	1,329,231
Surplus / Deficit	17,293	17,293	-	0.00%	49,500	32,207	-	-	323
Capital									
Capital Outlay	17,293	17,293	-	0.00%	49,500	32,207	-	-	323
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -

The gondola fund is \$37,900 under budgeted expenditures.

MARRS is under budget with savings in employee costs, primarily worker's compensation. Chondola expenses are under budget due mainly to employee costs and Telski utilities. Gondola operations is under budget in worker's compensation, but is over budget in staffing expenses. Maintenance is under budget with savings in worker's compensation, group insurance, and parts. FGOA costs are under budget mainly in electricity and natural gas. MR&R expenditures were for gearbox rebuilds and spare parts and conveyor parts. Capital expense was for bike racks.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021				Annual Budget	Budget Balance	2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Child Development Fund									
Revenues									
Infant Care Fees	\$ 15,444	\$ 18,225	(2,781)	-15.26%	\$ 82,104	\$ 66,660	\$ 19,888	\$ -	\$ -
Toddler Care Fees	31,007	47,796	(16,789)	-35.13%	193,752	162,745	43,356	65,531	71,964
Preschool Fees	38,078	43,647	(5,569)	-12.76%	176,772	138,694	41,268	49,422	45,837
Fundraising Revenues - Infant	-	-	-	NA	3,550	3,550	-	-	-
Fundraising Revenues - Preschool	-	-	-	NA	5,000	5,000	-	315	-
Fundraising Revenues - Toddler	-	-	-	NA	8,450	8,450	-	130	1,950
Grant Revenues - Infant	25,579	25,000	579	2.32%	14,500	(11,079)	24,233	-	-
Grant Revenues - Preschool	13,079	13,000	79	0.61%	19,134	6,055	19,134	23,125	29,505
Grant Revenues - Toddler	29,654	30,000	(346)	-1.15%	36,500	6,846	24,987	18,125	14,700
Regional Childcare Tax - Infant	-	-	-	NA	15,000	15,000	15,000	-	-
Regional Childcare Tax - Preschool	-	-	-	NA	-	-	-	-	-
Regional Childcare Tax - Toddler	-	-	-	NA	15,000	15,000	15,000	-	-
Total Revenues	152,841	177,668	(24,827)	-13.97%	569,762	416,921	202,866	156,648	163,956
Operating Expenses									
Toddler Care Other Expense	10,329	16,160	(5,831)	-36.08%	54,306	43,977	12,190	18,470	15,120
Toddler Care Personnel Expense	45,441	63,735	(18,294)	-28.70%	248,060	202,619	60,975	82,841	80,411
Infant Care Other Expense	4,683	6,538	(1,855)	-28.37%	25,206	20,523	4,133	-	-
Infant Care Personnel Expense	23,075	36,856	(13,781)	-37.39%	141,589	118,514	26,353	-	-
Preschool Other Expense	9,969	8,910	1,059	11.89%	39,838	29,869	7,522	11,394	13,879
Preschool Personnel Expense	23,764	60,497	(36,733)	-60.72%	187,533	163,769	35,899	33,417	36,084
Total Operating Expenses	117,261	192,696	(75,435)	-39.15%	696,532	579,271	147,072	146,122	145,494
Surplus / Deficit	35,580	(15,028)	50,608	-336.76%	(126,770)		55,794	10,526	18,462
Other Sources and Uses									
Contributions	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	-	15,028	15,028	100.00%	126,770	126,770	264	(264)	-
Total Other Sources and Uses	-	15,028	15,028	100.00%	126,770	126,770	264	(264)	-
Surplus / Deficit	\$ 35,580	\$ -	\$ (35,580)	NA	\$ -		\$ 56,058	\$ 10,262	\$ 18,462

Child Development revenues are \$24,800 under budget. Child care fees are under projections, but grant monies make up for some of the loss.

Operating expenses are \$75,400 under budget due primarily to personnel expenses in each program.

The program has not required funding from the General Fund in 2021.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Water & Sewer Fund									
Revenues									
Mountain Village Water and Sewer	\$ 740,587	\$ 736,805	\$ 3,782	0.51%	\$ 3,205,415	\$ 2,464,828	\$ 678,576	\$ 669,775	\$ 791,578
Other Revenues	2,339	2,234	105	4.70%	8,650	6,311	998	2,055	1,503
Ski Ranches Water	69,223	66,192	3,031	4.58%	268,017	198,794	62,307	45,524	37,033
Skyfield Water	5,883	5,843	40	0.68%	34,482	28,599	5,273	5,958	5,255
Total Revenues	818,032	811,074	6,958	0.86%	3,516,564	2,698,532	747,154	723,312	835,369
Operating Expenses									
Mountain Village Sewer	154,169	139,819	14,350	10.26%	564,101	409,932	134,381	100,092	81,074
Mountain Village Water	194,842	271,904	(77,062)	-28.34%	1,379,339	1,184,497	239,053	217,417	276,054
Ski Ranches Water	6,170	5,905	265	4.49%	42,071	35,901	1,910	7,098	3,950
Contingency	-	-	-	NA	35,000	35,000	-	-	-
Total Operating Expenses	355,181	417,628	(62,447)	-14.95%	2,020,511	1,665,330	375,344	324,607	361,078
Surplus / Deficit	462,851	393,446	69,405	17.64%	1,496,053		371,810	398,705	474,291
Capital									
Capital Outlay	19,579	20,000	(421)	-2.11%	2,080,500	2,060,921	46,103	32,204	28,382
Surplus / Deficit	443,272	373,446	69,826	18.70%	(584,447)		325,707	366,501	445,909
Other Sources and Uses									
Overhead Allocation Transfer	(56,192)	-	56,192	NA	(187,305)	(131,113)	(52,353)	(51,293)	(38,102)
Mountain Village Tap Fees	56,944	-	56,944	NA	100,000	43,056	-	-	900
Grants	-	-	-	NA	-	-	-	-	-
Ski Ranches Tap Fees	-	-	-	NA	5,000	5,000	-	-	-
Skyfield Tap Fees	-	-	-	NA	2,000	2,000	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	752	-	113,136	NA	(80,305)	(81,057)	(52,353)	(51,293)	(37,202)
Surplus / Deficit	\$ 444,024	\$ 373,446	\$ 70,578	18.90%	\$ (664,752)		\$ 273,354	\$ 315,208	\$ 408,707

Mountain Village water revenues is over budget in base water and sewer fees. Ski Ranch water is over budget in excess water fees. Other revenues and Skyfield revenues are on budget. Sewer expenditures are over budget by 10%, primarily for wages, because of a PTO payout and ToT sewer billing. MV water is under budget in electricity, legal, and insurance. Ski Ranch operations is somewhat over budget. Capital costs are mainly for Ski Ranches capital.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021						2020	2019	2018	
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD	
Broadband Fund										
Revenues										
Cable TV User Fees	\$ 242,034	\$ 170,718	\$ 71,316	41.77%	\$ 997,471	\$ 755,437	\$ 264,063	\$ 259,871	\$ 249,284	0.08342327
Internet User Fees	326,098	244,255	81,843	33.51%	1,012,200	686,102	287,317	280,692	259,515	-13.50%
Other Revenues	9,336	14,918	(5,582)	-37.42%	70,540	63,135	12,298	11,853	12,694	
Phone Service Fees	7,405	9,566	(2,161)	-22.59%	35,000	25,664	9,711	10,504	10,628	38,781
Total Revenues	584,873	439,457	145,416	33.09%	2,115,211	1,530,338	573,389	562,920	532,121	13.50%
Operating Expenses										
Cable TV Direct Costs	210,300	216,270	(5,970)	-2.76%	933,383	723,083	221,238	219,704	212,179	
Phone Service Costs	4,442	3,250	1,192	36.68%	12,000	7,558	5,225	5,790	5,890	
Internet Direct Costs	39,356	48,450	(9,094)	-18.77%	190,000	150,644	71,391	53,428	51,000	
Broadband Operations	148,128	149,980	(1,852)	-1.23%	707,803	559,675	189,099	131,588	129,890	31666.6667
Contingency	-	-	-	NA	3,000	3,000	-	-	2,313	
Total Operating Expenses	402,226	417,950	(15,724)	-3.76%	1,846,186	1,443,960	486,953	410,510	401,272	
Surplus / Deficit	182,647	21,507	161,140	749.24%	269,025		86,436	152,410	130,849	
Capital										
Capital Outlay	21,163	21,200	(37)	-0.18%	545,000	523,837	281,555	1,588	-	
Surplus / Deficit	161,484	307	161,177	52500.75%	(275,975)		(195,119)	150,822	130,849	
Other Sources and Uses										
Sale of Assets	-	-	-	NA	-	-	-	-	-	
Transfer from General Fund	-	-	-	NA	447,120	447,120	-	-	-	
Transfer (To) From General Fund	-	-	-	NA	-	-	-	-	-	
Overhead Allocation Transfer	(51,344)	(51,344)	-	0.00%	(171,145)	(119,802)	(53,175)	(51,221)	(39,314)	
Total Other Sources and Uses	(51,344)	(51,344)	-	0.00%	275,975	327,319	(53,175)	(51,221)	(39,314)	
Surplus / Deficit	\$ 110,141	\$ (51,037)	\$ 161,177	-315.81%	\$ -		\$ (248,294)	\$ 99,601	\$ 91,535	
Beginning (Available) Fund Balance	\$ -	\$ -	\$ -							
Ending (Available) Fund Balance	\$ 110,141	\$ (51,037)	\$ 161,177							

Cable user revenues are over budget 33% and less than prior year 13.5%. Internet revenues are over budget 33.5% and over prior year 13.5%. Other revenues are under budget 37.4% due primarily to labor revenues and equipment rental. Direct costs for cable are under budget 3% and lower than prior year because of the transition to Fiber Video. Internet costs are under budget. Phone service revenues are under budget by 22.6%, while phone service expenses are over budget by 37%. Broadband operating expenses are under budget. Capital expenses are for continuing system upgrades.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021				Annual Budget	Budget Balance	2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)			Actual YTD	Actual YTD	Actual YTD
Telluride Conference Center Fund									
Revenues									
Beverage Revenues	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Catering Revenues	-	-	-	NA	-	-	-	-	-
Facility Rental	-	-	-	NA	-	-	-	-	-
Operating/Other Revenues	-	-	-	NA	-	-	-	-	-
Total Revenues	-	-	-	NA	-	-	-	-	-
Operating Expenses									
General Operations	-	-	-	NA	-	-	-	-	2,017
Administration	34,944	32,885	2,059	6.26%	131,538	96,594	32,223	27,183	25,542
Marketing	-	-	-	NA	-	-	25,000	25,000	25,000
Contingency	-	-	-	NA	-	-	-	-	-
Total Operating Expenses	34,944	32,885	2,059	6.26%	131,538	96,594	57,223	52,183	52,559
Surplus / Deficit	(34,944)	(32,885)	(2,059)	6.26%	(131,538)		(57,223)	(52,183)	(52,559)
Capital Outlay/ Major R&R	-	-	-	NA	20,000	20,000	-	6,471	4,572
Surplus / Deficit	(34,944)	(32,885)	(2,059)	6.26%	(151,538)		(57,223)	(58,654)	(57,131)
Other Sources and Uses									
Damage Receipts	-	-	-	NA	-	-	-	-	-
Insurance Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Transfer (To) From General Fund	34,944	32,885	2,059	6.26%	151,538	116,594	57,223	58,654	57,131
Overhead Allocation Transfer	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	34,944	32,885	2,059	6.26%	151,538	116,594	57,223	58,654	57,131
Surplus / Deficit	\$ -	\$ -	\$ -	NA	\$ -		\$ -	\$ -	\$ -

Expenses for the year are HOA dues.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021				2020	2019	2018		
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Affordable Housing Development Fund									
Revenues									
Contributions	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Proceeds	-	-	-	NA	-	-	-	-	-
Rental Income	8,823	8,718	105	1.20%	34,630	25,807	8,708	7,359	2,080
Sales Proceeds	-	-	-	NA	-	-	-	-	-
Total Revenues	8,823	8,718	105	1.20%	34,630	25,807	8,708	7,359	2,080
Operating Expenses									
Community Garden	-	-	-	NA	750	750	-	-	-
Property Purchase Expenses	-	-	-	NA	-	-	-	-	-
Leased Properties	5,670	5,400	270	5.00%	21,600	15,930	5,400	4,529	-
HA Consultant	-	-	-	NA	-	-	-	-	-
RHA Funding	46,625	46,313	313	0.67%	92,625	46,000	46,625	50,000	50,000
Town Owned Properties	12,287	8,468	3,819	45.10%	18,506	6,219	6,487	12,727	10,772
Density Bank	16,086	17,002	(916)	-5.39%	17,002	916	16,475	14,580	8,856
Total Operating Expenses	80,668	77,183	3,485	4.52%	150,483	69,815	74,987	81,836	69,628
Surplus / Deficit	(71,845)	(68,465)	3,380	-4.94%	(115,853)	(44,008)	(66,279)	(74,477)	(67,548)
Other Sources and Uses									
Transfer (To) From MAP	-	-	-	NA	(60,000)	(60,000)	-	-	-
Gain or Loss on Sale of Assets	(13,164)	-	(13,164)	NA	-	13,164	-	-	-
Transfer (To) From General Fund - Sales Tax	272,717	98,315	174,402	177.39%	415,792	143,075	221,163	253,062	216,180
Transfer (To) From VCA	-	-	-	NA	(141,751)	(141,751)	-	-	-
Transfer (To) From General Fund Housing Office	-	-	-	NA	(21,696)	(21,696)	-	-	-
Total Other Sources and Uses	259,553	98,315	161,238	164.00%	192,345	(67,208)	221,163	253,062	216,180
Surplus / Deficit	\$ 187,708	\$ 29,851	\$ (157,858)	-528.83%	\$ 76,492	\$ (111,216)	\$ 154,884	\$ 178,585	\$ 148,632
Beginning Fund Equity Balance	\$ 2,553,553	\$ 2,432,635	\$ 120,918						
Ending Equity Fund Balance	\$ 2,741,261	\$ 2,462,486	\$ 278,776						

Expenses consist of HOA dues, lease payments for a rental unit, 1/2 the RHA funding, and maintenance and utilities on town owned properties.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Var (\$)	Budget Var (%)	Annual Budget	Budget Balance	Actual	Actual	Actual
Village Court Apartments									
Operating Revenues									
Rental Income	\$ 472,824	\$ 554,743	\$ (81,919)	-15%	\$ 2,262,740	\$ 1,789,916	\$ 577,973	\$ 567,702	\$ 572,160
Other Operating Income	27,385	21,623	5,762	27%	91,210	63,825	39,939	30,183	27,631
Total Operating Revenue	500,209	576,366	(76,157)	-13%	2,353,950	1,853,741	617,911	597,885	599,792
Operating Expenses									
Office Operations	45,724	51,627	(5,903)	-11%	220,524	174,800	50,810	49,993	45,551
General and Administrative	113,525	115,128	(1,603)	-1%	158,762	45,238	126,598	92,281	85,416
Utilities	95,921	77,268	18,653	24%	307,071	211,150	114,362	110,408	102,433
Repair and Maintenance	110,654	167,176	(56,522)	-34%	687,322	576,668	137,156	115,983	92,732
Major Repairs and Replacement	15,999	20,750	(4,751)	-23%	181,000	165,001	40,664	72,811	32,238
Contingency	-	-	-	NA	14,500	14,500	-	-	-
Total Operating Expenses	381,822	431,949	(50,127)	-12%	1,569,179	1,187,357	469,590	441,476	358,370
Surplus / (Deficit) After Operations	118,387	144,417	(26,030)	-18%	784,770		148,322	156,409	241,422
Non-Operating (Income) / Expense									
Investment Earning	(7)	(875)	868	-99%	(3,500)	(3,493)	(1,188)	(2,107)	(823)
Debt Service, Interest	87,626	89,000	(1,374)	-2%	354,198	266,572	91,953	94,163	97,284
Debt Service, Fees	-	-	-	NA	-	-	-	-	-
Debt Service, Principal	-	-	-	NA	434,079	434,079	-	-	-
Total Non-Operating (Income) / Expense	87,620	88,125	505	1%	784,777	697,157	90,765	92,056	96,461
Surplus / (Deficit) Before Capital	30,767	56,292	(25,525)	-45%	(7)		57,556	64,353	144,961
Capital Spending	-	-	-	NA	-	-	410	8,660	5,670
Surplus / (Deficit)	30,767	56,292	(25,525)	-45%	(7)		57,146	55,693	139,291
Other Sources / (Uses)									
Transfer (To)/From General Fund	(43,640)	(43,640)	-	0%	(145,466)	(101,826)	(44,389)	(48,888)	(27,320)
New Loan Proceeds	-	-	-	NA	-	-	-	-	-
Sale of Assets	-	-	-	NA	-	-	-	-	-
Grant Revenues	-	-	-	NA	-	-	-	-	-
Transfer From AHDF	-	-	-	NA	141,751	141,751	-	-	-
Total Other Sources / (Uses)	(43,640)	(43,640)	-	0%	(3,715)	141,751	(44,389)	(48,888)	(27,320)
Surplus / (Deficit)	(12,872)	12,652	(25,525)	-202%	(3,722)		12,757	6,805	111,971

Rent revenues are under budget 15% and under prior year 18% because of the February rent waivers. Other revenues are over budget 27% due mainly to laundry and parking enforcement revenues.

Office operations are under budget 11% which is mainly due to worker's compensation premiums. General and administrative is under budget because of legal costs, however, association dues exceed the annual budget.

Utilities are 24% over budget in electricity because of the electric submetering and over budget in cable. Maintenance is under budget 34% due to employee costs sub contracting, and supplies.

MR&R expenses include carpet and vinyl replacement and hot water heaters.

**Town of Mountain Village Monthly Revenue and Expenditure Report
March 2021**

	2021						2020	2019	2018
	Actual YTD	Budget YTD	Budget Variance (\$)	Budget Variance (%)	Annual Budget	Budget Balance	Actual YTD	Actual YTD	Actual YTD
Debt Service Fund									
Revenues									
Abatements	\$ -	\$ -	\$ -	NA	\$ -	\$ -	\$ -	\$ -	\$ -
Contributions	-	-	-	NA	206,000	206,000	-	-	-
Miscellaneous Revenue	-	-	-	NA	-	-	-	-	-
Property Taxes	225,838	202,296	23,541	11.64%	480,012	254,174	228,463	239,395	208,385
Reserve/Capital/Liquidity Interest	100	1,122	(1,021)	-91.06%	2,000	1,900	1,110	1,212	1,086
Specific Ownership Taxes	5,217	6,768	(1,551)	-22.92%	32,000	26,783	5,229	6,562	7,776
Total Revenues	231,155	210,186	20,969	9.98%	720,012	488,857	234,802	247,169	217,247
Debt Service									
2001/2011 Bonds - Gondola - Paid by contributions from TMVOA and TSG									
2001/2011 Bond Issue - Interest	-	-	-	NA	76,000	76,000	-	-	-
2001/2011 Bond Issue - Principal	-	-	-	NA	130,000	130,000	-	-	-
2006/2014/2020 Bonds - Heritage Parking									
2014 Bond Issue - Interest	-	-	-	NA	144,032	144,032	-	-	-
2014 Bond Issue - Principal	-	-	-	NA	320,000	320,000	-	-	-
Total Debt Service	-	-	-	NA	670,032	670,032	-	-	-
Surplus / (Deficit)	231,155	210,186	20,969	9.98%	49,980		234,802	247,169	217,247
Operating Expenses									
Administrative Fees	495	1,182	(687)	-58.12%	3,182	2,687	288	348	250
County Treasurer Collection Fees	6,776	6,312	464	7.35%	14,797	8,021	6,855	7,182	6,252
Total Operating Expenses	7,271	7,494	(223)	-2.98%	17,979	10,708	7,143	7,530	6,502
Surplus / (Deficit)	223,885	202,692	21,192	10.46%	32,001		227,659	239,638	210,745
Other Sources and Uses									
Transfer (To) From General Fund	(5,217)	(6,768)	1,551	-22.92%	(32,000)	(26,783)	(5,229)	(6,562)	(7,776)
Transfer (To) From Other Funds	-	-	-	NA	-	-	-	-	-
Payment to Refunding Bonds Escrow	-	-	-	NA	-	-	-	-	-
Proceeds From Bond Issuance	-	-	-	NA	-	-	-	-	-
Total Other Sources and Uses	(5,217)	(6,768)	1,551	-22.92%	(32,000)	(26,783)	(5,229)	(6,562)	(7,776)
Surplus / (Deficit)	\$ 218,667	\$ 195,924	\$ 22,743	11.61%	\$ 1		\$ 222,430	\$ 233,076	\$ 202,969
Beginning Fund Balance	\$ 369,490	\$ 405,573	\$ (36,083)						
Ending Fund Balance	\$ 588,157	\$ 601,497	\$ (13,340)						

**Town of Mountain Village
2022 BUDGET PROCESS
Schedule of Activities**

Time Period	Activity
May 7, 2021	Budget and Finance Committee meeting to establish preliminary revenue and spending level targets.
May 20, 2021	Town Council considers and ratifies the process to adoption
June 17, 2021	Town Council regular meeting Budget Goal Setting Worksession
June 18, 2020 – July 23, 2020	<p>Department heads and Managers to identify/or revise and develop:</p> <ol style="list-style-type: none"> 1) Department Program Narratives 2) Department Goals 3) Performance Measures 4) Mid-term Department performance evaluation 5) 2021 Revised year end budget amounts 6) 2022 - 2026 Budget and long-term projections 7) Revenue Expectations for 2022 8) Capital Outlay requests
August 2 – August 13, 2021	Department Directors meet with Finance
August 27, 2021	Present draft to Finance and Budget Committee
August 27 – September 7, 2021	Departments revise proposed budget figures with finance.
September 16, 2021	<p>Town Council Meeting Overview of first amended draft</p>
October 6, 2020 8:30 am	<p>Special Council Meeting Review of second draft and meet with all departments:</p> <ul style="list-style-type: none"> • Public Works, including Roads and Bridges, Vehicle Maintenance, Water and Sewer, Facility Maintenance, Vehicles and Equipment Acquisitions, Plaza & Trash Services • Public Safety including Police, Community Services and Municipal Court • Transportation and Parking, including Municipal Bus Service, Parking Services, Employee Shuttle and Gondola/Chondola • Parks and Recreation • Broadband Services

- Administration including, Town Council, Town Manager, Administrative Services, Human Resources, Marketing and Business Development, Finance, Legal
- Community Grants, Information Technology
- Capital Projects
- Child Care and Development
- Planning and Development Services including Building, Planning, Affordable Housing Development, Village Court Apartments, San Miguel Regional Housing Authority
- Town Council convening as the Mountain Village Metropolitan District for The Debt Service Fund
- Telluride Conference Center
- Tourism and Historical Museum Funds

October 8 – November 7, 2021	Finance works with departments to make requested changes and prepare proposed 2022 Budget and revised 2021 Budget for first reading.
November 18, 2021	Council meets for First Reading and Consideration of 2021 Revised Budget and 2022 Proposed Budget and for the 2022 fines and fees changes resolution
November 19 – Nov 26, 2021	Finance works with departments to make requested changes and prepares final 2022 Budget.
December 9, 2021	Second Reading, Public Hearing and Adoption of 2021 Revised Budget and 2022 Budget.
December 15, 2021	Certify Mill Levies with San Miguel County
December 31, 2021	Upload budgets to the Town website
December 31, 2021	Upload budgets to the Division of Local Governments
December 9 – January 31, 2022	Create, publish, and upload 2021 Budget Book



Agenda Item No. 12
**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; May 20, 2021
DATE: May 10, 2021
RE: First Reading, Setting of a Public Hearing and Council Vote on an Ordinance Regarding a Density Transfer and Rezone on Lot 30, 98 Aspen Ridge, to Increase the Condominium Density from Nine (9) Condominium Zoning Designation Units and Two (2), Employee Condominium Zoning Designation Units to Sixteen (16) Condominium Zoning Designation Units and Three (3) Employee Condominium Zoning Designation Units

BACKGROUND: At the May 6, 2021 Design Review Board (DRB) Meeting, the DRB continued the Initial Architectural and Site Review and the Review and Recommendation for the Density Transfer and Rezone to the July 1, 2021 Regular DRB Meeting.

Staff is requesting based on this continuation, that this item also be continued to the July 15, 2021 Regular 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 July meeting date.

Council also has the ability to table the item, which would require the applicant to re-notice the project at a time in the future.

RECOMMENDED MOTION: I move to continue, the first reading of an Ordinance regarding a Density Transfer and Rezone on Lot 30, 98 Aspen Ridge, to Increase the Condominium Density from Nine (9) Condominium Zoning Designation Units and Two (2), Employee Condominium Zoning Designation Units to Sixteen (16) Condominium Zoning Designation Units and Three (3) Employee Condominium Zoning Designation to the Regular Town Council Meeting on July 15, 2021.

/JJM



TO: Mountain Village Town Council
FROM: John Miller, Senior Planner
FOR: Town Council Public Hearing; May 20, 2021
DATE: May 10, 2021
RE: First reading of an Ordinance regarding a Vested Property Rights Extension for a Site-Specific Development Plan at Lot 1003R-1, 433 Mountain Village Boulevard, Gondola Parking Garage

Project Overview

PROJECT GEOGRAPHY

Legal Description: *Land Unit 2 The Village Station Land Condominiums a Colorado Common Interest Ownership Community in Accordance with the Declaration Recorded on July 1, 20215 in Reception No. 438226*

Address: 433 Mountain Village Blvd
Applicant/Agent: Michelle Haynes, Planning and Development Services Director
Owner: Town of Mountain Village
Zoning: Civic Zone
Existing Use: Parking Garage
Proposed Use: Parking Garage
Lot Size: 1.759 acres

Adjacent Land Uses:

- **North:** Active OS
- **South:** Civic
- **East:** Active OS
- **West:** Active OS

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Ordinance

Figure 1: Lot 1003R-1 - Vicinity Map



Case Summary: *Please note that Staff comments will be indicated by Italicized Text:* Michelle Haynes, Planning and Development Services Director, acting on behalf of the Town of Mountain Village (Owner), is requesting Town Council approval for an extension of the Vested Property Rights and Site-Specific Development Plan for the future expansion of the Gondola Parking Garage at 433 Mountain Village Boulevard. This request would extend the vested property rights and site-specific design plans for the Gondola Parking Garage Expansion from its current expiration on October 20, 2021, until October 20, 2031.

Staff Note: The original parking structure was constructed in 1995 with the most recent phase completed in 2004. In 2007, the Town submitted and received approval for an application requesting an additional two floors of parking be constructed on top of the existing structure. Due to the economic downturn, the town subsequently requested a series of one-year extensions totaling 4 years and expiring on August 9, 2011.

In 2011 an application similar to this requested a 10-year extension to the Vested Property Rights for the DRB approved design. This was granted with conditions and the current expiration of this project's Vested Rights is October 20, 2021. It should be noted that all conditions of approval from the original 2007 Design Review approval as well as the 2011 vested property rights extension approval remain applicable for any future development

The approval extends the vested rights of the property as it relates to the following approvals:

1. The Site-Specific Development Plan for Lot 1003R-1, Gondola Parking Garage Expansion, originally approved August 9, 2007.
2. The Vested Property Right Extensions originally granted October 20, 2011, and recorded under Resolution No. 2011-1020-23.

The Owner is requesting an extension of Vested Property Rights for Items 1 and 2 above due to complications and issues created by long-term economic patterns as well as the COVID19 Pandemic / lingering impacts of the pandemic on the overall development patterns in the Mountain Village.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The Owner is required to follow all requirements even if an applicable section of the CDC is not cited.

Section 17.4.17: Vested Property Rights

D. Criteria for Decision:

1. The following criteria shall be met for the review authority to approve a vested property right:
 - a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles, and market conditions;

Staff Note: The original expansion of the parking garage was complicated during the late 2000s due to the large-scale economic downturn. In 2019, the parking garage expansion was explored again with additional design and engineering completed in anticipation of future construction of the garage within the extended

vested property rights timeframe. Due to the COVID-19 pandemic, this project was put on hold. Due to this, the Town is requesting an additional 10 years to accomplish the project, recognizing the public benefit of this vested property right. Criterion Met.

- b. The site-specific development plan is consistent with public health, safety, and welfare;

Staff Note: Extension of current Vested Property Rights would not negatively impact public health, safety, or welfare. Due to the limited area within the town for parking facilities, this vested rights extension provides additional public benefit. Criterion Met.

- c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Staff Note: Staff is generally comfortable with the proposed construction and required financing of the approved site-specific development plan, given the extensive discussions held in 2019 as it related to financing and development of the project. Criterion Met.

- d. The site-specific development plan meets the criteria for decision for a concurrent, required development application(s); and

Staff Note: There are no concurrent development applications required as part of this request. Criterion Met.

- e. The proposed vested property right meets all applicable Town regulations and standards.

Staff Note: The proposal, at the time of approval, met all applicable town regulations and standards. These standards are still being met through this proposal. Criterion Met.

E. General Standards for Review

- 2. Required Plan Notation. Each document that comprises a site-specific development plan shall contain the following language:

Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101-106 and subject to the Town of Mountain Village's Community Development Code.

Failure to comply with the foregoing requirement shall negate the creation of a vested property right.

Staff Note: The Owner shall be required to add this notation to each document within the site-specific development plan.

- 5. Duration: A property right, which has been vested as provided for in this section, shall remain vested for a period of three (3) years unless the Town Council in its sole discretion approves a longer vesting period based on the scale of the

development application, or other special or unique circumstances or other development objectives.

Staff Note: The Owner is requesting a vesting period of extension of ten (10) years. As noted above, the Town Council may approve a vesting period for longer than the three (3) year period, recognizing the unique circumstances and the development objective target of increasing parking supply in the Mountain Village.

Design Review Board Recommendation: The Design Review Board reviewed the application to extend the Vested Property Rights for a Site-Specific Development Plan at Lot 1003R-1, Gondola Parking Garage at the April 22 Special DRB Meeting and voted unanimously to recommend approval to Town Council with Staff's recommended conditions.

Staff Recommendation: If the Town Council determines that the application to extend the vested property rights and site-specific development plan for the Gondola Parking Garage Expansion at Lot 1003R-1 meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

Proposed Motion:

I move to approve, the first reading of an Ordinance regarding the extension of a vested property right and site-specific development plan application at Lot 1003R-1, 433 Mountain Village Blvd, from October 20, 2021, to October 20, 2031, pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated May 10, 2021, and to ask the Town Clerk to set a public hearing for June 17, 2021.

With the following findings:

- 1) *The proposal to extend the Gondola Parking Garage Expansion vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1).*

And, with the following conditions:

- 1) *Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: "Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village's Community Development Code."*
- 2) *The Town shall publish a notice in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)*
- 3) *All previous conditions of approval from the original 2007 Design Review approval as well as the 2011 vested property rights extension approval remain applicable for any future development.*

This motion is based on the evidence and testimony provided at a public hearing held on May 20, 2021, with notice of such hearing as required by the Community Development Code.

/jjm



VESTED PROPERTY RIGHTS APPLICATION

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

VESTED PROPERTY RIGHTS APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			

February 15, 2021

Narrative: Gondola Parking Garage Vested Property Rights and Plan extension Narrative criteria for review

1. The following criteria shall be met for the review authority to approve a vested property right:

a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles and market conditions;

The Town of Mountain Village wishes to keep the vested property rights and design review plans in place to maintain the option to construct the Gondola Parking Garage expansion in the future without having to go through a new design and review process.

b. The site-specific development plan is consistent with public health, safety and welfare;

Yes it is.

c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Yes it met town regulations and standards and was approved as such.

d. The site-specific development plan meets the criteria for decision for concurrent, required development application(s); and

Yes

e. The proposed vested property right meets all applicable Town regulations and standards.

Yes

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the vested property right review criteria.

TMV Parking Structure Landscape Improvements

Sheet	Plan
1	Cover
2	Ground Level Site Plan
3	Top Deck Plan
4	North Elevation
5	South Elevation
6	West/East Elevation
7	Details

CARIBOU DESIGN ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
126 S. Oak #F
P.O. Box 3855
Telluride, Colorado, 81435
ph: 970.728.0842
fax: 970.728.7982

TMV Parking Structure Landscape Impr.

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DESIGNED BY: BB						
CHECKED BY: SM						



TMV Parking Structure
Landscape Improvemnets

SCALE: NTS	JOB NO.:	DATE: 8-1-07
SHEET NO.: 1 of 7		

REVEGETATION NOTES

1. Subsoil surface shall be tilled to a 4" depth on non fill areas.
2. Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of cubic yards per thousand square feet.
3. Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
4. Areas which have been compacted or relatively undisturbed needing seed(s) be scarified before broadcasting of seed.
5. Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate of 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
6. On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
7. All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
8. Seed all areas labeled Native grass seed with the following mixture at a rate of 12 lbs. per acre.

Species	pure live seed per acre
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard Fescue	5%
Creeping Red Fescue	10%
Alpine Bluegrass	15%
Canada Bluegrass	10%
Perennial Ryegrass	15%
Slender Wheatgrass	10%
Mountain Brome	15%
Mountain brome (Bromax)	10%

Entry Level Deck

EXISTING BOULDER WALL

3' STONE VENEER WALL

3' STONE VENEER WALL

PAINTED TRAFFIC LINES

8, 3" CAL. ASPEN

5 10-12' SPRUCE

17 SERVICEBERRY

TOPSOIL & REVEG W
NATIVE GRASS SEED

Plant Schedule

Site Plan			
Symbol	Plant	Size	Qty.
●	Aspen	3.0 cal	8
⊙	Spruce	10-12'	5
⊙	ServiceBerry		17
Top Deck Plan			
Symbol	Plant	Size	Qty.
●	Aspen	3.0 cal	9
●	Bristlecone Pine	4'	9
■	Virginia Creeper	210 s.f.	
■	Hop Vine	105 s.f.	
■	Lonicera involucrata	#5	38

GONDOLA

Parking StructureLandscape

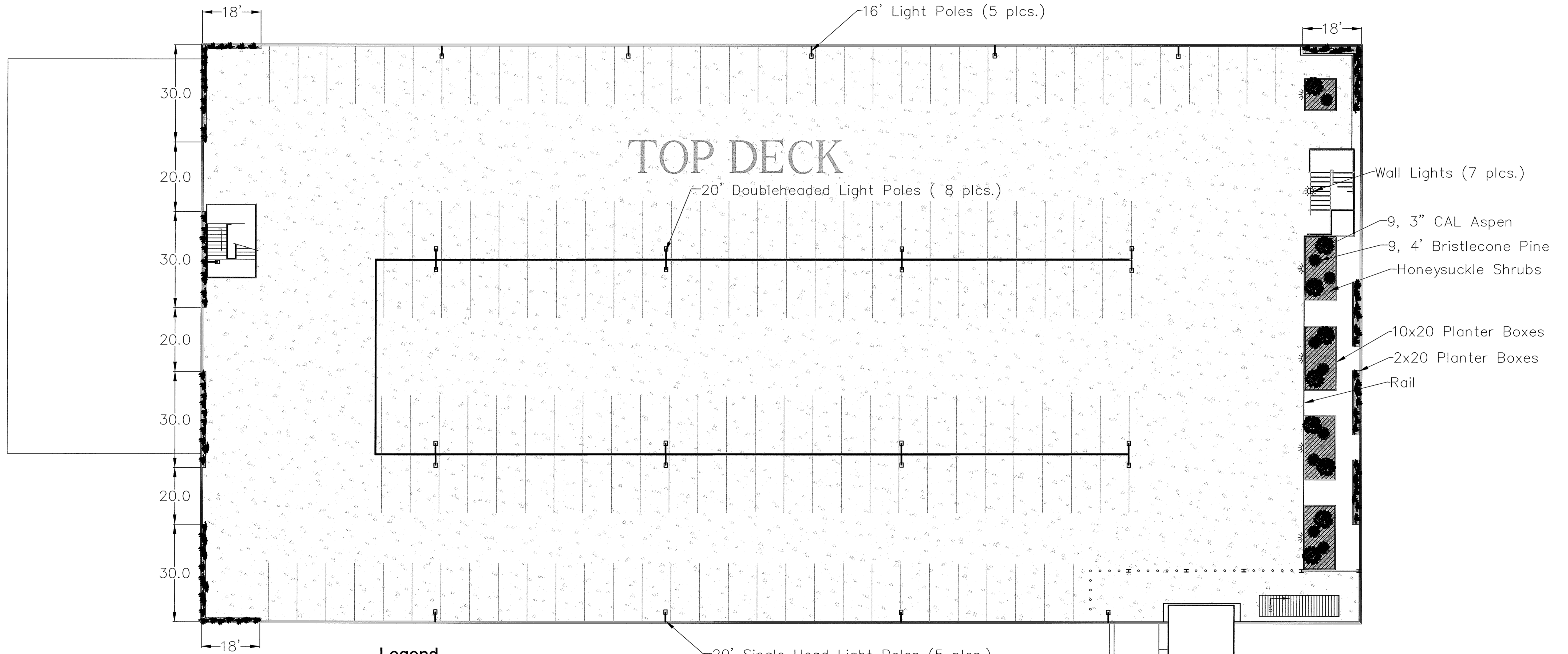
DRAWN BY: RBC	Discipliner
DESIGNED BY: CaribouDesign	
CHECKED BY:	

REVISION	DATE	DESCRIPTION	BY	CH'D



TMV Parking Structure
Landscape Improvements

SCALE: 1" = 20'	JOB NO: 	DATE: 7-31-07
SHEET NO: 2 of 7		



Legend

	Aspen	
	Bristlecone Pine	
	Virginia Creeper	
	Hop Vine	
	Lonicera involucrata #5	38
	Single Head Light Pole (10 plcs.)	
	Double Head Light Pole (8 plcs.)	
	Wall Light (7 plcs.)	

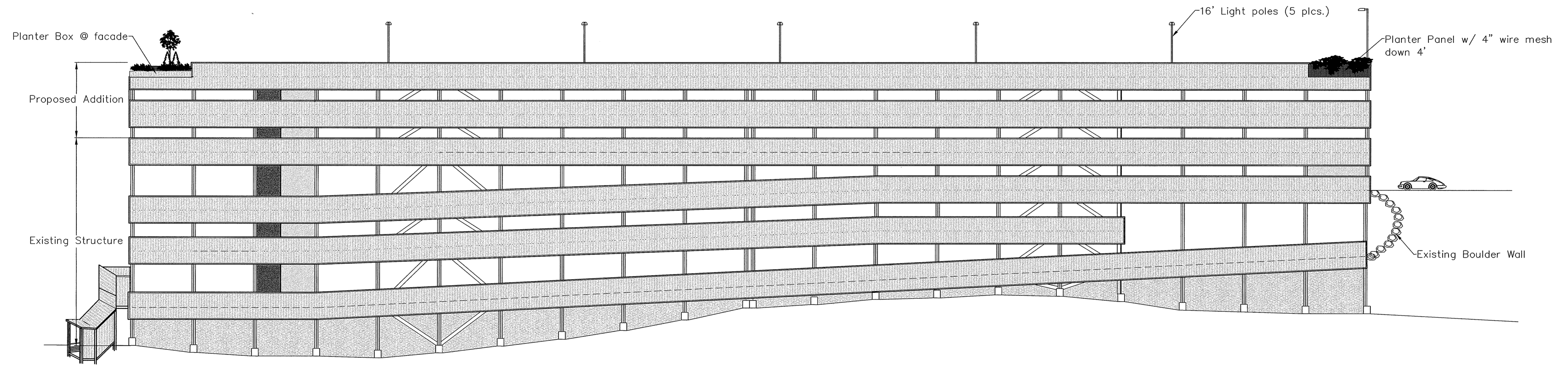
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DESIGNED BY: CaribouDesign						
CHECKED BY:						



TMV Parking Structure
Landscape Improvements

SCALE: 1" = 20'	JOB NO:	DATE: 7-31-07
SHEET NO:	3 of 7	

Parking Structure Landscape



NORTH ELEVATION
1/16" = 1'-0"

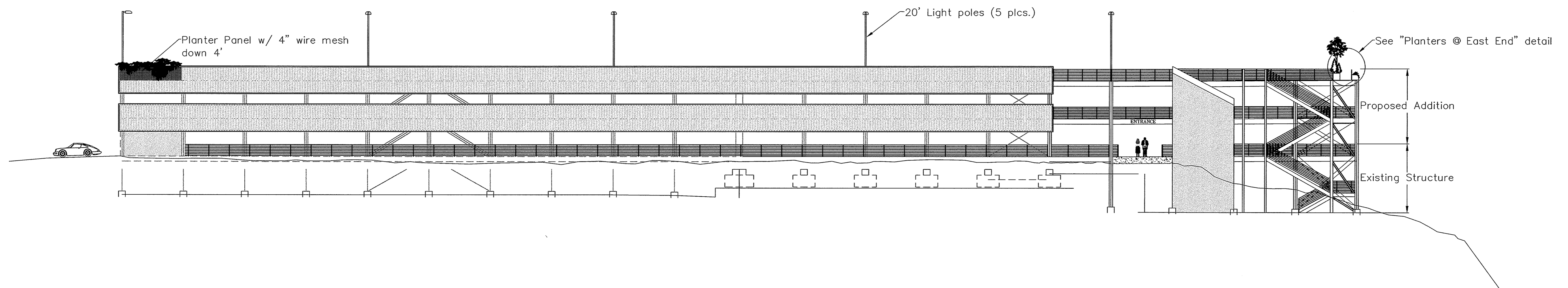
Parking Structure Elevation

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DESIGNED BY: PCI						
CHECKED BY: SM						



Parking Structure Elevations
 North Elevation

SCALE: 1" = 16'	JOB NO:	DATE: 7-16-07
SHEET NO: 4 of 7		



SOUTH ELEVATION
 1/16" = 1'-0"

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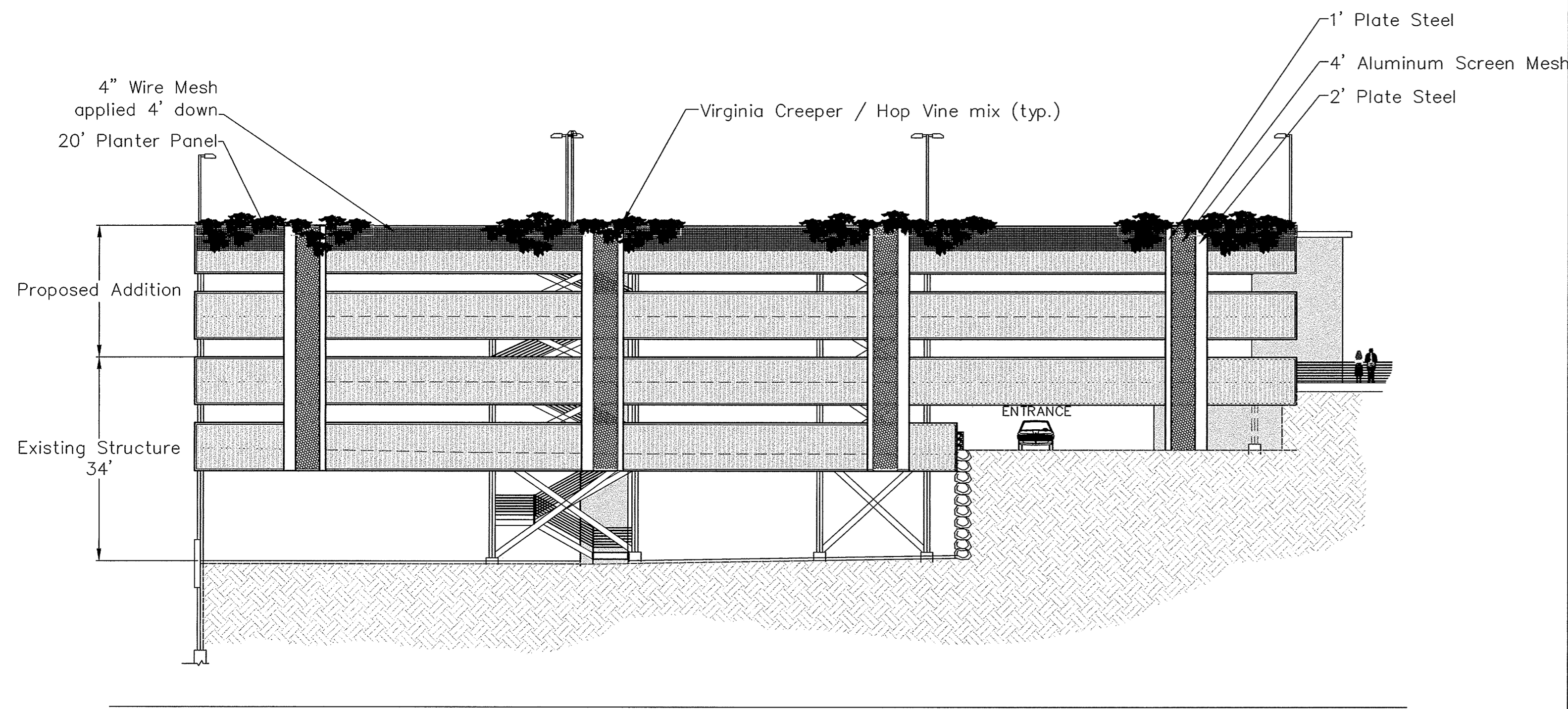
REVISION	DATE	DESCRIPTION	BY	CH'D



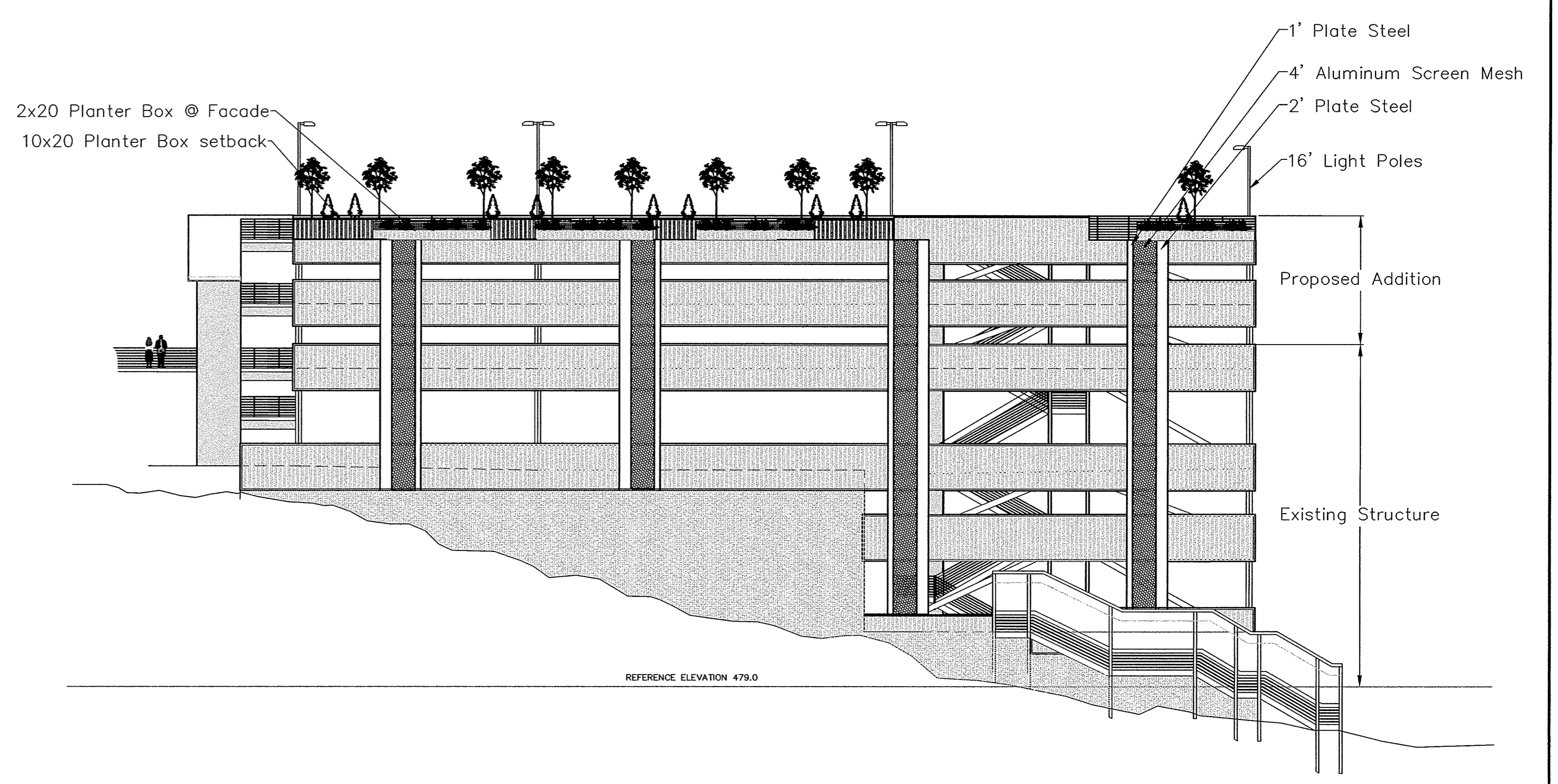
Parking Structure Elevations

South Elevation

SCALE: 1" = 16'	JOB NO: 7-16-07	DATE: 7-16-07
SHEET NO: 5 of 7		



WEST ELEVATION
 1/16" = 1'-0"



EAST ELEVATION
 1/16" = 1'-0"

Parking Structure Elevation

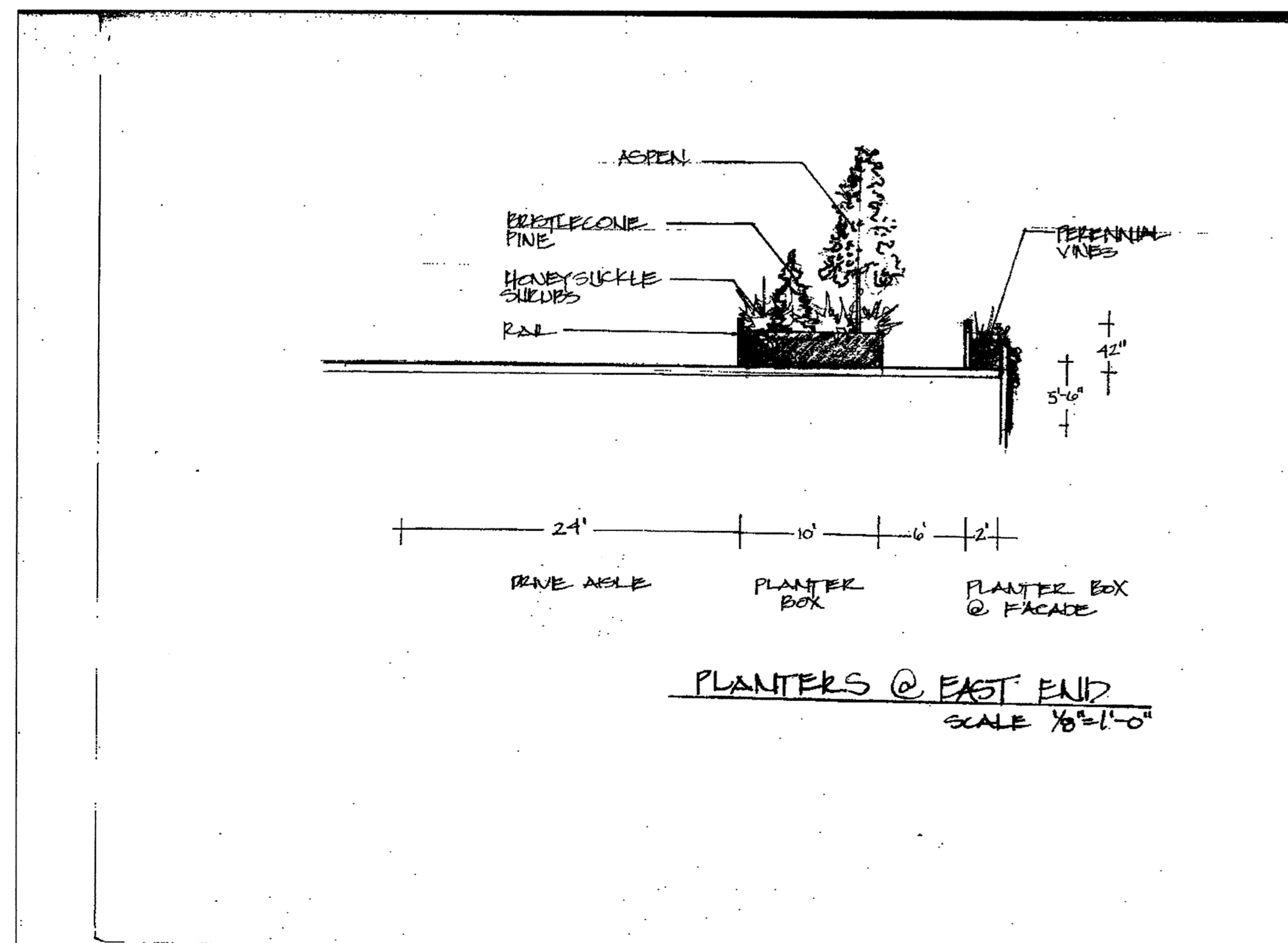
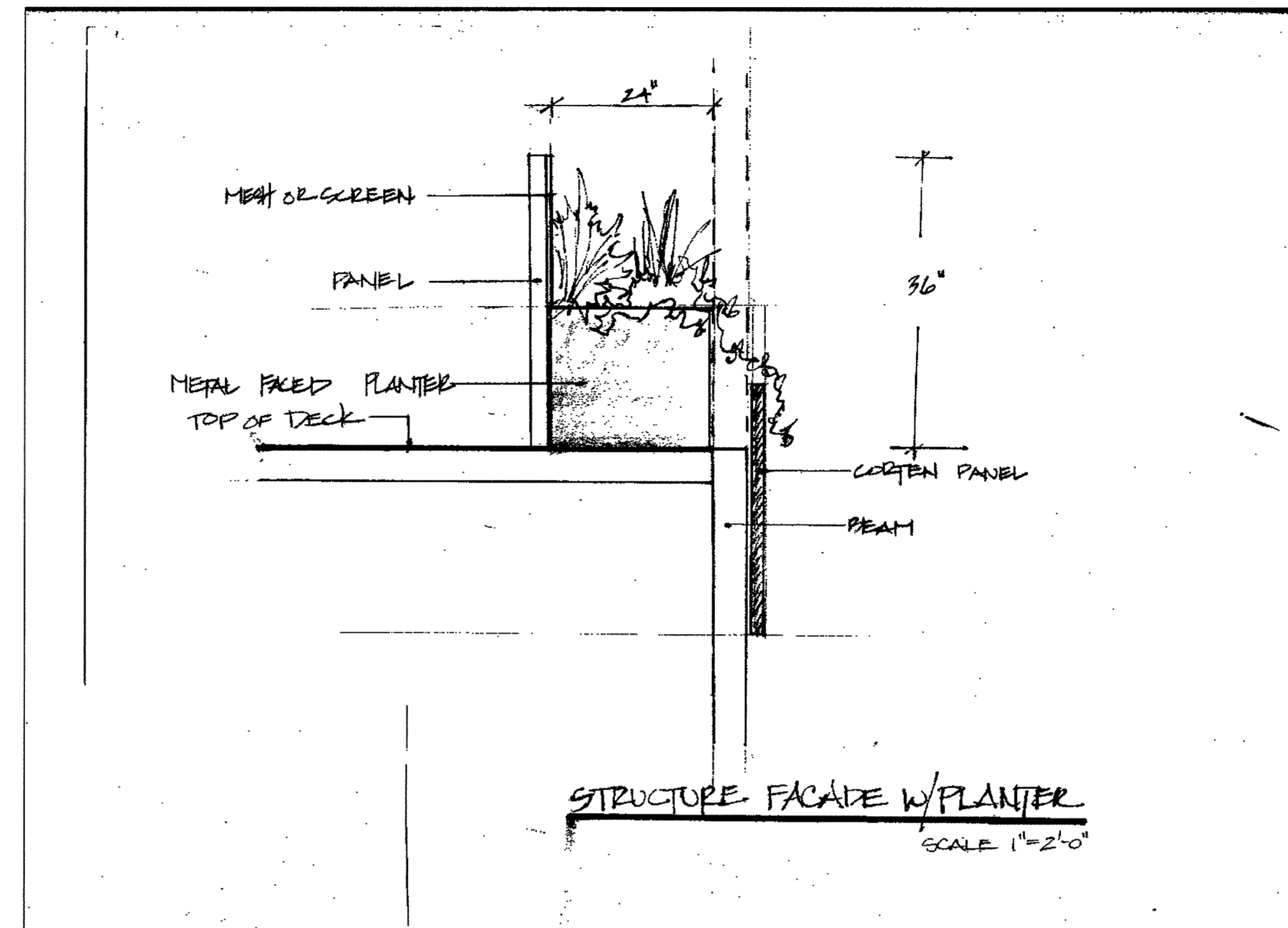
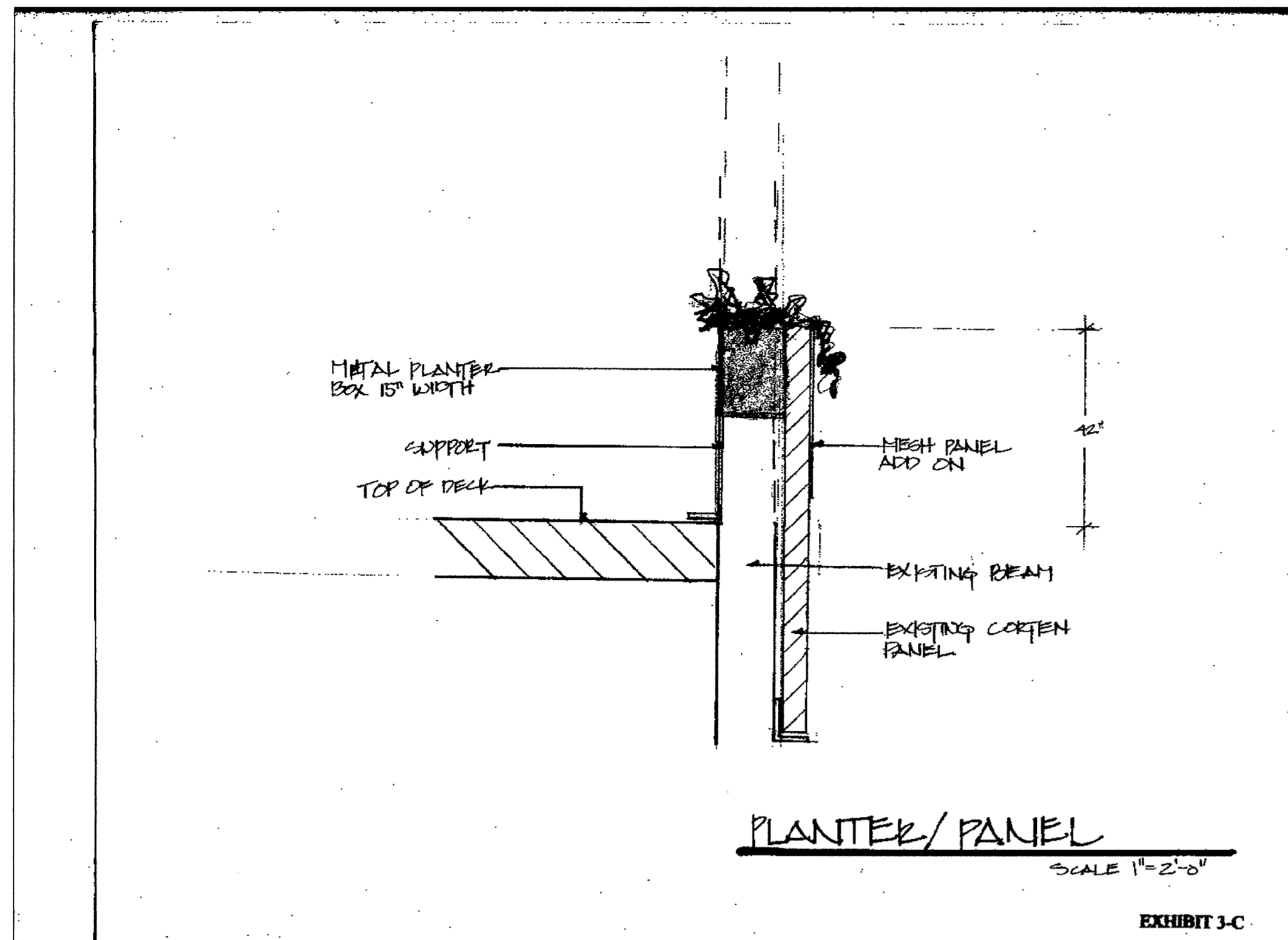
DRAWN BY: RBC	<small>Disclaimer</small> This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.	REVISION	DATE	DESCRIPTION	BY	CH'D
DESIGNED BY: PCI						
CHECKED BY: SM						



Parking Structure Elevations

East-West Elevation

SCALE: 1" = 16'	JOB NO: 7-16-07	DATE: 7-16-07
SHEET NO: 6 of 7		



DRAWN BY:
RBC
 DESIGNED BY:
PCI
 CHECKED BY:
SM

Disclaimer
 This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guaranteed accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.

REVISION	DATE	DESCRIPTION	BY	CH'D



Parking Structure Elevations
 Details

SCALE: 1" = 16'
 SHEET NO: 7 of 7
 JOB NO:
 DATE: Details

Parking Structure Elevation

**RESOLUTION OF THE TOWN COUNCIL
OF THE TOWN OF MOUNTAIN VILLAGE,
MOUNTAIN VILLAGE, COLORADO APPROVING EXTENDED VESTED PROPERTY RIGHTS
FOR A SITE SPECIFIC PLAN ON LOT 1003R-1**

Resolution No. 2011-1020-23

WHEREAS, Town of Mountain Village ("Town") is the owner of record of real property described as Lot 1003R-1, Town of Mountain Village; and

WHEREAS, the Owner is seeking the approval of extended vested property rights for a site specific development plan to allow development of the Gondola Parking Garage; and

WHEREAS, the Community Development Department, in cooperation with the Transportation and Public Works departments, has, on behalf of the Town, submitted an application requesting approval of vested property rights and a site specific development plan to for the planned, designed and engineered additional parking decks on the Gondola Parking Garage located on Lot 1003R-1, Town of Mountain Village; and

WHEREAS, the proposed two additional levels to be added onto the existing parking structure is in compliance with the provisions of Article 6 of the Land Use Ordinance, "Vested Property Rights"; and

WHEREAS, the application is in conformance with C.R.S. § 24-68-101-106; and

WHEREAS, the Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on July 28, 2011. Upon concluding their review, the DRB voted in favor of the Vested Property Rights and recommended approval of extended vesting of the site specific development plan to the Town Council subject to certain conditions; and

WHEREAS, the Town Council considered and approved this application, along with evidence and testimony, at a public meeting held on October 20, 2010; and

WHEREAS, the Town Council hearing referred to above was preceded by publication of public notice of such hearing on such date and/or dates from which such hearing was continued in the *Telluride Daily Planet*, and by mailing of public notice to property owners within one hundred and fifty feet (150') of the Property, as required by the LUO;

WHEREAS, after the public hearings referred to above, the DRB and the Town Council each individually considered the Application submittal materials, and all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution;

WHEREAS, the Applicant has addressed, or agreed to address, all conditions of approval of the Application imposed by Town Council based upon a recommendation for approval by the DRB.

Now, Therefore, Be It Resolved that the Town Council hereby approves Vested Property Rights for the site specific development plan for the Gondola Parking Garage on Lot 1003R-1

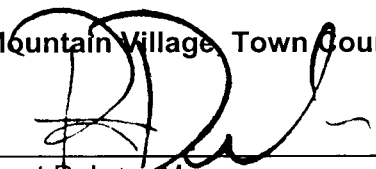
and authorizes the Mayor to sign the Resolution subject to the following conditions:

1. This vested property right for the site specific development plan for the Gondola Parking Garage will be valid for 10 years from the date of this resolution.
2. All conditions of the original DRB approval as set forth in the DRB minutes dated July 28, 2011, for the Gondola Parking Garage design will remain conditions of this Vested Property Rights.
3. The Applicant shall return to the DRB for any revisions to the approved plan that may occur.
4. The Applicant will be required to build per the Building Code in effect at the time of submittal for a building permit.
5. The Applicant will be required to submit building permit plans based on the Town's adopted building codes in effect at the time of submittal for a building permit.
6. The establishment of a vested property right shall not preclude the application of ordinances or regulations of the Town which are general in nature and applicable to all property subject to land use regulation by the Town, including, but not limited to, fee assessments and building, fire, plumbing, electrical, mechanical, water and sewer codes.
7. All representations of the Applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.
8. Per section 2-1307 of the Design Regulations, this approval does not allow any violation to the LUO and/or Design Regulations or imply approval of any errors that may be contained in this application that violate the LUO and/or the Design Regulations.

Be It Further Resolved that Lot 1003R-1 may be developed as submitted in accordance with the official DRB approved final plan set and this vested property right and site specific development plan as set as approved under Resolution NO. 2011-1020-23.

Approved by the Town Council at a public meeting October 20, 2011

Town of Mountain Village, Town Council

By: 
 Robert Delves, Mayor

Attest:

By: 
 Susan Johnston, Deputy Town Clerk

ORDINANCE NO. 2021-__

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING A VESTED PROPERTY RIGHTS EXTENSION FOR A SITE-
SPECIFIC DEVELOPMENT PLAN AT LOT 1003R-1, 433 MOUNTAIN VILLAGE
BOULEVARD, GONDOLA PARKING GARAGE**

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**”); and,
- 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; and,
- C. The Town of Mountain Village (“the **Applicant**”) is the owner of record of real property described as Lot 1003R-1, Town of Mountain Village as further described on the plat recorded on July 1, 2015 in Plat Book 1 at Pages 4739 and 4740 at Reception Number 438225 (the “**Property**”); and,
- D. The Design Review Board approved an application in August 2011 allowing an additional two floors to be constructed on top of the existing parking garage structure. The Applicant subsequently requested four (4) one (1) year extensions expiring on August 9, 2011; and,
- E. The Town Council approved an extension to the Vested Property Rights for the DRB approved Design on October 20, 2011 as recorded at Reception Number 420304; and,
- F. The Town Council Approval created a vested property right for a period of ten (10) years that was valid until October 20, 2021 (the “**Vested Property Right**”); and,
- G. The Applicant submitted a Vested Property Right Extension development application on February 15, 2021 seeking a further extension of the Vested Property Right to October 20, 2031 (the “**Vested Property Rights Extension Application**”); and,
- H. The Vested Property Rights Extension Application has been processed and evaluated pursuant to the Town of Mountain Village Community Development Code (the “**CDC**”); and,
- I. The Design Review Board conducted a public hearing on the Vested Property Rights Extension Application in accordance with the CDC on April 22, 2021 and with public notice of such application as required by the public hearing noticing requirements of the CDC. The DRB considered the Applications, testimony, and public comment and recommended to the Town Council that the Vested Property Rights Extension Application be approved with conditions pursuant to the requirement of the CDC; and,
- J. At its regularly scheduled meeting held on May 20, 2021 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.
- K. On June 17, 2021, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.

- L. The meeting held on April 22, 2021 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.
- M. The Town Council finds the proposed Vested Property Rights Extension Application meets the Vested Property Rights criteria for decision contained in CDC Section 17.4.17 as follows:
 - 1. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles, and market conditions.
 - 2. The site-specific development plan is consistent with public health, safety, and welfare.
 - 3. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development.
 - 4. The site-specific development plan meets the criteria for decision for a concurrent, required development application(s);

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

- 1. Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: " Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101et seq. and subject to the Town of Mountain Village's Community Development Code."
- 2. The Town shall publish in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4).
- 3. All previous conditions of approval from the original 2007 Design Review approval as well as the 2011 vested property rights extension approval remain applicable for any future development.

Section 1. Vested Property Right Extension

- A. The Vested Property Right is hereby extended for a period of ten (10) additional years until October 20, 2031.

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 June 17, 2021 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 17th day of June 2021 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 22nd day of April 2021.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 17th day of June 2021

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

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

Approved as To Form:

Paul Wisor, Town Attorney

I, Susan Johnston, 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 _____, 2021, 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 _____, 2021 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 _____, 2021. 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 _____, 2021.

Susan Johnston, Town Clerk

(SEAL)



TO: Mountain Village Town Council
FROM: John Miller, Senior Planner
FOR: Town Council Public Hearing; May 20, 2021
DATE: May 10, 2021
RE: First reading of an Ordinance regarding a Vested Property Rights Extension for a Site Specific Development Plan at Lot 1001R, 415 Mountain Village Boulevard, VCA Phase IV

Project Overview

PROJECT GEOGRAPHY

Legal Description: Lot 1001, Town of Mountain Village, According to the Replat of Lots 1001, 1007, 1008 and Tract OS-1R-1, Mountain Village, Filing 1 Recorded September 10, 2014 in Plat Book 1 at Page 4671.

Address: 415 Mountain Village Blvd
Applicant/Agent: Michelle Haynes, Mountain Village Housing Authority
Owner: Mountain Village Housing Authority
Zoning: Multi-Family Zone District / Active Open Space
Existing Use: Employee Apartments
Proposed Use: Employee Apartments
Lot Size: 8.394 acres

Adjacent Land Uses:

- **North:** Active Open Space
- **South:** Civic
- **East:** Active Open Space
- **West:** Active Open Space

ATTACHMENTS

- Exhibit A: Narrative
- Exhibit B: Plan Set
- Exhibit C: Ordinance

Figure 1: Lot 1001 - Vicinity Map



Case Summary: Michelle Haynes, Housing Director, acting on behalf of the Town of Mountain Village Housing Authority (Owner), is requesting Town Council approval of an extension of the Vested Property Rights and Site Specific Development Plan for the Village Court Apartments (VCA) Phase IV Expansion. This request would extend the vested property rights and site-specific design plans for VCA Phase IV from July 18, 2021, to July 18, 2031.

The approval extends the vested rights of the property as it relates to the following approvals:

1. The Design Review Board (DRB) approved the Final Architecture Review on July 11, 2019, allowing for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Blvd.
2. On July 18, 2019, the Town Council approved a Variance to the CDC requirements for height, allowing deviations in the maximum building heights. Approval of this request would allow for the construction of the project within the parameters of these original approvals.
3. The Final Architectural Review plans received a staff-level six (6) month extension to July 18, 2021

The Owner is requesting an extension of Vested Property Rights for items 1 and 2 above due to delays created by to the COVID19 Pandemic and the lingering impacts of the pandemic on the overall development patterns in the Mountain Village.

Additionally, it should be noted that on August 15, 2019, the Town Council approved a Density Transfer and Rezone Ordinance, increasing the unbuilt employee apartment density on Lot 1001R from 42 Units to 49 Units. This ordinance was recorded at Reception Number 460265 and does not need any additional extensions.

Applicable CDC Requirement Analysis: The applicable requirements cited may not be exhaustive or all-inclusive. The Owner is required to follow all requirements even if an applicable section of the CDC is not cited. ***Please note that Staff comments will be indicated by Italicized Text.***

Section 17.4.17: Vested Property Rights

D. Criteria for Decision:

1. The following criteria shall be met for the review authority to approve a vested property right:
 - a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles, and market conditions;

Staff Note: Due to the uncertainty over the past year as it relates to the COVID19 Pandemic, the Town has indicated that it wishes to keep the vested property rights and approved design review in place for the VCA Phase IV expansion. This allows the Town to maintain the option to construct this facility within the previously approved parameters. The current market conditions and economic cycle warrant this request. Criterion met.

- b. The site-specific development plan is consistent with public health, safety, and welfare;

Staff Note: Extension of current Vested Property Rights would not negatively impact public health, safety, or welfare. These items were discussed at length during the original approval of VCA Phase IV, and it was determined by Town Council that this site-specific development plan is consistent with this standard. Criterion met.

- c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Staff Note: Staff is generally comfortable with the proposed construction and required financing of the approved site-specific development plan, given the extensive discussions held in 2019 as it related to financing and development of the project. Criterion met.

- d. The site-specific development plan meets the criteria for decision for a concurrent, required development application(s); and

Staff Note: There are no concurrent development applications required as part of this request. Criterion Met.

- e. The proposed vested property right meets all applicable Town regulations and standards.

Staff Note: The proposal, at the time of approval, met all applicable town regulations and standards. These standards are still being met through this proposal. Criterion Met.

E. General Standards for Review

- 2. Required Plan Notation. Each document that comprises a site-specific development plan shall contain the following language:

Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101 et seq. and subject to the Town of Mountain Village's Community Development Code.

Failure to comply with the foregoing requirement shall negate the creation of a vested property right.

Staff Note: The Owner shall be required to add this notation to each document within the site-specific development plan.

- 5. Duration: A property right, which has been vested as provided for in this section, shall remain vested for a period of three (3) years unless the Town Council in its sole discretion approves a longer vesting period based on the scale of the development application, or other special or unique circumstances or other development objectives.

Staff Note: The Owner is requesting a vesting period of extension of ten (10) years. As noted above, the Town Council may approve a vesting period for longer than the three (3) year period, recognizing the unique circumstances and the development objective target of increasing affordable housing supply in the Mountain Village.

Design Review Board Recommendation: The Design Review Board reviewed the application to extend the Vested Property Rights for a Site Specific Development Plan at Lot 1001R, VCA Phase IV, and voted unanimously to recommend approval to Town Council with Staff's recommended conditions.

Staff Recommendation: If the Town Council determines that the application to extend the vested property rights and site-specific development plan for the Phase IV VCA Expansion at Lot 1001R meets the criteria for decision listed within this staff memo, then staff has provided the following suggested motion:

Staff Note: It should be noted that reasons for approval or rejection should be stated in the findings of fact and motion.

Proposed Motion:

I move to approve, the first reading of an Ordinance regarding the extension of a vested property right and site-specific development plan application at Lot 1001R, 415 Mountain Village Blvd, from July 18, 2021, to July 18, 2031. pursuant to CDC Section 17.4.17 based on the evidence provided within the Staff Report of record dated April 10, 2021, and to ask the Town Clerk to set a public hearing for June 17, 2021

With the following findings:

- 1) The proposal to extend the VCA Phase IV vested property rights meets all of the Criteria for Decision listed in 17.4.17(D)(1).

And, with the following conditions:

- 1) Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: " *Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101et seq. and subject to the Town of Mountain Village's Community Development Code.*"
- 2) The Town shall publish in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4)
- 3) All previous conditions of approval provided on the Notice of Action dated December 28, 2020, remain applicable.

This motion is based on the evidence and testimony provided at a public hearing held on May 20, 2021, with notice of such hearing as required by the Community Development Code.

/jjm



VESTED PROPERTY RIGHTS APPLICATION

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

VESTED PROPERTY RIGHTS APPLICATION			
APPLICANT INFORMATION			
Name:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
Mountain Village Business License Number:			
PROPERTY INFORMATION			
Physical Address:		Acreage:	
Zone District:	Zoning Designations:	Density Assigned to the Lot or Site:	
Legal Description:			
Existing Land Uses:			
Proposed Land Uses:			
OWNER INFORMATION			
Property Owner:		E-mail Address:	
Mailing Address:		Phone:	
City:	State:	Zip Code:	
DESCRIPTION OF REQUEST			

February 15, 2021

Narrative: Village Court Apartments Vested Property Rights and Plan extension Request for Ten Years

1. The following criteria shall be met for the review authority to approve a vested property right:

a. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles and market conditions;

The Town of Mountain Village wishes to keep the vested property rights and design review plans in place to maintain the option to construct VCA Phase IV for a longer period than originally anticipated.

b. The site-specific development plan is consistent with public health, safety and welfare;

Yes it is.

c. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development;

Yes it met town regulations and standards and was approved as such.

d. The site-specific development plan meets the criteria for decision for concurrent, required development application(s); and

Yes

e. The proposed vested property right meets all applicable Town regulations and standards.

Yes

2. It shall be the burden of the applicant to demonstrate that submittal material and the proposed development substantially comply with the vested property right review criteria.

Original Application



DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES
 455 Mountain Village Blvd. Suite A
 Mountain Village, CO 81435
 970-728-1392
 970-728-4342 Fax
 cd@mtnvillage.org

DESIGN REVIEW PROCESS APPLICATION

APPLICANT INFORMATION

Name: Thomas W. Umbhau, AIA		E-mail Address: info@bauengroup.com	
Mailing Address: P.O. Box 2044		Phone: 970-382-9130	
City: Durango	State: CO	Zip Code: 81302	
Mountain Village Business License Number: 007214			

PROPERTY INFORMATION

Physical Address: 415 Mountain Village Blvd, Mountain Village, CO 81435		Acreage: 8.394
Zone District: Multi-Family	Zoning Designations: Apartments	Density Assigned to the Lot or Site: 50 Available units
Legal Description: LOT 1001 ACC TELLURIDE MTN VILLAGE		
Existing Land Uses: Multi-Family		
Proposed Land Uses: Multi-Family		

OWNER INFORMATION

Property Owner: Town of Mountain Village & Housing Authority		E-mail Address: MHaynes@mtnvillage.org	
Mailing Address: 455 Mountain Village Blvd, Suite A		Phone: 970-369-8250	
City: Mountain Village	State: CO	Zip Code: 81435	

DESCRIPTION OF REQUEST Exterior design approval for two new apartment buildings within the existing Town of Mountain Village - Village Court Apartments complex.
--



Design Review Process

Item No: 7—Development Narrative

Overview

The project being proposed for design review is the construction of two new apartment buildings within the existing Village Court Apartment complex located in the Town of Mountain Village. The project has been approved for a density of up to but not exceeding forty two (42) new apartment units, this proposal is showing (49) units. The density for this project will be created by the Town for Employee Housing. The two new buildings are referred to as the 'West' and 'East' building and are labeled as such throughout the submittal.

The proposed **West Apartment building** is 21,522 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (20) two-bedroom units and (1) one-bedroom unit with associated laundry, employee office and mechanical room facilities.

The proposed **East Apartment building** is 24,515 square feet with 1,384 square feet of unheated exterior stair space and is three stories tall. In addition to the three stories, there is a 'walk-out' lower (fourth) floor, the walk-out level is not a full floor. The lowest floor is tucked into the hillside, faces the open space to the east, and is not visible from the Village Court Apartments parking lot. The building consists of (21) two-bedroom units and (7) one-bedroom units with associated laundry and mechanical room facilities.

Site

The proposed site is sloped. The two new buildings will be located between two existing Village Court apartment buildings. Existing building 14 is to the north of the site and existing building 8 is southeast of the site. The existing conditions plan is attached and illustrates the existing site, site conditions and the immediate surrounding area. The sloped site does contain slopes greater than 30%. The 30% or greater slopes are indicated on the existing conditions plan. Besides building 14 to the north and building 8 to the southeast, the building site is adjacent to the existing parking lot to the west.

The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the proposed density and maintaining code clearances, required parking and fire truck access. As shown, the current footprints also consider the existing wetland located on the property. The proposed site design does not encroach on the wetlands in any way and maintains a 7'-0" buffer between the wetlands and the new project building footprints.

The grading as shown in the submittal is designed to meet the Community Development Code section 17.5.5 for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.

The existing parking areas on site meet the minimum requirements for all the existing Village Court Apartment units as well as the required parking for the proposed (49) new units. This proposal does not propose any new parking stalls.



BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB

Email: info@bauengroup.com

Building Design

The floor plan design was developed based off programmatic requirements developed between the VCA apartments administration, the planning department and the recently completed housing assessment studies.

The exterior building elevations and roof forms have been designed to be similar in mass, scale and shape to the existing apartment buildings. The proposed roof forms incorporate a main 5:12 gable roof and a 3:12 secondary shed roof form element in place of the hip or dormer roof shape used on the existing buildings.

The exterior materials for the two new buildings vary from the existing Village Court Apartments. The proposed design uses metal siding in different profiles to look similar but not the same as the siding material currently being used on the existing buildings. The metal siding being proposed, in addition to creating a more contemporary style, will also reduce maintenance for the life of the building. This submittal is also showing a standing seam metal roofing to add to the feeling of the building being similar to the current VCA buildings but updated to reflect design materials being used today. The colors for the exterior materials are included in this proposal and tie into the exterior color palette of the Village Court Apartments.

Due to the modular construction method being used for the project, there is additional building height for both the West and the East building. The important point to note and will be evident in the submittal is that the overall building heights are very similar to the building ridges of the existing immediate adjacent buildings. The maximum building heights and average building heights are also included in this submittal per the CDC section 17.3.11.

The West apartment building is approximately 4'-0" taller than the existing adjacent building 14 apartment building and the East apartment building is approximately 2'-0" lower than the existing adjacent building 8 apartment building. The project will be seeking a height variance under a separate submittal.

The proposed exterior design reflects an updated and more contemporary version of the existing VCA apartment buildings while continuing to be respectful of its immediate and distant neighbors. Because the existing VCA buildings are not all the same with respect to exterior cladding schemes, this design fits the context and is appropriate for the overall development.



Design Review Process

Item No: 11—Practicable Alternatives Analysis

Two aspects that exist on site that need to be addressed are the existing wetlands and the >30% slopes

1) Wetlands

- a. The existing wetland area is demarcated on the existing conditions plan of the proposal. The project will not be disturbing the wetland and will maintain a 7' buffer between the wetland and the building footprints, therefore we are not proposing any practicable alternative. Every effort will be made to protect the wetland area.

2) >30% slopes per CDC 17.6 C.

- a. The proposed site and grading plan illustrate the optimal location on the site for the two new apartment buildings. The currently shown proposed building footprints were designed to be efficient while providing the necessary square footage required to achieve the target density of (49) units. Alternative design solutions were studied, while keeping the following site program requirements:
 - i. The wetland would not be disturbed
 - ii. The overall height would need to be compatible and close in elevation to the existing building #14 and #8
 - iii. A deeper building would result in reducing the evergreen and aspen visual buffer between the buildings and the ski run to the east
- b. The proposal illustrates the minimum footprints required to achieve the target density while maintaining all code related issues, clearances, required parking and fire truck access. Due to the wetland delineation as shown on the existing conditions plan and maintaining a reasonable overall height that is similar to the adjacent building heights, and maintaining a good visual buffer, the footprints encroached into 30% and greater topography.
- c. The grading as shown in the submittal is designed to meet the Community Development Code standards for Building Siting Design and Grading and Drainage design by blending the proposed grading into the existing grading and preserving the wetlands.



Design Review Process

Item No: 12—Design Variations

This proposal is requesting five design variations:

- 1) A design variation to the amount of required exterior stone siding—currently the CDC section 17.5.6.E.1 requires 30% minimum stone siding.
 - a. Due to the area building's exterior surfaces, providing this amount of stone siding would be a cost prohibitive item for the project. We are proposal a rusted vertical metal siding product that will blend in with the surrounding natural landscape colors, is easier to maintain and repair and still offers a nice surface texture that will generate shade and shadow lines on the elevations where it is used.
- 2) A design variation for the detail pertaining to requiring windows and doors in the stone clad areas of the exterior elevations—currently the CDC section 17.5.6.A.2 requires windows and doors in these areas to be recessed 5".
 - a. The special detailing for recessing and waterproofing these assemblies is cost prohibitive. The intent of the proposed design will be to match the detailing in the stone with the neighboring Building 14 which has a shallow installation detail in the stone siding and still provides the intent of the code which is to provide a heavy thick stone massing that grounds the building.



- 3) A design variation for the use of metal as siding - currently the CDC section 17.5.6.E.3 requires specific approval for the use of metal as siding, soffit and fascia material.
 - a. The owner's vision for the new buildings is a low maintenance exterior finish. This is being achieved with the use of metal on the entire exterior façade which will need little to no maintenance for the life of the building. The three metal materials are rusted sheet metal panels with a flat batten, rusted batten metal panel and prefinished corrugated metal panels.
- 4) A design variation for the use of retaining walls over 5 feet in height- currently the CDC section 17.6.6.B.7 requires retaining walls to have a maximum height of 5' with a minimum step in between walls of 4' to allow for landscaping to soften the walls.



BAUEN GROUP, LLC
ARCHITECTURE & DESIGN STUDIO

Thomas W. Umbhau, AIA, NCARB

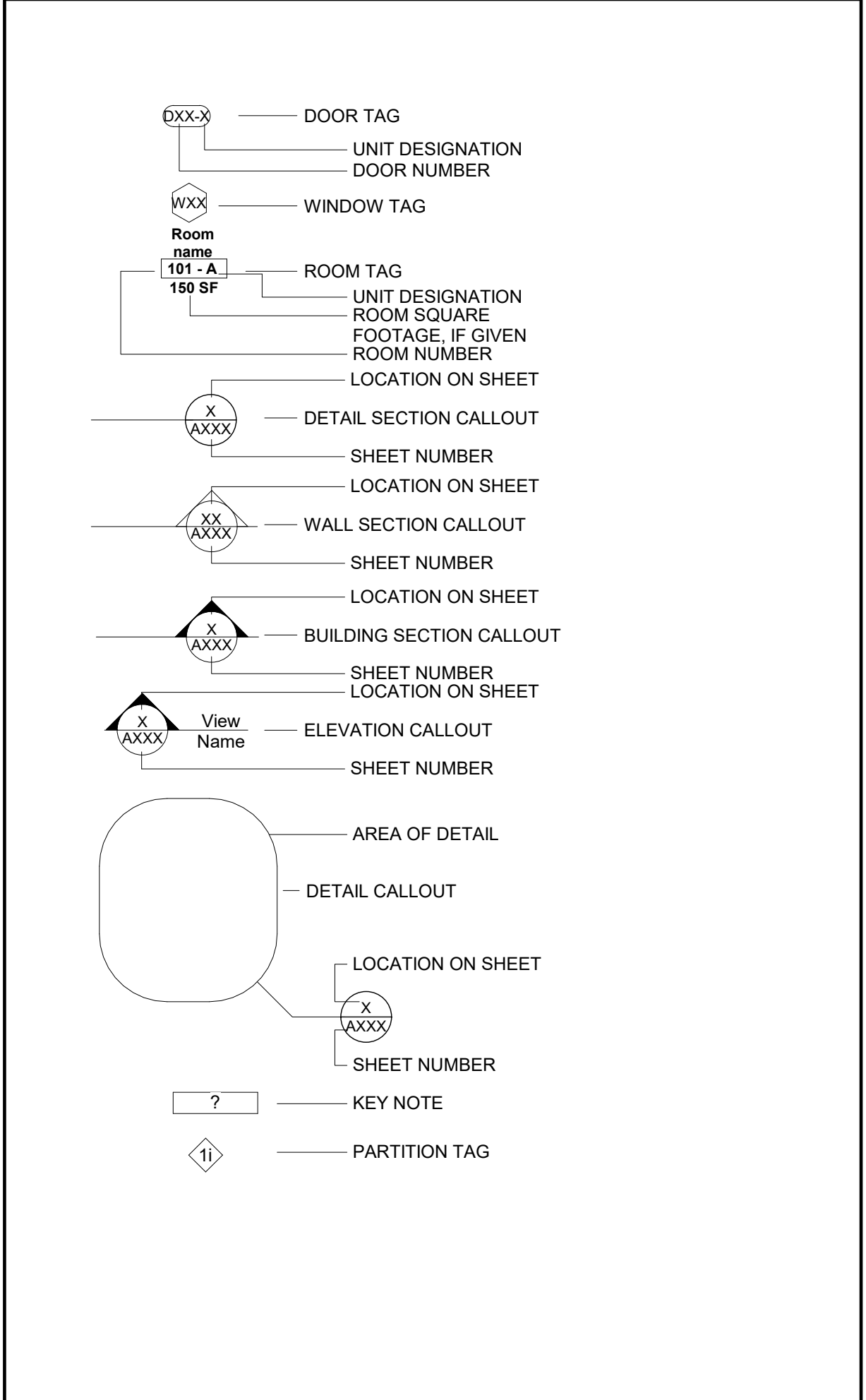
Email: info@bauengroup.com

- a. The existing site where the project will be built has a very steep slope adjacent to an existing wetland. In order to achieve access to the west entrance to the East Building and maintain clearance from the wetlands a 14' retaining wall will need to be built. On the east side of the East Building an 8' tall retaining wall will be required to gain access from the parking lot existing elevation to the entry stair. In order to achieve code required emergency egress from the lower level of the West Building a stepped 10' tall retaining wall will need to be built to hold the existing grade at the parking lot level back from the emergency exit. Wherever possible, the retaining walls will be built out of native boulders to blend the grade cuts with the natural grade.
- 5) A design variation for the use of exposed 'board formed' concrete at site retaining walls - currently the CDC section 17.5.6.E.7.b requires specific approval for the use of board formed concrete as an exterior material.
- a. Due to site constraints three of our four site retaining walls will need to be formed out of concrete as opposed to site boulders that are laid back. The laid back boulder wall detail takes up much more room than a poured concrete wall and we are constrained by an existing culvert and an existing wetland, neither of which can be disturbed. The proposed finish for the retaining walls is a board textured concrete pattern that will provide design interest and finish to the walls.

ABBREVIATION LIST

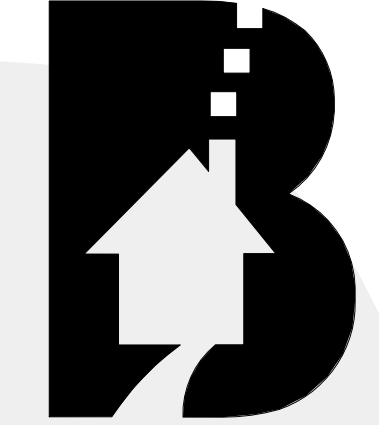
A.A.	ADHESIVE ANCHOR	FRMG	FRAMING
A.B.	ANCHOR BOLT	FTG	FOOTING
ABC	AGGREGATE BASE COURSE	GA	GAUGE
ABV	ABOVE	GALV	GALVANIZED
ADJ	ADJACENT	G.B.	GRADE BEAM
AFF	ABOVE FINISHED FLOOR	G.L.B.	GLU-LAM BEAM
AGG	AGGREGATE	HDR	HEADER
ARCHT	ARCHITECT	H.F.	HEM FIR
ASBO	AS SELECTED BY OWNER	HORIZ	HORIZONTAL
B.B.	BOND BEAM	H.S.	HIGH STRENGTH
BD	BOARD	H.T.	HEAVY TIMBER
B.F.	BOTTOM OF FOOTING OR BACKFILL	INFO	INFORMATION
BLDG	BUILDING	INT.	INTERIOR
BLK	BLOCK	JST.	JOIST
BLKG	BLOCKING	JT.	JOINT
BM	BEAM	L.L.	LIVE LOAD
BOD	BASE OF DESIGN	LLH	LONG LEG HORIZONTAL
BRG	BEARING	LLV	LONG LEG VERTICAL
BTWN	BETWEEN	LVL	LAMINATED VENEER LUMBER
B.U.	BUILT-UP	MAS	MASONRY
C.J.	CONTROL JOINT	MAT	MATERIAL
CLG	CEILING	MAX	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MFR.	MANUFACTURER
COL	COLUMN	MIN	MINIMUM
CONC.	CONCRETE	NA	NOT APPLICABLE
CONN.	CONNECTION	NLG	NAILING
CONT.	CONTINUOUS	NTS	NOT TO SCALE
CONTR.	CONTRACTOR	O.C.	ON CENTER
CTR	CENTER	O.H.	OVERHANG
CTR'D.	CENTERED	OPNG.	OPENING
DBL	DOUBLE	OSB	ORIENTED STRAND BOARD
D.F.	DOUGLAS FIR	PC	PRE-CAST
DIA	DIAMETER	PL	PLATE
DL	DEAD LOAD	PLYWD	PLYWOOD
DTL	DETAIL	PNL	PANEL
DWG	DRAWING	P.T.	PRESSURE TREATED
DWL	DOWEL	REINF.	REINFORCEMENT
EA	EACH	R.J.	ROOF JOIST
E.E.	EACH END	SH	SIMPSON HARDWARE
E.F.	EACH FACE	SHT.	SHEET
E.G.	EXISTING GATE	SHTG.	SHEATHING
E.J.	EXPANSION JOINT	SIM	SIMILAR
ENGR.	ENGINEER	SL	SNOW LOAD
EQ	EQUAL	S.S.	STEEL STUD
E.S.	EACH SIDE	STL	STEEL
E.W.	EACH WAY	S.W.	SHEAR WALL
EXP	EXPANSION	T.B.	TOP OF BEAM
EXT	EXTERIOR	T.J.	TOP OF JOIST
FFE	FINISH SUB-FLOOR ELEVATION	T.M.	TOP OF MASONRY
F.G.	FINISH GRADE	T.O.	TOP OF
F.J.	FLOOR JOINT	T.O.C.	TOP OF CONCRETE
FND	FOUNDATION	T.O.W.	TOP OF WALL
F.O.	FACE OF	T.P.	TOP OF PARAPET
F.O.C.	FACE OF CONCRETE	T.PL.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	TS	TRIM STUD OR TUBE STEEL
F.O.S.	FACE OF STUD	TYP	TYPICAL

DRAWING LEGEND



GENERAL NOTES

Phase IV Village Court Apartments Mountain Village, Colorado



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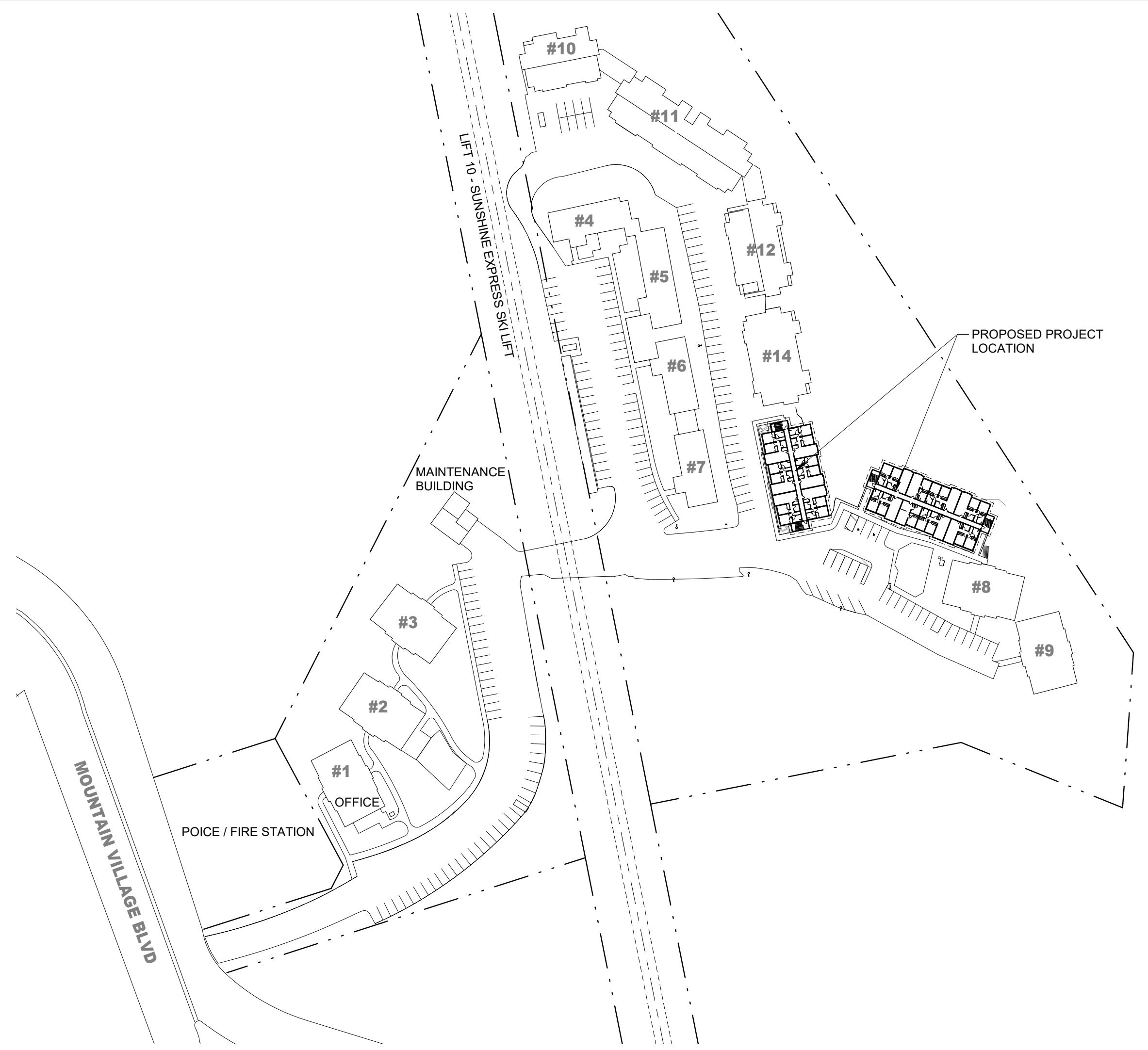
PROJECT DATA

PROJECT NAME	TOWN OF MOUNTAIN VILLAGE - VILLAGE COURT APARTMENTS PHASE IV
PROJECT ADDRESS	415 MOUNTAIN VILLAGE BLVD MOUNTAIN VILLAGE, COLORADO 81435
PROJECT DESCRIPTION	TWO NEW APARTMENT BUILDINGS AND THEIR ASSOCIATED LANDSCAPING
CIVIL	RUSSELL ENGINEERING BILL FROWNPFELTER, P.E. 934 MAIN AVE, UNIT C DURANGO, COLORADO 81301
SURVEY	FOLEY ASSOCIATES, LLC 125 W. PACIFIC, SUITE B-1 TELLURIDE, COLORADO 81432
ARCHITECT	BAUEN GROUP, LLC ARCHITECTURE & DESIGN STUDIO THOMAS W. UMBHAU - AIA, NCARB 1480 E. 2ND AVENUE, SUITE 8 DURANGO, CO 81301
MECHANICAL/ELECTRICAL & PLUMBING	DMCE RANDY WARTNER 1480 HOYT ST, SUITE 200 LAKEWOOD, COLORADO 80215

DRAWING INDEX

#	NAME
GENERAL	
G1.01	COVER SHEET
G1.02	SITE PLAN
G1.03	ROOF HEIGHT DIAGRAM
G1.04	CONSTRUCTION MITIGATION PLAN
G1.05	VIEW STUDIES
CIVIL	
C101	TOPOGRAPHIC SURVEY AND SLOPE STUDY
C102	SITE PLAN
C103	BUILDING GRADING PLAN
C104	EROSION CONTROL PLAN
C105	DETAILS
LANDSCAPE	
L1.01	LANDSCAPE PLAN
ARCHITECTURAL	
A1.01E	LOWER & FIRST LEVEL FLOOR PLAN
A1.02E	SECOND & THIRD LEVEL FLOOR PLAN
A1.03E	ROOF PLAN
A2.01E	BUILDING ELEVATIONS
A1.01W	LOWER & FIRST LEVEL FLOOR PLANS
A1.02W	SECOND & THIRD LEVEL FLOOR PLANS
A1.03W	ROOF PLAN
A2.01W	BUILDING ELEVATIONS
ELECTRICAL	
EP.01	PHOTOMETRIC

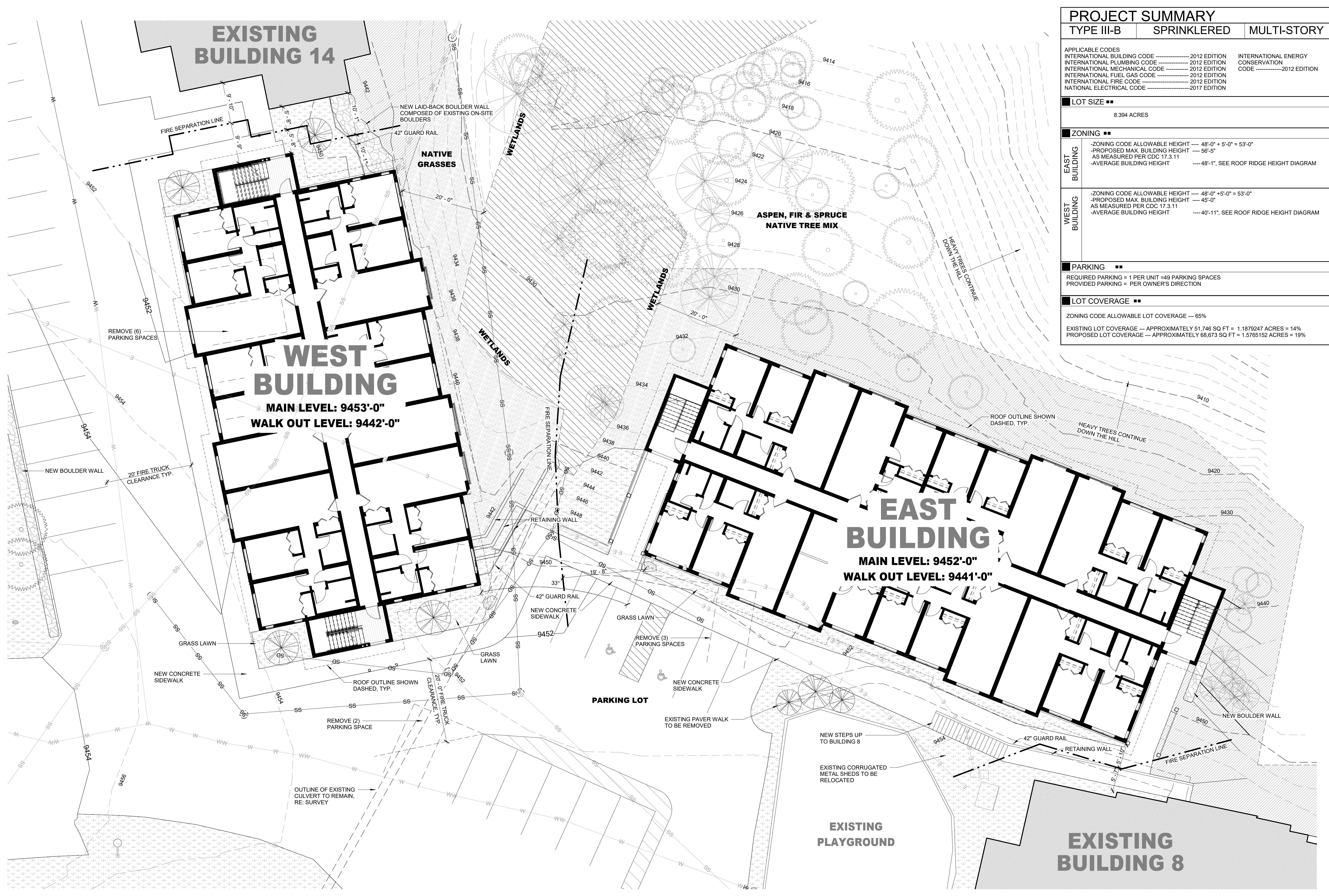
VICINITY MAP



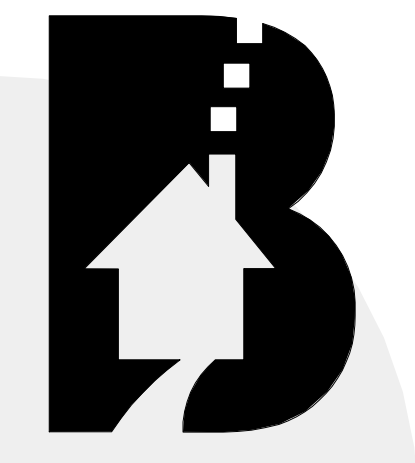
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSOR'S PARCEL NO: 477904200005
SET DESCRIPTION:
DRP SUBMITTAL 04.29.2019

Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	
DRAWING TITLE	
	COVER SHEET
SHEET NO.	
	G1.01



PROJECT SUMMARY		
TYPE III-B	SPRINKLERED	MULTI-STORY
APPLICABLE CODES INTERNATIONAL BUILDING CODE 2012 EDITION INTERNATIONAL PLUMBING CODE 2012 EDITION INTERNATIONAL MECHANICAL CODE 2012 EDITION INTERNATIONAL FUEL GAS CODE 2012 EDITION INTERNATIONAL FIRE CODE 2012 EDITION NATIONAL ELECTRICAL CODE 2017 EDITION INTERNATIONAL ENERGY CONSERVATION CODE 2012 EDITION		
LOT SIZE 8.394 ACRES		
ZONING EAST BUILDING - ZONING CODE ALLOWABLE HEIGHT --- 48'-0" + 5'-0" = 53'-0" - PROPOSED MAX. BUILDING HEIGHT --- 56'-5" AS MEASURED PER CDC 17.3.11 - AVERAGE BUILDING HEIGHT --- 48'-1", SEE ROOF RIDGE HEIGHT DIAGRAM WEST BUILDING - ZONING CODE ALLOWABLE HEIGHT --- 48'-0" + 5'-0" = 53'-0" - PROPOSED MAX. BUILDING HEIGHT --- 45'-5" AS MEASURED PER CDC 17.3.11 - AVERAGE BUILDING HEIGHT --- 40'-11", SEE ROOF RIDGE HEIGHT DIAGRAM		
PARKING REQUIRED PARKING = 1 PER UNIT = 49 PARKING SPACES PROVIDED PARKING = PER OWNER'S DIRECTION		
LOT COVERAGE ZONING CODE ALLOWABLE LOT COVERAGE --- 65% EXISTING LOT COVERAGE --- APPROXIMATELY 51,746 SQ FT = 1.1879247 ACRES = 14% PROPOSED LOT COVERAGE --- APPROXIMATELY 68,673 SQ FT = 1.5765152 ACRES = 19%		



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Phase IV Village Court Apartments
 415 MOUNTAIN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO.: 010-2019
 ASSESSORS PARCEL NO.: 477904200005
 SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

Date	Revisions

DESIGNED BY: TWU
 DRAWN BY: RMO
 CHECKED BY:
 SCALE: AS NOTED
 DATE: 04.29.19

DRAWING TITLE
SITE PLAN

SHEET NO.
G1.02

SITE PLAN
 1" = 10'-0"
 NORTH



MAXIMUM BLDG HEIGHT SUMMARY

PER MOUNTAIN VILLAGE CDC SECTION 17.3.11A

HIGHEST RIDGE POINT #	USGS @ LOWEST ADJACENT GRADE	USGS @ ROOF RIDGE	MAXIMUM BUILDING HEIGHT
EAST			
E1	9425' - 1"	9495' - 2"	70' - 1"
WEST			
W1	9437' - 1"	9496' - 2"	59' - 1"

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

AVERAGE BLDG HEIGHT SUMMARY

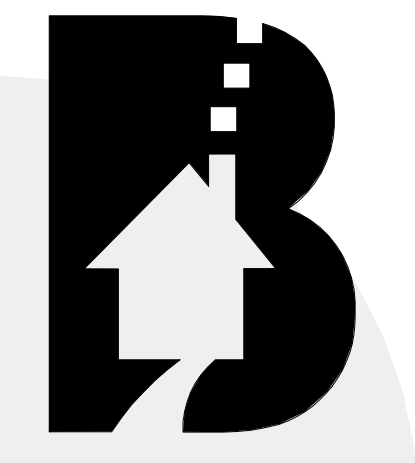
PER MOUNTAIN VILLAGE CDC SECTION 17.3.11C

POINT #	USGS @ PERIMETER GRADE	USGS @ ROOF MIDPOINT	AVERAGE BUILDING HEIGHT
EAST			
B-1	9432' - 0"	9485' - 3"	53' - 3"
B-2	9433' - 0"	9490' - 8"	57' - 8"
B-3	9432' - 8"	9490' - 8"	58' - 0"
B-4	9430' - 0"	9489' - 1"	59' - 1"
B-5	9426' - 0"	9490' - 8"	64' - 8"
B-6	9426' - 8"	9490' - 8"	64' - 0"
B-7	9434' - 0"	9485' - 3"	51' - 3"
B-8	9442' - 0"	9485' - 3"	43' - 3"
B-9	9450' - 10"	9485' - 3"	34' - 5"
B-10	9450' - 6"	9490' - 8"	40' - 2"
B-11	9450' - 6"	9490' - 8"	40' - 2"
B-12	9450' - 6"	9489' - 1"	38' - 7"
B-13	9450' - 6"	9490' - 8"	40' - 2"
B-14	9450' - 6"	9490' - 8"	40' - 2"
B-15	9450' - 10"	9485' - 3"	34' - 5"
B-16	9436' - 0"	9485' - 3"	49' - 3"
EAST BUILDING AVERAGE			
WEST			
A-1	9440' - 0"	9486' - 7"	46' - 7"
A-2	9437' - 0"	9491' - 8"	54' - 8"
A-3	9440' - 0"	9490' - 1"	50' - 1"
A-4	9445' - 0"	9491' - 8"	46' - 8"
A-5	9450' - 4"	9491' - 8"	41' - 4"
A-6	9450' - 8"	9486' - 7"	35' - 11"
A-7	9452' - 6"	9486' - 7"	34' - 1"
A-8	9452' - 0"	9486' - 7"	34' - 7"
A-9	9451' - 6"	9491' - 8"	40' - 2"
A-10	9451' - 6"	9491' - 8"	40' - 2"
A-11	9451' - 6"	9490' - 1"	38' - 7"
A-12	9451' - 6"	9491' - 8"	40' - 2"
A-13	9451' - 6"	9486' - 7"	35' - 1"
A-14	9452' - 6"	9486' - 7"	34' - 1"
WEST BUILDING AVERAGE			
40' - 11"			

ROOF HEIGHT NOTES

1. EXISTING SURVEYED CONDITIONS AND PROPOSED GRADING ARE SHOWN FOR BUILDING HEIGHT IMPACT AND COMPARISON PURPOSES. MOST RESTRICTIVE GRADE BETWEEN EXISTING AND PROPOSED IS USED FOR HEIGHT DETERMINATION.

RIDGE HEIGHT DIAGRAM OVER EXISTING GRADES
1" = 10'-0"



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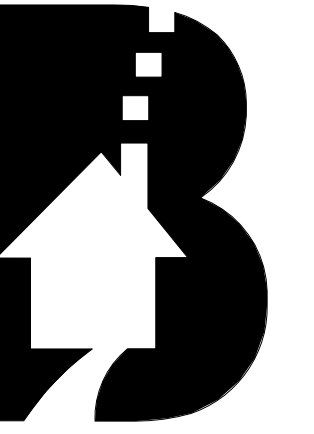
Phase IV Village Court Apartments
415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRP SUBMITTAL 04.29.2019

Date	Revisions

DESIGNED BY: TWU
DRAWN BY: RMO
CHECKED BY:
SCALE: AS NOTED
DATE: 04.29.19

DRAWING TITLE:
ROOF HEIGHT DIAGRAM

SHEET NO:
G1.03



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Preliminary
 Not For Construction

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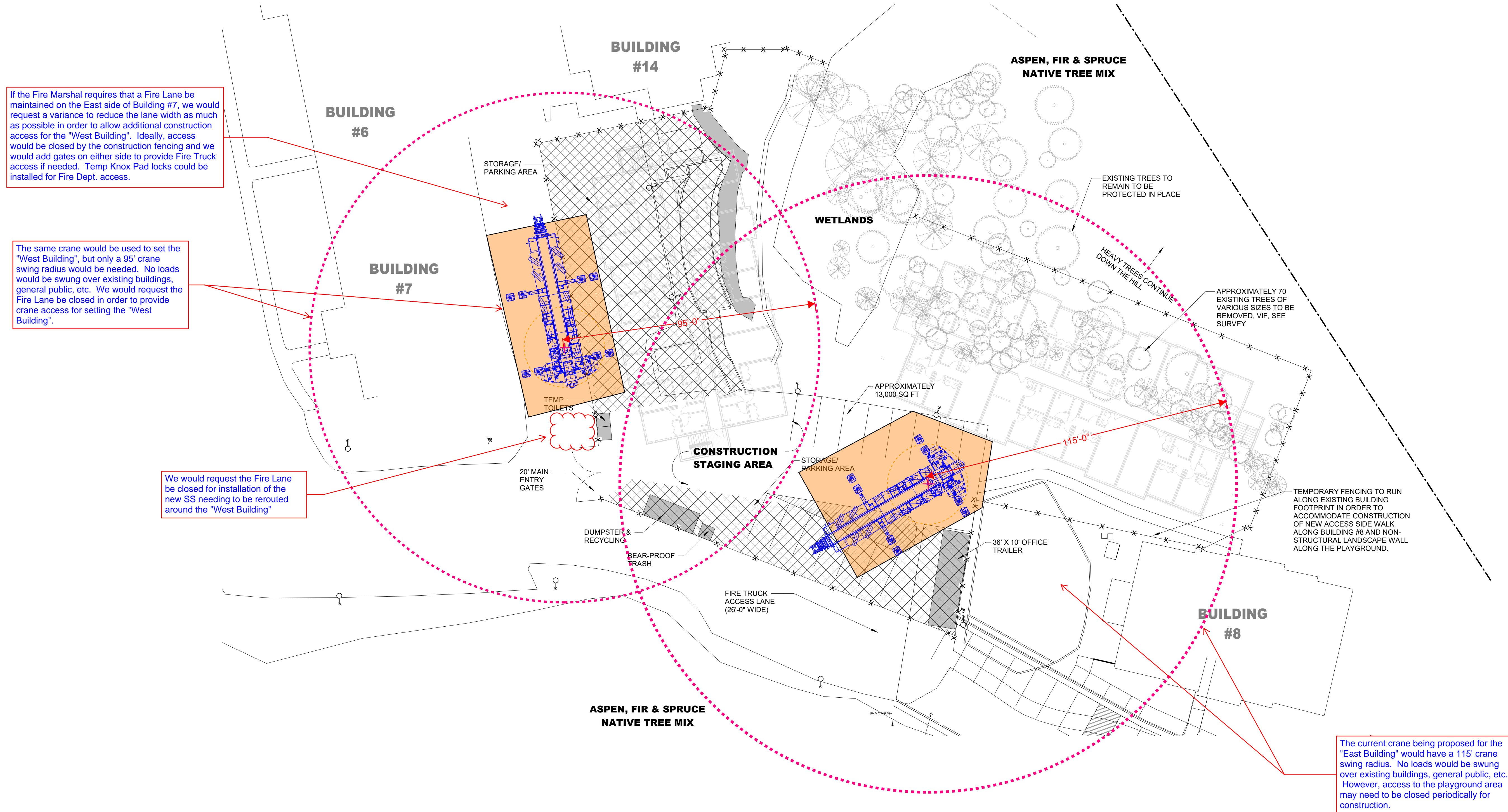
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 MOUNTAIN VILLAGE, CO 81435
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Date	Revisions

DESIGNED BY TWU	SCALE AS NOTED
DRAWN BY RMO	DATE 04.29.19
CHECKED BY	

DRAWING TITLE
CONSTRUCTION MITIGATION PLAN
 SHEET NO.
G1.04

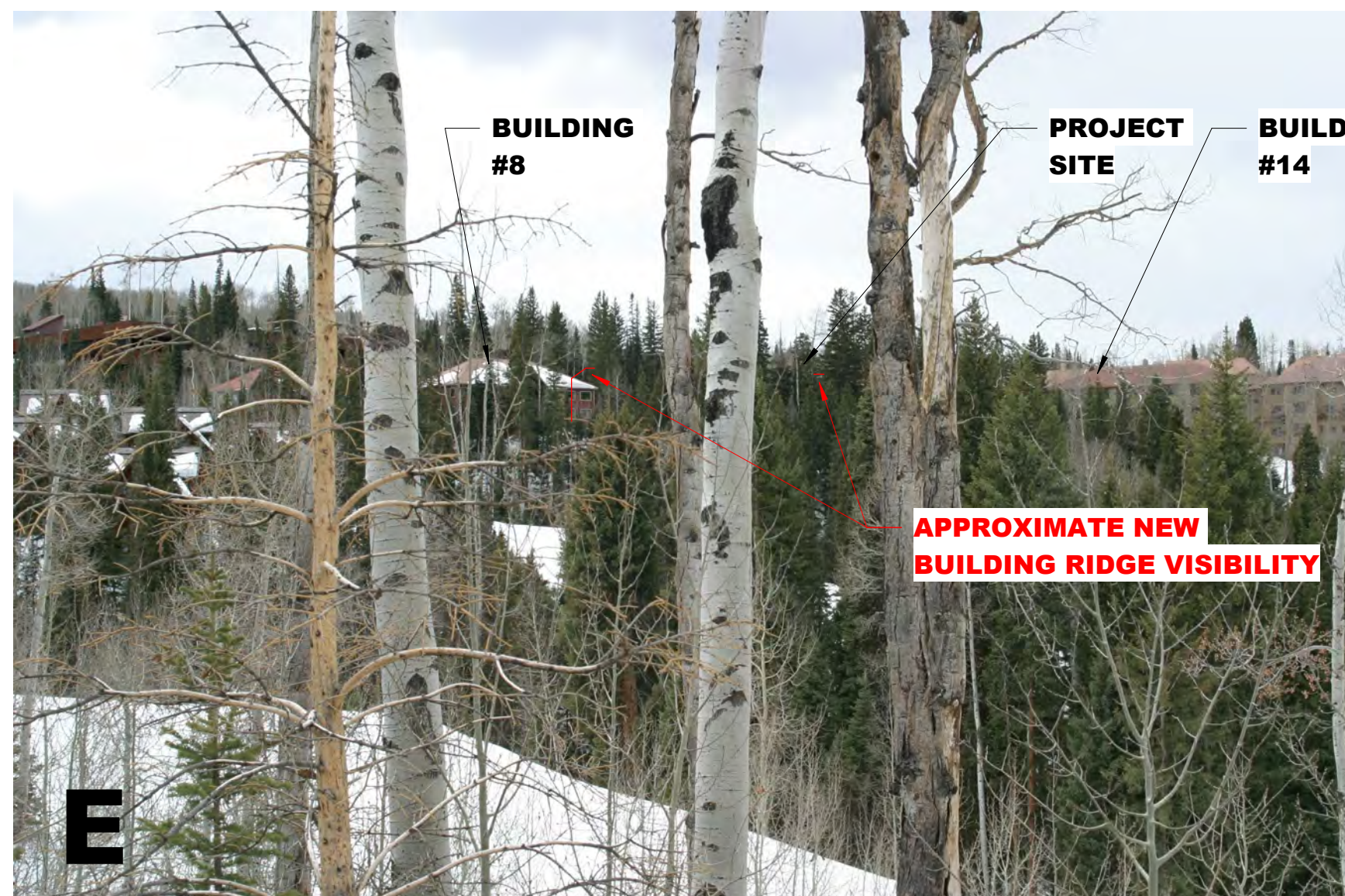
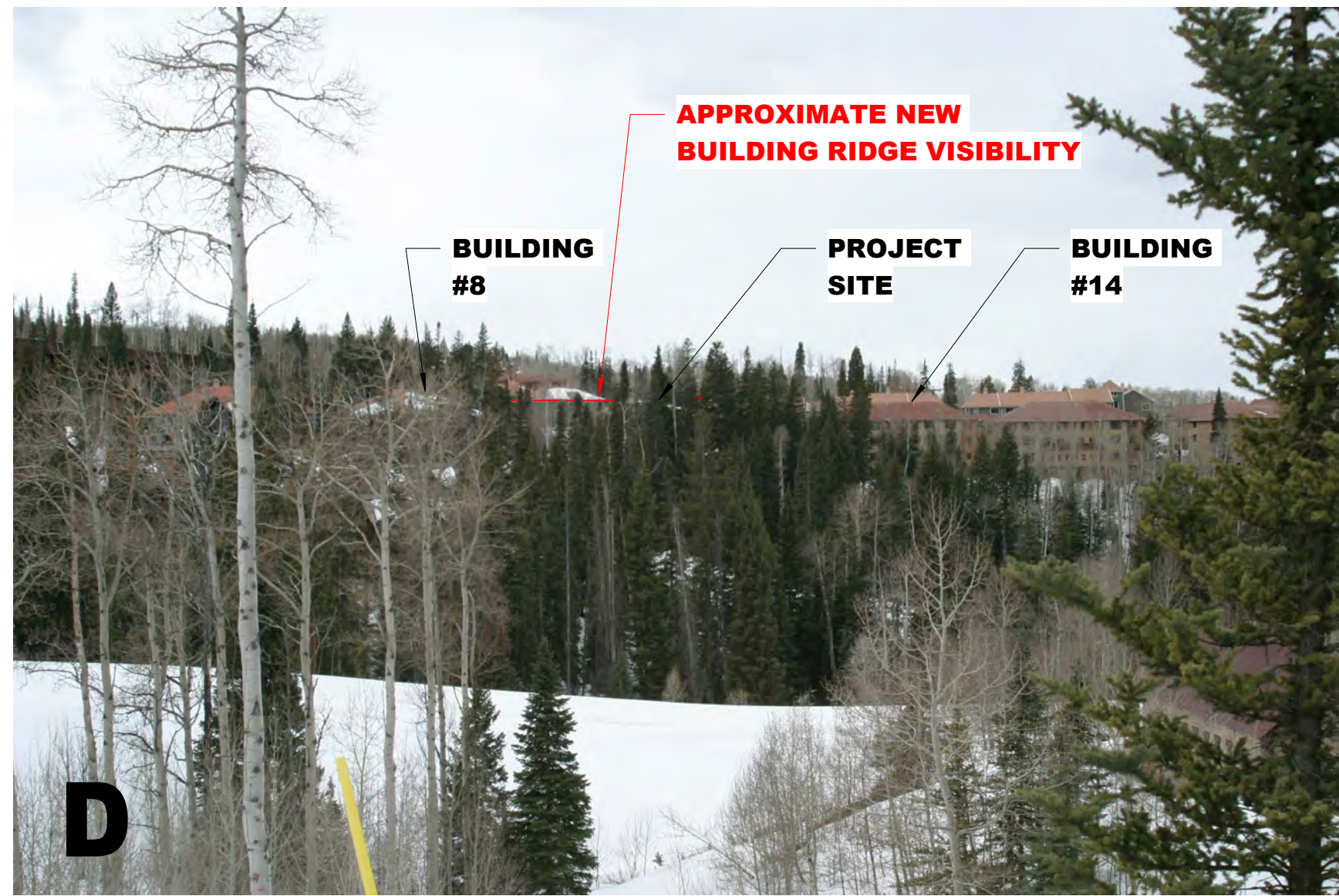
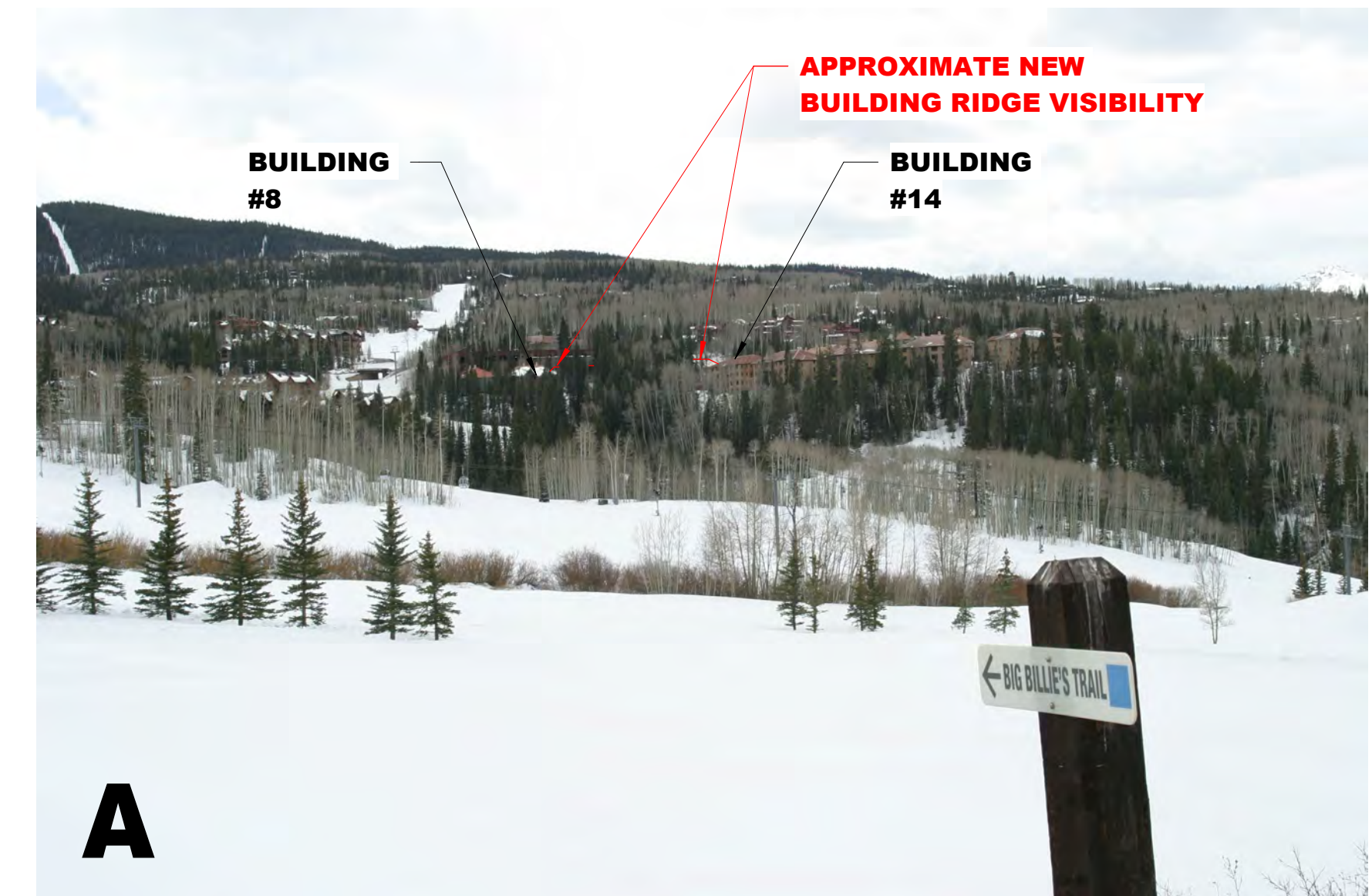
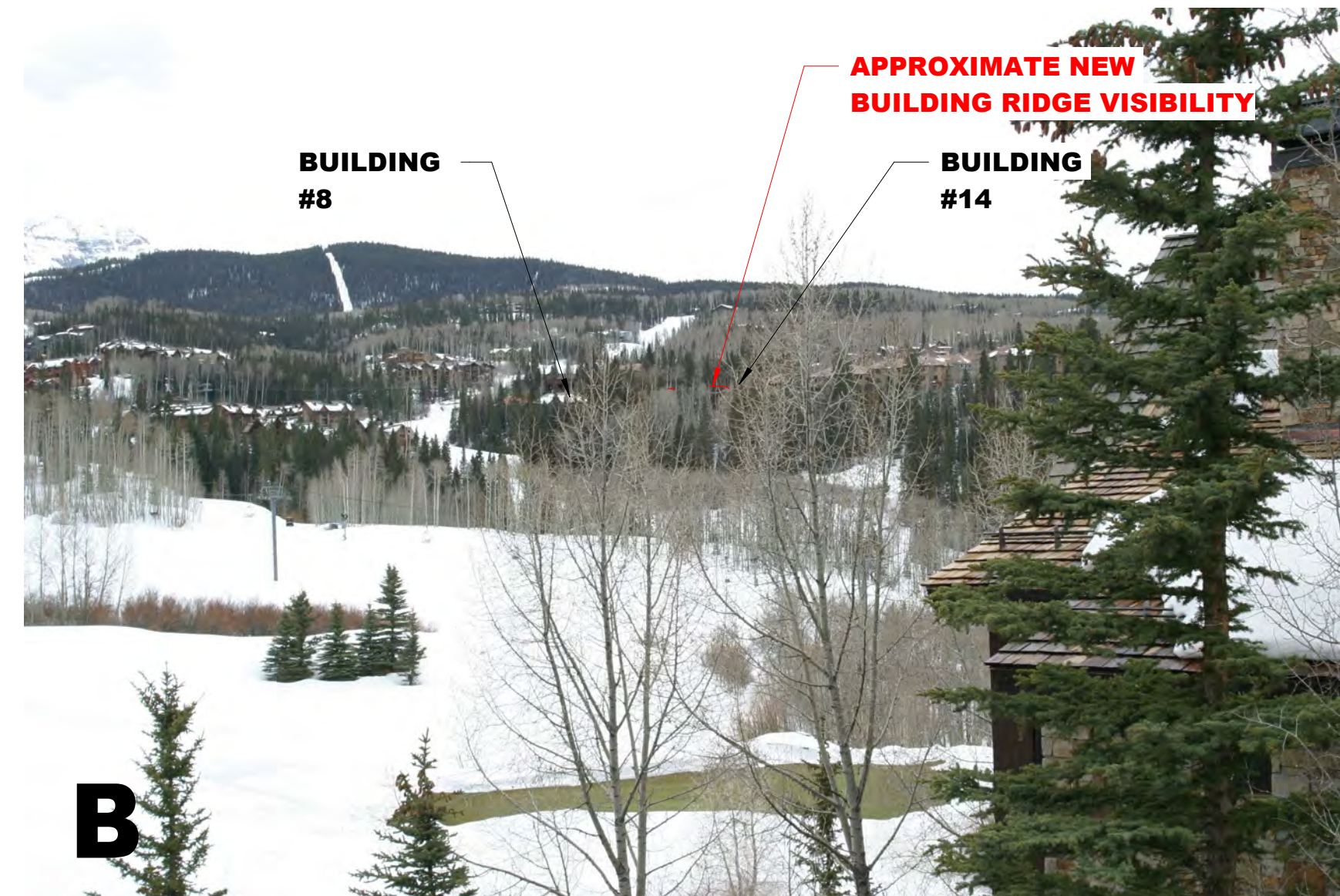
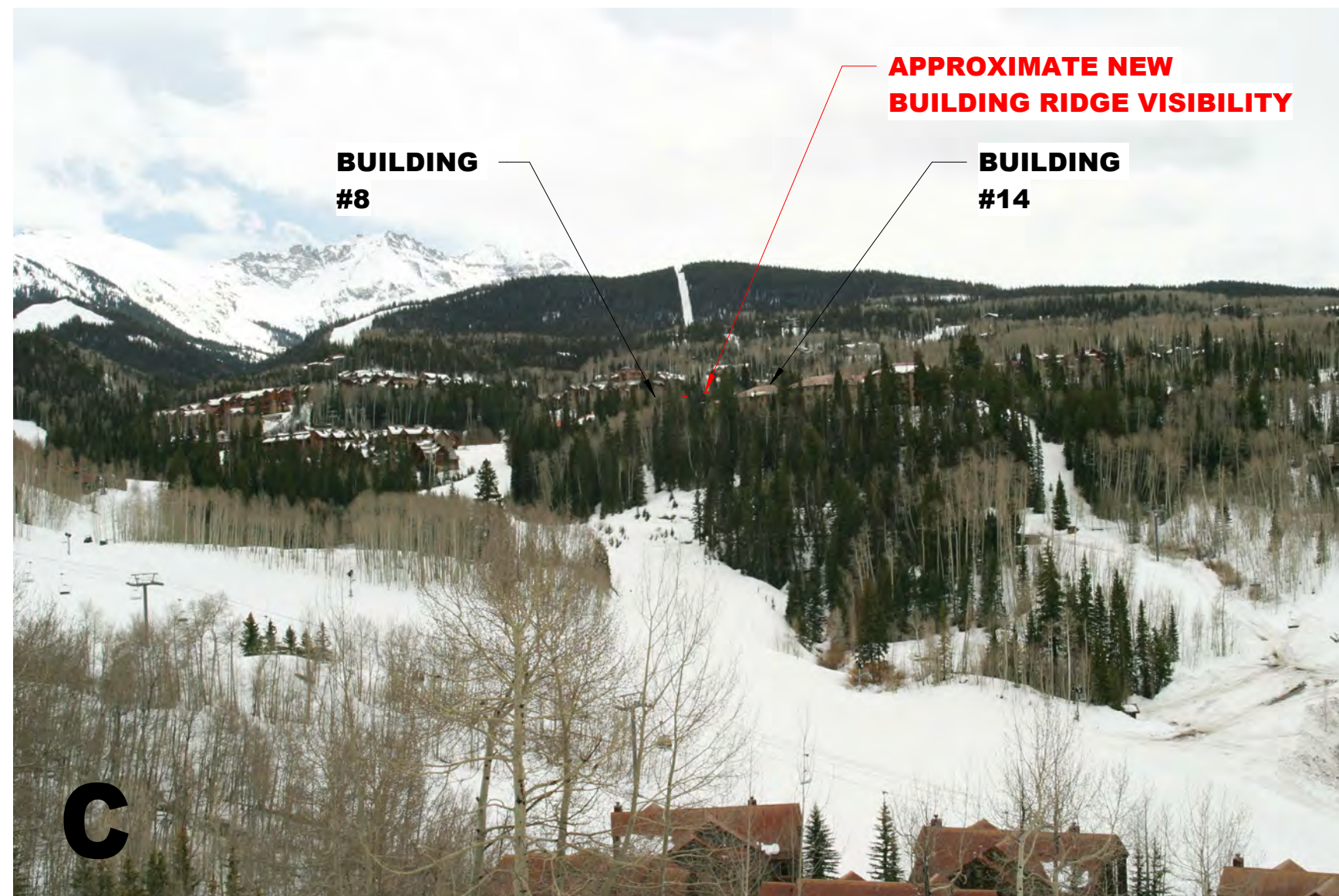


If the Fire Marshal requires that a Fire Lane be maintained on the East side of Building #7, we would request a variance to reduce the lane width as much as possible in order to allow additional construction access for the "West Building". Ideally, access would be closed by the construction fencing and we would add gates on either side to provide Fire Truck access if needed. Temp Knox Pad locks could be installed for Fire Dept. access.

The same crane would be used to set the "West Building", but only a 95' crane swing radius would be needed. No loads would be swung over existing buildings, general public, etc. We would request the Fire Lane be closed in order to provide crane access for setting the "West Building".

We would request the Fire Lane be closed for installation of the new SS needing to be rerouted around the "West Building"

The current crane being proposed for the "East Building" would have a 115' crane swing radius. No loads would be swung over existing buildings, general public, etc. However, access to the playground area may need to be closed periodically for construction.



VIEWS TO SITE FROM KEY LOCATIONS
12" = 1'-0"



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MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION: **DRP SUBMITTAL 04.29.2019**

Date	Revisions

DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMO	04.29.19
CHECKED BY	

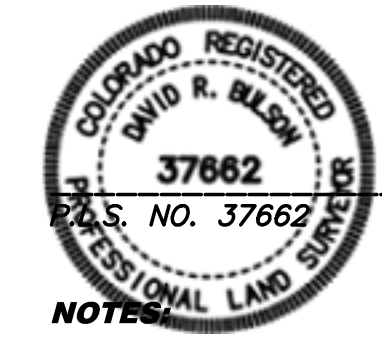
DRAWING TITLE
VIEW STUDIES

SHEET NO.
G1.05

SCALE: 1" = 10'
0 2 4 6 8 10 20

TRACT OS-1R-1

This topographic survey of a portion of Lot 1001, Town of Mountain Village, was field surveyed on December 08, 2017 under the direct responsibility, supervision and checking of David R. Bulson, of Foley Associates, Inc., being a Colorado Licensed Surveyor. On March 13, 2019 slope designations were added. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.



Date

NOTES

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements or record.
2. Benchmark: Control point "CP 602 SPIKE", as shown hereon, with an elevation of 9449.59 feet.
3. Contour interval is two feet.
4. Underground utilities were located through the Colorado 811 Ticket Express Program and must be field verified prior to construction.
5. Underground sanitary sewer lines were connected between manholes or sketched from the Mountain Village GIS Department's "TMV Sewer Map", dated 3-22-07.
6. Sanitary sewer continues from this location. It is unclear from site markings provided whether or not this line falls within the Sanitary Sewer Easement shown hereon.
7. NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LEGEND

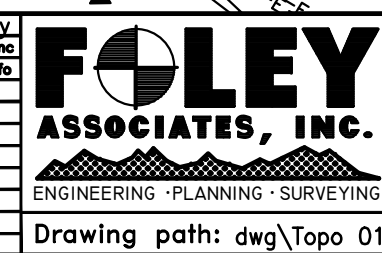
- WV WATER VALVE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- SM SEWER MANHOLE
- SIGN SIGN
- LP LAMP POST
- C4 CLEANOUT (4"-PVC)
- TR TRANSFORMER
- TE TELEPHONE PEDESTAL
- CTV CABLE-TV PEDESTAL

UTILITIES LEGEND

- E-E UNDERGROUND ELECTRIC LINE
- T-T UNDERGROUND TELEPHONE LINE
- TV-TV UNDERGROUND CABLE-TV LINE
- W-W UNDERGROUND WATER LINE
- SS-SS UNDERGROUND SANITARY SEWER LINE
- P-PARKING SPACE

Topographic Survey and Slope Study
A portion of Lot 1001, Town of Mountain Village,
San Miguel County, Colorado.

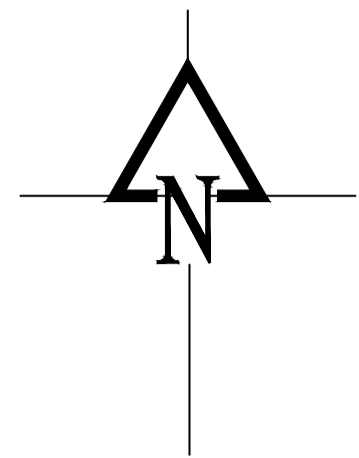
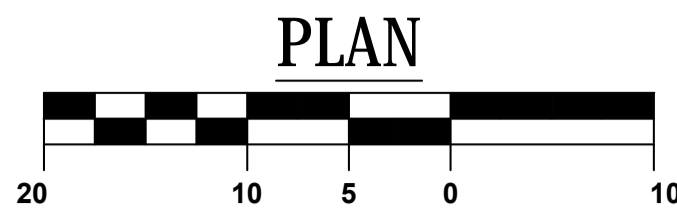
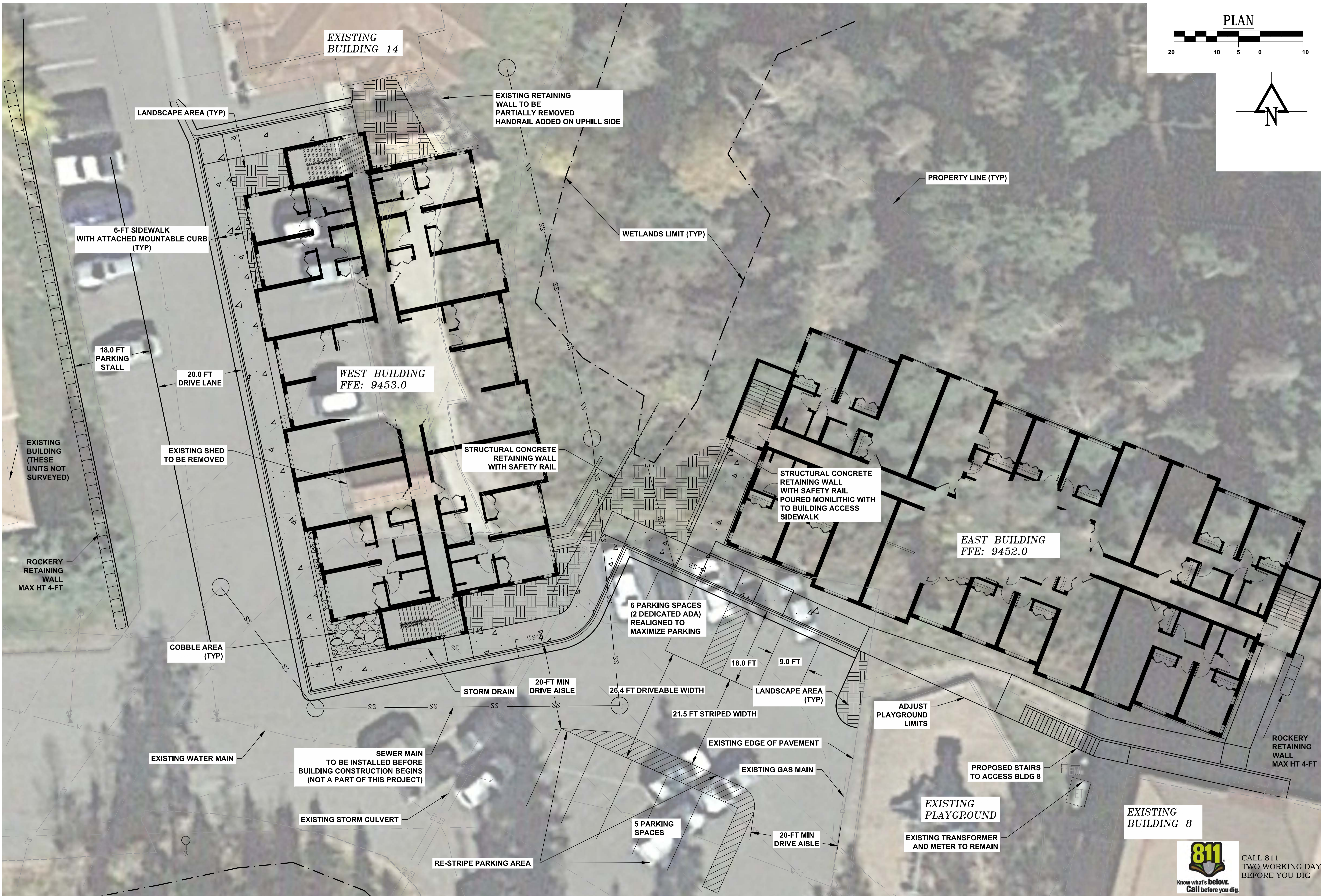
Project Mgr:	DB
Technician:	MC
Checked by:	AL
Start date:	12/08/2017



970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Topo 01-18\17042 Sht-3 EasternBldg...03-19.dwg Sheet 1 of 1 Project #: 17042

F:\01 - Winters\03232017\17042 Sht-3 Eastern Bldg 03-19.dwg with suggestions... 3/14/2019 9:26:11 AM, P1



Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

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Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

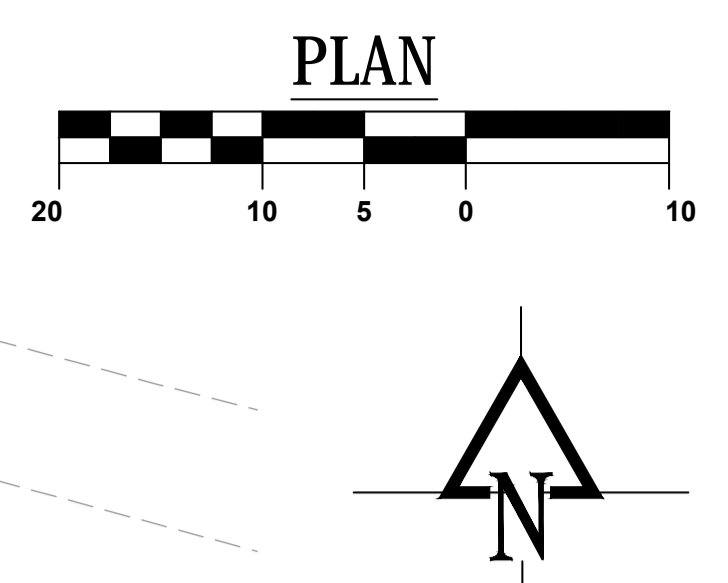
SITE PLAN

DESIGN DEVELOPMENT

C101

DATE: 08/21/2019





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Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 DATE: 05/21/2019

DESIGN DEVELOPMENT

WEST BUILDING GRADING PLAN

C102

RED DENOTES FOUNDATION REQUIRING SHEATHING DETAIL FOR < 15-INCH REVEAL

WALKOUT OR LOWER BFE: 9442.0

WEST BUILDING GROUND FLOOR FFE: 9453.0

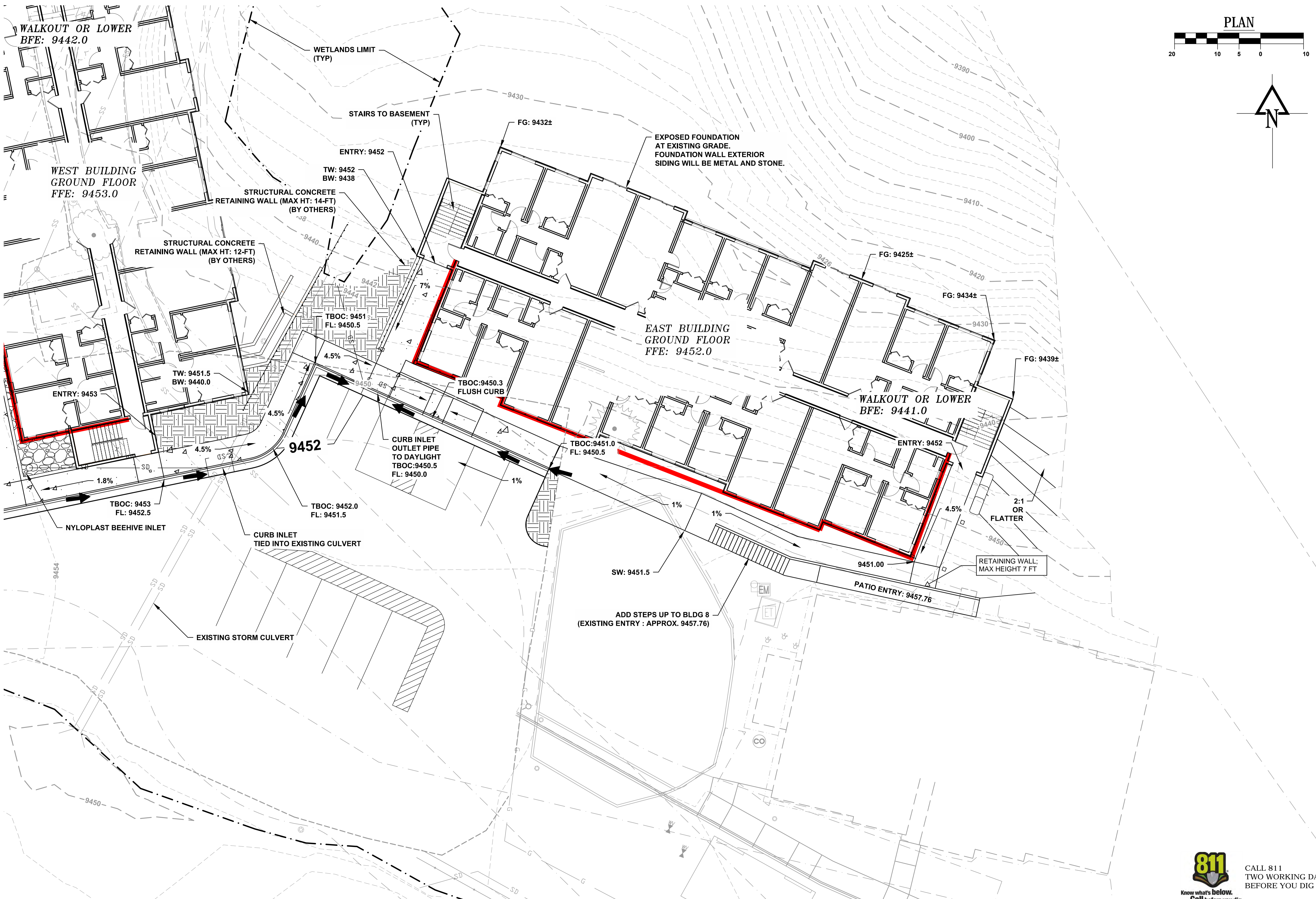
EXPOSED FOUNDATION AT EXISTING GRADE. FOUNDATION WALL EXTERIOR SIDING WILL BE METAL AND STON

EAST BUILDING GROUND FLOOR FFE: 9452.0

ADD STEPS UP TO BLDG 8 (EXISTING ENTRY : APPROX. 9457.76)



CALL 811 TWO WORKING DAYS BEFORE YOU DIG



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Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

DATE: 05/21/2019

DESIGN DEVELOPMENT

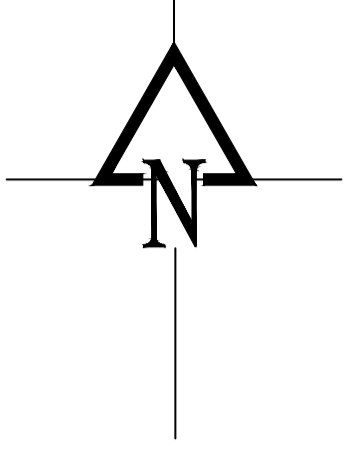
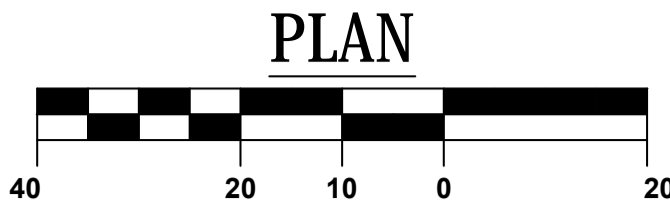
EAST BUILDING GRADING PLAN

C103





SITE INFORMATION
DISTURBED AREA: 0.70 ACRE



EXISTING BOULDER
RETAINING WALL

STRAW BALE (TYP)

WETLANDS LIMIT
(TYP)

PROPERTY LINE (TYP)

SILT FENCE (TYP)

SILT LOG
(TYP)

PROVIDE EROSION CONTROLS
TO PROHIBIT DISTURBANCE
IN THE WETLANDS.
PROTECTION INCLUDES SILT LOG
ON TOP OF CULVERT.

EXISTING STORM CULVERT

LIMITS OF CONSTRUCTION
(TYP)

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

EROSION CONTROL
PLAN

C104

DATE: 05/21/2019

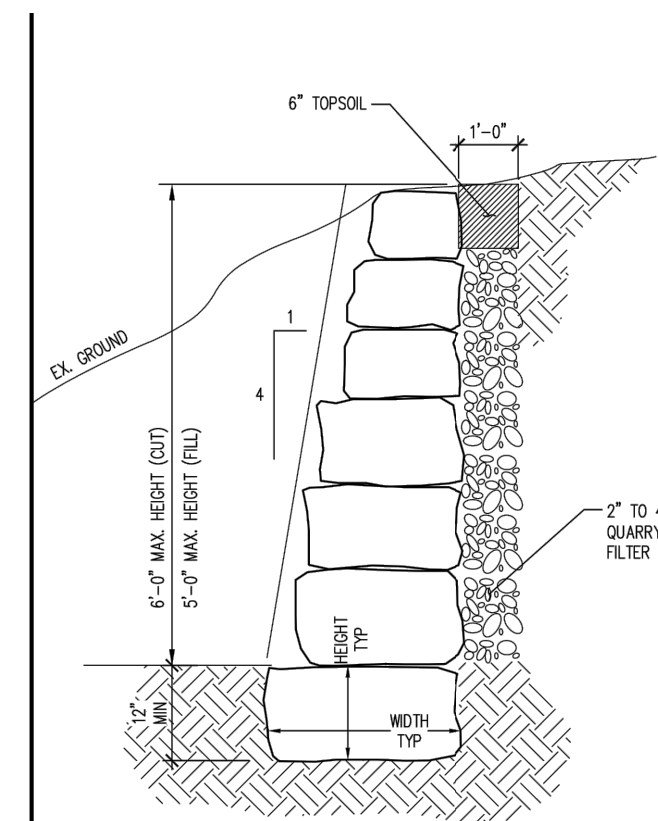


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DESIGN DEVELOPMENT



CALL 811
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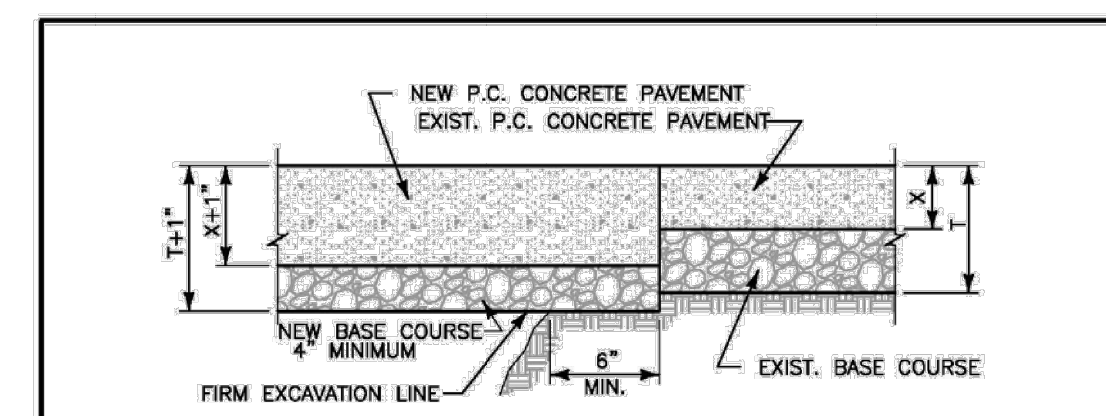


ROCKERY WALL SCHEDULE		
ROCKERY RETAINING HEIGHT (FEET)	MINIMUM ROCK SIZE BOTTOM TWO COURSES AT BASE	MINIMUM ROCK SIZE (TOP)
2	2 MAN ROCK	1 MAN ROCK
4	3 MAN ROCK	2 MAN ROCK
6	4 MAN ROCK	2 MAN ROCK

ROCK SIZE SCHEDULE			
ROCK SIZE	APPROXIMATE WEIGHT (LBS)	APPROXIMATE HEIGHT (INCHES)	APPROXIMATE WIDTH (INCHES)
1 MAN	50 TO 200	3 TO 6	12 TO 18
2 MAN	200 TO 700	6 TO 8	18 TO 26
3 MAN	700 TO 2,000	8 TO 15	28 TO 36
4 MAN	2,000 TO 4,000	15 TO 18	36 TO 48
5 MAN	4,000 TO 6,000	18 TO 20	48 TO 54
6 MAN	6,000 TO 8,000	20 TO 22	54 TO 60

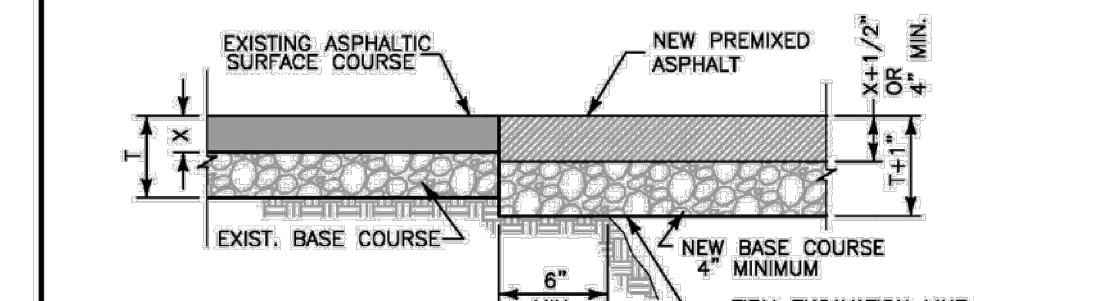
ROCKERY NOTES:
 1. THE ROCK MATERIAL SHALL BE AS NEARLY RECTANGULAR AS POSSIBLE. NO STONE SHALL BE USED WHICH DOES NOT EXTEND THROUGH THE WALL. THE ROCK MATERIAL SHALL BE HARD, SOUND, DURABLE AND FREE FROM WEATHERED PORTIONS, SEAMS, CRACKS AND OTHER DEFECTS. THE ROCK DENSITY SHALL BE A MINIMUM OF 160 LBS/CUBIC YARD. SEE SCHEDULES.
 2. THE ROCKERY SHALL BE STARTED BY EXCAVATING A TRENCH ONE (1) FOOT IN DEPTH BELOW SUB-GRADE.
 3. ROCK SELECTION AND PLACEMENT SHALL BE SUCH THAT THERE WILL BE MINIMUM Voids, IN THE EXPOSED FACE OF THE WALL. NO OPEN Voids OVER SIX (6) INCHES ACROSS IN ANY DIRECTION. THE ROCKS SHALL BE PLACED IN A MANNER SUCH THAT THE WIDTH OF THE ROCK SHALL BE AT RIGHT ANGLES OR PERPENDICULAR TO THE ROCKERY FACE. THE ROCKS SHALL HAVE ALL INCLINED FACES SLICING TO THE BACK OF THE ROCKERY. EACH COURSE OF ROCKS SHALL BE SEATED AS TIGHTLY AND EVENLY AS POSSIBLE ON THE COURSE BELOW.
 4. THE WALL BACKFILL SHALL CONSIST OF QUARRY SPALLS OR WASHED ROCK WITH A MAXIMUM SIZE OF FOUR (4) INCHES AND A MINIMUM SIZE OF TWO (2) INCHES. THIS MATERIAL SHALL BE PLACED TO A TWELVE (12) INCH MINIMUM THICKNESS BETWEEN THE ENTIRE WALL AND THE CUT MATERIAL.

ROCKERY RETAINING WALL DETAIL
N.T.S.



NOTE: WHERE EXISTING PAVEMENT CONTAINS REINFORCING, THE REPLACEMENT SHALL BE REINFORCED AND DOWELED AS DIRECTED BY THE ENGINEER.

PORTLAND CEMENT CONCRETE SURFACE



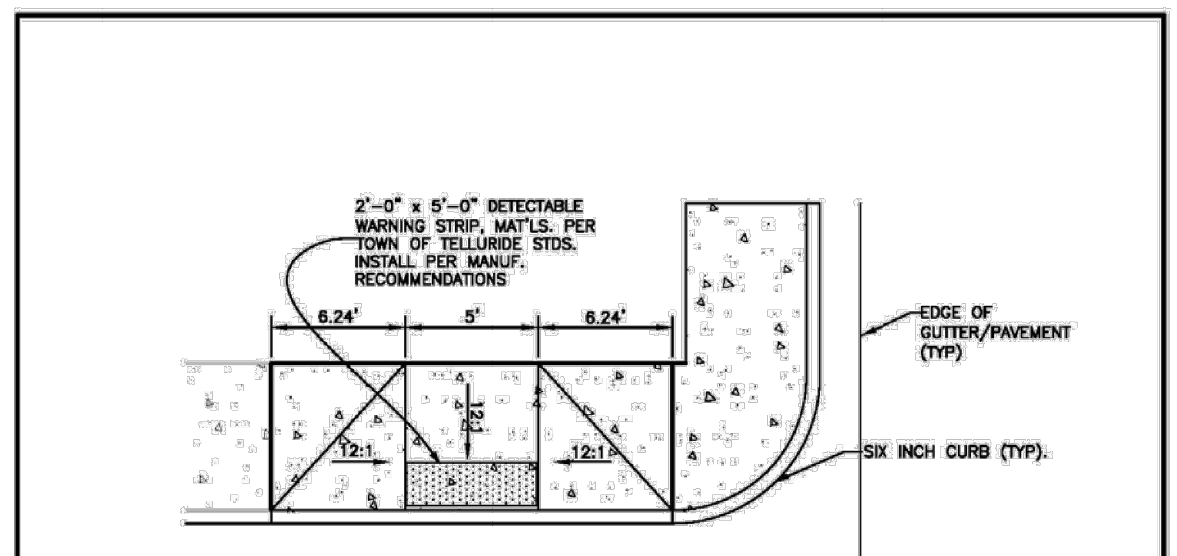
NOTE: WHERE EXIST. PAVEMENT IS CHIPSEAL, A PREMIXED HOT APPLIED ASPHALTIC CONCRETE WILL BE USED.

WHERE EXIST. PAVEMENT IS A MACHINE PLACED HOT MIXED ASPHALTIC CONCRETE, A PREMIXED HOT APPLIED ASPHALTIC CONCRETE WILL BE USED.

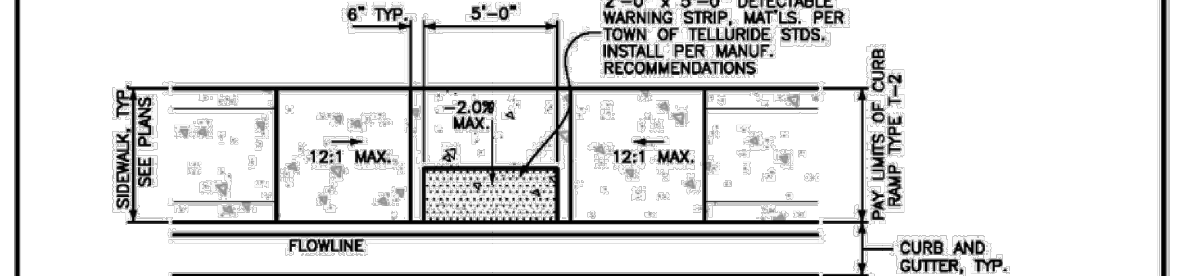
ALL REPLACEMENT MATERIAL SHALL BE AS APPROVED BY THE ENGINEER AND SHALL BE PLACED AND COMPACTED AS REQUIRED BY THE ENGINEER.

ASPHALTIC SURFACE
REFERENCE SPEC. SEC. 02220

REVISIONS		DESCRIPTION	PAVEMENT REPLACEMENT	Town of Telluride, Colorado
MARK	DATE			
	FEB 1976	CHANGE NUMBER	Standard No. 2220B Sheet 1 of 1	
	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				

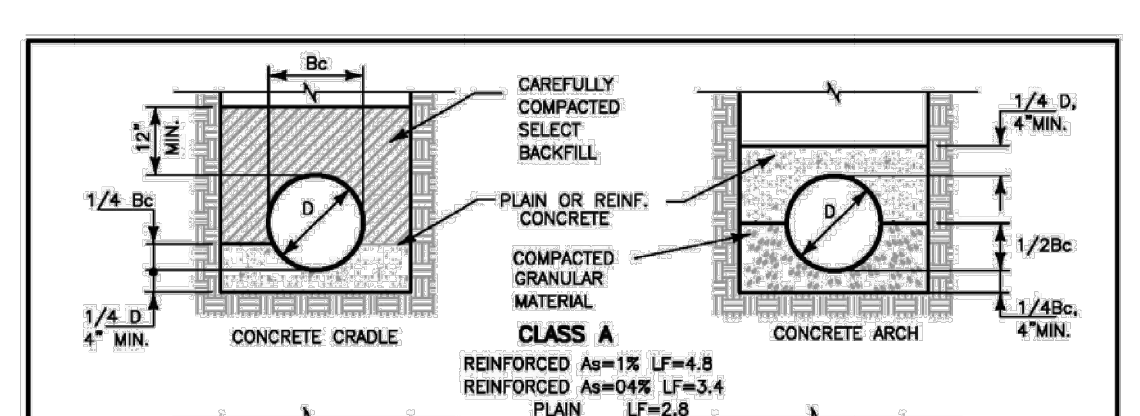


TYPE T-2 ADA RAMP

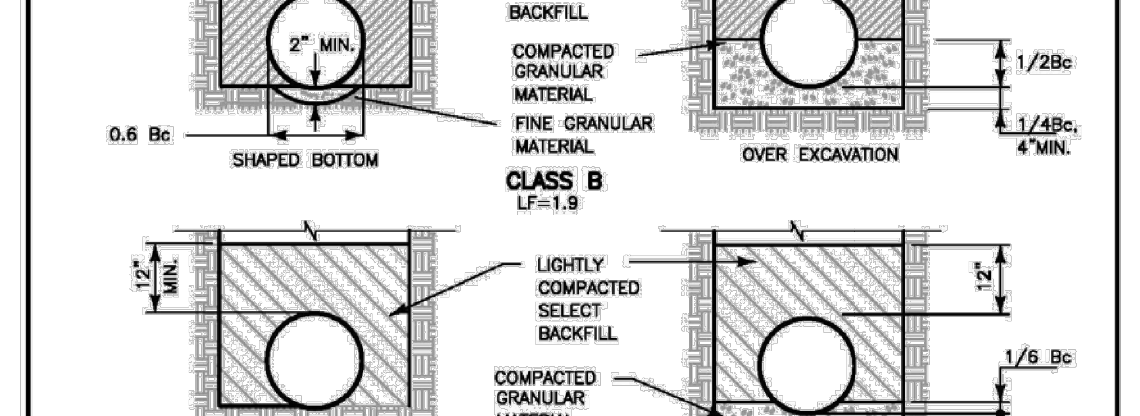


TYPICAL CURB RAMP TYPE T-2

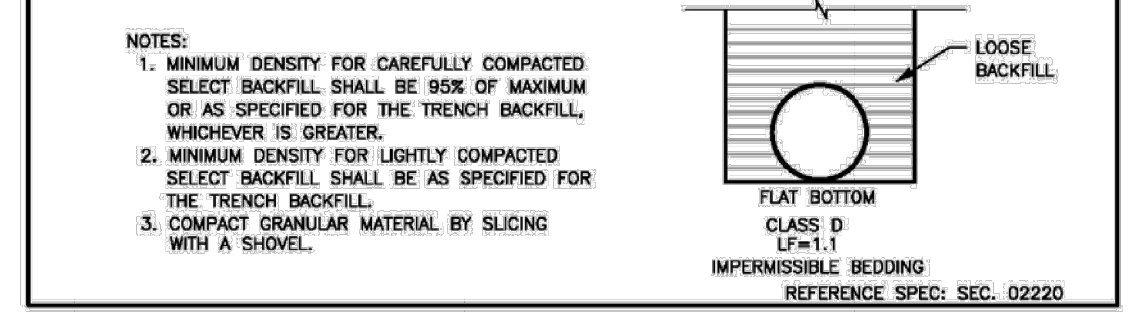
REVISIONS		DESCRIPTION	ACCESSIBILITY RAMP DETAILS	Town of Telluride, Colorado
MARK	DATE			
	FEB 1976	CHANGE NUMBER	Standard No. 2625F Sheet 2 of 2	
	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				



PIPE EMBEDMENT CLASS A



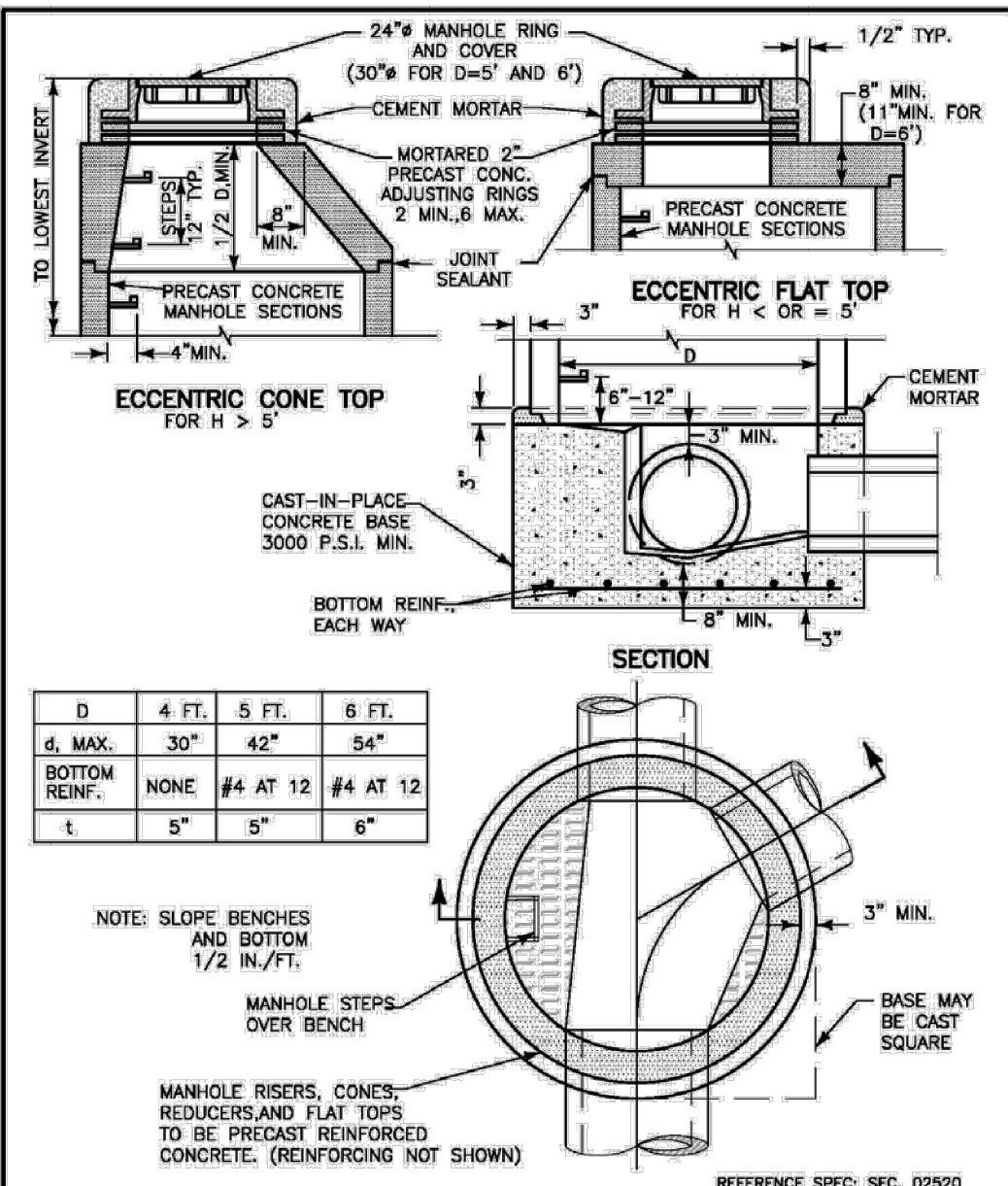
PIPE EMBEDMENT CLASS B



PIPE EMBEDMENT CLASS C

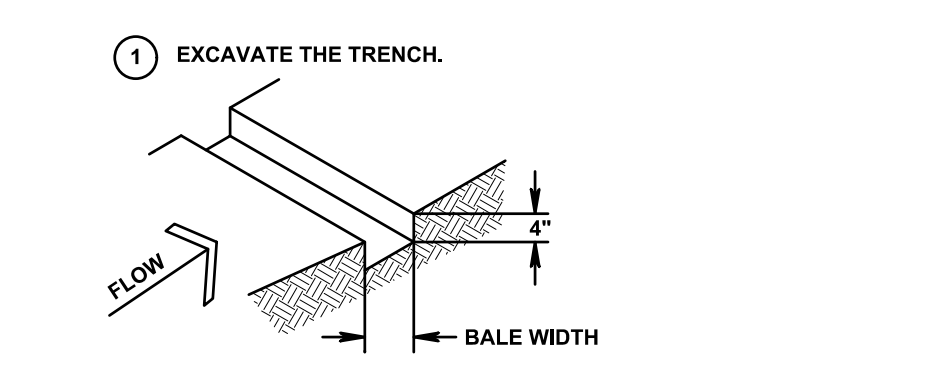
NOTES:
 1. MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 90% OF MAXIMUM OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.
 2. MINIMUM DENSITY FOR LIGHTLY COMPACTED SELECT BACKFILL SHALL BE AS SPECIFIED FOR THE TRENCH BACKFILL.
 3. COMPACT GRANULAR MATERIAL BY SLICING WITH A SHOVEL.

PIPE EMBEDMENT
Standard No. 2220A
Sheet 1 of 1

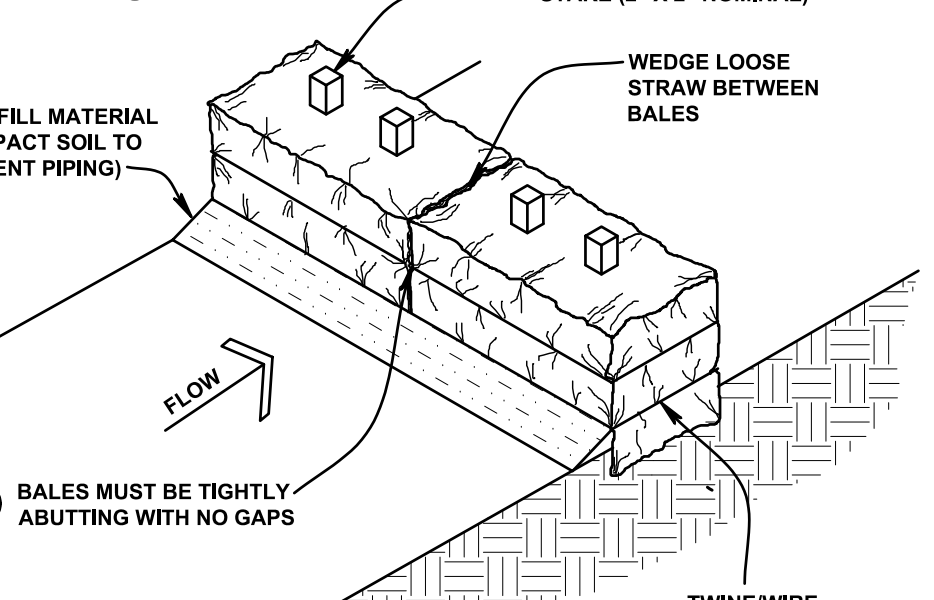


STORM MANHOLE
Standard No. 2520A
Sheet 1 of 2

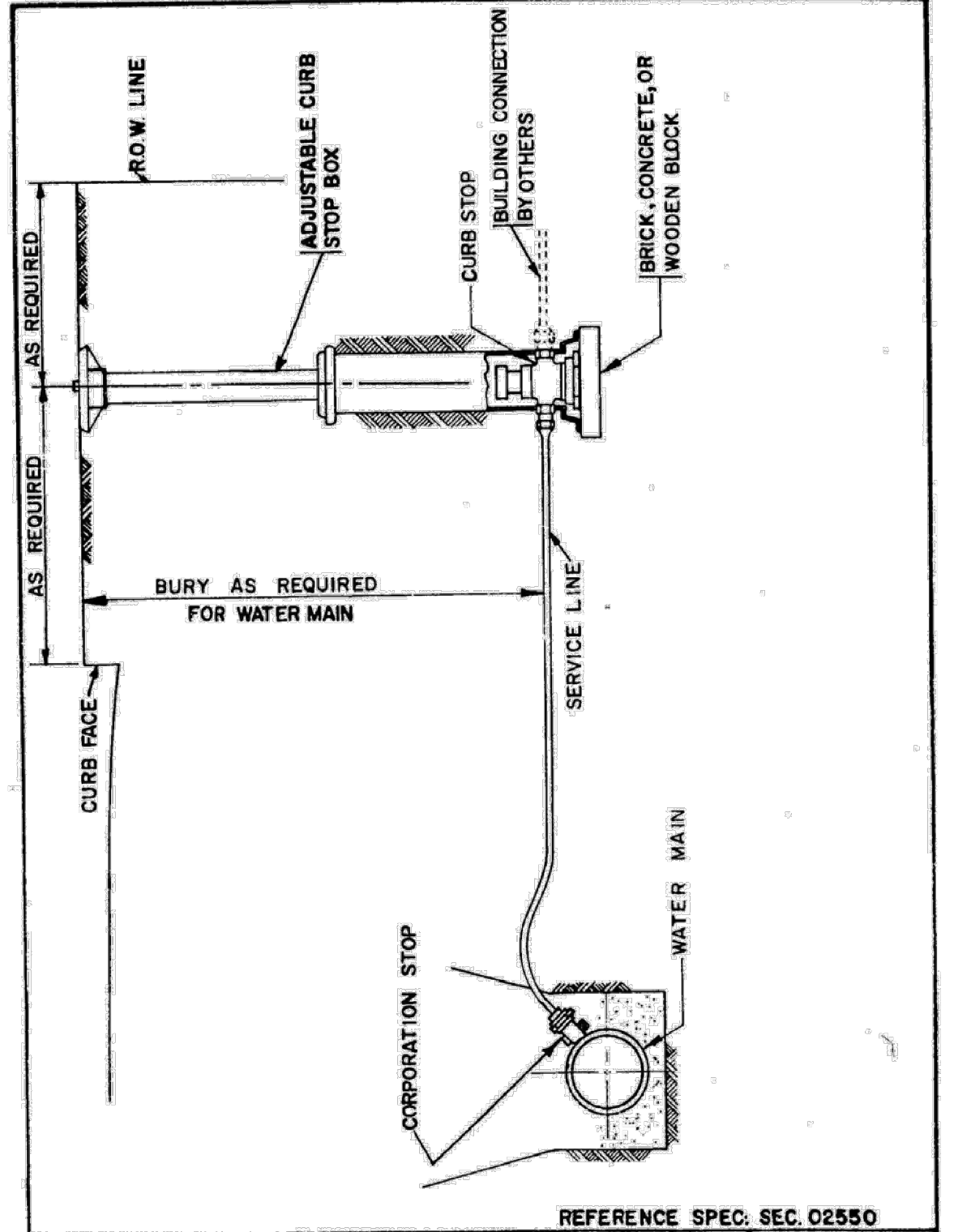
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MARK	DATE			
	FEB 1976	CHANGE NUMBER	Standard No. 2520A Sheet 1 of 2	
	FEB 1992	REDRAWN		
DRAWING BY: SCHUHEN				



EROSION CONTROL

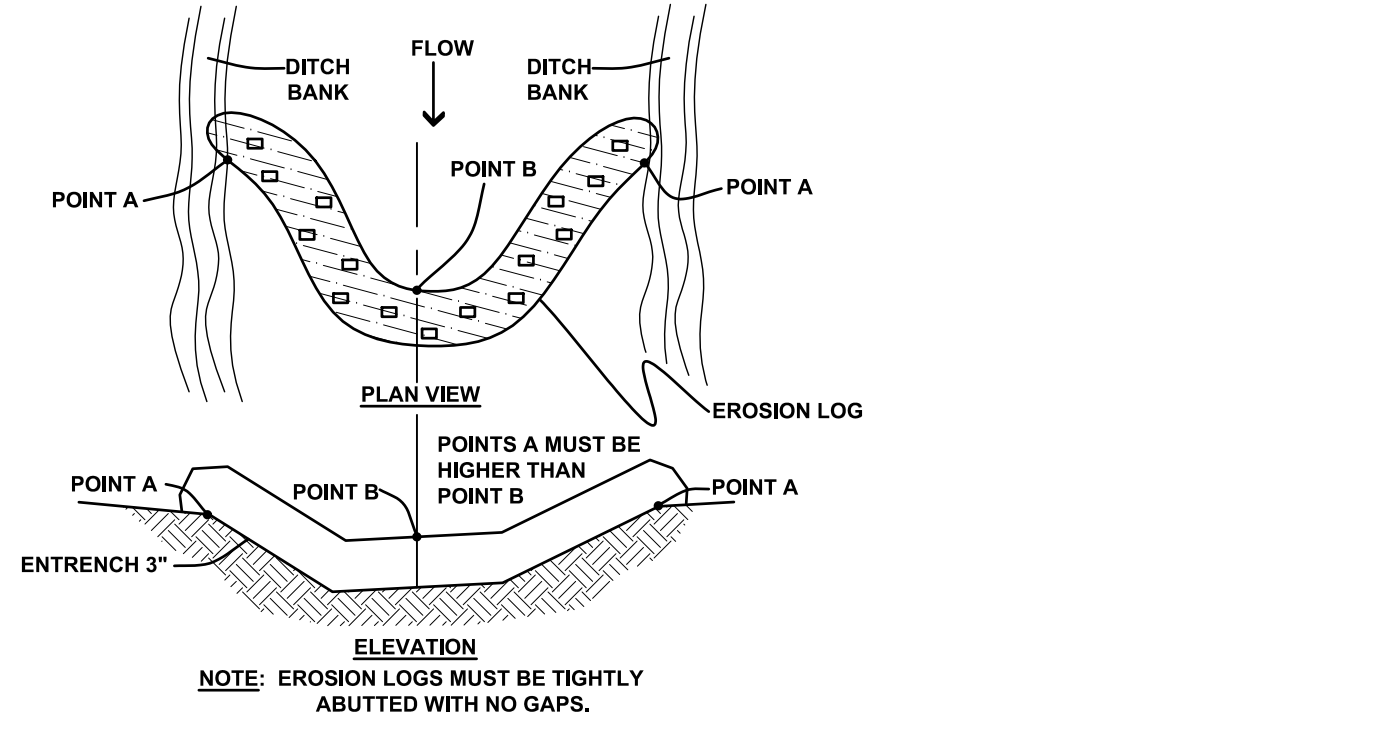


EROSION CONTROL

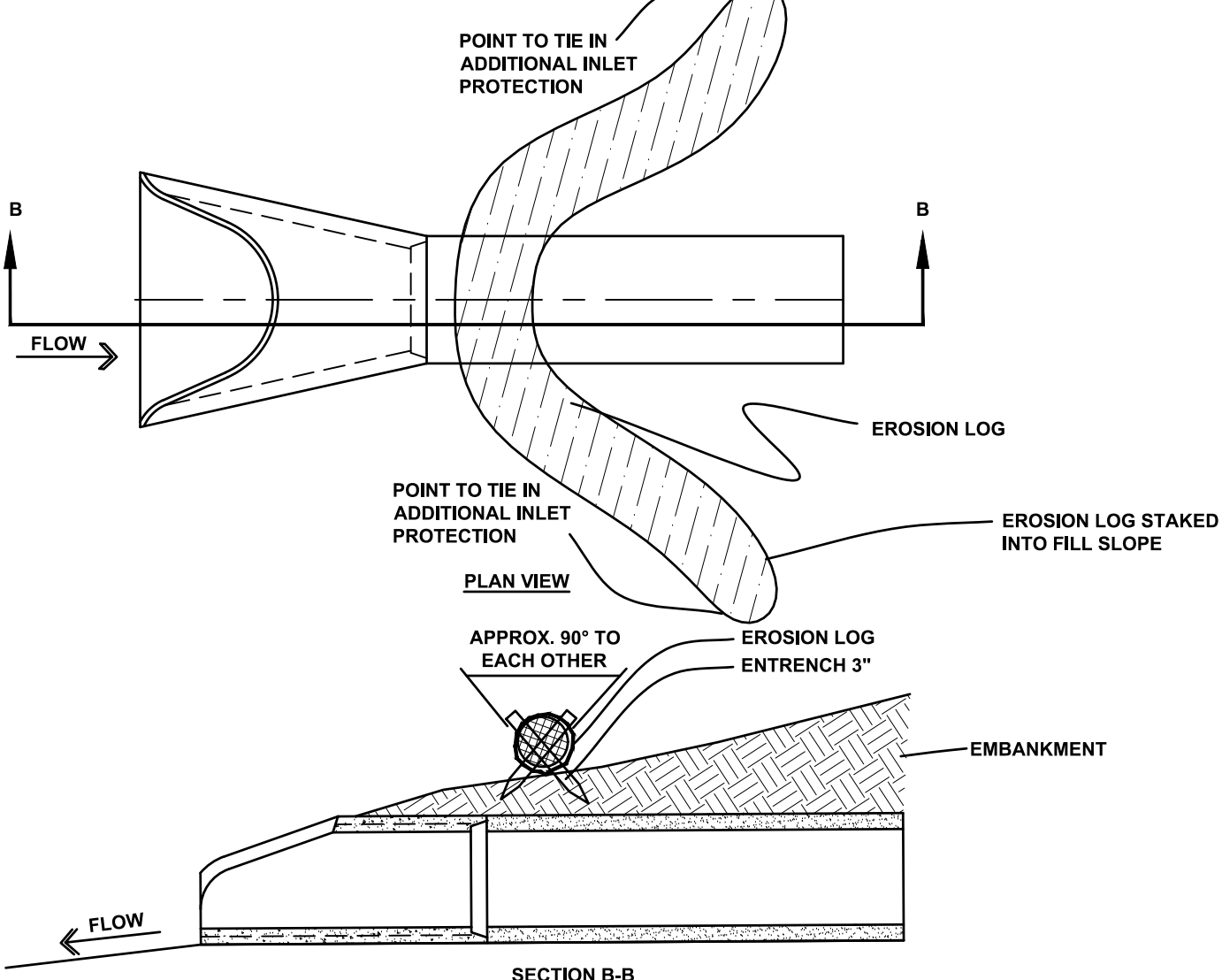


WATER SERVICE INSTALLATION
Standard No. 2550D
Sheet 1 of 1

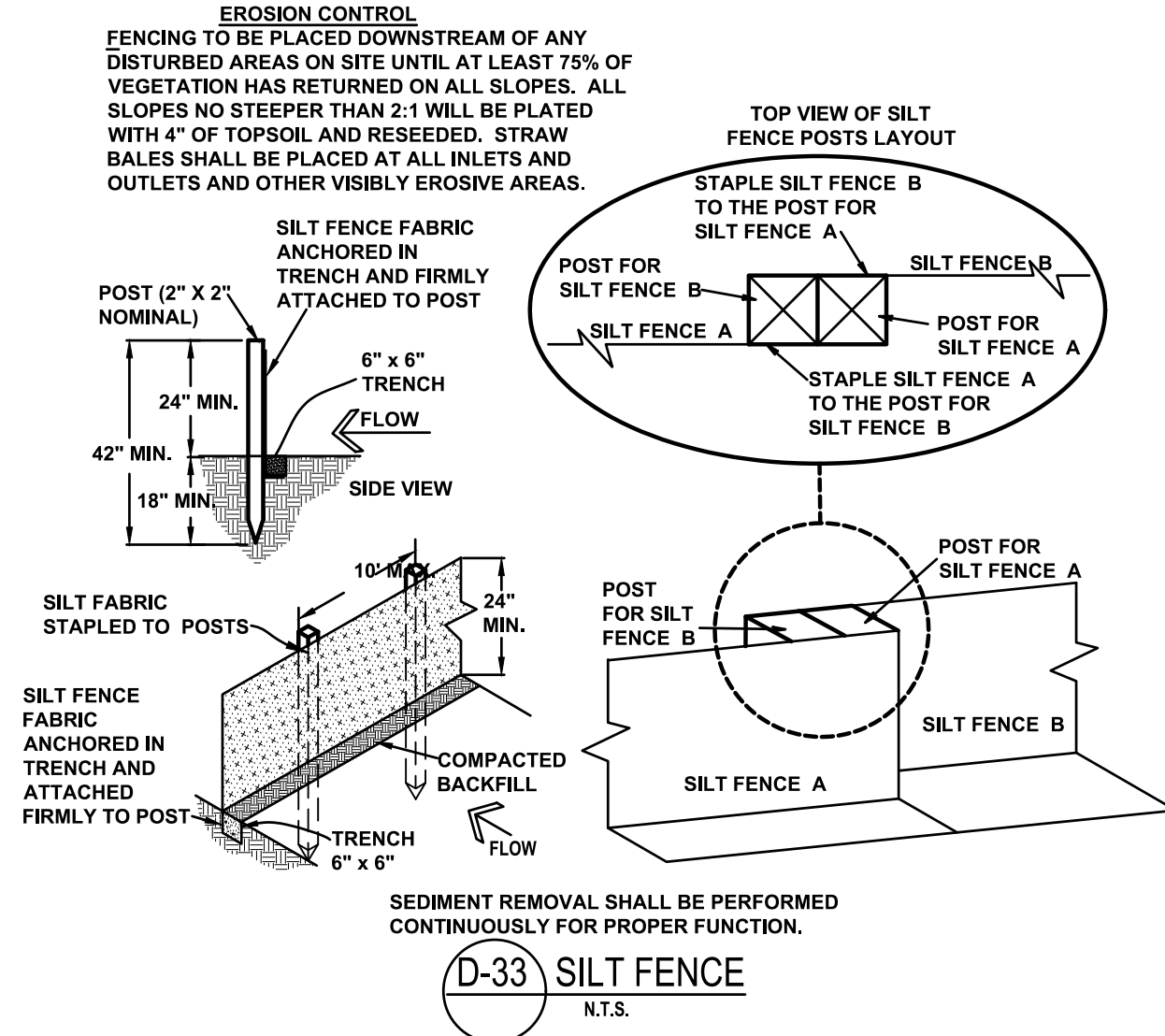
REVISIONS		DESCRIPTION	WATER SERVICE INSTALLATION	Town of Telluride, Colorado
MARK	DATE			
	FEB 1976	CHANGE NUMBER	Standard No. 2550D Sheet 1 of 1	
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DRAWING BY: SCHUHEN				



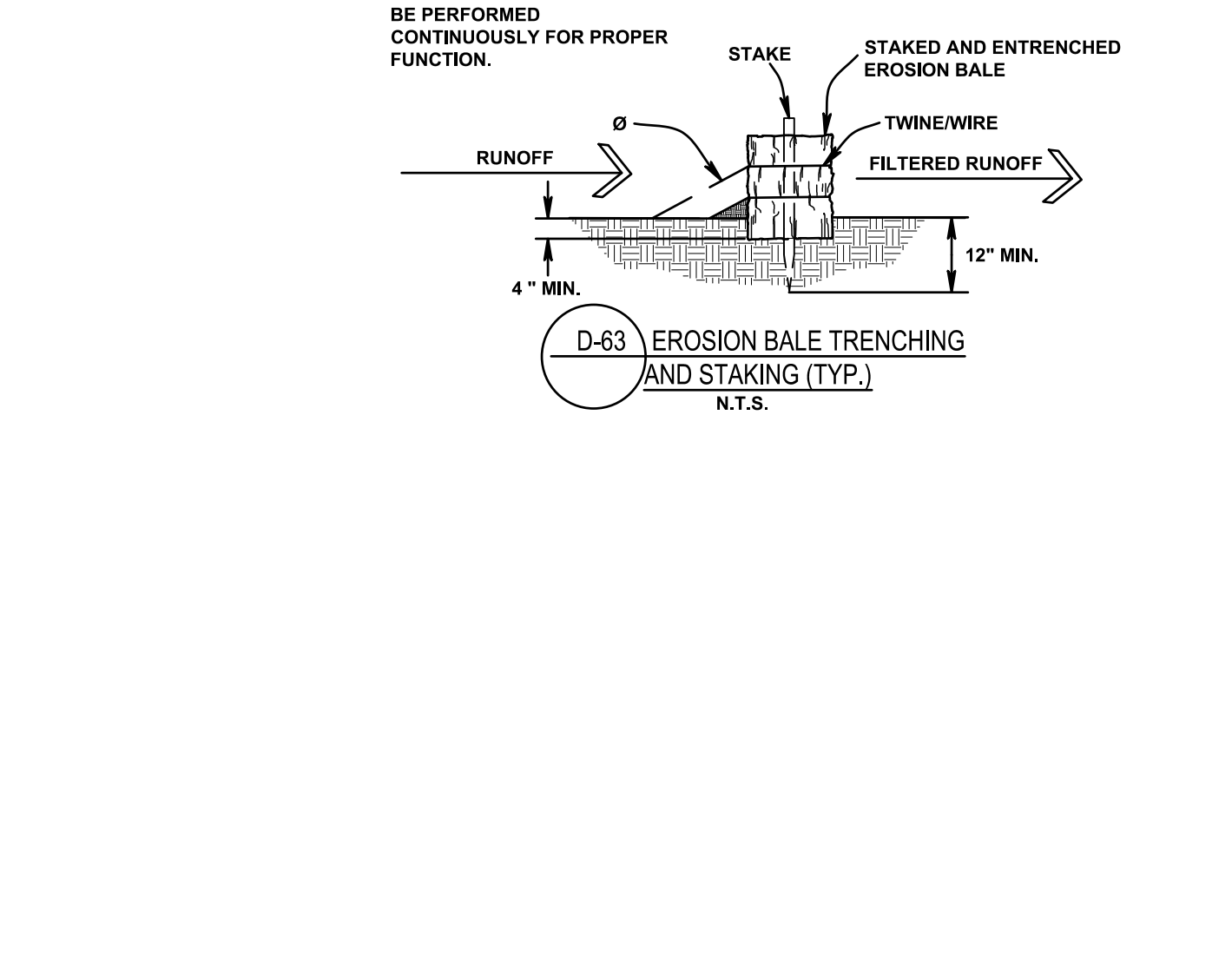
CULVERT EROSION LOG PROTECTION
N.T.S.



CULVERT EROSION LOG PROTECTION
N.T.S.



D-33 SILT FENCE
N.T.S.



D-63 EROSION BALES TRENCHING AND STAKING (TYP.)
N.T.S.

Phase IV Village Court Apartments 415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

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Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

DATE: 04/26/2019

DETAILS

C104

S C H E M A T I C



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TWO WORKING DAYS
BEFORE YOU DIG



LANDSCAPING NOTES

- EXISTING BOULDERS FOUND DURING EXCAVATION OF THE SITE TO BE STOCKPILED ON SITE AND USED AS LANDSCAPE ELEMENTS IN THE PLANTING AREAS AS NEEDED. ALL BOULDER LOCATIONS IN NEW LANDSCAPING TO BE DETERMINED BASED UPON BOULDER STOCK RECLAIMED FROM SITE EXCAVATION.
- THE FINAL DESIGN INTENT IS TO PROVIDE A PERIMETER FOUNDATION DRAINAGE SYSTEM THAT WILL DIRECT RUNOFF FROM THE ROOF AND DRIVEWAY TO DRY WELLS LOCATED WITHIN THE LANDSCAPED AREAS AWAY FROM THE PRIMARY STRUCTURE. THIS SYSTEM MAY INCLUDE GUTTERING AND FRENCH DRAINS AS WELL AS STRATEGICALLY PLACED DRY WELLS AND NEW PLANTING AREAS.
- ALL NEW LANDSCAPING TO MEET THE REQUIREMENTS OF THE TOWN OF MOUNTAIN VILLAGE COMMUNITY DEVELOPMENT CODE SECTION 17.5.9.

IRRIGATION NOTES

- IRRIGATION SYSTEM SHOULD BE DESIGNED AND INSTALLED BY A QUALIFIED IRRIGATION PROFESSIONAL.
- A BACKFLOW PREVENTER SHALL BE INSTALLED BY A LICENSED PLUMBER.
- A MASTER CONTROL SHALL BE PROVIDED AT EACH BUILDING.
- SPRAY HEADS AT LAWN TO BE LOW ANGLE.

Table 5-3. Irrigation System Design

Landscape Type	Required Irrigation System Design and Operation
Trees and Shrubs	1. Drip only. 2. Shut drip zones off two (2) full growing seasons after plant establishment.
Lawn Area/Turf	1. Spray heads. 2. Separate site zone required.
Perennials and garden planting beds	1. Spray heads. 2. Use soaker hose, low volume mist and/or emitters equipped with adjustable nozzles to limit over/under watering within a specific zone.

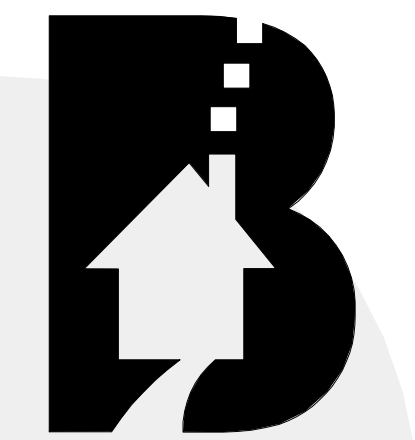
Table 5-4. Minimum Plant Size Requirements

Landscaping Type	Minimum Size
Deciduous Trees - Single Stem	3 inches caliper diameter at breast height ("dbh")
Deciduous Trees - Multi-stem	2.5 inches dbh
Evergreen Trees - Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees - Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.
Shrubs	5 gallon or larger massing of smaller shrubs

LANDSCAPING LEGEND

	NEW DECIDUOUS TREE AMUR MAPLE, ACER GINNALA (7 TOTAL, 3" DBH)		NATIVE GRASSES REVEGETATE DISTURBED AREAS RE: CDC 17.5.9.C.6.f.i.(a)
	EXISTING CONIFER TREE SPECIES AND SIZE PER CIVIL		LAWN (MATCH EXISTING) HIGH ALTITUDE, DROUGHT TOLERANT GRASS
	EXISTING DECIDUOUS TREE SPECIES AND SIZE PER CIVIL		EXISTING WETLANDS TO BE PROTECTED AND UNDISTURBED
	WETLANDS BUFFER MIX REVEGETATE DISTURBED AREAS RE: CDC 17.5.9.C.6.f.i.(b)		BOULDER AREA SIZE TO BE DETERMINED
	IRRIGATION LINE APPROXIMATE LOCATION		4-8" GRANITE COBBLE

LANDSCAPE PLAN
1" = 10'-0"



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THOMAS W. UMBHAU AIA, NCARB
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Durango, CO 81301
Mailing:
PO Box 2044
Durango, CO 81302
(970) 382-9130
www.baugroup.com

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415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRP SUBMITTAL 04.29.2019

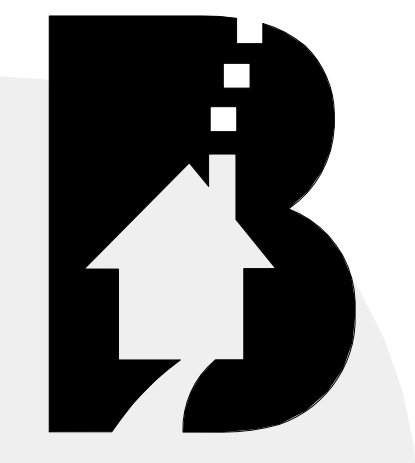
#	Revisions	Date

DESIGNED BY TWU	SCALE AS NOTED
DRAWN BY RMO	DATE 04.29.19
CHECKED BY	

DRAWING TITLE
LANDSCAPE PLAN

SHEET NO.
L1.01





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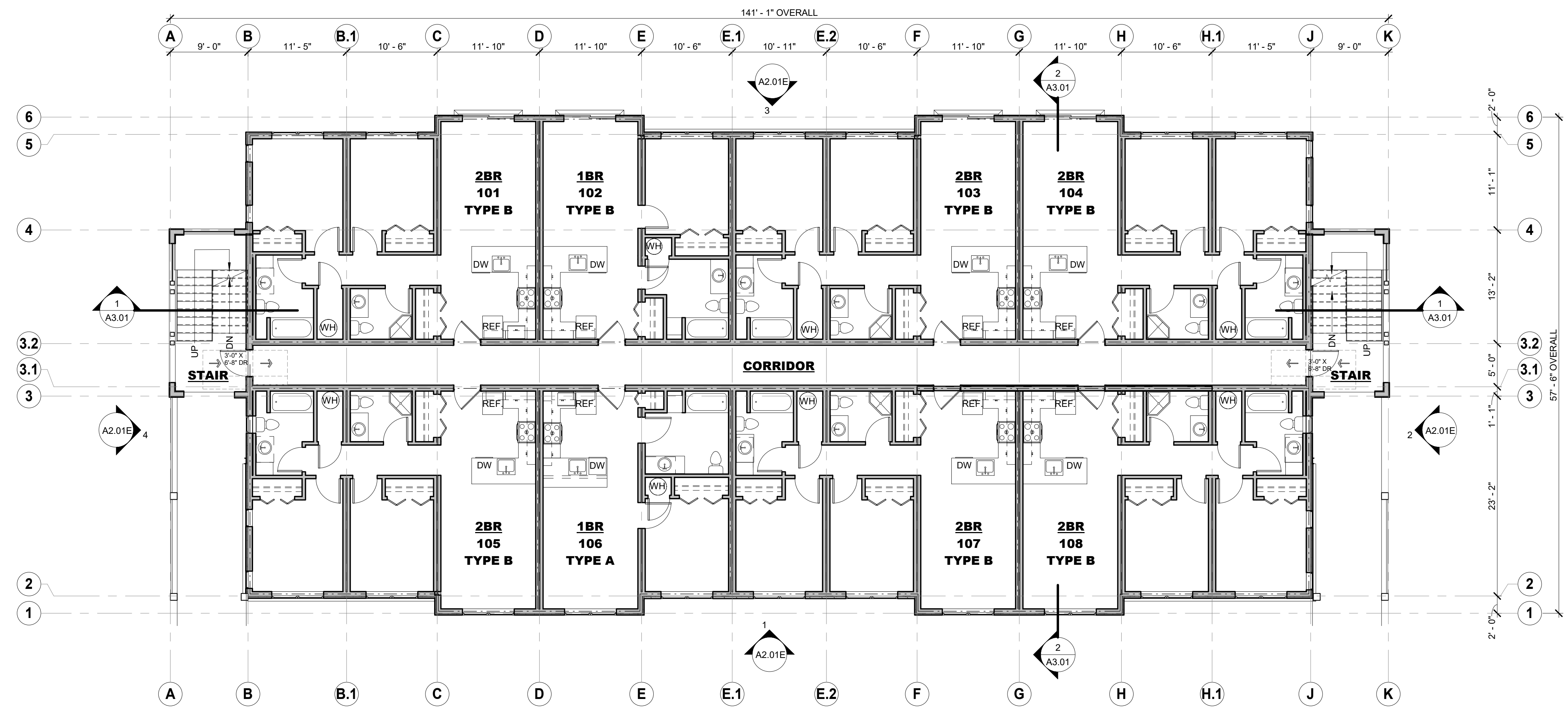
Phase IV Village Court Apartments - East Building
 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB REVIEW 04.19.19

Date	Revisions

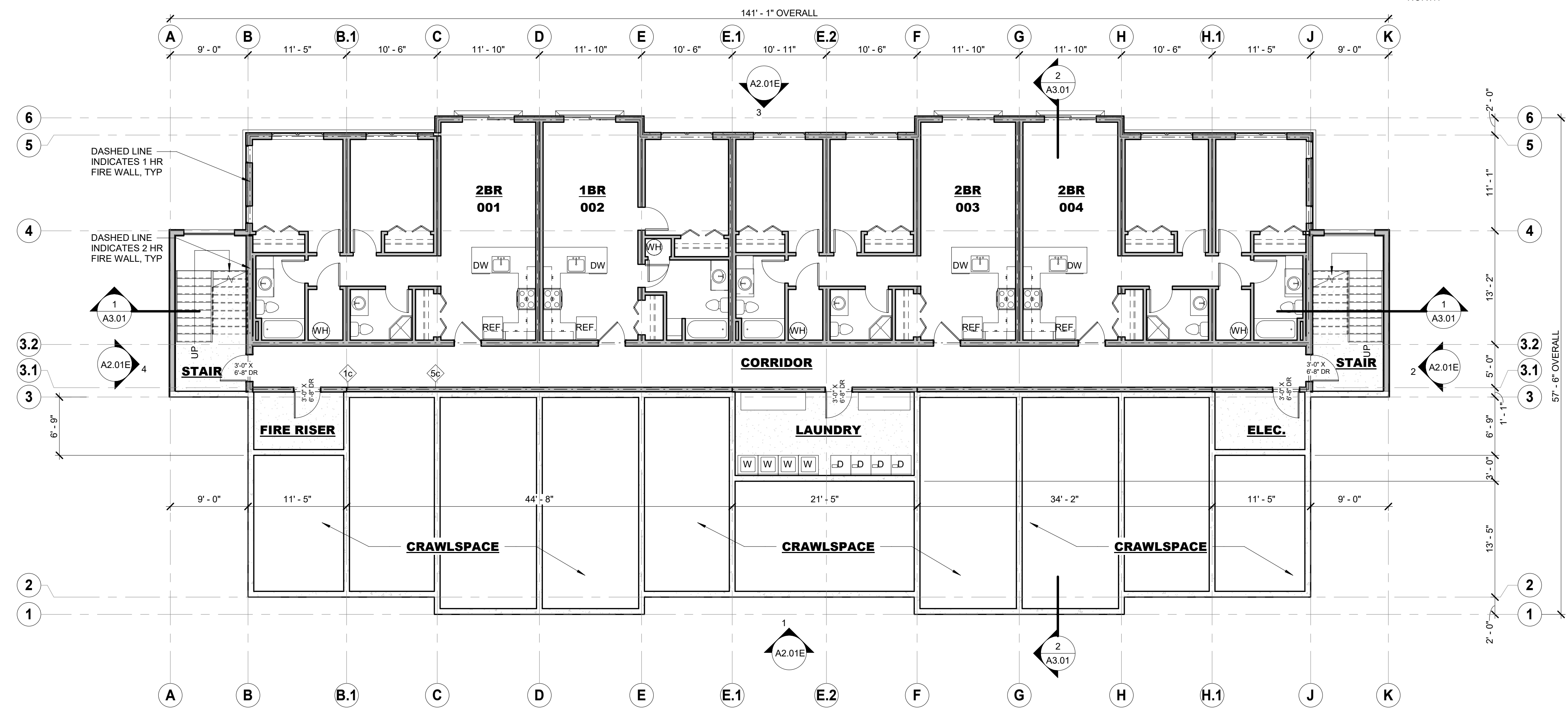
DESIGNED BY	SCALE
TWU	AS NOTED
DRAWN BY	DATE
RMG	04.19.19
CHECKED BY	

DRAWING TITLE
LOWER & FIRST LEVEL FLOOR PLAN
 SHEET NO.
A1.01E

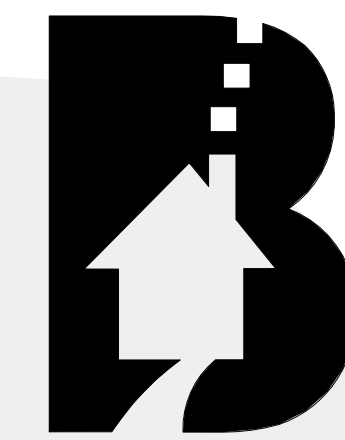
- ### FLOOR PLAN NOTES
- ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
 - VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
 - PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
 - DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
 - SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
 - PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
 - PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
 - ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
 - ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
 - PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
 - PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
 - CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
 - THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP. SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.



FIRST LEVEL FLOOR PLAN
 1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
 1/8" = 1'-0"



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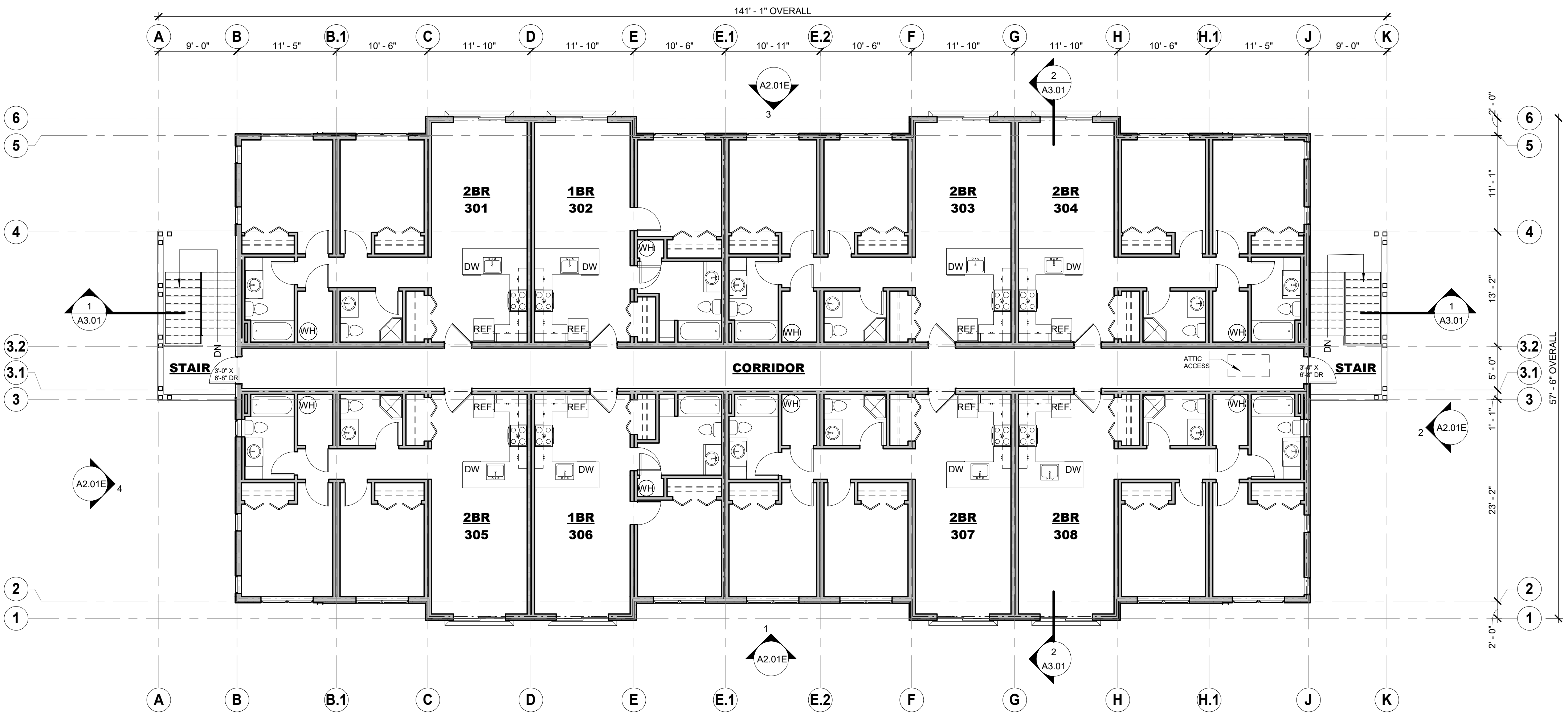
Phase IV Village Court Apartments - East Building
 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
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DRB REVIEW 04.19.19

Date	Revisions

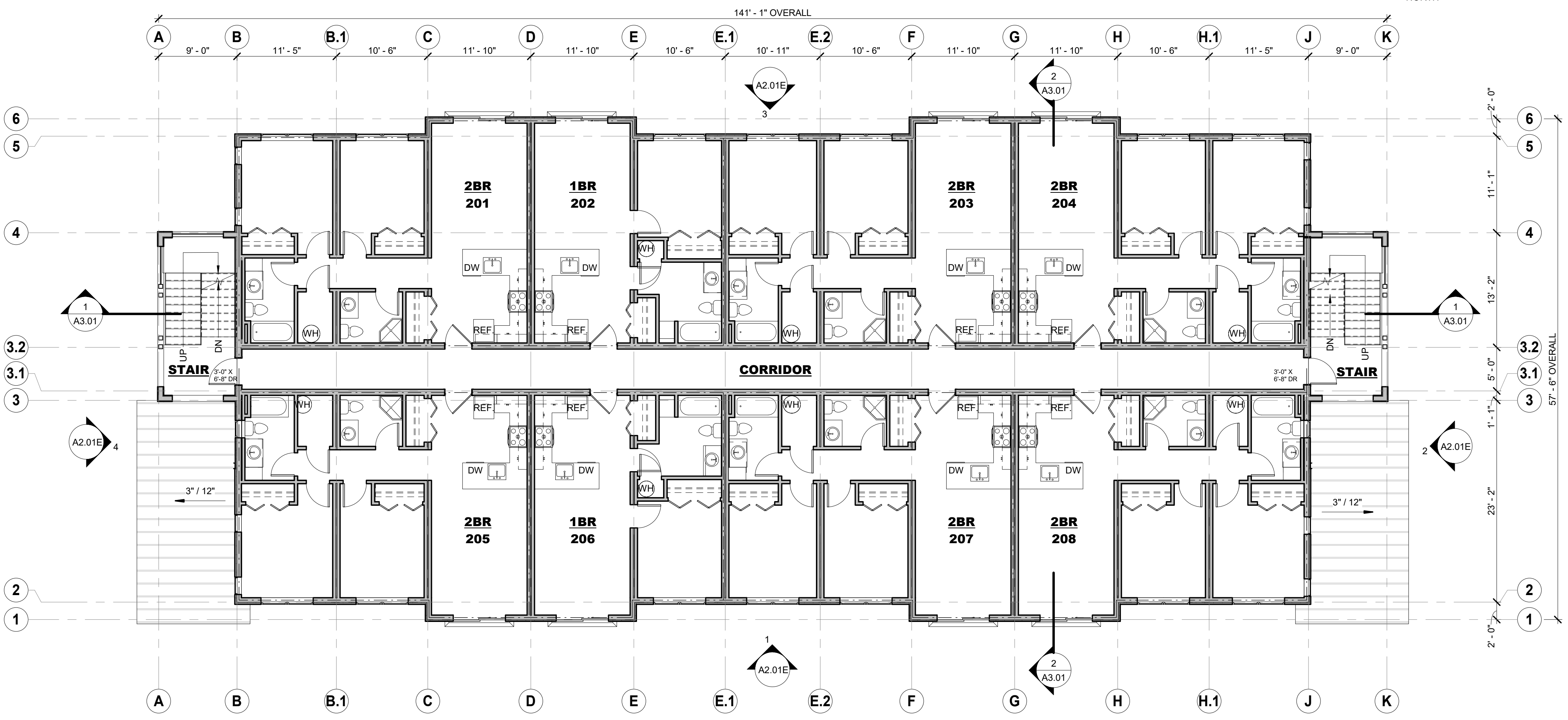
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DRAWN BY RMO	DATE 04.19.19
CHECKED BY	

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLAN
 SHEET NO.
A1.02E

- ### FLOOR PLAN NOTES
- ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
 - VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
 - PROVIDE & INSTALL HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
 - DIMENSION SYSTEM NOTE-ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
 - SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
 - PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
 - PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
 - ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
 - ANY DISCREPANCIES WITH DIMENSIONS TO BE REPORTED TO ARCHITECT PRIOR TO CONSTRUCTION. IF CONTRACTOR, OWNER, OR SUBCONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT ARCHITECT APPROVAL THEN THE ARCHITECT IS NOT RESPONSIBLE FOR THAT PART OF THE WORK.
 - PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE UNIT. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
 - PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
 - CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
 - THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP. SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.



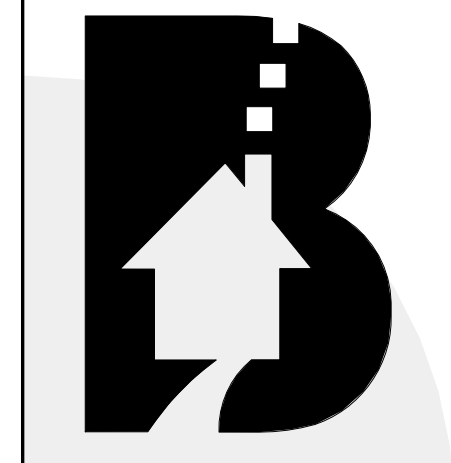
THIRD LEVEL FLOOR PLAN
 1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN
 1/8" = 1'-0"

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREENWIRE MESH AT ALL VENTILATION OPENINGS & PAINT ALL ROOF PENETRATIONS TO MATCH THE COLOR OF THE ROOF.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF APARTMENT BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.

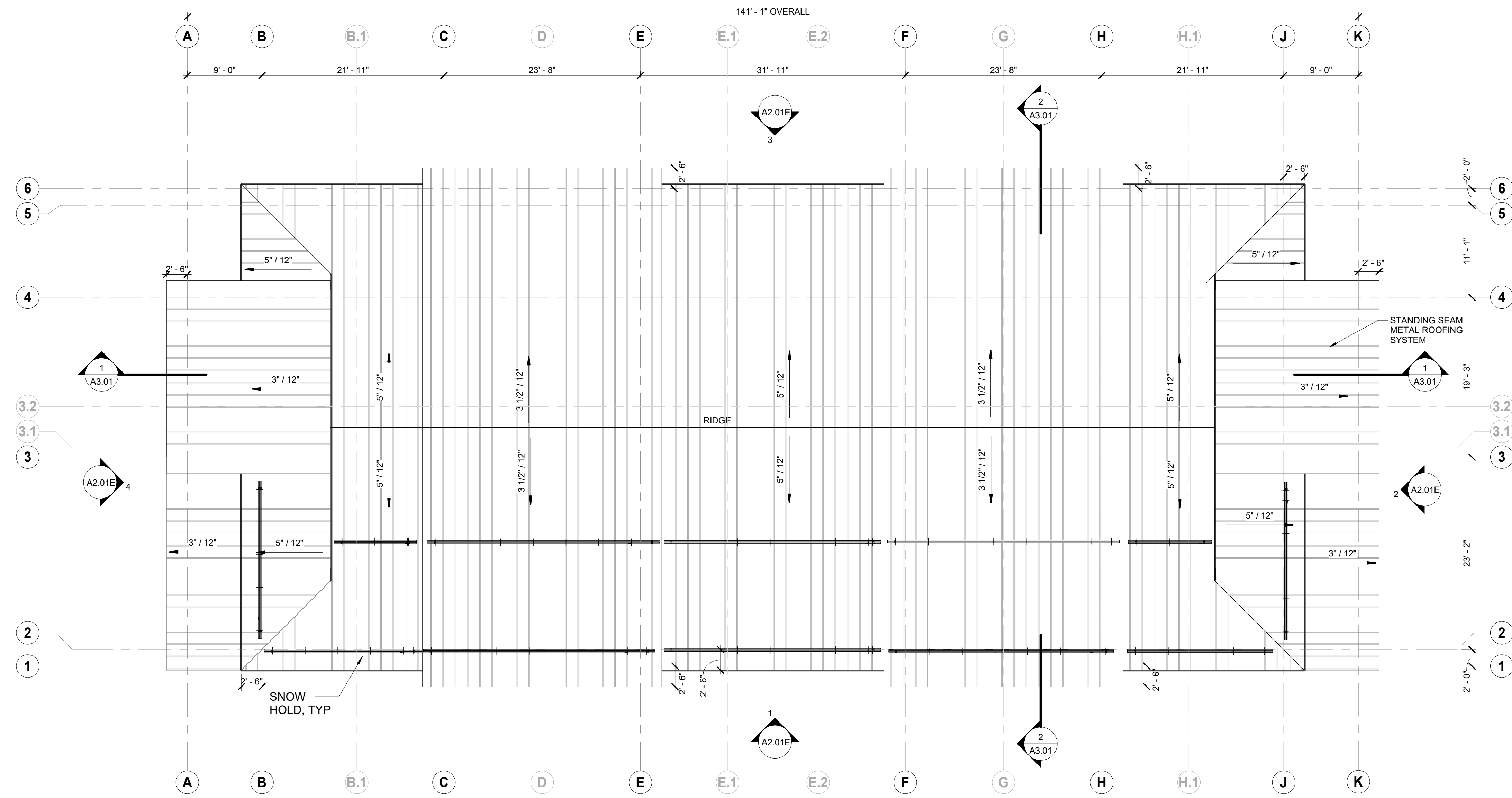


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Phase IV Village Court Apartments - East Building
 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 010-2019 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB REVIEW 04.19.19



ROOF PLAN
 1/8" = 1'-0"

Date	Revisions

DESIGNED BY TWJ	SCALE AS NOTED
DRAWN BY RMO	DATE 04.19.19
CHECKED BY	

DRAWING TITLE
ROOF PLAN

SHEET NO.
A1.03E

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL	 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER	 PB-1 HEAVY TIMBERS
 R-1 MESH RAILING	 ROOF STANDING SEAM	 TF-1 FASCIA SYSTEM	 GUTTER	 WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE		OPERATION	HD HEIGHT	COMMENTS
	WIDTH	HEIGHT			
AA	6'-0"	5'-0"	CS	8'-0"	
BB	2'-0"	4'-0"	FX	8'-0"	
CC	2'-0"	3'-0"	CS	7'-0"	

ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED.
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

DOOR SCHEDULE

#	STYLE	SIZE		THICKNESS	FINISH		FRAME MATERIAL	FINISH	HARDWARE	COMMENTS
		WIDTH	HEIGHT		INT	EXT				
D01		6'-0"	8'-0"	2"						
D02		3'-0"	6'-8"	1 3/4"						

MATERIAL CALCULATIONS

EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4818 SF	24%
METAL PANEL	6775 SF	33%
CORRUGATED METAL	3897 SF	19%
STONE VENEER	1824 SF	9%
GLAZING	3098 SF	15%

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRU-TEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J METAL, FINISH TO MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J METAL, FINISH TO MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	6x6 & 10x10 TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
PB-2	HEAVY TIMBERS	
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH PANELS IN A STEEL FRAME

1 FRONT ELEVATION (SOUTH)
1/8" = 1'-0"

2 RIGHT ELEVATION (EAST)
1/8" = 1'-0"

3 BACK ELEVATION (NORTH)
1/8" = 1'-0"

4 LEFT ELEVATION (WEST)
1/8" = 1'-0"



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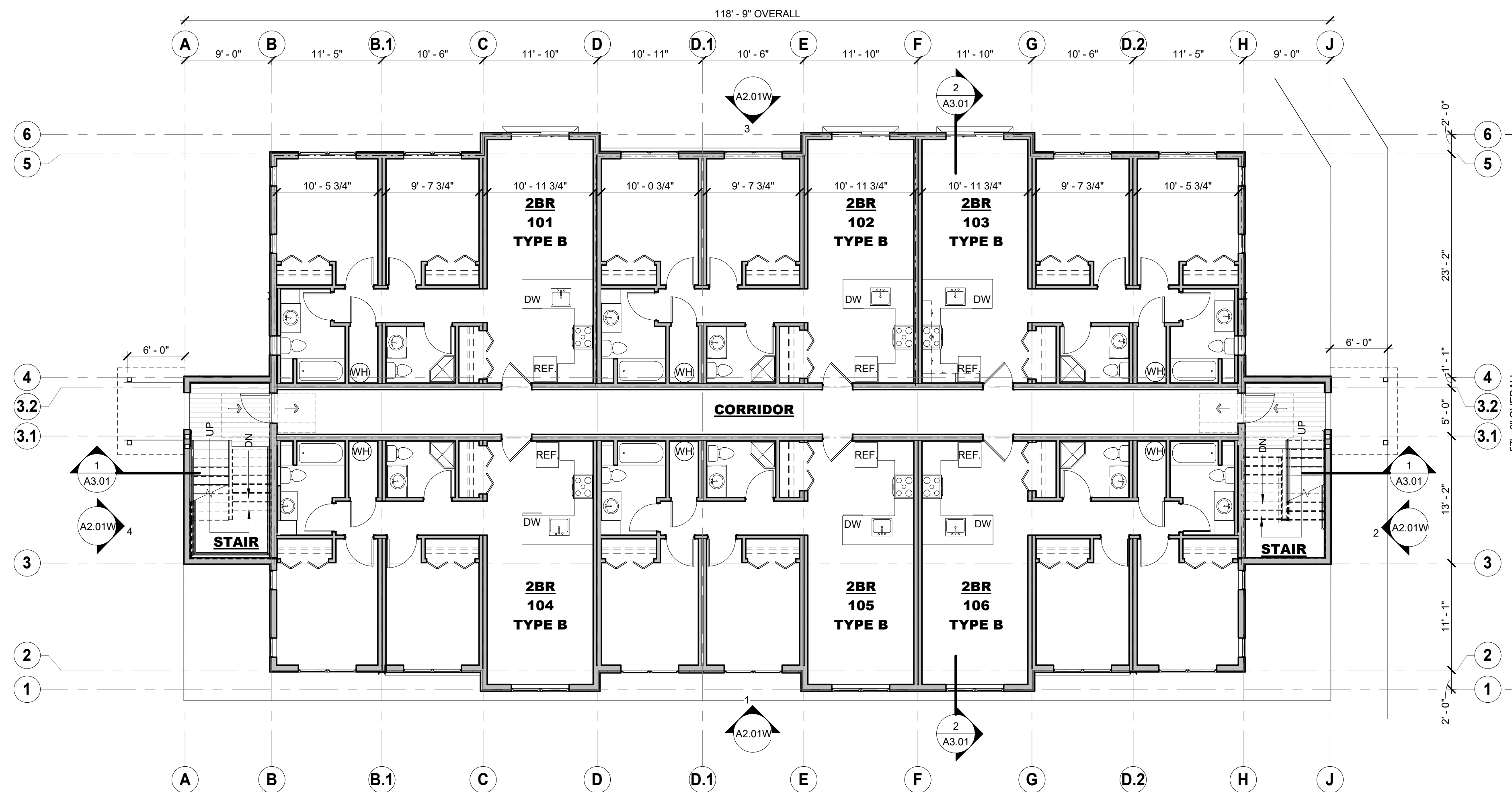
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415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 010-2019
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRP SUBMITTAL 04.29.19

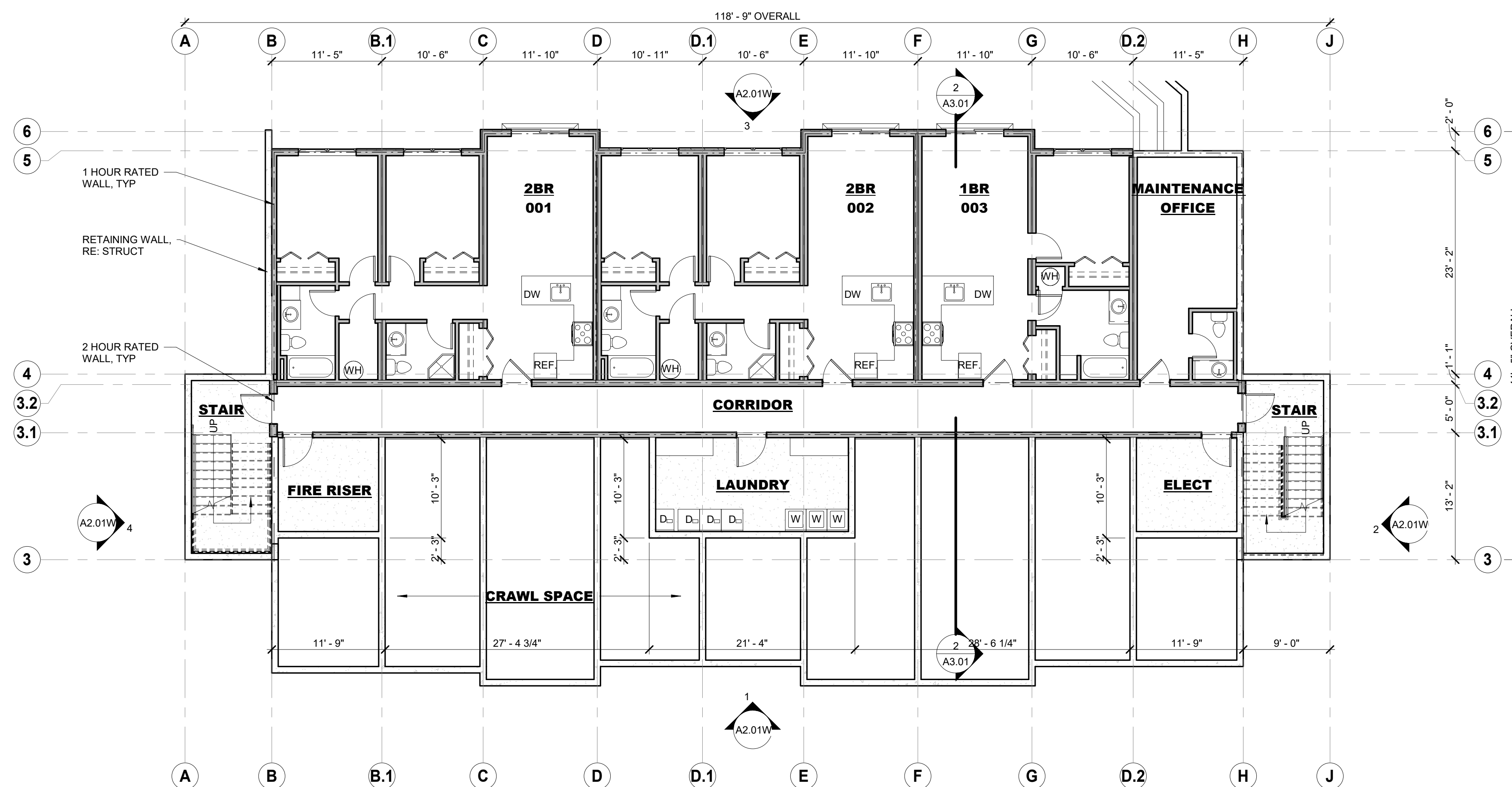
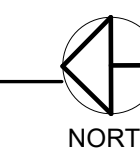
Date	Revisions	DESIGNED BY	SCALE
		TWU	AS NOTED
		DRAWN BY	DATE
		RMO	04.19.19
		CHECKED BY	

DRAWING TITLE
BUILDING ELEVATIONS
SHEET NO.
A2.01E



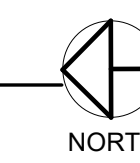
FIRST LEVEL FLOOR PLAN

1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"



FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL SHOWER STALL ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
4. PROVIDE & INSTALL WOODEN HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
5. DIMENSION SYSTEM NOTE: ALL DIMENSIONS ARE FACE OF FRAMING TO FACE OF FRAMING OR FACE OF FRAMING TO CENTERLINE, U.N.O.
6. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH THE IBC.
7. PROVIDE SHELF & ROD IN ALL CLOSETS, TYP. UNLESS OTHERWISE NOTED - OR APPROVED EQUAL BY OWNER.
8. ALL BUILT-INS AND KITCHEN CABINETS TO BE DESIGNED BY OTHERS - SUBMIT SHOP DRAWINGS OR SUBMITTALS FOR APPROVAL.
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10. PROVIDE AND INSTALL A FAN COIL AIR HEATING SYSTEM SIZED APPROPRIATELY TO HEAT ENTIRE HOUSE. PROVIDE ALL REQUIRED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
14. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP. SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.



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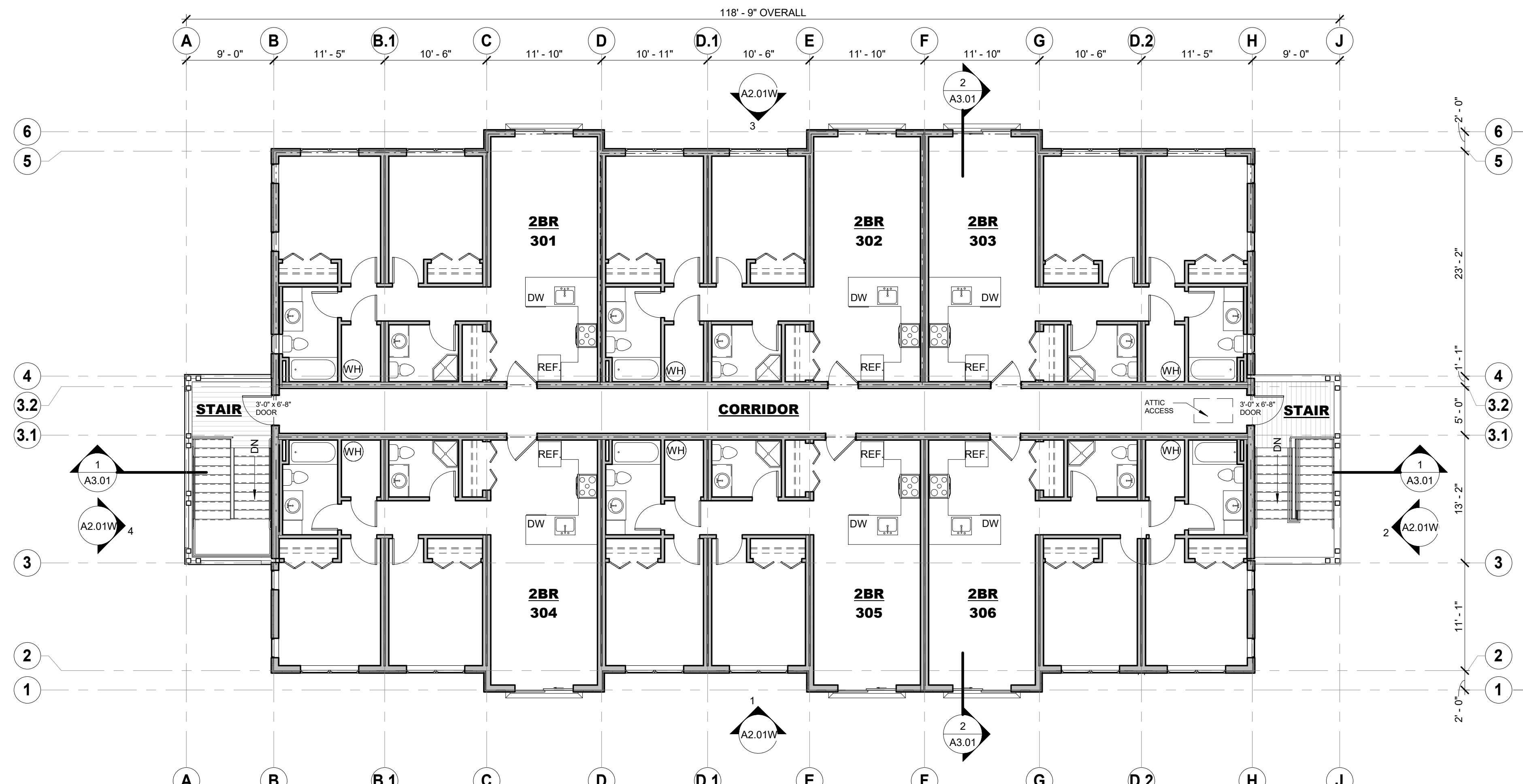
Phase IV Village Court Apartments - West Building
415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
LOWER LEVEL MODIFICATION 05.14.19

Date	Revisions

DESIGNED BY	SCALE
DRAWN BY	AS NOTED
CHECKED BY	DATE
	04.29.19

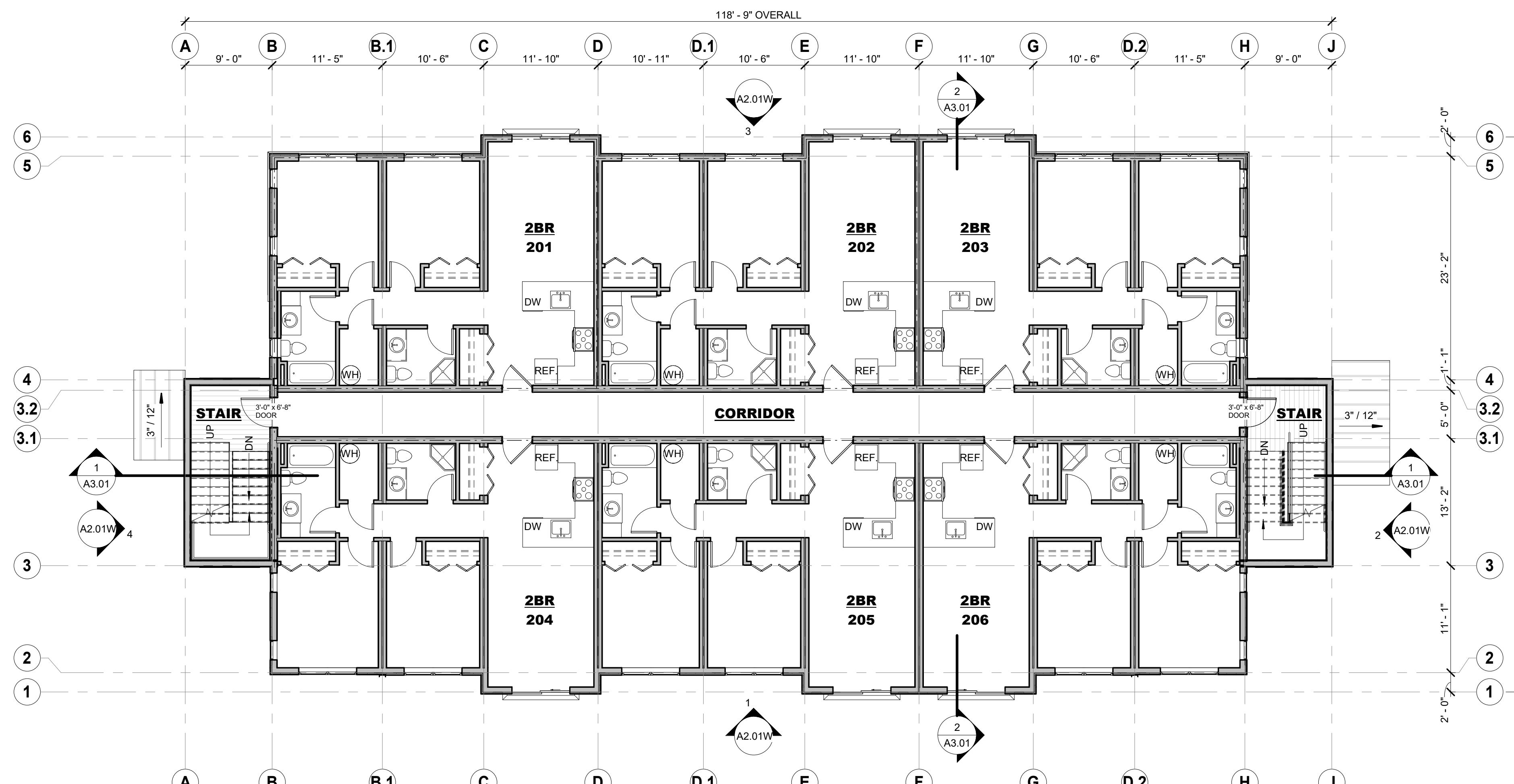
DRAWING TITLE
LOWER & FIRST LEVEL FLOOR PLANS

SHEET NO.
A1.01W



THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"



SECOND LEVEL FLOOR PLAN

1/8" = 1'-0"



FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE OF 2X6 @ 16" O.C. NOMINAL CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS TO BE OF 2X4 @ 16" O.C. CONSTRUCTION, UNLESS OTHERWISE NOTED.
2. VERIFY ALL SHOWER STALL ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
3. VERIFY ALL TUB ROUGH-IN DIMENSIONS PRIOR TO FRAMING LAYOUT.
4. PROVIDE & INSTALL WOODEN HAND RAILING AT STAIRS. TOP OF HANDRAILING TO BE 34" ABOVE NOSE OF STEP. HANDRAIL SHALL MEET ALL REQUIREMENTS SET FORTH BY THE INTERNATIONAL BUILDING CODE.
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11. PROVIDE AND INSTALL A WATER HEATING TANK AND ALL ASSOCIATED ACCESSORIES FOR A COMPLETE AND THOROUGH INSTALLATION.
12. CONTRACTOR TO PROVIDE AND INSTALL DOORS/RODS @ ALL TUB/SHOWER LOCATIONS AS DIRECTED BY OWNER.
13. PROVIDE AND INSTALL SOUND ATTENUATION IN ALL WALLS/FLOORS/CEILINGS SURROUNDING BEDROOMS AND BATHROOMS
14. THE CONTRACTOR TO PROVIDE AND INSTALL VAPOR BARRIERS IN THE FOLLOWING LOCATIONS: CRAWL SPACE - PROVIDE VAPOR BARRIER w/6" OVERLAP AND SEAL OR TAPE OVERLAP. BARRIER SHALL EXTEND 6" MIN. UP STEMWALL AND SHALL ATTACH TO STEMWALL. CEILING - PROVIDE & INSTALL VAPOR BARRIER w/6" MIN. OVERLAP. SEAL OR TAPE OVERLAP. BARRIER TO SEAL w/HOUSE WRAP AT PLATES, TYP.



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 415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435
 PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005
 SET DESCRIPTION:
DRB REVIEW SET 04.19.19

#	Revisions	Date

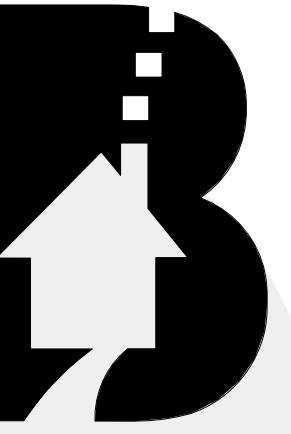
DESIGNED BY	SCALE
DRAWN BY	AS NOTED
CHECKED BY	DATE
	04.19.19

DRAWING TITLE
SECOND & THIRD LEVEL FLOOR PLANS

SHEET NO.
A1.02W

ROOF PLAN NOTES

1. ROOF SLOPE SHALL BE AS NOTED.
2. ALL ROOF PENETRATIONS ARE TO BE FLASHED PER ROOFING SYSTEM MANUFACTURER'S RECOMMENDATIONS.
3. ALL FLASHING USED SHALL BE MIN. 24GA. GALV.
4. PROVIDE INSECT SCREEN/WIRE MESH AT ALL VENTILATION OPENINGS PER THE INTERNATIONAL BUILDING CODE. ALL ROOF PENETRATIONS TO BE PAINTED TO MATCH THE COLOR OF THE ROOFING.
5. INSTALL ALL ROOFING MATERIALS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE ALL REQUIRED UNDERLAYMENTS AND ADDITIONAL MATERIALS FOR A COMPLETE AND THOROUGH INSTALLATION.
6. ALL GUTTER & DOWNSPOUT LOCATIONS ARE SHOWN AS PROPOSED. FINAL LOCATION AND LAYOUT TO BE DETERMINED. ALL DOWNSPOUTS TO TIE INTO ON-SITE STORM DRAIN SYSTEM.
7. ALL DOWNSPOUTS THAT TERMINATE AT GRADE SHALL END WITH 45° BOOT 6" MAX. ABOVE SPLASH BLOCK. ALL WATER TO BE DIRECTED, USING SPLASH BLOCK, AWAY FROM FOUNDATION. SPLASH BLOCK DESIGN TO BE DETERMINED.
8. LOCATE ALL ROOF PENETRATIONS ON REAR SIDE OF BUILDING BEHIND MAIN RIDGE LINE AS REASONABLY POSSIBLE.
9. PROVIDE AND INSTALL 2-COURSES ICE & WATER SHIELD MEMBRANE @ EAVES AND VALLEYS AND 1-LAYER ON REMAINDER OF ROOF. ICE & WATER SHIELD TO WRAP SUB-FASCIA. FINISHED ROOF TO BE INSTALLED WITHIN 30 DAYS OF THE INSTALLATION OF THE ICE & WATER SHIELD.



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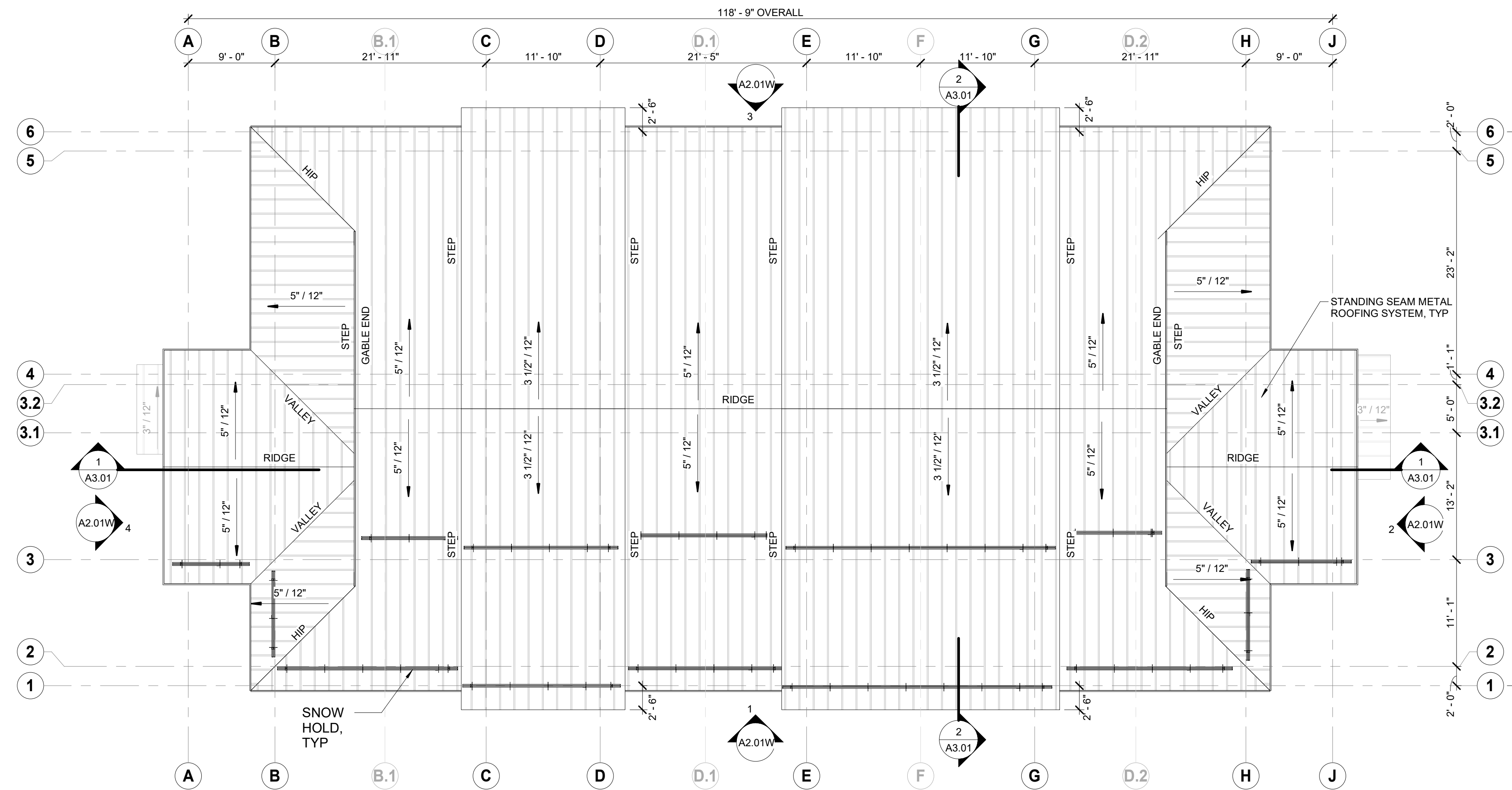
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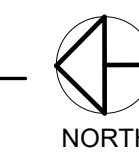
415 MTN VILLAGE BLVD
 MOUNTAIN VILLAGE, CO 81435

PROJECT NO: 038-2018 ASSESSORS PARCEL NO: 477904200005

SET DESCRIPTION: **DRB REVIEW SET 04.19.19**



ROOF PLAN
 1/8" = 1'-0"




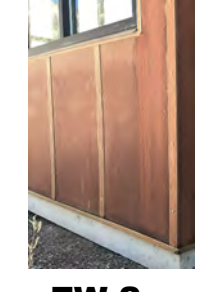

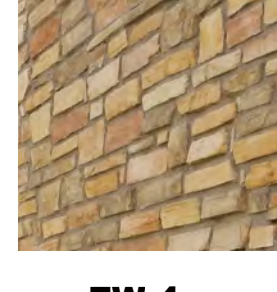






#	Revisions	Date

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DRAWN BY	AS NOTED
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	04.19.19

DRAWING TITLE
ROOF PLAN

SHEET NO.
A1.03W

MATERIALS

 EW-1 ULTRA BATTEN	 EW-2 METAL PANEL	 EW-3 CORRUGATED METAL	 EW-4 STONE VENEER	 PB-1 HEAVY TIMBERS
 R-1 MESH RAILING	 ROOF STANDING SEAM	 TF-1 FASCIA SYSTEM	 ROOF GUTTER	 WINDOW & TRIM

WINDOW SCHEDULE

#	SIZE	OPERATION	HD HEIGHT	COMMENTS
AA	6'-0" x 5'-0"	CS	8'-0"	
BB	2'-0" x 4'-0"	FX	8'-0"	
CC	2'-0" x 3'-0"	CS	7'-0"	

DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	THICKNESS	FINISH	FRAME	HARDWARE	COMMENTS
D01	SLIDER	6'-0"	8'-0"	2"	FG	FG	A.S.B.O.	
D02	SWING	3'-0"	6'-8"	1 3/4"	HM	HM	A.S.B.O.	

NOTES:
FG = FIBERGLASS
HM = HOLLOW METAL

ELEVATION NOTES

- GENERAL CONTRACTOR TO COORDINATE EXT. BUILDING LIGHT LOCATIONS WITH ELECTRICAL CONTRACTOR.
- STONE CAP TO BE USED @ ALL STONE APPLICATIONS WITH EXCEPTION OF FULL HEIGHT STONE VENEER AND U.N.O.
- ALL STAIN COLORS TO BE SELECTED.
- ALL FLASHING USED SHALL BE 24ga GALVANIZED.
- ALL FASTENERS USED IN AN EXTERIOR APPLICATION SHALL BE GALVANIZED.

MATERIAL CALCULATIONS

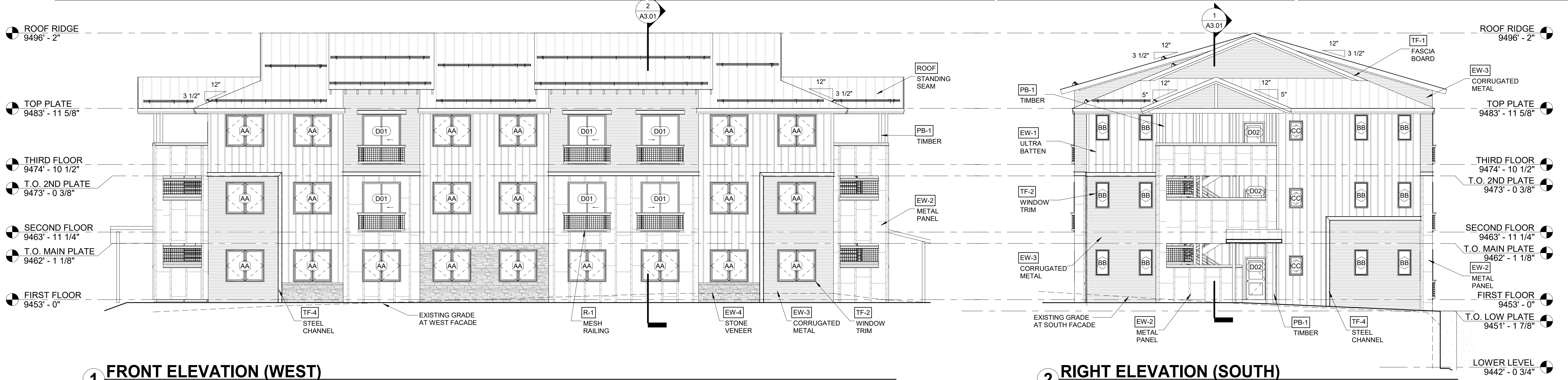
EXTERIOR MATERIAL	AREA	% OF TOTAL FACADE
ULTRA BATTEN	4260 SF	27%
METAL PANEL	4749 SF	30%
CORRUGATED METAL	3877 SF	25%
STONE VENEER	493 SF	3%
GLAZING	2442 SF	15%

EXTERIOR MATERIALS LEGEND

#	TYPE	DESCRIPTION
1 - WALLS		
EW-1	ULTRA BATTEN	BRIDGER ULTRA BATTEN METAL WALL PANEL, VERTICAL ORIENTATION, 13 3/4" COVERAGE, TRUTEN A606
EW-2	METAL PANEL	RUSTED SHEET METAL PANEL WITH METAL STRAPS AND EXPOSED FASTENERS, VERTICAL ORIENTATION
EW-3	CORRUGATED METAL	7/8" PRE-FINISHED CORRUGATED METAL
EW-4	STONE VENEER	THIN CUT STONE VENEER
2 - TRIM & FASCIA		
TF-1	FASCIA SYSTEM	1x12 FASCIA BOARD WRAPPED IN PRE-FINISHED METAL
TF-2	WINDOW TRIM	1-1/2" J' METAL TRIM, MATCH WINDOW FRAME
TF-3	DOOR TRIM	1-1/2" J' METAL TRIM, MATCH DOOR FRAME
TF-4	STEEL CHANNEL	8" DECORATIVE STEEL CHANNEL
3 - POSTS & BEAMS		
PB-1	HEAVY TIMBERS	TIMBER POSTS AND BEAMS AS SIZED ON DRAWINGS, STAINED
4 - RAILINGS		
R-1	MESH RAILING	4X4 WELDED WIRE MESH RAILING WITH STEEL FRAME

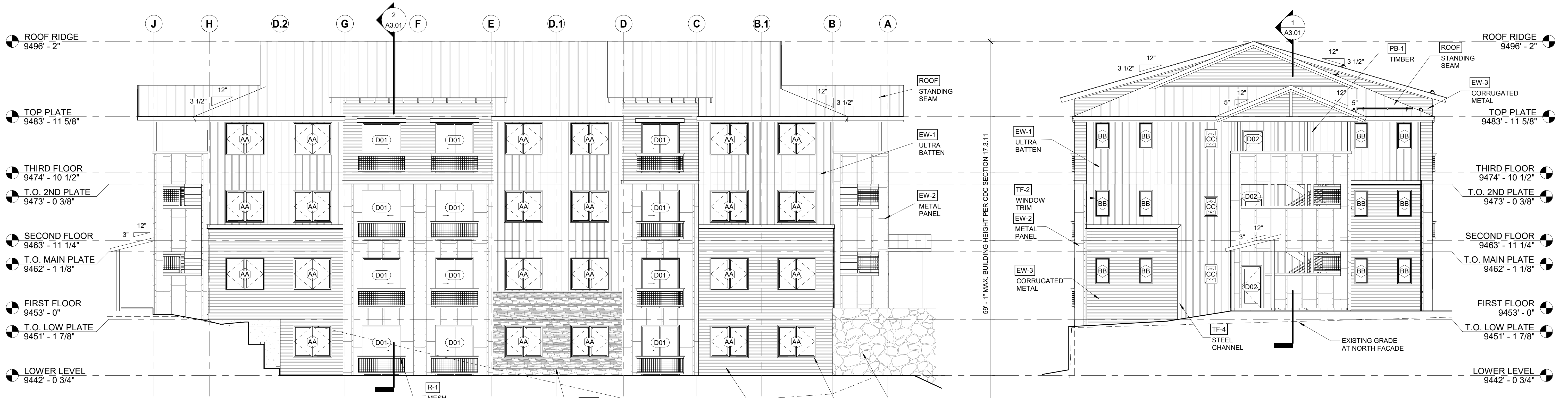


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1 FRONT ELEVATION (WEST)
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2 RIGHT ELEVATION (SOUTH)
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3 REAR ELEVATION (EAST)
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4 LEFT ELEVATION (NORTH)
1/8" = 1'-0"

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415 MTN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435
PROJECT NO: 038-2018
ASSESSORS PARCEL NO: 477904200005
SET DESCRIPTION:
DRP SUBMITTAL 04.29.19

Date	Revisions

DESIGNED BY	SCALE
DRAWN BY	AS NOTED
CHECKED BY	DATE
	04.29.19

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A2.01W

Preliminary
Not For Construction

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**ALL RIGHTS
RESERVED**

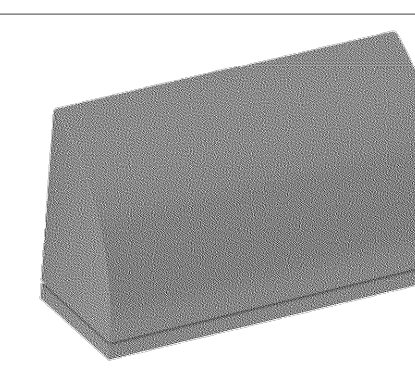
Phase IV Village Court Apartments

415 MOUNTAIN VILLAGE BLVD
MOUNTAIN VILLAGE, CO 81435

PROJECT NO.: 010-2019 | ASSESSORS PARCEL NO.: 47790420005
SET DESCRIPTION:

REVIEW SET 04.08.2019

SCOOP - model: WS-W20506 TYPE W1 **WAC LIGHTING**
LED Wall Mount Responsible Lighting®



Fixture Type: _____
Catalog Number: _____
Project: WS-W20506-BK
Location: _____

PRODUCT DESCRIPTION
Precision engineering using the latest energy efficient LED technology with a built in reflector for superior optics; An appealing cylindrical profile with a powerful LED down light perfect for accent and wall wash lighting.

FEATURES
• Mounts Up or Down
• IP65 Rated, ETL & eTL Wet Location Listed
• Die-Cast Aluminum Construction
• Universal Voltage Input (120V - 277V)
• Dimming: ELV (120V) or 0-10V
• ADA Compliant

SPECIFICATIONS
Construction: Aluminum with etched glass.
Power: Integral driver in luminaire. 120V - 277V input.
Light Source: High output LED
Mounting: Mounts directly to junction box.
Dimming: 0-10V Dimming: 100%-10%
ELV Dimming: 100%-15% (120V only)
Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GR), White (WT)
Color Temp: 3000K
CRI: 90
Rated Life: 70,000 hours
Standards: IP65 Rated, ETL & eTL Wet Location Listed, Dark Sky Friendly.

Beam Photometry

Beam Photometry	Voltage	Watt	Lumens	Finish
12° 33° 35°	120V - 277V	16W	805	AL BK BZ GR WT

Example: WS-W20506-BZ

WAC Lighting
www.wac-lighting.com
Phone (800) 526-2588 - Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive - Port Washington, NY 11050
Phone (516) 515-5000 - Fax (516) 515-3050

Western Distribution Center
1750 Archibald Avenue - Ontario, CA 91760
Phone (800) 526-2588 - Fax (800) 526-2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEP 2017

LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION	MFR	MODEL	VOLTS	LAMPING	LUMENS	VA	NOTES
W1	FULL CUTOFF WALL SCONCE	WAC LIGHTING	WS-W20506-BK	120	LED	805	16	7'-0" BF, AFF

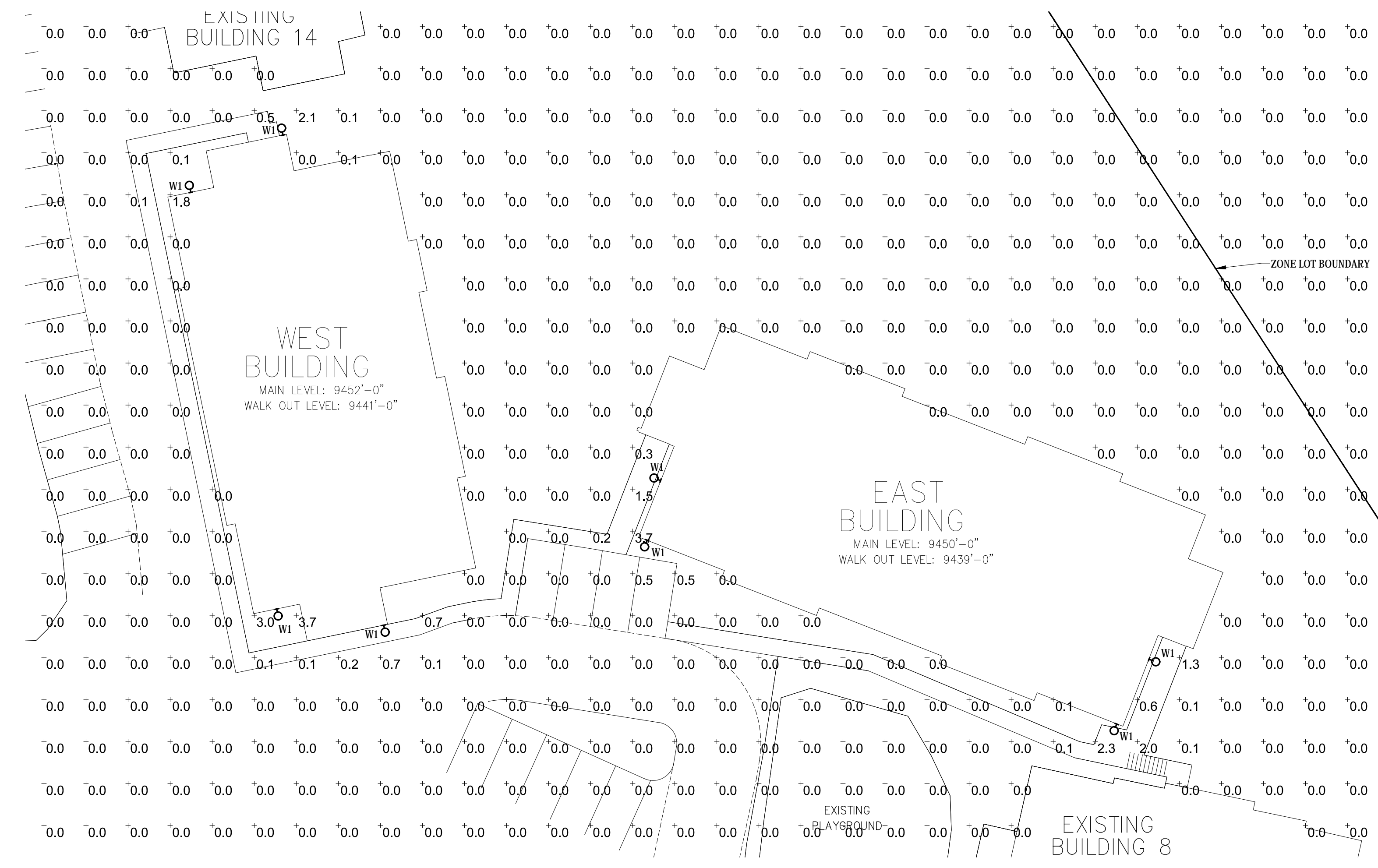
ABBREVIATIONS: BF - BOTTOM OF FIXTURE, RD - LUMINAIRE RECESS DEPTH, OH - OVERALL LUMINAIRE HEIGHT.

GENERAL NOTES:
1. EXTERIOR LAMPS SHALL BE 3000K CCT, UON.
2. PROVIDE IC RATED FIXTURE IF REQUIRED AT MOUNTING LOCATION.
3. REFERENCE ARCHITECTURAL PLANS FOR EXACT MOUNTING HEIGHTS FOR ALL PENDANTS AND WALL SCONCES.

STATISTICS:

LOCATION	MAX FC	MIN FC	AVG FC	MAX MIN	MAX AVG
SITE	3.7	0.0	0.8	N/A	4.6:1
WALKWAYS	3.7	0.0	0.6	N/A	6.1:1
PROPERTY LINES	0.0	0.0	0.0	N/A	N/A

- GENERAL NOTES:**
- EXTERIOR LIGHTING MUST CONFORM TO MOUNTAIN VILLAGE EXTERIOR LIGHTING STANDARDS.
 - ALL CALCULATIONS MADE WITH A LIGHT LOSS FACTOR OF 1.0.
 - ALL CALCULATION POINTS ARE AT GRADE.
 - POINT SPACING IS 10'-0".
 - ALL LUMINAIRES ARE FULL CUTOFF.
 - LUMINAIRES POWERED VIA HOUSE PANEL, AND TO BE CONTROLLED VIA PHOTOCELL OR ASTRONOMICAL TIMECLOCK.
 - ANY PROPOSED LIGHT FIXTURE INSTALLED ON PRIVATE PROPERTY SHALL BE DIRECTED AWAY FROM REFLECTIVE SURFACES TO MINIMIZE GLARE UPON ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.



Date	Revisions	DESIGNED BY	SCALE
		SA	AS NOTED
		DRAWN BY	DATE
		SA	04.08.19
		CHECKED BY	
		SH	
		DRAWING TITLE	
		PHOTOMETRIC	
		SHEET NO.	
		EP.01	



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION**

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

July 25, 2019

Mountain Village Housing Authority
C/O Michelle Haynes, Planning and Development Services Director
455 Mountain Village Blvd, STE A
Mountain Village, CO 81435

Sent Via Email: MHaynes@mtnvillage.org

RE: Lot 1001R, Notice of Action for Class 3 Final Architecture and Site Review

Dear Ms. Haynes:

At the July 11, 2019 Design Review Board (DRB) meeting the board voted to approve the Final Architecture and Site Review application for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). On a Motion made by David Craige and seconded by Greer Garner the DRB voted 7-0 to approve a Final Review Application with the following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board.
2. This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable.
3. A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.
4. This approval requires emergency lighting with battery backup to be shown at all exits for required egress at the time of Building Permit submittal.
5. The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
6. The contractor shall meet with employees of Planning and Development Services Department throughout the project regularly to discuss pedestrian and vehicular traffic - and specifically mitigation to impacts which may arise related to obstruction of movement to and from VCA to the gondola.
7. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location.

Length of validity shall be for 18 months from the date of approval, expiring on January 11, 2021. If the development has not commenced, legal instruments not recorded, or if a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application is 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,

A handwritten signature in black ink, appearing to read "John A. Miller III", with a long horizontal flourish extending to the right.

John A. Miller III, CFM
Senior Planner
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
M :: 970.417.1789



**PLANNING & DEVELOPMENT SERVICES
DEPARTMENT**

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

December 28, 2020

Mountain Village Housing Authority
C/O Michelle Haynes, Planning and Development Services Director
455 Mountain Village Blvd, STE A
Mountain Village, CO 81435

Sent Via Email: MHaynes@mtnvillage.org

RE: Lot 1001R; Notice of Action for Renewals Application to extend the approval for a Design Review and Town Council approved Height Variance

Dear Ms. Haynes,

Planning Staff has approved a Renewals Application for the previously approved Design Review Application for two new multi-family apartment buildings consisting of a cumulative 49-units on Lot 1001R, subject to certain findings as set forth in the summary of motions, and the prior following conditions:

1. This approval is subject to the Town Council approving the variance to the height requirement. If denied, the applicant must resubmit for approval of the project by the Design Review Board (*no longer applicable*).
2. This approval is subject to the Town Council approving the Density Transfer and Rezone for Lot 1001R, creating an additional 7 units of employee apartment density. If denied, the applicant must resubmit for approval of the project by the Design Review Board, as applicable (*no longer applicable*).
3. A ridge height survey prepared by a Colorado certified land surveyor will be provided during the framing inspection to determine the maximum building height is in compliance with the approval.
4. This approval requires emergency lighting with battery backup to be shown at all exits for required egress at the time of Building Permit submittal.
5. The contractor shall meet with employees of Community Services (Police Department) as well as VCA Management regarding the parking of construction vehicles at the site prior to the commencement of construction.
6. The contractor shall meet with employees of Planning and Development Services Department throughout the project regularly to discuss pedestrian and vehicular traffic -

and specifically mitigation to impacts which may arise related to obstruction of movement to and from VCA to the gondola.

7. Prior to the issuance of a building permit, the applicant shall field verify all utilities and submit a revised utility plan to the public works director identifying the location.

At the July 18, 2019 Town Council meeting, the Council voted to approve a Variance to the CDC requirements – allowing deviations in maximum building heights for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). There are no additional conditions of approval.

The new length of validity per the Renewals Application expires July 18, 2021. 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. 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,



John A. Miller III

Senior Planner

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

O :: 970.369.8203

M :: 970.417.1789

ORDINANCE NO. 2019-06

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO APPROVING: (1) REZONE OF LOT 1001R AND (2) TRANSFER DENSITY TO INCREASE THE PERMITTED UNBUILT DENSITY FROM 42 WORKFORCE (EMPLOYEE) APARTMENT UNITS TO 49 WORKFORCE APARTMENT UNITS.

RECITALS

- A. Mountain Village Housing Authority (“Owner”) has submitted to the Town: (1) a rezoning development application for a rezoning of Lot 1001R to reallocate employee apartment density on the lot; and (2) density transfer application to increase the permitted unbuilt density from 42 workforce apartment units to 49 unbuilt workforce apartment units (“Applications”) pursuant to the requirements of the Community Development Code (“CDC”).
- B. Mountain Village Housing Authority is the owner of Lot 1001R.
- C. The proposed rezoning and density transfer is to create seven (7) units of employee apartment density, equivalent to twenty-one (21) person equivalents to be placed on Lot 1001R by the Owner pursuant to the requirements of the CDC.
- D. The owner proposed to rezone the property to reallocate employee apartment zoning designations and change forty-two (42) employee apartment unit designations to forty-nine (49) employee apartment unit designations pursuant to the requirements of the CDC.
- 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:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126

- F. At a duly noticed public hearing held on June 6, 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 August 15, 2019, the Town Council conducted a public hearing on this Ordinance, pursuant to the Town Charter and after receiving testimony and public comment, closed the hearing and approved the Applications and this Ordinance on second reading.

- H. This Ordinance approves a density transfer of an additional seven (7) employee apartment units as shown below:

Lot	Acreage	Zone District	Zoning Designation	Actual Units	Person Equivalent per Actual Unit	Total Person Equivalent Density
Zoned Density						
1001R	8.394ac	Multi-Family	Employee Apt.	234	3	702
Built Density			Employee Apt.	192	3	576
Unbuilt Density			Employee Apt.	42	3	126
Unbuilt Density after Transfer and Rezone			Employee Apt.	49	3	147

- I. The meeting held on August 15, 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 criteria for decision for a rezoning are met, since such density transfer must be processed concurrently with a rezoning development application

2. The density transfer meets the density transfer and density bank policies.
3. The proposed density transfer meets all applicable Town regulations and standards.

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

1. The owner of record of density shall be responsible for all dues, fees and any taxes associated with the assigned density and zoning until such time as the density is either transferred to a lot or another person or entity.
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 general location of the buildings shall remain substantially as shown in the rezoning plan set submitted by the applicant, made part of the record of these proceedings and approved herein.
4. The requisite Employee Apartment Density is hereby created and placed on Lot 1001R.

Section 1. Effect on Zoning Designations

A. This Ordinance does not change the zoning designations on the Properties it only removes the density from the Properties.

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 September 14, 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 15th day of August 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 18th day of July 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 15th day of August 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.2019-06 ("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 July 18, 2019, by the affirmative vote of a quorum of the Town Council as follows:

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

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 July 24, 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 August 15, 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	X			
Dan Caton, Mayor Pro-Tem	X			
Martinique Davis Prohaska	X			
Peter Duprey	X			
Patrick Berry	X			
Natalie Binder	X			
Jack Gilbride	X			

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 15th day of August, 2019.



(SEAL)

Jackie Kennefick
 Jackie Kennefick, Town Clerk

RESOLUTION APPROVING A VARIANCE TO THE COMMUNITY DEVELOPMENT CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT TO OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-8" AND THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 60'-8" .

Resolution No. 2019-0718-14

- A. Mountain Village Housing Authority ("**Owner**") is the owner of record of real property described as Lot 1001R ("**Property**").
- B. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 4 application for a Variance to allow the Maximum Height of the proposed East Building to increase from 53'-0" to 70'-8", and the Maximum Height of the proposed West Building to increase from 53'-0" to 60'-8" (**Application 1**).
- C. Application 1 was submitted in compliance with the provisions of section 17.4.16 of the Community Development Code ("**CDC**").
- D. The Owner has authorized Tom Umbhau, Principal of Bauen Group Architecture, to submit a Class 3 Design Review application for two new employee apartment buildings located on Lot 1001R for approval by the Design Review Board (**Application 2**).
- E. Application 2 was submitted in compliance with the provisions of section 17.4.11 of the CDC.
- F. The Design Review Board ("**DRB**") considered Application 1, along with evidence and testimony, at a public meeting held on June 6, 2019. Upon concluding their review, the DRB recommended unanimous approval of Application 1 to the Town Council.
- G. The DRB considered Application 2, along with evidence and testimony, at a public meeting held on July 11, 2019. Upon concluding their review, the DRB approved Application 2, subject to conditions including the Town Council's approval of Application 1.
- H. The Town Council considered and approved Application 1, along with evidence and testimony, at a public hearing on July 18, 2019.
- I. 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.
- J. 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 Applications with conditions as set forth in this Resolution.
- K. The Owner has addressed, or agreed to address, all conditions of approval of the Applications imposed by Town Council and Design Review Board.
- L. 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 strict application of the CDC building height regulations would result in exceptional and undue hardship upon the property owner in the development of the property because the geographical constraints of the site such as slope and delineated wetlands;
2. 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;
3. The variance can be granted without substantial impairment of the intent of the CDC, with the proposed use meeting the provisions for employee housing;
4. 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;
5. 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;
6. 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;
7. The variance is not solely based on economic hardship alone; and
8. 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 CODE REQUIREMENTS FOR LOT 1001R TO ALLOW THE MAXIMUM HEIGHT OF THE PROPOSED EAST BUILDING TO INCREASE FROM 53'-0" TO 70'-8", AND THE MAXIMUM HEIGHT OF THE PROPOSED WEST BUILDING TO INCREASE FROM 53'-0" TO 60'-8" AND AUTHORIZES THE MAYOR TO SIGN THE RESOLUTION SUBJECT TO DEVELOPMENT OF THE APARTMENT BUILDINGS BEING IN SUBSTANTIAL CONFORMANCE TO THE APPROVAL OF APPLICATION 2 BY THE DESIGN REVIEW BOARD.

Be It Further Resolved that Lot 1001R may be developed as submitted in accordance with Resolution No. 2019-0718-14 .

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 July 18, 2019 (the "Effective Date") as herein referenced

throughout this Resolution.

Section 4. Public Hearing

A public meeting on this Resolution was held on the 18th day of July 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 July 18, 2019.



Town of Mountain Village, Town Council

By: *Laila Benitez*
Laila Benitez, Mayor

Attest:

By: *Jackie Kennefick*
Jackie Kennefick, Town Clerk

Approved as to Form:

Jim Mahoney
Jim Mahoney, Town Attorney

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

Resolution No. 2017-0518-10

- A. The Mountain Village Housing Authority, (“**Owner**”) has submitted to the Town: (1) a conditional use permit application to allow for the development of 52 employee apartment or condominium units on Full Use Active Open Space on Lot 1001R (“**Application**”) pursuant to the requirements of the Community Development Code (“**CDC**”).
- B. At a public hearing held on May 4, 2017, the Design Review Board (“**DRB**”) considered the Application, testimony and public comment and recommended to the Town Council that the Application be approved with conditions pursuant to the requirement of the CDC.
- C. At its regularly scheduled meeting held on May 18, 2017, the Town Council considered the Application, all submittal materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.
- D. The Town Council finds and determines that the Conditional Use Application meets the Conditional Use Permit Criteria for Decision as set forth in CDC Section 17.4.14(D) as follows:
 - 1.1. The proposed conditional use is in general conformity with the policies of the principles, policies and actions set forth in the Comprehensive Plan. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I because the development is consistent with the land use pattern envisioned by the Comprehensive Plan to provide economic and social vibrancy;
 - 1.2. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I, Policy B that requires rezoning, planned unit developments (PUD), subdivisions, special use permits, density transfers, and other discretionary land use applications to be in general conformance with the Land Use Plan, the Subarea Plans and their associated principles and policies, and the applicable policies of the Comprehensive Plan;
 - 1.3. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I, Policy C that permits development applications in general conformance with the Comprehensive Plan per the applicable criteria for decision-making;
 - 1.4. The Conditional Use Application is in general conformance with Land Use Principles, Policies and Actions, Principle I, Policy G that requires a rezoning, PUD, subdivision or density transfer to meet the certain site standards that have been embodied in the CDC as the Comprehensive Plan Project Standards (Please refer to criterion below) which sets forth a target density of 91 deed restricted units for the Property;
 - 1.5. The Conditional Use Application is in general conformance with the Meadows Subarea Plan Principle, Policy and Action II.B requires any applicant who proposes a rezoning, density transfer, subdivision to strive to reach the target density outlined in the Meadows Development Table which sets forth a target density of 91 deed restricted units for the Property;
 - 1.6. The Conditional Use Application meets the vision of the Comprehensive Plan by providing for a playfield (park); n; and,

- 1.7. The Comprehensive Plan envisions a fence to be installed along Northstar property in appropriate locations to prevent trespassing.
2. The proposed conditional use is in harmony and compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or on services and infrastructure because, without limitation:
 - 2.1. The site is presently developed as multi-family;
 - 2.2. The building height will be according to the CDC or lower and therefore will not exceed the height of existing units at VCA;
 - 2.3. The DRB is recommending conditions be applied to the rezoning to limit impacts to an existing neighbor;
 - 2.4. The development will be evaluated pursuant to the Design Regulations which will further ensure compatibility and harmony with surrounding land uses; and
 - 2.5. The parking requirement will be reduced, but not beyond what can be provided on site or in the adjacent parking garage.
3. The design, development and operation of the proposed conditional use does not constitute a substantial physical hazard to the neighborhood, public facilities, infrastructure or open space because, without limitation: the proposed conditional use will be safely developed and not pose a physical hazard to the neighborhood; adequate infrastructure is available to serve the proposed conditional use; and adequate public facilities area available to serve the proposed conditional use.
4. The design, development and operation of the proposed conditional use shall not have significant adverse effect to the surrounding property owners and uses because, without limitation:
 - 4.1. The DRB recommended conditions be applied to the rezoning to limit impacts to an existing neighbor by moving units away.
5. The design, development and operation of the proposed conditional use shall not have significant adverse effect on open space or the purposes of the facilities owned by the Town because, without limitation:
 - 5.1. The proposed employee units shall have little, if any, encroachment on the Full Use Active Open Space area adjacent to the Village Court Apartments.
 - 5.2. The 2017 draft of the Town Hall Center Subarea Plan recommends replacing open space now designated as development Parcel D in the current Town Hall Center Subarea Plan.
6. The design, development and operation of the proposed conditional use shall minimize adverse environmental and visual impacts to the extent possible considering the nature of the proposed conditional use.
7. The design, development and operation of the proposed conditional use has adequate infrastructure, with water, sewer, electric, natural gas, telecommunications, police protection, and fire protection all provided to the site.
8. The proposed conditional use does not potentially damage or contaminate any public, private, residential or agricultural water supply source because water quality will have to be protected during and after construction.
9. The proposed conditional use meets all applicable Town regulations and standards.

- E. The Conditional Use Permit approved by this Resolution shall become valid in perpetuity upon the issuance of a Certificate of Occupancy from the Town for the proposed conditional use.

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

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

Be It Further Resolved that the Property may be developed as submitted in accordance with Resolution NO. 2017-0518-10

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

Town of Mountain Village, Town Council

By: 

Dan Jansen, Mayor

Attest:

By: 

Jackie Kennefick, Town Clerk

Approved as to Form:


Jim Mahoney, Assistant Town Attorney



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

July 30, 2019

Mountain Village Housing Authority
C/O Michelle Haynes, Planning and Development Services Director
455 Mountain Village Blvd, STE A
Mountain Village, CO 81435

Sent Via Email: MHaynes@mtnvillage.org

RE: Lot 1001R, Resolution of the Town Council to approve a Variance to the Community Development Code (CDC) to allow deviations from the Maximum Building Heights.

Dear Ms. Haynes:

At the July 18, 2019 Town Council meeting, the Council voted to approve a Variance to the CDC requirements – allowing deviations in maximum building heights for two new multi-family apartment buildings consisting of a cumulative 49 dwelling units, located on Lot 1001R, 415 Mountain Village Boulevard (Village Court Apartments). There are no additional conditions of approval.

Length of validity shall be for 18 months from the date of approval, expiring on January 18, 2021. If the development has not commenced, legal instruments not recorded, or if a building or development permit has not been issued, as applicable, the approval shall expire unless a Renewal Process development application is 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,

John A. Miller III, CFM
Senior Planner
Town of Mountain Village
455 Mountain Village Blvd, Suite A
Mountain Village, CO 81435
O :: 970.369.8203
M :: 970.417.1789

ORDINANCE NO. 2021-__

**ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO APPROVING A VESTED PROPERTY RIGHTS EXTENSION FOR A SITE-
SPECIFIC DEVELOPMENT PLAN AT LOT 1001R, 415 MOUNTAIN VILLAGE BOULEVARD,
VCA PHASE IV**

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**”); and,
- 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; and,
- C. The Mountain Village Housing Authority (“the **Applicant**”) is the owner of record of real property described as Lot 1001R, Town of Mountain Village as further described on the plat recorded on September 10, 2014 in Plat Book 1 at Page 4671 at Reception Number 434465 (the “**Property**”); and,
- D. The Design Review Board approved the Final Architecture Review on July 11, 2019, allowing for two new multi-family apartment buildings consisting of a cumulative 49-dwelling units.
- E. The Town Council approved a Variance to the CDC requirements for height by Resolution Number 2019-0718-14 on July 18, 2019 as recorded at Reception Number 391879; and,
- F. The Design Review Board Approval and Town Council Variance Approval created a vested property right for a period of eighteen (18) months that was valid until January 18, 2021 (the “**Vested Property Right**”); and,
- G. The Vested Property Right was extended by to July 18, 2021 through a staff level extension; and,
- H. The Applicant submitted a Vested Property Right Extension development application on February 15, 2021 seeking a further extension of the Vested Property Right to July 18, 2031 (the “**Vested Property Rights Extension Application**”); and,
- I. The Vested Property Rights Extension Application has been processed and evaluated pursuant to the Town of Mountain Village Community Development Code (the “**CDC**”); and,
- J. The Design Review Board conducted a public hearing on the Vested Property Rights Extension Application in accordance with the CDC on April 22, 2021 and with public notice of such application as required by the public hearing noticing requirements of the CDC. The DRB considered the Applications, testimony, and public comment and recommended to the Town Council that the Vested Property Rights Extension Application be approved with conditions pursuant to the requirement of the CDC; and,
- K. At its regularly scheduled meeting held on May 20, 2021 the Town Council conducted a first reading of an ordinance and set a public hearing, pursuant to the Town Charter.

- L. On June 17, 2021, Town Council held a second reading and public hearing on the ordinance and approved with conditions the Application.
- M. The meeting held on April 22, 2021 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.
- N. The Town Council finds the proposed Vested Property Rights Extension Application meets the Vested Property Rights criteria for decision contained in CDC Section 17.4.17 as follows:
 - 1. A vested property right is warranted in light of relevant circumstances, such as the size and phasing of the development, economic cycles, and market conditions.
 - 2. The site-specific development plan is consistent with public health, safety, and welfare.
 - 3. The site-specific development plan provides for the construction and financing of improvements and facilities needed to support the proposed development.
 - 4. The site-specific development plan meets the criteria for decision for a concurrent, required development application(s);

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

- 1. Prior to the recordation of the Ordinance approving the Extended Vested Property Rights and site-specific development plan, the Owner shall revise all documents to include the following statement: " Approval of this site-specific development plan may create a vested property right pursuant to C.R.S. § 24-68-101et seq. and subject to the Town of Mountain Village's Community Development Code."
- 2. The Town shall publish in the newspaper of record within 14 days of approval a notice describing that a vested property right has been created/extended consistent with CDC Section 17.4.17(E)(4).
- 3. All previous conditions of approval provided on the Notice of Action dated December 28, 2020, remain applicable.

Section 1. Vested Property Right Extension

- A. The Vested Property Right is hereby extended for a period of ten (10) additional years until July 18, 2031.

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 June 17, 2021 following public hearing and approval by Council on second reading.

Section 5. Public Hearing

A public hearing on this Ordinance was held on the 17th day of June 2021 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 22nd day of April 2021.

TOWN OF MOUNTAIN VILLAGE

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

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 17th day of June 2021

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

By: _____
Laila Benitez, Mayor

ATTEST:

Susan Johnston, Town Clerk

Approved as To Form:

Paul Wisor, Town Attorney

I, Susan Johnston, 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 _____, 2021, 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 _____, 2021 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 _____, 2021. 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 _____, 2021.

Susan Johnston, Town Clerk

(SEAL)



Agenda Item 16

TOWN OF MOUNTAIN VILLAGE

455 Mountain Village Blvd. Mountain Village, CO 81435
(970) 369-8236

TO: Town of Mountain Village Town Council

DATE: May 4, 2021

FROM: Zoe Dohnal, Business Development and Sustainability Director
Town of Mountain Village Green Team

RE: Environmental Efficiency and Grant Coordinator

Introduction

At the March 4, 2021 meeting, Town Council directed staff to continue developing a role that would prioritize the Town's environmental efficiencies and maximize grant opportunities. Staff also explored the potential for a shared position with the Town of Telluride. At this time, an intergovernmental position does not seem plausible, and the Town of Telluride has asked to table the idea for the foreseeable future.

Attachments

1. DRAFT Environmental Efficiency and Grant Coordinator job description

Environmental Efficiency and Grant Coordinator

This role would fall under the Business Development and Sustainability Department's supervision. It would be a cross-functional position assisting with environmental roles and responsibilities as well as grant writing and administration. The goal of this position would be to leverage environmental best practices and new technologies to promote both ecological and economic efficiencies. This role will also enhance the Town's current grant writing and researching of additional opportunities. The goal would be to offset some of the new hire's costs by taking advantage of additional grant funds.

Committing to be at the forefront of environmental efficiencies will assist the Town and community in boosting productivity and improve long-term cash flow prospects. The aim is to provide a dedicated staff member to research current environmental best practices and programs and utilize data to adjust inefficient operations and infrastructure. The Environmental Efficiency and Grant Coordinator would focus 60% on research and execution of efficiency strategies and grant opportunities. The remaining 40% would be administrative assistance on incentive program and grant facilitation.

Responsibilities would include:

Environmental Efficiency

- Research and analyze environmental data and programs
- Incentive program management assistance



TOWN OF MOUNTAIN VILLAGE

455 Mountain Village Blvd. Mountain Village, CO 81435
(970) 369-8236

- Public outreach activities and stakeholder communication assistance
- Environmental policy advocacy
- Greenhouse gas emissions inventory data collection, tracking, and reporting assistance
- Community round table facilitation and regional committees' participation

Grants

- Grant research, writing, and execution assistance for all Town departments
- Grant systems administration

Next Steps

Council can provide staff direction to either:

- 1) Approve the current role as presented and implement it within the 2021 calendar year.
- 2) Approve the current role as presented and implement at the start of 2022.
- 3) Continue developing the Environmental Efficiency and Grant Coordinator job description to bring back to the council.



JOB DESCRIPTION

Job Title: Environmental Efficiency and Grant Coordinator
 FLSA: Exempt
 Effective Date: April 2021
 Salary Grade: 52 (Min \$58,702, Mid \$68,977, Max \$79,251)

NATURE OF WORK:

Under general direction, the Environmental Efficiency and Grant Coordinator duties will include introducing and promoting efficiencies initiatives and best practices that leverage technology and innovation to reduce negative environmental impact, reduce energy and waste, promote alternative and back up systems and promote sustainable operational practices for the Town of Mountain Village, its residents, and guests. The position will also maximize funding potential by managing and administering grant applications, compliance, and financial reporting processes for all Town departments. This job is 60% project execution oriented and 40% administrative.

DISTINGUISHING CHARACTERISTICS:

- Ability to conduct research and scientific analysis on environmental/sustainability data and programs.
- Ability to consult and provide recommendations to all Town departments to encourage sustainable practices.
- Ability to lead incentive program development and execution involving external partners.
- Ability to craft and present policy recommendations for elected officials.
- Ability to manage and administer grant applications, compliance, and financial reporting processes.

DUTIES AND RESPONSIBILITIES:

Efficiencies Initiatives

- Use external research and internal data to drive sustainable Town operations and maximize public incentives to reduce negative environmental impact.
- Responsible for data collection to assess the effectiveness of programs.
- Act as a resource for all Town staff, leading, assisting, and encouraging a sustainable focused culture.
- Coordinate an overarching Climate Action and Zero Waste Plan for the Town, working with all Town departments in developing specific climate management policies and programs that reduce Town government and community GHG emissions.
- Assist with the management of all current Town incentive programs working with other Town departments and third-party contractors when necessary and creating new programs when needed.
- Assist with greenhouse gas (GHG) inventory data collection and tracking for the Town government and community utilizing current database procedures to update emissions inventory and manage climate impact assessments, monitoring modeling and seeking reduction opportunities while collaborating with other jurisdictions to share and analyze. Able to produce and present a GHG reduction report every three years.

Public Outreach Activities & Stakeholder Communication

- Serves as a community efficiencies liaison, helping businesses and residents achieve efficiencies goals by promoting efficient operational practices which boost productivity and improve long-term cash flow prospects.

This job description indicates in general the nature and levels of work, knowledge, skills, and other essential functions expected of an employee and is subject to change at any time. It is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities required. Must be able to perform the essential functions of the job with or without accommodation. This job description does not constitute an employment agreement between the employer and employee.



JOB DESCRIPTION

- Assist with outreach to Town staff and the general public about energy and waste reduction strategies, incentive programs, GHG emission inventory, and local, state, or federal programs through a regular newsletter.
- Work with the communications team in creating strategies and collateral for program adoption and public engagement. Engage with commercial and residential sectors to identify and implement incentive programs. Ensure that educational campaigns and programs align with regional partners, including San Miguel Power, Black Hills Energy, Town of Telluride, San Miguel County, Telluride Mountain Village Owners Association (TMVOA), Telluride Ski and Golf.
- Engage corresponding stakeholders and community by hosting quarterly community roundtables.

Climate and Environmental Policy Advocacy

- Monitor state and federal climate action policy activities and groups and provide data, analytics, research, and recommendations to drive the Town's policy approach.
- Attend regional meetings on the Town's behalf and advocate the Town's interests, including but not limited to Sneffles Energy Board, Carbon Neutral Coalition, and CC4CA.

Grant Assistance

- Research and recommend grant opportunities that would assist the Town with achieving its goals and objectives, write grant proposals on behalf of the Town, utilizing appropriate systems and procedures to apply for grant opportunities.
- Assists with grants that are awarded to the Town, providing financial reports and analysis of financial impacts and determines direct and indirect costs to help recapture expenditures.
- Assists with grant proposal development activities and works closely with city staff to monitor grant activities and tracking, ensuring compliance with federal and state regulations.
- Works with the finance department to troubleshoot and resolve grant administration issues for the Town specific to grant budgets, billing, and proposals.

Grant Process/Systems Administration

- Assists in developing, updating, and maintaining grant reporting systems, grant administration calendar, grant opportunities database, and grant proposals.
- Develops and maintains various grant forms, templates, and processes to facilitate the grants proposal process.

MINIMUM QUALIFICATIONS:

High school diploma/GED and Bachelor's degree in Environmental Science and Resource Management, Climate Science, Energy, Physical Science, or related field AND two years of experience in grant writing, energy management or climate sustainability; or an equivalent combination of education, training and experience. Local government and nonprofit experience encouraged. A demonstrated track record of successful efficiencies program implementation at the non-profit or local government level encouraged.

Licenses/Certification(s):

Possession of a valid Driver's License is required.

KNOWLEDGE, SKILLS & ABILITIES REQUIRED:

This job description indicates in general the nature and levels of work, knowledge, skills, and other essential functions expected of an employee and is subject to change at any time. It is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities required. Must be able to perform the essential functions of the job with or without accommodation. This job description does not constitute an employment agreement between the employer and employee.



JOB DESCRIPTION

Skills in: Communications, preparing and presenting information to public bodies; assessing and prioritizing multiple tasks, projects and demands; communicate effectively in verbal and written forms; establish and maintain effective working relationships with co-workers and customers. Strong presentation, writing and editing skills required. Experience with sustainability planning, public speaking and project execution from beginning to end. Experience with Microsoft Office suite, social media, and print media.

Environmental Factors: Work is performed both in the field in various weather conditions and in a standard office environment; work involves competing demands, performing multiple tasks, working to deadlines, occasional work beyond normal business hours, and responding to customer issues.

Physical Factors: While performing the duties of this job, the employee is frequently required to sit for long periods of time. Work is primarily performed in an office environment with moderate noise levels. Physical effort and activities include: occasionally operating a personal or Town-owned vehicle to drive to and from meetings and business locations; ability to talk, hear and listen, use of hands/fingers to type and handle, feel or manipulate objects constantly; frequent sitting; occasional standing, walking, and reaching with hands and arms; visual acuity to focus on details at a close distance, and make general observations and inspections; frequent handling of objects weighing up to 10 pounds, and up to 30 pounds occasionally.

Expectations of All Employees: To support consistent high-quality guest service to everyone in our community, including our co-workers, making Mountain Village a great place to live, work and visit.

Reviewed By: Kim Montgomery

Date:

Print Employee Name _____

Employee Signature _____

Date _____

This job description indicates in general the nature and levels of work, knowledge, skills, and other essential functions expected of an employee and is subject to change at any time. It is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities required. Must be able to perform the essential functions of the job with or without accommodation. This job description does not constitute an employment agreement between the employer and employee.

Memorandum

To: Town Council
From: Kim Montgomery, Town Manager and Jaime Holmes, Human Resources
Date: Director May 13, 2021 – Agenda item #17
Re: **Informational Item: Return to Office Post COVID Plan**

ATTACHMENTS:

- Department Work Schedules
- Telecommuting Policy and Procedure

OVERVIEW:

Town Hall employees will plan a return to work date of June 1st with most already returning to the offices. The Town acknowledges the changing nature of work, including the ability to telecommute (or work from home). We also acknowledge the continued need for office space as we grow. Therefore, employees working 3 days or less in the office will office share. This will be re-evaluated at the end of 2021 as Town and employee needs change and develop.

1. The Town will continue to keep our employees safe by abiding by current County regulations.
 - Indoor mask requirements for all public entering the building and for employees outside of their offices
 - Entry doors to Town Hall will be unlocked from 8:00 a.m. to 5:00 p.m. Monday through Friday
 - The public will be encouraged to make appointments to meet with staff. Walk ins will be greeted and kept at the front desk area until the employee they wish to meet with escorts them to the appropriate office
 - Hand sanitizer at each office space and front desk area will be provided
 - Continuing to follow the 5 commitments
 - Encouraging employee vaccinations, but not mandating (per the American Rescue Plan Act, as of 4/1/2021, we allow paid time off for vaccinations and for any reactions to the vaccination)
 - We continue to allow for time off for testing or quarantine requirements (per the TMV paid Time off for Testing benefit and Colorado's Health Families & Workers Act)
2. The Town will continue allowing for remote work for those able to telecommute when the need for childcare flexibility arises
3. Office sharing will be assigned when an employee telecommutes 3 or more days/week

TMV Department's Return to Work Plans

Cable/Broadband/IT:

- Monday – Saturday 7:00am – 5:00pm Tech coverage (each works 4 10's splitting the week)
 - Hector: Monday – Thursday / Jory: Wednesday – Saturday
- Admin Assistant Monday – Friday 8:00am – 5:00pm
- Steven: Monday – Thursday 6:00am – 5:00pm

Police Department:

- Monday – Thursday 7am – 5pm (Jodi's hours) / Office hours are 8am – 4:30pm
- Municipal Court – 1st Wednesday of each month at 9:30am

Mountain Munchkins:

- Monday – Thursday 7:45am – 5:15pm
 - Currently unable to open on Fridays due to qualified staffing shortage
 - Would prefer to remain closed to public on Fridays and allow staff to complete required coaching and training sessions and assess, create and prepare for upcoming week's activities
 - being closed on Fridays would save on budget due to historic low capacity

Human Resources:

- Monday – Thursday in office 8:00am – 6:00pm, Friday 4 hours (4 9's and a 4 for each)
 - Will need flexibility for childcare resulting in remote work as necessary

Public Works:

- Monday – Friday 8:00am – 5:00pm Jenny 4 10's, Libby covers on Fridays
- Crews: (4 10's) Monday – Thursday and Tuesday - Friday 7:00am – 5:30pm (Summer)
- Crews: (4 10s) Monday – Sunday (7 day week coverage) with additional morning shift 5:30am – 4:00pm (Winter)
- Finn: Monday – Thursday (4 10's)

Plaza Services:

- Monday – Sunday 7 day a week coverage with crews working 4 10's
- JD: Tuesday – Friday 4 10's

VCA:

- Monday – Friday 8:00am – 5:00pm Luke and Jose in office
- Maintenance Employees: (4 10's) with seven day a week coverage alternating days off
- Attendant: (5 8's)

Building Department:

- Drew: Monday – Thursday 6:30am – 3:30pm, Fridays 6:30am – 4:30pm
- Lars: Monday – Thursday 7:30am – 4:30pm, Fridays 7:30am – 1:30pm
- Jane: Monday – Tuesday Remote Work, Wednesday – Thursday in office, Fridays off (34hr work week)

Planning Department:

- Michelle Haynes: M/T/TH/F 9 hour days and every other Wednesday out/remote
- John Miller: 9 hour day schedule every other Friday out
- Amy Ward: 9 hour day schedule alternating every other Friday out opposite John
- Mike Otto: 9 hour day schedule alternating every other Friday out
- Planning Tech: 9's similar schedule/Jane filling in one day every other week or 5 8's

Business Development:

- Kathrine: Monday remote, Tuesday – Friday in office (5 8's)
- Zoe: Monday – Thursday in office (4 10's)

Finance Department:

- Katy Burns: work in office – Monday, Tuesday, Wednesday and work remotely – Thursday and Friday
- Julie Vergari: work in office – Wednesday, Thursday and Friday and work remotely – Monday, and Tuesday
- Julie/Kate willing to share office space
- Patrick Dasaro: work in office – Monday - Friday
- Kathy Smith: work in office – Tuesday, Wednesday, Thursday and work remotely – Monday and Friday
- Kayte Sulky – work in office Monday - Friday

Gondola:

- Transit Director (Loebe) – 7am – 5pm Monday thru Thursday – additional days as needed – on call 24/7
- Transit Manager (Johnson) - 7am – 5pm Monday thru Thursday – additional days as needed – on call 24/7
- Transit Coordinator (Britt) - 7am – 5pm Wednesday thru Saturday
- Transit Assistant Manager – 3pm – 1am Wednesday thru Saturday
- Gondola Supervisors – 5:30am – 3:30pm and 2:30pm – 1:30am 7 days a week coverage
- Gondola ops – 5:30am – 3:30pm and 2:30pm – 1:30am 7 days a week coverage
- Gondola Maintenance Manager (Intemann) - 7am – 5pm Monday thru Thursday – additional days as needed – on call 24/7
- Gondola Mechanics - – 5:30am – 3:30pm and 2:30pm – 1:30am 7 days a week coverage

Parks and Rec:

- Crew Leaders (Schuster & Tracy) – 7am – 5pm – Sunday thru Wednesday and Wednesday thru Saturday – 7 day coverage
- Rec Crew – 7am – 5pm - Sunday thru Wednesday and Wednesday thru Saturday – 7 day coverage

Rob and Lory will need an office at Town Hall when the third floor of the firehouse is shut down. The locker room would work fine for their purposes.

Clerks:

- Susan: Monday – Thursday in office (4 10's)
- Christina: Tuesday – Friday in office (4 10's)

Town Manager:

- Monday – Thursday in office (4 10's), available by cell, email, zoom and as needed Friday through Sunday. Additional days in the office as needed



Telecommuting Policy and Procedure

Purpose

The purpose of this Policy and Procedure is to set forth guidelines for employees and supervisors regarding telecommuting.

Telecommuting allows employees to work at home, on the road or any other location other than the office on a regular schedule or pre-determined time frame to continue to meet the needs of the Town, department and employee. The Town considers telecommuting to be a viable, flexible work option when both the employee and the job are suited to such an arrangement. Telecommuting may be appropriate for some employees and jobs but not for others. Telecommuting is not an entitlement, it is not a companywide benefit, and it in no way changes the terms and conditions of employment.

Procedures

Telecommuting can be informal, such as working from home for a short-term project or on the road during business travel, or a formal, set schedule of working away from the office as described below. Either an employee or a supervisor can suggest telecommuting as a possible work arrangement.

Any telecommuting arrangement may be discontinued at will and at any time at the request of either the telecommuter or the organization. Every effort will be made to provide 30 days' notice of such change to accommodate commuting, childcare and other issues that may arise from the termination of a telecommuting arrangement. There may be instances, however, when no notice is possible.

Eligibility

Before entering into any telecommuting agreement, the employee and manager, with the assistance of the human resource department, will evaluate the suitability of such an arrangement, reviewing the following areas:

- Employee suitability. The employee and manager will assess the needs and work habits of the employee, compared to traits customarily recognized as appropriate for successful telecommuters.
- Job responsibilities. The employee and manager will discuss the job responsibilities and determine if the job is appropriate for a telecommuting arrangement.
- Equipment needs, workspace design considerations and scheduling issues. The employee and manager will review the physical workspace needs and the appropriate location for the telework. Telecommuting employees shall be responsible for providing telework site furniture, internet access and data communications and services needed to complete specified telework tasks. Town-provided computers will be used for access to Town technology resources in accordance with the Communication Systems Policy.



May 2021

- Childcare. Telecommuting is not designed to be a replacement for appropriate childcare. Although an individual employee's schedule may be modified to accommodate childcare needs, the focus of the arrangement must remain on job performance and meeting business demands.
- Tax and other legal implications. The employee must determine any tax or legal implications under IRS, state and local government laws, and/or restrictions of working out of a home-based office. Responsibility for fulfilling all obligations in this area rests solely with the employee.

Compensation and Benefits

An employee's compensation, benefits, work status and work responsibilities will not change due to telecommuting.

The amount of time an employee is expected or required to work per day or pay period will not change as a result of telecommuting.

Telecommuting time will be recorded as regular hours worked in the payroll system and must be approved by the employee's supervisor. Overtime must be pre-arranged and approved by the supervisor in advance.

Telecommuting arrangements shall be made and agreed upon with the employee's supervisor prior to beginning telecommuting. During emergency situations, e.g., snowstorms, pandemics, etc., employees may be allowed or required to telecommute for prolonged periods of time.

Security

Consistent with the organization's expectations of information security for employees working at the office, telecommuting employees will be expected to ensure the protection of proprietary company and customer information accessible from their home office. Steps include the use of locked file cabinets and desks, regular password maintenance, and any other measures appropriate for the job and the environment.

Safety

Employees are expected to maintain their home workspace in a safe manner, free from safety hazards. Injuries sustained by the employee in a home office location and in conjunction with his or her regular work duties are normally covered by the company's workers' compensation policy. Telecommuting employees are responsible for notifying the employer of such injuries as soon as practicable. The employee is liable for any injuries sustained by visitors to his or her home worksite.

Time Worked

Telecommuting employees who are not exempt from the overtime requirements of the Fair Labor Standards Act will be required to accurately record all hours worked using the Town's time-keeping system. Hours worked in excess of those scheduled per day and per workweek require the advance approval of the employee's supervisor. Failure to comply with this requirement may result in the immediate termination of the telecommuting agreement.



May 2021

Ad Hoc Arrangements

Temporary telecommuting arrangements may be approved for circumstances such as inclement weather, special projects or business travel. These arrangements are approved on an as-needed basis only, with no expectation of ongoing continuance.

Other informal, short-term arrangements may be made for employees on family or medical leave to the extent practical for the employee and the organization and with the consent of the employee's health care provider, if appropriate.

All informal telecommuting arrangements are made on a case-by-case basis, focusing first on the business needs of the organization.

Office Sharing

A telecommuting employee working less than 3 days in the office, may be included in office sharing as office space becomes more in demand. Office sharing refers to employees who are able to telecommute, saving office space within Town Hall while meeting the needs of Town Hall space. The following are the responsibilities of the employees sharing an office:

- Personal items in a shared office will need to be removed when not occupying the office space or resolved between the employees sharing an office.
- Confidential items will need to be locked up when not occupying the office space.
- Keep office neat, clean and tidy. Sanitization of office is required when not occupying.



AGENDA ITEM 18
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney; Jim Loebe, Transit & Recreation Director

FOR: Town Council Meeting, May 20, 2021

DATE: May 13, 2021

RE: **Amended and Restated Agreement with Telluride Bluegrass Festival, Inc. for Production of Telluride Bluegrass Festival**

OVERVIEW

The Town previously approved an agreement with Telluride Bluegrass Festival, Inc. (“TBF”) to permit TBF to utilize Town parking facilities in order to facilitate TBF’s production of the Bluegrass Festival. The Town original entered into an agreement with TBF to cover Bluegrass Festivals for 2019-2023. Due to the global pandemic, TBF did not produce the Bluegrass Festival in 2020, and will produce a much smaller event in 2021. As such, TBF has requested the agreement be extended to 2025.

Attached hereto is an Amended and Restated Agreement with Telluride Bluegrass Festival, Inc. for Production of Telluride Bluegrass Festival. Some minor technical changes have been made to better protect the Town, but the only substantive change is an extension of the term from 2023 to 2025.

PROPOSED MOTION

I move to approve the Amended and Restated Agreement with Telluride Bluegrass Festival, Inc. for Production of Telluride Bluegrass Festival

ATTACHMENTS

Exhibit A. Amended and Restated Agreement with Telluride Bluegrass Festival, Inc. for Production of Telluride Bluegrass Festival

**AMENDED AND RESTATED
AGREEMENT BETWEEN THE TOWN OF MOUNTAIN VILLAGE AND TELLURIDE
BLUEGRASS FESTIVAL, INC., REGARDING THE PRODUCTION OF THE
BLUEGRASS FESTIVAL FOR 2022 THROUGH 2025**

THIS AGREEMENT (the "Agreement") is made and entered into on this ____ day of _____ 2021, by and between the Town of Mountain Village, a home rule municipality and political subdivision of the State of Colorado (the "Town"), and Telluride Bluegrass Festival, Inc., a Colorado corporation ("Producer"), and regards the production of the Telluride Bluegrass Festival ("Festival") for the years 2022 through and including 2025.

RECITALS

- A.** The Town owns and operates various infrastructure within the Town of Mountain Village, including but not limited to roads, parking structures and a gondola transportation system (the "Gondola") (collectively, the "Town Facilities").
- B.** Producer owns and operates the Festival in the Town of Telluride, which is generally scheduled for the third weekend (Thursday-Sunday) in June of each calendar year.
- C.** The Town of Telluride is immediately adjacent to the Town and is connected via the Gondola.
- D.** Producer and the Town desire to have patrons of the Festival utilize the Town Facilities during the Festival.
- E.** The Town has determined that it is in its best interest to allow Festival patrons to utilize the Town Facilities according to the terms and conditions of this Agreement.

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

1. **Producer Commitment.** Producer agrees to use its best efforts to produce the Festival in a world-class manner during the term of this Agreement with specific regard to generating the lodging demand attributable to the Festival and Producer's effort and investment.
2. **Use of Facilities for Parking.** The Town shall permit Festival patrons to use various Town Facilities during the Festival, including the Gondola Parking Garage and right-of-way along Upper Mountain Village Boulevard to the Bridge Number 68 and other streets as generally illustrated on Exhibit A, attached hereto and incorporated herein; provided, however, certain areas may be posted with "No Parking" signage. In the event of construction or other extenuating circumstances, the Town reserves the right to require Festival patrons to park cars in alternate locations as deemed appropriate by the Town's parking committee sole discretion. Producer shall work with Town staff to develop a parking plan to ensure such parking plan maximizes pedestrian use and access through the Village Center. The Town shall be responsible for managing the parking in the Gondola Parking Garage and street parking in such location and

number of spaces as determined by the Town, in a manner generally consistent with Exhibit A, except that the Town's police department shall have the final determination of where parking shall occur in order to mitigate safety issue. Town staff and Producer's staff shall manage the parking in order to ensure full utilization while maintaining a sufficient supply of parking for residents and property owners within the Town. The Town and Producer's parking attendants shall also advise Festival attendees of the Heritage Parking Garage ("HPG"). The Town shall determine the cost for daily and overnight parking in HPG. Producer shall provide a sufficient number of parking attendants, at Producer's sole cost and expense, in order to park Festival patrons in a safe and orderly manner and to ensure that parking does not occur outside of the designated parking areas. Parking attendants provided by Producer shall be subject to and abide by the direction of the Town's police department and code enforcement officers. Producer's parking attendants shall be on site from 8:00 a.m. until 3:00 a.m. Thursday through Sunday of the Festival in order to assist Festival patrons arriving and returning to their vehicles.

Notwithstanding the foregoing, in the event the Gondola Parking Garage reaches full build out during the term of this agreement, which would provide the same number of parking spaces as on street parking, the Town may eliminate on street parking and relocate parking into the fully built out Gondola Parking Garage.

3. First Grass Concert. Producer shall provide a "free" concert, consistent with the level of the Bluegrass Music Festival in Sunset Plaza on the Wednesday prior to the Festival, from 5:00 p.m. - 8:00 p.m., to kick off the Festival. Producer shall be responsible for the cost of the band, stage, sound/lighting, three porta-potties, and advertising, which shall include, at minimum, 50 posted posters, advertisements on the Festival website, inclusion in any Festival programs and multiple email blasts beginning at least sixty (60) days prior to the First Grass Concert. The Town shall also assist with providing advertising for the event in such manner and amount as determined by the Town. Bluegrass shall be responsible for securing a license agreement from Telluride Ski & Golf, LLC for the use of their open space at Sunset stage for the free concert.

4. Town Costs. Producer shall be responsible for collecting an admission fee of three dollars (\$3.00) per ticker, per day from Festival attendees. Producer, at its option, may distribute up to fifteen percent (15%) of the total attendees as complimentary tickets per day of the event for staff, performers, guests and concessionaires. No later than five (5) days after the event Producer shall certify in writing to Town a complete and accurate list of all wristbands distributed, sold, and voided, as verified by the Town of Telluride Finance Director, to establish the actual number of admissions.

5. Payment. Producer shall remit a deposit of Forty Thousand Dollars (\$40,000) sixty days prior to the event. Remainder of fee due will be remitted after certification of the number of admissions as verified by the Town of Telluride Finance Director, which shall in no case be more than thirty days after the event.

6. Fee for Parking. Producer shall be permitted to implement a plan to charge patrons for parking in the Gondola Parking Garage and on Mountain Village Boulevard (the "Parking Payment Plan"). The Parking Payment Plan shall include all the logistics necessary to charge for parking in a safe and efficient manner, including but not limited to identification cards, number

of attendees, sequencing and safety measures. The Parking Payment Plan shall include an acknowledgment and understanding that anyone with a valid resident, property owner or employee issued parking pass shall not be charged for parking. The Parking Payment Plan shall be presented to the Town for approval of the plan at least one hundred and twenty (120) days prior to the Festival. In the event the Parking Payment Plan is not approved by the Town within sixty (60) days, such non-approval shall not terminate this Agreement or any of the obligations of the Producer under this Agreement. The non-approval of the Parking Payment Plan shall only preclude the Producer from charging to recoup costs.

7. Parking Plan Promotion. Producer agrees to communicate and support the Mountain Village parking strategy and plan in whatever means reasonably requested by the Town, said support to include detailed descriptions on the Festival website as well as complete distribution of rules and maps in emails and the Festival “program.”

8. Gondola Operations. This Agreement does not address the possibility of extending the hours of the Gondola beyond its normal operating hours. Producer is encouraged to seek funding for extended Gondola operations from TMVOA, and the Gondola hours may be extended only upon the mutual agreement of the Town and Producer.

9. Bus and Porta-Potties. Producer hereby agrees to operate, at its own cost and expense, one (1) bus with a passenger capacity of 14-24 passengers during the Festival. The bus route and hours of operation shall be as determined by the Town. In addition, Producer agrees to provide, at its own cost and expense, three (3) porta-potties for use during the Festival at locations to be determined by the Town.

10. Insurance. Producer shall carry and maintain: (i) a policy of comprehensive general liability insurance with annual limits of at least \$2,000,000; (ii) a policy of worker’s compensation insurance with annual limits of at least \$1,000,000 for each accident; (iii) a policy of comprehensive automobile liability with annual, combined, single limits of at least \$1,000,000; and (iv) such other insurance as may be appropriate given the nature of the Festival. With respect to the general liability insurance carried pursuant to this Agreement, the Town shall be listed as an additional named insured. Producer shall furnish certificates acceptable to the Town that Producer has the foregoing insurance in effect at least thirty (30) days prior to the Festival for each calendar year.

11. Indemnification. The Producer shall defend, indemnify and hold harmless and Town and its respective directors, officers, employees, successors and assigns from any expense, claim, action, liability, loss, damage or suit (including attorney's fees and costs) arising out of, or in any way connected with the Festival and the Producer and the Festival patron’s use of the Town Facilities, injuries to Town’s employees, volunteers, Festival patrons and third parties and the Town’s performance under this License Agreement.

12. No Waiver of Governmental Immunity. Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to Mountain Village, its officials, employees, contractors, or agents, or any other person acting on behalf of Mountain Village and, in particular, governmental immunity afforded or available

pursuant to the Colorado Governmental Immunity Act, Title 24, Article 10, Part 1 of the Colorado Revised Statutes.

12. Communication. The parties acknowledge that parking during the Festival is a difficult task within the region, and each party agrees to actively communicate with the other party, San Miguel County and the Town of Telluride regarding parking and transportation prior to and during the Festival.

13. Term of Agreement. This Agreement shall run from the date of execution until payment of the fee to the Town (thirty (30) days) after the last day of the Festival in the year of 2025. This Agreement may be terminated by either party by giving the other party at least six months prior to the Festival, written notice of termination.

14. Assignment. This Agreement shall not be assignable by either party without the express written consent of the other party.

15. Attorney's Fees. In the event of any dispute regarding this Agreement or the use of the Facilities, the prevailing party shall be entitled to costs and reasonable attorney's fees.

16. Governing Law, Enforcement, Venue. This Agreement shall be governed by and interpreted according to the law of the State of Colorado. Venue for any action arising under this Agreement shall be in the appropriate court for San Miguel County, Colorado. To reduce the cost of dispute resolution and to expedite the resolution of disputes under this Agreement, the Parties hereby waive any and all right either may have to request a jury trial in any civil action relating primarily to the enforcement of this Agreement. The Parties agree that the rule that ambiguities in a contract are to be construed against the drafting party shall not apply to the interpretation of this Agreement. If there is any conflict between the language of this Agreement and any exhibit or attachment, the language of this Agreement shall govern.

16. Complete Agreement. This Agreement expresses the full and complete understanding of the parties with respect to the terms and conditions set forth herein and supersedes all prior and contemporaneous proposals, agreements, representations and understandings and may not be contradicted by evidence of any prior or contemporaneous agreement. This Agreement shall be construed as to its fair meaning and not strictly for or against either party. The headings hereof are descriptive only and are not to be construed in interpreting the provisions hereof.

IN WITNESS WHEREOF, the parties have executed this Agreement, on the date first set forth above.

TOWN OF MOUNTAIN VILLAGE, a municipal corporation and political subdivision of the State of Colorado

By: _____
Laila Benitez, Mayor

Approved as to Form:

Paul Wisor, Town Attorney

TELLURIDE BLUEGRASS FESTIVAL, INC., a
Colorado corporation

By: _____
CRAIG FERGUSON, President



TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney; Jim Loebe, Transit & Recreation Director

FOR: Town Council Meeting, May 20, 2021

DATE: May 13, 2021

RE: **Final Reading of an Emergency Ordinance** Authorizing Town Council Members to Receive Benefits

OVERVIEW

An abundance of trees constitutes one of the many incredibly features that make the Town of Mountain Village a place like none other. Unfortunately, these trees occasionally pose a risk to the community in the form of wildfire fuel. In addition, dead and dying trees also occasionally fall from private land onto Town property causing damage to public infrastructure. In order to address these concerns, the proposed ordinance makes it a nuisance for a diseased, dead or dying tree to be located on private property.

PROPOSE ORDINANCE

The proposed ordinance adds a new Chapter 8.13 to the Town's municipal code. Chapter 8.13 establishes practices governing the wildfire and safety mitigation of trees on public property, and makes provision for the emergency wildfire and safety mitigation, including removal, of trees on private property that threaten to damage or affect public property and/or threaten public health and safety.

Any tree on private property determined by the Director of Transit and Recreation or the Director of Public Works to be diseased, dead or dying or that threatens public health, safety, and welfare and/or increases the hazard of wildfires is declared a nuisance pursuant to Chapter 8.13.

Private property owners have the duty, at their own expense, to remove or treat nuisance trees on their property. The Town may remove such trees at the owner's expense if the owner does not comply with treatment and/or removal. The Town may immediately treat and/or remove any tree declared a nuisance, at the expense of the Town, if the property owner agrees in writing to indemnify the Town, by agreeing to and executing a release and indemnification

PROPOSED MOTION

I move to approve on first and final reading of an emergency ordinance adding Chapter 8.13 to Title 8 of the Mountain Village Municipal Code, requiring wildfire and safety mitigation of trees.

ATTACHMENTS
Exhibit A. Proposed Ordinance

**TOWN OF MOUNTAIN VILLAGE, COLORADO
ORDINANCE NO. _____, SERIES 2021**

AN EMERGENCY ORDINANCE OF THE TOWN OF MOUNTAIN VILLAGE
ADDING CHAPTER 8.13 TO TITLE 8 OF THE MOUNTAIN VILLAGE MUNICIPAL
CODE, REQUIRING WILDFIRE AND SAFETY MITIGATION OF TREES

WHEREAS, the Town of Mountain Village (“Town”) is a home rule municipality duly organized and existing under Article XX of the Colorado Constitution and the Town of Mountain Village Home Rule Charter of 1995, as amended (the “Charter”); and

WHEREAS, pursuant to Section 1.3 of the Charter, the Town has all power of local self-government and home rule and all power possible for a municipality to have under the Constitution and laws of the State of Colorado; and

WHEREAS, the Town Council has not previously adopted an ordinance controlling and/or regarding the wildfire and safety mitigation of trees which may pose a threat to public health and safety; and

WHEREAS, the Town Council has determined that the adoption of this Ordinance is necessary for the immediate preservation of the public health and safety of the residents and visitors of the Town; and

WHEREAS, the Town Council is adopting this Ordinance pursuant to its Home-Rule authority provided under the Colorado Constitution, Article XX, Section 1-6, the Town of Mountain Village Town Charter, specifically section 5.8, as well as the Town's police powers pursuant to Colorado Revised Statutes, Section 31-15-401(1)(b) with the explicit authority to *"do all acts and make all regulations which may be necessary or expedient for the promotion of health or the suppression of disease"* within the town limits of the Town of Mountain Village.

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

Section 1. Recitals. The above recitals are hereby incorporated as findings supporting the enactment of an emergency ordinance requiring the wildfire and safety mitigation of trees which pose a threat to public health and safety. This emergency ordinance is urgent, necessary, proper and will preserve the public health, peace, safety and welfare of the Town of Mountain Village.

Section 2. Addition of Chapter 8.13 to Title 8 of the Town of Mountain Village Municipal Code. Chapter 8.13, “Wildfire and Safety Mitigation” is added to Title 8, “Health and Safety,” of the Mountain Village Municipal Code to read as set forth in Exhibit A: Addition of Chapter 8.13 to Title 8 of the Town of Mountain Village Municipal Code, attached hereto.

Section 3. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Mountain Village, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Declaration of Emergency. Because there is an immediate need to treat and/or remove nuisance trees, as described and defined herein, in order to protect the public health and safety of the residents and visitors to the Town, this Ordinance shall be immediately effective upon passage.

Section 6. Effective Date. As provided in Article V, Section 5.8 of the Charter, this Ordinance shall become effective immediately upon a single reading and passage and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Deputy Town Clerk.

Section 7. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Emergency Ordinance as required by Article V, Section 5.8 of the Charter.

INTRODUCED, READ, AND APPROVED, AND ORDERED POSTED AND PUBLISHED PURSUANT TO THE TOWN HOME RULE CHARTER BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, UPON A MOTION DULY MADE AND SECONDED AT ITS REGULAR MEETING HELD AT THE TOWN OF MOUNTAIN VILLAGE, ON THE 20th DAY OF MAY 2021.

TOWN OF MOUNTAIN VILLAGE
TOWN COUNCIL

By: _____
Laila Benitez, Mayor

Attest:

Susan Johnston, Town Clerk

Approved as To Form:

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Paul Wisor, Town Attorney

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

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

2. The Ordinance was introduced, read by title, approved on first and final reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 20, 2021, 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. 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 20th day of May 2021.

Susan Johnston, Town Clerk

(SEAL)

CHAPTER 8.13

WILDFIRE AND SAFETY MITIGATION

Sections:

- 8.13.010 Purpose
- 8.13.020 Definitions
- 8.13.030 Delegation of Authority
- 8.13.040 Trees Declared a Nuisance
- 8.13.050 Adjacent Owner Responsibility
- 8.13.060 Violations and Penalties

8.13.010 Purpose

The purpose of this Chapter is to protect and enhance the quality of life and the present and future health, safety, and welfare of all citizens and visitors, and to ensure proper wildfire and safety mitigation of trees on or adjacent to public property, the Town Council herein delegates the authority and responsibility for managing wildfire and safety mitigation of trees, and establishes practices governing the wildfire and safety mitigation of trees on public property, and makes provision for the emergency wildfire and safety mitigation, including removal, of trees on private property that threaten to damage or affect public property and/or threaten public health and safety.

8.13.020 Definitions

- A. Nuisance – any tree, or limb thereof, that has an infectious disease or insect; is dead or dying; obstructs the view of traffic signs or the free passage of pedestrians or vehicles; threatens public health, safety and welfare; or otherwise increases the hazard of wildfires.
- B. Public property – all grounds, easements, leased property and rights-of-way (ROWS) owned or maintained by the Town.
- C. Public tree – any tree or woody vegetation on public property, rights-of-way, or on private property which tree threatens public health and safety and/or may cause damage to or affect public property, and/or increases the hazard of wildfires.

8.13.030 Delegation of Authority

- A. Delegation of authority and responsibility. The Director of Recreation and/or his/her designee, hereinafter referred to as the “Director,” shall have full authority and responsibility to plant, prune, maintain and remove trees and woody plants growing in or upon all municipal streets, rights-of-way, parks, and other public property that may be deemed a nuisance. This shall include the care, mitigation and/or removal of trees that may threaten electrical, telephone, gas, or any municipal water or sewer line, or any tree that is affected by fungus, insect, or other pest disease or that may become a nuisance or otherwise that may cause damage to or affect public property or threatens the health, safety, and welfare of the public.
- B. Coordination among Town departments. All Town departments will coordinate as necessary with the Director and will provide services as required to ensure compliance with this Ordinance as it relates to streets, alleys, rights-of-way, drainage, easements and other public properties not under direct jurisdiction of the Director.
- C. Interference. No person shall hinder, prevent, delay, or interfere with the Director or his agents while engaged in carrying out the execution or enforcement of this Ordinance.

8.13.040 Trees Declared a Nuisance

- A. Any tree, or limb thereof, on private property determined by the Director to have contracted a lethal, communicable disease or insect; to be dead or dying; to obstruct the view of traffic signs or the free passage of pedestrians or vehicles; or that threatens public health, safety, and welfare and/or increases the hazard of wildfires is declared a nuisance pursuant to Chapter 8.13 of Municipal Code and the Town may require its treatment or removal.
- B. Private property owners have the duty, at their own expense, to remove or treat nuisance trees on their property. The Town may remove such trees at the owner's expense if the owner does not comply with treatment and/or removal as specified by the Director within a reasonable period, or the Town may take any and all actions prescribed by Chapter 8.13 – Public Nuisance, including but not limited to right of entry, abatement, summons, fines and assessments, and other remedies.
- C. The Director at his/her discretion may immediately treat and/or remove any tree declared a nuisance, at the expense of the Town, if the property owner agrees in writing to indemnify the Town, by agreeing to and executing a release and indemnification in substantially the same form and substance as Exhibit A, attached to this Ordinance and incorporated herein by reference.

8.13.050 Adjacent Owner Responsibility

- A. The property owners of land adjacent to any Town public property or any street or highway, or any public tree as defined herein, are required to treat and/or remove any trees declared a nuisance or may, at the option of the Director, elect to allow the Town to remove the tree, at the expense of the Town, under Section 6.C of this Ordinance.
- B. No property owner shall allow a tree, or other plant growing on his or her property or within the adjacent parkway to obstruct or interfere with pedestrians or the view of drivers, thereby creating a safety hazard within the Town. If an obstruction or other safety hazard persists and does not exercise the owner's option under Section 6.C of this Ordinance, the Director shall notify the property owner to treat and/or remove the tree. If the owner fails to comply with the notice within the reasonable time specified in such notice, the Town has the right to abatement pursuant to Chapter 8.13 of the Municipal Code, and may undertake the necessary work and charge the cost to the property owner.

8.13.060 Violations and Penalties

- A. Any person, firm or corporation violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and shall be subject to a fine not to exceed three-hundred dollars (\$300) for each offense. Each day of any violation of this Ordinance shall constitute a separate offense.

- B. The Municipal Judge is empowered in his/her discretion to assess court costs in a reasonable amount against any defendant who pleads guilty or nolo contendere, or who enters into a plea agreement or who, after trial, is found guilty of a violation of this Ordinance.

- C. No remedy provided herein shall be exclusive, but the same shall be cumulative and the taking of any action, including charge or conviction in Municipal Court, shall not preclude or prevent the taking of other actions to abate or enjoin any nuisance. The abatement provision provided herein shall constitute a concurrent remedy over and above any charge or conviction of a municipal offense.

**WILDFIRE AND SAFETY MITIGATION
RELEASE AND INDEMNIFICATION AGREEMENT**

PROPERTY OWNER MUST READ ENTIRE AGREEMENT CAREFULLY BEFORE SIGNING

I, the undersigned Property Owner (“**Property Owner**”) desire the Town of Mountain Village, (“Town”), through its subcontractor, _____, to engage in wildfire mitigation and vegetation management activity on my property. I understand that such activities could entail, but are not limited to, collecting and piling brush and debris, removal and cutting of vegetation on and around my property and near structures and roadways. I freely and voluntarily execute this **Release and Indemnification Agreement (“Agreement”)** and I hereby acknowledge, represent, and agree as follows:

1. I hereby attest that I am the owner or authorized agent of the owner of the property located at _____, Mountain Village, Colorado. I hereby consent to the Town and its subcontractors and agents accessing this property, at reasonable times, between the hours of 8am and 5pm, and under reasonable conditions, for the purpose of carrying out wildfire mitigation and assessment activities.
2. I understand that subcontractor’s work, acting as part of the Mitigation Assistance Team’s (“MAT”), may include work on and near my property that may be hazardous, including but not limited to work with power tools and heavy limbs. I hereby expressly assume the risk of property damage and/or loss due to fire mitigation activities. By signing this Agreement, I hereby expressly assume all such risks of injury, loss, or damage to me, my property or to any third party arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the Town, its officers, its employees, subcontractors or by any other cause.
3. By signing this Agreement, I further hereby waive, and exempt, release, and discharge the Town, its officers, its employees, subcontractors, insurers, and self-insurance pool from, any and all claims, demands, and actions for such injury, loss, or damage, including but not limited to property damage, arising out of or in any way related to the above-described activities, whether or not caused by the act, omission, negligence, or other fault of the Town, its officers, its employees, or by any other cause, excepting only the willful and wanton conduct of the Town’s officers or employees.
4. I further agree to defend, indemnify and hold harmless the Town, its officers, employees, subcontractors, insurers, and self-insurance pool, from and against all liability, claims, and demands, including any third-party claim asserted against the Town, its officers, employees, insurers, or self-insurance pool, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any way related to my actions, omissions, negligence, or other fault while performing the above-described activities.
5. I understand, acknowledge and agree that the Town, its officers, and its employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations (presently \$387,000 per person in any single occurrence, \$1,093,000 for two or

more persons in any single occurrence provided except that in such instance no persons may recover in excess of three hundred fifty thousand dollars) or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. §24-10-101 *et seq.*, as amended, or otherwise available to the Town, its officers, or its employees.

6. I understand, acknowledge and agree that this Agreement shall be governed by the laws of the State of Colorado, and that jurisdiction and venue for any suit or cause of action under this Agreement shall lie in the courts of San Miguel, Colorado.
7. This **Release and Indemnification Agreement** shall be effective as of the date set forth below and shall be binding upon me, my successors, representatives, heirs, executors, assigns, and transferees.

BY SIGNING BELOW I AGREE THAT I HAVE READ EVERY PROVISION, UNDERSTAND THIS RELEASE AND INDEMNIFICATION AGREEMENT AND AGREE TO ITS TERMS.

PROPERTY OWNER SIGNATURE AND DATE:

Property Owner

Signature: _____

Date: _____

Print Name: _____



AGENDA ITEM 20
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Mountain Village Town Council
FROM: Paul Wisor, Town Attorney Jamie Holmes. HR Director
FOR: Town Council Meeting, May 20, 2021
DATE: May 12, 2021
RE: **First Reading of an Ordinance** Authorizing Town Council Members to Receive Benefits

OVERVIEW

The Town Charter authorizes Town Council to set its own compensation by ordinance, provided any change in compensation shall not apply to Town Council members who vote on such compensation change. The proposed ordinance would make benefits currently available to Town employees available to members of Town Council and their families, at their election. Current benefits include medical, dental, vision and a \$20,000 life insurance policy.

PROPOSED MOTION

I move to approve on first reading of an ordinance authorizing members of Town Council to receive benefits currently available to Town employees, and ask the Town Clerk to set a public hearing for June 17, 2021.

ATTACHMENTS

Exhibit A. Proposed Ordinance

TOWN OF TOWN OF MOUNTAIN VILLAGE, COLORADO
ORDINANCE NO. _____
(Series of 2021)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE,
COLORADO, AUTHORIZING FUTURE TOWN COUNCIL MEMBERS TO RECEIVE
TOWN BENEFITS

WHEREAS, Section 3.4 of the Town of Mountain Village Home Rule Charter (the “Charter”) establishes compensation for Town Council; and

WHEREAS, Section 3.4(c) of the Charter provides The Town Council may, by ordinance, amend or otherwise modify the compensation of Town Council; and

WHEREAS, Section 3.4(c) of the Charter further provides that in the event the compensation set forth in this Charter is amended or modified by ordinance, such amendment or modification shall not affect the compensation of any member of Town Council then in office during their current term of office; and

WHEREAS, the Town Council has recognized members of Town Council are required to commit a significant amount of time in service to the Town; and,

WHEREAS, the Town Council has further recognized making benefits provided to Town employees – which benefits currently include medical, dental, vision and a \$20,000 life insurance policy – available to future Town Council members and their families will assist in recruiting future qualified members of Town Council; and,

WHEREAS, the Town desires to further clarify and simplify the administration of the Use Tax particularly with respect to the reconciliation of the estimated use tax by a property owner;

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

Section 1. Recitals. The foregoing recitals are incorporated by reference herein as findings and determinations of the Town of Mountain Village Town Council.

Section 2. Town Council Member Compensation. Town Council hereby authorizes Town Council members and their families to be eligible to receive, at their election, benefits provided to all Town employees; provided, however, such benefits shall not be available to any Town Council member serving as of the date of passage of this ordinance.

Section 3. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the

invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term “provision” means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term “application” means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 4. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Mountain Village, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. No Existing Violation Affected. Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative tribunal.

Section 6. Publication. The Town Clerk is ordered to publish this Ordinance in accordance with Chapter 5.9 of the Town of Mountain Village Municipal Code.

INTRODUCED AND ADOPTED ON FIRST READING AND REFERRED TO PUBLIC HEARING on May 20, 2021 and setting such public hearing for June 17, 2021 at the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

BY:

ATTEST:

Laila Benitez, Mayor

Susan Johnston, Town Clerk

HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this 21st day of January 2021.

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

BY:

ATTEST:

Laila Benitez, Mayor

Susan Johnston, Town Clerk

APPROVED AS TO FORM:

Paul Wisor, Town Attorney

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

1. The attached copy of Ordinance No. _____ ("Ordinance") is a true, correct and complete copy thereof.
2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 20, 2021, 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 _____, 2021 in accordance with Section 5.2b of the Town of Mountain Village Home Rule Charter.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on June 17, 2021. 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 _____, 2021.

Susan Johnston, Town Clerk

(SEAL)



TO: Mountain Village Town Council

FROM: Paul Wisor, Town Attorney

FOR: Town Council Meeting, May 20, 2021

DATE: May 13, 2021

RE: **Final Reading of an Emergency Ordinance** Repealing Town of Mountain Village Face Covering Requirements

OVERVIEW

In response to the COVID-19 global pandemic, the Town of Mountain Village adopted Emergency Ordinance No. 20-10 requiring face coverings to be worn in all indoor businesses open to the public and on all forms of public transportation.

In recent weeks, the State of Colorado has relaxed its public health orders and delegated future COVID-19 related public health regulations to the counties throughout the state. In addition, the CDC and President Biden have indicated face coverings are no longer required for those individuals who have been vaccinated.

The current public health order in effect for San Miguel County still requires individuals to wear masks while indoors. This order applies to all areas within the County, including the Town of Mountain Village.

The Town does not have the expertise to make public health decisions, and the Town trusts the guidance of the County and its public health staff to evaluate the data relevant to the region in providing COVID-19 related guidance. The Town's approach to mask enforcement has always been one of communication rather than coercion. As such, the Town is confident it can support the County its effort to protect the public without its own local ordinance addressing face coverings.

PROPOSE ORDINANCE

The proposed ordinance repeals Emergency Ordinance No. 20-10, but face coverings are still required in Mountain Village pursuant to the County's current public health order. The proposed ordinance does not repeal the emergency declaration issued by the Town as Town staff wants to ensure a repeal of such declaration does not jeopardize its eligibility for state or federal disaster relief funds.

PROPOSED MOTION

I move to approve on first and final reading of an emergency ordinance repealing Emergency Ordinance No. 20-10.

ATTACHMENTS

Exhibit A. Proposed Ordinance



**REPEAL OF EMERGENCY ORDINANCE NO. 2020-10
CONCERNING INDOOR FACE COVERING REQUIREMENTS**

WHEREAS, on June 11, 2020, in response to the COVID-19 global pandemic, the Mountain Village Town Council (“**Council**”) adopted Emergency Ordinance No. 2020-10 requiring face coverings to be worn in all indoor businesses open to the public and on all forms of public transportation; and

WHEREAS, since the adoption of Ordinance No. 2020-10, San Miguel County and the State of Colorado have adopted face covering requirements and other various public health orders which have been amended several times; and

WHEREAS, San Miguel County has provided opportunity to receive the COVID-19 vaccination for the most vulnerable portion of the county population and for essential workers, and continues to provide the opportunity to receive the COVID-19 vaccination for an expanding portion of the San Miguel County population; and

WHEREAS, Governor Polis and the State of Colorado have indicated they are modifying the state wide mask order and anticipate repealing state public health orders and delegating public health order decisions on COVID-19 to the local level over the next several months; and

WHEREAS, the Council finds COVID-19 hospitalizations have decreased; and

WHEREAS, on May 13, 2021, the Center for Disease Control and President Biden announced face coverings are no longer required to be worn by those members of the public who have been vaccinated; and

WHEREAS, the Council finds that the repeal of Ordinance No. 2020-10 will simplify the mask requirements and public health orders applicable in the Town of Mountain Village and will allow for more efficient application of amended public health orders over the next several months, which will reduce confusion for residents, visitors and the Mountain Village business community; and

WHEREAS, Council hereby finds, determines and declares that this Emergency Ordinance will promote the health, safety and general welfare of the Mountain Village community.

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

Section 1. Repeal. The public health emergency is hereby declared passed as described in Section 5 of Ordinance No. 2020-10, and such declaration is for the sole purpose of automatically repealing Ordinance No. 2020-10. Such declaration shall not affect any other emergency declaration for the purposes of receiving state, federal or other funding.

Section 2. Reaffirmation. The Council acknowledges and reaffirms that all public health orders of the State of Colorado and San Miguel County shall apply and remain in effect in Mountain Village, as public health orders may be amended from time to time, until repealed.

Section 3. Effective Date. As provided in Article V, Section 5.8 of the Charter, this Ordinance shall become effective immediately upon a single reading and passage and shall be recorded in the official records of the Town kept for that purpose and shall be authenticated by the signatures of the Mayor and the Deputy Town Clerk.

Section 4. Publication. The Town Clerk or Deputy Town Clerk shall post and publish notice of this Emergency Ordinance as required by Article V, Section 5.8 of the Charter.

ADOPTED AND APPROVED as an Emergency Ordinance this 20th day of May 2021.

TOWN OF MOUNTAIN VILLAGE,
TOWN COUNCIL

Laila Benitez, Mayor

Attest:

Susan Johnston

APPROVED AS TO FORM:

Paul Wisor, Town Attorney

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

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

2. The Emergency Ordinance was introduced, read by title, approved on first reading with minor amendments by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on May 20, 2021, 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				

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Town this ____ day of _____, 2021.

Susan Johnston, Town Clerk

(SEAL)

RUNCO\PROFFITT

March 24, 2021

Robert C. Runco, Esq.*
RRunco@RunProLaw.com

*Admitted to Practice in Colorado and Nevada

MEMORANDUM

TO: Telluride Mountain Village Owners Association
FROM: Robert Runco
RE: Mountain Village Common Consumption Area

This memorandum is to provide you with an outline of the state security requirements as they relate to operating a common consumption area.

C.R.S. 44-3-301(11)(c)(II)(C) requires the promotional association to provide the local licensing authority a copy of any security arrangements within the common consumption area. C.R.S. 44-3-301(11)(c)(III)(B) goes on to state that a local licensing authority may deny an application or may decertify a promotional association if it fails to establish that it can be operated without violating the Colorado Liquor Code. The statutes do not specify a specific security requirement, but rather impose the same control and enforcement issues that each individual licensee must address in their own licensed premises. There are subsequently no references to security requirements for promotional associations or common consumption areas in the Colorado Liquor Rules.

While there is no specific requirement that security guards be used to monitor the Common Consumption Area, the Promotional Association must show compliance with Colorado liquor laws both in the application, and ongoing operations of the Common Consumption Area. Any concerns over security and service should be adequately discussed and agreed upon between all of the participants in the Promotional Association. There is no requirement for any specific number of people monitoring the space, just like any other outdoor patio or liquor licensed premises. The only requirement is that the Promotional Association can properly monitor the space based on its size and the patrons utilizing the area. So long as the Promotional Association can demonstrate that there are procedures in place to ensure the proper amount of monitoring is available for the various number of patrons that may utilize the Common Consumption Area at any given time, the monitoring requirements will be met.

We are glad to discuss the options, reporting requirements, and communication options available with you and the local licensing authority. If you would like any additional clarification or have any questions on the above, please do not hesitate to contact me.

Thank you,
Runco & Proffitt, P.C.
A Colorado Professional Corporation

By:



Robert C. Runco, Esq.

Mountain Village Promotional Association
2021 Common Consumption Area Security Plan
REVISED 5/7/21

The purpose of this document is to outline the security procedures for the common consumption area in Mountain Village Core.

Liquor license holders participating in the common consumption area for 2021 are; Hotel Madeline, Poachers Pub, Tracks Café & Bar, Telluride Coffee Company, The Village Table, Telluride Distilling Company, Telluride Brewing Company and TSG (Crazy Elk, Tomboy Tavern, The Pick, Siam's Talay, Telluride Conference Center).

Daily Security Monitoring:

Staff of the 12 liquor license holders participating in the Common Consumption area will be responsible for daily monitoring of the common consumption area. Each establishment has a boundary for which they are responsible for monitoring during normal hours of operation. Staff will educate guests in a friendly manner and if any violators become belligerent or overly intoxicated the police will be contacted to intervene. For some of the outlying areas such as Village Pond Plaza and when establishments are not open, TMVOA staff will assist with monitoring.

Special Events (Sunset Concerts, 4th of July, Closing Day, etc.):

TMVOA/MVPA will hire the necessary security staff to include 2-6 roaming security personnel to cover the common consumption area. The Mountain Village Promotional Association Board of Directors will oversee the security crew. The primary point of contact for the Town will be TMVOA's Operations Manager. This person will meet with the Town's chief of police or his designee as needed to go over any potential issues and security concerns with the common consumption area.

The MVPA has standard operating procedures/standard talking points so that each security personnel will be delivering a consistent message when the common consumption area is in effect.

In the event that the Town has any concerns with operations, the Town may require all of the managers for the participating liquor license holders to meet with the Town in order to discuss and refine the security procedures as necessary to address these concerns.

All security personnel shall wear a shirt clearly identifying such person as security personnel for the common consumption area.

Special Event Schedule:

- Responsible individual shall meet with the security personnel to go over responsibilities or when there are staffing changes.
- Roaming monitoring of the area will begin at one hour prior to the event and will include informing guests of the common consumption area rules.

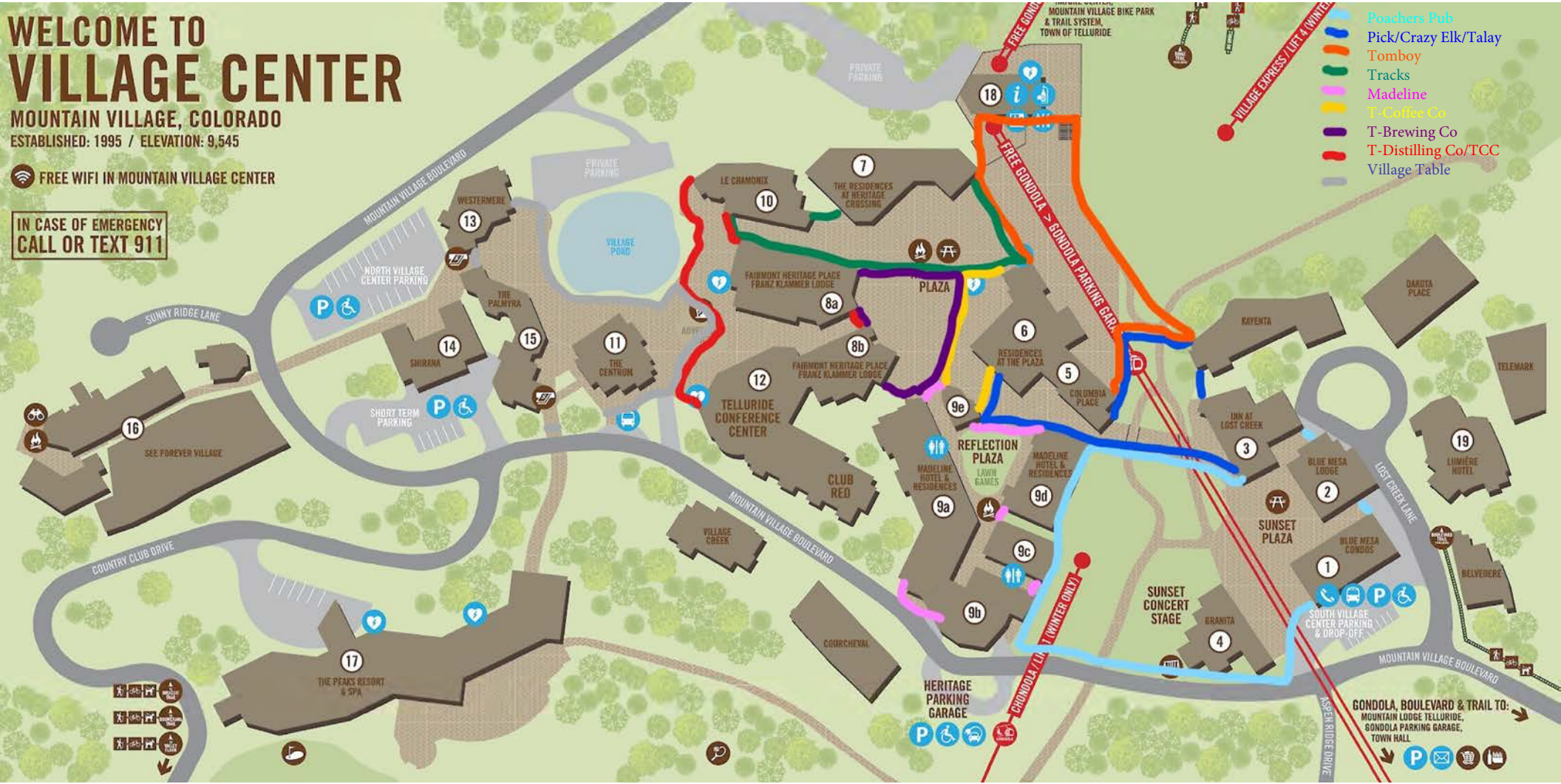
- Monitoring will continue until one hour past the event at which time a sweep of the area will occur to ensure that all alcoholic beverages have been disposed of in trash receptacles.

Security Plan and Training:

- Special event security staff will be provided with security vests and will be given a list of Standard Operating Procedures
- All security personnel will complete the server and seller training program (TIPS or ServSafe) established by the Director of the Liquor Enforcement Division of Revenue.
- When appropriate, security staff will check coolers/bags to ensure no alcoholic beverages are brought into the Common Consumption Area and will be responsible for ensuring that no alcoholic beverages leave the Common Consumption Area.
- When necessary, recycling and trash cans shall be available at all entrance and exit points.
- IDs will be checked at the point-of-sale by staff members of each participating licensed establishment.
- Each licensed establishment will be responsible for ensuring that no alcoholic beverages from another establishment are brought into their licensed area.
- Each licensed establishment will use a disposable cup with its logo for patrons who wish to take a beverage out into the common consumption area.
- Per the recommendation of the insurance carrier, the Mountain Village Promotional Association will agree to comply with the loss control recommendation to post the drinking age limit in the common consumption area.
- If open displays of intoxication occur, the security personnel will contact the police at the Town of Mountain Village and/or call 911 if there are any life and death emergencies.

Barriers and Signage:

- The boundary of the Common Consumption Area will be defined using natural barriers, bollards and core pedestrian areas only (no vehicular traffic areas will be included).
- Signage will be posted at all entrances to the Common Consumption Area stating “no outside alcohol allowed” on one side and “no alcohol beyond this point” on the other side.
- Signage will match the current wayfinding program for the Town of Mountain Village.





Agenda Item 23a

To: Honorable Mayor Benitez and Mountain Village Town Council
From: Jim Loebe, Transit & Recreation Director
Date: May 13, 2021
Re: Transit & Recreation Semi-Annual Report

The Transit Department currently is comprised of four functions with budgets in the Gondola Fund, General Fund, and Parking Services Fund:

1. Gondola Operations & Maintenance
2. Municipal Bus services
3. Commuter Shuttle program
4. Parking Services

The Transportation Department management team includes:

- Conor Intemann, Gondola Maintenance Manager
- Rob Johnson, Transit Operations Manager (Gondola Ops, Municipal Bus, Commuter Shuttles and Parking)

The Parks & Recreation Department operates within the General Fund and is staffed by four full time year-round employees.

Town of Mountain Village

GONDOLA OPERATIONS & MAINTENANCE

Winter Season 2020-2021

VISION

Ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

DEPARTMENT GOALS

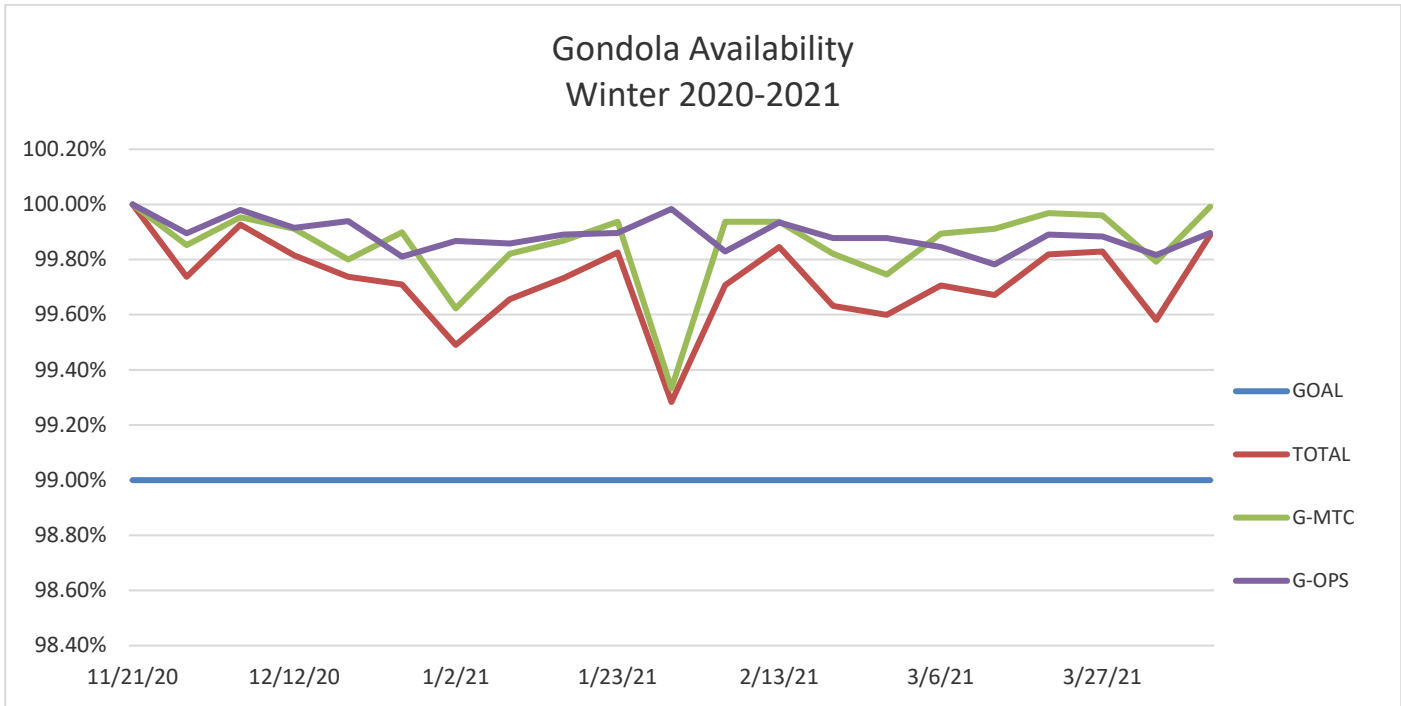
1. Keep gondola downtime to a minimum through training and teamwork
2. Safely transport all guests and employees by attending to every cabin and every guest
3. Provide excellent guest services by interacting with every guest in a professional manner
4. Control costs by performing routine audits of the department's financial performance
5. Provide a clean, trash free environment across the system
6. Follow all mandated maintenance procedures and inspections to remain in compliance with all applicable rules and regulations

PERFORMANCE MEASURES

- 1a. Operations availability: SUMMER > 99.67% and WINTER > 99.75% of operating hours
- 1b. Maintenance related availability: > 99.75% of operating hours
- 1c. Total gondola availability: > 99.0% of operating hours (includes weather and power outage events)
- 2a. Ridership data: Passenger trips are counted and the data is tracked and reported
- 2b. Passenger injuries: Zero
- 2c. Employee injuries: Zero
3. Customer satisfaction: score above 4.0 rating on customer surveys
4. Fiscal responsibility: Operate departments at or below budget
5. Environmental stewardship: allocate > 36 man-hours per year labor allocated to trash and litter pick-up across the system
6. CPTSB compliance: Licenses received and maintained in good standing, required reporting with zero (0) late or failure to report incidents

PERFORMANCE REPORT

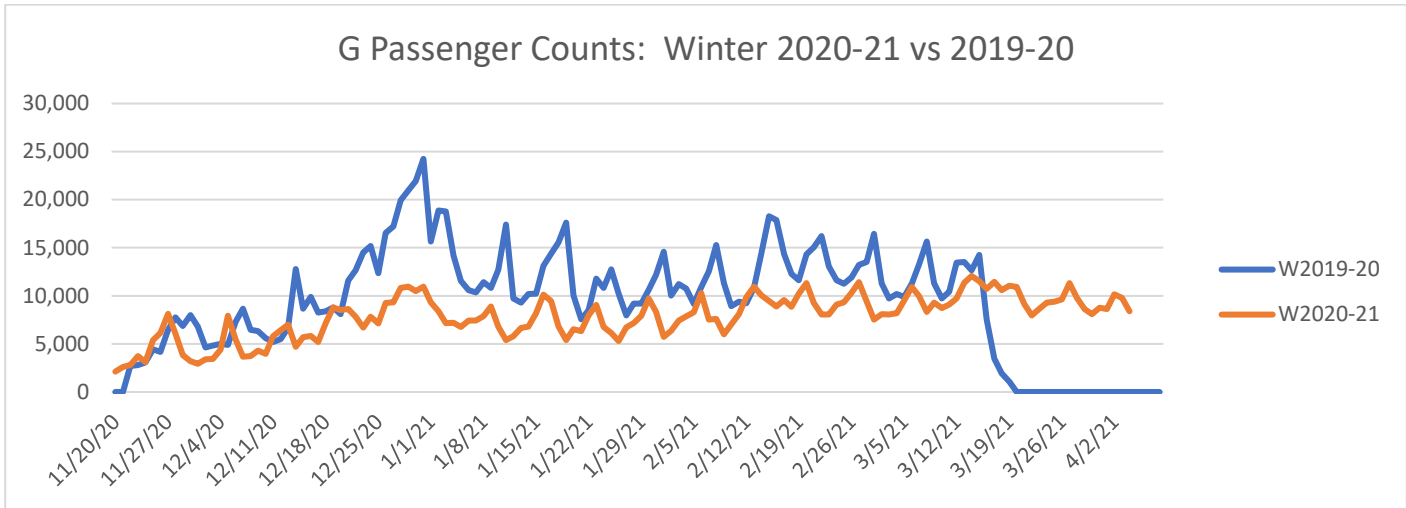
- 1a. Operations Availability: The Gondola Operations department's operational goal is 99.75% during the winter season. The Gondola Operations department met the 99.75% winter availability goal each of the 21 operating weeks during the winter season, with an overall achievement of 99.85%.
- 1b. Maintenance Availability: The Gondola Maintenance department met the 99.75% winter availability goal 19 of the 21 operating weeks during the winter season, with an overall achievement of 99.80%.
- 1c. Overall Gondola Availability: Total gondola availability exceeded the 99.00% availability goal each of the 21 operating weeks of the winter season with an overall achievement of 99.63% for the season.



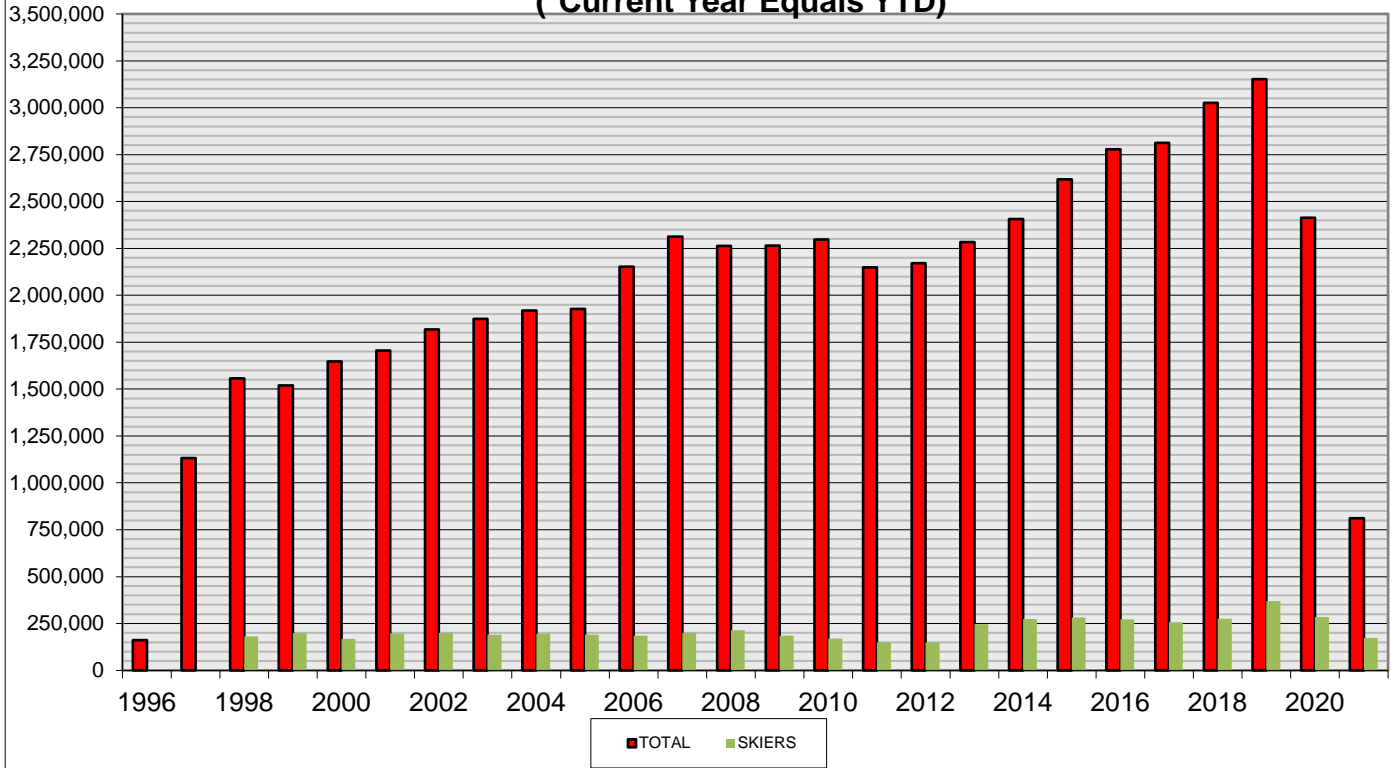
Availability decreased the week ending 1/30/21 due to a spacing/low voltage issue on Section 1.

2a. **Ridership:** Gondola ridership decreased 17.97% for the 2020-2021 winter season compared to the previous winter. Skier usage on the Gondola decreased 27.53% during the winter 2020-2021 season compared to the winter 2019-2020 season. 2020 total gondola passengers decreased 738,972 (23.4%) from 3,151,603 in 2019 to 2,412,631 in 2020. 2021 YTD gondola passengers are 810,757. Winter 2020-2021 Chondola ridership decreased 4.46% versus the 2019-2020 winter season.

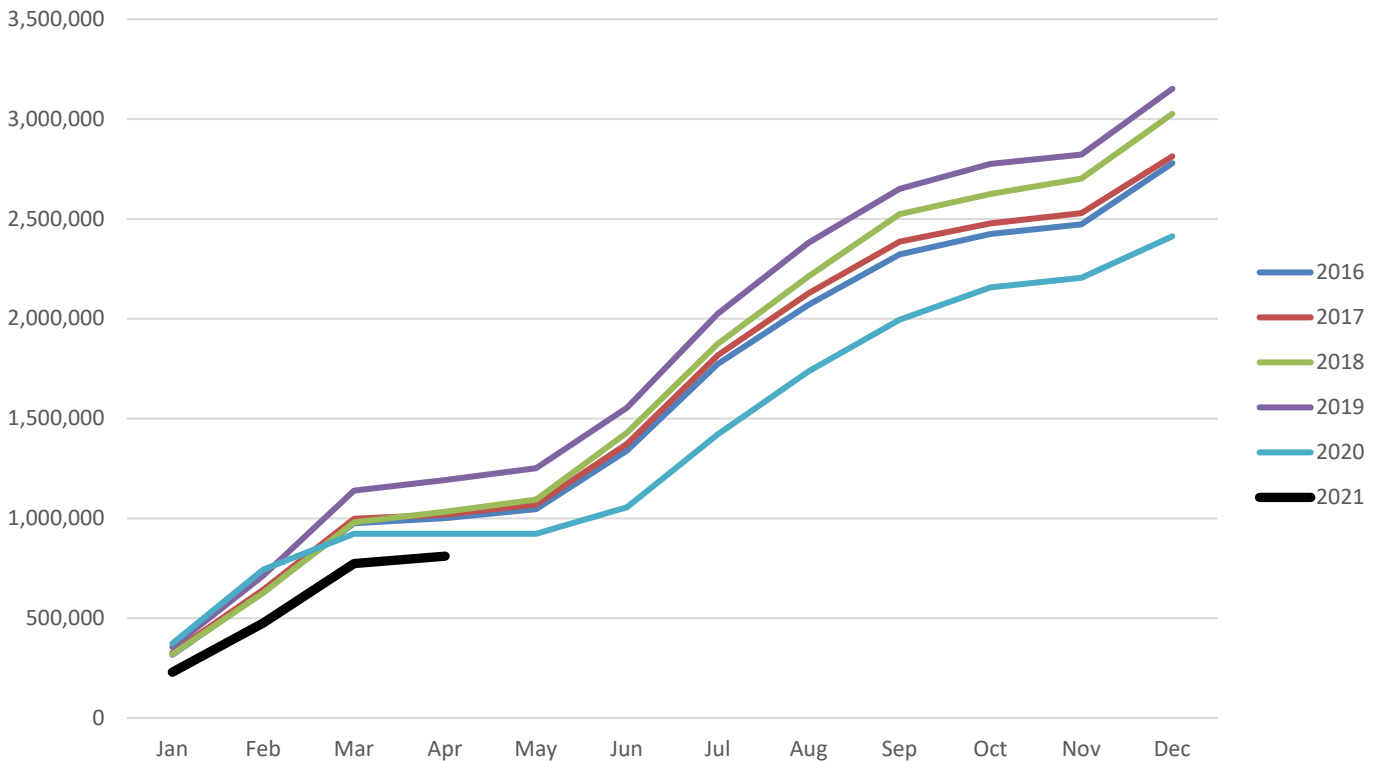
	Winter 2020/21	Winter 2019/20	DIFF	STD %
Gondola Total	1,066,151	1,299,766	-233,615	-17.97%
Skier use	172,863	238,539	-65,676	-27.53%
Chondola	107,432	112,444	-5,012	-4.46%

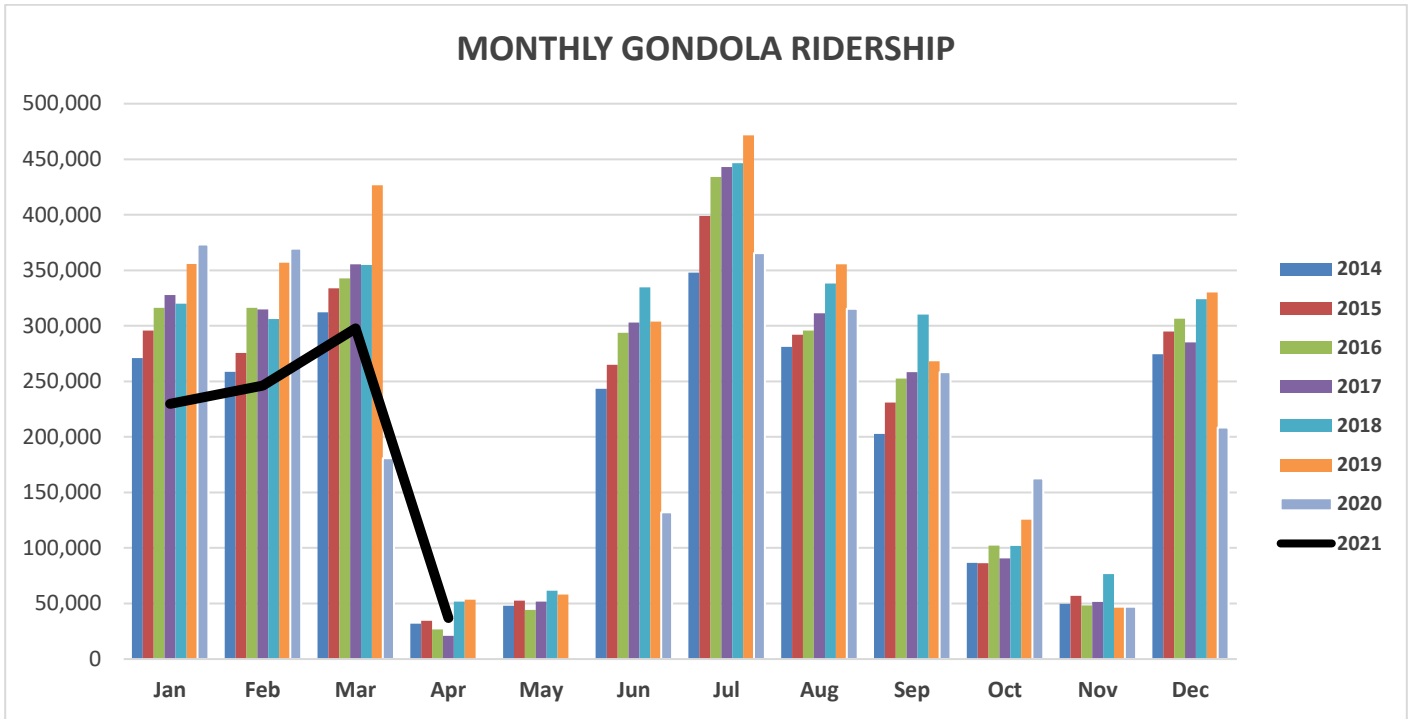


ANNUAL GONDOLA RIDERSHIP (*Current Year Equals YTD)



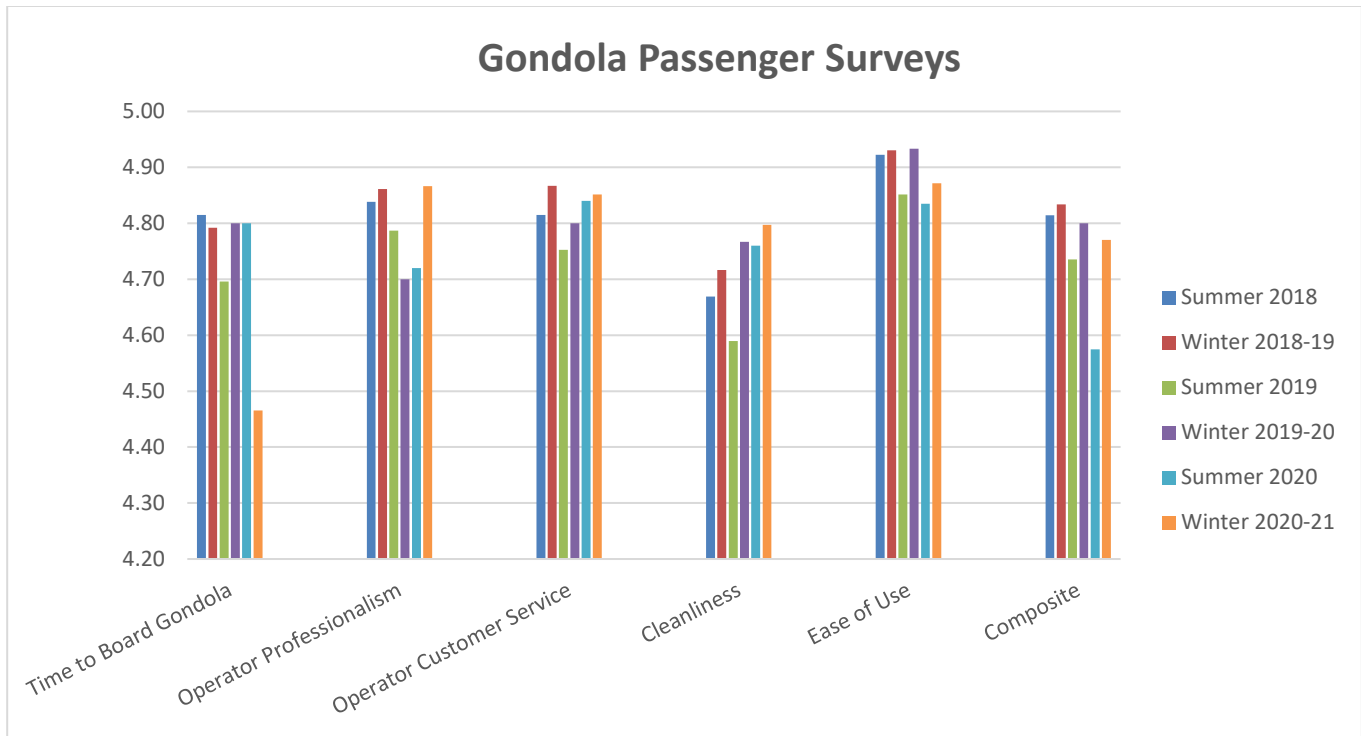
Cumulative Gondola Ridership Comparisons





- 2b. Passenger injuries: There were zero (0) passenger incidents during the winter season that resulted in a guest receiving medical attention away from the scene.
- 2c. Employee injuries: Gondola Operations incurred two workman’s compensation claims that resulted in an expense to the Town of Mountain Village during the winter season. Gondola Maintenance did not incur any worker’s compensation claims this winter that resulted in an expense to the Town.
- 3. Customer satisfaction: The gondola received a composite score of 4.77 on the winter 2020-2021 Gondola Passenger Surveys.

GONDOLA RIDER SURVEYS	Winter 20/21 Visitors	Winter 20/21 Residents	Winter 20/21 Total
Wait time to load cabin	4.65	4.16	4.47
Operator professionalism	4.89	4.83	4.87
Operator customer service	4.90	4.78	4.85
Cabin cleanliness	4.83	4.74	4.80
Ease of use	4.91	4.80	4.87
Composite score	4.84	4.66	4.77



4. **Budget:** The Gondola Fund ended 2020 under budget for total expenses. YTD (4/30/21), Gondola Fund expenses are tracking under budget.
5. **Terminal Clean-up:** Gondola Operations allocated 7.5 man-hours to line and terminal cleanup during the winter season; the department remains on track to meet or exceed the 36 man-hour goal for FY-2021.
6. **CPTSB Compliance:** All required licenses have been received and maintained in good standing and there have been zero (0) instances of late or failure to report incidents.

CUSTOMER CONTACTS

- **Compliments:** “My favorite!!! And every single one of the workers are amazing!! Very nice and helpful!!!” “Thanks for working so hard during this COVID crap.” “Keep up the great work.” “I ride this two times a day. The gondola operators are the backbone of the mountain. Their attitude and helpfulness are beyond expectations! Rock stars!”

The gondola was reviewed 8 times on Trip Advisor during the winter season. Trip Advisor posts rate a service on a scale from one to five with one being terrible and five being excellent. All posts rating the gondola during the winter season were fives. Since the gondola has been featured on Trip Advisor it has received 1,916 reviews. 1,746 were excellent (5). 147 were very good (4). 23 were average or below.

- **Complaints:** “People are not wearing masks. You guys have to make people wear masks or not let them ride.” The lines are long. They are terrible. Workers should have their own line.” “The gondola should have someone outside the station making people wear masks in line.” “Passengers don’t wear masks in the cabins. What are you going to do about that?” “Don’t know about cleanliness of gondola cars – I haven’t seen anyone ever wipe them down.” “Boarding times are bad, but I appreciate that COVID is the primary cause.”

COST PER RIDE

2020 ANNUAL COST PER PASSENGER TRIP

Cost per Ride:	# passenger trips	2020 O&M \$/passenger Trip	2020 Fully Loaded \$/passenger trip
Gondola Rider	2,412,631	\$1.58	\$2.02
Chondola Rider	110,576	\$3.03	-

Gondola \$ /passenger trip = (G-Ops + G-Mtc + FGOC + MARRS) ÷ total riders..... [Capital & Major Repairs not included]

Gondola Fully Loaded \$ /passenger trip = (O&M costs + capital & major repairs 15-year amortized expenses) ÷ total riders

Chondola \$ cabin passenger trip = (Chondola \$\$ x 2) ÷ total riders..... [Chondola costs split 50 /50 with TSG]

OTHER

- **Extended Gondola Hours:** The gondola did not operate any days for extended hours due to COVID-19. The gondola opened at 6:30am and closed at 12:00 midnight each day.
- **Operating Schedule:** The gondola opened for the winter season on Friday, November 20, 2020. The gondola closed for the winter season on April 4, 2021. The Gondola will reopen for the summer season on Thursday, May 27, 2021. Extended hour dates currently scheduled for the summer include Mountain Film and Bluegrass. The gondola will also stay open until 2:00am on Friday and Saturday nights from Bluegrass through Blues and Brews (Dial A Ride and the Meadows bus service are open during all extended hour events). It is anticipated that the Ride Festival and the Telluride Film Festival may request additional extended hour nights.
- **Operator Recruitment & Retention:** Employee retention for the winter season was at 86.54%. Shift utilization for the 2020-2021 winter season was 105.41%. Additional operators were hired for the winter season to account for COVID-19 issues. COVID-19 and contact tracing imperiled the concurrent operation of all sections of the gondola at times.

Town of Mountain Village

MUNICIPAL BUS

Winter Season 2020-2021

VISION

Ride by ride, courteous, friendly, safe, and reliable transportation to meet the needs of the community.

DEPARTMENT/PROGRAM GOALS

1. Safely transport all guests and employees without incidents/accidents.
2. Provide excellent guest services by interacting with every guest in a professional manner.
3. Control costs by performing routine audits of the department’s financial performance.
4. Provide a clean, trash free natural environment at the Meadows and Town Hall parking lots.

PERFORMANCE MEASURES

- 1a. Number of vehicle accidents: Zero.
- 1b. Number of worker’s comp claims: Zero.
- 2a. Ridership data: Passenger trips are counted, and the data is tracked and reported.
- 2b. Customer satisfaction: Score above 4.0 on customer service surveys.
- 2c. On-Time bus stop departures: > 90.0%
3. Fiscal responsibility: Operate department at or below budget.
4. Environmental Stewardship: Allocate > 12 man-hours per year to trash and litter pick-up at the Meadows and Town Hall parking lots

PERFORMANCE REPORT

1a. NUMBER OF VEHICLE ACCIDENTS: The municipal bus program had one (1) vehicle accident during the winter season.

1b. NUMBER OF WORKER’S COMP CLAIMS: The municipal bus program had zero (0) worker’s comp claims during the winter season.

2a. RIDERSHIP DATA:

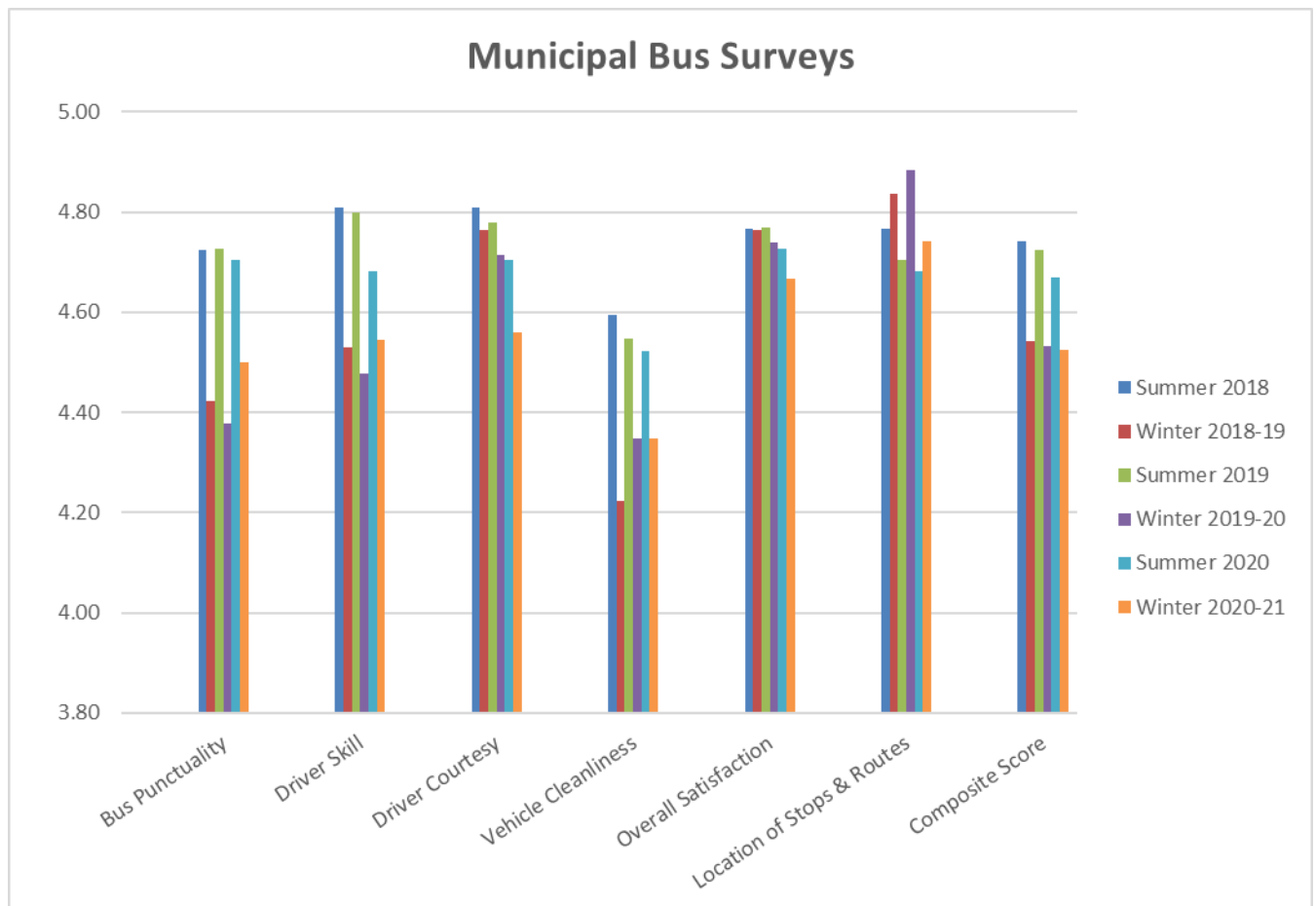
Winter Season: Nov 1 – Apr 30

Winter 2020-2021 vs 2019-2020 Municipal Bus Passenger Counts Comparatives				
ROUTE	2020/21	2019/20	DIFFERENCE	% DIFF
Meadows	523	1,567	-1,044	-66.62%
Village Center	0	159	-159	0.00%
Town Loop	4,749	7,227	-2,478	-34.29%
Total	5,272	8,953	-3,681	-41.11%

2b. CUSTOMER SATISFACTION: Supervisory staff conducts periodic rider surveys; rider surveys for winter 2020/2021 had an overall score of 4.52

Winter Season: Nov 1 – Apr 30

MUNICIPAL BUS SURVEYS	Summer 2018	Winter 2018-19	Summer 2019	Winter 2019-20	Summer 2020	Winter 2020-21
Bus Punctuality	4.72	4.42	4.73	4.38	4.70	4.50
Driver Skill	4.81	4.53	4.80	4.48	4.68	4.55
Driver Courtesy	4.81	4.76	4.78	4.71	4.70	4.56
Vehicle Cleanliness	4.60	4.22	4.55	4.35	4.52	4.35
Overall Satisfaction	4.77	4.76	4.77	4.74	4.73	4.67
Location of Stops & Routes	4.77	4.84	4.71	4.88	4.68	4.74
Composite Score	4.74	4.54	4.72	4.53	4.67	4.52



2B. ON-TIME DEPARTURES: TMV bus service is scheduled to operate on the Telluride loop in the spring and fall shoulder seasons and the Meadows loop during the summer gondola operating season. The bus does not run during the winter months when the Chondola is open for public operations. The November on-time departure rate was 90.19%. April's on-time departure rate was 97.63%. The composite on-time departure rate for the period November 1 through April 30 was 95.18%.

3. FISCAL RESPONSIBILITY: FY-2020 bus expenses were \$295,158. The revised FY-2020 budget was \$317,049. YTD 2021 bus expenses are tracking under budget.

4. ENVIRONMENTAL STEWARDSHIP: The municipal bus crew spent 12.00 man-hours cleaning up trash and litter at the bus stops, Town Hall parking lot and Meadows parking lot during the winter season. The department is on track to meet or exceed the 12 man-hour goal for FY-2021.

CUSTOMER CONTACTS:

- Compliments: "Thanks for running during offseason." "Your drivers are great. The bus is the only transportation I have."
- Complaints: "Your bus did not stop at the bus stop in Lawson Hill. How am I supposed to get to Telluride." "You need to let more people on the bus or get bigger buses." "Wearing a mask on a long bus ride is stupid." "You should have a Meadows bus during the offseason for Village residents."

OTHER TRANSIT NEWS:

- The municipal bus service between Telluride and Mountain Village began on April 5, 2021 when Telluride Ski & Golf closed for the winter season. The bus service between Telluride and Mountain Village will continue until the gondola opens for the summer season. The Meadows bus will begin running for the summer season when the gondola opens.

Town of Mountain Village

COMMUTER SHUTTLE PROGRAM

Winter Season 2020-2021

VISION

The Town of Mountain Village provides safe and reliable transportation for Town employees and the general public. The shuttle program operates for groups of three or more riders who commute in similar directions from the same location or along the same route. The commuter shuttle service is underwritten by SMART.

DEPARTMENT GOALS

1. Provide Town employees with a regional public transportation service that meets employees and town scheduling requirements.
2. Operate the Town commuter shuttle program to maximize cost effectiveness.
3. Emphasize driver training to provide safe commuter shuttle services.
4. Control costs by performing routine audits of the department's financial performance.

PERFORMANCE MEASURES

1. Route and Ridership statistics: track ridership data.
- 2a. Percent of capacity utilization per route greater than 50%.
- 2b. SMART subsidy less than \$4.00 per rider.
- 3a. Driver training records: 100% driver training compliance
- 3b. Vehicle accidents: No vehicle accidents.
4. Fiscal responsibility: Operate department at or below budget.

PERFORMANCE REPORT

1. Route and Ridership Statistics: Public commuter shuttles were not operated during the 2020-2021 winter season.
2. Not applicable
3. Not applicable
4. Not applicable
5. Not applicable
6. The employee shuttle program was under budget for 2020 and will be under budget for 2021. SMART underwrites the employee shuttle program.

Town of Mountain Village

PARKING SERVICES

Winter Season 2020-2021

DEPARTMENT MISSION

Provide excellent parking services to the residents, guests, and employees of the Mountain Village.

DEPARTMENT GOALS

1. Actively manage all Town parking facilities
2. Provide user friendly parking opportunities
3. Manage fund to operate at a surplus
4. Provide a clean, trash free environment at all Town owned and leased parking lots

PERFORMANCE MEASURES

- 1a. Track parking usage at all lots and on-street overflow
- 1b. Track % utilization of parking spaces used to capacity
2. Call center contacts to total user ratio less than 1%
3. Fiscal responsibility: Year end surplus
4. Environmental Stewardship: Allocate > 36 man-hours per year to trash and litter pick up at all Town parking facilities

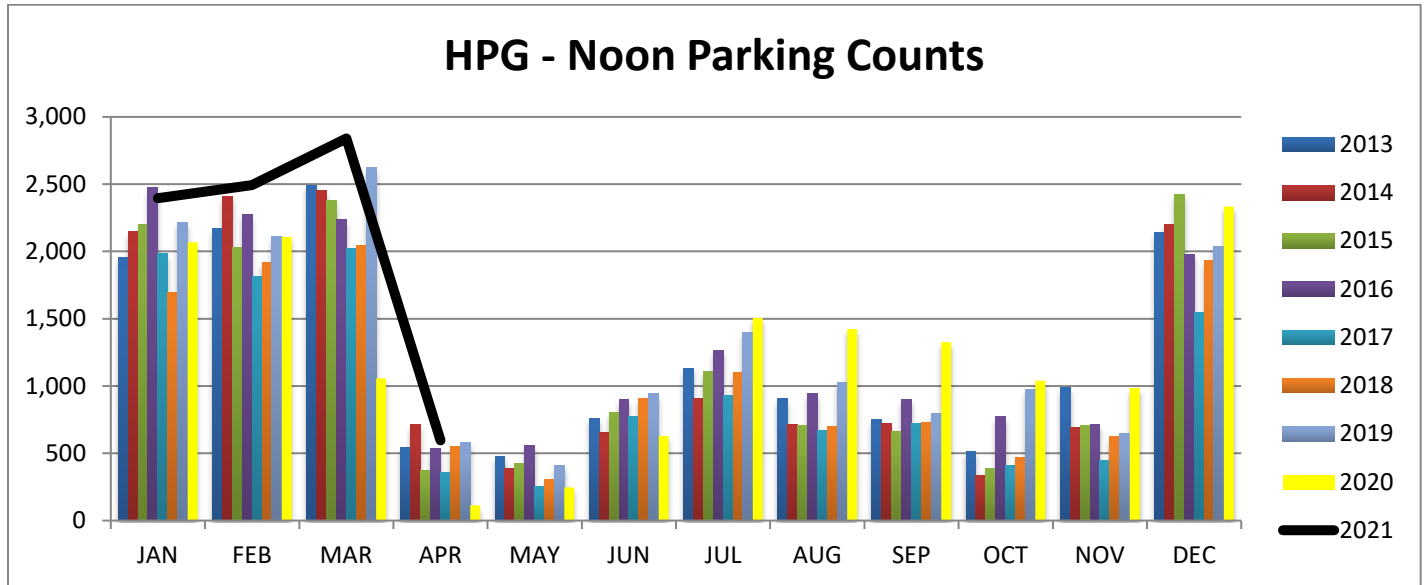
1a. and 1b. Usage and Utilization Summary: Total noon parking counts were up 20.9% this winter as compared to the 2019-2020 winter season. Winter 2020-2021 parking utilization was 54.7% as compared to the winter season of 2019-2020 when overall utilization was 45.0%. GPG accounts for the majority of available parking spaces. GPG utilization increased to 53.5% in the 2020-2021 winter season from 48.4% in the 2019-2020 winter season. During the same period HPG utilization increased to 60.7% from 41.6%

WINTER SEASON NOON PARKING COUNTS (Nov 1 – Apr 30)

WINTER SEASON NOON PARKING COUNTS (Nov 1 - Apr 30)									
	HPG	GPG	Street	UMVB	NVCP	THP	SVC	Meadows	TOTAL
2020/21	11,645	44,523	0	0	2,931	5,358	2,344	14,241	81,042
2019/20	8,031	40,496	0	0	2,654	3,443	1,747	10,661	67,032
diff	3,614	4,027	0	0	277	1,915	597	3,580	14,010
%	45.0%	9.9%	0.0%	0.0%	10.4%	55.6%	34.2%	33.6%	20.9%
cap	106	460	-	40	25	60	18	110	819
2020-21 util. %	60.7%	53.5%	0.0%	0.0%	64.8%	49.3%	71.9%	71.5%	54.7%
2019-20 util. %	41.6%	48.4%	0.0%	0.0%	58.3%	31.5%	53.3%	53.3%	45.0%

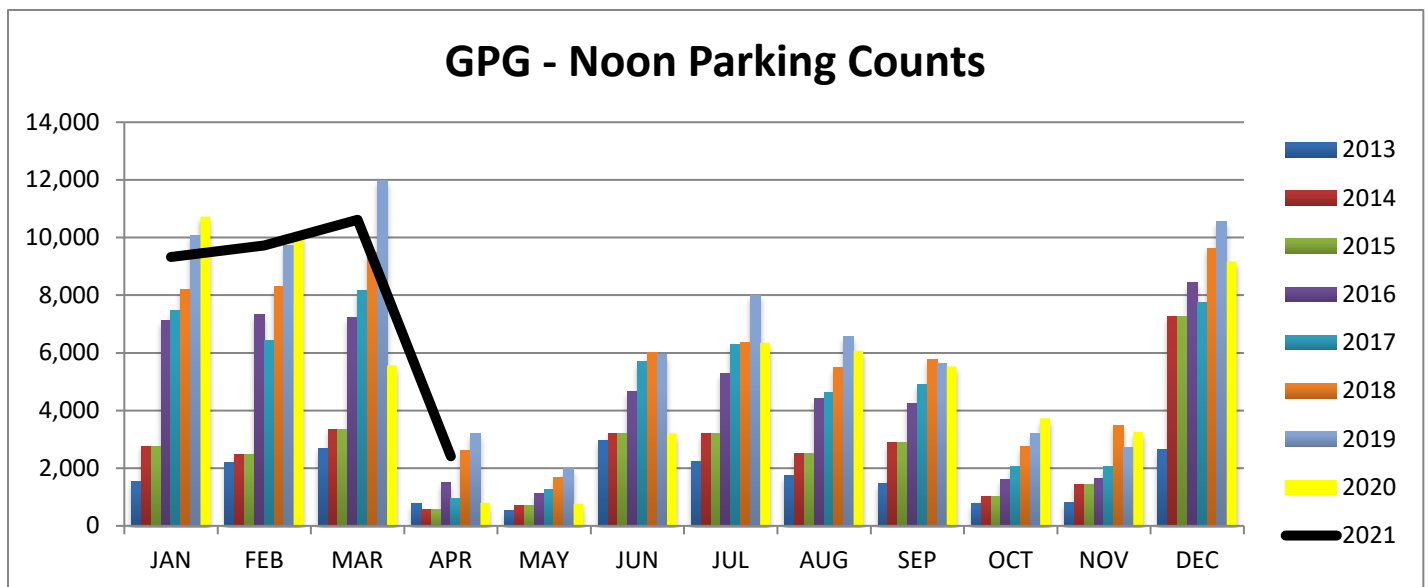
Heritage Parking Garage:

The Heritage Parking Garage (HPG) daily noon parking counts increased 45.0% and revenues increased 84.8% from the previous winter season. The gross yield for the 2020-2021 winter season at HPG was \$13.89 per parked car as compared to \$10.90 for the same period during the winter of 2019-2020.



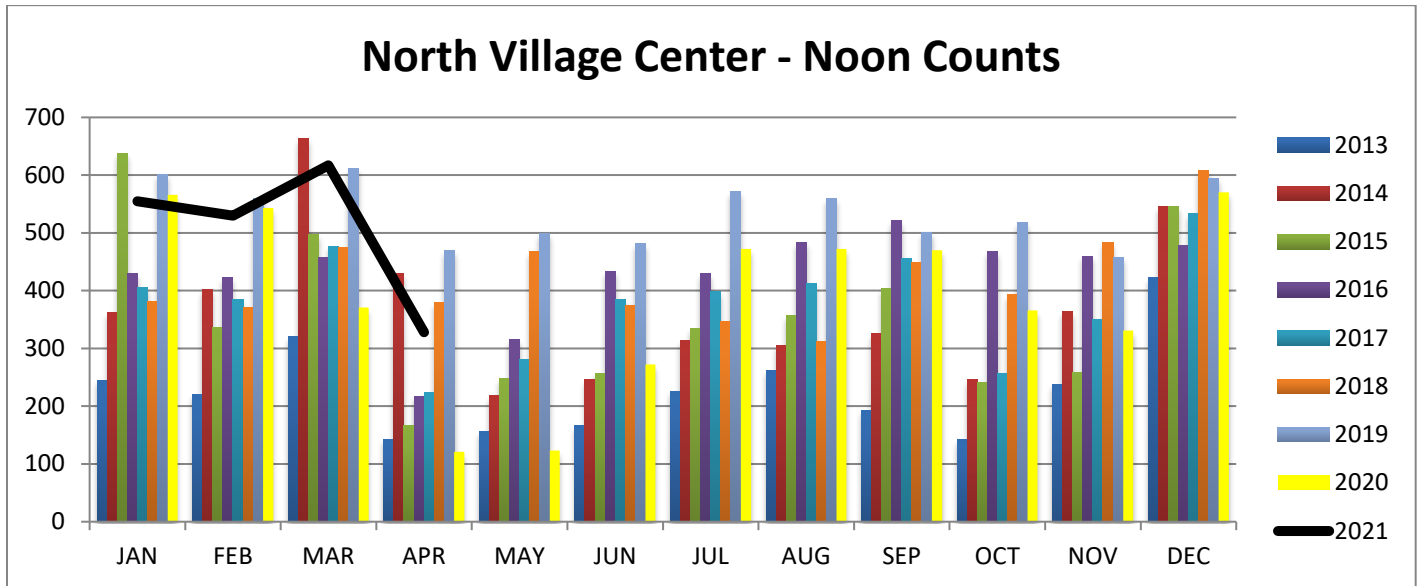
Gondola Parking Garage:

Noon parking counts at the GPG increased 9.9% in the 2020-2021 winter season versus the 2019-2020 winter season. Revenues were up 4.9% over the same period with a \$1.04 yield per parked vehicle. The yield per parked vehicle was \$1.09 for the 2019-2020 winter season.



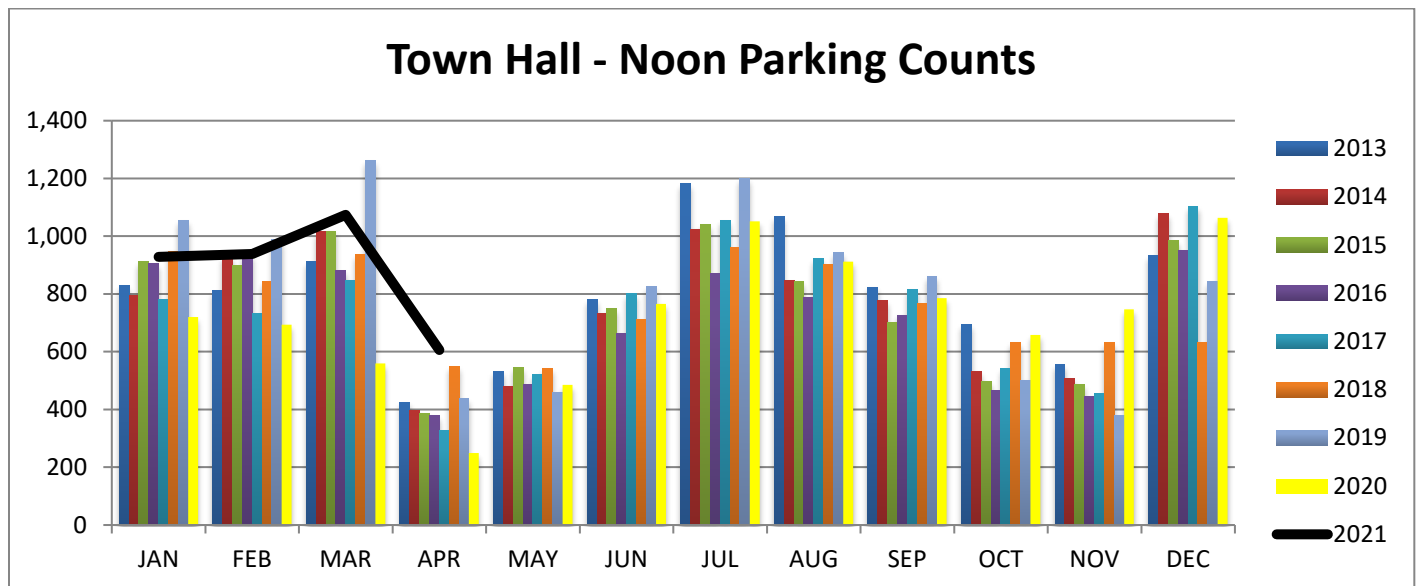
North Village Center Surface Lot:

Noon parking counts were up 10.4% from the previous winter season at NVC and gross revenues were down 2.9%. The yield per parked vehicle for the 2020-2021 winter season was \$3.56 versus \$4.09 for the winter of 2019-2020. Residential parking permit holders use the North Village Center Surface Lot free of charge.



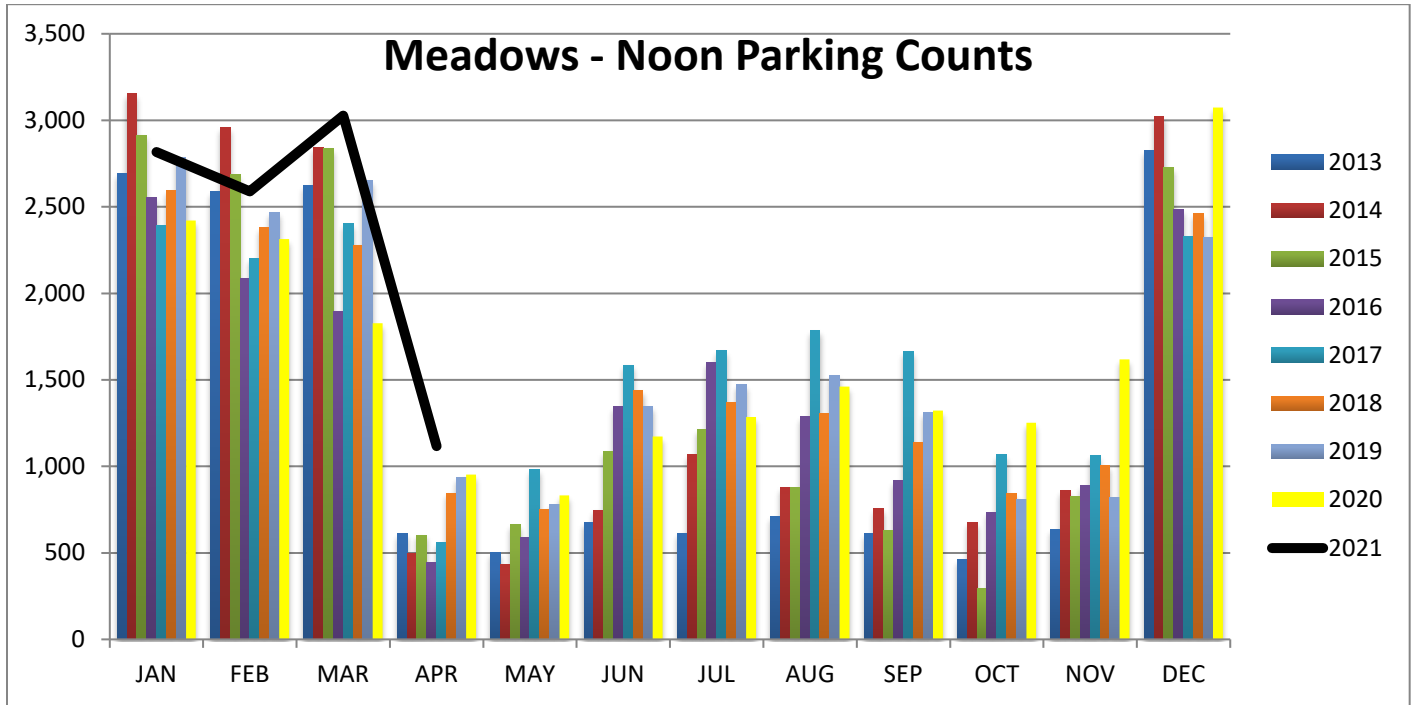
Town Hall Parking:

Parking during the 2020-2021 winter season increased 55.6% compared to the winter of 2019-2020 at the Town Hall surface lot. Free, day-use residential permit parking continues to be provided along the rock wall.



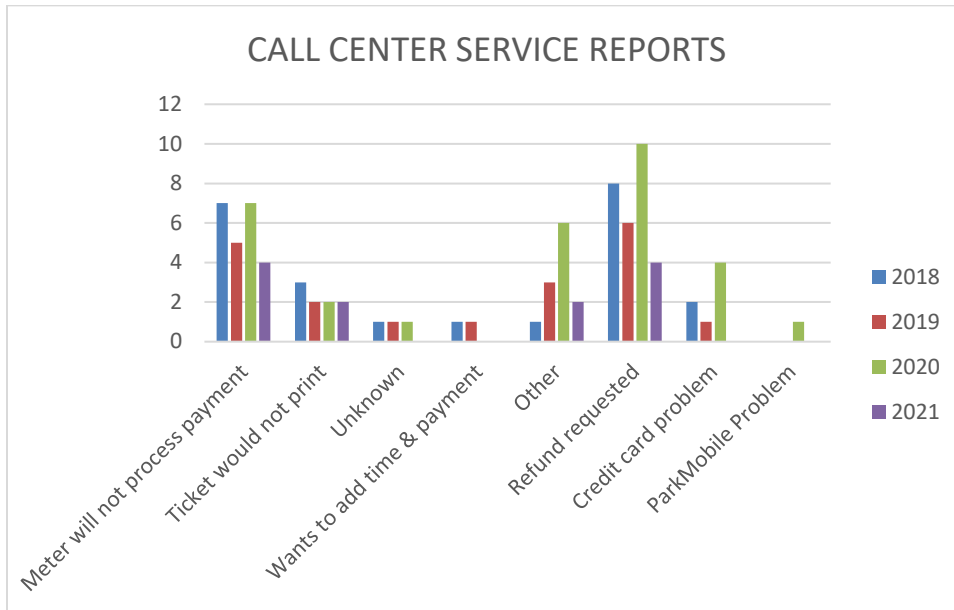
Meadows Parking:

Winter parking usage at the Meadows lot increased 33.6% from the previous winter.



2. Call Center Contacts:

Best Connections answering service handles customer complaint calls for service. During the winter season BC logged 12 calls received and resolved by the service center with 19,433 transactions for a 0.06% ratio of complaint calls to meter transactions.



3. Revenue and Expense Summary:

Revenues were UP 55.0% from the same period last year. Revenues increased 84.8% and 4.9% at HPG and GPG, respectively. The Parking Fund generated a \$197,979 surplus in 2020. Parking revenues 2021 YTD are 39.28% above 2020 revenues for the same period. Parking YTD 2021 expenses are tracking under budget.

Parking Fund Winter 2020-2021 Revenues:

	HPG	GPG	NVCP	Permits	Events	TOTAL
2020/2021	\$ 161,754	\$ 46,233	\$ 16,221	\$ 5,790	\$ -	\$ 229,998
2019/2020	\$ 87,522	\$ 44,055	\$ 10,732	\$ 6,095	\$ -	\$ 148,404
Diff.	\$ 74,232	\$ 2,178	\$ 5,489	\$ (305)	\$ -	\$ 81,594
% Diff.	84.8%	4.9%	51.1%	-5.0%	0.0%	55.0%

Parking Fund YTD Revenues versus Expenses:

	2015	2016	2017	2018	2019	2020	2021 YTD
Total Revenues	502,091	407,432	493,116	427,542	564,325	539,123	187,723
Total Expenses	(280,298)	(281,810)	(405,192)	(299,944)	(391,429)	(303,450)	(118,213)
Subtotal / Surplus/Deficit	221,793	125,622	87,924	127,599	172,897	235,673	69,510
Overhead & Asset Sales	(30,285)	(27,038)	(32,899)	(33,571)	(42,374)	(32,278)	5,722
Operating Surplus/Deficit	191,508	98,584	55,025	94,028	130,523	203,395	75,232
Capital Expenditures	-	(4,800)	(4,800)	(5,615)	(94,266)	(5,415)	(10,417)
Surplus/Deficit	191,508	93,784	50,225	88,412	36,256	197,979	64,815
Fund Balance	NA	93,784	144,009	232,421	268,678	466,657	531,472

Parking Rate Plan:

The Parking Committee’s vision is to manage a comprehensive parking plan that provides consistent and fair parking options to guests, residents, business owners and employees of the Mountain Village. TMV parking services are generally well received in that overflow parking is avoided (except Bluegrass), HPG is better utilized providing convenient customer access to Mountain Village Center businesses, and revenues are collected at GPG and HPG to help offset Parking Services O&M expenses.

The following parking rate schedule was in effect for the winter season:

	GPG	HPG	NVC	Short Term (Wells Fargo)	SVC (Blue Mesa)	Town Hall	Meadows
Day Rate \$:	Free	\$2 per hour; \$35 max per 24-hr period	\$2 per hour (MV resident permit - free)	Free	Free	Free	Free
Limit:	14 days	7 days	Free public parking 6 pm – 2 am	30 minutes 7 am – 2 am	30 minutes 7 am – 2 am Unlimited after 6 pm	60 minutes 7 am – 2 am	8 am – 8 pm 14 day max
Overnight	\$25.00 valid for 24 hrs	same as day rate	NO	NO	NO	NO	BY PERMIT ONLY 8 pm – 8 am

4. Environmental Stewardship:

Town staff participated in 63.00 hours of trash and litter pick-up at different parking lots during the winter season. The department is on track to meet or exceed the 36 man-hour goal for FY-2021.

Town of Mountain Village

PARKS & RECREATION

Winter Season 2020-2021

VISION

The Mountain Village Parks and Recreation Department provides accessible, affordable and diverse recreational opportunities to all Mountain Village residents and visitors.

DEPARTMENT GOALS

1. Establish effective relationships with stakeholders for recreation venues.
2. Manage a fiscally responsible department by balancing expenses with revenue and grant acquisitions to remain within budget.
3. All recreation venues are prepared by the beginning of their respective seasons.
4. Perform departmental operations with attention to safety.
5. Provide a clean, weed free natural environment along the hike and bike trails.

DEPARTMENT PERFORMANCE MEASURES

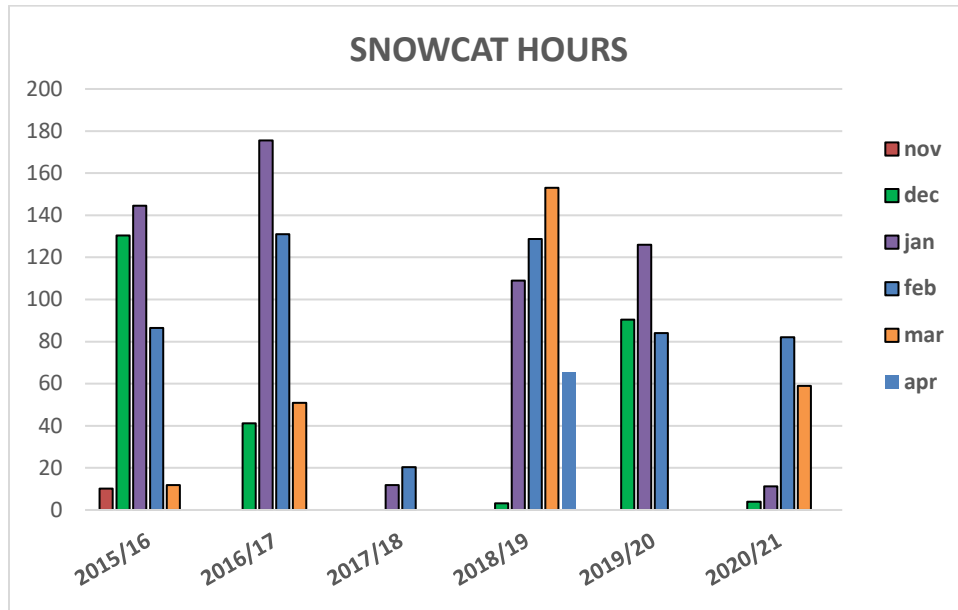
1. Manage stakeholder agreements with TSG, TMVOA & USFS.
2. Perform department functions within adopted budget.
3. 100% of recreational venues operational at the beginning of their respective seasons.
4. No worker comp claims.
5. Allocate > 20 man-hours of weed control activities along the hike and bike trails.

WINTER 2020-21 PARKS & RECREATION ACHIEVEMENTS

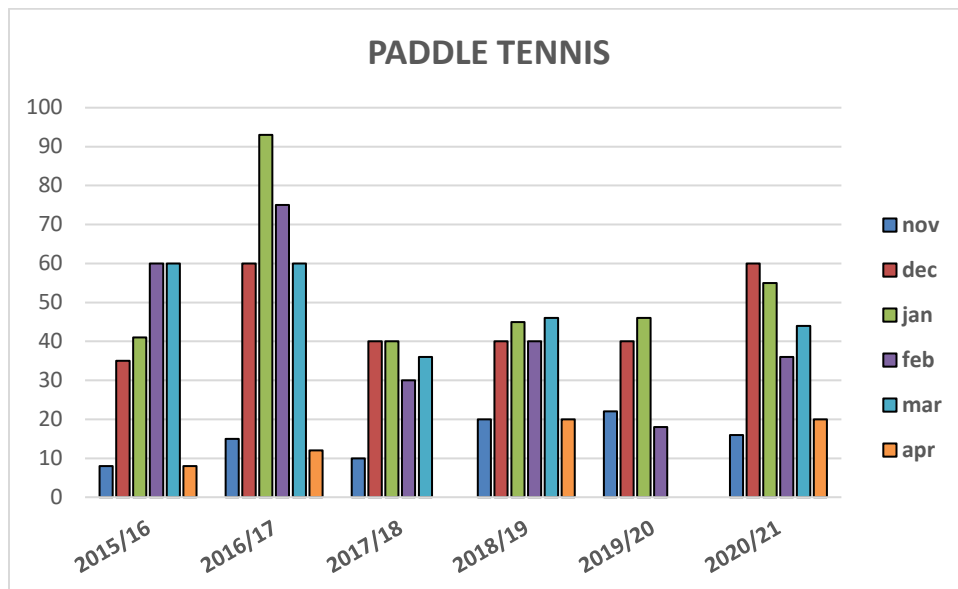
1. Stakeholder relations:
 - Coordinated with TSG with winter trail opening and closings.
 - Continued coordination with USFS for trail maintenance on public lands.
 - Continued planning efforts with USFS, TSG, and TOT for O'Reilly Trail development.
 - Worked with SMART on RFP process to choose design firm for the Hwy145 undercrossing planning and engineering grant.
 - Continued progress with CDOT and engineer on bike/ped safety improvements project for San Joaquin and Mountain Village Center.
2. The 2020 year-end expenses were under budget. YTD 2021 expenses are tracking on budget.
3. Several winter venues opened after the beginning of their respective seasons due to unfavorable environmental conditions.
4. One workers compensation claim resulting in cost to the Town, but no lost time.
5. No weed control was conducted during the winter season. Weed control typically is allocated in July & August.

OTHER WINTER VENUE OBSERVATIONS

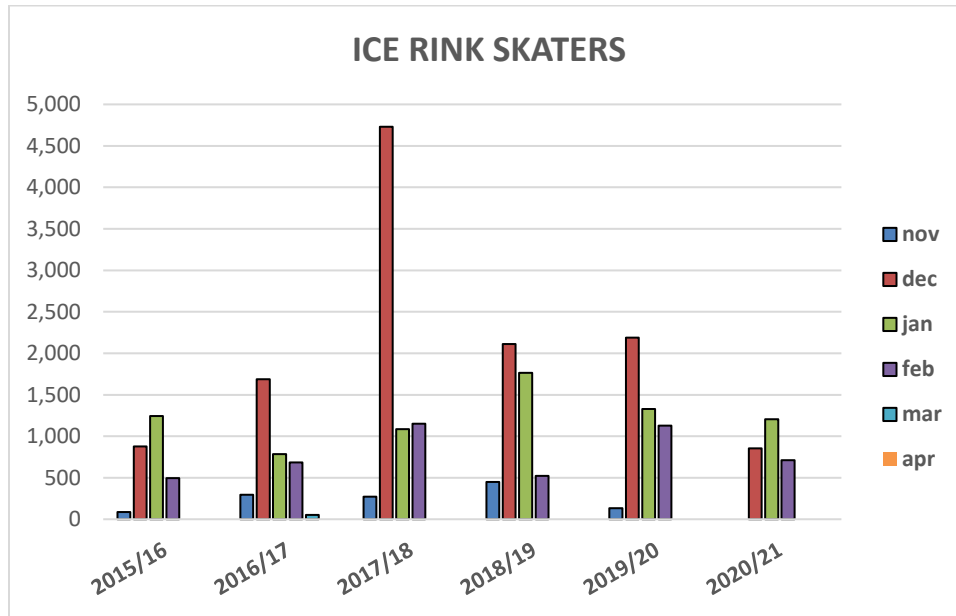
- Snowcat Grooming:** Lack of early snow and an overall thin snowpack made for a challenging nordic grooming season. The snowcat only spent 156 hours on the trails compared to 300 over the 19/20 season. The season officially started on December 31st and wrapped up on March 26th.



- Paddle Tennis:** Paddle court usage was up 83% from the winter 19/20 season. The jump in usage can be attributed to missing data from March and April of last year due to the parks and recreation crew being on furlough. Numbers were likely very low due to the national shutdown.



- **Ice Rink Activity:** Ice rink usage was down 42% from 19/20 with a total of 2,772 visitors. The drop in skating activity can be attributed to capacity limitations imposed by COVID related PHOs. Only 11 skaters were allowed on the ice at any given time throughout the season. The rink opened for the season on December 18th and succumbed to the sun on February 23rd. Village Pond opened in late December and remained in usable condition until the end of February.



NOTABLES:

- **Summer Venue Schedule:** All Town maintained trails and playgrounds are open to the public. Platform tennis is currently open to the public as well. Reflection Plaza opened in style for the summer season on May 15th hosting the THS prom. Adventure Rock opened for climbing on May 17th. Disc golf is expected to open for play on May 27th. TSG’s lift-served flow trail system and zip line are scheduled to open on June 19th.
- **Safety Improvements:** Final CDOT approvals are expected soon for the San Joaquin and Mountain Village Center bike / ped safety improvements. Construction is anticipated to occur during the 2021 summer season.
- **Noxious Weeds:** Parks and rec team members are in the process of obtaining required applicator training and certification. A comprehensive noxious weed management plan is being developed. Control work will begin in late June and will be on-going through the fall.
- **Nuisance (Hazard) Trees:** Hazard tree mitigation is in process along road rights-of-way, trails, and other Town owned infrastructure and will be on-going through the fall.
- **Paddle Warming Hut:** A comprehensive facelift has been performed on the warming hut and the courts will be resurfaced this summer.

TOWN OF MOUNTAIN VILLAGE
PUBLIC WORKS DEPARTMENT

Item # 23b

SEMI-ANNUAL REPORT TO TOWN COUNCIL

NOVEMBER 1ST, 2020 - APRIL 30TH, 2021

PUBLIC WORKS

Director: Finn Kjome; Managers: Robert Haining, Water Dept.; John Owens, Vehicle Maintenance; Nolan Merrill, Road & Bridge; Assistant Director JD Wise, Plaza Services.

ROAD AND BRIDGE

Road and Bridge is responsible for the care and maintenance of twenty (20) miles of road, 20 bridges and 8 parking areas as well as inspecting and maintaining 29 miles of sewer lines, 231 manholes and 3 sewer lift stations.

Department Goals

1. Provide snow and ice removal for all the Town's roadways and parking areas to ensure the safest conditions possible in all weather conditions.
2. Complete the initial plow routes within the proscribed time limits; the grader route within 3 hours on light to normal snow days (<6") and 3.25 hours on heavy days (>6"); the snowplow/sand truck route within 1 3/4 hours on light to normal days and 2 hours on heavy days.
3. Provide safe roadways by maintaining quality pavements, shoulders, and drainage at a cost advantageous to the Town.
4. Provide quality, cost effective maintenance to all Town facilities as directed.
5. Perform all tasks in the safest possible manner.
6. Perform snow removal procedures and sensitive area mitigation as per the Wetlands Protection Plan.
7. Operate the department within budget.

Performance Measures

1. Track man hours for snow removal compared to snow fall totals.
2. Track the number of snow days that meet or exceed the initial snow route time limits with a goal of 80% or better.
3. Annually track the cost of asphalt patching and pavement repair with the goal of keeping costs below commercial prices.
4. Annually track the cost of facility maintenance with the goal of keeping costs below commercial prices.
5. Track work time lost to injury with zero injuries the goal.
6. Annually inspect and document improvement of wetland protection systems as per the Wetlands Protection Plan.
7. Department year end expenditure totals do not exceed the adopted budget.

Performance Report

1. We used 3250 man hours for snow removal with 235 inches of snow fall.
2. Snow route completion times were met; 100% on light to normal and 100% on heavy days for the grader route, 67% on light to normal and 100% on heavy days for snowplow/sand truck.
3. Roads and Bridge used 79 man hours filling potholes in roads and parking lots this winter this with a labor cost at \$2489.301, compared to \$14339.30 in contractor prices.
4. We had street sweeping costs of \$12,7663 compared to \$17,670 in potential contractor cost.
5. There was 0 hours lost due to on the job injury.
6. Mitigation of snow storage and wetland areas has started with debris cleanup and drainage check dams cleaned out. We worked 206 man hours protecting our water ways and wetlands.
7. Department year end expenditures to be calculated in the fall.

Staffing

Road and Bridge has suffered the last 6 months with staffing issues. Starting in August, Road and Bridge has had 5 employees quite or been terminated. Four positions have been filled but we have been unsuccessful to date to fill the last position.

Training

No training for the last 6 months.

Department Projects and Issues

This winter we saw somewhat normal snow totals compared to last year. We received snow totals of 235 inches of snow for this season compared to 281 inches last year. The number of days of measurable snow was down slightly over last year, 53 days this year compared to 69 days last year. For total snow removal operations this season the crews spent 3250 man hours compared to 4001 last year. The Water Dept. spent 199 hours compared to 187 last winter at GPG and the trail to the Mountain Village Core. The total snow removal labor costs compare at \$102,842.15 this year to \$117,939.88 last year.

The Road and Bridge crew was a huge part of the labor force during last Fall's plaza tent implementation and this Spring's tent break down.

This summer the crew will be concentrating on in-house patching and pavement maintenance in anticipation of the upcoming chip seal and asphalt overlays, ongoing repairs to the sewer system, sensitive area mitigation, and other maintenance projects.

Roads scheduled to be overlaid with chip seal this summer are Highlands Way, Touchdown Drive, Polecat Lane, Palmyra Drive, Snowdrift Lane, and Prospect Creek Drive. Roads to be overlaid with asphalt will be Lost Creek Lane, and sections of Benchmark Drive, Lawson Overlook, Adams Ranch Road and Rocky Road.

Staffing has been the single biggest issues over the last six months. Nolan Merrill our Road and Bridge Manager has had to work a floating 7 day a week schedule primarily working the days that it snowed in order to cover the plowing.

WATER

The Water Department is responsible for the operation and maintenance of the water systems of the Mountain Village; systems include Mountain Village, Ski Ranches and West Meadows. The water department staff also serves as the operators for the Elk Run subdivision's water system. The water department is also responsible for snow removal at the Gondola Parking Garage and the trail from Town Hall to the Blue Mesa parking lot.

Department Goals

1. Provide clean and safe drinking water to the customers of the Mountain Village Water system.
2. Provide prompt and courteous service to all customers, timely locates and inspections on system installations and response to system problems.
3. Maintain the system to a higher level than the industry standard of 10% water loss due to leakage.
4. Maintain regulatory compliance according to all applicable rules and laws that apply to public water systems.
5. Perform an effective maintenance program to reduce costs and lessen severity of breakdowns.
6. Provide service to residents and guests by the timely and cost-effective removal of snow from GPG and walkways.
7. Operating the enterprise does not require general tax subsidy.

Performance Measures

1. Water consumption with 100% of water sample tests results are without deficiencies.
2. A. Track times for response and resolution of customer service issues and contractor's requests and system emergencies with the objective of same day service.
B. Track time for response to emergency situations with the goal of one to two hours response.
3. Perform monthly water audit tracking percent of water loss with the objective of less than 10% loss.
4. 100% regulatory compliance.
5. a. Track maintenance costs on hydrants, valves and meters and compare with industry standards.
b. Reduce down time due to system failures compared with industry standard of no customers without water.
6. Perform snow removal tasks at GPG by 8AM on light to normal (<3") snow days and 9AM (>3") on heavy days with a goal of 90% or greater.
7. Department year end expenditures do not exceed the adopted budget.

Performance Report.

1. Water consumption was 143.1 million gallons (Nov.-April) with zero deficiency for the system.
2. a. There was 100% response time to customer issues, contractor requests and system emergencies within 24 hours.
b. There was 100% response time to emergency situations within 2 hours.
3. The water audits indicated 7.93% of water loss.
4. We had no regulatory violation.
5. a. Maintenance costs will be tracked annually. Cost comparisons will be available in the November report.
b. Water outages: Butch Cassidy 3 houses for 6 hours
Deer Park 29 houses for 8 hours
Double Eagle 20 houses for 1 hour
Adams Ranch Road, Coyote Court, Boulders Way and
Mountain View Apartments 35 houses for 10 hours
AJ Drive 6 houses for 8 hours
This equates to a .016% outage rate.
6. The snow removal goals at GPG were met on 32 of 39 days an 82% success rate.
7. Department year end expenditures will be calculated in the fall.

Staffing

The Water Department had one employee leave last fall. The water department is once again fully staffed but went the entire snow season short staffed.

Training

No training for the last six months.

Department Projects and Issues

The focus of work for the water crew this winter have been daily operations and maintenance of the water system and the snow removal at GPG including the trail from Town Hall to Blue Mesa.

The orthophosphate pilot program was extended into June of this year. This was at the request of the Town of Telluride wastewater treatment staff as they evaluate the copper limits at the sewer plant.

Water construction projects this summer will consist of the continuation of replacing water lines in the Ski Ranches. Telluride Gravel was awarded the contract for this year's project. Also, the rehabilitation of the Double Cabin Water tank which is currently out to bid.

Other summer work will include routine summer maintenance, fire hydrants, PRV's, valves and meters.

The annual water conservation incentive program is on the website. The program will incentivize the purchase of “smart controllers:” for irrigation systems through a rebate program.

Similarly, to Road and Bridge lack of staff put a strain on our Water Department. Robert Haining our Water Manager had to work a floating 7 day a week schedule to cover the snow removal at the Gondola Parking Structure.

VEHICLE MAINTENANCE

The Vehicle Maintenance Department provides repair and preventive maintenance on all Town vehicles and equipment. Vehicle Maintenance staff are responsible for keeping the sidewalk in the Meadows clear of snow for the winter season. They also have duties above and beyond vehicle repair and maintenance such as fabrication for special projects for all departments, biannually changing all the plaza directories maps, annual painting and maintenance of the Gondola Parking Garage and Heritage Garage. One day a week in the winter a mechanic is a snowplow operator to fill out the schedule.

Department Goals

1. Provide high level, cost effective service to all departments for their vehicle and equipment maintenance needs while managing expenses to a level below commercial price.
2. Provide support to all departments on special projects in a timely and cost-effective manner.
3. Perform all tasks in the safest manner possible.
4. Operate the budget within budget.
5. Maintain or reduce natural gas consumption at maintenance shop.

Performance Measures

1. a. Track total cost of shop operations and compare to outside shop rates.
b. Track number of preventive maintenance work orders including safety checks and fluid levels completed within 30 minutes for vehicles; with a goal of 80% or better.
2. Special projects completed at a cost compared to any outside source.
3. Track the number of work-related injuries with a goal of zero injuries.
4. Department year end expenditures totals do not exceed the adopted budget.
5. Compare current year natural gas usage to year 2013. 2013 Total Natural Gas Therms 5621

Performance Report

1. a. Maintenance costs will be tracked annually. Cost comparisons will be available in the November report.
b. There were 97 of 97 vehicle service orders completed within 30 minutes an 100% success rate.

2. One of the Vehicle Maintenance's strong suits is metal fabrication and welding. The Town labor costs for metal fabrication projects were \$25,157.55 compared to \$41,803.80 average contracted prices.
3. Vehicle Maintenance had no time lost for a work-related injury.
4. Year end expenditures to be calculated in the fall.
5. In 2013 the maintenance shop used 5621 therms. and in 2020 the maintenance shop used 3874 therms. 31% savings

Staffing

Vehicle Maintenance is at its budgeted level of four mechanics.

Training

No trainings took place this winter.

Department Projects and Issues

Last fall vehicle maintenance was tasked with building the engineered ballast systems for the WeatherPort tents. This project while it was a large undertaking went smoothly and was completed in a timely manner. We relied heavily on this crew during all the set ups of the tents and gondola cabins on the plazas.

PLAZA SERVICES

Plaza Services is responsible for: the sustainable upkeep of the Town's plazas, lawns, irrigation systems, flower beds, flower pots and hanging baskets; snow and ice removal throughout public plazas; permitting and overseeing plaza vehicle access; providing plaza assistance for fee; performing public trash and recycling collection; special event management; Market on the Plaza production and management; installation and removal of all Christmas decorations for the Town; providing high quality guest service at all times.

Department Goals

1. Maintain the Town's public plazas, lawns and gardens to a high standard of care, and safety in an environmentally sustainable manor.
2. Manage third party public plaza uses including Plaza Vehicle Access Permits, Plaza Motorized Cart Permits, Plaza Special Event Permits, and various Plaza HOA and merchant activities with great attention to detail and a high level of customer service.
3. Provide a high level of customer service consistently and professionally.
4. Perform all tasks in the safest possible manner
5. Operate department within adopted budget.

Performance Measures

1. Track man hours for lawn and plant care, plaza maintenance and snow removal.
2. Track man hour for events on the plazas compared to number of events

3. Number of departmental customer service tailgate sessions annually
4. Track work time lost to injury with zero injuries as the goal.
5. Operate department at or below adopted budget while continuing to improve services.

2020 Performance Report

1. Plaza Services spent 59 man hours on lawn care, 301 hours on plant care, 3444 hours on plaza maintenance and 1100 hours last winter on snow removal.
2. Since November 1st Plaza Services spent 0 man hours to assist with 1 event. (Telluride Fire Festival)
3. Plaza Services held 8 customer service tailgate sessions from Nov. 1-April 30th.
4. There was no time lost due to injuries.
5. Yearend expenditures will be calculated in the fall.

Staffing

Plaza Services has one vacancy in its full-time staff and 2 vacancies in its seasonal positions.

Training/Education:

- a. James Owens continues to serve on the safety committee.

Department Update/Projects/Issues:

- a. James Owens was promoted to Horticulturist and is looking forward to leading the charge in the Town's flower gardens.
- b. Jeramie Heilgeist was promoted from Seasonal Groundskeeper to FTYR Groundkeeper.
- c. The various winter plaza enhancements were well received with the gondola dining cabins and WeatherPort pavilions receiving much use. The plaza services staff consistently went above and beyond to provide a safe and cleanly experience for our guests and residents.
- d. Propane heaters (8) and fire pits (4) were added for the winter season and operated daily.
- e. Two Plaza Cleaning Specialists have been hired to provide additional cleaning and sanitizing throughout the plazas for the summer. They will be providing 7-day coverage from 10:30am to 9:00pm. Three seasonal groundskeepers have also been hired for the summer.
- f. We currently have one opening for a FTYR Groundskeeper.
- g. Spring projects completed and ongoing include upgrading all mulch in Town flower beds from a bark mulch to Soil-Pep, planned additional annual and perennial plantings, installation of additional plaza furniture and umbrellas, continued paver replacement and repair, various small landscape projects, and routine seasonal maintenance.

TRASH AND RECYCLING

The Plaza Services department is responsible for the collection of trash and recycling in Town common areas (not including recreation trails) and the management of hauling and disposal/processing contracts for those materials.

Department Goals

1. Manage daily public trash and recycling collection and disposal processing efforts in a timely and efficient manner.
2. Ensure a safe waste handling program for all employees.
3. Department shall manage trash contracts and monitor trash expenses to operate within approved budget.

Performance Measures

1. Ensure 100% town facilities have adequate trash and recycling stations.
2. Track work loss to injuries with zero injuries as the goal.
3. Department year end expenditure totals do not exceed the adopted annual budget year.

2020 Performance Report

1. We believe we are providing enough facilities currently but continue to evaluate as conditions change.
2. There was no time loss due to injuries.
3. Yearend expenditures will be calculated in the fall.

Department Projects and Issues

Staff continues to see an increased volume in trash and recycling and is prepared to continue to provide additional pulls of trash and recycling on a daily basis.

MEMORANDUM



To: Kim Montgomery, Town Manager, and Finn Kjome, Public Works Director
Town of Mountain Village

From: Eric Bikis, P.G. and Jordan Dimick, P.E.
SGM, Inc.

Date: May 12, 2021

Re: Drought Plan Implementation for 2021

As of today, 2021 is trending to be a below-average year in regard to water availability in southwest Colorado basins. This year the aggregated San Miguel, Dolores, Animas, and San Juan River basins' peak snow water equivalent (SWE) value was 85% of the normal peak between 1981-2010 and peaked 9 days earlier compared to normal. Since 2002, 4 of the 11 driest years (2002, 2012, 2013, and 2018) experienced during the 83 years of record at the Placerville stream gage have been recorded. Conversely, 4 relatively wet years (2007, 2008, 2015, and 2019) have also occurred during that period with the remaining 11 years ranked somewhere in the middle. Water-Year 2021 (WY21), defined as the period from November 1, 2020, through October 31, 2021, is shaping up to be a dry year. If dry conditions continue to prevail, it likely will provide hardship to many water users. There is good cause to implement drought plan measures now and inform your constituency so that their awareness is elevated. Here are a few facts:

- Based on annual discharge for 83 years of record at Placerville, 2018 is the driest year on record and the San Miguel was on-call from June 29th through October 4th; watering restrictions in the Mountain Village were initiated on May 1st. In 2002, the 3rd driest year on record, a call was placed on the San Miguel River on June 21st and extended to October 31st. During these call periods, junior water rights without replacement water (i.e., augmentation plans) were required to cease diverting in order to provide a supply to senior irrigation rights in the Norwood area. A hydrograph of mean daily flows at the Placerville gauge from January 1, 2000, to the present is attached.
- If the flow in the San Miguel River drops below 6.5 cubic feet per second (cfs) the Colorado Water Conservation Board instream flow (CWCB ISF) is not met. This is important to the Town of Mountain Village (TMV) because the alluvial wells (Nos. 9 and 10) are required to cease or curtail diversions if the flow drops below 6.5 cfs at the Mahoney Street gage.
- As of May 12, 2021, the Colorado NRCS SNOTEL sites in and near the San Miguel Basin are reporting low snow water equivalent (SWE). For example, Lizard Head currently is at 0% of normal (median) and Iadarado is at 0% of normal SWE while Red Mountain is at 79% of normal SWE, the only encouraging site in much of southwest Colorado.
- Adding to these meager conditions is the fact that 2020 was a drier year with an extremely dry fall, which generally depleted soil moisture. While the winter of 2020/2021 was 85% of normal, the dry conditions returned early and continued through the 2021 spring, further exacerbating the dry conditions. Despite the decent snowpack, much of the snow has melted rapidly and with the extremely dry soil conditions, did not contribute much to local streams.
- Current flows on the San Miguel River at the Placerville gage are fluctuating through its diurnal cycle near 160 cubic feet per second (cfs). For comparison, the median flow on this date is 421 cfs, the 25th percentile is 315 cfs and the 75th percentile is 607 cfs. Today we are, therefore, below the 25th percentile flow with much of the snowpack depleted. A water rights call typically occurs on the San Miguel River when the

flows at the Placerville gage are below 90 to 100 cfs. Since 2002, the river has been on-call during some portion of 9 years. A call is expected this year.

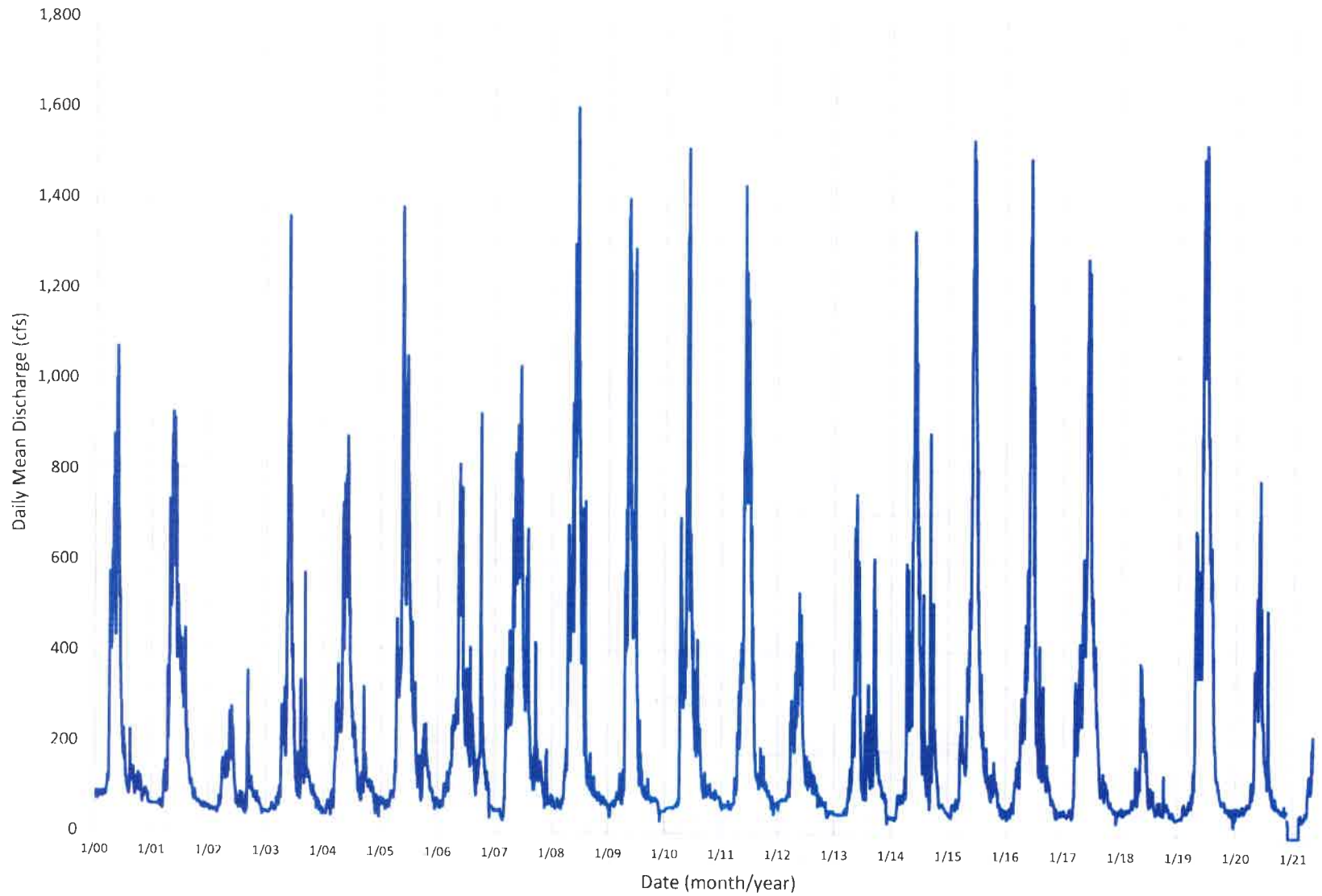
Based on the way things look today, SGM believes it is prudent to consider the following drought planning measures:

1. Notify your water users that dry conditions have prevailed for much of 2021 and proactively enforce the Town of Mountain Village's Water Conservation Program, including watering restrictions. Your initial restrictions could include limiting outdoor irrigation to specific days of the week, along with preferred hours of irrigation, and limiting the use of outdoor water features (such as a fountain). If conditions worsen over the next month, you may consider additional water restrictions, such as further outdoor irrigation restrictions and refraining residents from activities such as washing vehicles and "sweeping" the driveway with a hose and nozzle.
2. Pump the valley floor wells early in the summer with the anticipation that the CWCB ISF may cause these wells to cease pumping later in the summer if monsoonal rains do not develop. This will allow the on-mountain aquifer to recharge from its well pumping during the winter for domestic and snowmaking uses. The on-mountain wells can then be used later in the summer and into the fall. Generally, these wells were able to meet TMV demands in both 2002 and 2018 without significant groundwater depletions. The attached well hydrographs illustrate the long-term sustainability of the on-mountain wells, while in some locations the effects of back-to-back dry years in 2020 and 2021 have resulted in lower water levels.
3. Keep the upper snowmaking ponds filled until the expected call on the San Miguel River is made. These ponds contain precious augmentation water that may be needed later in the year to offset potable and golf course irrigation water use. If desired, SGM can estimate the water demands and depletions within the Mountain Village at the current build-out and compare these to the historical consumptive use credits available under your Plan for Augmentation. Based on this comparison SGM will advise on the potential impact to TMV and TSG Ski and Golf, LLC water use including whether a portion of the golf course may need to be dried up. The use of some or all of your additional augmentation water (70 AF) in Trout Lake, may be required this summer.
4. Be vigilant with respect to water system leaks and line breaks so that water is not wasted unnecessarily.
5. Continue recording static water levels for the on-mountain wells through the fall to help determine how aquifer levels are trending to determine, and if the water levels have declined more than they typically would. SGM does not expect a severe groundwater decline in the initial year of drought. Typically, it takes multiple consecutive dry years to significantly impact groundwater levels, but monitoring these groundwater levels is prudent.

SGM will keep the TMV Town Manager and Public Works Director apprised of stream conditions as the summer progresses. As always, we are available to assist you with any water issues in the upper San Miguel River basin.

Attachments: San Miguel River Mean Daily Flows at Placerville (January 1, 2000, to May 11, 2021)
Hydrographs for Well Nos. 6, 8, 26, and 27 (June 2002 to May 2021)

San Miguel Mean Daily Flows at Placerville
1/1/2000 - 5/10/2021

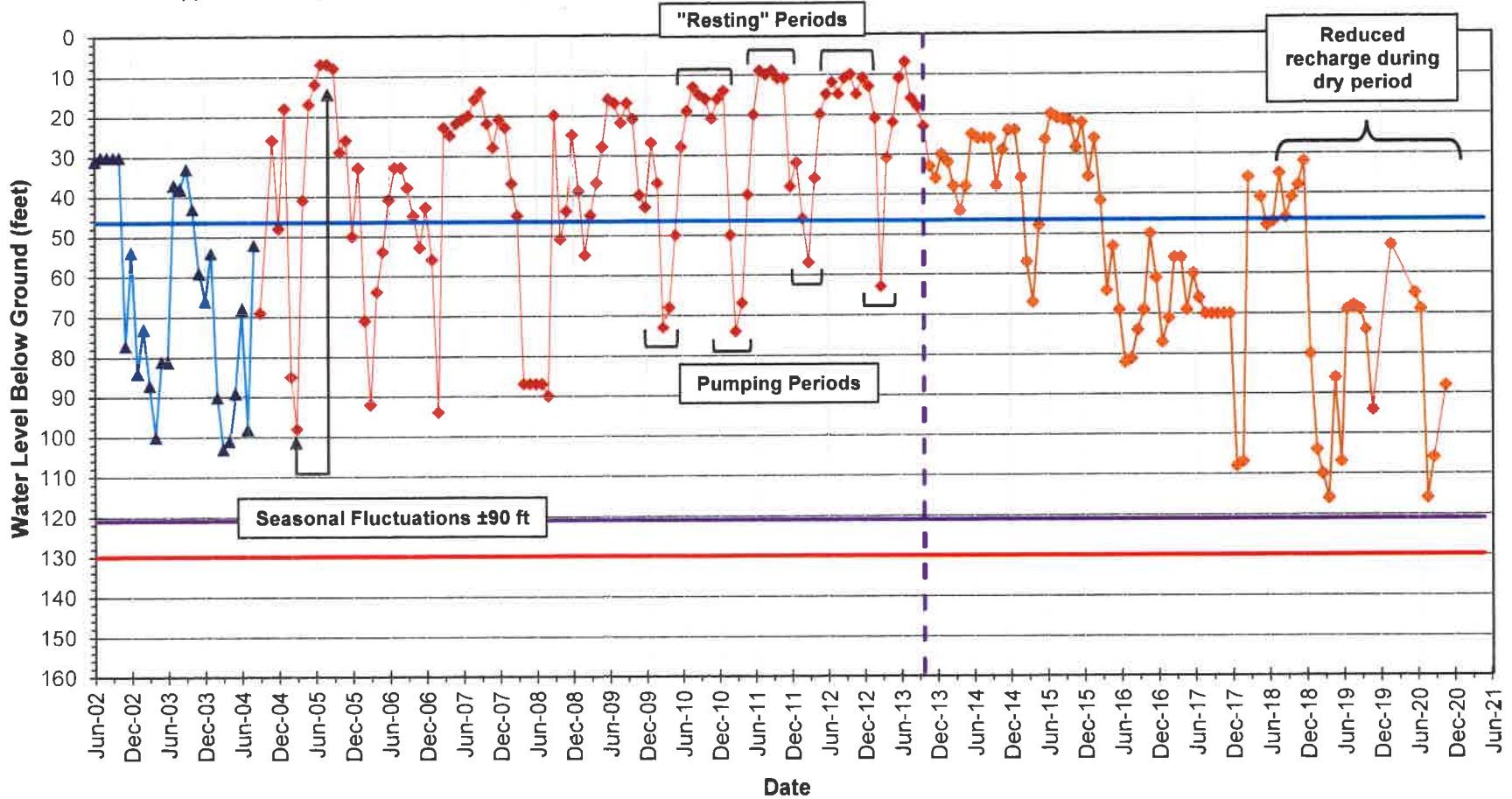


Depth = 140 ft
 Pump Depth = 130 ft
 Probe depth = 121 ft
 Discharge ≈ 18 gpm (Jan - May)

Water Levels - Well 6 Town of Mountain Village

▲ Sounder Reading ◆ Probe Reading — New Probe Reading — Pump Depth
— New Probe — Probe Depth — Average Water Level

*Some apparent changes in water level may be due to change in probe or pump depth and not due to a change in aquifer condition.

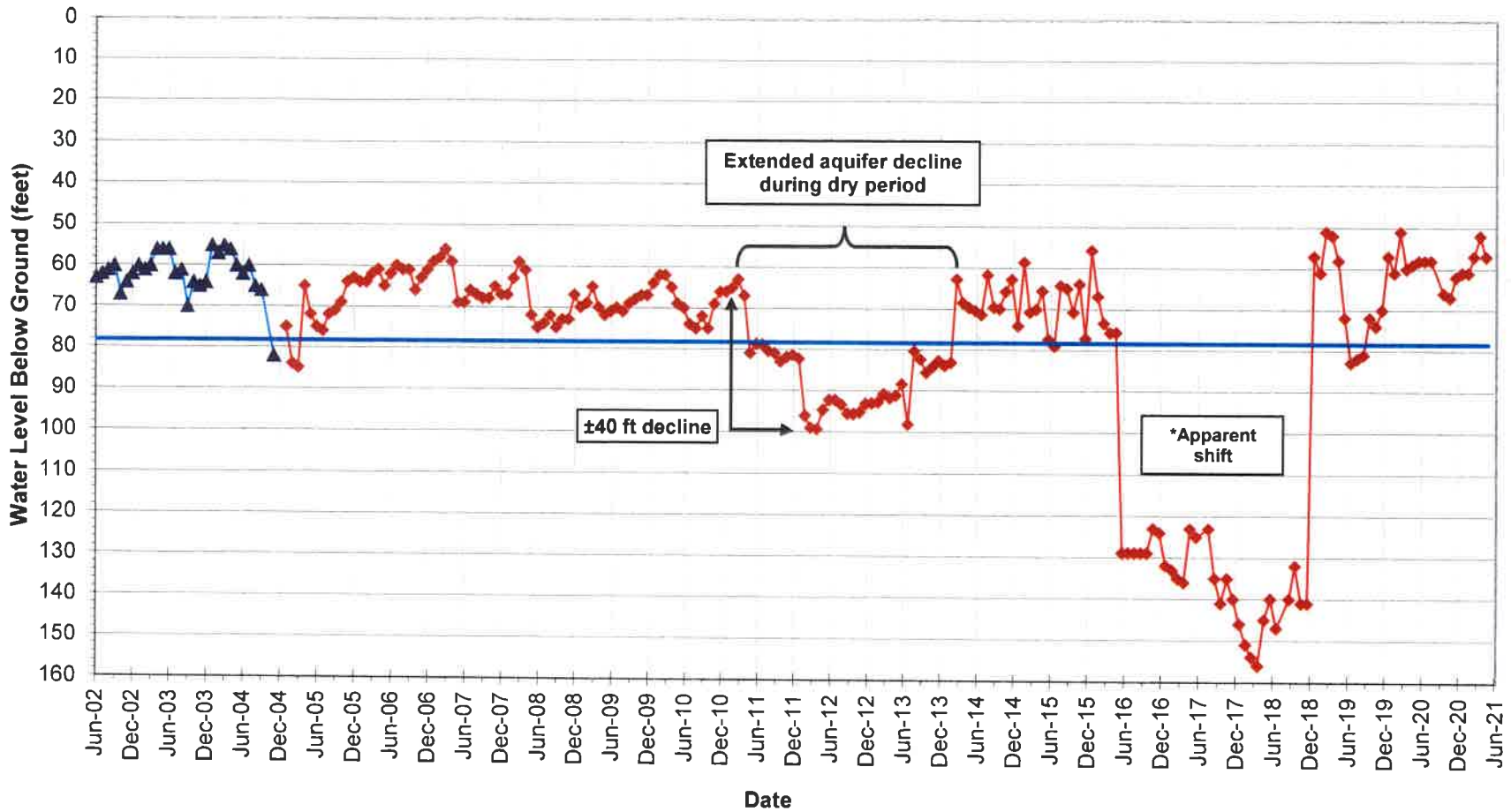


Depth = 225 ft
 Pump Depth = 220 ft
 Probe depth = 210 ft
 Discharge ≈ 58 gpm
 (16-18 hrs/day)

Water Levels - Well 8 Town of Mountain Village

◆ Probe Reading
 ▲ Sounder Reading
— Pump Depth
— Probe Depth
— Average Water Level

*Some apparent changes in water level may be due to change in probe or pump depth and not due to a change in aquifer condition.

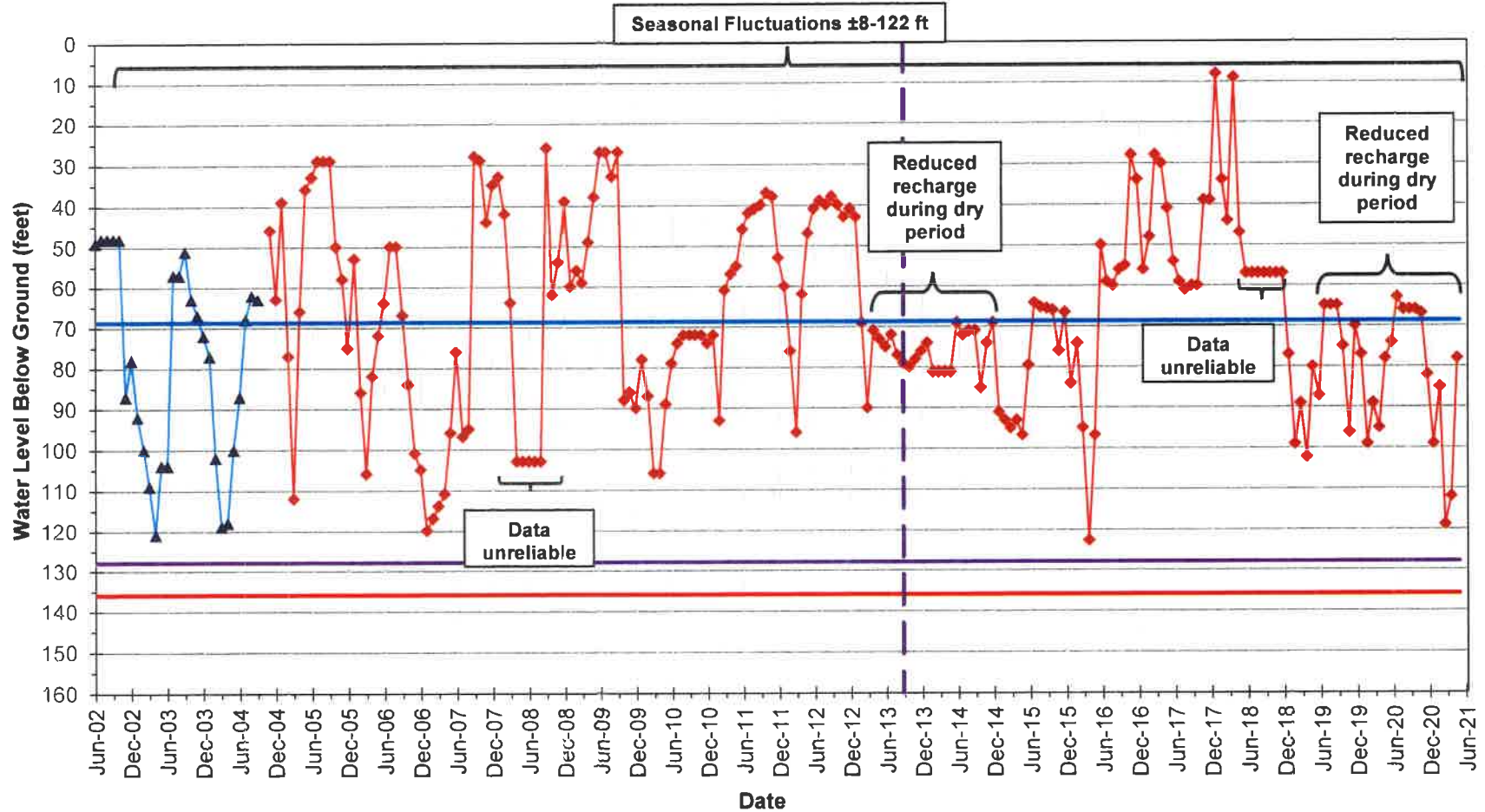


Depth = 144 ft
 Pump depth = 136 ft
 Probe depth = 128 ft
 Discharge ≈ 72 gpm
 (Jan - May)

Water Levels - Well 26 Town of Mountain Village

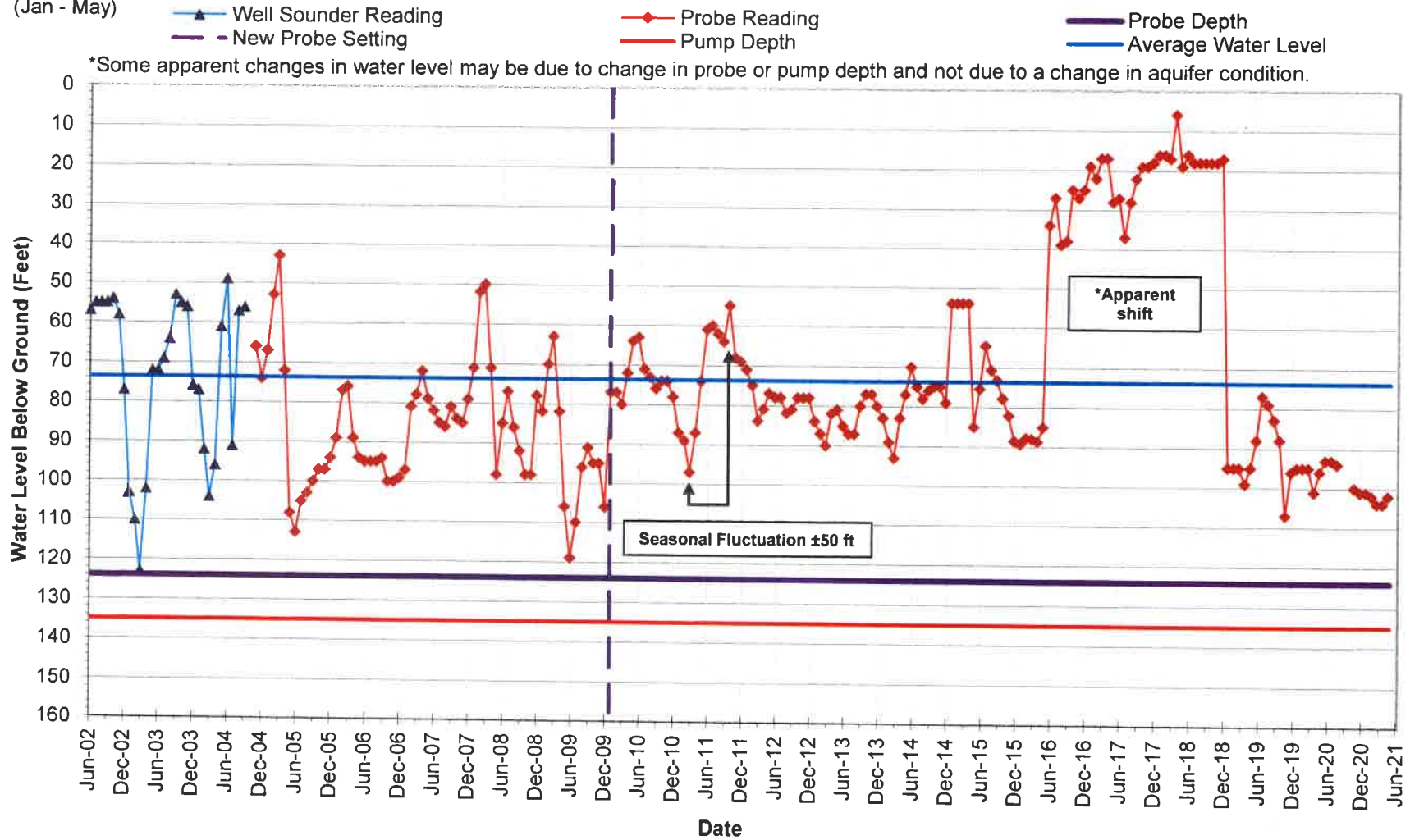
▲ Sounder Reading
 ◆ Probe Reading
 — Probe Depth
 — Pump Depth
 - - New Probe Setting
 — Average Water Level

*Some apparent changes in water level may be due to change in probe or pump depth and not due to a change in aquifer condition.



Depth = 153 ft
 Pump depth = 135 ft
 Probe depth = 124 ft
 Discharge ≈ 65 gpm
 (Jan - May)

Water Levels - Well 27 Town of Mountain Village



May 20, 2021

Dear Mountain Village Water Customer:

In anticipation of a dry irrigation season, the Town of Mountain Village will be restricting outside watering. Based on recent reports from the USDA/NRCS National Water and Climate Center (Snotel) and Bikis Water Consultants Division of SGM, the Town is being proactive in initiating this year's restrictions in June in an attempt to conserve water from the start of irrigation season. These conservation efforts will be effective in Mountain Village, Ski Ranches, Elk Run and Skyfield and are the same restrictions that were put into effect during the 2020 season. If applicable, please consult with your landscape company to ensure compliance.

Water Conservation Program Schedule:

Effective June 1, 2021,

- All properties north of Mountain Village Boulevard and Elk Run residents may water their landscaping on Mondays, Wednesdays, and Fridays ONLY, Irrigation clocks must be set to run at a level of 70-75% of normal water consumption for the 3 days a week you are allowed to water. Irrigating hours will be either before 8:00 am or after 7:00 pm.
- All properties south of Mountain Village Boulevard, plus the Ski Ranches and Skyfield, may water their landscaping on Tuesdays, Thursdays, and Saturdays ONLY, Irrigation clocks must be set to run at a level of 70-75% of normal water consumption for the 3 days a week you are allowed to water. Irrigating hours will be either before 8:00 am or after 7:00 pm.
- All exterior water features must be turned off during this conservation effort.
- **Due to potential water contamination "cross-connection" occurrences, NO trucked in water will be allowed to be hooked up to existing irrigation systems.**

New Landscaping:

Effective June 1, 2021, because of the need for new landscaping to receive additional watering to become established, landscaping installed since the spring of 2020 and future landscaping projects may apply for additional watering permission. All permit applications which include landscaping additions or changes shall be reviewed on a case by case basis by the Mountain Village Planning Dept. 970-369-8203 cd@mtnvillage.org

Please be aware that if the San Miguel River goes under administration (on call) further water restrictions may be necessary as the Town follows its augmentation requirements. If the weather conditions do not cooperate, this could result in a ban on all exterior watering from the Town's water system. On the other hand, if the region does see a significant increase in moisture the Town may retract its water conservation efforts.

If you have any questions regarding the conservation program, please contact me at 970-369-8206.

Sincerely,

Finn Kjome
Public Works Director
Town of Mountain Village



AGENDA ITEM # 23.c

TOWN OF MOUNTAIN VILLAGE TOWN MANAGER CURRENT ISSUES AND STATUS REPORT MAY 2021

1. Great Services Award Program

- **Great Services Award Nominations – MONTH OF APRIL (two winners since we had no nominees in March)**
 - **VCA Team**, nominated by Michelle Haynes, VCA staff followed COVID protocols and navigated as a team during the past year very successfully. They all performed their jobs well and went above and beyond to assist residents – **CO-WINNER FOR APRIL**
 - **Cory Cook, Vehicle Maintenance**, nominated by JD Wise, Cory used to work in the water department and has jumped in numerous times in the past month to help out when unexpected water issues popped up. He was able to help get things fixed quickly and efficiently and while he doesn't work in the water world anymore, he's always willing to lend a hand, and his historical knowledge is a great asset to the Town – **CO-WINNER FOR APRIL**

2. Broadband

- Twenty- two customers left to be upgraded in the Meadows will receive door hangers informing them they have one week to contact us and get upgraded to our new system before the old broadband service will be shut off
- **Preceding thirty days network uptime are:**
 - **North Route, 100% with zero outages**
 - **South Route, 99.96% with three brief outages**
 - **TMV Fiber Network, 99.99%, with five brief outages and network performance rating high**
 - **Last seven days, TMV has a 10.0 Gbps internet pipe. Peak input and output internet pipe, 2.14Gbps**
- **Completed Mountain View Apartment fiber retrofit wiring. Completed VCA Buildings 1, 2, 3, 6, 7, 8 and 9 fiber retrofit wiring**
- **Contractors have started 2021 fiber construction**
- **Contractors will begin conduit installation by May 24th**

3. IT Updates

- **Cybersecurity**
 - **Last 30 days 586 hunting leads generated with zero mitigations**
 - **Applied recommended IP blocks from security sources**
- **System Administration**
 - **Continue to refine Council Chambers streaming service**
 - **Working on off-season upgrades to various systems**
 - **Launched new GIS applications**
- **Network Administration**
 - **Last 30 days network uptime 99.99% with six brief outages and network performance rating high**

- Efficiency and Automation
 - Working with GIS on how best to integrate Planning and Building Department's need for permit tracking into the new mapping system
- Desktop Support
 - Last 30 days remote patch management system reported six failed actions. These failed actions are under investigation
- Geographic Information System (GIS)
 - Casey Dukeman started as a new hire (GIS Specialist) began on April 19th. Long-term goals for GIS within the Town of Mountain Village are to develop a robust and accurate GIS dataset, implement GIS related workflow tools to maximize efficiency in multiple departments and subsequent host maps online for public and internal viewing
 - Current GIS goals:

Measurable Short-Term Objectives	Estimated Goal Completion Date	Estimated % Complete
Working with the previous GIS/CAD specialist to delineate current file archive system and structure as well determine the means by which data flows in and out of the TOMV and its constituent communities.	May 31, 2021	85%
Work with members of other departments to determine the quality, consistency, and accuracy of the current CAD and GIS datasets.	May 31, 2021	40%
Convert CAD data and workflows to ArcGIS systems to provide cleaner and more consistent data acquisition and sharing as well as facilitate cloud-based data sharing applications.	June 30, 2021	60%
Provide accurate field data collection solutions to TOMV Public Works and relevant contractors (water, sewer, fiber, and utility locates).	July 31, 2021	30%
Determine GIS, mapping, and workflow needs with other department managers to develop future proposed GIS implementation plans.	November 1, 2021	10%

4. COVID-19

- Attend the bi-weekly Economic Recovery Committee to discuss emergence and recovery from the COVID-19 pandemic
- Continue attending bi-weekly San Miguel County meetings for COVID-19 discussions and updates
- Attended the monthly IG meeting on May 10th to coordinate COVID-19 responses and communicate with our regional partners
- Attended the Town of Telluride Council meeting on April 27th to understand the reopening and limitations on festivals and events for the Summer
- Met with Courtney McClary Yug and Zoe Dohnal to begin discussion on opportunities for additional events in Mountain Village for Blues and Brews with the limitations for a grand tasting due to COVID

5. Miscellaneous

- Communicated to Ross Herzog, Mike Bordogna and Corenna Howard the upcoming SMRHA discussion occurring at the May Council meeting
- CFO Recruitment
 - Engaged GovHR as our new recruiting firm

- Initial advertisements were widely disseminated and final brochure will be completed and circulated for comment end of week May 14th
- Applications and resumes are due to GovHR by end of business June 7th
- Attended the monthly SMRHA Board meeting
- Attended the bi-weekly meetings with MIG, Laila, Dan and staff for the Comprehensive Plan Amendment on May 4th and May 18th
- Continued weekly meetings with Mayor Benitez
- Attended the Council Retreat follow up on May 5th
- Worked with Michelle Haynes, Paul Wisor and other staff on Community Housing Initiatives and Communications Plan
- Jamie Holmes and I worked with Directors and developed the post COVID Return to Work Plan and reopening of offices to the public effective June 1, 2021
- Working with Michelle Haynes, Jaime Holmes and Paul Wisor on the Community Housing Director job description as well as organizing the new department. Met with Luke Adamson and Michelle to discuss transitioning housing to me as their direct report and get input from him on the Community Housing Initiatives administration
- Attended the Gondola Subcommittee Meeting on May 6th



Common Consumption Area

Security Plan Modification

May 20, 2021

Launched Common Consumption - June 15, 2019

13

19

PARTICIPATING LIQUOR LICENSED ESTABLISHMENTS

- 1 Crazy Elk Pizza
- 2 Hotel Madeline & Residences
- 3 Poachers Pub
- 4 Siam's Taly Grill
- 5 The Pick
- 6 Tomboy Tavern
- 7 Telluride Coffee Company
- 8 Telluride Distilling Company
- 9 Telluride Ski & Golf Club House
- 10 Tracks
- 11 The Village Table
- 12 Telluride Conference Center
- 13 Telluride Brewing Company

PARTICIPATING CCA ESTABLISHMENTS

<ol style="list-style-type: none"> 1 Boot Doctors & Paragon Outdoors 2 Burton 3 Christy Sports 4 Heritage Apparel 5 Mountain Adventure Equipment 6 Shake N Dog Grub Shack 7 Slopeside Lockers 8 Sotheby's 9 T Karn 10 Telluride Naturals 	<ol style="list-style-type: none"> 11 Telluride Real Estate Corp 12 TSG Ticket & Pass Office <small>(including the Children's Center/Runway)</small> 13 Telluride Properties 14 Telluride Sports 15 Telluride Adaptive Sports Program <small>(SOUTH LOCATIONS)</small> 16 The North Face 17 TMVOA 18 Wagner Custom Skis 19 Rinkevich Gallery
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COMMON CONSUMPTION AREA (CCA) OVERVIEW

- The CCA encompasses Heritage Plaza, Sunset Plaza and Village Pond Plaza.
- 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 can be consumed in that plaza.
- People with an alcoholic beverage from an approved establishment are not permitted to cross any roadways.

COMMON CONSUMPTION AREA

Enjoy your drink responsibly



Security Plan

✓ 2 Successful Years

Then

- Contracted with TSG Security
- Summer cost \$40K Annually (TMVOA)
- Winter cost (TSG)
- No Violations Needing Police Intervention
- Minor Amount of Educational Opportunities

Now

- Liquor License Holders to Monitor CCA
- Established monitoring boundaries
- Will educate / inform and call police if serious violations / issues
- Reduction in cost (available for other Village Vibrancy Initiatives)

13

Participating
Liquor Licensed
Establishments

Legal input regarding state security requirements related to CCA - *Robert C. Runco, Esq.*

- Promotional Association (PA) is required to provide local licensing authority a copy of security arrangements within the CCA
- Statutes
 - do not require that security guards be used to monitor the CCA
 - do not specify a specific security requirement
 - do not require any specific number of people monitoring the space, just like any other outdoor patio or liquor licensed premises
- The PA must show compliance with Colorado liquor laws both in application, and ongoing operations of the CCA
- So long as the PA can demonstrate that there are procedures in place to ensure the proper amount of monitoring is available for the various number of patrons that “may” utilize the CCA at any given time, the monitoring requirements will be met.

Monitoring Territory Map

