



Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, June 18, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/87472228361>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 874 7222 8361

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. Call to Order

2. Roll Call and Pledge of Allegiance

3. Approval of Consent Agenda

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

A. Minutes 06-04-2025

B. Liquor License - Temporary Tasting Room at Minturn Market - MoxYcello

C. Liquor License Renewal - MT Imports, Inc. (dba Vino)

D. Liquor License Renewal - Vail Mountain Coffee & Tea

E. 0111 Miles End Lane - New Single Family Residence

F. 0071 Miles End Lane - New Single Family Residence

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

5. Declaration of Conflicts of Interest

6. Public Comment

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

7. Council and Committee Reports

8. Staff Reports

A. Manager's Report

9. Special Presentations

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

10. Business Items

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Review and Acceptance of FY2024 Audit - Motion Required

B. Resolution 23 - Series 2025, A Resolution Awarding the North Main St. Improvements RMS Project - Requesting a motion to continue to a date certain

C. Resolution 24 - Series 2025, A Resolution Reappointing DDA Board Members

D. Resolution 25 - Series 2025, A Resolution Authorizing an Intergovernmental Agreement between the Town of Minturn and the Minturn Downtown Development Authority

11. Discussion / Direction Items

A. 2024 Model Traffic Code - Adoption Recommendations with Amendments

B. Recommendation to Obtain a Municipal Advisor to Explore and Understand WTP Funding Options

12. Future Agenda Items

A. Future Meeting Topics

13. Adjourn

Information Only Items

6/19 AND 6/24 - ZONING UPDATE OPEN HOUSES Upcoming Special Events: * First Market - Saturday 6/21 * Rally for Radio Free Minturn - Saturday 6/21 (at LBP) * First Summer Concert at LBP - Thursday 6/26 * Summer Outdoor Yoga (various locations) - starts 6/21 - see website for details



OFFICIAL MINUTES

Town Council Regular Meeting I 5:30PM

Wednesday, June 04, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER

Mayor Earle B. called the meeting to order at 5:33pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

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

Staff present: Town Attorney Michael Sawyer, Deputy Clerk Cindy Krieg (via Zoom), Town Clerk/Treasurer Jay Brunvand, Planning Director Scot Hunn, interim Town Manager for Special Projects Katie Sickles (via Zoom), and new Town Manager Rob Gutierrez.

3. APPROVAL OF CONSENT AGENDA

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

- A. 05-21-2025 Minutes
- B. 0206 Miles End Lane - Changes to Approved Plans
- C. 0125 Miles End Lane - New Single Family Residence
- D. 801 Cemetery Road - Meyer's Barn Relocation to Little Beach Park
- E. 222 Main Street - Addition to a Single Family Residence

Motion by Gusty K, second by Eric G, to approve the Consent Agenda of June 4, 2025 as presented. Motion passed 5-0. Tom Priest and Kate Schifani were excused absent.

4. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Mayor Earle B. requested that Item 11B be moved to the June 18, 2025 meeting.

Motion by Eric G, second by Gusty K, to approve the Regular Agenda of June 4, 2025 as amended. Motion passed 5-0. Tom Priest and Kate Schifani were excused absent.

5. Swearing in of new Town Manager

- A. New Town Manager Rob Gutierrez was officially sworn in by Mayor Bidez.

6. DECLARATION OF CONFLICTS OF INTEREST

7. PUBLIC COMMENT

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

Mr. Spence Neubauer – 444 Eagle River St: Thank you to the Town for addressing the construction traffic and working to manage that. Mr. Neubauer also noted some concerns regarding snow removal / snow storage on Bayer Ave. in between his neighbor's house (Andrea Janusz, 454 Eagle River St) and 464 Eagle River St. (across from the chapel). Because snow is stored on Bayer Ave where it dead ends, there is often damage to Ms. Janusz' fence, and Mr. Neubauer suggested this get reviewed before the next winter.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Brian R. commented that regarding the construction on Highway 24, he appreciates the update from the Town (an eblast was sent out today), but he also emailed his contact with CDOT

communications. He is hoping to get some additional help from them regarding signage / communications. Brian also noted that the Eco Trail extension construction is getting underway.

Eric G. reminded everyone about the GoPro Mountain Games dual slalom event at the Minturn Bike Park Thursday / Friday. Refer to the website for details.

9. STAFF REPORTS

A. Manager's Report – Brunvand

Town Manager:

Rob was appointed on May 21 and will be present at this meeting where he will be officially sworn in by the Mayor. He has spent some time with staff over the past couple weeks and we are excited to move forward as a team. I will step back to my Clerk and Treasurer duties and will cease my interim manager agreement effective June 6. I thank the Council and staff for the help and support over the past few months as Interim Town Manager.

Seasonal Street Construction

I am sure all have noticed the construction on Hwy 24 at the “S” turns. Staff is working to provide updates on the website/newsletters and those are soon available.

- The primary traffic holds are due to an Xcel gas line replacement project, being managed by SiteWise. An eblast with updates went out today, based on staff conversations with SiteWise. The information with these updates is posted on the Town website and will be updated as the project progresses.
- A second project in the same location will remove much of the debris from the west side of the road and clear the drains to allow better flow of water and snowmelt.
- Coming in June, construction will begin at the USFS Bridge near the interstate. This work will create an Accel/Decel lane on the river side of Hwy 24. Construction will include lane construction, single lane traffic patterns, limited access to Minturn Rd/CR 13, extension of the bike path, and paving of Minturn Rd/CR 13. The project is anticipated to last up to 90days. Limited access to Minturn Rd for heavy construction traffic and access to the Vail Boneyard will remain open, all other traffic will be diverted to town. Local access to Taylor St will be via Bellm Bridge.

Staff also recommends that the Town review its policy regarding projects on Highway 24, and how we evaluate / schedule projects with external partners to minimize the impacts to residents and businesses, and avoid conflicts with overlapping projects.

Minturn Market

2025 marks the 28th anniversary of the Minturn market, hosted by the Town of Minturn. The original Eagle County market, and the local’s favorite, Minturn Market is a true family-friendly artisan market showcasing a variety of local products – food trucks, fresh produce, baked goods, art & pottery, clothing & jewelry, pet products and much more! You’ll enjoy live music, live art demonstrations, whisky and wine tastings, and a Kids Zone featuring a climbing wall, bounce house and face painting. The Minturn market takes place Saturdays, June 21st through September 6th from 9am – 2pm rain or shine, in historic downtown Minturn.

B. Manager's Report Sickles

- Water Treatment Plant (WTP) I am working with the EPA to get the CDS grant awarded. I will provide a review with the Water Committee and Rob on June 4.
- Bellm Bridge Design & Engineering: The IGA is complete. Inter-mountain has drafted RFP's for design engineers. More info on June 4.
- North Main Street Pedestrian Improvements (Railroad Ave): The engineer is in receipt of one bid. On the agenda.
- Tank #2 / Steel Bolted Tank repairs: I have asked HDR and John Volk to consider a new location in addition to a new tank. We discussed it at our regular update meeting and Jarod will draft a new proposal.
- Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Turning over to Rob.
- Repaving (reconstruction) of Taylor Street: On the agenda.
- Little Beach Park Retaining Wall repair/replacement: Reviewing plans currently.
- Little Beach Park Improvements and Playground: On the agenda.
- Main St / US HWY 24 Phase II Sidewalk construction: Stolfus has finished the bid alternative plans and CDOT approved for advertising. Will be advertised June 2.
- Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.
- Belden stormwater installation project crossing the Boneyard: I am receiving emails regarding CDOT/Forest Service permits. Turning over to Rob.
- Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: On the agenda.
- Nelson Avenue Improvement plus potential Heat Exchange: The Revitalizing Main Street grant was denied.
- Safe Streets For All: Deadline for SS4A implementation is June 26. Turning over to Rob.
- Norman Street Repaving: On the agenda.

10. SPECIAL PRESENTATIONS

A. Special Presentation - Speak Up, Reach Out (SURO)

Ms. Leslie Robertson with Speak Up, Reach Out addressed the council to provide an update regarding suicide rates in Eagle County, and the work that SURO is doing with the public, and very specifically with schools / students. They offer prevention trainings in workplaces and organizations, and schools grades 5 through 12. They also offer peer support groups. The presentation will be uploaded to the Town website. SURO is a local nonprofit whose mission is to prevent suicide in Eagle County through training, awareness, and hope. They believe that discussing suicide has the power to heal. Eagle County's rate is higher (per capita) than the national average, and CO as a whole is higher than the national average (CO is generally in the top 10 states). Because we are a small community, the ripple effects can be enormous. Ms. Robertson provided several statistics, and also spoke about the Healthy Kids Colorado survey, and the trainings that they are doing in schools. Ms. Robertson reiterated that Your Hope Center is the local crisis support line (for 24/7 help), and she provided national resources as well. She also spoke about the new Precourt Healing Center. Prior to this new facility, if someone was placed on an M1 emergency hold (72 hour hold due to being deemed dangerous to themselves or others), they either had to go to Denver or Grand Junction. Now we have this local facility for those in

emergency mental health crisis situations. Contact information for all of the resources mentioned will be included in the presentation posted to the Town website.

B. Special Presentation - Bolts Lake Update – ERWSD (Eagle River Water & Sanitation District)

Presentation included at the end of the minutes.

Mr. Justin Hildreth with ERWSD gave an update on the Bolts Lake Redevelopment Project. This is an off-channel reservoir project, south of Town right off of Tigiwon Road, near the Eagle Mine site. The water district and water authority purchased the site in 2022, and this will provide essential in-basin water storage.

Project Status

- 2022 -Feasibility Study
- 2023 -Preliminary Design
- 2025 -30% Design
- Met with stakeholders (Army Corps, CPW, USFS)
- Federal permit –Nationwide Army Corps permit

Diversion Alternatives:

- Cross Creek
- Bolts Ditch
- East Ditch
- Horizontal Directional Drilling (HDD)
- Eagle River diversion locations

Bolts Ditch is the preferred diversion, but requires federal approval. They feel they can fill the reservoir via the Eagle River pump station, but want redundancy and feel it's important to keep this in the project. Efforts are being focused right now on the Eagle River version. There are 2 pump station locations being considered.

The reservoir would be filled in the spring during runoff, when water rights and priority allow. Would have to discharge the water to augment diversions and consumptive use in the fall.

Council members brought up the Highlands parcels and inquired about how this project might impact the conservation and/or marketability of those lots. Earle B. requested that ERWSD have ongoing communication with the Town's planning department throughout this process, especially since we are currently exploring options with those parcels.

Scot H. added that the concerns stem from the optimized Bolts Ditch option. It kind of takes off from that and splits parcel 2 of the Highlands. If it stays in the existing ditch, there may not be an issue. If it comes outside of that and starts to bifurcate parcel 2, then we just need to understand is that an excavation, bored pipes underneath, what would that look like? Those types of things would effect conservation easement values as well as marketability of those parcels.

Mr. Hildreth offered to meet with Scot H. to discuss further, and noted that ERWSD would of course work as a partner with the Town on the overall plan and impacts.

Earle B. also brought up the pump station at the lower end of the Old Tailings Pile. That's land that we haven't decided what we're doing with it yet. It's going to get remediated, but wondering if it would be pumped into the middle of what we had been assuming was our recreation area on the lake.

Mr. Hildreth noted that they need to do a survey of the actual river channel, and then they can look closer at the topography and geology and make a more fine-tuned recommendation. He believes it's more likely going to be the one proposed closer to Highway 24 (the lower one). This won't be finalized until later, but if for any reason the other location becomes the preferred location, they would route around the OTP because they don't want to get involved with the EPA in terms of digging soils that may or may not be contaminated. More than likely, it would be the other location, away from the OTP.

Regarding the reservoir itself, they made some modifications to what was originally proposed, this has to do with the constructability of the equipment. The advantage of that, there was a little larger footprint, which means we can raise the bottom, which helps a lot with the groundwater issues if there's groundwater in the area. If it comes up in the spring, it can buckle the liner and destroy it, which obviously would be problematic. Want to make sure we're not impacting the groundwater, because of proximity to the consolidated tailings pile. We want to make sure we're not adding water to the groundwater table, which would then impact the tailings pile. So we're well aware of those issues and we're going to make sure that, however the design is, that we're not impacting those two.

Regarding the liner, we have looked at numerous liner options. They have a large impact on the constructability. We were originally leaning towards a clay liner system. We have a source of clay, in Wolcott, but after doing some investigation it looks like it'll be considerably more expensive than doing a geomembrane or an asphalt liner system. An HAC (hydraulic asphalt concrete system is what the engineers call it), this is the approach looks to be the most favorable, most cost-effective for the long-term maintenance. This is what was done at Homestake Reservoir. It's cheaper as far as capital costs, and it will last longer. The maintenance is also a lot simpler than it is with the clay liner system or a geomembrane system. So it has a lot of advantages. One of the big advantages that you guys were concerned about, is that it dramatically reduces the amount of truckloads that will come through town. We'd be looking at probably 30% of the truckloads, compared to clay.

With this site, the soils are very porous, so we do need to line the entire structure. It's basically like a huge swimming pool.

Mr. Hildreth spoke briefly about the dam embankment portion of the project as well. They are hoping to be able to use soils available at the site because they have to excavate about 20 feet down. Will need to do testing to confirm.

Will have the liner system and a drainage layer, per state regulations need to have a drainage layer underneath the dam (to prevent moisture buildup within the structure itself, which could cause damage and long-term leaking and structural instability).

The liner would cover the entire surface of the reservoir. Will likely have to have a portable asphalt plant onsite because it is a specialized mix, it's not the same asphalt you see on the road. It does require specialized equipment, but it is proven. It allows some advantages in that it's flexible and easy to inspect.

Mr. Hildreth also spoke about wetlands. The state is now implementing their own wetlands, so we will have some that are federally regulated and some that are state regulated.

Wildlife was also discussed, especially as it relates to the slope. There are currently not concerns about wildlife safety.

There was also discussion about temperature due to the dark color / material.

The life expectancy is around 50 years, but the upper portion which will end up being exposed at times will likely require more maintenance than the lower section. The water levels will go up and down depending on flows / moisture.

Regarding the plan for the recreation area, it's expected that ERWSD will be coming back before the Town with proposed plans this fall.

It is expected that they would break ground in 2028, and it's expected that construction would take 3 – 5 years.

Mike S. noted that the maps reflect facilities outside of right-of-way and easements that that don't exist on town property. That includes the OTP that the town has a purchase option on. So as the project gets closer to 60% plans, for facilities outside of the previously designated Rights of way, ERWSD will need to come in and start talking to the town. The other item on the list is the 1031 regulatory review, for what's called the processing parcel, so that's the parcel to the south and west of the reservoir. It's owned by Battle Mountain, part of the agreement allows that to be used for equipment staging and material processing. There is a separate zoning procedure that will have to be followed before that can be used, so you need to add that to your list of requirements.

Presentation included / attached at the end of the minutes.

11. BUSINESS ITEMS

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

A. Resolution 22 - Series 2025, A Resolution Awarding the Norman Ave. Paving Contract

Council is asked to approve Resolution 22 - Series 2025, A Resolution awarding 360 Civil Inc. the Norman Avenue Paving Project. The Town is in receipt of a sole bid for the Norman Avenue Paving project; the bid amount of \$63,019.30 was the total for all items, and the 2025 Budget included \$55,491. The difference of \$7,528.30 is available within the fund.

Motion by Gusty K, second by Brian R , to approve Resolution 22 – Series 2025, Awarding the Norman Ave. Paving Contract to 360 Civil, Inc. Motion passed 5-0. Tom Priest and Kate Schifani were excused absent.

B. Resolution 23 - Series 2025, A Resolution Awarding the North Main St. Improvements RMS Project

This item was moved to the June 18, 2025 meeting.

12. DISCUSSION / DIRECTION ITEMS

A. Update on Taylor Ave. cost estimates – Jeff Spanel, Intermountain Engineering

Jeff S. prepared an engineer's opinion of probable costs, based on 3 different scenarios. The 3 different scenarios / costs are:

- 4- foot concrete pan on the East side of the road - \$1,033,572.79
- No pan, just simply replacing the asphalt road in place where it is now - \$850,338.21
- 4-foot asphalt pan on the East side of the road - \$958,592.24

These cost Estimates were based on the unit prices that Minturn North is paying for their paving project. The amount budgeted for this project was \$750K.

Gusty K. – due to cost, suggests going with the \$850K option, and possibly even trying to get that number down. He stressed that we can't afford to keep going over budget on all our projects, or eventually we won't have any money to do the necessary projects.

Lynn F. asked if we don't do the pan, will the water just sheet across the road?

Jeff S. responded that it will, although the plan does include 5 culvert crossings where the most concentrated flows are.

Brian R. asked if it would be cheaper to do just do dips. .

Jeff S. thought that although the residents wanted dips, but recalled that Council was opposed because there were concerns about how they would effect snow plowing.

Eric G. and Brian R. disagreed. Brian R. asked about cutting it right before the Townhomes entrance, since there has been a lot of talk about redoing from there down to the Taylor intersection in the future. Could we start the project there, knowing that if we redo that portion in the future we'd have to tear all that up?

Jeff S. reminded Council that Minturn North had done extensive studies regarding trying to level out that intersection, and it would require 5 – 6 feet of fill to raise it. Lowering that little bit of a hump at Lions Lane would create additional issues. We can shorten the length of road in order to get it closer to budget, but cautioned council about the complexities of trying to redo that intersection.

Brian R. also noted that he didn't want to speak on behalf of the two council members who are absent, since they both live on Taylor. But he also noted that he does feel like the biggest issues are above the Townhomes entrance.

Gusty K. asked about timing, if we continue this discussion much longer, will it still be able to happen this year?

Jeff S. reminded Council that we will have to put out to RFP, which is a 30 day process, so we might be pushing it if we don't make a decision soon.

Recommend continuing the discussion when the other 2 council members are available, since they live in that area. And hold another open house to discuss.

Direction Given:

- Revise EOPC (Cost Estimate)
 - Add speed dips back in.
 - Provide estimated deduct for Taylor from Lions Lane to Minturn Road
- Design Alternatives
 - Look at the impact of lowering Taylor at Lions Lane intersection.
 - Look at improving Taylor/Minturn Road Intersection.
- After Council review/approval we host another open house.

C. Discussion Regarding the Cemetery Road Pedestrian Crossing Project Costs / Bid Amount

The Town received a sole bid on this project, and it was significantly over budget. The budgeted amount is \$55K, the bid is for \$72K. CDOT has approved a permit for this project.

Jeff S. – the same bidder had bid all 3 projects, and could possibly implement some saving if they are able to do all 3. Currently, the Town is not ready to award all 3, but if we do then there would likely be some savings since they would be deployed for all 3 projects. However, if Taylor gets put on hold much longer that will effect the timing obviously. We are also looking at possibly having them change the design a little bit to try to find some cost savings.

Lynn F – What is all involved in doing the crossing? Why is it so expensive? Jeff S – It would be similar to the crossing at the entrance to Town, 2 light poles with flashing beacon, have to grind out the pavement and put thermoplastic down to create an inset crosswalk (designed to CDOT standards).

Jeff S. was approached by another manufacturer of light poles, so he will look into if there are any cost savings by changing manufacturers. But the contractor got better pricing than we did initially.

Gusty K. noted that although the bid is much higher, this is a very busy and important intersection and we want to address it before someone gets hurt.

Jeff S. will look into the other light pole manufacturer, and will go back to 360 Civil to see if they can find any cost savings.

B. Discussion / Direction - Little Beach Park Improvements Next Steps

Katie S. provided an update regarding next steps with regard to the Little Beach Park improvements. There are several phases and moving parts with the overarching project. Katie reminded Council that there are some upcoming deadlines with grant applications (GoCO and T-Mobile grants), and also the time crunch on moving the Meyers Barn was discussed.

Lynn F. noted that the funds for moving the barn have been raised, and there are people lined up to handle the moving of the barn if it happens this year. If it doesn't they may not be available later. Additionally, the property owner would like it removed from his property this year.

The retaining wall and service road work will commence late summer, and at that time the playground will be removed (it needs to be removed to do the retaining wall work). Jeff Armistead has offered to take the old playground equipment, and will remove it. The offer of the old playground equipment was made public / advertised and the Town received no other inquiries.

Regarding a new playground, the Town will be going out to bid soon for playground design, and then installation will happen Spring 2026. Public outreach will be a part of this process. Vicki Golden's memorial stone also needs to be preserved. If it is moved, it either needs to be placed back, or placed somewhere still within the playground / park area where it can continue to honor her.

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

Traffic Calming – Brian R. – Would like to discuss ideas for traffic calming on the side streets.

Gusty K. brought up enforcement, and mentioned that we need to work with ECSO to increase our enforcement.

Earle B. – New Capital Improvement Plan for the Town.

Mike S. - Final plat application for Midtown Village, this will be coming to council soon, likely in August.

14. ADJOURN

Motion by Eric G, Second by Gusty K. to adjourn the meeting at 7:22pm.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

- June 18, 2025
- July 16, 2025

July 2nd, 2025 Meeting Canceled due to Independence Day Celebration

Upcoming Special Events:

- June 5 and 6, 2025 - GoPro Mountain Games Dual Slalom & Jump Jam (Minturn Bike Park)
- June 6, 2025 - First Friday at Evoke Outdoors bike shop, and 1904
- June 21, 2025 - First Minturn Market
- June 26, 2025 - First Minturn Summer Concert Series



To: Mayor and Town Council
From: Cindy Krieg, Deputy Clerk
Date: June 10, 2025
Agenda Item: Consideration of Tasting Room for the Minturn Market

REQUEST:

Staff is requesting Council to review and approve the attached application for the Colorado Liquor Sales Room to be located at the Minturn Summer Markets. This request is supported by staff and will increase the product offerings at the markets.

INTRODUCTION:

This application will allow a tasting / sales room to be set up within the Minturn Market for moxYcello. This is a very specific application and has limited conditions of which a municipality may approve or deny the application.

The conditions for denial would be:

- Traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations
- Granting the permit would result in violations of the Colorado Liquor Code or local laws
- Issuance would violate local zoning laws

State law states that this application for a temporary sales room will be granted to the entity unless any of the above three conditions apply. In the opinion of staff, none of the conditions apply. Attached please find the application submitted to the State, as well as all supporting documents.

ANALYSIS: N/A

COMMUNITY INPUT: N/A

BUDGET / STAFF IMPACT: The state does not allow a fee for this application.

STRATEGIC PLAN ALIGNMENT:

BY ADDING AN ADDITIONAL OFFERING TO THE MINTURN MARKET, THIS SUPPORTS THE STRATEGIC PLAN VISION OF ENSURING MINTURN'S FUTURE AS A NEIGHBORLY MOUNTAIN COMMUNITY, AND ALSO SUPPORTS THE VALUES OF COLLABORATION AND RESOURCEFULNESS.

RECOMMENDED ACTION OR PROPOSED MOTION:

This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:

- Application and supporting documents

Application for Colorado Liquor Sales Room

Regulation 47-428, 1 C.C.R. 203-2

Type of Sales: ☐ Malt Liquor ☐ Limited Winery ☐ Winery ☒ Distillery

Duration: ☒ Temporary (3 days or less) ☐ Permanent

Name of Applicant exactly as it appears on your current Colorado Liquor License

LAURASQUARED LLC

Trade Name of Applicant

MOXYCELLO

State Sales Tax Number

95033247-0000

Applicant Liquor License Number

03-16119

Business Address

Street Address

9719 W COAL MINE AVE, UNIT E

City

LITTLETON

State

CO

ZIP Code

80123

Mailing Address

Street Address

4183 ASPENMEADOW CIRCLE

City

HIGHLANDS RANCH

State

CO

ZIP Code

80130

Phone Number

303-809-6653

Email Address

LAURAGRAVES.20@GMAIL.COM

Sales Room Address

Street Address

DOWNTOWN MINTURN

City

MINTURN

State

CO

ZIP Code

81645

Date of Events

From Date: Time: ☒ AM ☐ PM
To Date: Time: ☐ AM ☒ PM

If the event is occurring on the same day during the events time period reported, select the day(s) below.

☐ Sunday ☐ Monday ☐ Tuesday ☐ Wednesday ☐ Thursday ☐ Friday ☒ Saturday

Rights to Premises Granted by: (attach a copy of the Premises Use Authorization letter or lease if not previously submitted)

Renting/Leasing Percent Basis: ☐ Yes ☒ No

If Yes, List Percent and Interested Party. Use Additional Sheet if Necessary.

Alcohol will be sold (check all that apply):

- ☐ For on-premises consumption (if selected, please file this application with the Local Licensing Authority and the State Licensing Authority)
- ☒ For off-premises consumption

The Sales Room Applicant affirms they have complied with local zoning restrictions?

☒ Yes ☐ No

Additional Required Documents

- ☒ Attach an outlined diagram of proposed premises.
- ☒ Attach a copy of the premises control plan describing how the premises will be controlled to ensure compliance with liquor code and rules. It must include restricting sales to minors and visibly intoxicated persons and insuring that customers cannot leave the premises with an open container of alcohol.
- ☐ Attach a copy of any contracts and/or operating agreements pertaining to the sales room.

Local Licensing Authority Name

Date Application Copy Submitted to Local Licensing Authority

Oath of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor, Beer and Wine Code and Liquor Rules which affects my permit.

Applicant Signature

Date (MM/DD/YY)

Laura Jones

05/29/2025

Title

MEMBER

Notice to Local Licensing Authority

This application for a Sales Room will be granted to the above name applicant unless any of the below listed conditions apply. If any of these conditions apply please contact the State Licensing Authority immediately.

- ☐ Issuance of this permit would impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances.
- ☐ If granted this permit would result in violations of the Colorado liquor code or the laws of the local government. (specify).
- ☐ Issuance of this permit would violate local zoning laws.

For events lasting **three consecutive days or less**, the Local Licensing Authority has **ten (10) business** days to submit its determination to the State Licensing Authority.

For events lasting **four or more consecutive days**, the Local Licensing Authority has **forty-five (45) days** to submit its determination to the State Licensing Authority.

Local Licensing Authorities can send the approval via mail or email to dor_liqlicensing@state.co.us

If the Local Licensing Authority does not submit a response or determination within the time specified, the State Licensing Authority shall deem that the Local Licensing Authority has determined that the proposed sales room will not impact traffic, noise, or other neighborhood concerns in a manner that is inconsistent with local regulations or ordinances or that the applicant will sufficiently mitigate any impacts identified by the Local Licensing Authority.

Licensing Authority Signature

Date (MM/DD/YY)

Local Licensing Authority Contact Name

Phone Number

☐ Object ☐ Do Not Object

If the Local Licensing Authority objects to the sales room, provide a separate page with details of the objection.

LAURASQUARED, LLC
DBA: moxYcello
9719 W Coal Mine Ave, Unit E
Littleton, CO 80123
License #: 03-16119

May 29, 2025

2025 Minturn Market Premises Control Plan

Hours of Operation: Saturdays, 6/21-9/6/2025; 9:00AM – 2:00PM

Boundary: There will be a 10'x10' tent located at booth #43 at the Minturn Market. The tent will have three walls (rear and 2 sides) and a table will be across the front opening. Patrons will only have access at the front table.

Ingress and Egress: The Minturn Market is open air. People will only be able to access the front service table of the tent space.

Signage: "No open alcohol beyond this point" sign will be placed on the service table facing patrons.

Responsible Service: All staff will be TIPS trained and certified to help prevent sale of alcohol to visibly intoxicated patrons. Staff will be instructed to ID anyone that appears under 50 years old. IDs appearing fraudulent will be confiscated and the CO LED will be notified.

Sincerely,

Laura Graves, 303-809-6653
Member-Owner
LAURASQUARED, LLC
DBA: moxYcello

Cindy Krieg
Economic Development &
Special Events
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
events@minturn.org
www.minturn.org



Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gottheld
Council Members:
Gusty Kanakis
Tom Priest
Lynn Feiger
Kate Schifani
Brian Rodine

Laura Pringle
moxYcello
9719 W. Coal Mine Ave. E
Littleton, CO 80123

Dear Vendor:

The Town of Minturn / Minturn Market, does hereby authorize use of your Minturn Market booth (booth # 43), to offer samples / tastings, and to sell sealed bottles of moxYcello infused spirits, at the 2025 Minturn Market (Saturdays, 9am – 2pm, June 21st through September 6th). Please note that you as the vendor are responsible for verifying proper age / IDs, and ensuring that only TIPS trained personnel are serving alcohol.

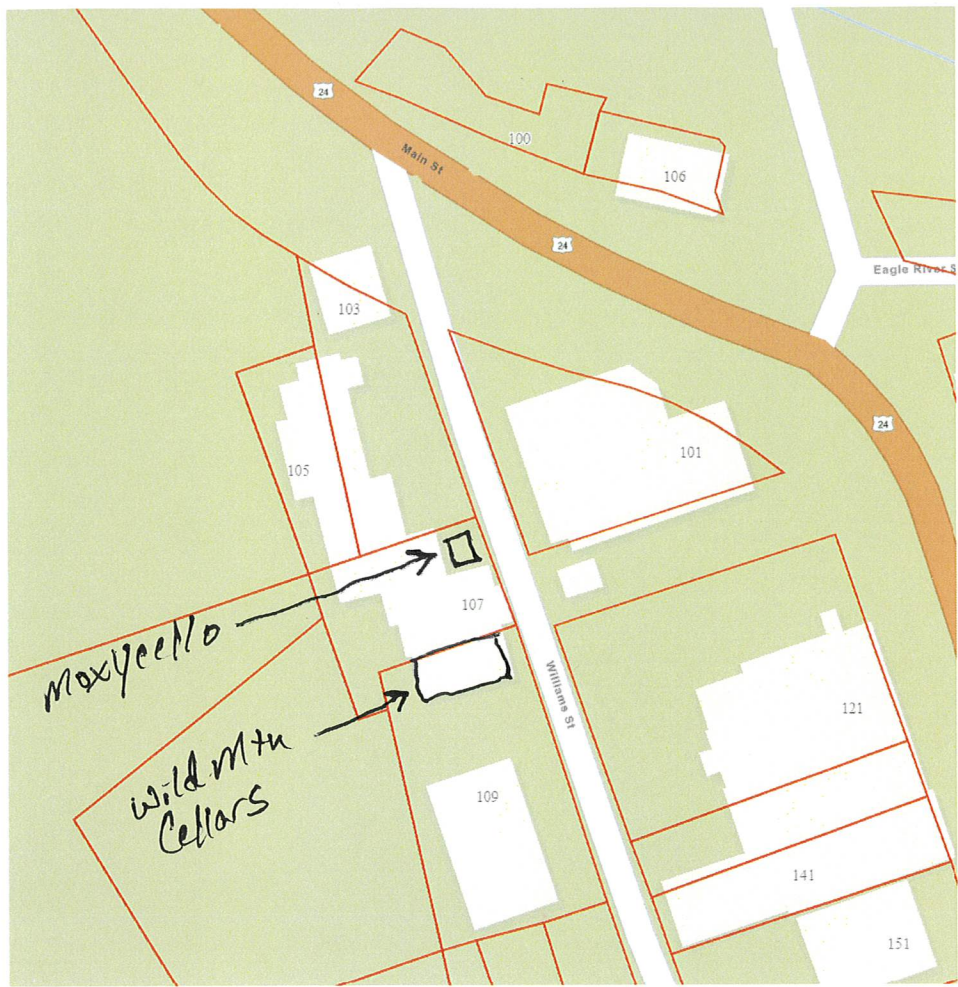
Vendor will provide adequate signage stationed at their booth regarding guidelines / sampling boundaries. Please note that your assigned booth location does not interfere with the neighboring Wild Mountain Cellars tasting room as this booth space is not within their licensed premises.

We look forward to having you at the Market. Please feel free to contact me with any questions.

Sincerely,

Cindy Krieg

Cindy Krieg
Market Manager
Town of Minturn





To: Mayor and Council
From: Jay Brunvand
Date: June 13, 2025
Agenda Item: Renewal Application for MT VINO Retail Sales Liquor License

REQUEST:

Staff is requesting Council to review and approve the attached annual renewal of a Retail Sales Liquor License for MT IMPORTS INC, dba MT VINO located at 23698 Hwy 24 Suite C1-4-B.

INTRODUCTION:

This establishment has an existing Retail Sales License and this is the annual renewal.

ANALYSIS:

Not Applicable

COMMUNITY INPUT:

Not Applicable

BUDGET / STAFF IMPACT:

The applicant has submitted the required fee of \$122.50.

STRATEGIC PLAN ALIGNMENT:

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

RECOMMENDED ACTION OR PROPOSED MOTION:

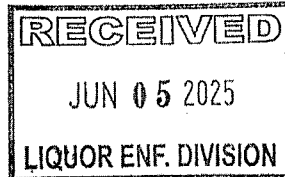
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:

- Application and supporting documentation for the license renewal.

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

Submit to Local Licensing Authority



6216

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	477.50
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 477.50

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

Retail Liquor License Renewal Application

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

Note that the Division will not accept cash.

☒ Paid by check

Uploaded to MoveIt on Date

☐ Paid online

Licensee Name

M.T. Imports, Inc.

Doing Business As Name (DBA)

VINO

Liquor License Number

License Type

Retail Liquor Store (city)

Sales Tax License Number

Expiration Date

Due Date

09/18/2025

08/04/2025

Business Address

Street Address

23698 HWY 24 SUITE C1-4-B

Phone Number

970-827-9091

City

Minturn

State

CO

ZIP Code

81645

Mailing Address

Street Address

PO BOX 4115

City

Vail

State

CO

ZIP Code

81658

Email

accounting@mtimportsinc.com

Operating Manager

Marco Tonazzi

Date of Birth

01/28/2025

Home Address

Street Address

[REDACTED]

Phone Number

[REDACTED]

City

Eagle

State

CO

ZIP Code

81631

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

Are the premises owned or rented?

☐ Owned

☒ Rented*

*If rented, expiration date of lease

April 2029 Auto-renew

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

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

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

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges)

If selecting 'Yes', an additional \$11.00 is required to renew the permit.

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

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

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?.....

☐ Yes ☒ No

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

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

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?..... ☐ Yes ☒ No
- If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?..... ☐ Yes ☒ No
- If yes, attach a detailed explanation.

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

Affirmation & Consent

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

Type or Print Name of Applicant/Authorized Agent of Business

Meg Seminara

Title

Accounting Manager

Signature

Meg Seminara

Date (MM/DD/YY)

05/30/2025

Report & Approval of City or County Licensing Authority

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

Therefore this application is approved.

Local Licensing Authority For

Town of Morrison

Title

Mayor

Signature

Attest

Date (MM/DD/YY)

6/18/25



To: Mayor and Council

From: Jay Brunvand

Date: June 18, 2025

Agenda Item: Annual renewal of Hotel and Restaurant Liquor License

REQUEST:

Staff is requesting Council to review and approve the attached annual renewal of a Hotel and Restaurant Liquor License for the Daily Grind Coffee CO, DBA Vail Mtn Coffee & Tea located at 23698 US Hwy 24.

INTRODUCTION:

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

ANALYSIS:

Not Applicable

COMMUNITY INPUT:

Not Applicable

BUDGET / STAFF IMPACT:

The applicant has submitted the required fee of \$125.00.

STRATEGIC PLAN ALIGNMENT:

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

RECOMMENDED ACTION OR PROPOSED MOTION:

This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:

- Application and supporting documentation for the license renewal.

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

Submit to Local Licensing Authority

**VAIL MTN COFFEE & TEA
 CO
 PO BOX 549
 Minturn CO 81645**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$ 75.00
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 825.00

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

+ 11.00
\$836.00

Retail Liquor License Renewal Application

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

Note that the Division will not accept cash.



Paid by check

Uploaded to MoveIt on Date



Paid Online

Licensee Name

THE DAILY GRIND COFFEE CO INC

Doing Business As Name (DBA)

VAIL MTN COFFEE & TEA CO

Liquor License Number

License Type

Hotel & Restaurant (city)

Sales Tax License Number

Expiration Date

Due Date

09/08/2025

07/25/2025

Business Address

Street Address

Phone Number

23698 US HIGHWAY 24

City, State, ZIP Code

Minturn CO 81645

Mailing Address

Street Address

PO BOX 549

City, State, ZIP Code

Minturn CO 81645

Email

Craig@vailcoffee.com

Operating Manager

Date of Birth

Craig Arseneau

10-26-1962

Home Address

Street Address

Phone Number

City

State

ZIP Code

Vail

CO

81657

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

Are the premises owned or rented?

☒ Owned

*If rented, expiration date of lease

☐ Rented*

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

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

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

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

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

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

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

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

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

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?

☐ Yes ☒ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?

☐ Yes ☒ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?

☐ Yes ☒ No

If yes, attach a detailed explanation.

Affirmation & Consent

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

Type or Print Name of Applicant/Authorized Agent of Business

Craig Arseneau

Title

President

Signature

Craig Arseneau

Date (MM/DD/YY)

5/28/2025

Report & Approval of City or County Licensing Authority

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

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)



Design Review Board Hearing

Final Plan Review for New Home

0111 Miles End Lane

Hearing Date:	June 11, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Candice Wilhelmsen
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 25
Address:	0111 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Candice Wilhelmsen, requests Final Plan review of a new, three-bedroom, 3,342 (gross) square foot single-family residence located at 0111 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, three-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet measured to existing grade which is the most restrictive,

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

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.

No variances are required or requested at this time.

Design Review Process

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

(d) *Administrative procedure.*

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

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

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

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

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

Staff suggests that the final plans for 0111 Miles End Lane meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

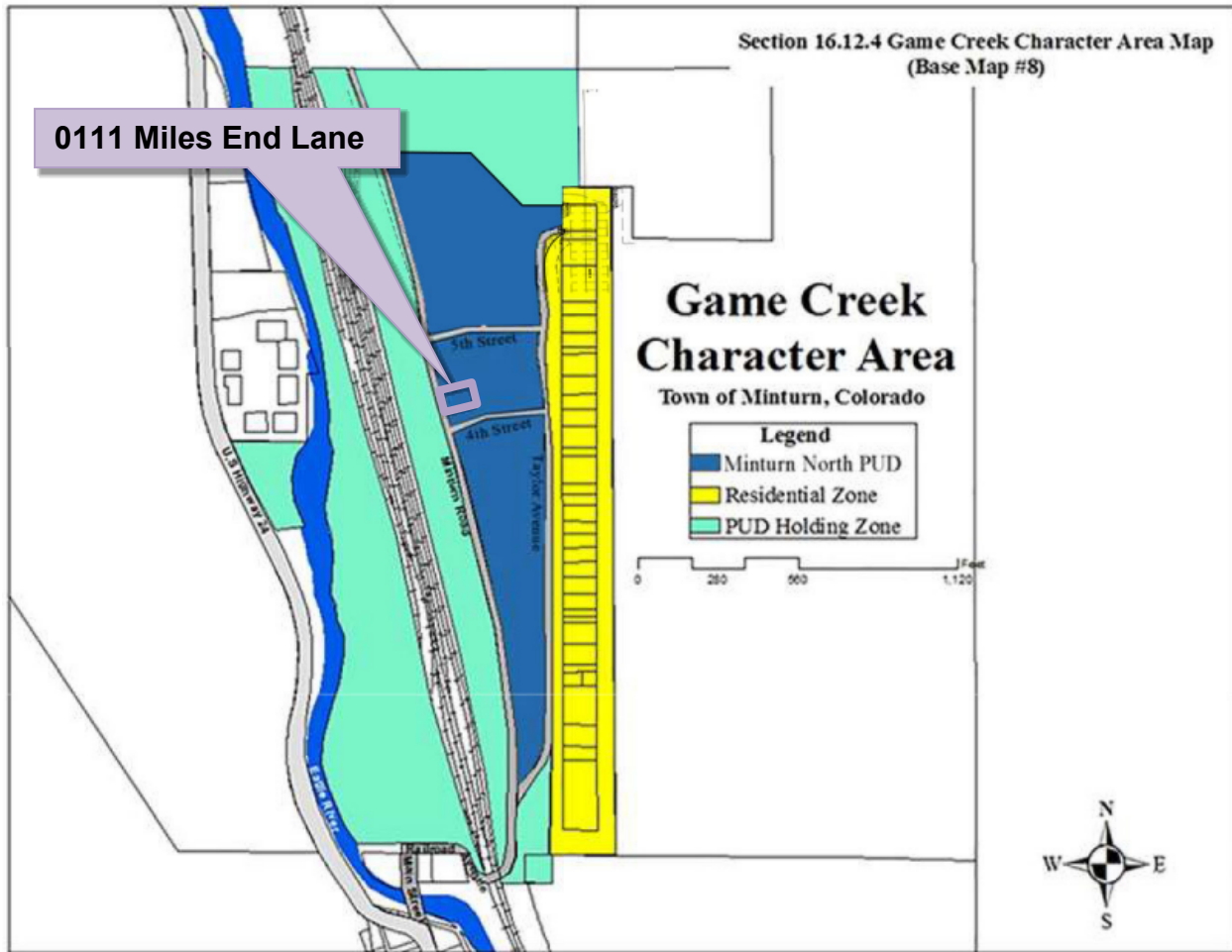
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,230.96 sq. ft.	7,230.96 sq. ft. (.166 ac.)
Maximum Building Height:	28 feet	27 feet
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet

Maximum Lot Coverage:	50% (3,615.48 sq. ft.)	2,306 sq. ft. (31.89%) Proposed
Maximum Impervious Coverage:	60% (4,338.58 sq. ft.)	3,078 sq. ft. (42.57%) Proposed
Minimum Snow Storage Area:	5% of Lot Area 7,230.96 sq. ft. x .05 = 361.55 sq. ft.)	372 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

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

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

-Town of Minturn Design Guidelines

Staff Response:

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

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0111 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

May 27, 2025

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

Re: 111 Miles End Lane
Lot 25, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “C. Wilhelmsen Residence; 111 Miles End Lane, Lot 25, Minturn North, Minturn Colorado” prepared April 17, 2025 by Eggers Architecture Inc. (Plans) included in the DRB application for Lot 25, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

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

Section (C) (3) Site Plan:

Sheet C1 of the Plans “Lot 25 Minturn North PUD; Site Grading and Drainage Plan” prepared April 17, 2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills the Site Plan requirements.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

Madison Harris

Re: 111 Miles End Lane
Lot 25, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

- a. Sheet BH1 provides Building height information necessary for Planning Staff review.

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

Sheet C1 of the Plans "*Lot 25 Minturn North PUD; Site Grading and Drainage Plan*" prepared April 17, 2025 by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work. Review by the Town of Minturn or Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

Please feel free to contact us with additional questions.

Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Wilhelmsen Residence

Project Location

Street Address: 111 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-026**

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: **970-926-1720**

Email: **THermes@ResortConceptsCO.com**

Property Owner:

Name: **Candice Wilhelmsen**

Mailing Address: 201 Gore Creek Drive Vail, CO 81657

Phone: **970-390-4334**

Email: **candice@axelsltd.com**

Required Information:

Lot Size: 0.166 ac	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 3	# On-site Parking Spaces 2
# of Stories: 2	Snow storage sq ft: 372 sf	Building Footprint sq ft: 2,306 sf	Total sq ft Impervious Surface: 3,078 sf

Signature:

4/23/25

Fee Paid: _____ Date Received: _____ Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

☒☐

Application Fee (Non-Refundable application fee shall be collected)

- Design Review Board - \$200.00

☒☐

Letter of Intent

-- What is the purpose of the project including;

☒☐

- Relevant Background

☒☐

- Current Status of the Site

☒☐

- All Proposed Uses and Structures

☒☐

- How the Proposal Differs from what already exists

☒☐

- Information regarding Easements or Dedicated Tracts, etc.

☒☐

Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

☒☐

- Zoning of Property

☒☐

Site Plan showing Precise Nature of the Proposed Use –

☒☐

To Scale

☒☐

- Scaled Drawings of Proposed Design of Structure
 - Plan View and Sections

☒☐

- Building Heights – all 4 directions N/S/E/W

☒☐

- topography

☒☐

- Building Location and impervious coverage

☒☐

- Setbacks

☒☐

- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant

☒☐

- Parking Plan

☒☐

- Traffic Circulation

☒☐

- Location and Width of Existing and Proposed Access Points

☒☐

- Location of Existing Driveways and Intersections

☒☐

- Landscaped Area – Plan including existing and proposed vegetation.

☒☐

- Approximate Location of Existing Wooded Areas and Rock Outcrops

☒☐

- Location and Type of Existing and Proposed Easements

☒☐

- Utility Easements

☒☐

- Drainage Features

☒☐

- Snow Storage areas expressed in square feet as a percentage of the overall site area

☒☐

Preliminary Building Plans and Elevations

☒☐

- Indicates Dimensions

☒☐

- General Appearance

☒☐

- Scale

☒☐

- Interior Plan for the Buildings

☒	☐	Elements needed on the Site Plan
☒	☐	• Scale
☒	☐	• North Arrow
☒	☐	• Date Prepared
☒	☐	• Lot Dimensions, Area, Entire Site Acreage
☒	☐	Architecture Details – Materials Board
☒	☐	• Windows – Placement and Color
☒	☐	• Doors – Placement and Color
☒	☐	• Siding – Type and Color
☒	☐	• Roof Material – Type and Color
☒	☐	• Paint Color
☒	☐	Boundary Survey with a stamp and signature of a licensed surveyor
☒	☐	• Date of survey (survey date must be within 6 months of the project application date)
☒	☐	• Right-of-way and property lines; including bearings, distances and curve information.
☒	☐	• Labeled ties to existing USGS benchmark.
☒	☐	• Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
☒	☐	• All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
☒	☐	• Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
☒	☐	• Topographic conditions at two-foot contour intervals.
☒	☐	• Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
☒	☐	• Rock outcroppings and other significant natural features.
☒	☐	• All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
☒	☐	• Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
☒	☐	• Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.
☒	☐	Grading and Drainage Plan
☒	☐	• Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
☒	☐	• Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
☒	☐	• Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
☒	☐	• Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
☒	☐	• Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
☒	☐	• Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
☒	☐	• Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

May 5, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Wilhelmsen Residence
 Lot 25 Minturn North – 0111 Miles End Lane, Minturn, CO 81645
 Design Review Letter of Intent

Madison:

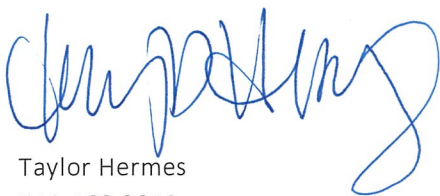
The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 25 is located at 0111 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 5' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a walkout residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,



Taylor Hermes
512.468.3012

C. WILHELMSSEN RESIDENCE

111 MILES END LANE

LOT 25, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET

APRIL 17, 2025



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

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

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

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

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

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

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

PROJECT INFORMATION:				
FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,230 SF	95 SF		1,325 SF
MAIN LEVEL:	1,370 SF		647 SF	2,017 SF
TOTALS:	2,600 SF	95 SF	647 SF	3,342 SF

LOT AREA:	7,230.96 SF		
BUILDING COVERAGE:	2,306 SF	31.89%	50% ALLOWED
IMPERVIOUS COVERAGE:	3,078 SF	42.57 %	60% ALLOWED

CODE INFORMATION:	
JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE + LOCAL AMENDMENTS

DRAWING SCHEDULE	
C	COVER
	FINAL PLAT MINTURN NORTH P.U.D.
C.5	MINTURN NORTH PUD OVERALL GRADING PLAN
C1	SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

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

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

C. WILHELMSSEN
0111 MILES END LANE
LOT 25, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L25

ISSUED		COMMENTS	
#	DATE	BY	
2	4-11-25		DRB SUBMITTAL SET
1	4-08-25		PROGRESS SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

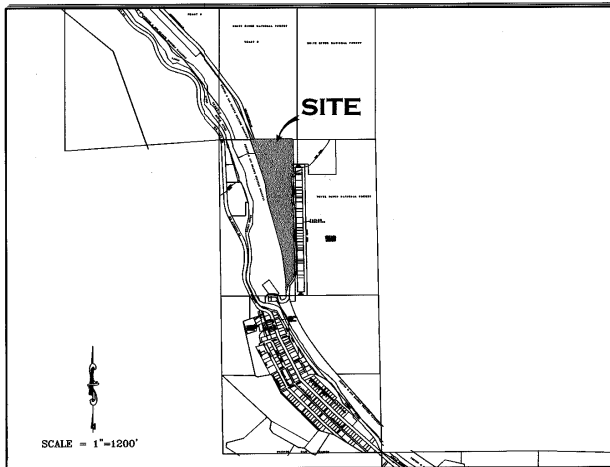
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain certain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 22 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402232
 - The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

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

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, ii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and ii) Landscaping use, and maintenance.
 - d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "4 Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "4 Pedestrian Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

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



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

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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

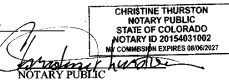
BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley

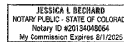
BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February, 2024, By Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025



CERTIFICATE OF TAXES PAID

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

DATED THIS 1st OF March, A.D. 2024
ROSE DI
TREASURER OF EAGLE COUNTY

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

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 26th day of March, A.D. 2024
Matthew S. Slagle
CLERK AND RECORDER

BY: Matthew S. Slagle

DEPUTY



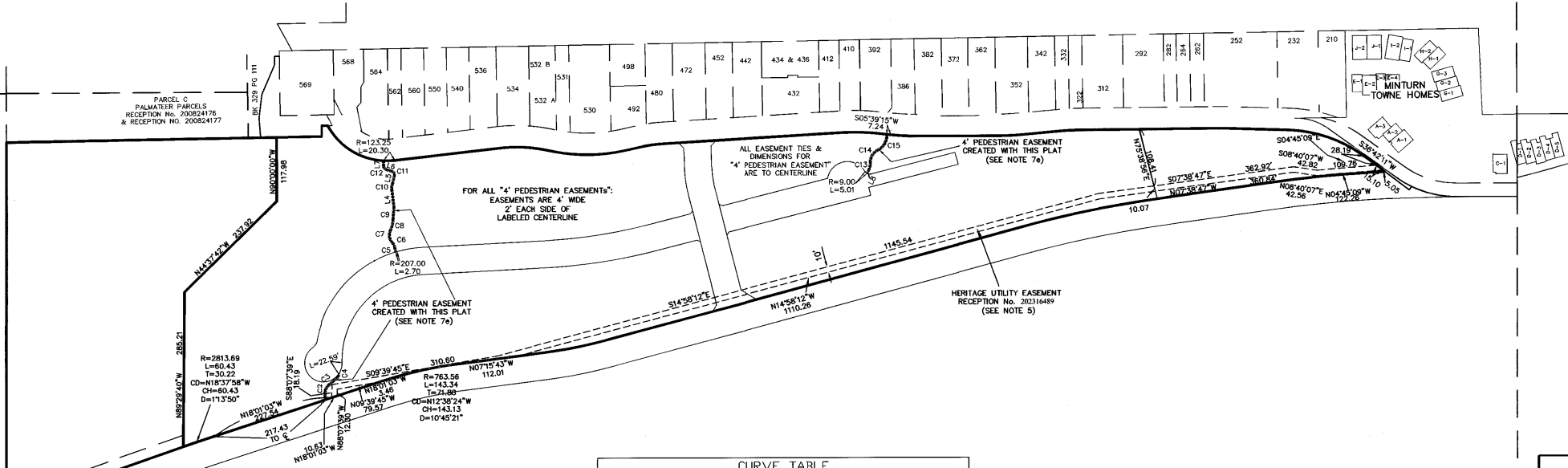
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

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

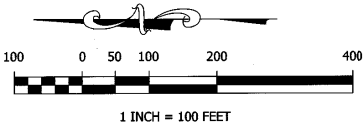
FINAL PLAT
MINTURN NORTH P.U.D.
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SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S66°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	12°13'31"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.60	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

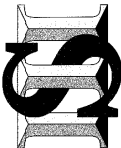


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

DRAWN BY:	MSS	DATE:	08-13-2023
CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023

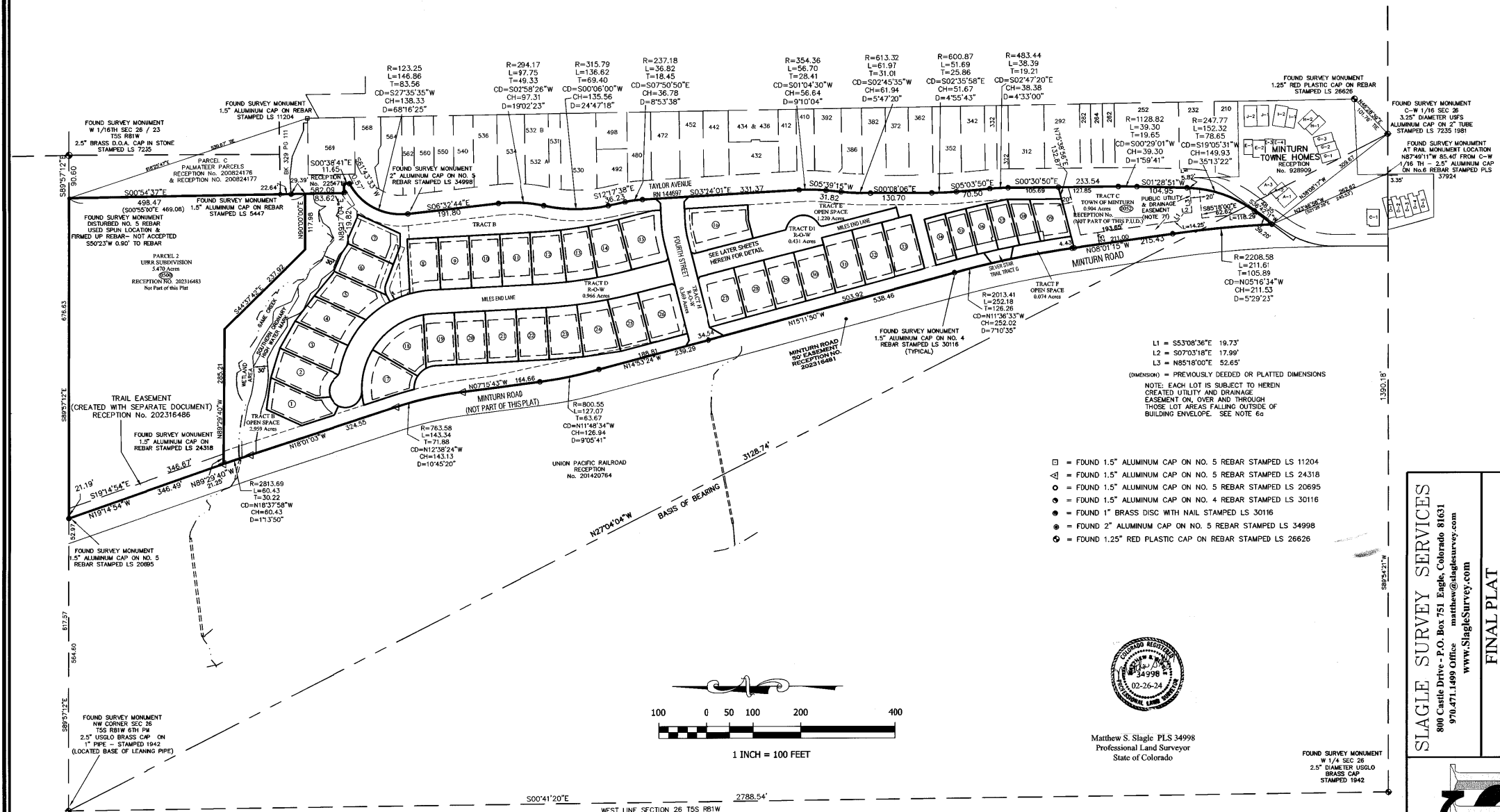


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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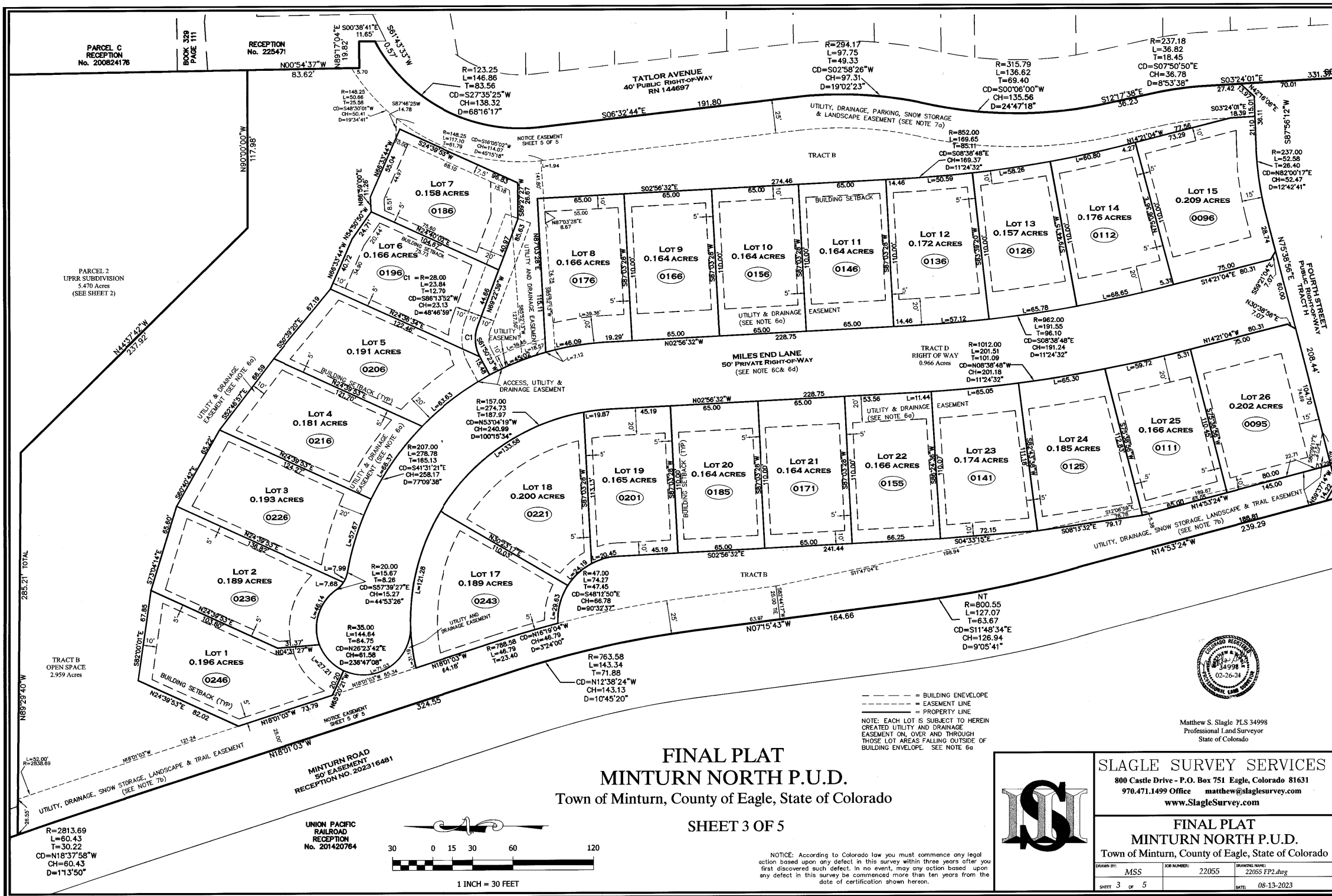
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

COUNTY BY:	MASS	DATE:	08-15-2023
SHEET	2	OF	5



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202402234



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

SHEET 3 OF 5

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SHEET:	3 OF 5	DATE:	08-13-2023		

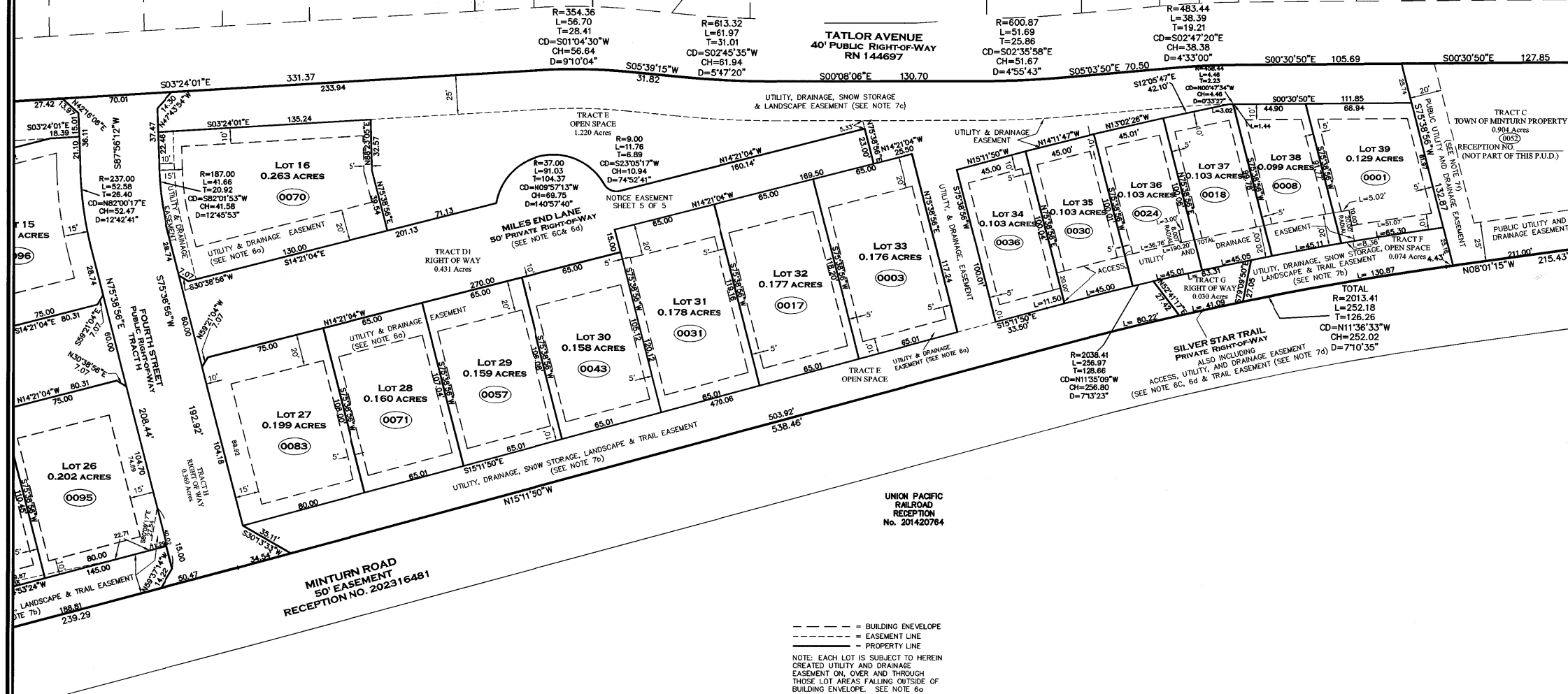
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FINAL PLAT

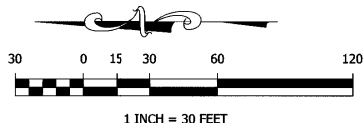
MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado



--- = BUILDING ENVELOPE
--- = EASEMENT LINE
--- = PROPERTY LINE
NOTE: EACH LOT IS SUBJECT TO HEREIN
CREATED UTILITY AND DRAINAGE
EASEMENT ON, OVER AND THROUGH
THOSE LOT AREAS FALLING OUTSIDE OF
BUILDING ENVELOPE. SEE NOTE 6a

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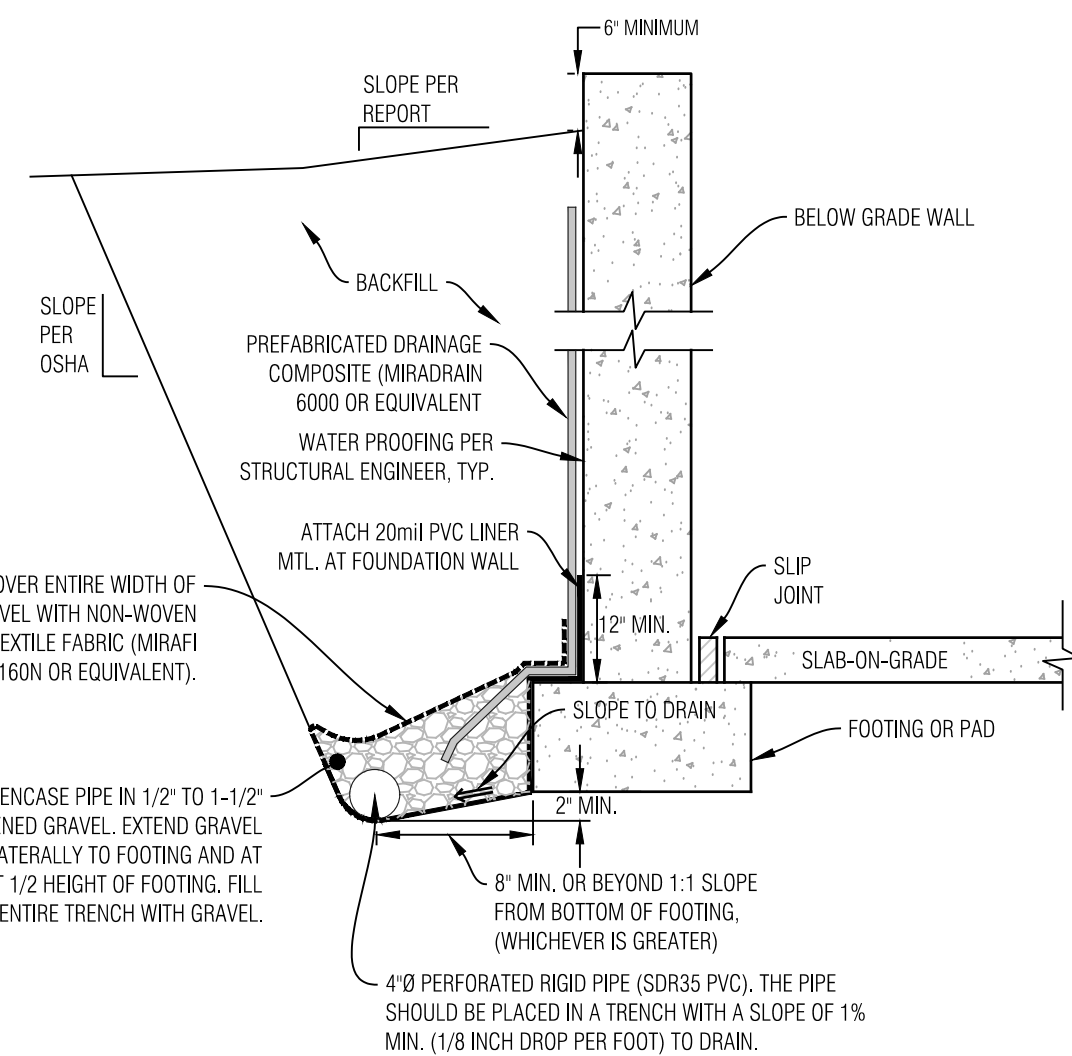
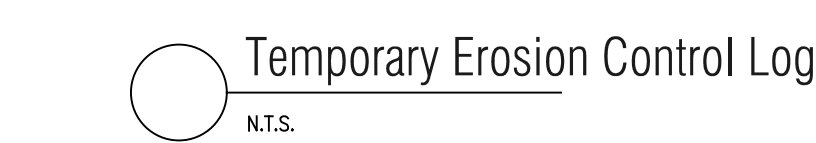
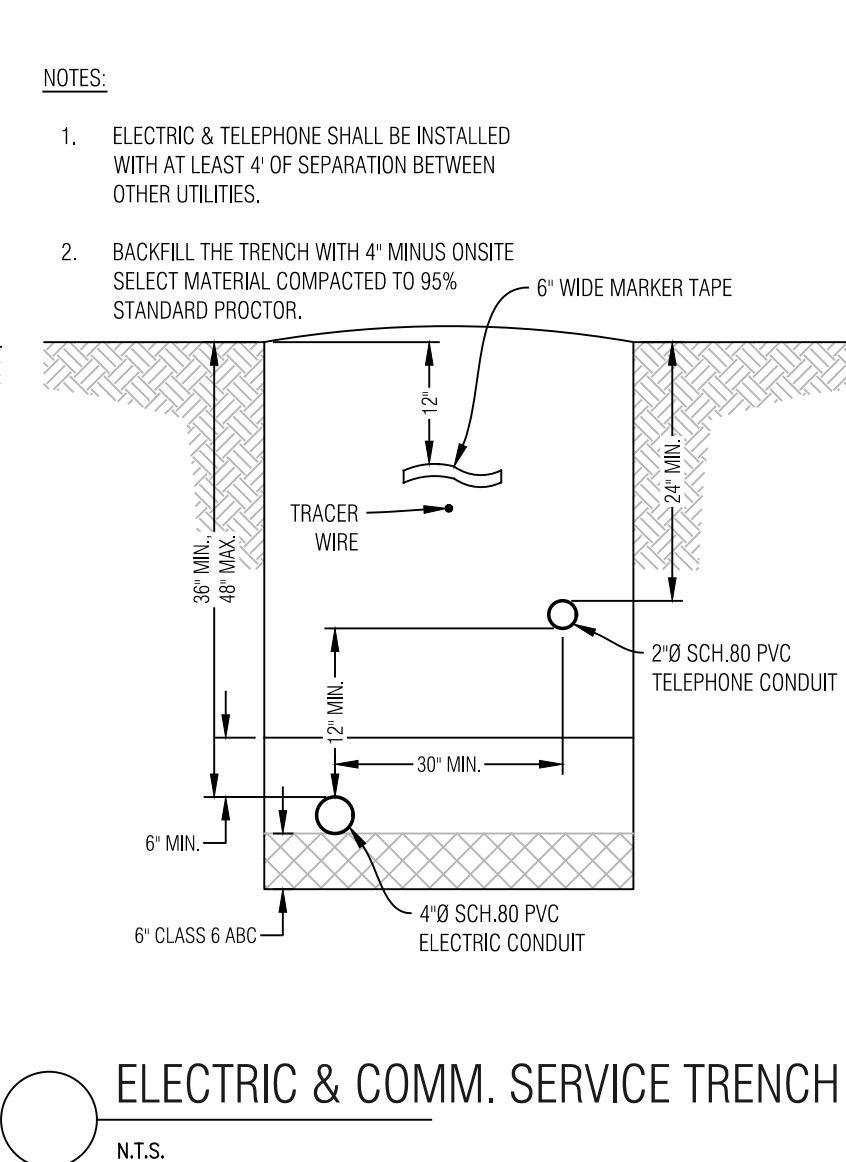
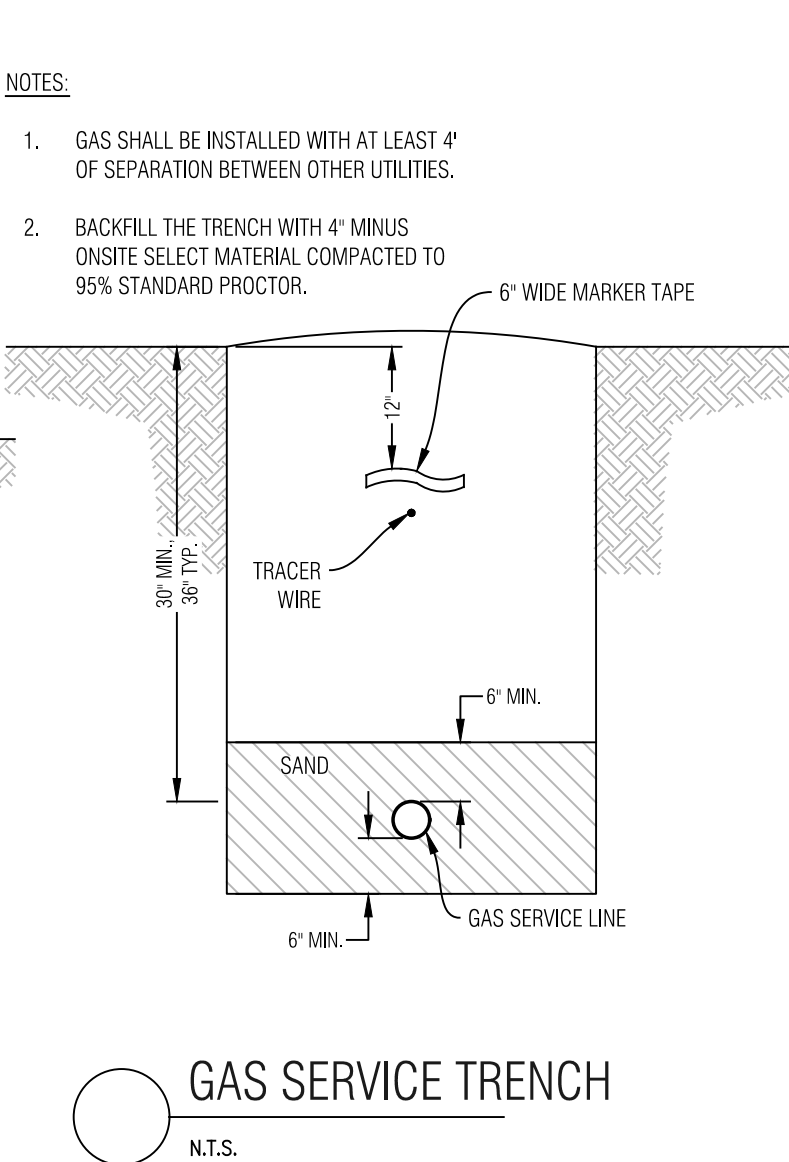
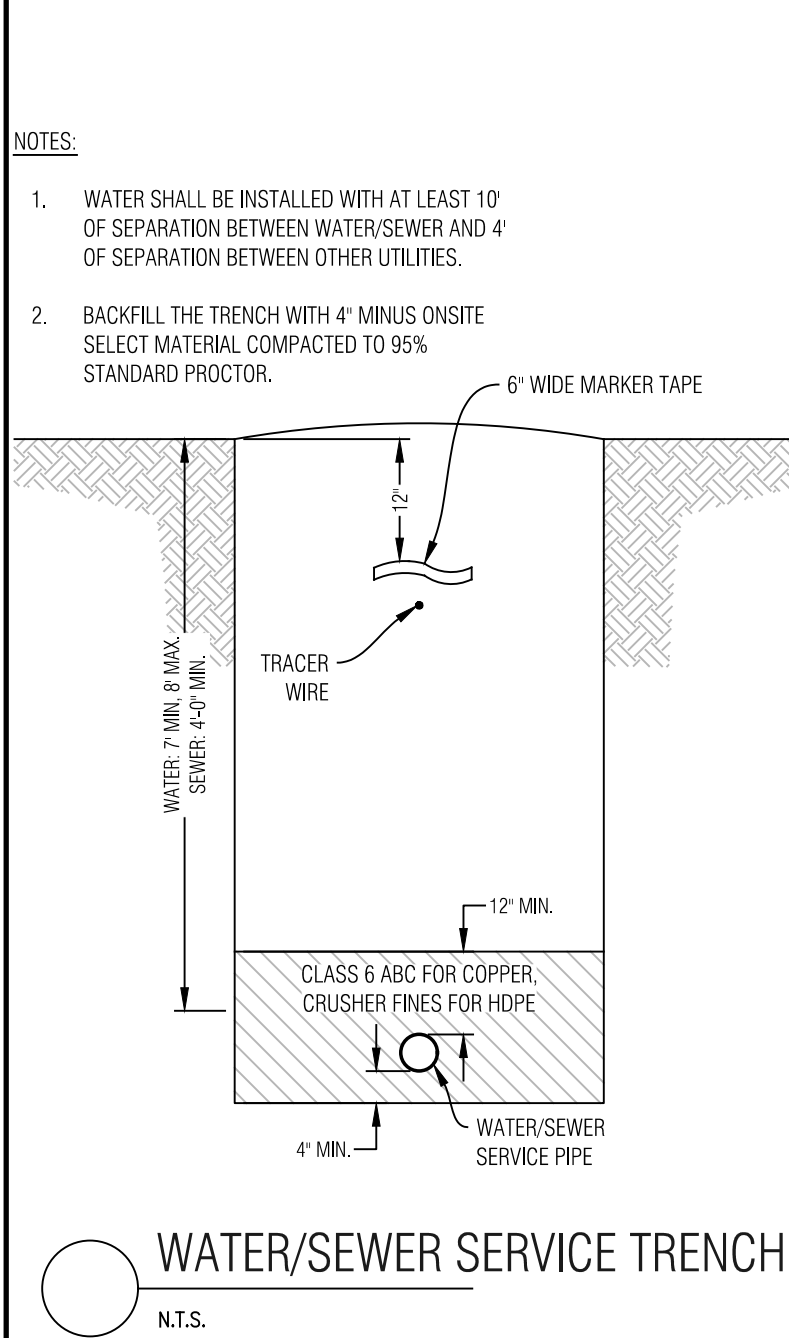
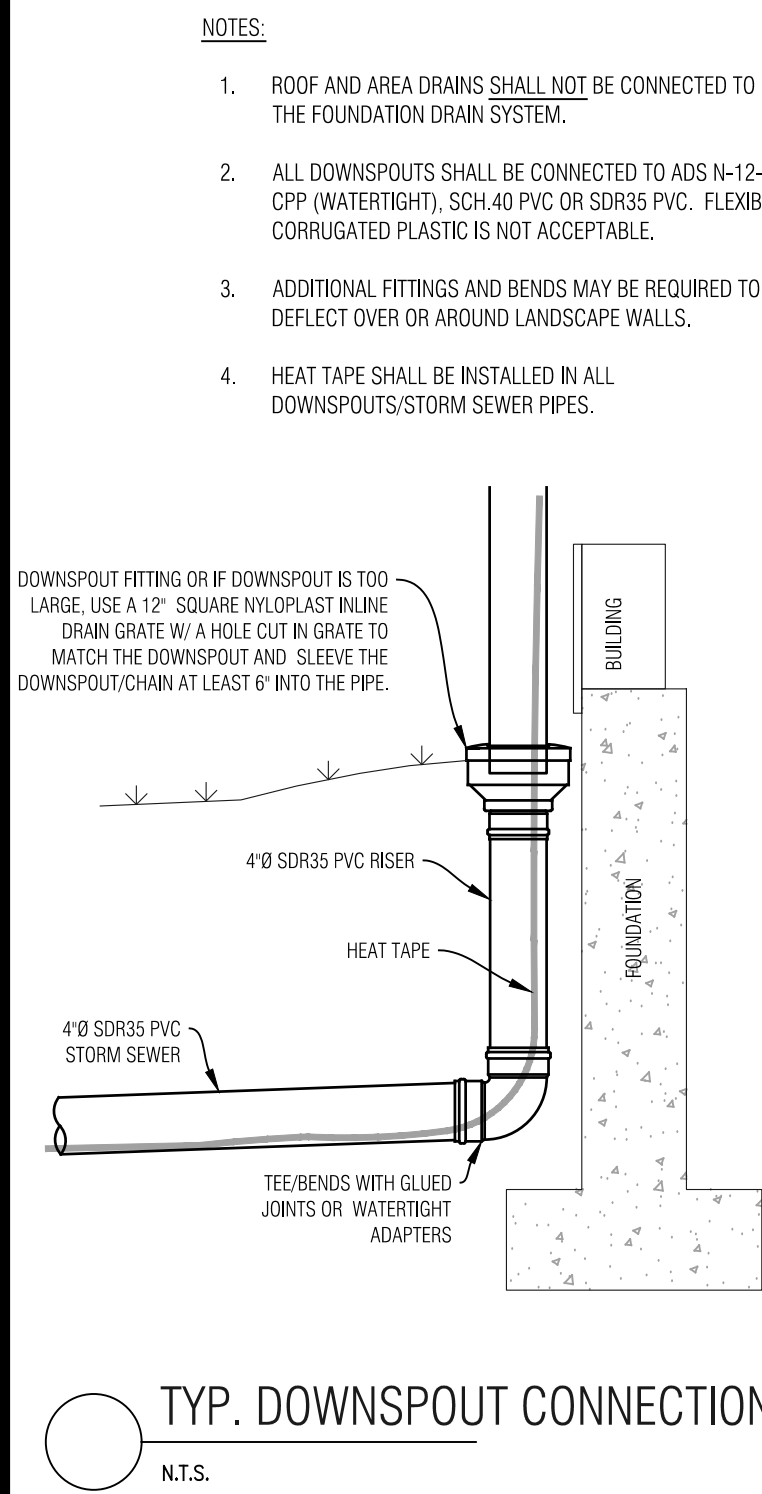
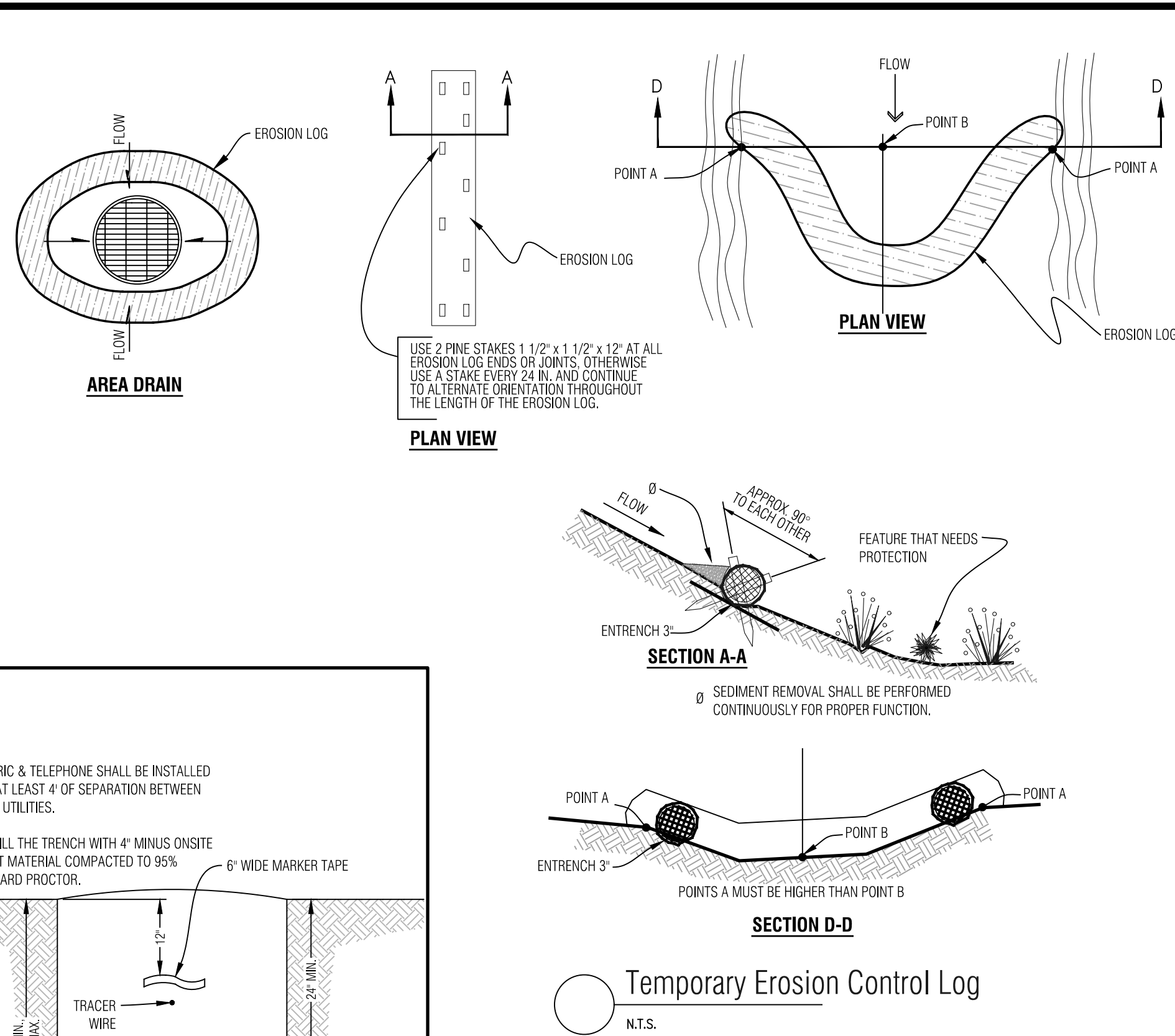
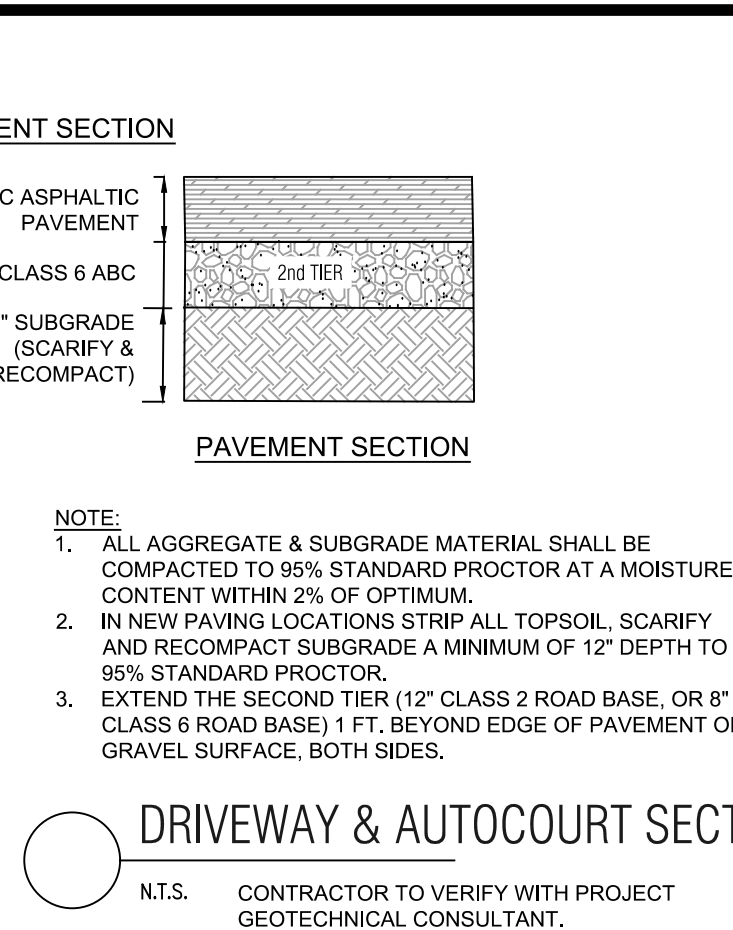
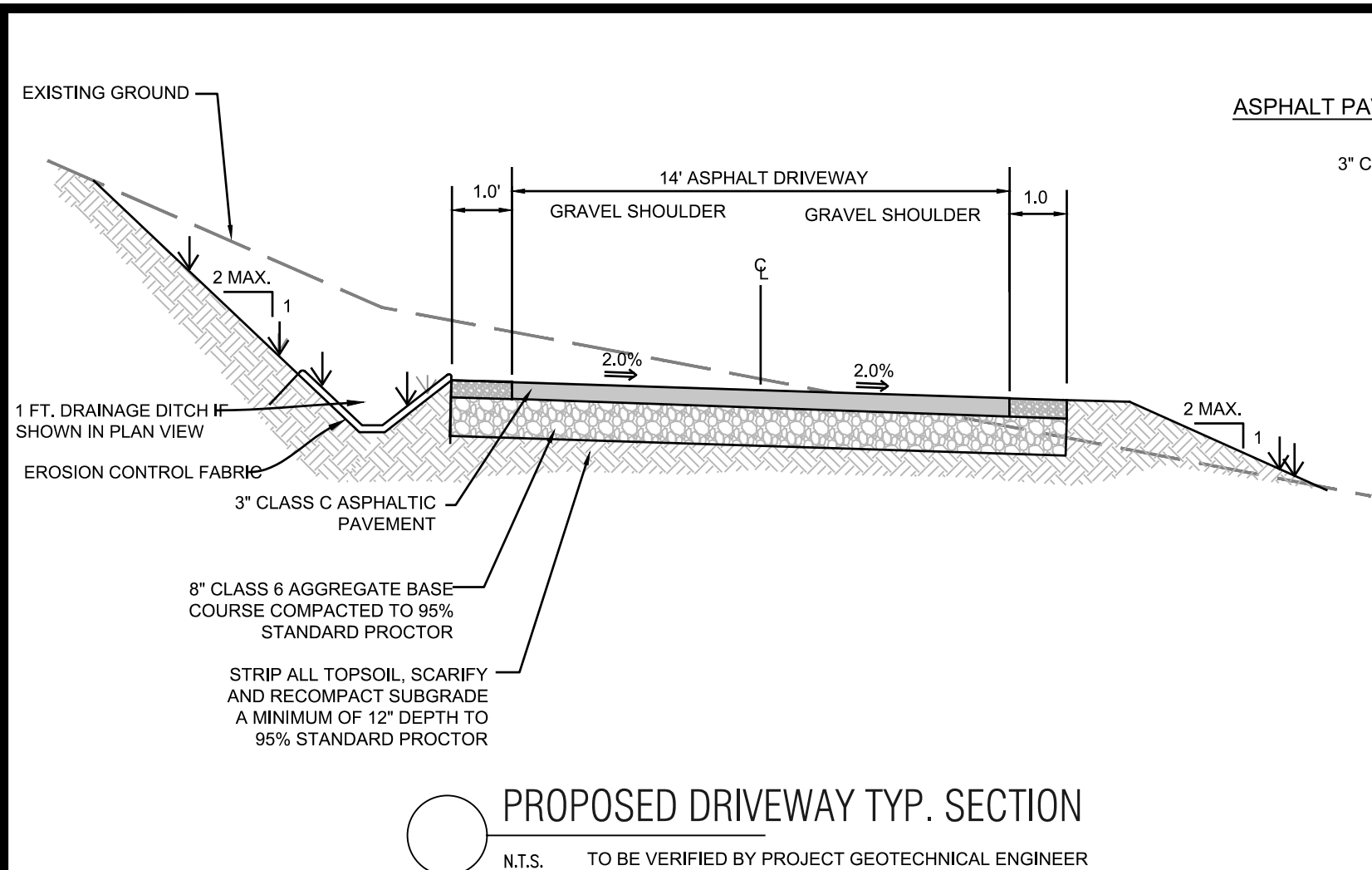


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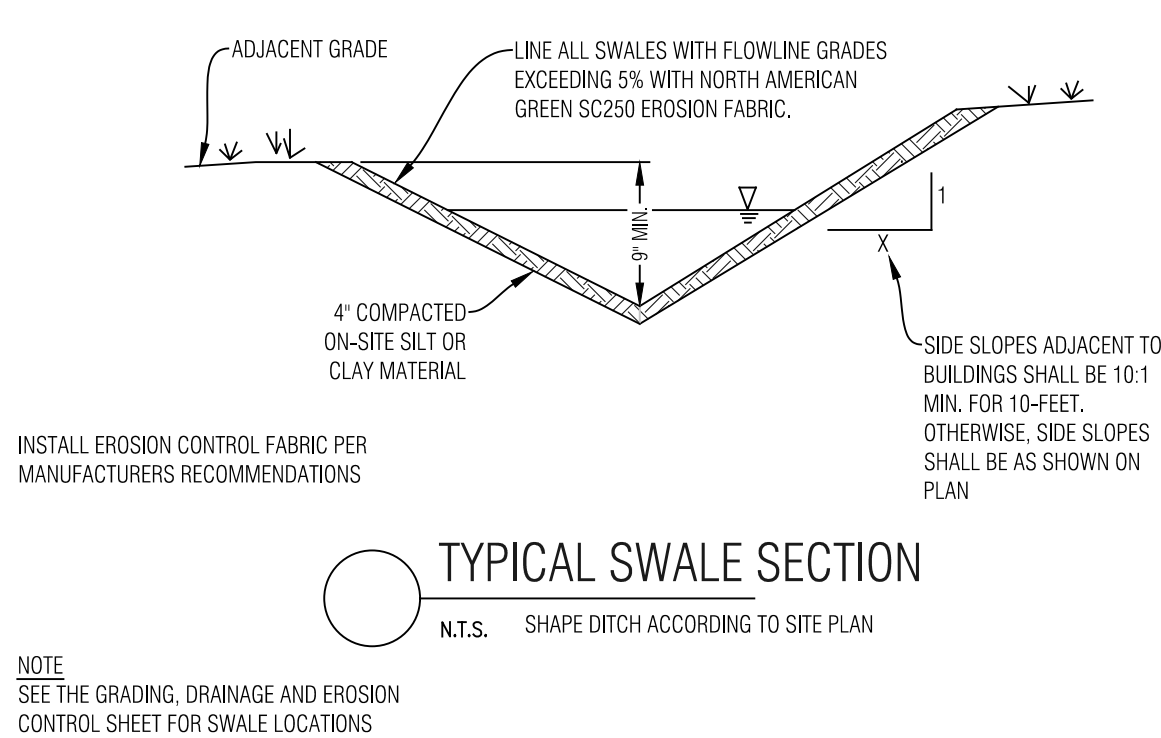
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MISS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 4 OF 5	DATE: 08-13-2023	

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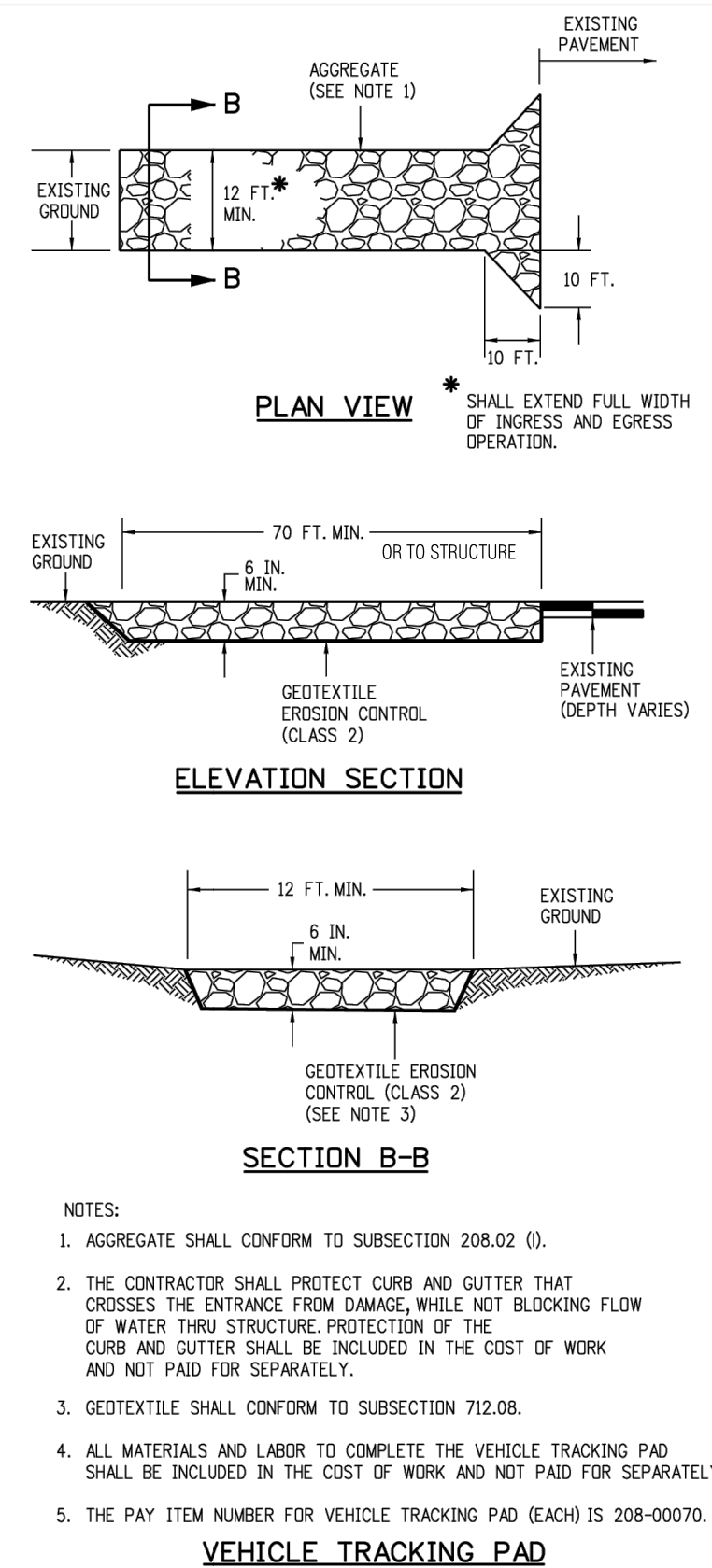
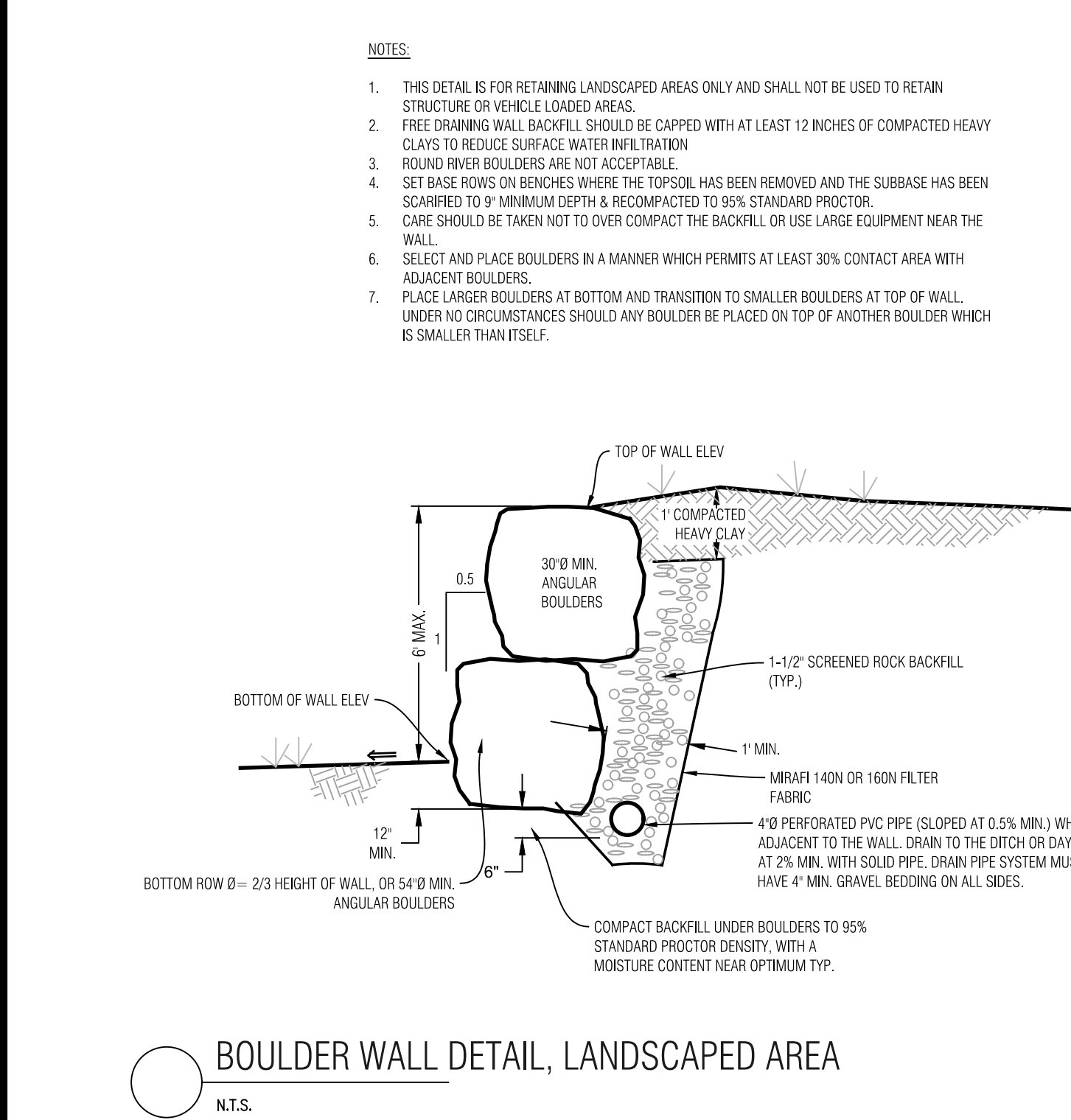
- NOTES:
1. THE BOTTOM OF THE DRAIN SHOULD BE AT LEAST 2 INCHES BELOW BOTTOM OF FOOTING AT THE HIGHEST POINT AND SLOPE DOWNWARD TO A POSITIVE GRAVITY OUTLET OR TO A SUMP WHERE WATER CAN BE REMOVED BY PUMPING.
 2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER



- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
 2. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELUATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTEE OR IMPLIED FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
 3. ALL EXCAVATIONS FOR UTILITY LINES, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE, NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
 4. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE TOWN AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. CONTRACTOR SHALL MEET OR EXCEED TOWN REGULATIONS. 95% STANDARD PROCTOR DENSITY IS REQUIRED FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION RECOMMENDATIONS.
 5. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL, HEIGHT TO BE A MINIMUM OF 6\"/>

GENERAL NOTES

N.T.S.



Civil Engineering
Surveying
& Beyond

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If Yes: SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION

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

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

TOWN OF MINTURN, COLORADO

Lot 25, Minturn North P.U.D.

Details and Notes

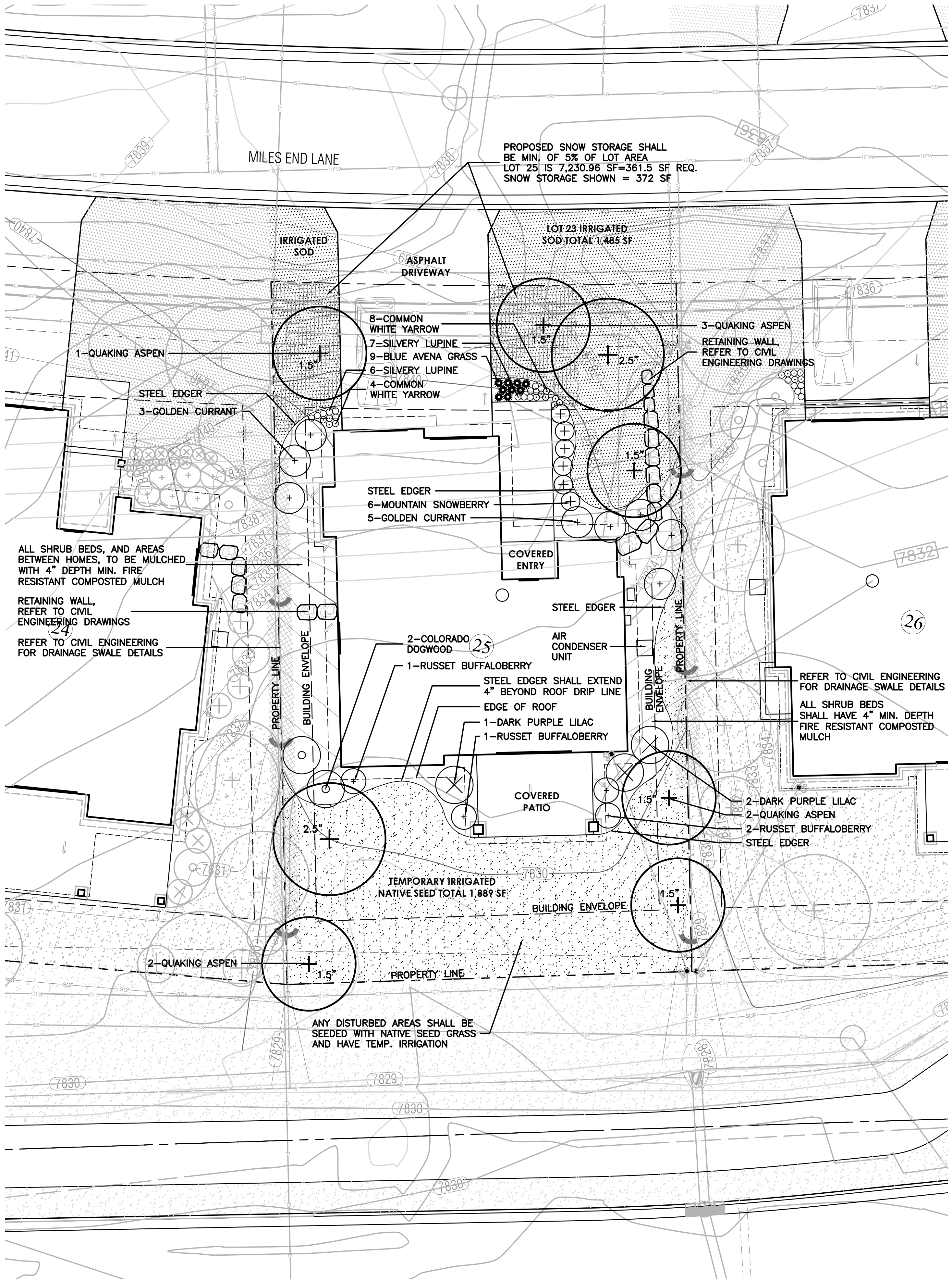
DRB Review Set 4/17/25

By	Revision	Date
	1	4/15/25
	2	4/15/25
	3	4/15/25
	4	4/15/25
	5	4/15/25
	6	4/15/25
	7	4/15/25
	8	4/15/25
	9	4/15/25
	10	4/15/25

PROJECT NO.
23035
Designer:
PAH
Checker:
BUJ
Date:
4/10/25

Sheet
C2

File Name: **mn lot 25 sp-01.dwg**



General Notes and Specifications:

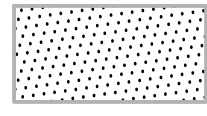
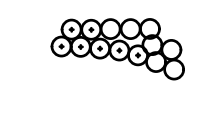
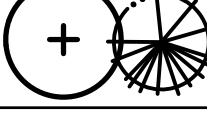
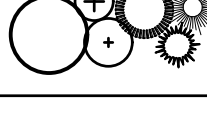
1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed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

Revegetation Notes:

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

Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,485 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	8 TREES x 4.5 SF = 36 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,642 SF
	Temporary Spray Irrigation For Native Seed	1,889 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO-SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH:

'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEViate FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
<u>PRAIRIE JUNEGRASS</u>	<u>2.5%</u>	<u>1.25</u>
TOTAL LBS./ACRE	100%	50

NOTES:

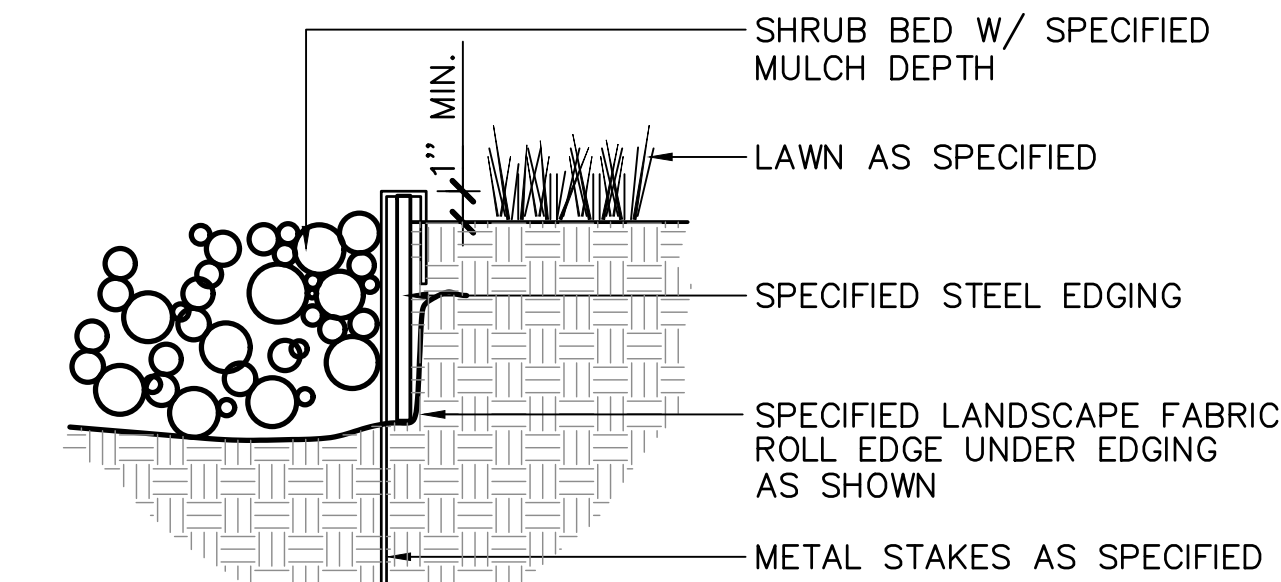
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

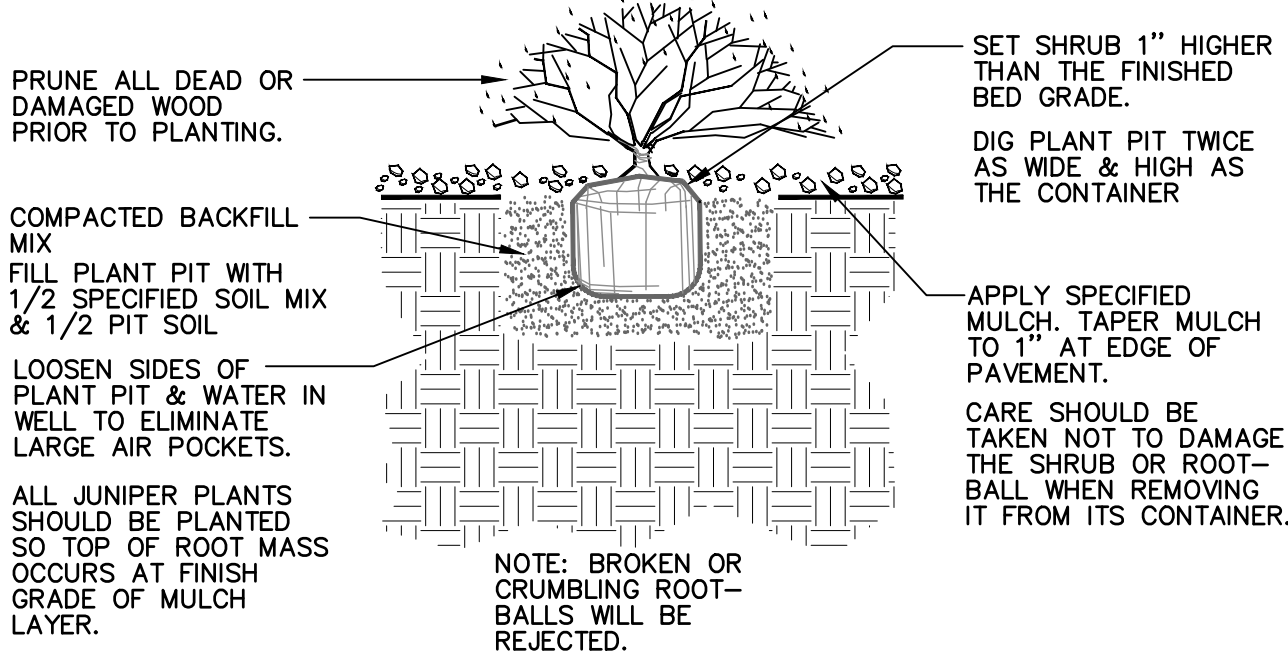
- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS TREES				
6	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)				
9	Helictotrichon sempervirens Blue Avena Grass	1 & 2	1 gal.	Container Full
PERENNIAL FLOWERS (planted @ 12" O.C. spacing)				
12	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15 or 32	
13	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				
2	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Dark Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
8	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
6	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
4	Russet Buffaloberry Shepherdia canadensis	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.

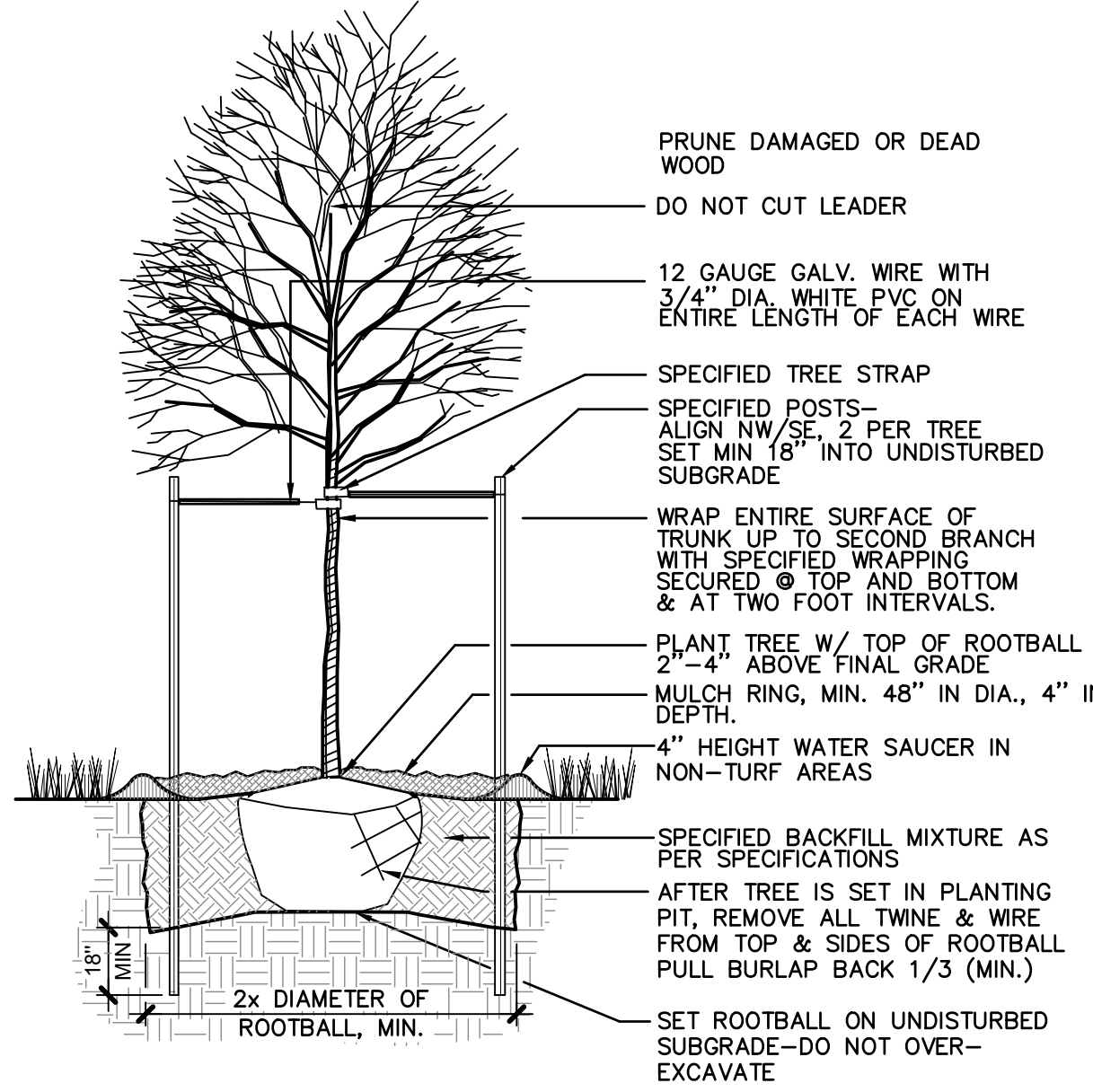


- NOTES:
- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - 3) ALL JOINTS TO BE SECURELY STAKED.
 - 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

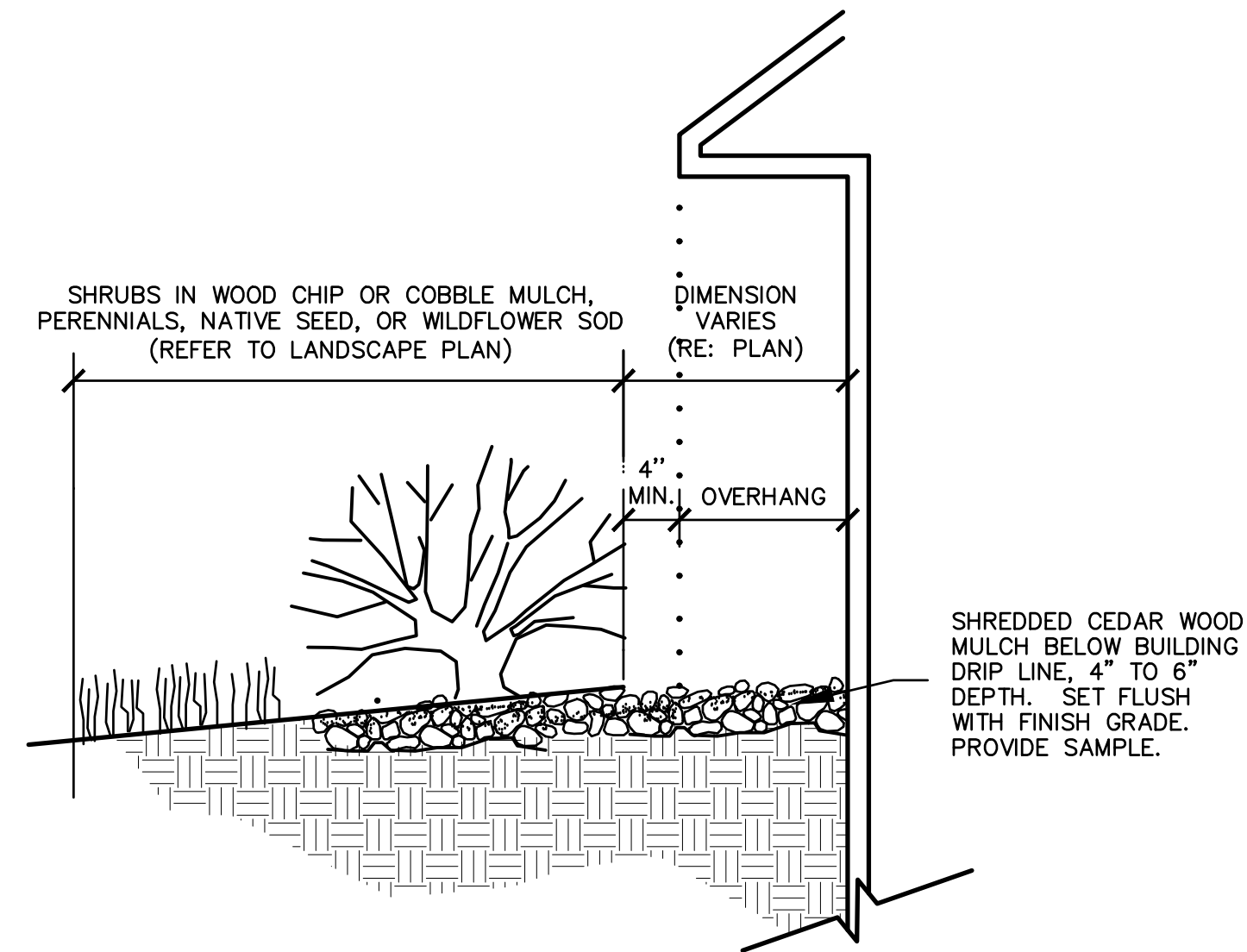
1 STEEL EDGER
L2 NOT TO SCALE



2 SHRUB PLANTING
L2 NOT TO SCALE



3 DECIDUOUS TREE PLANTING
L2 NOT TO SCALE



4 MULCH ARMORED DRIP LINE
L2 NOT TO SCALE

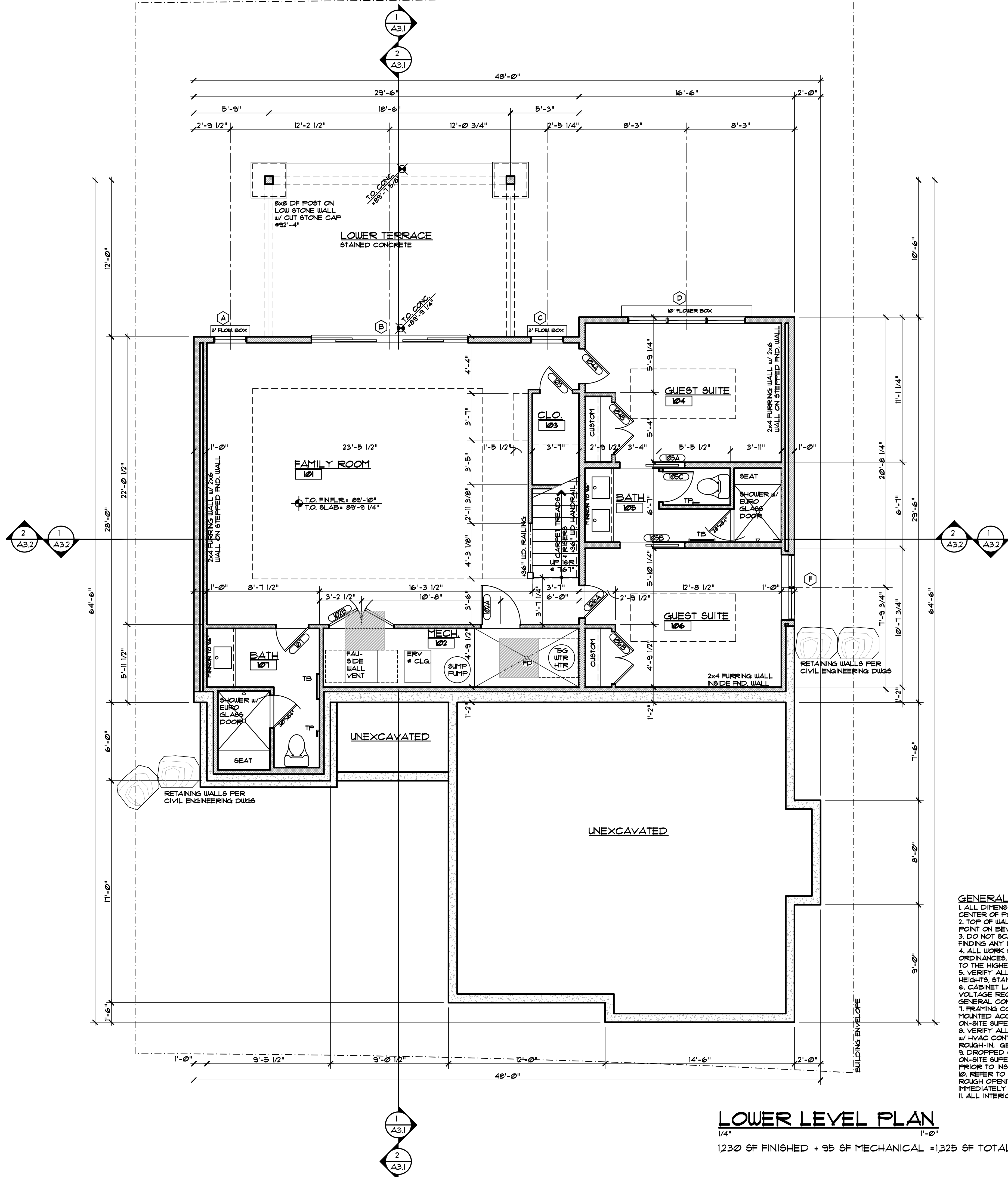


LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 25-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 17, 2025
REVISIONS:

DRB SUBMITTAL
SHEET TITLE:
LANDSCAPE
NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:
L2



LOWER LEVEL PLAN

1/4" = 1'-0"

1,230 SF FINISHED + 95 SF MECHANICAL = 1,325 SF TOTAL

- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
 2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
 3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
 4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
 5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
 6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
 8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
 9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
 10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
 11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, UNO.

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

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ARCHITECTURE, INC.
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KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggars@eggarsarchitecture.com

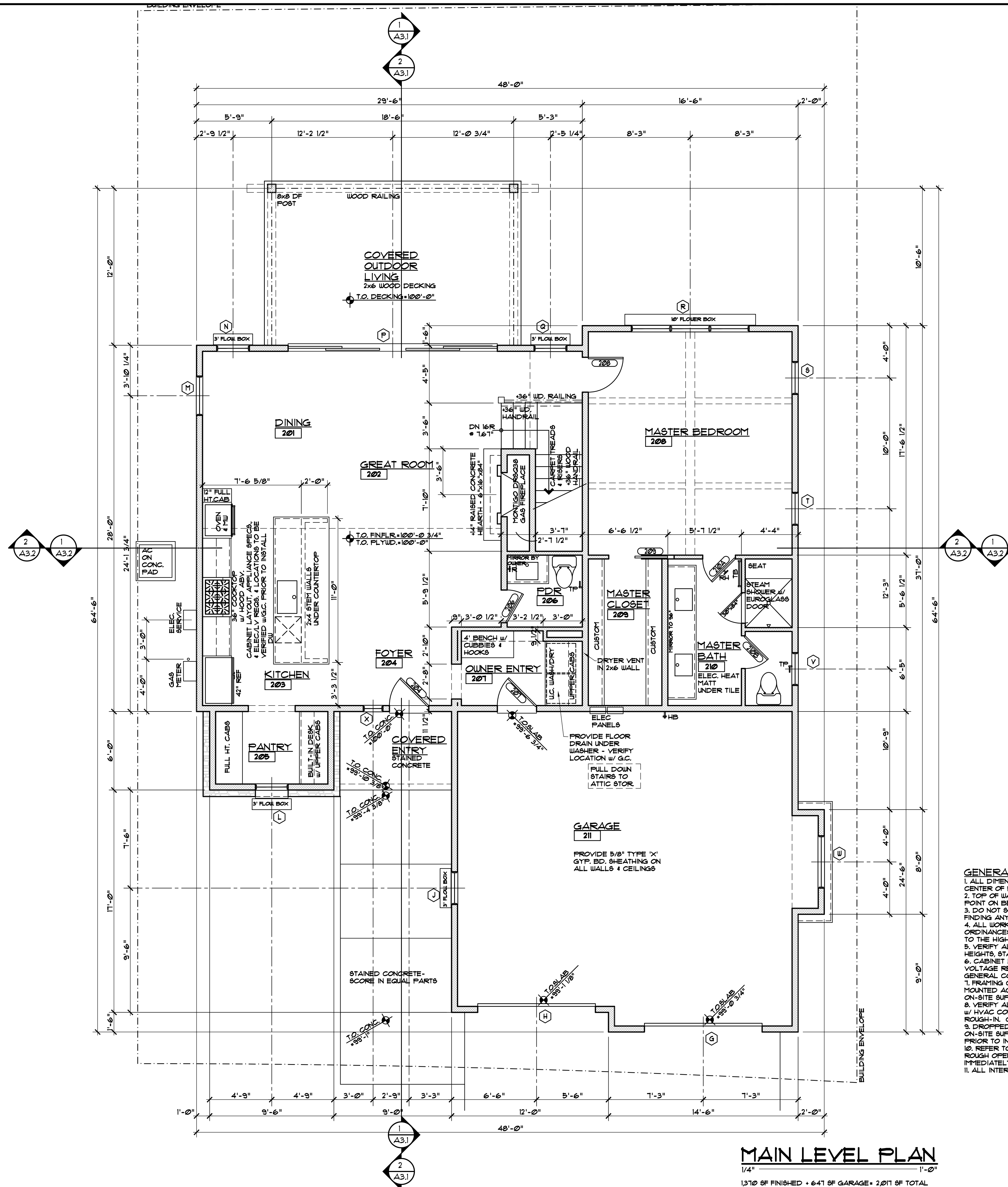
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

C. WILHELMSEN
0111 MILES END LANE
LOT 25, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L25

#	DATE	BY	COMMENTS
2	4-11-25	DUE	DRB SUBMITTAL SET
1	4-08-25	DUE	PROGRESS SET

A1.1



- GENERAL NOTES:**
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 - 11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, UNO.

MAIN LEVEL PLAN
1/4" = 1'-0"
1310 SF FINISHED • 641 SF GARAGE • 2011 SF TOTAL

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(970) 926-1720

C. WILHELMSEN
0111 MILES END LANE
LOT 25, MINTURN NORTH
MINTURN, COLORADO

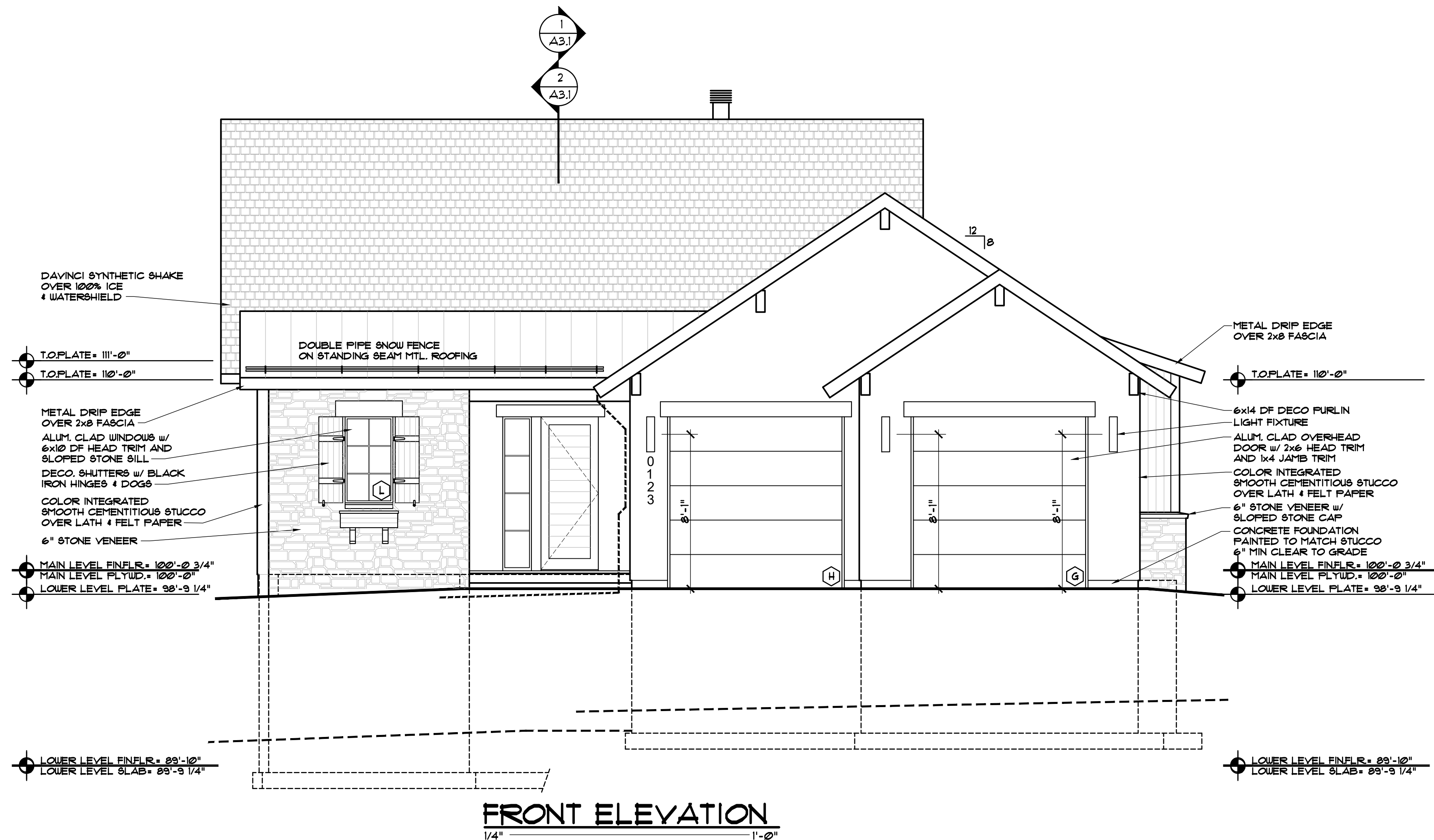
PROJECT NO: 2412-22 L25

ISSUED		COMMENTS	
#	DATE	BY	
2	4-11-25	DUE	DRB SUBMITTAL SET
1	4-08-25	DUE	PROGRESS SET

A1.2



RIGHT ELEVATION
1/4" 1'-0"



FRONT ELEVATION
1/4" 1'-0"

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C. WILHELMSEN
0111 MILES END LANE
LOT 25, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L25

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
2	4-11-25						
1	4-08-25						

A2.1



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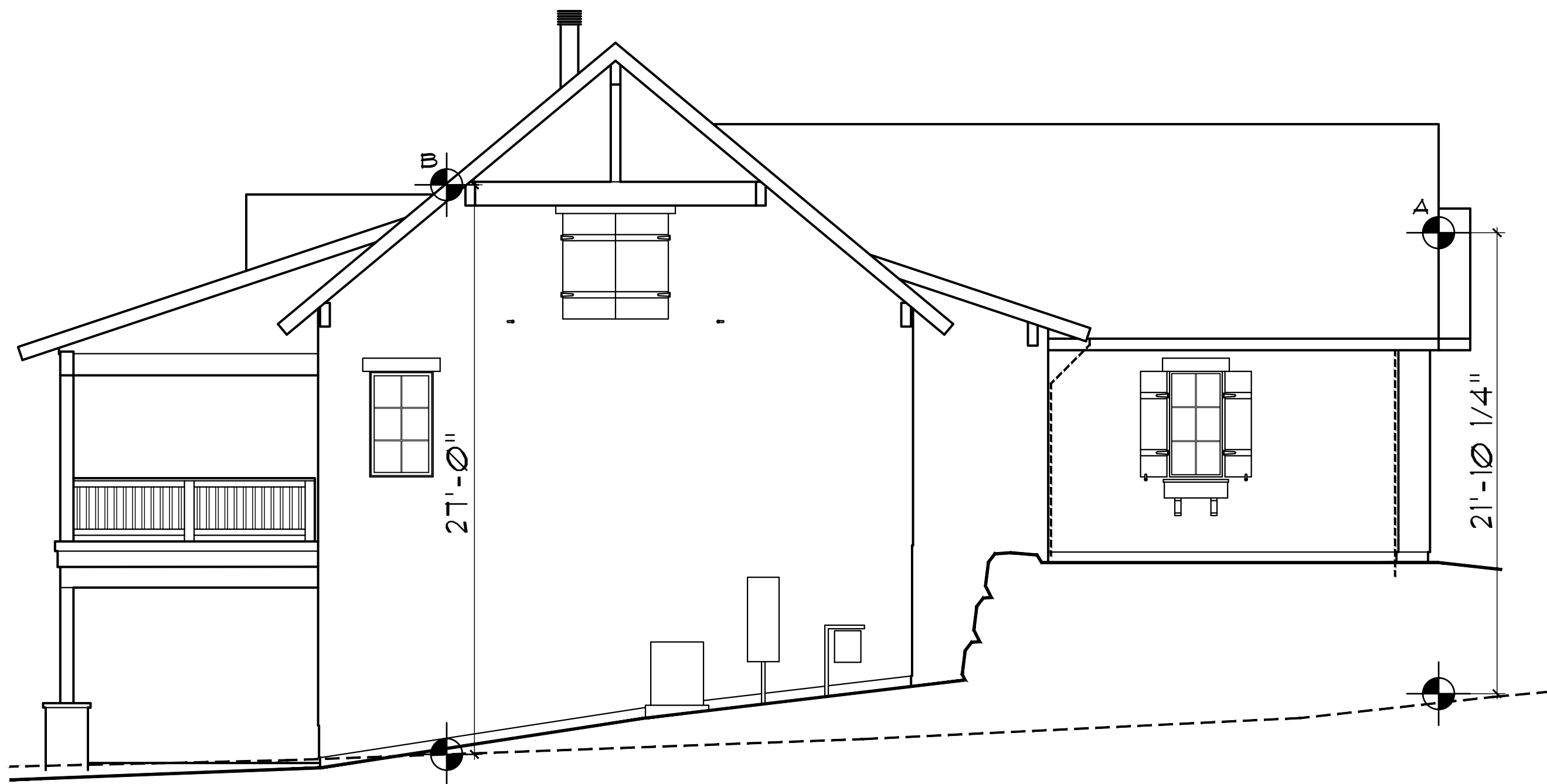
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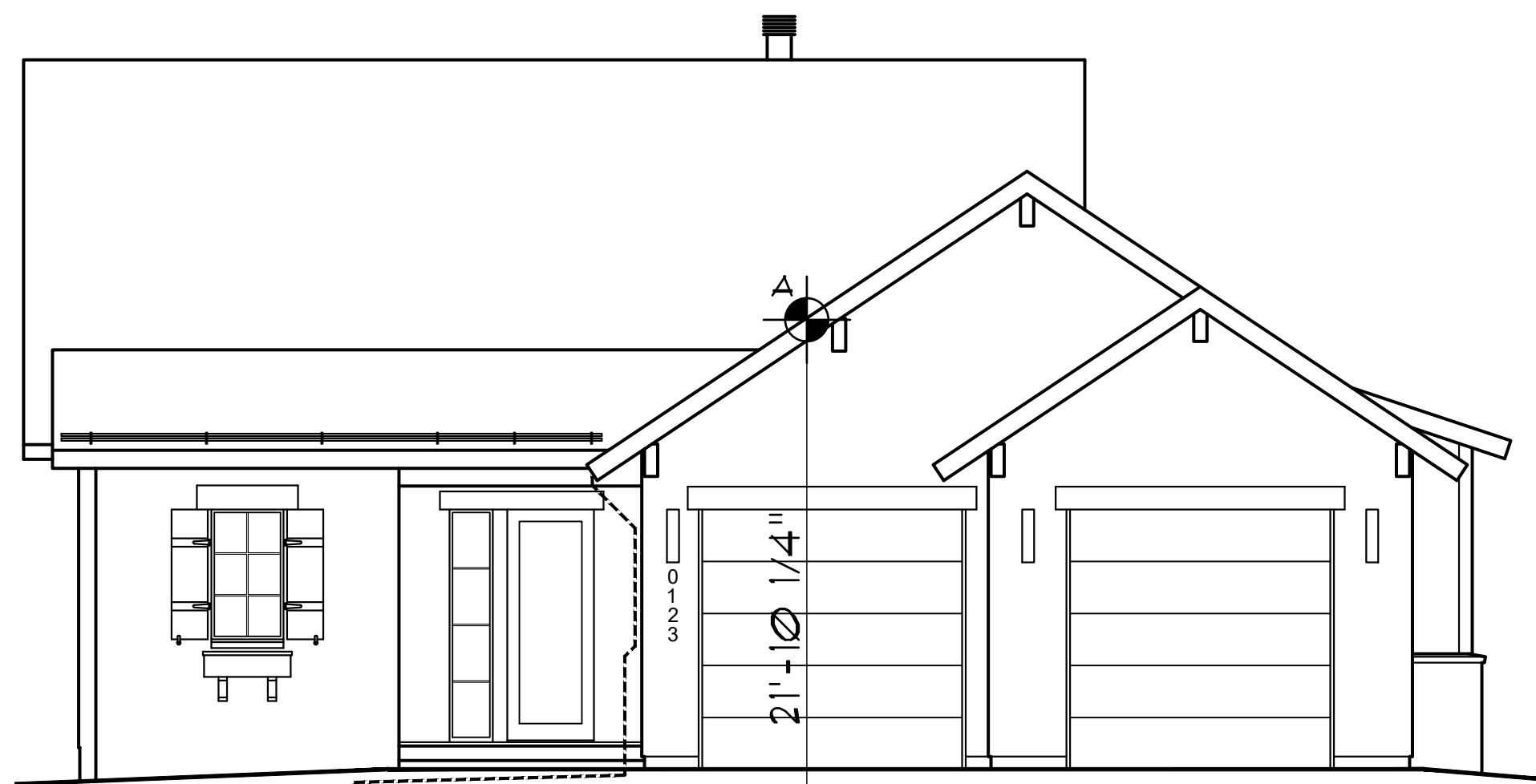
PROJECT NO: 2412-22 L25

#	DATE	BY	COMMENTS
2	4-11-25	DUE	DRB SUBMITTAL SET
1	4-08-25	DUE	PROGRESS SET

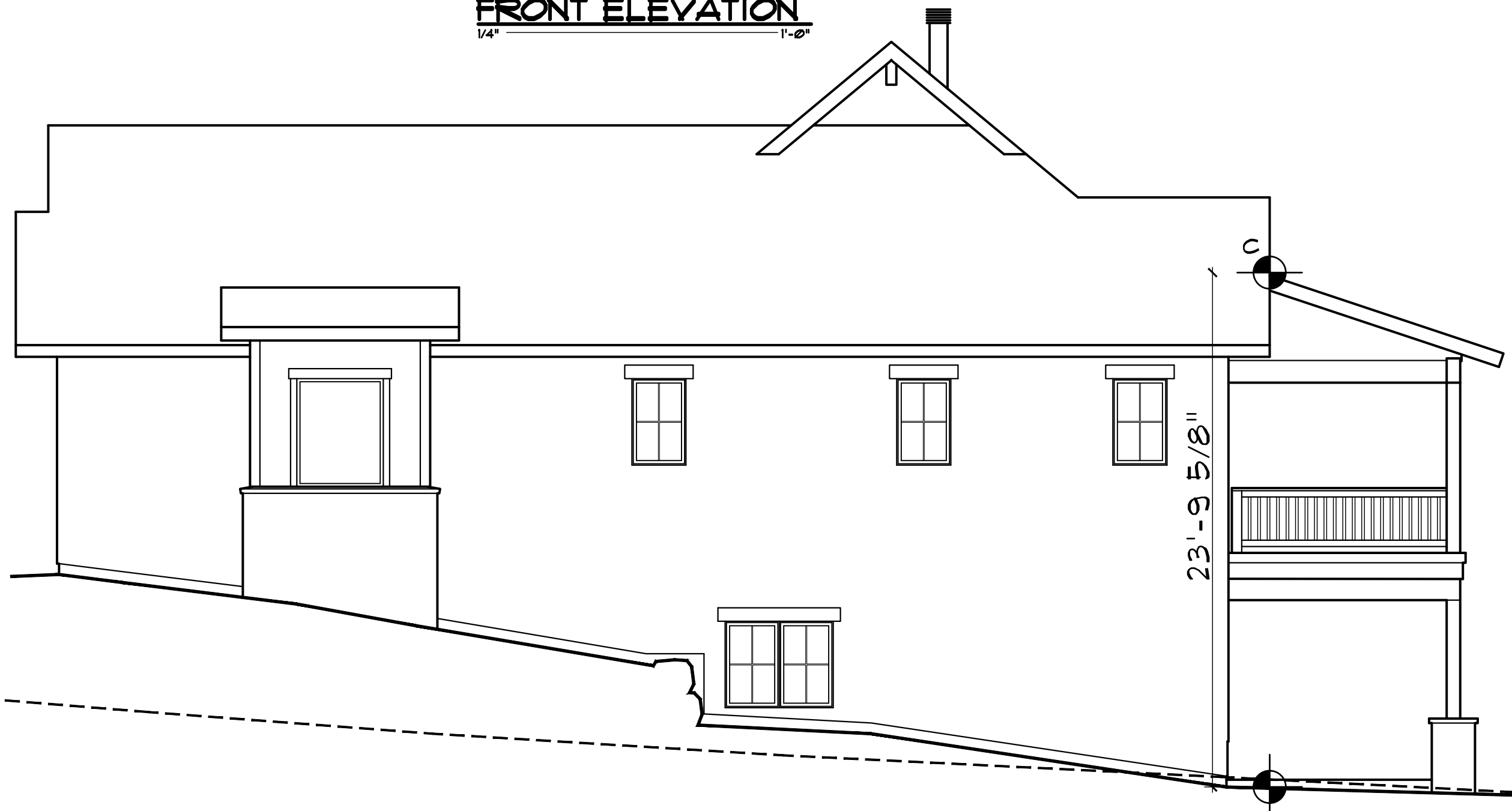
A2.2



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



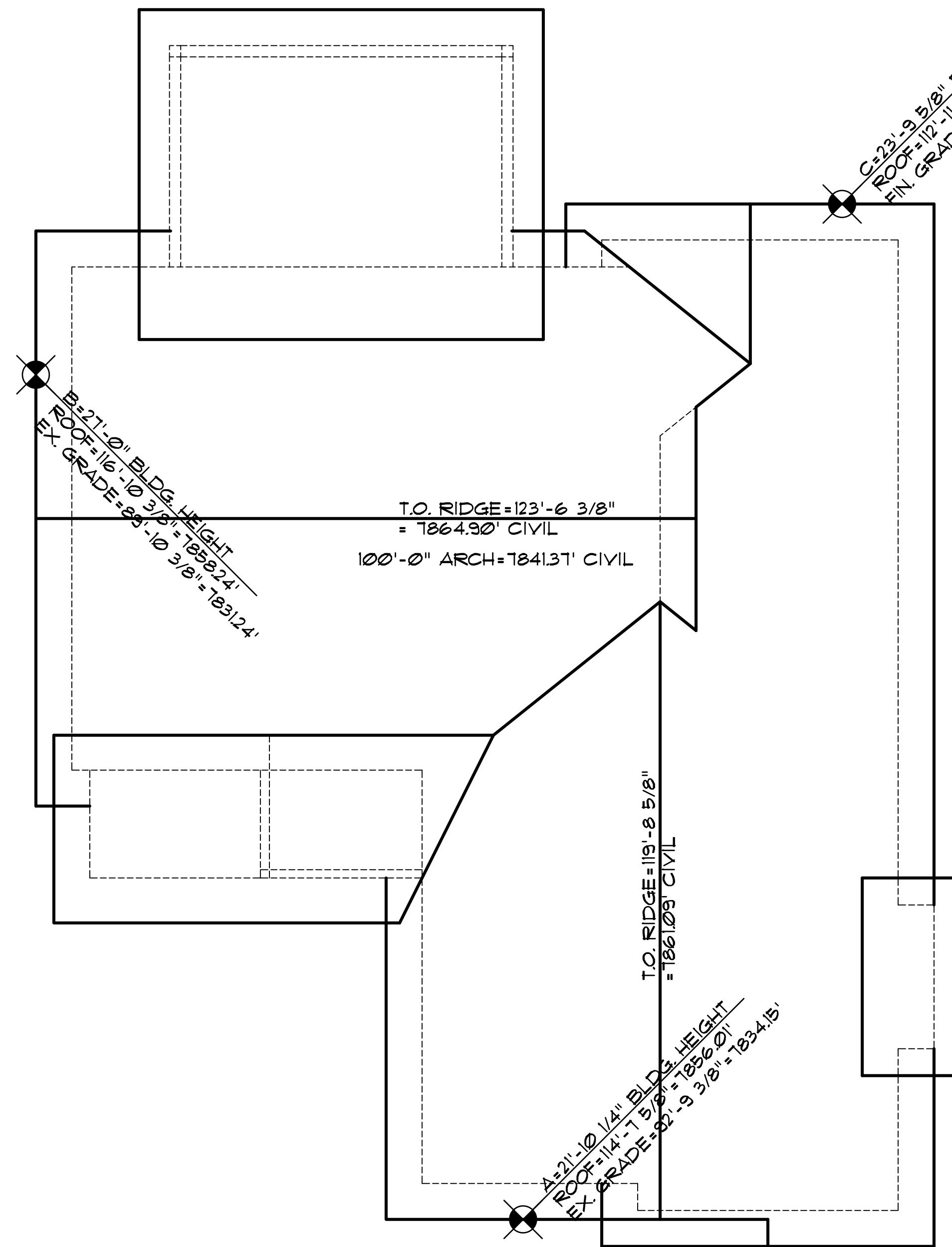
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



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



ROOF PLAN
1/4" = 1'-0"

C-223-9 5/8" BLDG. HEIGHT
ROOF=123'-1 1/2"=1834.33'
FIN. GRADE=89'-1 1/8"=1830.33'

B-27'-0" BLDG. HEIGHT
ROOF=116'-10 3/8"=1892.24'
FIN. GRADE=88'-10 3/8"=1831.24'

T.O. RIDGE=123'-6 3/8"
=1864.90' CIVIL
100'-0" ARCH=1841.37' CIVIL

T.O. RIDGE=119'-8 5/8"
=1861.03' CIVIL

A-27'-0" 1/4" BLDG. HEIGHT
ROOF=114'-1 5/8"=1836.0"
FIN. GRADE=87'-9 5/8"=1834.19'

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0111 MILES END LANE
LOT 25, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L25

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
2	4-11-25			DUE	4-11-25		DRB SUBMITTAL SET
1	4-08-25			DUE	4-08-25		PROGRESS SET

BH1



DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 25

DRB DESIGN REVIEW - 3D VIEWS

APRIL 22, 2025

EGGERS ARCHITECTURE, INC. **AXIS** DESIGN

 RESORT CONCEPTS



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MINTURN NORTH - LOT 25

DRB DESIGN REVIEW - 3D VIEWS

APRIL 22, 2025

EGGERS
ARCHITECTURE, INC

AXIS
DESIGN



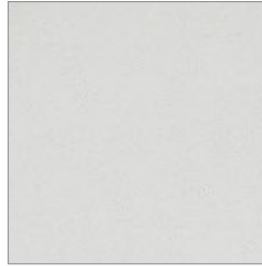
RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Siding
Stucco
Color: Dover Sky



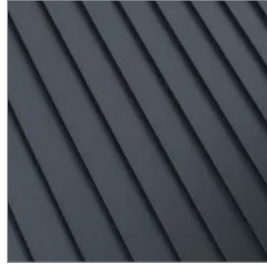
Columns, Fascia & Soffits
1"x8" – Butt Joint, Rough
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Black Granite



Roofing
Standing Seam Metal
Color: Matte Black



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



Windows and Doors
Mfg: Sierra Pacific
Color: Bahama Brown



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



Entry Door
Solid Wood
Color: Custom Stain



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



Design Review Board Hearing

Final Plan Review for New Home

0071 Miles End Lane

Hearing Date:	June 11, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Tyler & Nicole Kitson
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 28
Address:	0071 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicants, Nicole and Tyler Kitson, request Final Plan review of a new, four-bedroom, 3,745 (gross) square foot single-family residence located at 0071 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 4 and $\frac{3}{4}$ inches measured to proposed grade which is the

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

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

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

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.

No variances are required or requested at this time.

Design Review Process

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

(d) *Administrative procedure.*

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

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

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

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

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

Staff suggests that the final plans for 0071 Miles End Lane meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

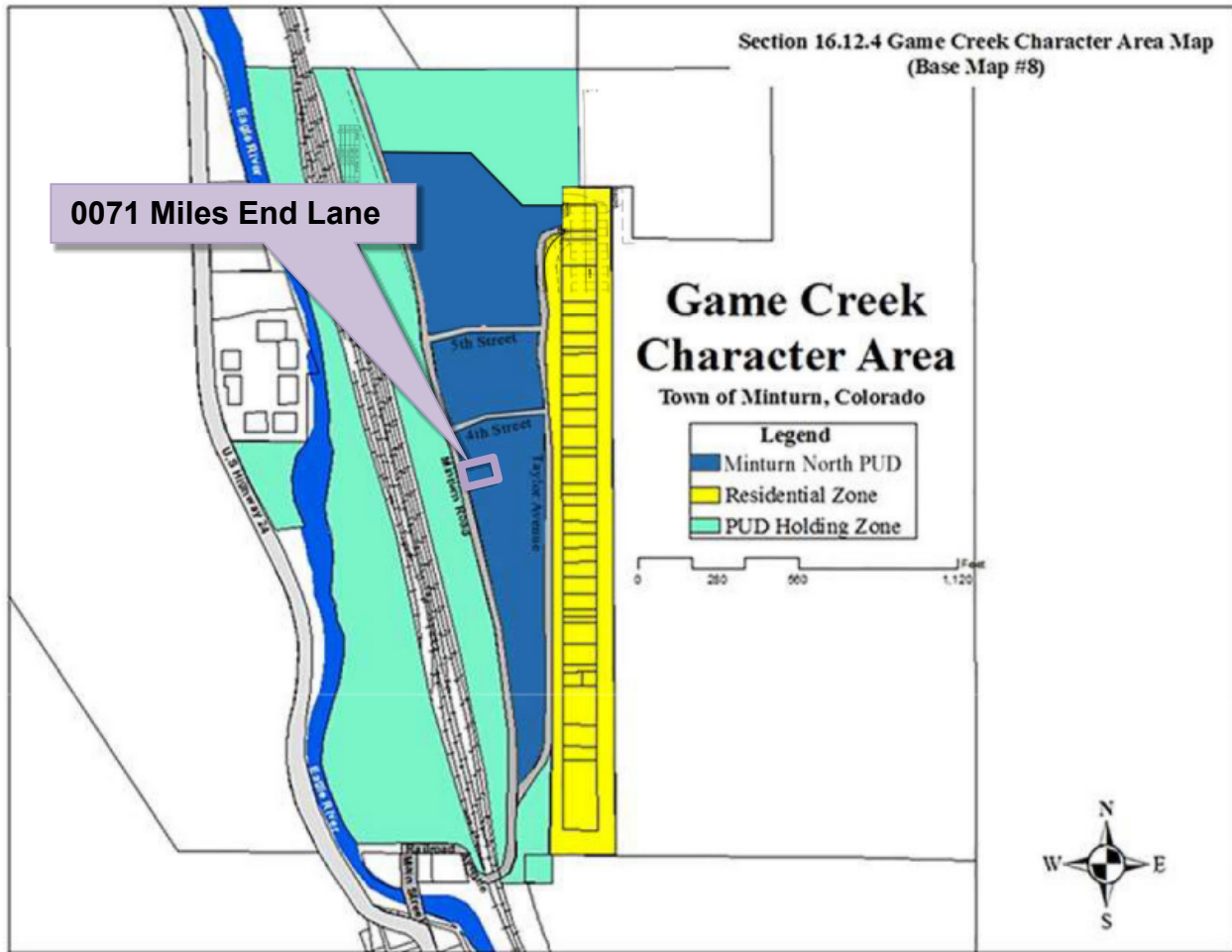
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,969.6 sq. ft.	6,969.6 sq. ft. (.160 ac.)
Maximum Building Height:	28 feet	27 feet 4 ¾ inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet

Maximum Lot Coverage:	50% (3,484.8 sq. ft.)	2,625 sq. ft. (37.66%) Proposed
Maximum Impervious Coverage:	60% (4,181.76 sq. ft.)	3,234 sq. ft. (46.40%) Proposed
Minimum Snow Storage Area:	5% of Lot Area 6,969.6 sq. ft. x .05 = 348.48 sq. ft.)	378 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

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

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

-Town of Minturn Design Guidelines

Staff Response:

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

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

V. Issues and Recommended Revisions:

Issues or Required Plan Revisions

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0071 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

May 27, 2025

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

Re: 71 Miles End Lane
Lot 28, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Kitson Residence; 71 Miles End Lane Lot 28, Minturn North, Minturn Colorado” dated February 18, 2025, by Eggers Architecture Inc. (Plans) included in the DRB application for 71 Miles End Lane. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the Plat is suitable as the Boundary Survey in this application.

Paragraphs f through i:

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

Section (C) (3) Site Plan:

- a. Sheet C1 of the Plans “Lot 28 Minturn North PUD; Site Grading and Drainage Plan” dated April 30, 2025, by Boundaries Unlimited presents the proposed site plan and fulfills Site Plan requirements.
- b. Sheet BH1 provides Building height information necessary for Planning Staff review.

VAIL VALLEY OFFICE

30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

DENVER OFFICE

9618 Brook Hill Lane | Lone Tree, CO 80124

970.949.5072 | info@inter-mtn.net

Madison Harris

Re: 71 Miles End Lane
Lot 28 Minturn North PUD
DRB submittal Review
Project No. 24-0001

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

Sheet C1 of the Plans "Lot 28 Minturn North PUD; Site Grading and Drainage Plan" dated April 30, 2025, by Boundaries Unlimited presents the proposed site grading and drainage and fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work. Review by the Town of Minturn or Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project.

Please feel free to contact us if you have additional questions.

Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Arnold Martinez, Scot Hunn



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Kitson Residence

Project Location

Street Address: 71 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-032**

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: **970-926-1720**

Email: THermes@ResortConceptsCO.com

Property Owner:

Name: **Robert L Germain, Jr. Trust FBO Nicole Greene (Tyler & Nicole Kitson)**

Mailing Address: One PPG Place, Suite 1700 Pittsburgh, PA 15222

Phone: **239-919-6973 (Tyler)**

Email: tkitson@kitsonpartners.com / nicolekitson.fl@gmail.com / gallison@schneiderdowns.com

Required Information:

Lot Size: 0.160 ac	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 378 sf	Building Footprint sq ft: 2,625 sf	Total sq ft Impervious Surface: 3,234 sf

Signature:

5/5/25

Fee Paid: _____ Date Received: _____ Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

☒☐

Application Fee (Non-Refundable application fee shall be collected)

- Design Review Board - \$200.00

☒☐

Letter of Intent

-- What is the purpose of the project including;

☒☐

- Relevant Background

☒☐

- Current Status of the Site

☒☐

- All Proposed Uses and Structures

☒☐

- How the Proposal Differs from what already exists

☒☐

- Information regarding Easements or Dedicated Tracts, etc.

☒☐

Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

☒☐

- Zoning of Property

☒☐

Site Plan showing Precise Nature of the Proposed Use –

☒☐

To Scale

☒☐

- Scaled Drawings of Proposed Design of Structure

☒☐

- Plan View and Sections

☒☐

- Building Heights – all 4 directions N/S/E/W

☒☐

- topography

☒☐

- Building Location and impervious coverage

☒☐

- Setbacks

☒☐

- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant

☒☐

- Parking Plan

☒☐

- Traffic Circulation

☒☐

- Location and Width of Existing and Proposed Access Points

☒☐

- Location of Existing Driveways and Intersections

☒☐

- Landscaped Area – Plan including existing and proposed vegetation.

☒☐

- Approximate Location of Existing Wooded Areas and Rock Outcrops

☒☐

- Location and Type of Existing and Proposed Easements

☒☐

- Utility Easements

☒☐

- Drainage Features

☒☐

- Snow Storage areas expressed in square feet as a percentage of the overall site area

☒☐

Preliminary Building Plans and Elevations

☒☐

- Indicates Dimensions

☒☐

- General Appearance

☒☐

- Scale

☒☐

- Interior Plan for the Buildings

☒	☐	Elements needed on the Site Plan
☒	☐	• Scale
☒	☐	• North Arrow
☒	☐	• Date Prepared
☒	☐	• Lot Dimensions, Area, Entire Site Acreage
☒	☐	Architecture Details – Materials Board
☒	☐	• Windows – Placement and Color
☒	☐	• Doors – Placement and Color
☒	☐	• Siding – Type and Color
☒	☐	• Roof Material – Type and Color
☒	☐	• Paint Color
☒	☐	Boundary Survey with a stamp and signature of a licensed surveyor
☒	☐	• Date of survey (survey date must be within 6 months of the project application date)
☒	☐	• Right-of-way and property lines; including bearings, distances and curve information.
☒	☐	• Labeled ties to existing USGS benchmark.
☒	☐	• Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
☒	☐	• All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
☒	☐	• Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
☒	☐	• Topographic conditions at two-foot contour intervals.
☒	☐	• Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
☒	☐	• Rock outcroppings and other significant natural features.
☒	☐	• All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
☒	☐	• Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
☒	☐	• Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.
☒	☐	Grading and Drainage Plan
☒	☐	• Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
☒	☐	• Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
☒	☐	• Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
☒	☐	• Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
☒	☐	• Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
☒	☐	• Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
☒	☐	• Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

May 5, 2025
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Kitson Residence
Lot 28 Minturn North – 0071 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

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

Lot 28 is located at 0071 Miles End Lane on a downhill sloping undisturbed vacant lot which drops in elevation approximately 5' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The home has been designed as a walkout residence due to the gently sloping topography. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure. Overall, the structure has been nestled into the topography to balance the entry elevation with the west facing patio elevation of the home.

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

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

Sincerely,



Taylor Hermes
512.468.3012

KITSON RESIDENCE

0071 MILES END LANE

LOT 28, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET

APRIL 30, 2025



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

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

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

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

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

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

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

PROJECT INFORMATION:				
FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
LOWER LEVEL:	1,333 SF	148 SF		1,481 SF
MAIN LEVEL:	1,642 SF		622 SF	2,264 SF
TOTALS:	2,975 SF	148 SF	622 SF	3,745 SF

LOT AREA:	6,969.60 SF		
BUILDING COVERAGE:	2,625 SF	37.66%	50% ALLOWABLE
IMPERVIOUS COVERAGE:	3,234 SF	46.53%	60% ALLOWABLE

CODE INFORMATION:	
JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE + LOCAL AMENDMENTS

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

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

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

KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED		COMMENTS		DUE	
#	DATE	BY			
1	4-30-25				DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

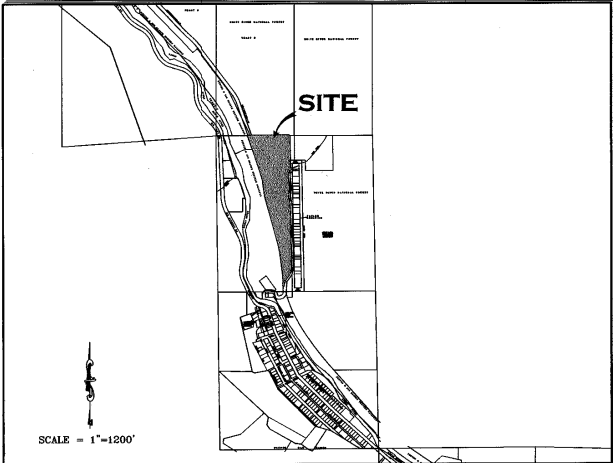
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

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

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

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



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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402232
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

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

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - a) non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iv) Landscape use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - b) non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscape use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - c) non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscape use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - d) non-exclusive Trail Easement on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - e) a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "Trail Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - f) a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

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



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

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

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL

CHRISTINE THURSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154031002
My Commission Expires 08/06/27

SUBORDINATION BY MORTGAGEE

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

MORTGAGEE: Philip Hadley

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February, 2024, By Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025

JESSICA L. BISHARD
NOTARY PUBLIC
STATE OF COLORADO
Notary ID K0013404006
My Commission Expires 01/01/2025

CERTIFICATE OF TAXES PAID

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

DATED THIS 1st OF March, A.D. 2024
ROSE DI
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

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

DATED THIS 26th DAY OF February, A.D. 2024

AGENT:

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 26th day of March, A.D. 2024

BY: Matthew S. Slagle
CLERK AND RECORDER

DEPUTY



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

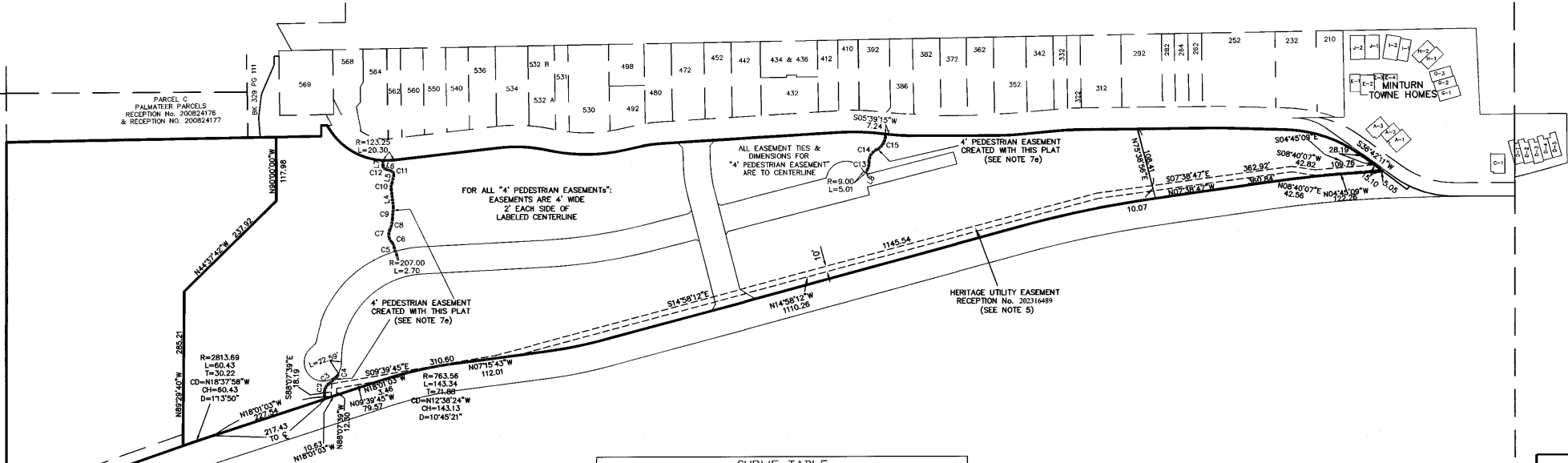
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

Eagle County, CO
Regina O'Brien
03/04/2024
12:59:13 PM
Page 2 of 206

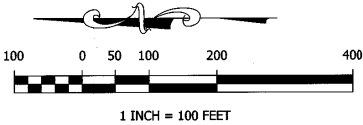
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49\"E
L5	14.91	S77°04'30\"E
L6	11.48	N18°26'21\"E
L7	9.83	S89°36'46\"E
L8	7.28	N62°43'18\"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12\"E	75°35'30\"
C3	18.66	276.62	9.33	18.65	S39°43'32\"E	3°51'51\"
C4	9.01	8.52	4.97	8.59	S66°04'17\"E	60°33'21\"
C5	7.90	333.24	3.95	7.90	S79°46'25\"W	12°13'31\"
C6	11.08	18.95	5.70	10.93	N63°41'55\"E	33°30'33\"
C7	24.01	20.01	13.69	22.60	S81°19'10\"W	68°45'04\"
C8	20.65	49.15	10.48	20.50	S76°20'24\"E	24°04'13\"
C9	22.78	236.37	11.40	22.77	S85°36'54\"E	5°31'15\"
C10	12.77	20.27	6.60	12.56	S83°06'39\"E	36°05'40\"
C11	9.29	7.31	5.39	8.68	N57°19'53\"E	72°46'53\"
C12	8.09	6.45	4.68	7.57	N54°28'07\"E	71°50'14\"
C13	15.45	30.72	7.89	15.28	S77°07'28\"E	28°48'21\"
C14	27.14	23.79	15.26	25.69	S58°50'20\"E	65°22'36\"
C15	35.79	30.20	20.33	33.73	S60°06'18\"E	67°54'31\"

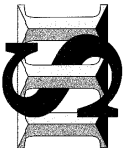


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

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

DRAWN BY:	MSS	DATE:	08-13-2023
CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023

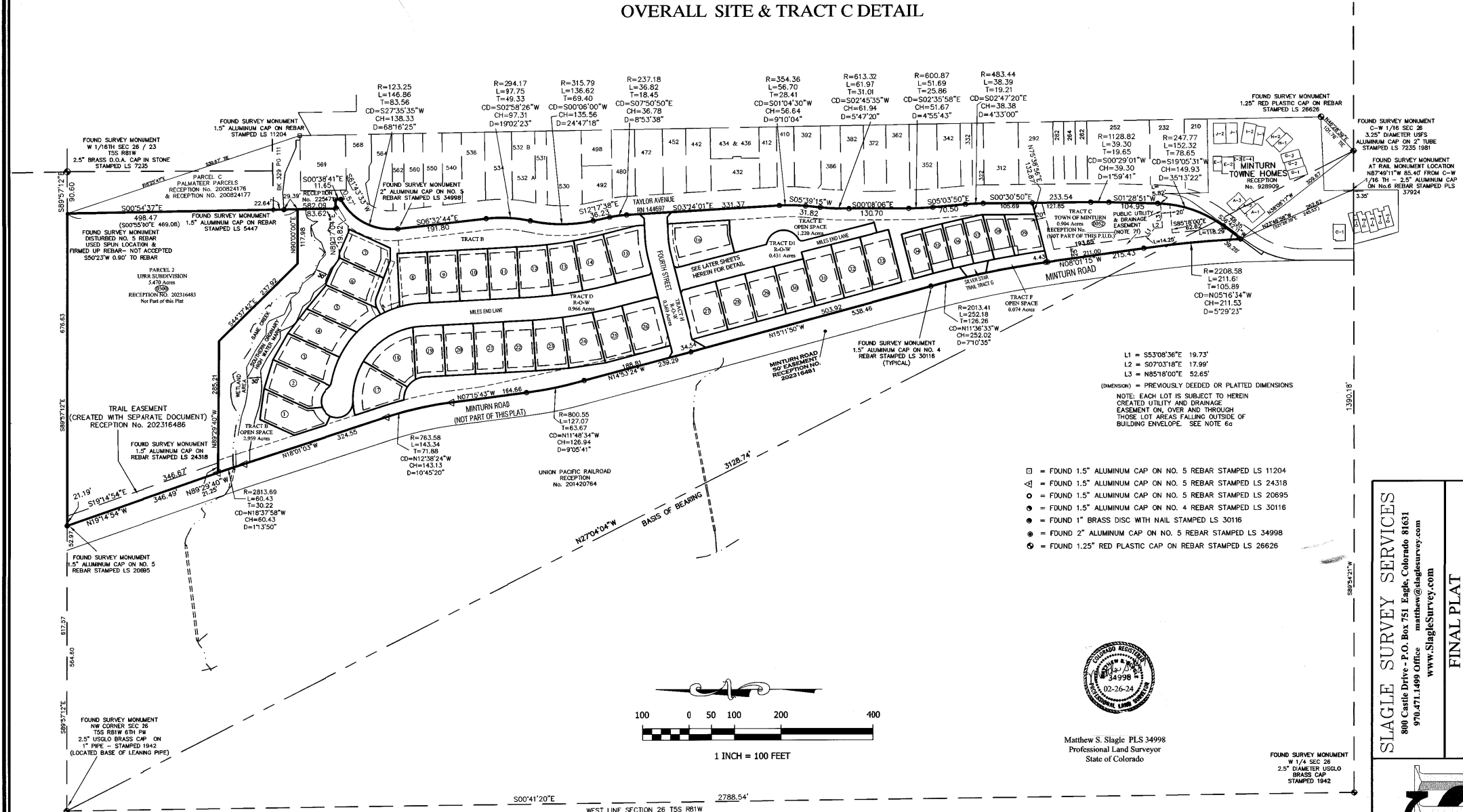


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



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

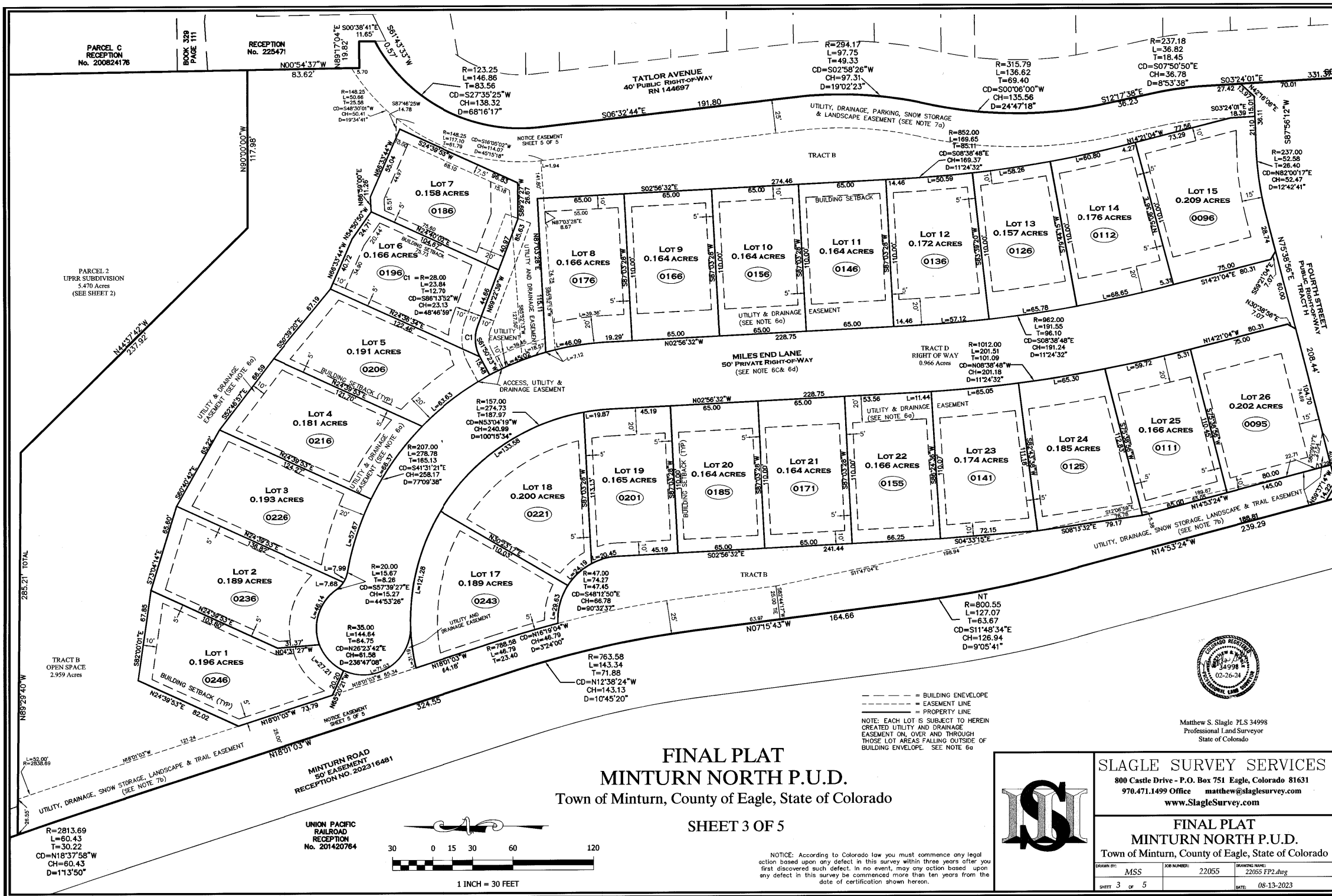
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

PLAT NUMBER	22055	DATE	08-15-2023
COUNTY	MASS	SHEET	2 OF 5



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

202402234



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

SHEET 3 OF 5

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



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



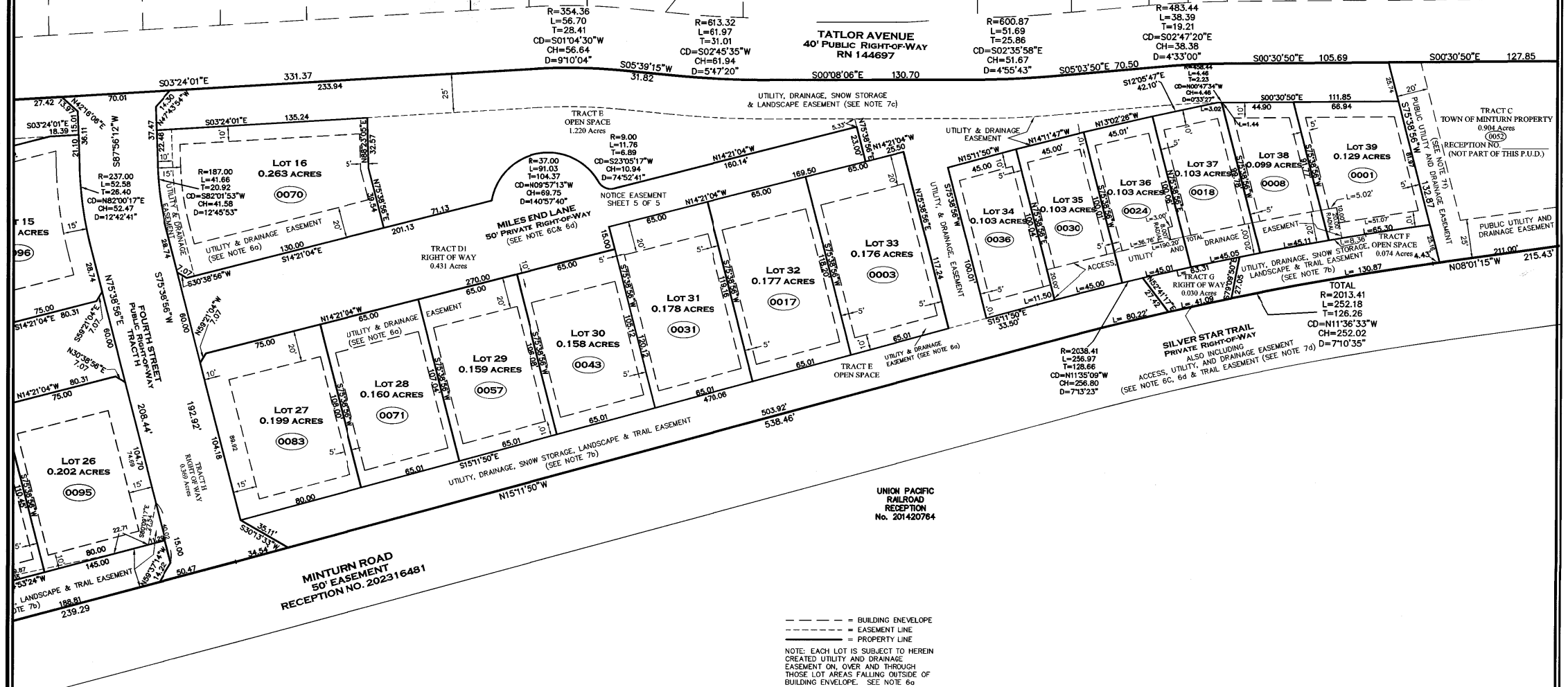
SLAGLE SURVEY SERVICES
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970.471.1499 Office matthew@slaglesurvey.com
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FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5

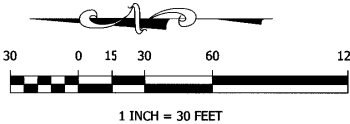


UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764

--- = BUILDING ENVELOPE
- - - = EASEMENT LINE
___ = PROPERTY LINE
NOTE: EACH LOT IS SUBJECT TO HEREIN
CREATED UTILITY AND DRAINAGE
EASEMENT ON, OVER AND THROUGH
THOSE LOT AREAS FALLING OUTSIDE OF
BUILDING ENVELOPE. SEE NOTE 6a



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado



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date of certification shown hereon.

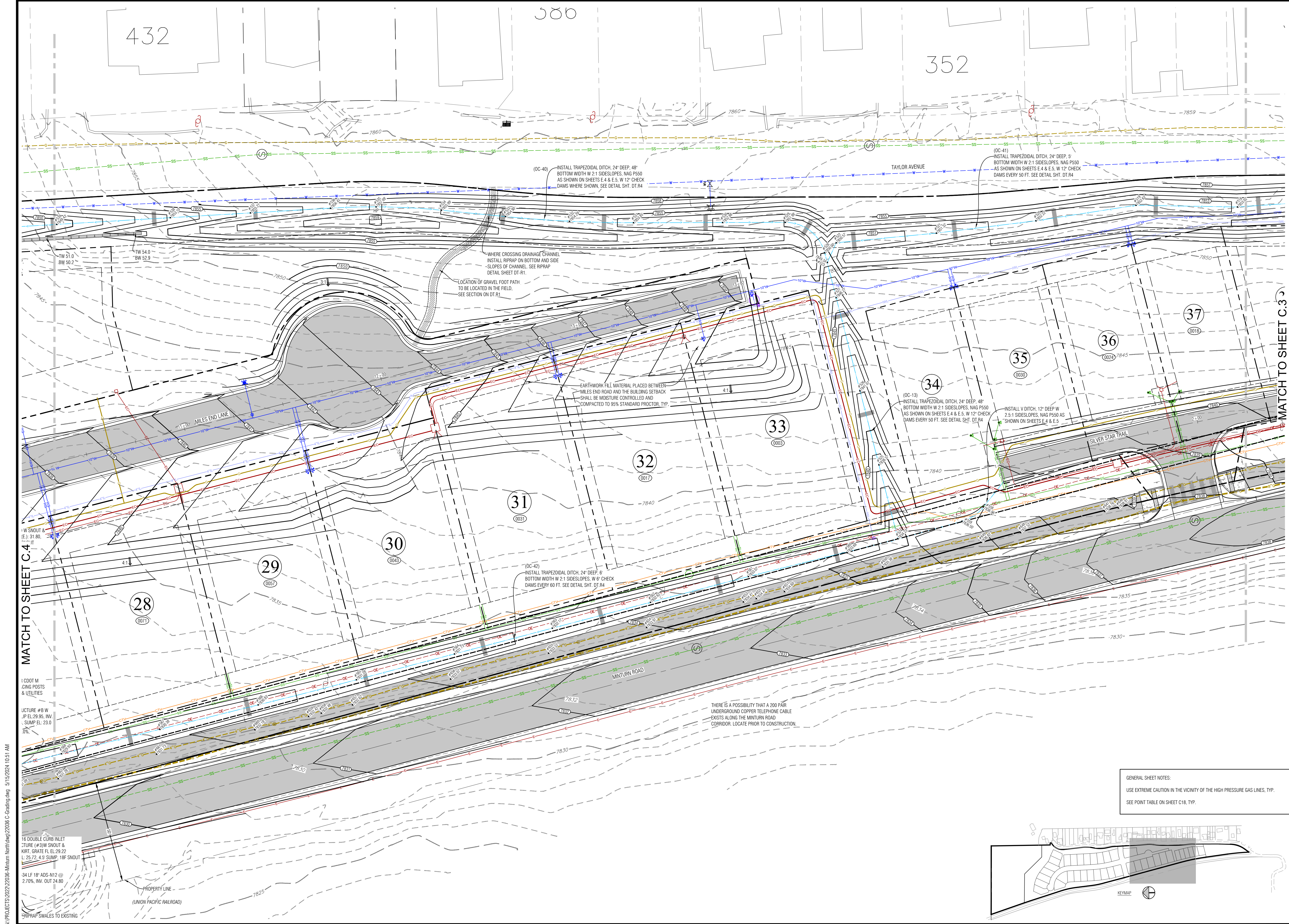


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970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

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

DRAWN BY: MISS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 4 OF 5	DATE: 08-13-2023	

202402234



Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLOADO LICENSED
SINCE 5/1/24
19082
PROFESSIONAL ENGINEER

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

NORTH

0 20 40
Scale: 1" = 20'

811

Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan

Construction Plan Set 5/1/24

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

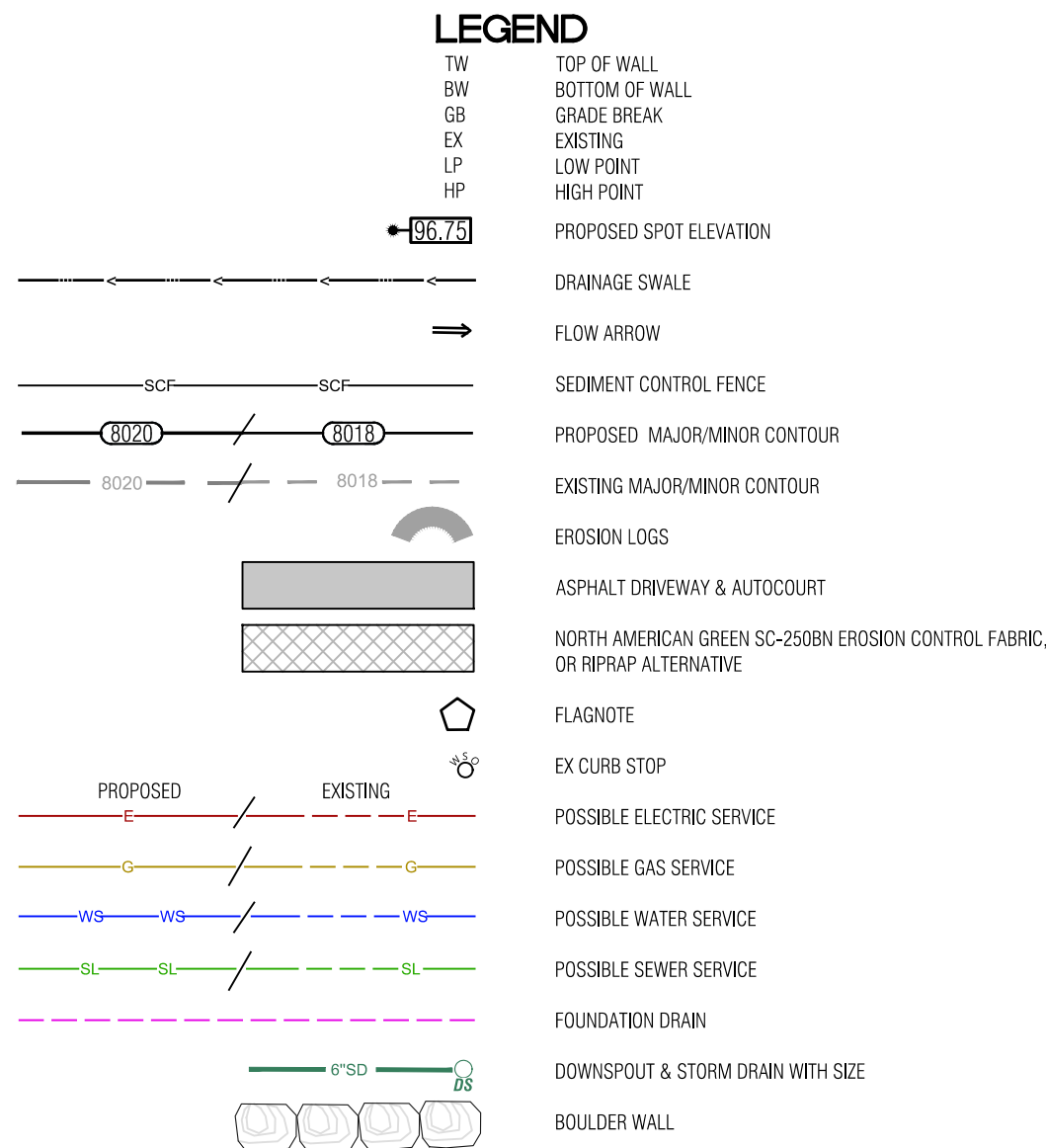
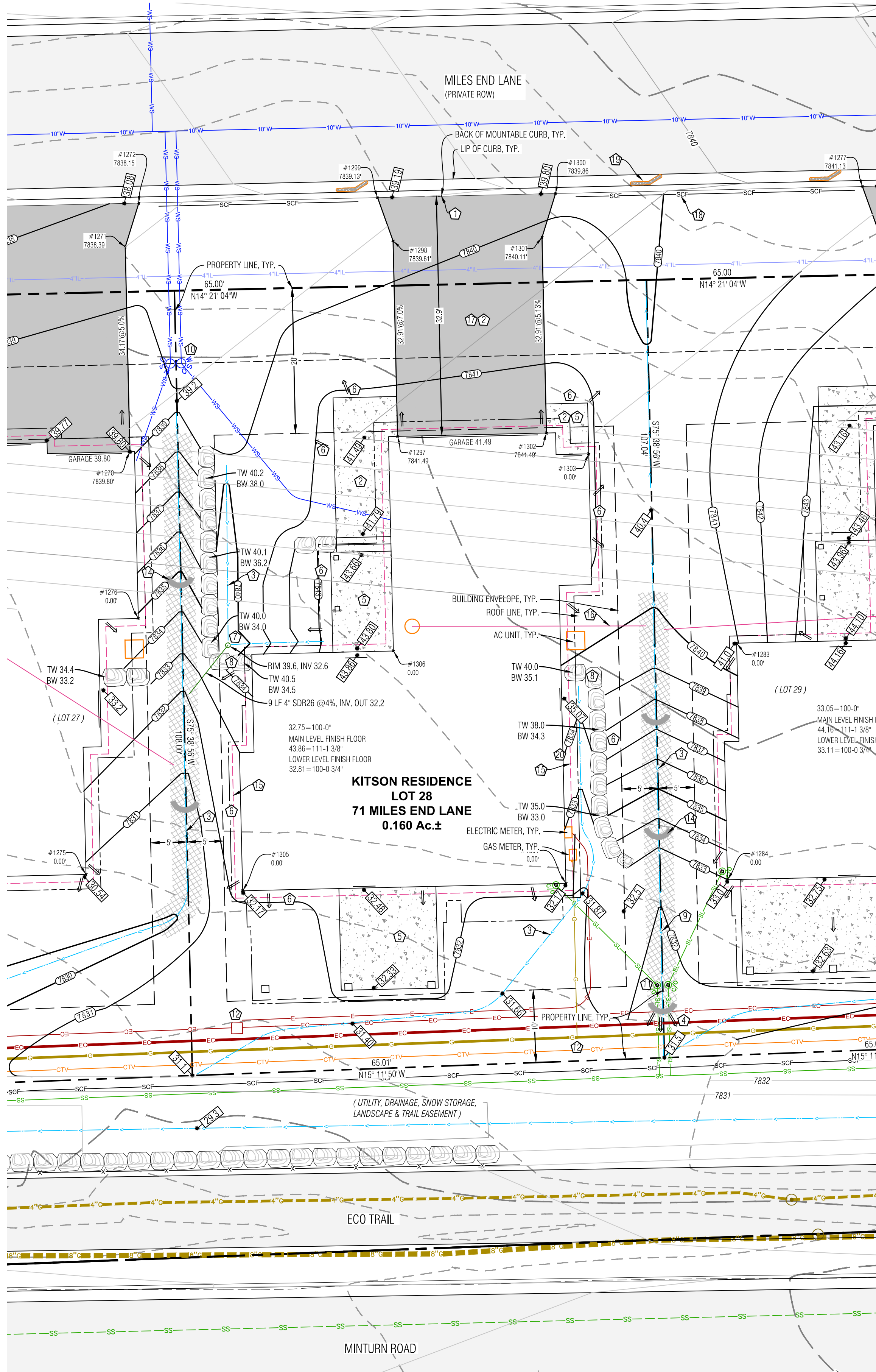
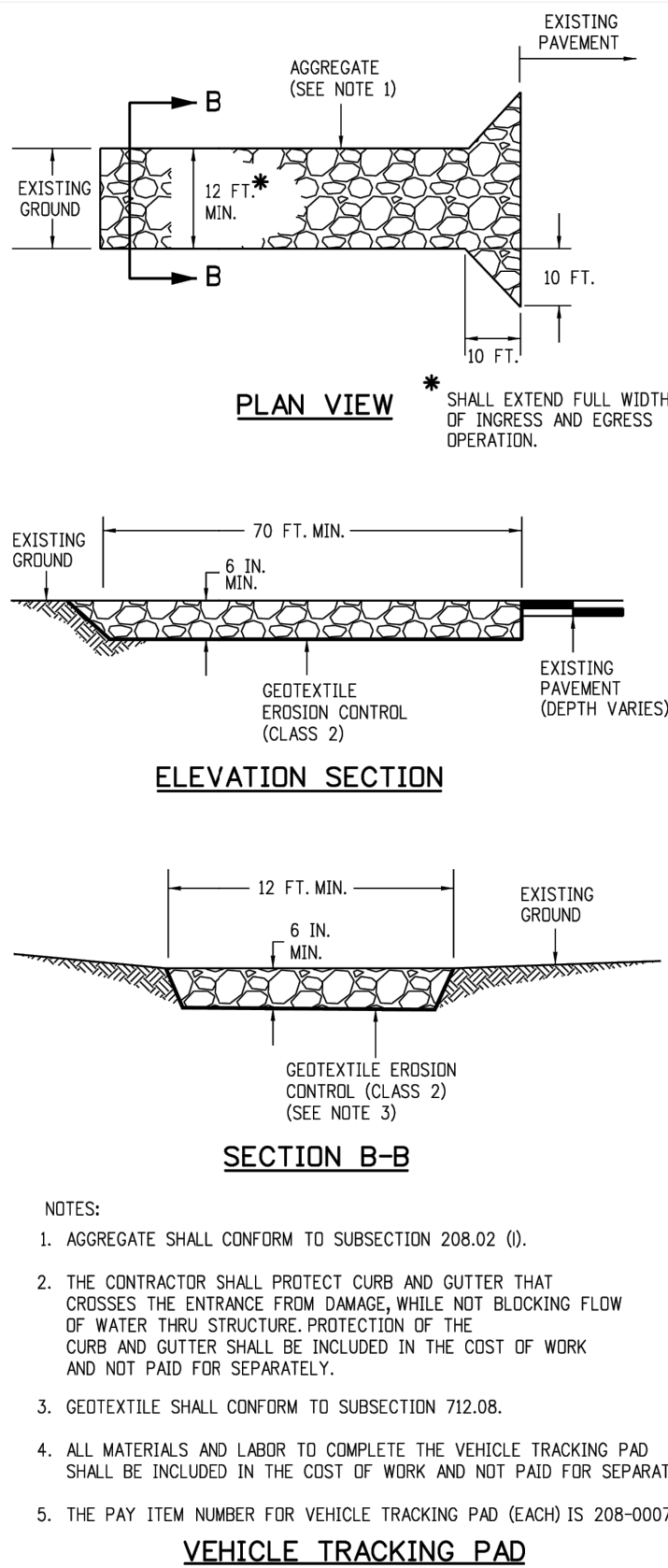
PROJECT NO.
22006
Designer:
PAH
Checker:
BUI
Date:
12/26/22

Sheet
C.4

File Name: 22006 c-grading.dwg

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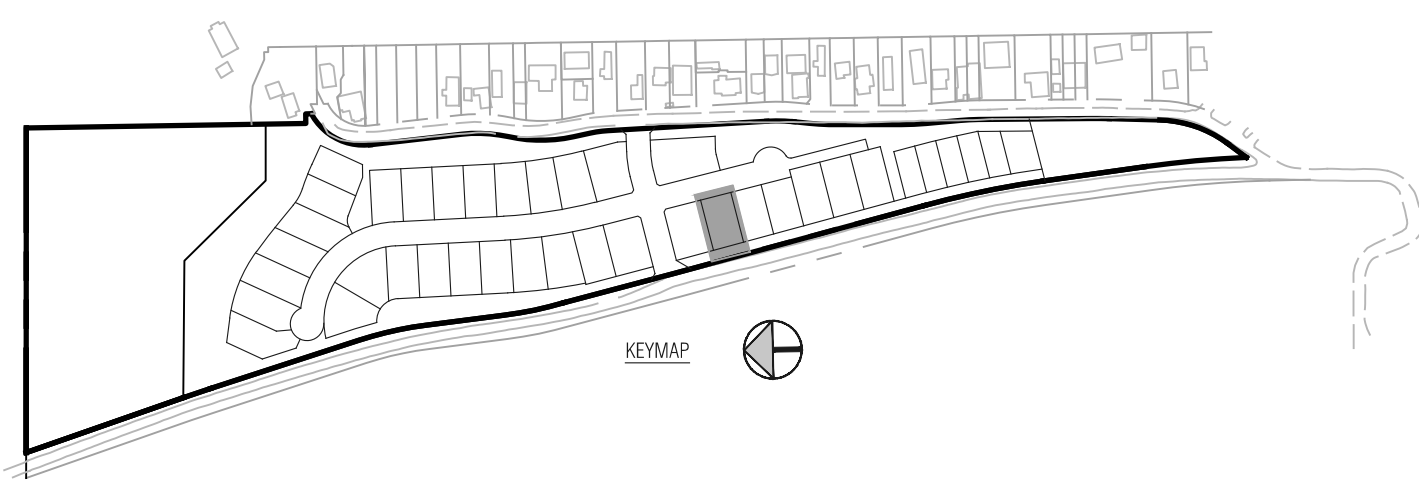
Page 80 of 206



Point Table				
Point #	Desc.	Elev.	North	East
1297	Driveway	7841.49	3560.46	5513.29
1298	Driveway	7839.61	3567.13	5539.36
1299	Driveway	7839.13	3570.55	5544.68
1300	Driveway	7839.86	3546.82	5550.75
1301	Driveway	7840.11	3547.27	5544.44
1302	Driveway	7841.49	3540.60	5518.37
1303	House Corner	0.00	3534.28	5516.89
1304	House Corner	0.00	3524.02	5458.62
1305	House Corner	0.00	3567.13	5447.59
1306	House Corner	0.00	3554.36	5484.40

- NOTES:**
- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
 - 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PLD, AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
 - 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
 - 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
 - 5) LOT AREA: 6.989 SF±
DISTURBANCE AREA: 6.989 SF±
 - 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
 - 7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

- FLAGNOTES:**
- 1) MATCH TO BACK OF EXISTING CURB.
 - 2) PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 - 3) PROVIDE DRAINAGE SWALE AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - 4) WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
 - 5) SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - 6) GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING, WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
 - 7) INSTALL 8\"/>



Civil Engineering Surveying & Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes": SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION

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

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

TOWN OF MINTURN, COLORADO

Lot 28, Minturn North P.U.D.

Site, Grading and Drainage Plan

DRB Submittal 4/30/25

By: _____

Revision: _____

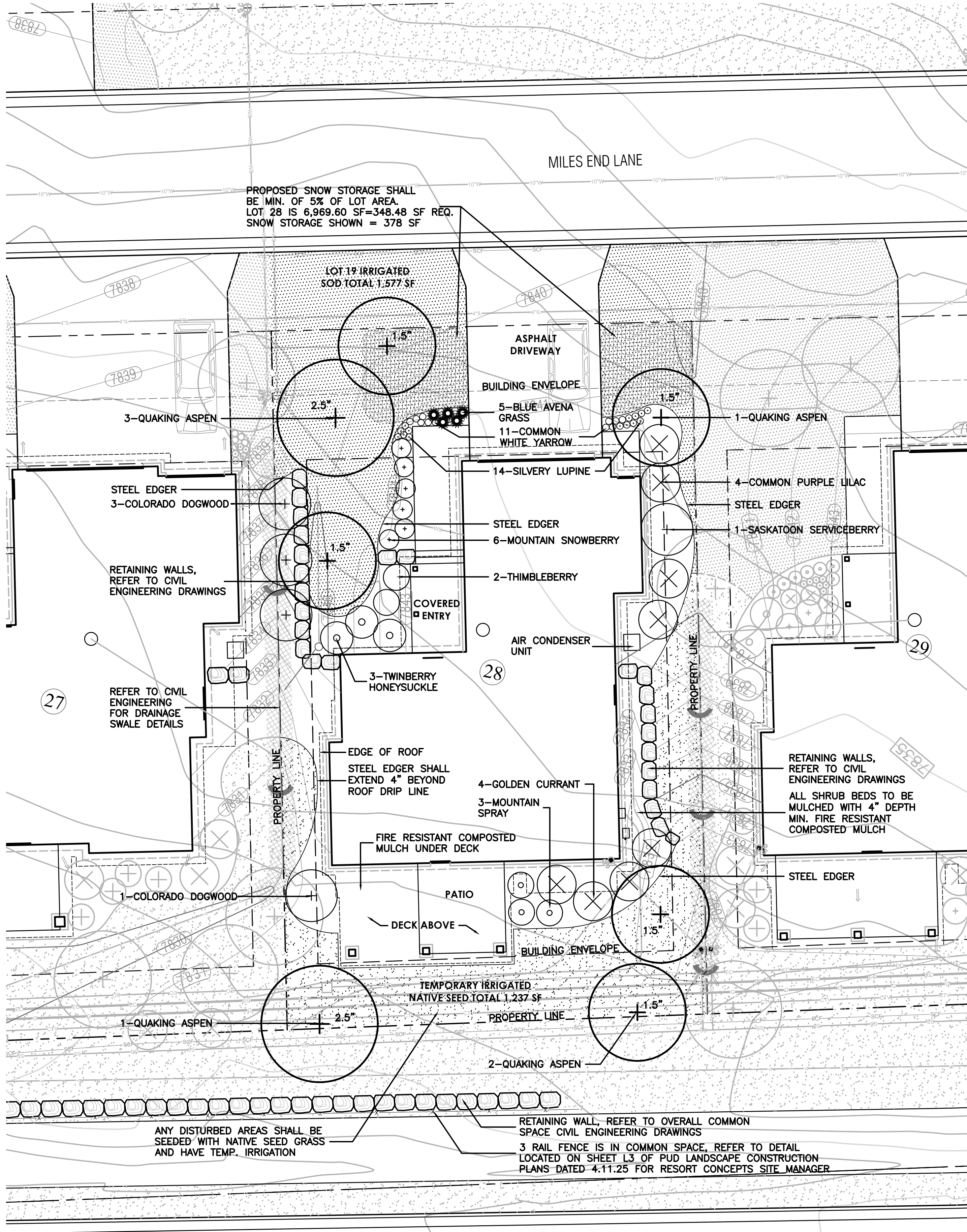
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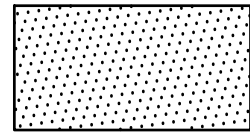
PROJECT NO. 23005
Designer: **PAH**
Checker: **BUJ**
Date: **4/30/25**

Sheet **C1**

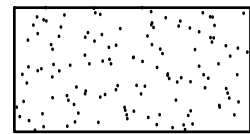
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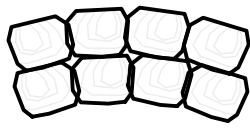
LEGEND



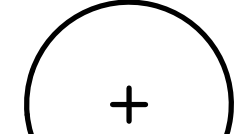
IRRIGATED SOD, REFER TO L2 FOR DETAILS



NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS



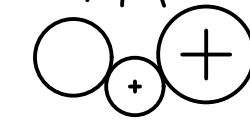
PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS



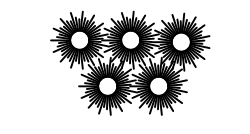
PROPOSED DECIDUOUS TREE



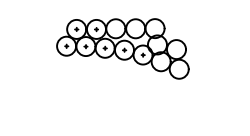
PROPOSED EVERGREEN TREE



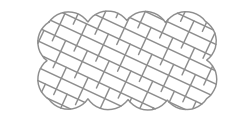
PROPOSED DECIDUOUS SHRUBS



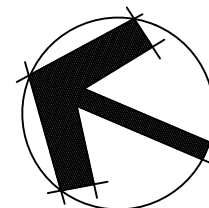
PROPOSED ORNAMENTAL GRASSES



PROPOSED FLOWERING PERENNIALS



SNOW STORAGE AREA



0 5 10 20
SCALE: 1"=10'-0"



Know what's below.
Call before you dig.

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

MINTURN NORTH P.U.D.

LOT 28-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 30, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:

PROPOSED
LANDSCAPE PLAN

SCALE: 1"=10'-0"

SHEET NUMBER:

L1

General Notes and Specifications:

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

Revegetation Notes:

- 1. Seed shall be broadcast and raked to 1/4" depth.
- 2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,577 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,730 SF
	Temporary Spray Irrigation For Native Seed	2,237 SF

IRRIGATION NOTES:

- 1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO-SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
- 2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH:

'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
<u>PRAIRIE JUNEGRASS</u>	<u>2.5%</u>	<u>1.25</u>
TOTAL LBS./ACRE	100%	50

NOTES:

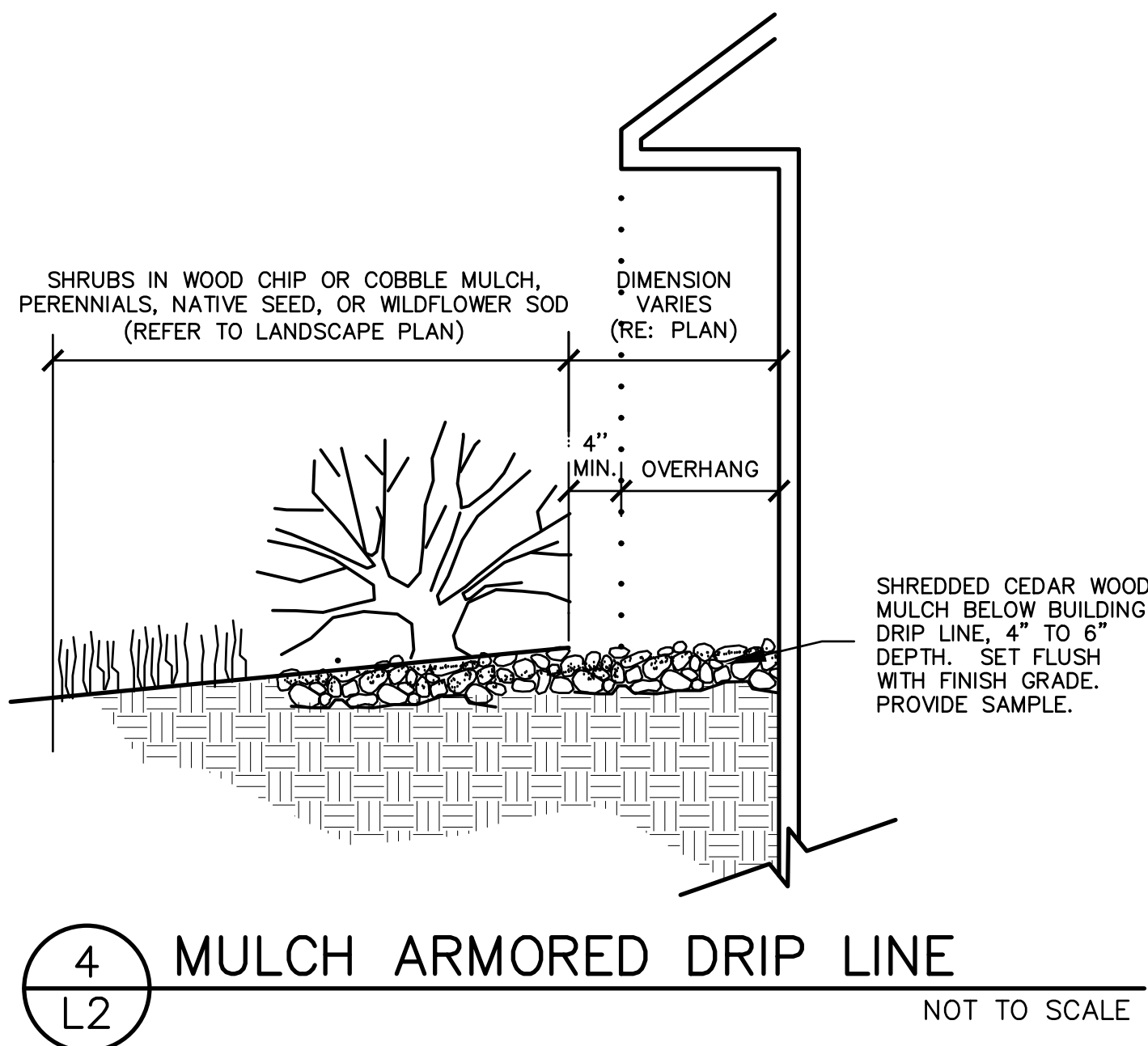
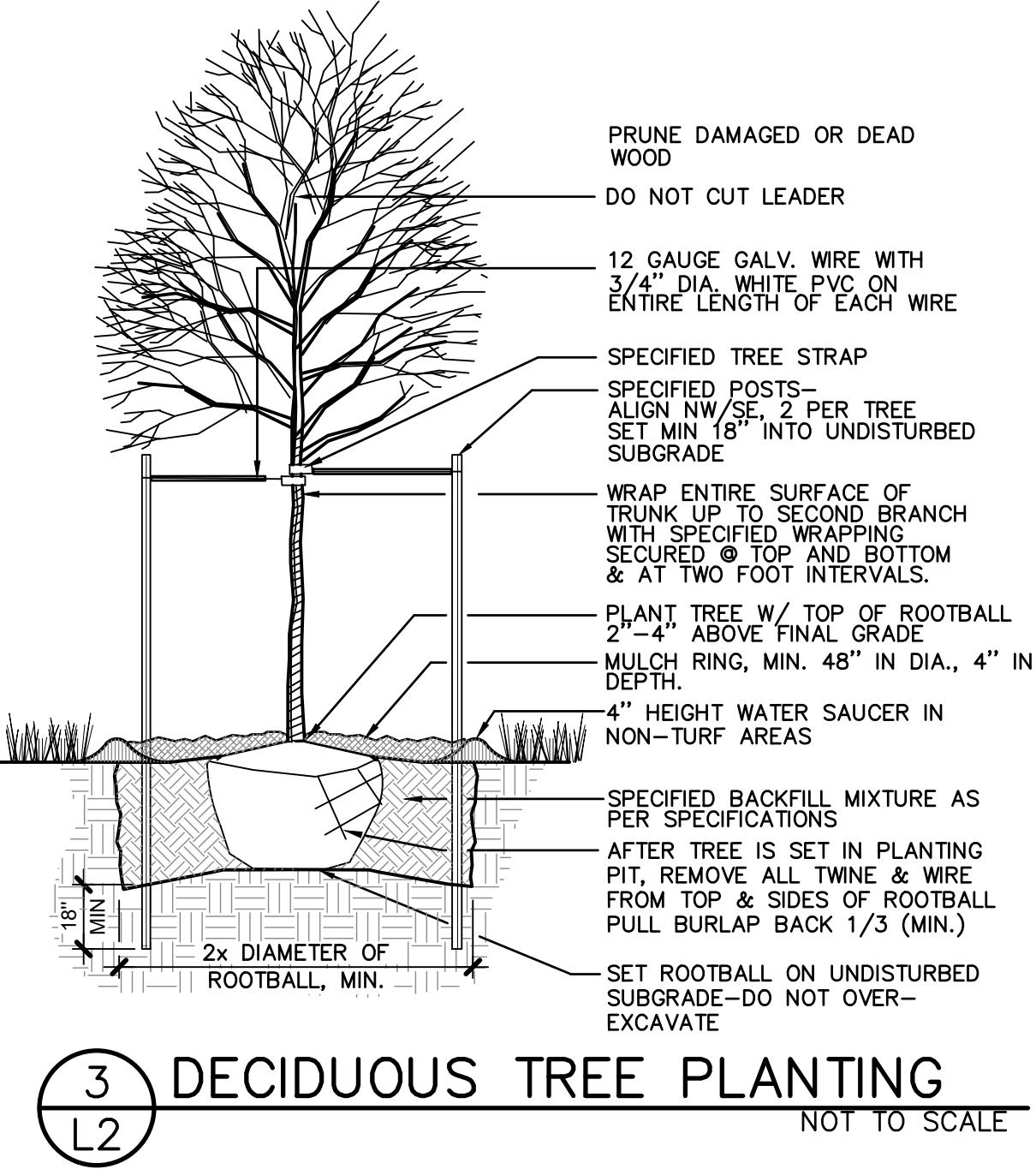
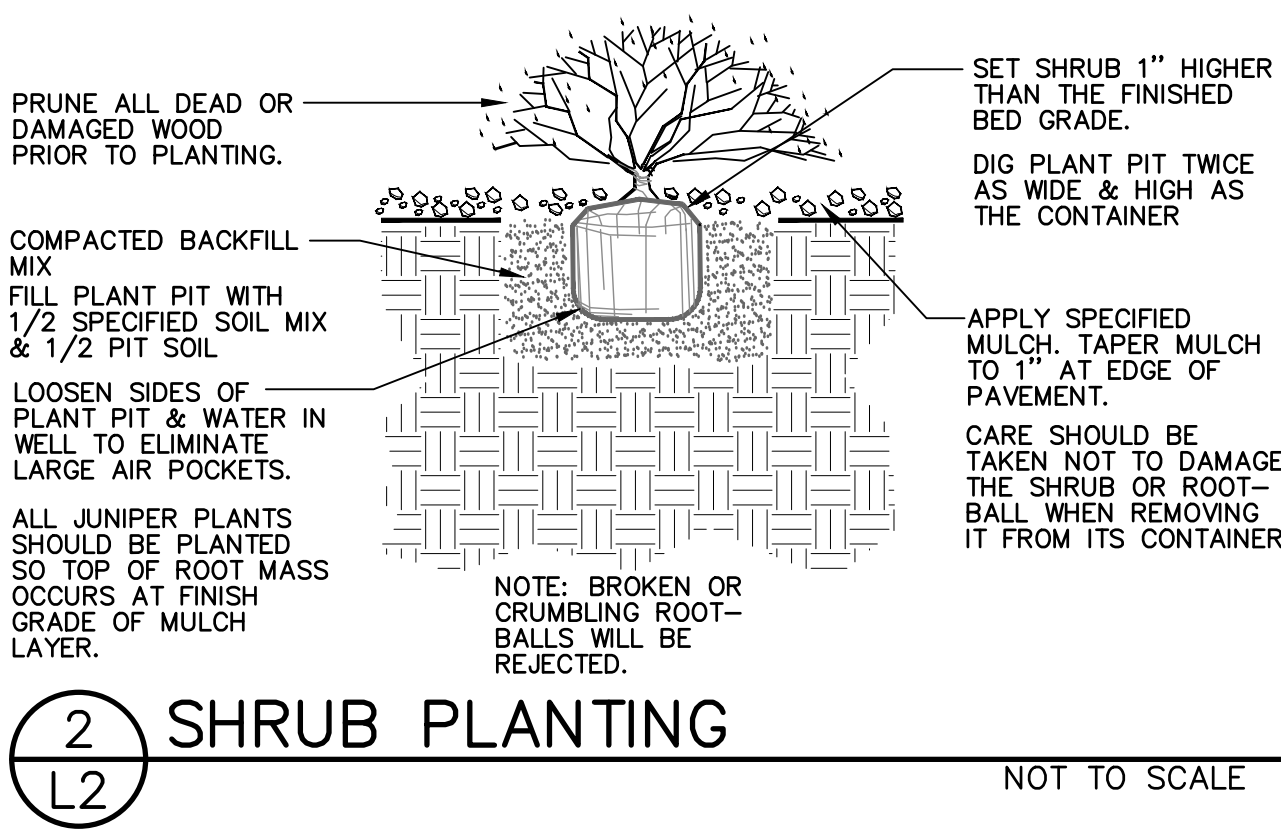
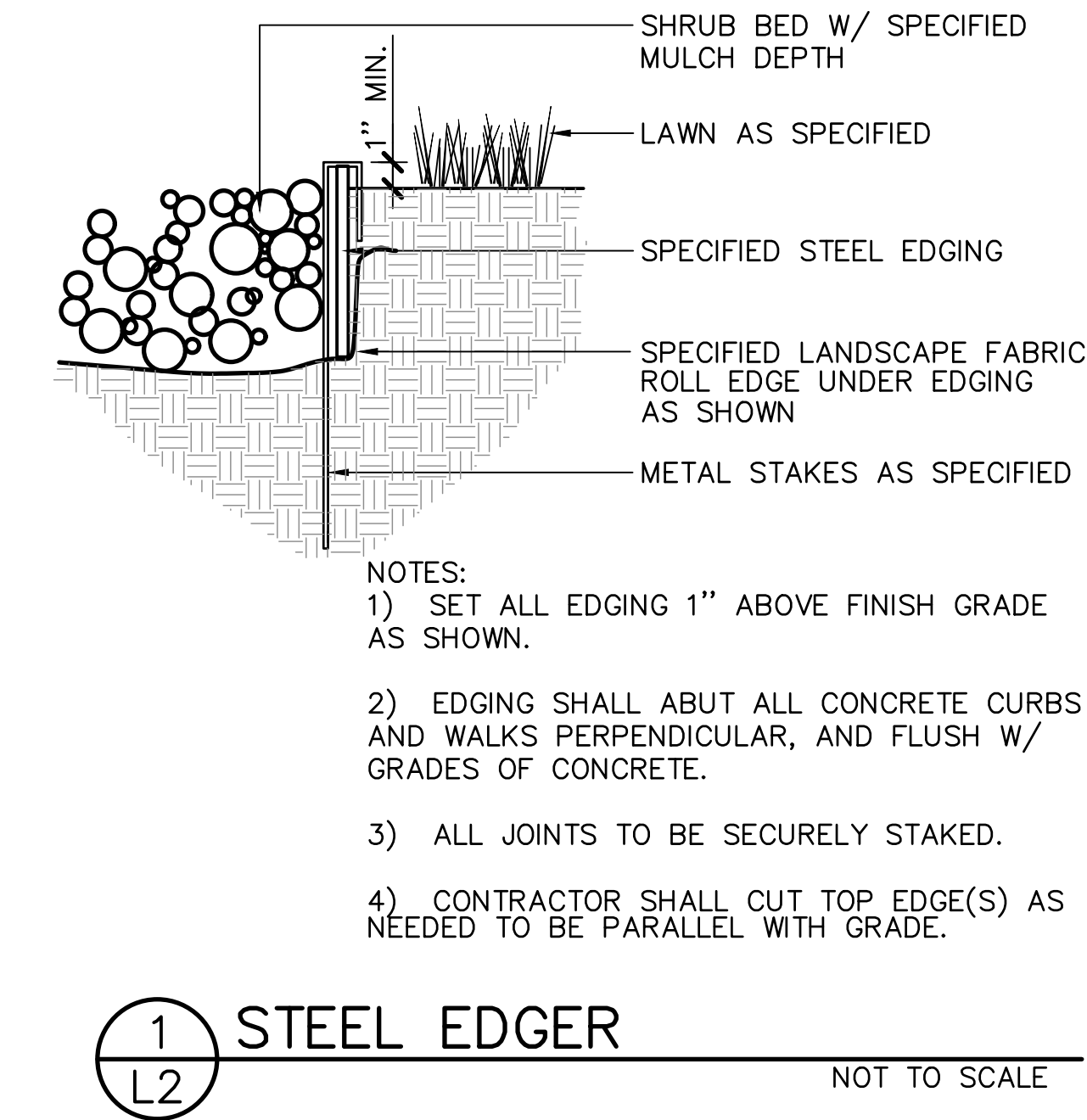
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN 1/4" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS TREES				
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
ORNAMENTAL GRASSES (planted @ 12" O.C. spacing)				
5	Blue Avena Grass Grass, Helictotrichon sempervirens	1 & 2	1 gal.	Container Full
PERENNIAL FLOWERS (planted @ 12" O.C. spacing)				
11	Common White Yarrow Achillea millefolium	1 & 2	Flats of 15	
14	Silvery Lupine Lupinus argenteus	1 & 2	Flats of 15	
DECIDUOUS SHRUBS				
4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
4	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
4	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
6	Mountain Snowberry Symphoricarpos oreophilus	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
3	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
1	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
2	Thimbleberry Rubus parviflorus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
3	Twinberry Honeysuckle Lonicera involucrata	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.



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

MINTURN NORTH P.U.D.

LOT 28-LANDSCAPE PLAN

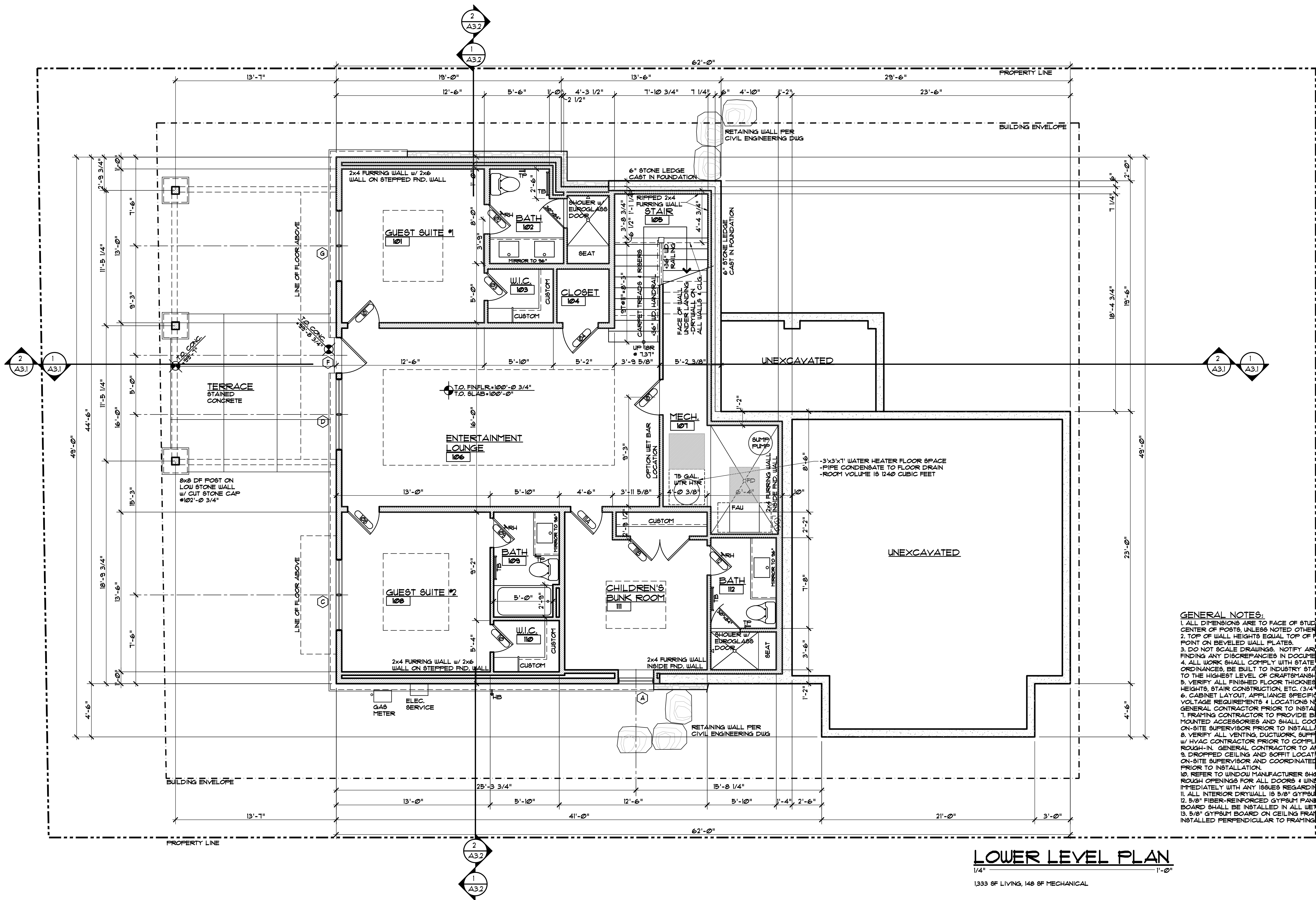
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: April 30, 2025
REVISIONS:

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



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

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
CELL: (970) 724-3411
don.eggars@eggarsarchitecture.com

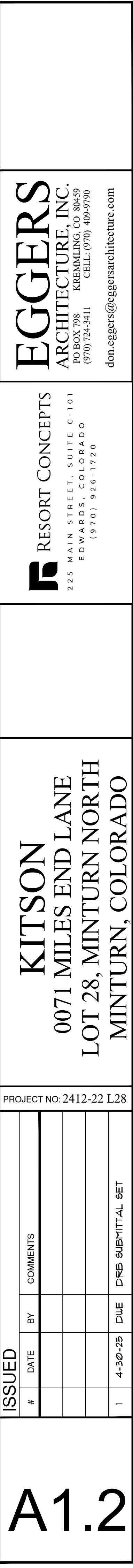
RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

KITSON
0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

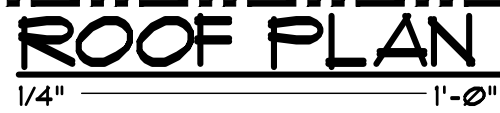
PROJECT NO: 2412-22 L28

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
1	4-30-25	DUE	DREB SUBMITTAL SET				

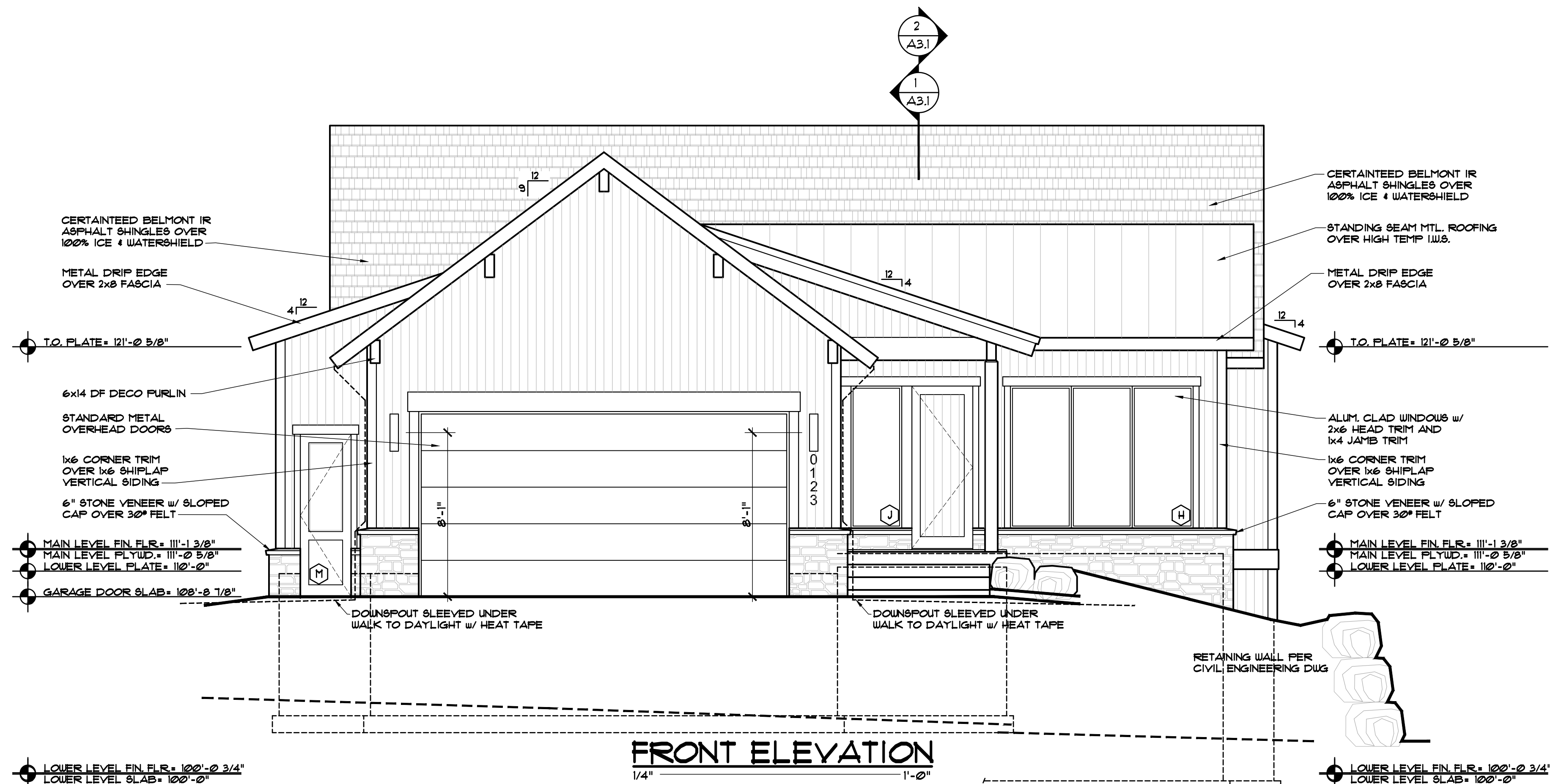
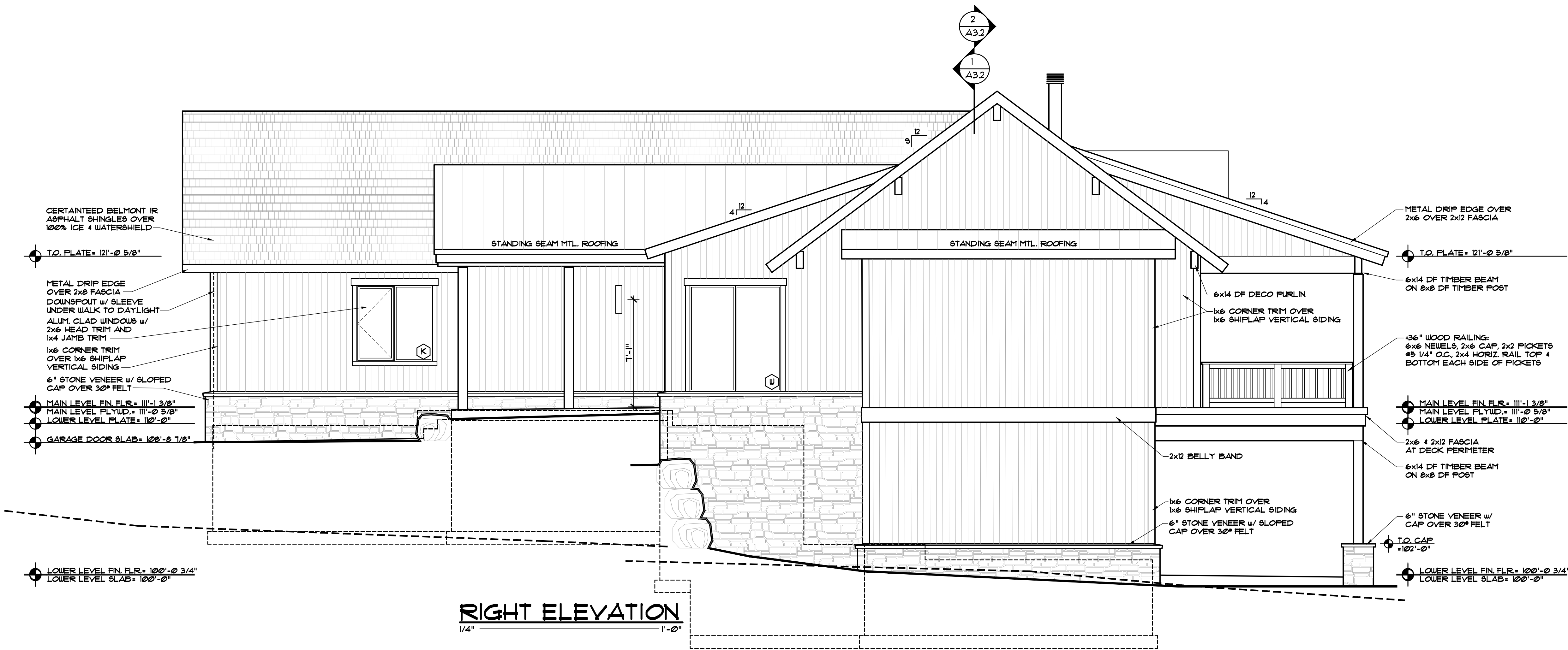
A1.1



Page 86 of 206



Page 87 of 206



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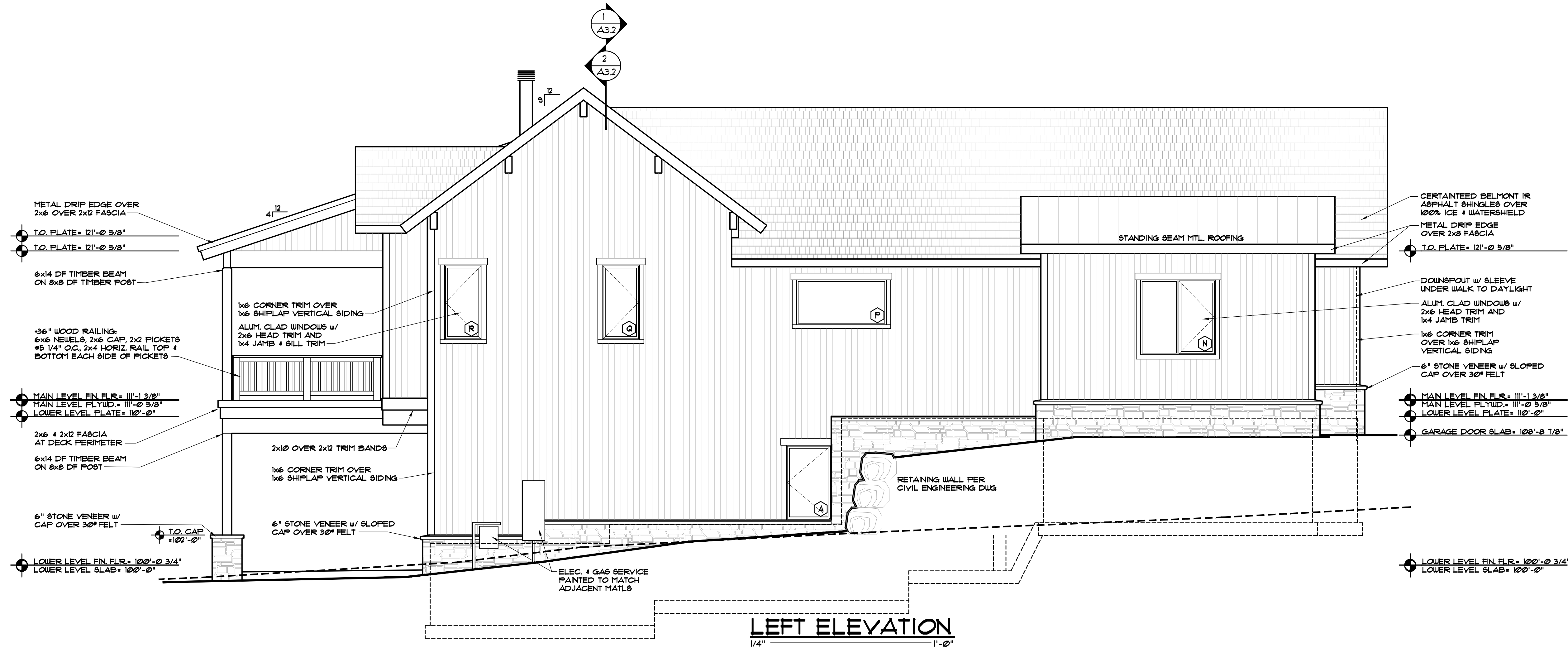
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LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

#	DATE	BY	COMMENTS	DUE	DREB SUBMITTAL SET
1	4-30-25				

A2.1



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



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

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LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

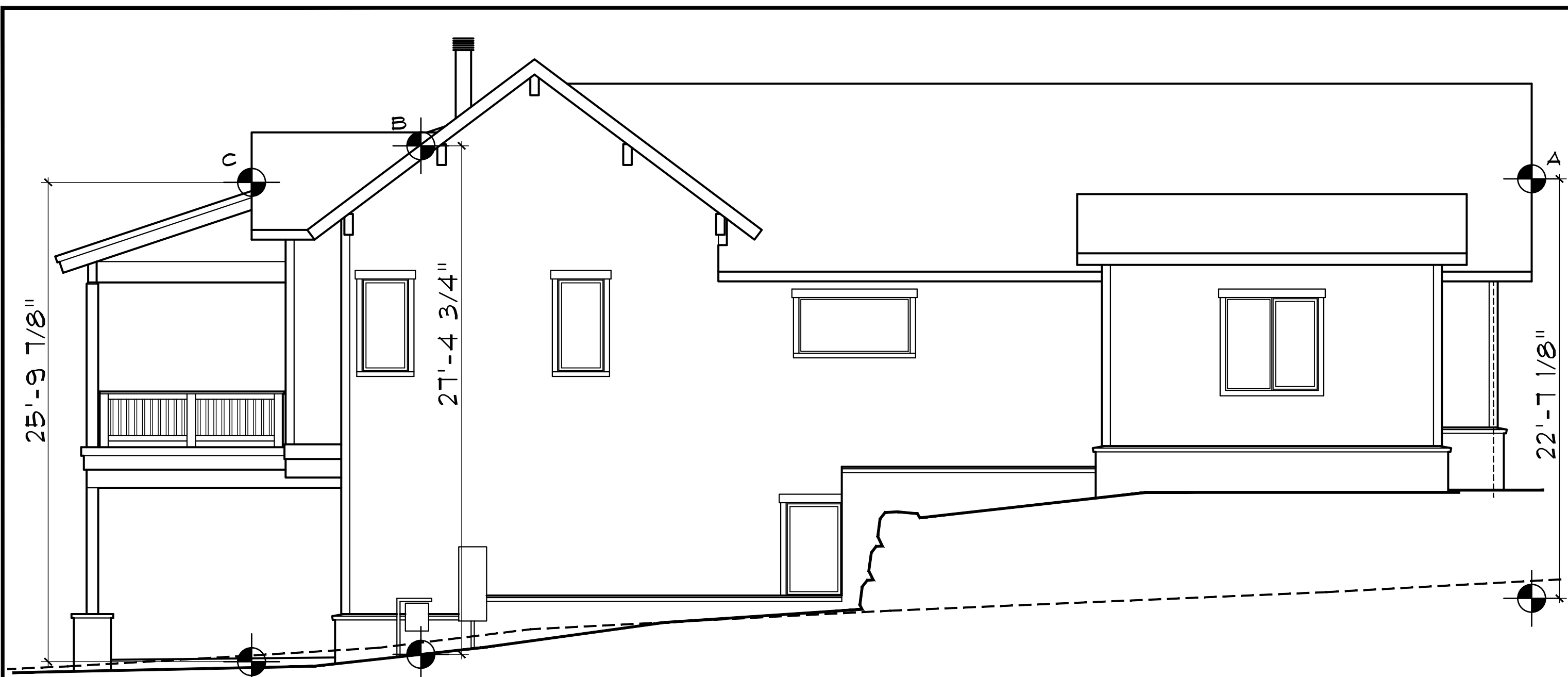
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1	4-30-25						

ISSUED

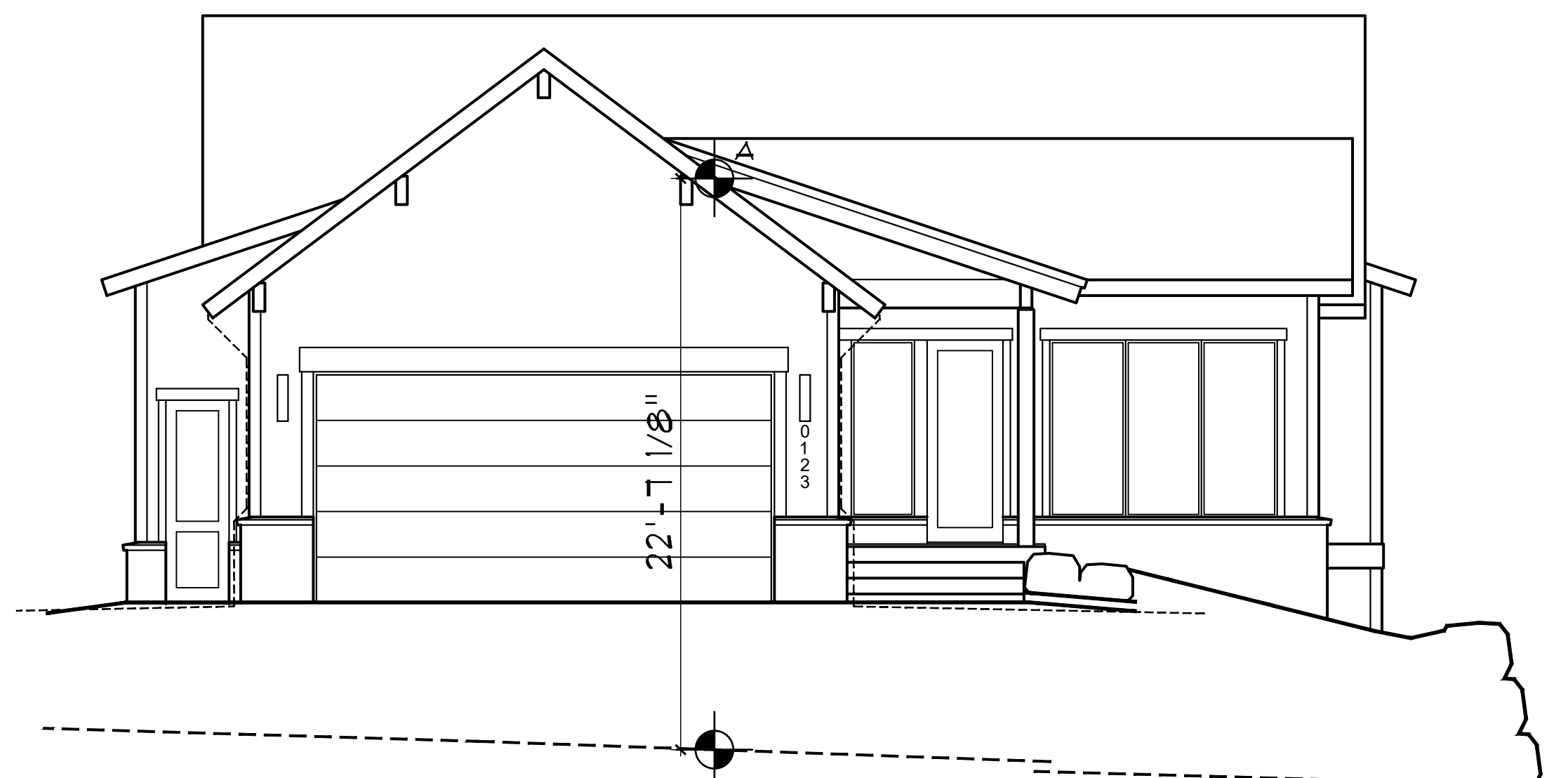
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DRE SUBMITTAL SET

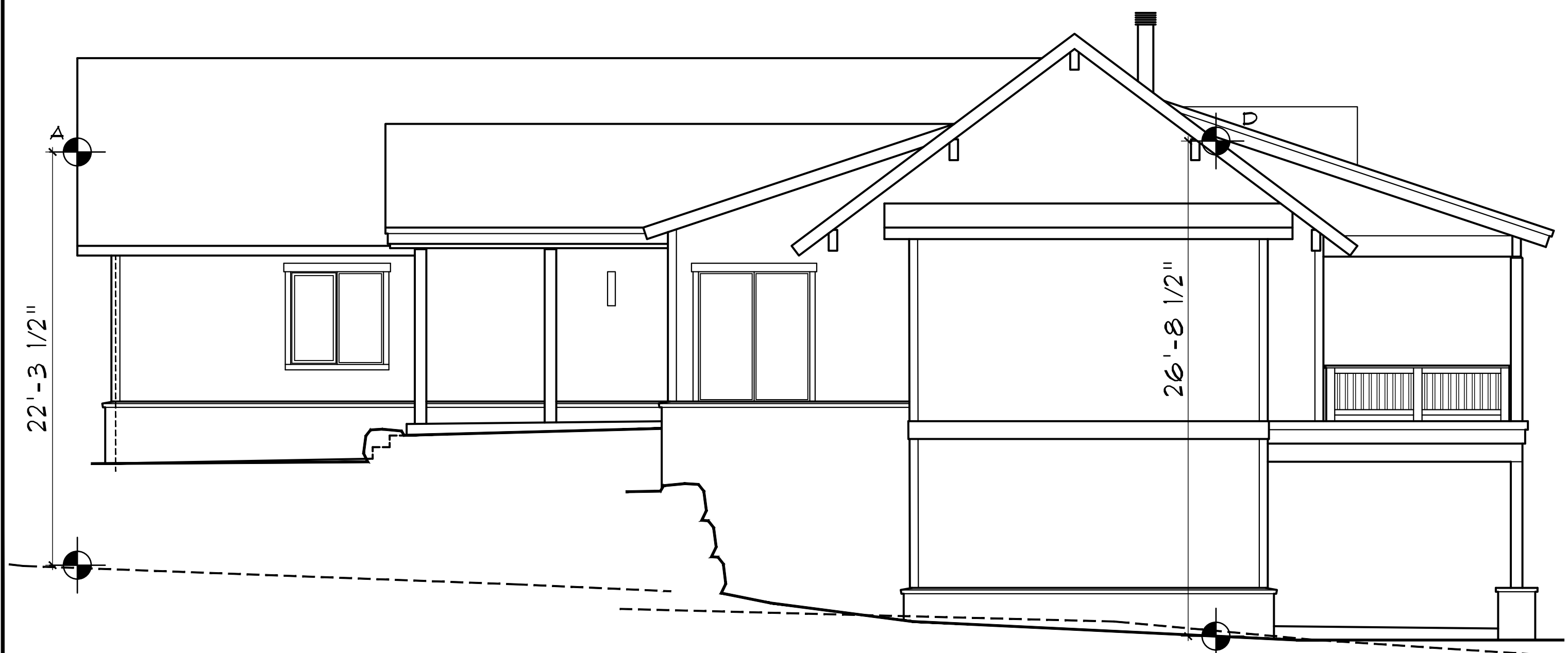
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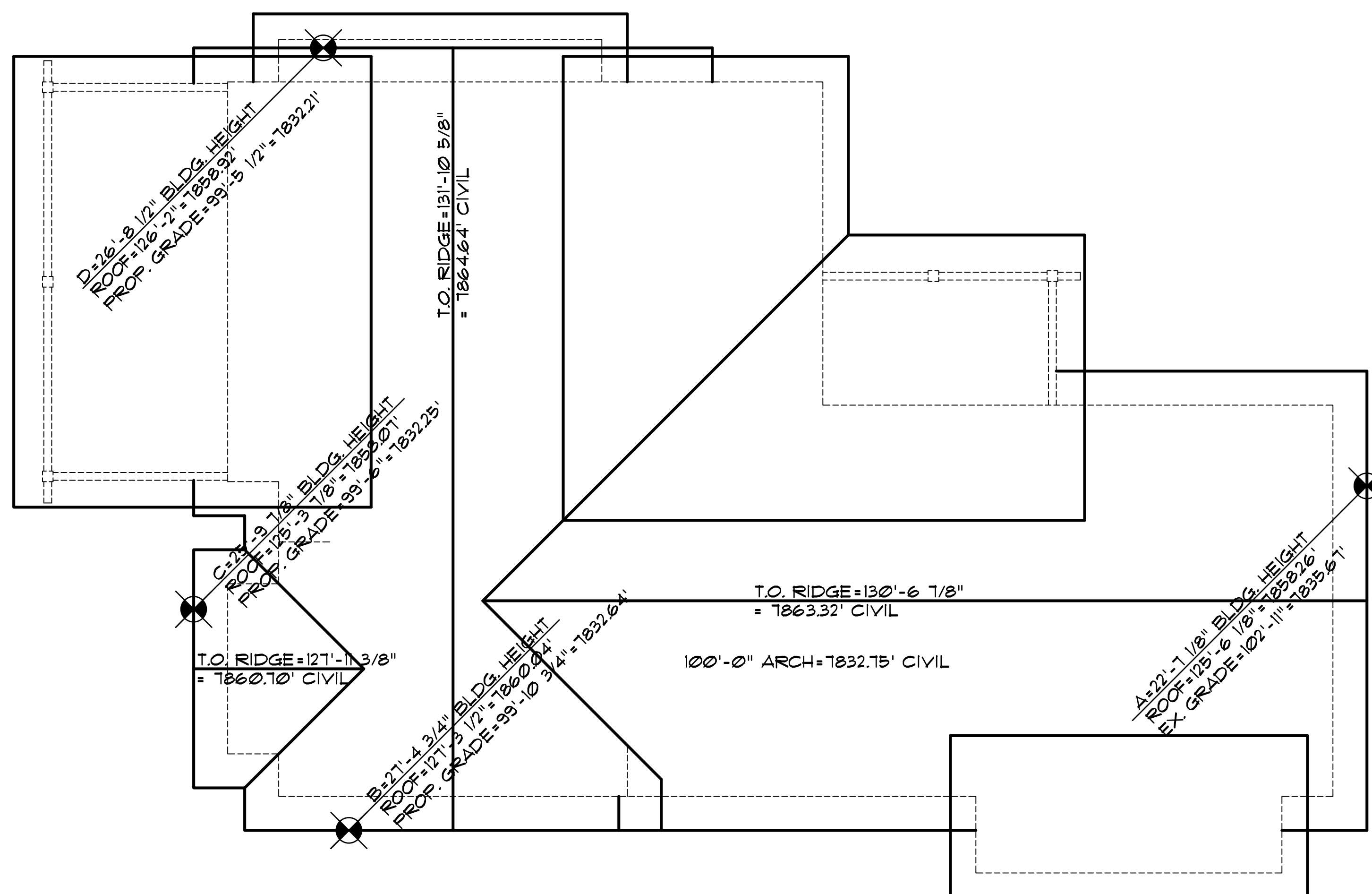
LEFT ELEVATION
1/4" = 1'-0"



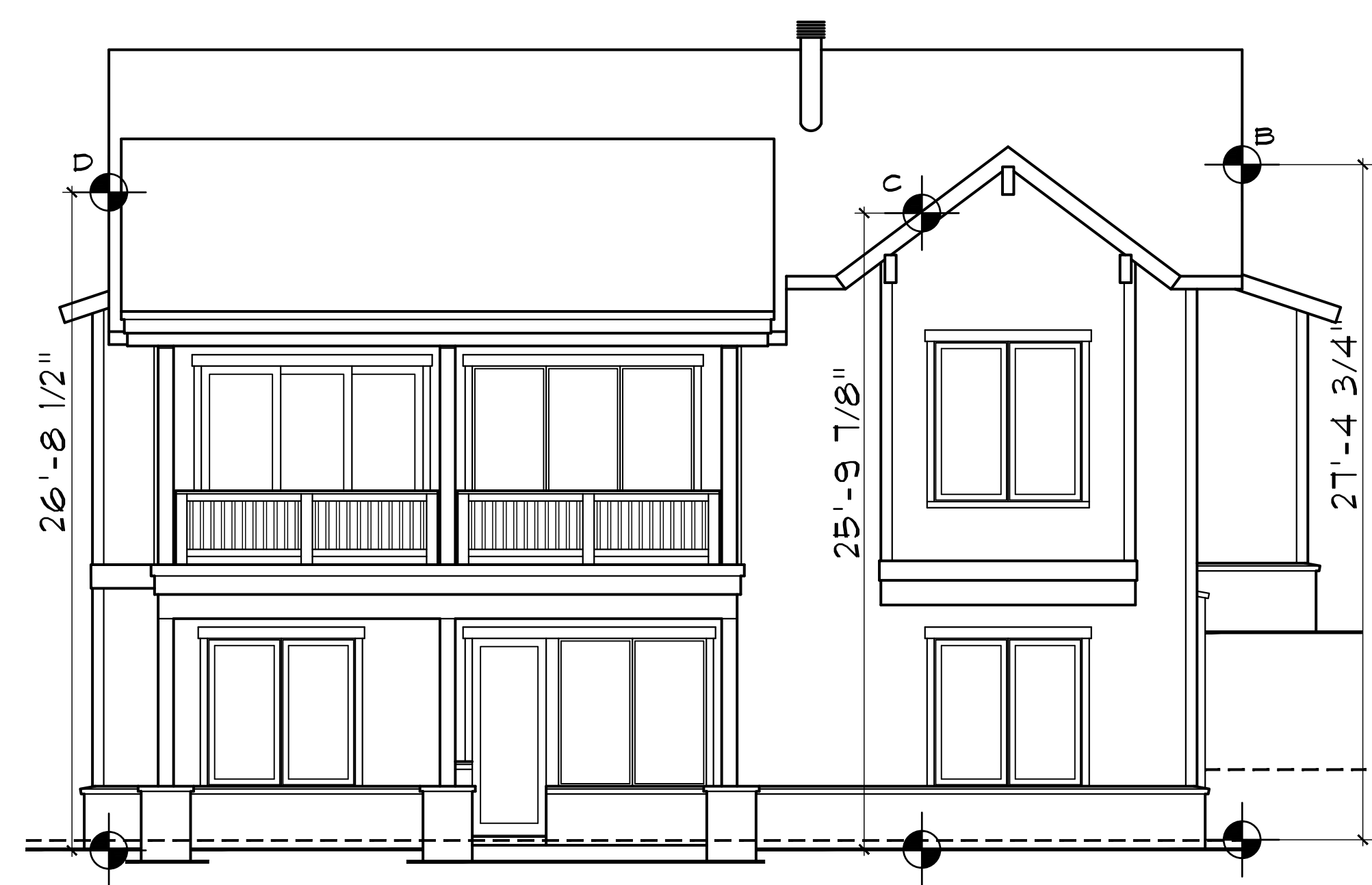
FRONT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



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

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KITSON

0071 MILES END LANE
LOT 28, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L28

ISSUED		COMMENTS	
#	DATE	BY	
1	4-30-25	DUE	DREB SUBMITTAL SET

BH1

Page 99 of 206



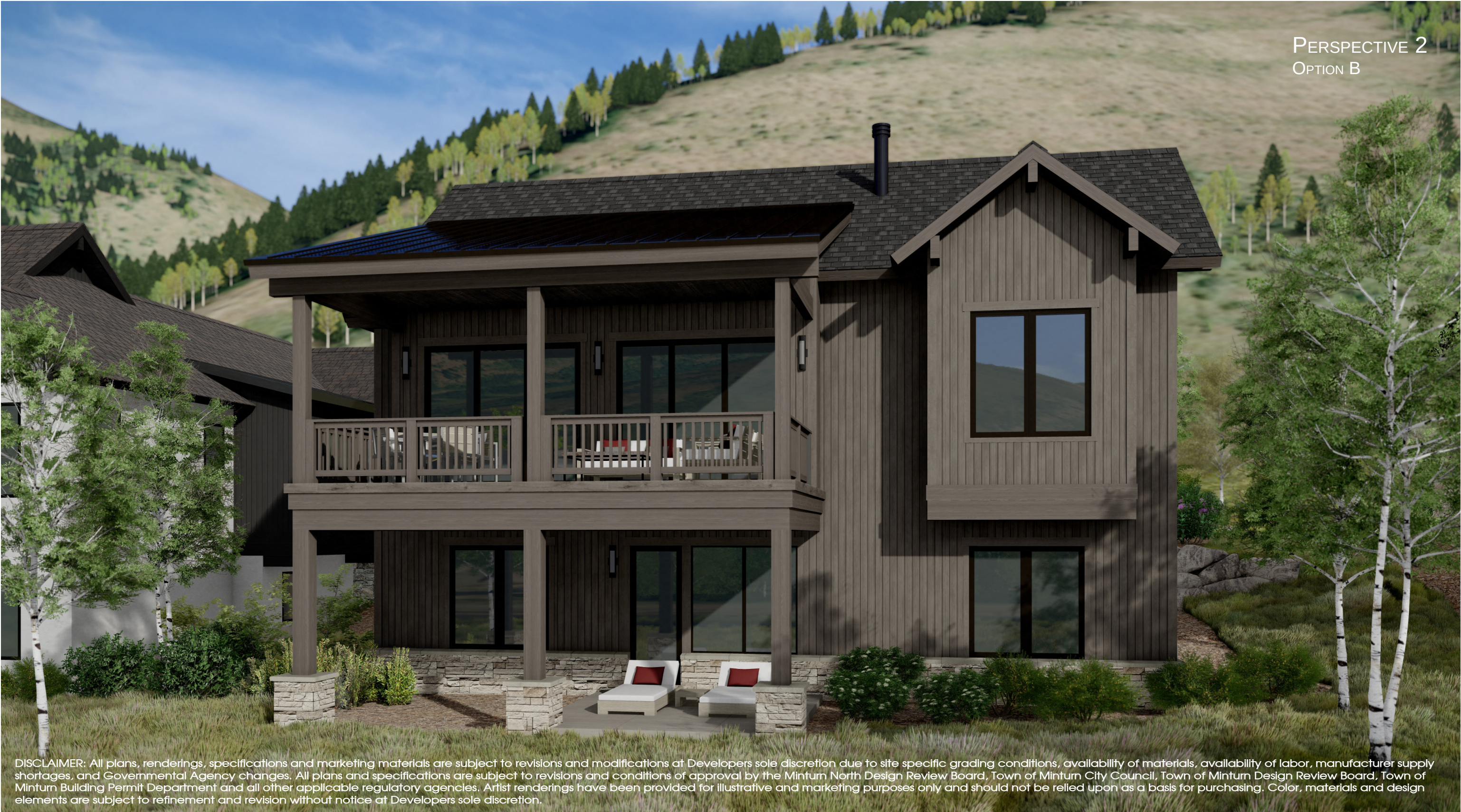
DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 28

DRB DESIGN REVIEW - 3D VIEWS
MAY 15, 2025

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



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MINTURN NORTH - LOT 28

DRB DESIGN REVIEW - 3D VIEWS
MAY 15, 2025

EGGERS
ARCHITECTURE, INC. **AXIS** 
DESIGN

 RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Vertical Siding
1"x8" - Butt Joint, Rough
Color: Custom Stain



Columns, Fascia & Soffits
1"x8" - Butt Joint, Rough
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Roofing
Mfg: CertainTeed Belmont
Asphalt Shingles
Color: Shadow Gray



Roofing
Standing Seam Metal
Color: Bronze



Garage Door
9'-0" x 18'-0" Insulated Wood
Color: Custom Stain



Windows and Doors
Mfg: Sierra Pacific
Color: Bronze



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



Entry Door
Solid Wood
Color: Custom Stain



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

MANAGER'S REPORT

June 18th 2025



To: Minturn Town Council

From: Manager Gutierrez

Meetings

Attended

June 9th Zoning Update Open House

June 11th Mayor Earle Bidez; Minturn Planning Commission

June 12th Town Attorney Mike Sawyer; Siri Roman ERWSD

June 13th Stefanie Neubauer Minturn Whiskey; Councilor Lynn Feiger

Upcoming

June 16th Tim McGuire

June 17th Eagle County Commissioners; Eagle County Housing Authority

June 18th Summer QQ Meeting NWCCOG; Regional Housing Action Plan

June 25th Eagle County Community Wildlife Roundtable

June 27th Strategies DC

July 1st Core Transit 10-Year Transit Plan

*Scheduling Councilor one-on-one meetings for those interested.

Key Projects

Minturn Water Treatment Plant

I received the 60% design documents from Jarod Limke, our contracted engineer with HDR, on Thursday, June 12th. As of this report, I have only completed a preliminary review of the submittal. I met with Jarod on June 10th to review the project's history to date. He reported that cost estimates being prepared by the construction firm Glacier are several weeks behind schedule but should be available by the July 10th workshop meeting. On June 13th, I had a follow-up discussion with Jarod regarding the potential incorporation of additional redundancy features for pretreatment, should they become necessary in the future. We also discussed the option of shifting from a Design-Bid approach to a Construction Manager At-Risk (CMAR) model to help manage the project. Jarod noted some of the initial challenges associated with using CMAR in light of the Congressionally Directed Spending awarded to the town for the project. I will explore this further in the coming weeks.

Little Beach Park & Historic Meyer's Barn

I met with staff on June 11th to review the planned park improvements and the proposed relocation of the historic Meyer's Barn. Town Engineer Jeff Spanel is moving forward with the design of the retaining wall replacement and the new access road. I requested an expansion of the topographical survey to include the southern portion of the property, as well as a contemporary boundary survey. Once the survey work is complete, staff will assess the data to determine the most suitable location for the barn's placement. I am working to schedule a meeting with the team involved in the relocation and reconstruction of the barn on Thursday, June 19th. We have until September to prepare construction-ready documents for work eligible for grant funding, and we remain confident that this timeline can be met.



To: Mayor and Council

From: Jay Brunvand

Date: June 18, 2025

Agenda Item: Fiscal Year 2024 Financial Audit

REQUEST:

During the June 18, 2025 Council Meeting, Council will have a brief presentation from Joe Hood of Maggard and Hood who will be attending virtually.

INTRODUCTION:

FY 2024 Audit review and acceptance is scheduled under Business Items. As per §29-1-606(a)(1) C.R.S. the Council must accept the audit and submit the approved audit to the Department of Local Affairs and to the Office of the State Auditor not later than June 30 of each year.

The audit was included in electronic format with the June 18 packet for your review and a hard copy will be available for each Council Member upon request and placed in your box at Town Hall. For the meeting I will have posted the audit on the website with tonight's Council Packet for public review of the draft. I will print the audit upon request for those citizens desiring a hard copy. Please feel free to contact me prior to the meeting in the event you need further information.

ANALYSIS:

Our audit firm, Maggard and Hood, was on site the week of February 18 and conducted their audit and financial review. The annual audit provides a snapshot view of the financial integrity of the Town as of December 31, 2024. The audit shows the town to be on a solid financial footing and we have been presented with a clean financial bill of health.

COMMUNITY INPUT:

Not Applicable

BUDGET / STAFF IMPACT:

The Town is required by State law to have an annual financial audit. This item is budgeted for annually. Most important, municipal governments are required to have an annual audit performed by a certified firm, I assure you we are not being audited due to an issue or problem.

STRATEGIC PLAN ALIGNMENT:

In accordance with Strategy #1 the town is committed to practicing fair, transparent, and communicative local government. Management is responsible for the preparation and fair presentation of the annual financial audit in accordance with accounting principles generally accepted in the United States of America.

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to accept the Fiscal Year 2024 Annual Audit as presented.

ATTACHMENTS:

- The FY2024 Annual Audit Draft has been made available to the Council and public electronically. Upon acceptance of the audit by the Minturn Town Council the audit will be publicly available on the Town's website or, upon request, in printed format.

Jay Brunvand
Town Treasurer/Town Clerk
P.O. Box 309 ♦ 302 Pine St
Minturn, CO 81645
970-827-5645 Ext 1
treasurer@minturn.org
www.minturn.org



TOWN COUNCIL
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members
Lynn Feiger
Gusty Kanakis
Tom Priest
Kate Schifani
Brian Rodine

June 6, 2025

Maggard & Hood, P.C.
P.O. Box 370
Glenwood Springs, CO 81602

This representation letter is provided in connection with your audit of the financial statements of the Town of Minturn, which comprise the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information as of December 31, 2024, and the respective changes in financial position and where applicable, cash flows, for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, as of June 6, 2025 the following representations made to you during your audit:

Financial Statements:

1. We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated January 20, 2025, including our responsibility for the preparation and fair presentation of the financial statements and for preparation of the supplementary information in accordance with the applicable criteria.
2. The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required to be included in the financial reporting entity.
3. We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
4. We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5. Significant assumptions we used in making any accounting estimates, including those measured at fair value, are reasonable.
6. Related party relationships and transactions, if any, including revenues, expenditures/ expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties, if any, have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
7. Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment or disclosure in the financial statements.
8. The effects of uncorrected misstatements, if any, are immaterial, both individually and in the aggregate, to the financial statements as a whole for each opinion unit. A list of the uncorrected misstatements is attached hereto.
9. The effects of all known actual or possible litigation, claims, and assessments, if any, have been accounted for and disclosed in accordance with U.S. GAAP.
10. Guarantees, whether written or oral, under which the Town of Minturn is contingently liable, if any, have been properly recorded or disclosed.

Information Provided:

11. We have provided you with –
 - Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters.
 - Additional information that you have requested from us for the purpose of the audit.
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - Minutes of the meetings of the Town Council, or summaries of actions of recent meetings for which minutes have not yet been prepared.
12. All material transactions have been recorded in the accounting records and are reflected in the financial statements.
13. We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
14. We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management.

- Employees who have significant roles in internal control, or
 - Others where fraud could have a material effect on the financial statements.
15. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity's financial statements communicated by employees, former employees, regulators, or others.
 16. We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
 17. We have disclosed to you all known actual or possible litigation, claims, and assessments, if any, whose effects should be considered when preparing the financial statements.
 18. We have disclosed to you the identity of the entity's related parties and related party relationships and transactions, if any, of which we are aware.

Governments - Specific:

19. We have made available to you all financial records and related data.
20. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
21. We have identified to you any previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
22. The Town of Minturn has no plans or intentions that may materially affect the carrying value or classifications of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.
23. We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
24. We have identified and disclosed to you all instances that have occurred or are likely to have occurred:
 - of fraud and noncompliance with provisions of laws and regulations that we believe have a material effect on the financial statements or other financial data significant to the audit objectives, and any other instance that warrant the attention of those charged with governance.
 - of noncompliance with provisions of contracts and grant agreements that we believe have a material effect on the determination of financial

statement amounts or other financial data significant to the audit objectives.

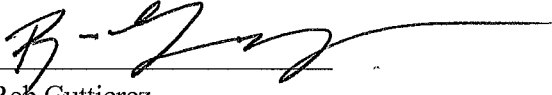
- of abuse that could be quantitatively or qualitatively material to the financial statements or financial data significant to audit objectives.
25. There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance, other than those disclosed in the financial statements, if any.
 26. As part of your audit, you assisted with preparation of the financial statements and related notes. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, accepted responsibility for those financial statements and related notes.
 27. The Town has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
 28. The Town has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
 29. We have followed all applicable laws and regulations in adopting, approving, and amending budgets.
 30. The financial statements include all component units as well as joint ventures with an equity interest, and properly disclose all other joint ventures and related organizations, if any.
 31. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 34.
 32. All funds that meet the quantitative criteria in GASB Statement Nos. 34 and 37 as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statements users, if applicable.
 33. Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
 34. Investments, derivative instruments, and land and other real estate held by endowments are properly valued, if any.

35. Provisions for uncollectible receivables have been properly identified and recorded, if any.
36. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
37. Revenues are appropriately classified in the statement of activities within program revenues and general revenues, as applicable.
38. Inter-fund, internal, and intra-entity activity and balances have been appropriated classified and reported.
39. Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
40. Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated.
41. We have appropriately disclosed the Town's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net assets are available and have determined that net assets were properly recognized under the policy.
42. We are following our established accounting policy regarding which resources (that is restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
43. We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
44. With respect to Other Supplementary Information:
 - We acknowledge our responsibility for presenting other supplementary information in accordance with accounting principles generally accepted in the United States of America, and we believe the other supplementary information, including its form and content, is fairly presented in accordance with principles generally accepted in the United States of America. The methods of measurement and presentation of the other supplementary information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the other supplementary information.
 - If the other supplementary information is not presented with the audited financial statements, we will make the audited financial

statements readily available to the intended users of the other supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

To the best of our knowledge and belief, no events, including instances of noncompliance have occurred subsequent to the balance sheet date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.

Signed: _____


Rob Guttierrez

Title: Town Manager

Signed: _____


Jay Brunvand

Title: Finance Officer

TOWN OF MINTURN, COLORADO

**FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITORS' REPORT**

DECEMBER 31, 2024

DRAFT
PENDING BOARD ACCEPTANCE

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report	1
Management's Discussion and Analysis	2 - 12
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	13
Statement of Activities	14
Fund Financial Statements:	
Balance Sheet – Governmental Funds	15
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	16
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	17
Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balances of Government Funds to the Statement of Activities	18
Statement of Net Position – Proprietary Funds	19
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	20
Statement of Cash Flows – Proprietary Funds	21
Notes to Financial Statements	22 - 43
Required Supplementary Information –	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	44
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund – Battle Mountain Resort Fund	45

TABLE OF CONTENTS
(continued)

	<u>Page</u>
Supplementary Information –	
<i>Combining Schedules and Individual Fund Budgetary Comparison Schedules:</i>	
Governmental Funds –	
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund	46
Combining Balance Sheet – Nonmajor Governmental Funds	47
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds	48
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Conservation Trust Fund	49
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Minturn Market Fund	50
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Minturn Gen Improvement District (GID) Fund	51
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Capital Projects Fund	52
Proprietary (Enterprise) Funds –	
Schedule of Budgetary Based Revenues and Expenditures – Budget and Actual – Water and Sanitation Enterprise Fund	53
Compliance Section –	
Counties, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets	54 - 55

**Maggard
& Hood, P.C.**

CERTIFIED PUBLIC ACCOUNTANTS

The Honorable Mayor and Members
of the Town Council
Minturn, Colorado

INDEPENDENT AUDITOR'S REPORT***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units and remaining fund information, and each major fund of the Town of Minturn as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Town of Minturn's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units and remaining fund information, and each major fund of the Town of Minturn as of December 31, 2024 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Town of Minturn and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Minturn's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism through the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Town of Minturn's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Town of Minturn's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, listed as required supplementary information in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with accounting standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the supplementary information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Minturn's basic financial statements. The combining and individual fund financial statements and schedules, and the County, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets, which are listed in the table of contents are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material aspects, in relation to the basic financial statements taken as a whole.



MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
June 6, 2025

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Town of Minturn was organized in 1904, under provisions of Colorado State Statutes. The provisions of its home rule charter that was adopted in 1982 currently govern the town. The Town operates under a Council-Mayoral form of government and is a duly organized and existing political subdivision under the Constitution and laws of the State of Colorado. The Town is located in the central portion of Colorado approximately one hundred miles west of Denver, two miles south of Interstate 70 on State Highway 24, and four miles west of the Town of Vail and the Vail Ski Resort, and four miles east of the Town of Avon and the Beaver Creek Ski Resort. An elected Mayor and Town Council govern the Town and are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes.

The discussion and analysis of the Town of Minturn's financial performance provides an overall review of the Town's financial activities for the fiscal year. The intent of this discussion and analysis is to look at the Town's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the Town's overall financial performance.

FINANCIAL HIGHLIGHTS

Key financial highlights for the fiscal year ended December 31, 2024 are as follows:

- In total, the Town's *overall* net position increased \$4,281,224 or 26% from the previous fiscal year.
- The Town's Governmental Activities General Revenues accounted for \$3,654,066 or 78% of all revenues. These general revenues include taxes, grants and entitlements not restricted to specific programs, and general interest and other revenues not related to specific programs. Program specific revenues, in the form of charges for services and sales, as well as program specific grants and contributions, accounted for \$1,041,059 or 22% of the Town's total governmental revenues of \$4,695,125.
- Governmental Activities for the Town had \$4,099,110 in expenses, of which \$797,266 were offset by program specific charges for services and sales, and \$243,793 by operating and capital grants and contributions. The remaining expenses were offset by general revenues.
- In the Town's business-type (enterprise) activities, fiscal year income exceeded expenses by \$3,685,209 thus increasing the activity's net position to \$6,703,412.

USING THE BASIC FINANCIAL STATEMENTS

This annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and *other supplementary information*. These statements are organized so the reader can understand the Town of Minturn as a financial whole, or as an entire operating activity. The basic financial statements include two types of information on the same statement that present different views of the Town.

- *Government-wide financial statements* that provide both *long-term* and *short-term* information about the Town's *overall* financial status.
- *Fund financial statements* that focus on *individual parts* of the Town government, reporting the Town's operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the readers understanding of the report.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

REPORTING THE TOWN AS A WHOLE

Statement of Net Position and Statement of Activities

While this report contains all funds used by the Town to provide programs and activities, the view of the Town as a whole looks at all financial transactions and asks the question, "How did we do financially during the current fiscal year?" The statement of net position and the statement of activities answer this question. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting system used by most private sector companies. The bases of accounting take into account all of the current year's revenues and expenses regardless of when cash was received or paid.

The focus of these government-wide financial statements is on the overall financial position and activities of the Town. These financial statements are constructed around the concept of a primary government, the Town, except for fiduciary funds. The statement of net position and statement of activities provide information about the activities of the whole Town, presenting both an aggregate view of the Town's finances and a longer-term view of those finances.

The statement of net position and the statement of activities report the Town's net position and changes in those assets. This change in net position is important because it identifies whether the financial position of the Town has improved or diminished for the Town as a whole. The cause of this change may be the result of many factors, some financial, some not. Nonfinancial factors include the Town's property tax base, current property tax laws, statutorily required reserves, facility conditions, and other factors.

In the statement of net position and the statement of activities, the Town is divided into two distinct kinds of activities:

Governmental Activities – Governmental activities are generally financed through taxes, intergovernmental revenues and other non-exchange revenues. Most of the Town's programs and services are reported here including general government activities, planning and zoning, municipal court, police, public works, parks and recreation, economic development, and interest on long-term debt.

Business-Type Activities – Business-type activities are financed by some degree by charging external parties for the goods or services they acquire. The Town's enterprise activities for water and trash, are reported as business-type activities as the service is provided on a charge for goods or services basis to recover the expenses of the goods and services provided.

FUND FINANCIAL STATEMENTS

Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what remains for future spending. The fund financial statements also report the Town's operations in more detail than the government-wide statements by providing information about each of the Town's major funds. For the Town of Minturn, the General Fund is the most significant fund. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations. The Town maintains seven individual governmental funds: General, Battlement Mountain Resort, Special Revenue, Conservation Trust, Minturn Market, General Improvement District and Capital Projects Fund. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the major funds. The nonmajor funds are combined into a single, aggregated, presentation with individual fund data for each of these nonmajor governmental funds provided in the form of combining statements as supplemental information. The Town's proprietary, or enterprise fund, is used to account for its Water and Trash activities. This fund is considered to be a major fund of the Town of Minturn.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

FUND FINANCIAL STATEMENTS -- CONTINUED

As indicated above, the Town's fund financial statements are divided into two broad categories; namely (1) governmental funds; and (2) proprietary funds.

Governmental Funds – The Town's activities are reported in governmental funds, which focus on how monies flow into and out of those funds and the balances left at fiscal year-end for spending in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Town's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or less financial resources that can be spent in the near future to finance the Town's programs. The relationship, or differences, between governmental activities reported in the statement of net assets and the statement of activities and the governmental funds is reconciled in the financial statements. The Town maintains the following governmental funds:

General Fund – A major fund used to account for resources traditionally associated with government which are not required legally or by sound financial management to be account for in another fund.

Battle Mountain Resort Fund – A major special revenue fund accounting for resources committed in use for expenditure related to the planned unit development of the Battle Mountain Resort. This Fund was closed by the Town in 2024 with a final settlement agreement with the developer.

Special Revenue Fund – A major fund accounting for resources restricted in use for future debt service, capital acquisition and maintenance of Town property.

Conservation Trust Fund – A nonmajor fund accounting for resources restricted in use for parks and recreation acquisition, development and maintenance pursuant to Colorado Revised Statutes.

Minturn Market Fund – A nonmajor fund accounting for resources assigned to match costs with income, as well as Town contributions as needed in order to provide foot traffic for the retail shops and restaurants in the Town during summer weekends.

Minturn GID Fund – A nonmajor special revenue fund accounting for resources assigned for the financing of construction of infrastructure in the Battle Mountain development using a dedicated property tax on property within the development. This fund was closed by the Town in 2024.

Capital Project Fund – A nonmajor capital projects fund accounting for resources committed for capital projects using a dedicated construction use tax on projects exceeding \$10,000.

Proprietary Funds – The enterprise funds use the same basis of accounting as business-type activities; therefore, these statements are essentially the same. These funds are established to account for operations that are financed and operated in a manner similar to private enterprise, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The proprietary (enterprise) funds include the following:

Water and Sanitation Fund – accounts for activities related to water and sanitation services to the citizens of the Town.

Discretely Presented Component Unit – A legally separate organization for which the town is financially accountable, but has a separate governing board is considered part of the reporting entity and is reported as a discretely presented component unit (see Note 1):

Minturn Education Fund – A non-profit organization formed in November 2012 to create a scholarship program for qualified Minturn students who meet merit and financial need criteria. The Minturn Education Fund does not issue separate financial statements and is discretely presented in the Town's financial statements.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

THE TOWN AS A WHOLE

The perspective of the statement of net position is of the Town as a whole. Following is a summary of the Town's net position for the current and prior fiscal year.

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
<u>ASSETS:</u>						
Current and Other Assets	\$ 5,989	\$ 5,195	\$ 5,156	\$ 2,157	\$ 11,145	\$ 7,316
Restricted Cash	-	-	3,093	-	3,093	-
Capital Assets, Net	9,327	9,449	3,842	4,005	13,169	13,454
Total Assets	<u>15,316</u>	<u>14,608</u>	<u>12,091</u>	<u>6,162</u>	<u>27,407</u>	<u>20,770</u>
<u>LIABILITIES:</u>						
Current & Other Liabilities	371	135	3,264	205	3,635	340
Long-term Liabilities	-	-	2,123	2,939	2,123	2,939
Total Liabilities	<u>371</u>	<u>135</u>	<u>5,387</u>	<u>3,144</u>	<u>5,758</u>	<u>3,279</u>
<u>DEFERRED INFLOWS</u>						
<u>OF RESOURCES:</u>						
Property Taxes	846	827	-	-	846	827
Related to Leases	231	374	-	-	231	374
Total Deferred Inflows	<u>1,077</u>	<u>1,201</u>	<u>-</u>	<u>-</u>	<u>1,077</u>	<u>1,201</u>
<u>NET POSITION:</u>						
Invested in Capital Assets, Net of Related Debt	9,327	9,449	4,708	1,668	14,035	11,117
Non-Spendable	-	-	-	-	-	-
Restricted	249	206	-	-	249	206
Unrestricted	4,292	3,617	1,996	1,350	6,288	4,967
Total Net Position	<u>\$ 13,868</u>	<u>\$ 13,272</u>	<u>\$ 6,704</u>	<u>\$ 3,018</u>	<u>\$ 20,572</u>	<u>\$ 16,290</u>

As indicated earlier, net position may serve over time as a useful indicator of the Town's financial health. The Town's *overall* assets exceeded its liabilities and deferred inflows by \$4,282 million at December 31, 2024.

By far the largest portion of the Town's Net Position is its net investment in capital assets less the related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to the public; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's Net Position, \$249 thousand (1.1%), represents resources that are subject to restrictions as to how they may be used; this includes statutorily required TABOR emergency reserves and monies restricted for conservation trust purposes, and maintenance of Town property.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

THE TOWN AS A WHOLE -- CONTINUED

The statement of activities reflects the cost of program services and the charges for services and sales, grants, and contributions offsetting those services. The following detail reflects the total cost of services supported by program revenues and general property taxes, unrestricted state entitlements, and other general revenues, resulting in the overall change in net assets for the fiscal year 2024:

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
REVENUES:						
Program Revenues:						
Charges for Services/Sales	\$ 797	\$ 659	\$ 4,920	\$ 1,609	\$ 5,717	\$ 2,268
Operating Grants & Contrib.	-	-	-	-	-	-
Capital Grants & Contrib.	244	-		40	244	40
Total Program Revenues	1,041	659	4,920	1,649	5,961	2,308
General Revenues and Transfers:						
Taxes	2,698	2,050	-	-	2,698	2,050
Intergovernmental Revenue	640	256	-	-	640	256
Interest/Investment Earnings	316	240	71	-	387	240
Transfers	-	-	-	-	-	-
Total General Revenues and Transfers	3,654	2,546	71	-	3,725	2,546
Total Revenues	4,695	3,205	4,992	1,649	9,686	4,854
PROGRAM EXPENSES:						
General Government	1,772	1,269	-	-	1,772	1,269
Planning and Zoning	483	258	-	-	483	258
Municipal Court	13	10	-	-	13	10
Police	471	438	-	-	471	438
Public Works	672	258	-	-	672	258
Parks & Recreation	688	516	-	-	688	516
Water & Sanitation	-	-	1,306	1,503	1,306	1,503
Total Expenses	4,099	2,749	1,306	1,503	5,405	4,252
INCREASE (DECREASE) IN NET POSITION	\$ 596	\$ 456	\$ 3,685	\$ 146	\$ 4,281	\$ 602

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

THE TOWN AS A WHOLE -- CONTINUED

Governmental Activities

Revenues

The Town's governmental activities revenues increased approximately \$1,490 thousand, or 46% from the prior year. Increases occurred for property taxes; real estate transfer taxes and interest earned on cash and investments.

Expenses

Program expenses for governmental activities increased approximately \$1,350 thousand, or 67% from the prior fiscal year. Notable increases occurred in purchased services related to legal, planning and zoning and development related charges, the remaining Town's operating costs were comparable to the prior year.

As indicated above, the statement of activities reflects the cost of program services and the charges for services, grants, and contributions offsetting those services. The following table summarizes the information from the statement of activities, reflecting the total cost of program services and the remaining net cost of program services supported by taxes and other general revenues:

<i>(In Thousands)</i>	Total Cost of Service		Net Cost of Services	
	2024	2023	2024	2023
General Government	\$ 1,772	\$ 1,269	\$ 1,059	\$ 907
Planning and Zoning	483	258	170	(5)
Municipal Court	13	10	13	10
Police	471	438	456	404
Public Works	672	258	672	258
Parks and Recreation	688	516	688	516
Total Expenses	<u>\$ 4,099</u>	<u>\$ 2,749</u>	<u>\$ 3,058</u>	<u>\$ 2,090</u>

The dependence on general revenues for governmental activities is essential. Approximately 75% of 2024 and 76% of 2023 program services were supported through taxes and other general revenues.

Business-Type Activities – The results of operations of the business-type activity indicate that the utility funds used available fund balances to cover losses without assistance from the general fund:

<i>(In Thousands)</i>	2024	2023
Operating Revenues	\$ 4,920	\$ 1,609
Operating Grants & Contributions	-	40
General Revenues	71	-
Total Revenues	4,991	1,649
Less Operating and Interest Expenses	<u>(1,306)</u>	<u>(1,503)</u>
Net Income (Loss), Before Transfers and Capital Grants & Contributions	3,685	146
Transfers In (Out)	-	-
Capital Contributions	-	-
Net Income (Loss)	<u>\$ 3,685</u>	<u>\$ 146</u>

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

THE TOWN'S FUNDS

Governmental Funds

The governmental fund level financial statements focus on how services were financed in the short-term as well as what remains for future spending. The governmental fund level financial statements are reported on the modified accrual basis of accounting. At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a revenue item while outflows for capital outlay and debt service principal payments are presented as an expenditure item, as these items represent current period financial resources and uses.

The General Fund ending fund balance increased from \$3,117,793 to \$3,623,886 during the current fiscal year. The net increase of \$506,093 represents the excess of current period revenues (financial resources) over current period expenditures (financial uses). The ending fund balance in the amount of \$3,623,886, which includes \$3,482,886 of unrestricted reserves, is the amount of net resources available for future spending. Most financial resources are from taxes and intergovernmental revenues.

The Battle Mountain Resort special revenue fund ending fund balance decreased from \$91,287 to \$0, during the current fiscal year. The net decrease of \$91,287 represents the excess of current period expenditures (financial uses) in excess of current period revenues (financial resources). The Town reached a settlement with the developer and the Fund was closed in 2024.

The Special Revenue Fund ending fund balance decreased from \$32,430 to \$9,600 during the current fiscal year. The net decrease of \$22,830 represents the excess of current period expenditures (financial uses) in excess of current period revenues (financial resources). The ending fund balance of \$9,600 is the amount of net resources available for future spending.

Changes in non-major governmental funds are detailed in the supplemental information of the accompanying financial statements.

Proprietary (Enterprise) Fund

The proprietary (enterprise) fund financial statements, as discussed above, use the same basis of accounting as business-type activities. Positive changes in net position reflect that the enterprise fund is currently generating enough operating and non-operating revenues to offset current year operating and non-operating expenses, while negative changes in net assets indicate that it is not. The net assets of the enterprise activities represent the amount of net resources, including capital assets, available to provide future Water and Sanitation services to the general public of the Town of Minturn. The ending net position increased from \$3,018,203 to \$6,703,412 during the current fiscal year. The year-end balance of unrestricted net assets of \$1,995,697 represents the amount of resources available for future spending.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

GENERAL FUND BUDGETING HIGHLIGHTS

The Town's procedures in establishing the budgetary data reflected in the financial statements is summarized in *Note 1(E)* of the financial statements. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) with the exception of the Proprietary (Enterprise) Funds. The reconciliation of the budgetary differences of the Proprietary Fund to GAAP is found in *Note 1(E)*. The budgeting system of the Town uses a line-item based budget, which is designed to control line-item expenditures, but provide flexibility for overall budgetary management. During the course of fiscal 2024, the Town amended its budget to more accurately reflect anticipated year-end use of available resources.

General Fund Resources (Inflows)

The Town's General Fund budgetary revenues and other financing sources in the amount of \$4,061,020 exceeded budgetary expectations of \$3,640,582 by \$420,438. Positive variances occurred for property taxes, planning zoning and permitting charges and other contributions. Further detail of individual line-item revenues for the general fund can be found in the 'Supplemental Information' section following the notes to the financial statements.

General Fund Charges to Appropriations (Outflows)

The Town's General Fund budgetary expenditures and other financing uses of \$3,554,927 were \$132,411 more than the final appropriated fund balance of \$3,422,516. Negative variances occurred for general government, police and public works as well as transfers to other funds. Further detail of individual line-item expenditures for the general fund can be found in the 'Supplemental Information' section following the notes to the financial statements.

The Town Council and the Town's management continue to strive to budget appropriate amounts for each individual line item.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2024, the Town had a total of \$13,168,682 in capital assets, consisting of \$9,327,118 in governmental activities and \$3,841,564 in business-type activities. The following reflects the balances of fiscal year 2024 compared to fiscal year 2023:

(In Thousands)	Governmental		Business-Type		Total	
	Activities		Activities			
<i>Net of Depreciation:</i>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
Land & Sites	\$ 3,579	\$ 3,579	\$ -	\$ -	\$ 3,579	\$ 3,579
Construction-in-Progress	-	-	101	101	101	101
Streets	3,630	3,712	-	-	3,630	3,712
Bldgs & Improvements	1,950	2,025	-	-	1,950	2,025
Machinery & Equipment	168	133	125	129	293	262
Water & Sanitation Sys	-	-	3,532	3,654	3,532	3,654
Recreation Systems	-	-	84	121	84	121
Total Capital Assets	<u>\$ 9,327</u>	<u>\$ 9,449</u>	<u>\$ 3,842</u>	<u>\$ 4,005</u>	<u>\$ 13,169</u>	<u>\$ 13,454</u>

Debt

At December 31, 2024 the Town had a total of \$2,227,186 of outstanding long-term obligations. The entire amount is carried in business-type activities. Additional information regarding debt service requirements is found in *Note 4* of the financial statements.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

CURRENT ISSUES, ECONOMIC CONDITION AND OUTLOOK

2024 showed strength in the overall economy with higher interest earned on our savings, vibrant sales tax numbers, and showing very strong signs of economic growth in revenues for real estate markets and online retail sales. The combined economic growth was representative of improving growth in local sectors and on overall economic conditions and customer and consumer confidence.

The Town's 2023 assessed valuation (for collection of taxes in 2024) was \$47,191,800, up from the prior year's \$46,134,010 representing an increase of 2.29%. It is noted that 2023 was an assessment year, however, the state property value growth represented a concern at the State Legislature. During 2023 the Governor called a special session to address what was anticipated to be a large property tax increase statewide. The legislation that came out of the special session reduced both residential and commercial assessment values. As a result, the town property tax would fall from \$863,749 to \$846,338 in 2024, a 2% anticipated reduction deduction. For 2024 the commercial assessment value was reduced from 29% to 27.90% and residential was reduced from 6.95% to 6.75% which is reflected in the revenue decline.

In light of various and differentiating economic programs, the Town has seen relatively stable and even increasing sales tax revenues in the General Fund over recent years. During 2024, sales tax receipts totaled \$1,238,971 compared to \$1,239,324 in 2023 and 1,210,981 2022. This slow but steady increase in sales tax is attributable to the previously mentioned online sales tax collections at the state level and distributed locally based on the point of purchase and has helped to stabilize our stable or shrinking property receipts. The Town also collects a lodging tax. In November of 2024 the town held an election to increase Short Term Rental of private homes increased from 1.5% to 6.5%. Commercial Short-Term Rentals remained at 1.5% because commercial units are assessed at a much higher rate than residential units. It is anticipated this change will bring forth an additional \$25,000 in 2025.

Also, in November 2024 the town passed a Downtown Development Authority that includes the businesses in the 100 block. The DDA came in to being on January 1, 2025. During 2025 time was spent creating the board, by laws, and other entity documents. For the first 1-3 years, town administrative staff will manage the DDA and it will begin collecting revenues in 2026.

In November of 2018 the Town passed a Construction Use Tax of 4% which collection began January 1, 2019. This tax only affects construction projects that exceed \$10,000. All proceeds of this tax are reported in the Capital Fund and any proceeds will be limited to capital outlay and capital projects. This revenue source continues to increase with \$112,000 collected in 2024. It is important to note that this revenue stream is contingent on development which has been severely limited due to our ongoing water tap moratorium; however, it is anticipated this revenue will begin to increase solidly year over year as we recognize anticipated development in town which is allowed within the water tap moratorium and will include Minturn North, Belden Place and Midtown Village PUD's.

The Town has been able to complete several projects and move others along in order to address the continuing uncertain economic environment by implementing several strategic initiatives aimed at permitting the Town to take advantage of even slightly improved economic conditions. Throughout recent years, the Town has endeavored to support its residents and maintain community service levels predominantly without increasing costs to the Town.

TOWN OF MINTURN, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2024

CURRENT ISSUES, ECONOMIC CONDITION AND OUTLOOK - *CONTINUED*

The Town is happy to report that, to a large extent, its efforts toward fiscal responsibility have been well founded and successful. In July of 2014, the Town signed an Intergovernmental Agreement with the Eagle County Sheriff's Office for police services. The IGA was originally contracted for four years and was extended in 2017 and again in 2022 for additional four-year cycles. This agreement disbanded the vacant and unstaffed Minturn Police Department, shifting all police responsibilities to the Eagle County Sheriff; although, the Town retained the Municipal Court and the Court Clerk function. This agreement has proven very cost effective for the Town as it relies on the much larger Sheriff's office, however they also continue to struggle to maintain sufficient staffing levels. In 2024 the Town hired a full-time Code Enforcement and building permit technician. This position has allowed the Town to address many long-standing code issues.

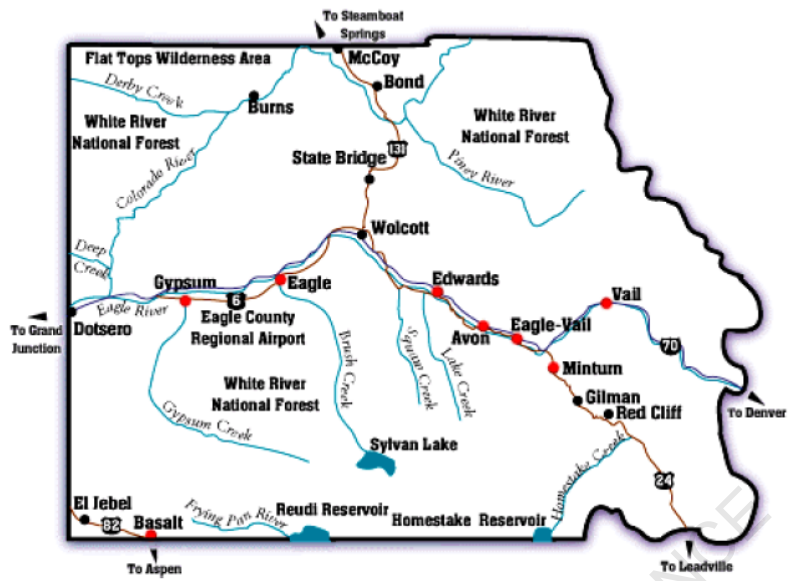
The Enterprise Fund continues to hold its own and make some forward gains on an annual basis. The Town has undertaken several studies to create a Capital Improvement Plan which have outlined immediate and long-term needs in the water system. The Fund has been able to maintain a solid reserve balance, however, the intent of the Council approved Capital Improvement Plan for the Enterprise Fund is to develop sufficient reserves to maintain the water purification and distribution system and to complete a series of necessary infrastructure replacements to include the aging water plant itself, the holding tank, and the distribution system. This plan will give guidance to needed repairs and replacements at the water treatment plant, needed distribution infrastructure, and water loss detection tools. As part of this plan, in 2020 the town installed a leak detection system which has allowed us to find and repair leaks on an ongoing basis which has resulted in reducing our water loss. Our goal with this system is to reduce our water loss below 20%. The water storage tank was completed in 2023 at a cost of approximately \$2,250,000. The Town will design and price a water treatment plant and will use \$3,000,000 in US Congressionally Directed Spending funds, grants, and loans to complete the project in 2026 and 2027.

The Town has also taken a "wait-and-see" approach to future staffing needs and revenue expectations. As of the end of 2024, the Town employed 9 full-time employees, not including contracted services. In December of 2024, long time Town Manager Michelle Metteer resigned to accept a Town Manger position in Ouray, CO. The search for a new Town Manager will begin in February 2025. The underlying goal has been to control expenditures and maintain fund balances while not reducing the established level of services to the Town's residents. Given the uncertain economic environment, the Town Council and Town management have undertaken additional internal actions which include: 1) annual insurance review to manage medical insurance premiums; 2) conservative workforce and use of contracted services if fiscally responsible to do so; and 3) maintaining staff positions as they become vacant and creating new positions, if necessary to meet growing demand. Management strives to maintain reserves to achieve the financial policy set by the Town Council to have six months of operational reserves. For the entirety of 2024 the town continues to see a strong resurgence in the economy as reflected in our sales tax receipts and property value growth. The Council and Planning Commission meetings continue to operate using a hybrid on-line and in-person format, which has proven to be very effective

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have any questions regarding this report or need additional information, please contact the:

Town Minturn, Colorado
Attn: Jay Brunvand, Town Treasurer
P.O. Box 309
Minturn, CO 81645



GOVERNMENT - WIDE FINANCIAL STATEMENTS

DRAFT
PENDING BOARD ACCEPTANCE

TOWN OF MINTURN, COLORADO
STATEMENT OF NET POSITION
December 31, 2024

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Education Fund
Current Assets:				
Cash and Investments	\$ 4,475,508	\$ 5,039,526	\$ 9,515,034	\$ 283,900
Restricted Cash and Investments	-	3,093,337	3,093,337	-
Receivables:				
Accounts Receivable	425,603	116,071	541,674	-
Leases Receivable (NPV)	237,927	-	237,927	-
Property Taxes	846,338	-	846,338	-
Intergovernmental	3,951	-	3,951	-
Total Current Assets	<u>5,989,327</u>	<u>8,248,934</u>	<u>14,238,261</u>	<u>283,900</u>
Non-Current Assets:				
Capital Assets –				
Non-Depreciable	3,579,470	101,303	3,680,773	-
Depreciable, Net	<u>5,747,648</u>	<u>3,740,261</u>	<u>9,487,909</u>	<u>-</u>
Total Non-Current Assets	<u>9,327,118</u>	<u>3,841,564</u>	<u>13,168,682</u>	<u>-</u>
Liabilities:				
Accounts Payable	284,703	31,320	316,023	-
Deposits	55,250	3,093,337	3,148,587	-
Accrued Interest	-	3,923	3,923	-
Accrued Vacation & Sick Pay	29,242	31,320	60,562	-
Other Liabilities	2,242	-	2,242	-
Long-term Debt:				
Portion Due or Payable within One Year:				
1997B Rural Development Note	-	8,291	8,291	-
CRW & PD Loan	-	95,462	95,462	-
Portion Due or Payable after One Year:				
1997B Rural Development Note	-	126,624	126,624	-
CRW & PD Loan	<u>-</u>	<u>1,996,809</u>	<u>1,996,809</u>	<u>-</u>
Total Liabilities	<u>371,437</u>	<u>5,387,086</u>	<u>5,758,523</u>	<u>-</u>
Deferred Inflow of Resources:				
From Property Taxes	846,338	-	846,338	-
Related to Leases	<u>230,306</u>	<u>-</u>	<u>230,306</u>	<u>-</u>
Total Deferred Inflow of Resources	<u>1,076,644</u>	<u>-</u>	<u>1,076,644</u>	<u>-</u>
Net Position				
Invested in Capital Assets, Net of Related Debt	9,327,118	4,707,715	14,034,833	-
Restricted for:				
Conservation Trust	98,146	-	98,146	-
Capital Maintenance	9,600	-	9,600	-
Emergencies	141,000	-	141,000	-
Scholarships	-	-	-	283,900
Unrestricted	<u>4,292,500</u>	<u>1,995,697</u>	<u>6,288,197</u>	<u>-</u>
TOTAL NET POSITION	<u>\$ 13,868,364</u>	<u>\$ 6,703,412</u>	<u>\$ 20,571,776</u>	<u>\$ 283,900</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended December 31, 2024

		PROGRAM REVENUES		
	<u>EXPENSES</u>	<u>Charges For Services and Sales</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
FUNCTION/PROGRAM ACTIVITIES				
PRIMARY GOVERNMENT				
GOVERNMENTAL ACTIVITIES:				
General Government	\$ 1,771,871	\$ 469,293	\$ -	\$ 243,793
Planning and Zoning	482,947	312,629	-	-
Municipal Court	12,865	-	-	-
Police	471,508	15,344	-	-
Public Works	671,519	-	-	-
Parks and Recreation	688,400	-	-	-
TOTAL GOVERNMENTAL ACTIVITIES	<u>4,099,110</u>	<u>797,266</u>	<u>-</u>	<u>243,793</u>
BUSINESS-TYPE ACTIVITIES:				
Water and Sanitation	<u>1,306,040</u>	<u>4,920,464</u>	<u>-</u>	<u>-</u>
TOTAL BUSINESS-TYPE ACTIVITIES	<u>1,306,040</u>	<u>4,920,464</u>	<u>-</u>	<u>-</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 5,405,150</u>	<u>\$ 5,717,730</u>	<u>\$ -</u>	<u>\$ 243,793</u>
COMPONENT UNIT:				
EDUCATION FUND	<u>\$ 8,208</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

GENERAL REVENUES:

Taxes:

Property Taxes, Levied for General Purposes
Specific Ownership Taxes, for General Purposes
Sales and Use Tax
Franchise Tax
Real-Estate Transfer Tax
Other Taxes

Grants and Entitlements Not Restricted to Specific Programs:
Intergovernmental Revenues
Unrestricted Interest and Investment Earnings

Total General Revenues

Change in Net Position

NET POSITION – BEGINNING OF YEAR

NET POSITION – END OF YEAR

The accompanying notes are an integral part of these financial statements.

NET (EXPENSE) REVENUE AND
CHANGES IN NET POSITION

Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Education Fund
\$ (1,058,785)	\$ -	\$ (1,058,785)	\$ -
(170,318)	-	(170,318)	-
(12,865)	-	(12,865)	-
(456,164)	-	(456,164)	-
(671,519)	-	(671,519)	-
(688,400)	-	(688,400)	-
<u>(3,058,051)</u>	<u>-</u>	<u>(3,058,051)</u>	<u>-</u>
-	3,614,424	3,614,424	-
-	3,614,424	3,614,424	-
<u>(3,058,051)</u>	<u>3,614,424</u>	<u>556,373</u>	<u>-</u>
-	-	-	(8,208)
863,748	-	863,748	-
40,385	-	40,385	-
1,192,391	-	1,192,391	-
61,828	-	61,828	-
519,720	-	519,720	-
20,320	-	20,320	-
639,960	-	639,960	-
<u>315,714</u>	<u>70,785</u>	<u>386,499</u>	<u>10,836</u>
<u>3,654,066</u>	<u>70,785</u>	<u>3,724,851</u>	<u>10,836</u>
596,015	3,685,209	4,281,224	2,628
<u>13,272,349</u>	<u>3,018,203</u>	<u>16,290,552</u>	<u>281,272</u>
<u>\$ 13,868,364</u>	<u>\$ 6,703,412</u>	<u>\$ 20,571,776</u>	<u>\$ 283,900</u>

FUND FINANCIAL STATEMENTS

DRAFT
PENDING BOARD ACCEPTANCE

TOWN OF MINTURN, COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2024

	General Fund	Battle Mountain Resort	Special Revenue Fund
<u>ASSETS:</u>			
Cash and Investments	\$ 3,513,949	\$ -	\$ 1,181
Receivables – Net:			
Accounts Receivable	418,952	-	6,651
Leases Receivable (NPV)	125,596	-	112,331
Property Taxes	846,338	-	-
Intergovernmental	<u>3,951</u>	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 4,908,786</u>	<u>\$ -</u>	<u>\$ 120,163</u>
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES:</u>			
Liabilities:			
Accounts Payable	\$ 261,327	\$ -	\$ -
Deposits	55,250	-	-
Other Liabilities	<u>2,242</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>318,819</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources:			
Unavailable Revenues:			
From Property Taxes	846,338	-	-
Related to Leases	<u>119,743</u>	<u>-</u>	<u>110,563</u>
Total Deferred Inflows	<u>966,081</u>	<u>-</u>	<u>110,563</u>
Fund Balances:			
Restricted for –			
Conservation Trust	-	-	-
Capital Maintenance	-	-	9,600
Emergency Reserves	141,000	-	-
Unrestricted/Unassigned	<u>3,482,886</u>	<u>-</u>	<u>-</u>
Total Fund Balance	<u>3,623,886</u>	<u>-</u>	<u>9,600</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 4,908,786</u>	<u>\$ -</u>	<u>\$ 120,163</u>

The accompanying notes are an integral part of these financial statements.

Nonmajor Governmental Funds	Total Governmental Funds
\$ 960,378	\$ 4,475,508
-	425,603
-	237,927
-	846,338
-	3,951
<u>\$ 960,378</u>	<u>\$ 5,989,327</u>
\$ 23,376	\$ 284,703
-	55,250
-	2,242
<u>23,376</u>	<u>342,195</u>
-	846,338
-	230,306
-	1,076,644
98,146	98,146
-	9,600
-	141,000
838,856	838,856
-	3,482,886
<u>937,002</u>	<u>4,570,488</u>
<u>\$ 960,378</u>	<u>\$ 5,989,327</u>

TOWN OF MINTURN, COLORADO
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
December 31, 2024

TOTAL GOVERNMENTAL FUND BALANCES	\$	4,570,488
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Amounts reported for governmental activities on the statement of net position
is different because of the following:

Capital assets used in governmental activities are not financial resources and therefore,
are not reported in the governmental funds.

Governmental Capital Assets	\$ 12,259,000	
Less Accumulated Depreciation	<u>(2,931,882)</u>	9,327,118

Some liabilities are not due and payable in the current year and therefore, are not reported
in the governmental funds:

Accrued Compensated Absences	<u>(29,242)</u>	
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NET POSITION OF GOVERNMENTAL ACTIVITIES	\$	<u>13,868,364</u>
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The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2024

	General Fund	Battle Mountain Resort	Special Revenue Fund
<u>Revenues:</u>			
Taxes	\$ 2,636,565	\$ -	\$ -
Licenses and Permits	374,456	-	-
Fines and Forfeitures	15,344	-	-
Intergovernmental	171,528	-	-
Capital Grants	243,793	-	-
Miscellaneous	327,320	-	103,592
Interest and Investment Income	292,014	3,612	1,378
	<u>4,061,020</u>	<u>3,612</u>	<u>104,970</u>
Total Revenues			
<u>Expenditures:</u>			
General Government	1,439,635	209,470	-
Planning and Zoning	482,947	-	-
Municipal Court	12,685	-	-
Police	471,508	-	-
Public Works	252,813	-	-
Parks and Recreation	688,400	-	-
Economic Development	-	-	-
Capital Outlay	86,233	-	-
	<u>3,434,401</u>	<u>209,470</u>	<u>-</u>
Total Expenditures			
Excess Revenues Over (Under) Expenditures	626,619	(205,858)	104,970
<u>Other Financing Sources and (Uses):</u>			
Transfers In	-	114,571	-
Transfers (Out)	(120,526)	-	(127,800)
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	506,093	(91,287)	(22,830)
Fund Balances – Beginning	3,117,793	91,287	32,430
Fund Balances – Ending	<u>\$ 3,623,886</u>	<u>\$ -</u>	<u>\$ 9,600</u>

The accompanying notes are an integral part of these financial statements.

Nonmajor Governmental Funds	Total Governmental Funds
\$ -	\$ 2,636,565
-	374,456
-	15,344
468,432	639,960
-	243,793
38,381	469,293
<u>18,710</u>	<u>315,714</u>
<u>525,523</u>	<u>4,695,125</u>
49,831	1,698,936
-	482,947
-	12,865
-	471,508
279,211	532,024
-	688,400
-	-
<u>-</u>	<u>86,233</u>
<u>329,042</u>	<u>3,972,913</u>
196,481	722,212
133,755	248,326
<u>-</u>	<u>(248,326)</u>
330,236	722,212
<u>606,766</u>	<u>2,168,861</u>
<u>\$ 937,002</u>	<u>\$ 2,891,073</u>

TOWN OF MINTURN, COLORADO
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2024

NET CHANGE IN FUND BALANCES – TOTAL GOVERNMENTAL FUNDS \$ 722,212

Amounts reported for governmental activities on the Statement of Activities
are different because of the following:

Governmental Funds report capital outlays as expenditures and contributed infrastructure is not recorded; however, on the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount by which fixed asset additions exceeded depreciation.

Capital Outlay	\$	80,178	
Depreciation		<u>(202,440)</u>	(122,262)

Compensated absences not payable from current resources are not reported as expenditures of the current year. In the Statement of Activities, these costs represent expenses of the current year. This is the change in total accrued leave this year.

(3,935)

CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 596,015

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2024

	<u><i>Business-Type Activity</i></u>
	<u>Water & Sanitation</u>
<u>ASSETS:</u>	
Current Assets:	
Cash and Investments	\$ 5,039,526
Cash with Fiscal Agent	3,093,337
Accounts Receivable	116,071
Total Current Assets	<u>8,248,934</u>
Non-Current Assets:	
Capital Assets, Net	<u>3,841,564</u>
Total Non-Current Assets	<u>3,841,564</u>
 Total Assets	 <u>12,090,498</u>
<u>LIABILITIES:</u>	
Current Liabilities:	
Accounts Payable	31,320
Deposits	3,093,337
Accrued Interest	3,923
Accrued Vacation and Sick Pay	31,320
Current Maturities of Long-term Debt	103,753
Total Current Liabilities	<u>3,263,653</u>
Non-Current Liabilities:	
Long-term Notes Payable	<u>2,123,433</u>
Total Non-Current Liabilities	<u>2,123,433</u>
 Total Liabilities	 <u>5,387,086</u>
Net Position:	
Invested in Capital Assets,	
Net of Related Debt	4,707,715
Unrestricted	<u>1,995,697</u>
 Total Net Position	 <u>\$ 6,703,412</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2024

	<i><u>Business-Type Activity</u></i>
	<u>Water & Sanitation</u>
<u>OPERATING REVENUES:</u>	
Service Fees	\$ 1,508,006
Miscellaneous	<u>22,903</u>
Total Operating Revenues	<u>1,530,909</u>
<u>OPERATING EXPENSES:</u>	
Operations	958,610
Maintenance	114,623
Depreciation	<u>163,002</u>
Total Operating Expenses	<u>1,236,235</u>
Net Operating Income (Loss)	<u>294,674</u>
<u>NON-OPERATING REVENUES (EXPENSES):</u>	
Tap Fees	3,389,555
Interest Income	70,785
Interest Expense	<u>(69,805)</u>
Total Non-Operating Revenues (Expenses)	<u>3,390,535</u>
Net Income (Loss) Before Contributions & Transfers	3,685,209
Transfers In (Out)	<u>-</u>
Change in Net Position	3,685,209
Net Position – Beginning	<u>3,018,203</u>
Net Position – Ending	<u><u>\$ 6,703,412</u></u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2024

	<u><i>Business-Type Activity</i></u> <u>Water & Sanitation</u>
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>	
Cash Received from Customers	\$ 1,645,300
Cash Received from Others	22,903
Cash Payments for Goods and Services	(964,856)
Cash Payments to Employees	<u>(112,664)</u>
Net Cash Provided (Used) by Operating Activities	<u>590,683</u>
<u>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:</u>	
Deposits received – Minturn North Escrow	6,575,862
Deposits Refunded- Minturn North Escrow	<u>(3,482,525)</u>
Net Cash Provided (Used) by Non – Capital Financing Activities	<u>3,093,337</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</u>	
Tap Fees	3,389,555
Principal (Paid) on Long-term Obligations	(109,349)
Interest (Paid) on Long-term Obligations	<u>(71,373)</u>
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>3,208,833</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>	
Interest on Investments	<u>70,785</u>
Net Cash Provided (Used) by Interest on Investments	<u>70,785</u>
Net Increase (Decrease) in Cash and Cash Equivalents	6,963,638
Cash at Beginning of Year	<u>1,169,225</u>
Cash at End of Year	<u>\$ 8,132,863</u>
<u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</u>	
Net Operating Income (Loss)	\$ 294,674
<i>Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities:</i>	
Depreciation Expense	163,002
Changes in Assets and Liabilities –	
Decrease (Increase) in Accounts Receivable	137,294
Decrease (Increase) in Other Current Assets	-
Increase (Decrease) in Accounts Payable	(6,147)
Increase (Decrease) in Accrued Liabilities	<u>1,860</u>
Net Cash Provided (Used) by Operating Activities	<u>\$ 590,683</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Minturn are prepared in accordance with generally accepted accounting principles (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Significant accounting policies of the Town are described below.

A. Financial Reporting Entity

The Town of Minturn was organized in 1904 under Colorado State Statutes. The provisions of its home rule charter adopted in 1982 currently govern the Town. The Town operates under a Council-Mayoral form of government whereby the elected Mayor and Town Council are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with State statutes governing the Town.

The Governmental Accounting Standards Board (GASB) has specified the criteria to be used in defining a governmental entity for financial reporting purposes. The reporting entity consists of (a) the primary government; i.e., the Town, and (b) organizations for which the Town is financially accountable. The Town is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. Consideration is also given to other organizations that are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the Town. Organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the Town includes the Minturn General Improvement District (the GID) within its reporting entity. The GID was formed to finance the construction of infrastructure in the Battle Mountain development using a dedicated property tax on property within the development. The Town Council serves as the governing board of the GID and the Town's management has operational responsibility for the GID; therefore, the GID is blended into the Town's financial statements as a special revenue fund. The GID does not issue separate financial statements.

The Minturn Education Fund (the Education Fund), a non-profit organization, was formed in November 2012 to create a scholarship program for qualified Minturn students who meet merit and financial need criteria. The Education Fund has a separate governing board with members appointed by the Town Council; therefore, the Education Fund is discretely presented in the Town's Financial Statements. The Education Fund does not issue separate financial statements.

The Town is not financially accountable for any other entity and, therefore, the Town's financial statements do not include any additional component units, nor do they exclude any potential component units requiring inclusion in the Town's reporting entity, nor is the Town a component unit of any other government. The Town's financial statements include the accounts of all Town operations.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Presentation

The Town's basic financial statements consist of government-wide statements, including a statement of net position and statement of activities, and fund financial statements which provide a more detailed level of financial information.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities display information about the Town as a whole. These statements include the financial activities of the overall primary government.

The statement of net position presents the financial condition of the governmental activities of the Town at fiscal year end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Town's governmental activities.

In the statement of activities, direct expenses are those that are specifically associated with a service, program or department and, therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Town, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from general revenues of the Town.

FUND FINANCIAL STATEMENTS

During the fiscal year, the Town segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance by segregating transactions related to certain governmental functions or activities. Fund financial statements are designed to present financial information of the Town at this more detailed level. The focus of governmental fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds, if applicable, are aggregated and presented in a single column. Enterprise Funds are reported by type.

The General Fund is a major governmental fund. Due to the significance of the Battle Mountain Resort and Special Revenue Funds to the Town, these are also considered these to be major governmental funds, with the remaining nonmajor governmental funds aggregated and presented in a single column. The Water and Sanitation Fund is a major enterprise fund.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Fund Accounting

Governmental accounting systems are organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The Town's funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or limitations based upon the purposes for which they are to be spent and by means by which spending activities are controlled. The various funds of the Town are outlined in the following paragraphs.

MAJOR GOVERNMENTAL FUNDS

General Fund – The General Fund is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund balance is available to the Town for any purpose provided it is expended or transferred according to general statutory laws.

Battle Mountain Resort Fund – A special revenue fund used to account for revenues received under an agreement between the Town and the developer of the Battle Mountain Resort. The agreement requires the Town to use the revenues for legal and consulting costs directly related to the development of the Battle Mountain Resort and for related general administrative costs of the Town. This Fund was closed in 2024.

Special Revenue Fund – The Special Revenue fund accounts for Town Hall rental income. The revenue is restricted for future debt obligations, maintenance and capital project funding. It is anticipated that the remaining amounts in the Special Revenue fund will be transferred to a separate special revenue fund or the capital projects fund to account for the activity.

NONMAJOR GOVERNMENTAL FUNDS

Nonmajor governmental funds include the Conservation Trust Fund, the Minturn Market Fund, the Minturn GID Fund and the Capital Project Fund as described in the accompanying Management's Discussion and Analysis.

PROPRIETARY FUND

Water and Sanitation Fund – An enterprise fund that is used to account for operations that are financed and operated in a manner similar to private business enterprise, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges for, in this case, the provision of Water and Sanitation services.

DISCRETELY PRESENTED COMPONENT UNIT

Minturn Education Fund – A legally separate organization with a separate governing board that accounts for scholarships for qualified Minturn students.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Measurement Focus and Basis of Accounting

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are prepared using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town receives value without directly giving equal value in return, consist of property taxes, other taxes and fines and penalties. All assets and all liabilities associated with the operation of the Town are included on the statement of net position.

FUND FINANCIAL STATEMENTS

All governmental funds are accounted for using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under this method, only current assets and current liabilities are generally included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reflect the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements, therefore, include a reconciliation with brief explanations to better identify the relationship between government-wide and governmental fund statements. Under this method, revenues are recognized when measurable and available. The Town considers all revenues available if they are collected within 60 days after year-end. Those revenues susceptible to accrual are property taxes, sales taxes, highway user taxes, and reimbursements from developers for professional fees.

Taxpayer-assessed local property and specific ownership taxes are considered “measurable” when in the hands of intermediary collecting governments and are recognized as revenue at that time. Expenditures are recorded when the related fund liability is incurred, except for outstanding general long-term liabilities which are reported as expenditures when paid.

Like the government-wide financial statements, the enterprise fund is accounted for using a flow of economic resources measurement focus. This basis of accounting and measurement focus emphasizes the measurement of net income similar to the approach used by commercial enterprises, and revenues are recorded when earned and expenses are recorded when incurred. All assets and all liabilities associated with the operation of this fund are included on the statement of net position. The statement of changes in revenues, expenses, and changes in net position, presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The statement of cash flows reflects how the Town finances and meets the cash flow needs of its enterprise fund.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting

The Town annually adopts budgets for all funds as required by its Home Rule Municipal Charter. This formal budgetary integration is employed as a management control device during the year for all funds. As required by the Home Rule Charter and Colorado Statutes, the Town follows this timetable in approving and enacting a budget for the ensuing year:

- 1) Prior to August 25, the County Assessor sends the Town the preliminary certified assessed valuation of all taxable property within the Town's boundaries.
- 2) The Mayor, or other qualified persons appointed by the Council, submits to the Council, on or before October 15, a recommended budget which details the necessary property taxes needed along with other available revenues to meet the Town's operating requirements. The Mayor is to submit to the Council a long-range capital program two weeks before the submission of the recommended budget.
- 3) The Council holds a public hearing on the proposed budget and capital program no later than 45 days prior to the close of the fiscal year.
- 4) Prior to December 10, the County Assessor sends the Town the final certified assessed valuation of all taxable property within the Town's boundaries.
- 5) Prior to December 15, the Town Council computes and certifies to the County Commissioners a rate of levy that will derive the necessary property taxes as computed in the proposed budget.
- 6) After the required public hearing, the Town Council adopts the proposed budget, by ordinance, prior to December 15. The ordinance adopting the budget also legally appropriates expenditures for the upcoming year.
- 7) After adoption of the budget ordinance, the Town may make, by ordinance, the following changes: (a) supplemental appropriations of revenues to the extent of revenues in excess of the estimated budget; (b) emergency appropriations; and (c) reduction of appropriations for which originally estimated revenues are insufficient. At any time during the year, the Town Council may, by resolution, transfer part or all of any unexpended funds from one department or office to another.
- 8) Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the total budget of any fund. Budget amounts included in the financial statements are based on the final, legally amended budget.
- 9) Budget appropriations lapse at the end of each year.

The Town legally adopted annual budgets for all of the Town's funds for 2024.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting (continued)

During the year the Town amended its budgeted appropriations as follows:

	Original	Revised	Increase (Decrease)
General Fund	\$ 2,996,555	\$ 3,422,516	\$ 425,961
Battle Mountain Resort Fund	150,000	210,000	60,000
Debt Service Fund	10,000	10,000	-
Conservation Trust Fund	61,000	61,000	-
Minturn Market Fund	37,000	49,597	12,597
Minturn GID Fund	-	-	-
Capital Project Fund	510,000	510,000	-
Water & Sanitation Fund	2,196,350	2,397,889	201,539

The budgets for the Governmental Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The budgets for the Enterprise Funds are adopted on a Non-GAAP basis and are reconciled from GAAP basis to budgetary basis as follows:

	Budget	Actual	Variance Favorable (Unfavorable)
<u>Water, & Sanitation Fund</u>			
Revenues:			
GAAP Operating Revenues	\$ 1,604,818	\$ 1,530,909	\$ (73,909)
GAAP Non-Operating Revenues	3,306,000	3,460,340	154,340
GAAP Loan Proceeds	320,000	-	(320,000)
Total Budgetary Based Revenues	<u>\$ 5,230,818</u>	<u>\$ 4,991,249</u>	<u>\$ (239,569)</u>
Expenses			
GAAP Operating Expenses	\$ 2,192,772	\$ 1,236,235	\$ 956,537
GAAP Non-Operating Expenses	73,942	71,373	4,137
Change in Debt Interest	-	1,568	(1,568)
Debt Principal	131,175	109,349	21,826
Total Budgetary Based Expenses	<u>\$ 2,397,889</u>	<u>\$ 1,416,957</u>	<u>\$ 980,932</u>

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Cash and Investments

The Town's policy in determining which items are treated as cash equivalents on the statement of cash flows in the Proprietary Funds include all cash, demand deposits, treasury bills and other short-term, highly liquid investments (including restricted assets) that are readily convertible to cash and have original maturities of three months or less.

Investments are reported at fair value which is determined using selected bases. Short-term investments are reported at cost which approximates fair value. Securities traded on a national or international exchange are valued at the last quoted market price. Cash deposits are reported at carrying amounts which reasonably estimates fair value. *(See other required disclosures for cash and investments in Note 2.)*

G. Receivables

The Town considers customer accounts receivable for service fees to be fully collectible. The Town is empowered to place a lien on real property in the case of nonpayment; accordingly, no allowance for doubtful accounts is considered necessary.

H. Capital and Right-of-Use Assets – Depreciation and Amortization

Capital assets purchased or acquired that have an estimated useful life of more than one year and an original cost in excess of the capitalization threshold of \$5,000 set by the Town are reported at historical or estimated historical cost. Contributed assets are reported at fair market value as of the date received, with the exception of those donated prior to January 1, 2004 which are not reported in the financial statements. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Water and Sanitation Systems	20-50 years
Recreation Systems	35 years
Streets	50 years
Buildings and Improvements	10-50 years
Machinery and equipment	5-10 years

The Town also reports leased assets at the Net Present Value of future payments and amortizes leased assets over the lesser of the lease term or the useful life. The Town currently has no reportable ROU assets.

On the government-wide statement of activities, governmental funds depreciation expense is included in the various expenses of functions or programs on capital assets specifically identified with a function and for "shared" capital assets generally used by only a few functions that can be specifically identified to those functions. Depreciation expense for capital assets that essentially serve all functions are reported as a separate line in the statement of activities as unallocated depreciation, if applicable *(see Note 3)*.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- I. Property Taxes Receivable and Deferred Inflows-Unavailable Property Tax Revenues
Property taxes in the State of Colorado are assessed in one year as a lien on the property, but not collected by the governmental units until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded in the accompanying financial statements as a receivable and as deferred inflow of resources. Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2023 were collected in 2024 and taxes certified in 2024 will be collected in 2025. Taxes to be collected are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (no later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th.
- J. Proprietary Funds – Operating Revenues and Expenses
Operating revenues are those revenues that are generated directly from the primary activity of the enterprise funds. For the Town, these revenues are charges for Water and Sanitation services. Operating expenses are necessary costs incurred to provide the service that is the primary activity of the enterprise funds.
- K. Proprietary Funds – Contributed Capital
Grants and contributions in the enterprise funds which may be used for either operations or capital expenditures at the discretion of the Town are recognized as non-operating revenues. If expenditure of funds is the prime factor for determining eligibility for contributed funds, revenue or contributed capital is recognized at the time of making the expenditure.
- L. Compensated Absences
The Town's policy is to permit employees to accumulate a limited amount of earned but unused paid time off (PTO) for up to two years. Upon termination of employment from the Town, an employee is compensated for all accrued PTO at 30% to 50% of their pay rate, depending on years of service. For governmental funds the liability for compensated absences is in the Statement of Net Positions but not the Fund Statements since it is anticipated that none of the liability will be liquidated with expendable available financial resources. A liability is reported in the governmental fund financial statements only when payment is due. Any liability for compensated absences of enterprise activities is accrued in the proprietary funds.
- M. Inter-fund Transactions
Transfers between governmental and business-type activities on the government-wide statements are reported in the same manner as general revenues. Exchange transactions between funds are reported as revenues in the fund providing services and as expenditures/expenses in the fund receiving services. Flows of cash or goods from one fund to another without a requirement for repayment are reported as inter-fund transfers. Inter-fund transfers are reported as other financing sources/uses in the governmental funds and are non-operating revenues/expenses in the enterprise fund. Transfers among funds are provided for as part of the budget process. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

N. Internal Balances

During the year, the Town may have transactions between funds to finance operations and provide services and to allocate combined cash balances. To the extent that certain transactions or budget transfers between funds have not been paid or received as of year-end, balances of inter-fund amounts receivable or payable are recorded. All inter-fund balances that exist within governmental activities are eliminated on the government-wide statement of net position.

O. Long-term Obligations

In the government-wide financial statements and in the proprietary fund financial statements, long-term debt and other long-term obligations not expected to be satisfied within the next fiscal year are reported as liabilities. Debt premiums, discounts and refunding losses are deferred and amortized over the life of the debt using the straight-line method.

In the governmental fund financial statements, the face amount of the debt issued is reported as 'other financing sources.' Premiums received on debt issuances are reported as 'other financing sources' and discounts are reported as 'other financing uses.'

Issuance costs of long-term obligations, whether or not withheld from the debt proceeds, are reported as current expenses or expenditures.

P. Net Position and Fund Balances

In the government-wide financial statements, net position is classified as follows:

Invested in Capital Assets, Net of Related Debt – this category groups all capital assets into one component. Accumulated depreciation and the outstanding debt balances that are attributable to (already invested in) the acquisition, construction or improvement of these assets reduce this category.

Restricted – assets are reported as *restricted* when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, laws of other governments, or imposed by various enabling legislation.

Unrestricted – represents the amount which is not restricted for any purpose. It is the Town's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Net Position and Fund Balances - continued

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable – when applicable, amounts that cannot be spent because they are either in non-spendable form such as inventory and prepaid expenses, or legally or contractually required to be maintained intact such as the corpus of permanently restricted funds to be retained in perpetuity. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale, when applicable.

Restricted – when constraints are placed on the use of resources either (a) externally imposed by creditors or (b) imposed by law through constitutional provisions or enabling legislation.

Conservation Trust – Amounts from lottery monies from the State of Colorado *restricted* for use in the acquisition, development and maintenance of new conservation and recreation sites pursuant to Colorado Revised Statutes. At December 31, 2024 \$98,146 was restricted in the Conservation Trust Fund.

Capital Maintenance – Amounts on deposit *restricted* for future debt service in accordance with long-term debt agreements and maintenance of Town property. At December 31, 2024 the remaining amount was \$9,600 in the Special Revenue Fund.

Emergency Reserves – As discussed in *Note 13*, Colorado voters passed an amendment to the State Constitution, one of the provisions of which requires local governments to establish an emergency reserve which is calculated at 3% of certain expenditures, to only be expended in cases of emergencies as defined by the amendment, and only after unrestricted resources are depleted. Total Emergency Reserves at December 31, 2024 were \$141,000.

Committed – amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority (Town Council). These amounts cannot be changed except by taking the same type of action employed to previously commit these amounts.

Capital Projects – a total of \$838,856 is committed for capital projects using a dedicated use tax.

Unassigned – the residual for the general purposes.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Net Position and Fund Balances - continued

Governmental fund balances - *continued*:

The Town has not established a formal policy for its use of restricted and unrestricted fund balances. However, in practice it is to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available, followed by committed and assigned amounts which are considered to have been spent first when an expenditure is incurred for purposes for which such categories and unassigned amounts are available.

Q. Use of Estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

R. Fair Value Measurements

The Town reports its investments using the fair value measurements established by generally accepted accounting principles. As such, fair value hierarchy categorizes the inputs used to measure the fair value into three levels. Level 1 inputs are quoted prices in active markets for identical investments; Level 2 inputs include quoted prices in active markets for similar investments, or other observable inputs; and Level 3 inputs are unobservable inputs. At December 31, 2024, the Town's investments in ColoTrust were reported at the net asset value per share, measured utilizing quoted prices in active markets for similar investments. Investments in CSafe are valued at amortized cost.

S. Jointly Governed Organization

In March 2013, the Town entered into a memorandum of understanding with the Ski and Snowboard Club Vail, a non-profit organization, to construct the Minturn Fitness Center. Each party contributed \$1.25 million for initial construction of the facility and the parties formed a separate non-profit entity to own and operate the facility. This entity is governed by a board of directors that jointly and equally represent the parties.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 2 - CASH AND INVESTMENTS

A. Deposits and Investments

In order to facilitate the recording of cash transactions and maximize interest earnings, the Town has pooled cash deposits for all funds. The Town maintains accountability for each fund's equity in pooled cash and investments.

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. The eligible depository is required to pledge to the Colorado Division of Banking a pool of collateral having a market value that at all times exceeds 102 percent of uninsured aggregate public deposits. The eligible collateral is determined by the PDPA, which includes obligations of the United States, the State of Colorado, Local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. PDPA allows the institution to create a single collateral pool for all public funds. The pool is maintained by another institution or held in trust for all uninsured public deposits as a group. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. There is no custodial credit risk for public deposits collateralized under PDPA.

It is the policy of the Town to invest public funds in a manner which will provide the highest investment return with the maximum security, meet the daily cash flow demands of the Town, and conform to all federal, state and local statutes governing the investment of public funds. This policy applies to the investment of all financial assets of all funds of the Town over which it exercises financial control. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States and certain U.S. government agency securities, including securities issued by FNMA (Federal National Mortgage Association), GNMA (Governmental National Mortgage Association), FHLMC (Federal Home Loan Mortgage Corporation), the Federal Farm Credit Bank, the Federal Land Bank, the Export-Import Bank, and by the Tennessee Valley Authority, and certain international agency securities, including the World Bank.
- . General obligation and revenue bonds of U.S. local government entities, the District of Columbia, and territorial possessions of the U.S. rated in the highest two rating categories by two or more nationally recognized rating agencies.
- . Bankers' acceptances of certain banks
- . Certain securities lending agreements
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools
- . Investing in the local government's own securities, including certificates of participation and lease obligations.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 2 - **CASH AND INVESTMENTS (continued)**

A. **Deposits and Investments (continued)**

At December 31, 2024 Town's bank deposits were entirely covered by federal depository insurance (FDIC) or collateralized under PDPA in accordance with state statute, and had bank balances of \$220,986 of which \$220,986 was covered by FDIC insurance and \$12,285,358 by PDPA as described above.

At December 31, 2024, total cash and cash equivalents consisted of the following:

Checking & Savings Deposits	\$ 220,986
Investments	<u>12,285,358</u>
Total Balances	12,506,344
Net Outstanding Items	<u>102,027</u>
Total Cash & Cash Equivalents	<u>\$ 12,608,371</u>

Local Government Investment Pool (ColoTrust)

As of December 31, 2024, the Town had invested \$12,256,535 in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to and are not registered with the SEC. As of December 31, 2024, the Town had \$467,638 invested in COLOTRUST PRIME, and \$11,788,897 invested in COLOTRUST PLUS+. Investments in local government investment pools are not categorized in terms of custodial credit risk since they are not evidenced by securities that exist in physical or book entry form. Information regarding ColoTrust's financial statements is available at their website www.colotrust.com.

Local Government Investment Pool (CSAFE)

CSAFE is considered a 2a7-like investment and is valued at amortized cost. The 2a7-like investments do not have any unfunded commitments, redemption restrictions, or redemption notice periods and conform to Colorado Statute CRS 24-75-601, et seq., and therefore invest primarily in securities of the United States Treasury, United States Agencies, primary dealer repurchase agreements, highly rated commercial paper, highly rated corporate bonds, Colorado Depositories collateralized at 102% of market value investments and will conform to its permitted investments and meet S&P investment guidelines to achieve a AAAm rating, the highest attainable rating for a Local Government Investment Pool. Information regarding CSAFE's financial statements is available at the website www.csafe.org. As of December 31, 2024 the Town had \$28,823, invested in CSAFE.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 2 - CASH AND INVESTMENTS (continued)

A. Deposits and Investments (continued)

State Statutes also limit investments in money market funds to those that maintain a constant share price, with a maximum remaining maturity in accordance with the Security and Exchange Commission's Rule 2a-7, and either have assets of one billion dollars or the highest rating issued by one or more nationally recognized statistical rating organizations.

B. Risk Disclosures

Additional investment and deposit disclosures for credit risk, interest rate risk, and foreign currency risk, as required by GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, are included in the notes below.

To minimize custodial credit risk, or the risk that an insurer or other counterparty to an investment will not fulfill its obligations, state law limits investments to those where the issuer is rated in one of the three highest rating categories by one or more nationally recognized organizations that rate such issuers. The Town's investments described above had ratings as follows:

	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Rating Agency</u>
Colotrust (Local Govt Investment Pool)	\$ 12,256,535	AAAm	Standard & Poors
CSAFE (Local Govt Investment Pool)	\$ 28,823	AAAm	Standard & Poors

The concentration of credit risk, or the risk of loss attributed to the magnitude of a government's investment in a single issuer, occurs when deposits are not diversified. The Town's policy places no limit on the amount the Town may invest in any one issuer; however, the Town maintains general guidelines for investments to ensure proper diversification by security type and institution. All investments are issued or explicitly guaranteed by securities of the U.S. government, or insured by the Public Depository Protection Act, or are investments in mutual fund or external investment pools, and therefore are not subject to concentration of credit risk.

Interest rate risk is the extent to which changes in interest rates will adversely affect the fair value of an investment. The Town maintains an investment policy that limits investment maturities to three years as means of managing its exposure to fair value losses arising from increasing interest rates and to avoid undue concentration in any sector of the yield curve. Exceptions to this structure may be allowed where maturities can be structured to accommodate readily identifiable cash flows

The Town was not subject to foreign currency risk as of December 31, 2024.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 3 - CAPITAL ASSETS

Governmental Activities:

Capital asset activity for Governmental Activities for the year ended December 31, 2024 was as follows:

	Balances 01/01/24	Additions	Reductions	Balances 12/31/24
<i>GOVERNMENTAL ACTIVITIES</i>				
Non-depreciable Assets:				
Land and Sites	\$ 3,579,470	\$ -	\$ -	\$ 3,579,470
Construction-in-Progress	-	-	-	-
Depreciable Capital Assets:				
Streets	4,120,027	-	-	4,120,027
Bldgs & Improvements	3,926,324	-	-	3,926,324
Machinery & Equipment	581,811	80,178	(28,810)	633,179
Total at Historical Cost	12,207,632	80,178	(28,810)	12,259,000
<i>Less Accumulated Depreciation:</i>				
Streets	(408,006)	(82,407)	-	(490,413)
Bldgs & Improvements	(1,901,784)	(74,268)	-	(1,976,052)
Machinery & Equipment	(448,462)	(45,765)	28,810	(465,417)
Total Accum. Depreciation	(2,758,252)	(202,440)	28,810	(2,931,882)
GOVERNMENTAL ACTIVITIES CAPITAL ASSETS, NET	\$ 9,449,380	\$ (122,262)	\$ -	\$ 9,327,118

For the fiscal year ending December 31, 2024, depreciation expense for governmental activities of \$202,440 has been included in the various functions on the statement of activities as follows:

General Government	\$ 69,000
Public Works	133,440
Total Governmental Depreciation	\$ 202,440

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 3 - CAPITAL ASSETS (continued)

Business-type Activities:

Capital asset activity for Business-Type Activities for the year ended December 31, 2024, was as follows:

	Balances 01/01/24	Additions	Reductions	Balances 12/31/24
<i>BUSINESS-TYPE ACTIVITIES</i>				
Non-depreciable Assets:				
Construction-in-Progress	\$ 101,303	\$ -	\$ -	\$ 101,303
Depreciable Capital Assets:				
Water & Sanitation Sys	6,023,241	-	-	6,023,241
Recreation Systems	203,520	-	-	203,520
Equipment	468,619	-	-	468,619
Total at Historical Cost	<u>6,796,683</u>	<u>-</u>	<u>-</u>	<u>6,796,683</u>
<i>Less Accumulated Depreciation:</i>				
Water & Sanitation Sys	(2,369,455)	(121,948)	-	(2,491,403)
Recreation Systems	(83,429)	(36,297)	-	(119,726)
Equipment	(339,233)	(4,757)	-	(343,990)
Total Accum. Depreciation	<u>(2,792,117)</u>	<u>(163,002)</u>	<u>-</u>	<u>(2,955,119)</u>
BUSINESS-TYPE ACTIVITIES				
CAPITAL ASSETS, NET	<u>\$ 4,004,566</u>	<u>\$ (163,002)</u>	<u>\$ -</u>	<u>\$ 3,841,564</u>

Business-type Activities construction-in-progress includes accumulated costs of \$101,303 for the water line extension project. The project is anticipated to be completed in the near future.

For the fiscal year ending December 31, 2024, depreciation expense for business-type activities of \$163,002 has been included in the various functions on the statement of activities as follows:

Water & Sanitation	<u>\$ 163,002</u>
Total Business-Type Depreciation	<u>\$ 163,002</u>

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 4 - LONG-TERM OBLIGATIONS

Changes in the Town's long-term obligations during the fiscal year ended December 31, 2024 are as follows:

	Balances 01/01/24	Additions	Reductions	Balances 12/31/24	Amounts Due Within One Year
<i>GOVERNMENTAL</i>					
<u>ACTIVITIES</u>					
Accrued PTO	\$ 25,307	\$ 42,356	\$ (38,421)	\$ 29,242	\$ 29,242
GOVERNMENTAL					
LONG-TERM					
OBLIGATIONS	<u>\$ 25,307</u>	<u>\$ 42,356</u>	<u>\$ (38,421)</u>	<u>\$ 29,242</u>	<u>\$ 29,242</u>

Total compensated absences (accrued PTO) for governmental activities, consisting of accrued vacation and sick pay, in the amount of \$29,242 have been accrued on the financial statements and are expected to be liquidated primarily with revenues of the General Fund; however, they are not anticipated to be satisfied in the current period.

	Balances 01/01/24	Additions	Reductions	Balances 12/31/24	Amounts Due Within One Year
<i>BUSINESS-TYPE</i>					
<u>ACTIVITIES</u>					
1997B Note	\$ 142,887	\$ -	\$ (7,972)	\$ 134,915	\$ 8,291
CWR & PDA	2,928,535	-	(836,264)	2,092,271	95,462
Accrued PTO	<u>29,460</u>	<u>51,158</u>	<u>(49,298)</u>	<u>31,320</u>	<u>31,320</u>
BUSINESS-TYPE					
LONG-TERM					
OBLIGATIONS	<u>\$ 3,100,882</u>	<u>\$ 51,158</u>	<u>\$ (893,534)</u>	<u>\$ 2,258,506</u>	<u>\$ 135,073</u>

Total compensated absences (Accrued PTO) for business-type activities, consisting of accrued vacation and sick pay, in the amount of \$31,320 has been accrued on the financial statements and is not anticipated to be satisfied in the current period.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 4 - LONG-TERM OBLIGATIONS (continued)

Rural Development Notes

1997B Water Revenue Notes were issued to finance improvements to the Town's water system. Principal and interest payments are due semi-annually at a rate of 4.875% per annum through April 1, 2037 and are paid by the Water and Sanitation Fund.

The annual debt service requirements of the Rural Development Notes are as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 8,291	\$ 6,550	\$ 14,841
2026	8,704	6,136	14,840
2027	9,139	5,702	14,841
2028	9,595	5,246	14,841
2029	10,074	4,767	14,841
2030-2034	58,430	15,774	74,204
2035-2037	30,682	2,098	32,780
Total	<u>\$ 134,915</u>	<u>\$ 46,273</u>	<u>\$ 181,188</u>

Colorado Water Resources & Power Development Authority - Loan

The Town entered into a loan agreement dated December 28, 2021 between the Colorado Water Resources & Power Development Authority (CWR & PDA) and the Town of Minturn Water and Sanitation Activity Enterprise Fund for the construction of a water storage tank. The loan was modified in 2024 for the original approved amount of \$3,000,000 to \$2,265,113 with an interest rate of 2.250% per annum, secured by water user services charges and fees. Semi-annual payments are due May 1, and November 1, for the next 20-years. The loan carries a 20-year term maturing November 1, 2042.

The annual debt service requirements of the Colorado Water Resources & Power Development Authority loan are as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 95,462	\$ 46,542	\$ 142,004
2026	97,621	44,382	142,003
2027	99,830	42,173	142,003
2028	102,089	39,915	142,004
2029	104,399	37,605	142,004
2030-2034	558,515	151,503	710,018
2035-2039	624,627	85,391	710,018
2040-2042	409,728	16,283	426,011
Total	<u>\$ 2,092,271</u>	<u>\$ 462,794</u>	<u>\$ 2,556,065</u>

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 6 - LEASES

Lessor - The Town is lessor for noncancellable leases of land and buildings. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines the following:

Discount Rate: The Town uses the daily United States Treasury Yield Rate as the discount rate to discount the expected lease receipts to present value.

Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the Town is reasonably certain the lessee will exercise.

Lease Receipts: Lease receipts included in the measurement of the lease receivable are composed of fixed and increasing payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable

NOTE 5 - INTERFUND TRANSACTIONS

The Special Revenue Fund makes a transfer to the Capital Project Fund for current and future capital projects. These interfund transfers during the year ended December 31, 2024, were as follows:

	<u>Transfers In (Out)</u>
Special Revenue Fund	\$ (127,800)
Capital Projects Fund	<u>127,800</u>
Total	<u>\$ -</u>

NOTE 6 - DEFERRED COMPENSATION PLAN

All employees are eligible to participate in an Internal Revenue Code Section 401(a) pension plan beginning six months from date of hire. The contribution requirements of Plan Participants and the Town are established and may be amended by the Town Council. Employees may contribute up to 4% of base salary to the Plan. The Town is required to match each employee's contribution up to 4% of base salary. In addition, employees may make voluntary contributions to the Plan within certain limits. The Town's contributions vest immediately, except for employees hired after February 1, 2009, for which contributions vest at 25% each year. During the year ended December 31, 2024 the Town and employee contributions to the Plan were \$27,036 and \$47,633, respectively, equal to their required contributions to the Plan.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 7 - RISK MANAGEMENT

The Town is exposed to the risk of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; or natural disasters. The Town purchases commercial insurance for its workers compensation claims. For other risks of loss, the Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a joint self-insurance pool created by an intergovernmental agreement of municipalities to provide property, general and automobile liability, public official, and workers compensation coverage to its members. A seven-member Board elected by and from its members governs CIRSA. Coverage is provided through pooling of self-insured losses and the purchase of excess insurance coverage. CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and amounts that are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it is not legally required to do so.

There is no current or long-term debt outstanding and the above liabilities include reserves for incurred claims and an estimated liability for incurred but not reported claims at December 31, 2024. No claim or judgment liability has been recorded in the Town's financial statements as the risk of liability is pooled with other members under CIRSA. The Town's settled claims have not exceeded their insurance coverage in any of the last three years. Additional information may be obtained from separately issued CIRSA financial statements by contacting CIRSA at 950 South Cherry Street, Suite 800, Denver, CO 80246 or (303) 757-5475.

NOTE 8 - COMMITMENTS

During the normal course of business, the Town may incur claims and other assertions against it from various agencies and individuals. Management of the Town and their legal representatives consider any such claims or assertions to be without merit and believe the outcome will not materially affect the fairness of the presentation of the financial statements at December 31, 2024.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 9 - COMPLIANCE

A. TABOR Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which imposes several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. In 1994, the Town's electorate voted to allow the Town to collect, retain, and expend revenues notwithstanding any of TABOR's restrictions.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding voter approved debt service). The required reserve at December 31, 2024 is \$141,000.

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the Amendment. However, the entity has made certain interpretations of the Amendment's language in order to determine its compliance.

B. Debt Covenants

The Town is in compliance with required debt covenants.

C. Contraband

The Colorado Contraband Forfeiture Act (C.R.S. 16-13-501 to 511) addresses the accounting for proceeds from the seizure of contraband. These funds must be used for the specific purpose of law enforcement activities. While these proceeds are exempt from the appropriation process, they are subject to Local Government Audit Law (C.R.S. 29-1-601 to 608). For the year ended December 31, 2024 no proceeds were received by the Town and as such are not included in the Town's audited financial statements.

D. Budgetary Appropriations – Colorado Revised Statute

The Town's General Fund total expenditures of \$3,554,927 exceeded budgetary appropriations of \$3,422,516 by \$132,411; this may not be in compliance with Colorado Revised Statutes.

The Town's Special Revenue Fund total expenditures of \$127,800 exceeded budgetary appropriations of \$115,223 by \$12,577; this may not be in compliance with Colorado Revised Statutes.

The Town's Minturn Market Fund total expenditures of \$49,831 exceeded budgetary appropriations of \$49,597 by \$234; this may not be in compliance with Colorado Revised Statutes.

The Town's Minturn GID Fund total expenditures of \$2,959 exceeded budgetary appropriations of \$0 by \$2,959; this may not be in compliance with Colorado Revised Statutes.

TOWN OF MINTURN, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2024

NOTE 10 - SUBSEQUENT EVENTS

Management has evaluated events subsequent to December 31, 2024 through the issuance date of this report. There have been no additional material events noted during this period that would impact the result reflected in this report or the Town's results going forward.

DRAFT
PENDING BOARD ACCEPTANCE

REQUIRED SUPPLEMENTAL INFORMATION

BUDGETARY COMPARISON SCHEDULES FOR THE
GENERAL FUND AND MAJOR SPECIAL REVENUE FUNDS

DRAFT
PENDING BOARD ACCEPTANCE

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Taxes	\$ 2,210,751	\$ 2,533,384	\$ 2,636,565	\$ 103,181
Licenses and Permits	265,560	268,710	374,456	105,746
Fines & Forfeitures	15,000	15,000	15,344	344
Intergovernmental	155,096	163,029	171,528	8,499
Grants and Contributions	-	53,600	243,793	190,193
Miscellaneous	202,450	321,859	327,320	5,461
Interest & Investment Income	150,000	285,000	292,014	7,014
Total Revenues	2,998,857	3,640,582	4,061,020	420,438
<u>Expenditures:</u>				
General Government	920,216	1,248,266	1,439,635	(191,369)
Planning & Zoning	568,403	568,403	482,947	85,456
Municipal Court	12,650	12,650	12,865	(215)
Police	448,694	456,974	471,508	(14,534)
Public Works	219,917	219,917	252,813	(32,896)
Parks and Recreation	633,675	681,375	688,400	(7,025)
Capital Outlay	112,000	128,610	86,233	42,377
Contingency	81,000	81,000	-	81,000
Total Expenditures	2,996,555	3,397,195	3,434,401	(37,206)
Excess Revenues Over (Under) Expenditures	2,302	243,387	626,619	383,232
<u>Other Financing Sources and (Uses):</u>				
Transfers from Other Funds	-	-	-	-
Transfers (to) Other Funds	-	(25,321)	(120,526)	(95,205)
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	2,302	218,066	506,093	288,027
Fund Balances – Beginning	3,117,793	3,117,793	3,117,793	-
Fund Balances – Ending	\$ 3,120,095	\$ 3,335,859	\$ 3,623,886	\$ 288,027

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – BATTLE MOUNTAIN RESORT FUND
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Battle Mountain Revenue	\$ -	\$ -	\$ -	\$ -
Interest and Investment Income	2,500	4,111	3,612	(499)
Total Revenues	2,500	4,111	3,612	(499)
<u>Expenditures:</u>				
General Government	150,000	210,000	209,470	530
Total Expenditures	150,000	210,000	209,470	530
Excess Revenues Over (Under) Expenditures	(147,500)	(205,889)	(205,858)	31
<u>Other Financing Sources(Uses):</u>				
Transfers in	-	20,216	114,571	94,355
Transfers Out	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(147,500)	(185,673)	(91,287)	94,386
Fund Balances – Beginning	147,500	185,673	91,287	(94,386)
Fund Balances – Ending	\$ -	\$ -	\$ -	\$ -

The accompanying notes are an integral part of these financial statements.

SUPPLEMENTAL INFORMATION

SPECIAL REVENUE BUDGETARY COMPARISON SCHEDULES

AND

INDIVIDUAL FUND BUDGETARY COMPARISON SCHEDULES

DRAFT
PENDING BOARD ACCEPTANCE

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – SPECIAL REVENUE FUND
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Rental Income	\$ 115,223	\$ 115,223	\$ 103,592	\$ (11,631)
Interest and Investment Income	<u>-</u>	<u>-</u>	<u>1,378</u>	<u>1,378</u>
Total Revenues	<u>115,233</u>	<u>115,233</u>	<u>104,970</u>	<u>(10,253)</u>
<u>Expenditures:</u>				
Repairs and Maintenance	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>10,000</u>
Total Expenditures	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>10,000</u>
Excess Revenues Over (Under) Expenditures	105,223	105,223	104,970	(253)
<u>Other Financing Sources (Uses):</u>				
Transfers In	-	-	-	-
Transfers (Out)	<u>(105,223)</u>	<u>(105,223)</u>	<u>(127,800)</u>	<u>(22,577)</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	-	-	(22,830)	(22,830)
Fund Balance – Beginning (Restated)	<u>32,430</u>	<u>32,430</u>	<u>32,430</u>	<u>-</u>
Fund Balance – Ending	<u>\$ 32,430</u>	<u>\$ 32,430</u>	<u>\$ 9,600</u>	<u>\$ (22,830)</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2024

	Conservation Trust	Minturn Market	Minturn GID	Capital Projects	Total
<u>ASSETS:</u>					
Cash & Investments	\$ 98,146	\$ -	\$ -	\$ 862,232	\$ 960,378
Restricted Cash & Investments	-	-	-	-	-
TOTAL ASSETS	98,146	-	-	862,232	960,378
<u>LIABILITIES:</u>					
Accounts Payable	-	-	-	23,376	23,376
TOTAL LIABILITIES	-	-	-	23,376	23,376
<u>FUND BALANCES:</u>					
Restricted for –					
Conservation Trust	98,146	-	-	-	98,146
Committed to –					
Capital Projects	-	-	-	838,856	838,856
Assigned to –					
Minturn Market	-	-	-	-	-
Gen Improvement District	-	-	-	-	-
TOTAL FUND BALANCES	98,146	-	-	838,856	937,002
TOTAL LIABILITIES AND FUND BALANCES	\$ 98,146	\$ -	\$ -	\$ 862,232	\$ 960,378

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2024

	Conservation Trust	Minturn Market	Minturn GID	Capital Projects	Total
<u>Revenues:</u>					
Intergovernmental	\$ 12,593	\$ -	\$ -	\$ 455,839	\$ 468,432
Miscellaneous	-	38,381	-	-	38,381
Interest and Investment Income	<u>4,704</u>	<u>-</u>	<u>-</u>	<u>14,006</u>	<u>18,710</u>
Total Revenues	<u>17,297</u>	<u>38,381</u>	<u>-</u>	<u>469,845</u>	<u>525,523</u>
<u>Expenditures:</u>					
General Government	-	49,831	-	-	49,831
Purchased Services	-	-	2,959	276,252	279,211
Parks and Recreation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>49,831</u>	<u>2,959</u>	<u>276,252</u>	<u>329,042</u>
Excess Revenues Over (Under) Expenditures	17,297	(11,450)	(2,959)	193,593	196,481
<u>Other Financing Sources (Uses):</u>					
Transfers In	-	5,955	-	127,800	133,755
Transfers (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	17,297	(5,495)	(2,959)	321,393	330,236
Fund Balances - Beginning	<u>80,849</u>	<u>5,495</u>	<u>2,959</u>	<u>517,463</u>	<u>606,766</u>
Fund Balances - Ending	<u>\$ 98,146</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 838,856</u>	<u>\$ 937,002</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – CONSERVATION TRUST FUND
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Intergovernmental	\$ 13,122	\$ 13,122	\$ 12,593	\$ (529)
Interest and Investment Income	<u>1,097</u>	<u>4,000</u>	<u>4,704</u>	<u>704</u>
Total Revenues	<u>14,219</u>	<u>17,122</u>	<u>17,297</u>	<u>175</u>
<u>Expenditures:</u>				
Parks and Recreation	<u>61,000</u>	<u>61,000</u>	<u>-</u>	<u>61,000</u>
Total Expenditures	<u>61,000</u>	<u>61,000</u>	<u>-</u>	<u>61,000</u>
Excess Revenues Over (Under) Expenditures	(46,781)	(43,878)	17,297	61,175
<u>Other Financing Sources (Uses):</u>				
Transfers In	-	-	-	-
Transfers (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(46,781)	(43,878)	17,297	61,175
Fund Balance – Beginning	<u>80,849</u>	<u>80,849</u>	<u>80,849</u>	<u>-</u>
Fund Balance – Ending	<u>\$ 34,068</u>	<u>\$ 36,971</u>	<u>\$ 98,146</u>	<u>\$ 61,175</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – MINTURN MARKET FUND
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Minturn Market	\$ 31,000	\$ 31,000	\$ 23,181	\$ (7,819)
Grants and Contributions	6,000	15,200	15,200	-
Interest and Investment Income	-	-	-	-
Total Revenues	<u>37,000</u>	<u>46,200</u>	<u>38,381</u>	<u>(7,819)</u>
<u>Expenditures:</u>				
Minturn Market	<u>37,000</u>	<u>49,597</u>	<u>49,831</u>	<u>(234)</u>
Total Expenditures	<u>37,000</u>	<u>49,597</u>	<u>49,831</u>	<u>(234)</u>
Excess Revenues Over (Under) Expenditures	-	(3,397)	(11,450)	(8,053)
<u>Other Financing Sources (Uses):</u>				
Transfers In	-	5,105	5,955	850
Transfers (Out)	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	-	1,708	(5,495)	(7,203)
Fund Balance – Beginning	<u>5,495</u>	<u>5,495</u>	<u>5,495</u>	<u>-</u>
Fund Balance – Ending	<u>\$ 5,495</u>	<u>\$ 7,203</u>	<u>\$ -</u>	<u>\$ (7,203)</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – MINTURN GENERAL IMPROVEMENT DISTRICT (GID)
For the Year Ended December 31, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<u>Revenues :</u>				
GID Revenues	\$ -	\$ -	\$ -	\$ -
Total Revenues	-	-	-	-
<u>Expenditures:</u>				
General Government	-	-	2,959	(2,959)
Total Expenditures	-	-	2,959	(2,959)
Excess Revenues Over (Under) Expenditures	-	-	(2,959)	(2,959)
<u>Other Financing Sources (Uses):</u>				
Transfers In	-	-	-	-
Transfers (Out)	-	-	-	-
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	-	-	(2,959)	(2,959)
Fund Balance – Beginning	2,959	2,959	2,959	-
Fund Balance – Ending	<u>\$ 2,959</u>	<u>\$ 2,959</u>	<u>\$ -</u>	<u>\$ (2,959)</u>

The accompanying notes are an integral part of these financial statements.

TOWN OF MINTURN, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES)
– BUDGET AND ACTUAL – CAPITAL PROJECTS FUND
For the Year Ended December 31, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<u>Revenues:</u>				
Use Tax	\$ 400,000	\$ 400,000	\$ 455,839	\$ 55,839
Interest and Investment Income	<u>4,800</u>	<u>17,700</u>	<u>14,006</u>	<u>(3,694)</u>
Total Revenues	<u>404,800</u>	<u>417,700</u>	<u>469,845</u>	<u>52,145</u>
<u>Expenditures:</u>				
Parks and Recreation	260,000	260,000	-	260,000
Purchased Services	<u>250,000</u>	<u>250,000</u>	<u>276,252</u>	<u>(26,252)</u>
Total Expenditures	<u>510,000</u>	<u>510,000</u>	<u>276,252</u>	<u>233,748</u>
Excess Revenues Over (Under) Expenditures	(105,200)	(92,300)	193,593	285,893
<u>Other Financing Sources (Uses):</u>				
Transfers In	105,223	105,223	127,800	22,577
Transfers (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	23	12,923	321,393	308,470
Fund Balance – Beginning	<u>517,463</u>	<u>517,463</u>	<u>517,463</u>	<u>-</u>
Fund Balance – Ending	<u><u>\$ 517,486</u></u>	<u><u>\$ 530,386</u></u>	<u><u>\$ 838,856</u></u>	<u><u>\$ 308,470</u></u>

The accompanying notes are an integral part of these financial statements.

SUPPLEMENTAL INFORMATION

PROPRIETARY (ENTERPRISE) FUND

DRAFT
PENDING BOARD ACCEPTANCE

TOWN OF MINTURN, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET AND ACTUAL – WATER AND SANITATION ENTERPRISE FUND
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Operating Revenues:</u>				
Water User Fees	\$ 1,236,407	\$ 1,250,707	\$ 1,245,298	\$ (5,409)
Water User Debt Fees	205,111	205,111	147,036	(58,075)
Garbage Collection Fees	130,000	130,000	115,672	(14,328)
Tap Fees	685,000	3,240,000	3,389,555	149,555
Miscellaneous	19,000	19,000	22,903	3,903
Interest Income	-	66,000	70,785	4,785
CWR & PDA Loan Proceeds	-	320,000	-	(320,000)
Total Budgetary Based Revenues	2,275,518	5,230,818	4,991,249	(259,569)
<u>Expenditures:</u>				
Salaries	103,098	116,598	114,524	2,074
Payroll Taxes & Benefits	34,011	37,000	28,243	8,757
Supplies	76,000	76,000	15,621	60,379
Purchased Services	659,704	659,704	546,738	112,966
Maintenance	97,000	117,000	114,623	2,377
Capital Outlay	913,220	1,078,270	253,484	824,786
Depreciation	108,200	108,200	163,002	(54,802)
Debt Service:				
Principal	131,175	131,175	109,349	21,826
Interest	73,942	73,942	71,373	2,569
Total Budgetary Based Expenditures	2,196,350	2,397,889	1,416,957	980,932
Budgetary Based Net Income (Loss)	79,168	2,832,929	3,574,292	741,363
Beginning Available Funds	2,738,373	3,018,203	3,018,203	-
Ending Available Funds	\$ 2,817,541	\$ 5,851,132	\$ 6,592,495	\$ 741,363

The accompanying notes are an integral part of these financial statements.

SUPPLEMENTAL INFORMATION

ANNUAL STATEMENT OF RECEIPTS AND

EXPENDITURES FOR ROADS, BRIDGES AND STREETS

DRAFT
PENDING BOARD ACCEPTANCE

The public report burden for this information collection is estimated to average 380 hours annually.				Form Approved OMB No. 2125-0032	
LOCAL HIGHWAY FINANCE REPORT				STATE:	
				COLORADO	
				YEAR ENDING (mm/yy):	
				12/2024	
This Information From The Records Of: TOWN OF MINTURN				Prepared By: JAY BRUNVAND treasurer@minturn.org	
I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE					
ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration	
1. Total receipts available					
2. Minus amount used for collection expenses					
3. Minus amount used for nonhighway purposes					
4. Minus amount used for mass transit					
5. Remainder used for highway purposes					
II. RECEIPTS FOR ROAD AND STREET PURPOSES			III. EXPENDITURES FOR ROAD AND STREET PURPOSES		
ITEM	AMOUNT	ITEM	AMOUNT		
A. Receipts from local sources:		A. Local highway expenditures:			
1. Local highway-user taxes		1. Capital outlay (from page 2)	\$ -		
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	\$ 135,721.99		
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:			
c. Total (a.+b.)		a. Traffic control operations			
2. General fund appropriations	\$ 432,889.78	b. Snow and ice removal	\$ 469,776.00		
3. Other local imposts (from page 2)	\$ 73,058.00	c. Other			
4. Miscellaneous local receipts (from page 2)	\$ 48,017.22	d. Total (a. through c.)	\$ 469,776.00		
5. Transfers from toll facilities		4. General administration & miscellaneous			
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety			
a. Bonds - Original Issues		6. Total (1 through 5)	\$ 605,497.99		
b. Bonds - Refunding Issues		B. Debt service on local obligations:			
c. Notes		1. Bonds:			
d. Total (a. + b. + c.)	\$ -	a. Interest			
7. Total (1 through 6)	\$ 553,965.00	b. Redemption			
B. Private Contributions		c. Total (a. + b.)	\$ -		
C. Receipts from State government (from page 2)	\$ 51,532.99	2. Notes:			
D. Receipts from Federal Government (from page 2)	\$ -	a. Interest			
E. Total receipts (A.7 + B + C + D)	\$ 605,497.99	b. Redemption			
		c. Total (a. + b.)	\$ -		
		3. Total (1.c + 2.c)	\$ -		
		C. Payments to State for highways			
		D. Payments to toll facilities			
		E. Total expenditures (A.6 + B.3 + C + D)	\$ 605,497.99		
IV. LOCAL HIGHWAY DEBT STATUS (Show all entries at par)					
	Opening Debt	Amount Issued	Redemptions	Closing Debt	
A. Bonds (Total)				\$ -	
1. Bonds (Refunding Portion)				\$ -	
B. Notes (Total)				\$ -	
V. LOCAL ROAD AND STREET FUND BALANCE (RECEIPTS AND DISBURSEMENTS ONLY)					
	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
		\$ 605,497.99	\$ 605,497.99		\$ -
Notes and Comments:					

LOCAL HIGHWAY FINANCE REPORT			STATE: COLORADO
			YEAR ENDING (mm/yy): 12/2024

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
A3. Other local imposts:		A4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	\$ 15,344.00
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	\$ 73,058.00	g. Other Misc. Receipts	
6. Total (1. through 5.)	\$ 73,058.00	h. Other - ROAD AND BRIDGE PMTS	\$ 32,673.22
c. Total (a. + b.)	\$ 73,058.00	i. Total (a. through h.)	\$ 48,017.22
(Carry forward to page 1)		(Carry forward to page 1)	
ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes (from Item I.C.5.)	\$ 46,405.08	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	\$ 5,127.91	d. Federal Transit Administration	
d. DOLA Grant		e. U.S. Corps of Engineers	
e. Other		f. Other Federal ARPA	
f. Total (a. through e.)	\$ 5,127.91	g. Total (a. through f.)	\$ -
4. Total (1. + 2. + 3.f)	\$ 51,532.99	3. Total (1. + 2.g)	\$ -
(Carry forward to page 1)		(Carry forward to page 1)	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL			
	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A1. Capital outlay:			
a. Right-Of-Way Costs			\$ -
b. Engineering Costs			\$ -
c. Construction:			
(1). New Facilities			\$ -
(2). Capacity Improvements			\$ -
(3). System Preservation			\$ -
(4). System Enhancement And Operation			\$ -
(5). Total Construction (1)+(2)+(3)+(4)	\$ -	\$ -	\$ -
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	\$ -	\$ -	\$ -
(Carry forward to page 1)			
Notes and Comments:			

To: Mayor and Town Council
From: Cindy Krieg
Date: June 10, 2025
Agenda Item: Re-Appointment of Minturn DDA Board Members whose terms are expiring



Request

Council is asked to approve Resolution 24 - Series 2025 re-appointing two members of the Minturn Downtown Development Authority Board of Directors.

Introduction

The DDA Board is a five member board appointed with “four year staggered terms from the date of their appointment; The initial staggered terms are set by State statute and cannot be changed. Two of the initial terms expire on June 30, 2025, even though those board members were just appointed in early March. (The DDA was formed in December, following the November election, and the board was appointed on March 5th.

Ordinance 25-2024 established the Minturn Downtown Development Authority, as set below:

SECTION 3. BOARD ESTABLISHED. The Authority shall have a Board of Directors (the “Board”) comprised of 5 members appointed by the Town Council, constituted as follows:

- One member shall be a member of the Town Council, appointed to serve at the pleasure of the Town Council.
- All members aside from the Town Council member shall be property owners, employees or agents of a business, business lessees, or residents within the designated boundaries of the Authority.
- A business shall include a for-profit business, and business representatives may be an owner, officer or director of a corporation.
- No officer or employee of the Town, other than an appointee from the Town Council, shall be eligible for appointment to the Board.

- The Town Council member shall serve at the pleasure of the Town Council.
- The terms of 2 members shall expire on June 30, 2025.
- The terms of 2 members shall expire on June 30, 2026.

SECTION 4. TERMS. A Board member shall hold office until their successor has been appointed and qualified. After the terms of the initial members of the Board have expired, the terms of all members except the Town Council member appointed by the Board shall be four (4) years. Within 30 days after the occurrence of a vacancy, the Town Council shall appoint a successor for the remainder of the unexpired term.

Staff has re-advertised these two board seat openings, and has received (2) applications from the existing 2 board members whose terms are expiring (Morgen McLaughlin and Joe Delude). Council is asked to reappoint these 2 board members. Their terms will then become 4-year terms.

Applicants:

- Joe Delude (Business owner downtown)
- Morgen McLaughlin (Residential and commercial property owner downtown)

Per State statute, the board is required to have specific board roles including a Chair, Secretary, and Treasurer. A Vice-Chair role is optional, and the council board member will be an at-large member. These roles were established by the board at the June 3rd board meeting. Those roles are noted below:

Chair – Spence Neubauer

Treasurer – Joe Delude

Secretary – Morgen McLaughlin

Vice-Chair – Tom Warren

Analysis

Upon appointment selections, the DDA Board can begin regular meetings, and can begin with the primary initial goal of creating a Minturn DDA Plan. A DDA Plan serves as a comprehensive roadmap outlining the vision for the development and improvement of a city or town's central business district, aiming to revitalize the area through targeted projects, economic strategies, and beautification efforts, in Minturn's case utilizing funds generated from tax increment financing within the designated downtown district area.

Community Input

These openings were publicly noticed through the Town's standard policies.

Budget/Staff Impact:

Unknown. The board is not compensated (except for eligible expenses) and consumption of staff time is not yet determined.

The DDA is required to have an Executive Director (separate from the Board). Until the DDA has enough funding to hire this position, Economic Development Director / Deputy Clerk Cindy Krieg will serve in this role.

Strategic Plan Alignment

The Town Council's review and approval of the resolution aligns with the following key strategies:

Practice fair, transparent and communicative local government

Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn

Attachments

- Resolution 24 - Series 2025
- DDA Board Applications Submitted

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 24 - SERIES 2025**

**A RESOLUTION RE-APPOINTING MINTURN
DOWNTOWN DEVELOPMENT AUTHORITY BOARD
MEMBERS**

WHEREAS, The Minturn Town Council recently established the Minturn
Downtown Development Authority; and

WHEREAS, the Minturn DDA is required to have a board of directors made up of
5 board members, including one Council Member; and

WHEREAS, the Town of Minturn recently appointed the Minturn DDA Board; and

WHEREAS, two of these terms are expiring June 30, 2025 per state statute; and

WHEREAS, the two board members wish to continue serving on the board.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF
THE TOWN OF MINTURN, COLORADO THAT THE FOLLOWING INDIVIDUAL
ARE HEREBY APPOINTED AS INDICATED:**

NAME	TERM ENDING
Joe Delude _____	June 30, 2029
Morgen McLaughlin _____	June 30, 2029

**INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS
18th DAY OF JUNE, 2025.**

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk



APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Attached is information about serving on the Minturn DDA Board.

Each member serving on a commission or board must reside in the Town of Minturn.

If you are interested in serving on a commission or board, please complete the application and return it to Minturn Town Hall, or to the appropriate email address as noted below. Thank you for your interest in serving your community.

- **Planning Commission**

- Number of members: 5 members, as detailed below
- Length of term: 4 years, following initial terms (initial terms are staggered)
- Meeting date & time: TBD by the Board
- Eligibility Requirement: See below
- Submit Application to: Cindy Krieg, Economic Development
events@minturn.org, or in person

The Authority shall have a Board of Directors
(the “Board”) comprised of 5 members appointed by the Town Council, constituted as follows:

- a. One member shall be a member of the Town Council, appointed to serve at the pleasure of the Town Council.
- b. All members aside from the Town Council member shall be property owners, employees or agents of a business, business lessees, or residents within the designated boundaries of the Authority.
- c. A business shall include a for-profit business, and business representatives may be an owner, officer or director of a corporation.
- d. No officer or employee of the Town, other than an appointee from the Town Council, shall be eligible for appointment to the Board

TERMS. A Board member shall hold office until their successor has been appointed and qualified. After the terms of the initial members of the Board have expired, the terms of all members except the Town Council member appointed by the Board shall be four (4) years. Within 30 days after the occurrence of a vacancy, the Town Council shall appoint a successor for the remainder of the unexpired term. The term of the initial board members shall be as follows:

- A. The Town Council member shall serve at the pleasure of the Town Council.
- B. The terms of 2 members shall expire on June 30, 2025.
- C. The terms of 2 members shall expire on June 30, 2026.



**APPLICATION FOR DOWNTOWN DEVELOPMENT
AUTHORITY BOARD OF DIRECTORS**

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

Board you are interested in serving on: DDA Board

Name: Joe DeLude

Mailing Address: 301 Boulder St #334 Minturn, CO 81645

Residence within District (Physical Address): 145 North Main St , Minturn

OR Business Name & Address OR Property Address within the District (Physical Address):

Eagle River Inn

Phone: 847-902-6606 Email: joedelude@aol.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 18 Mos.

Are You Over 18 Years of Age? Yes

Current Occupation: Investment Consultant/Business Owner Employer: Mercer/ Eagle River Inn

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Joseph DeLude
Applicant's Signature

6/2/2025
Date

(FOR INTERNAL USE ONLY)

Appointed: ___Yes ___No

___New Appointment ___Reappointment

Appointment Date: _____ Term expiration: _____



1.) Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission / Board?

I am a new resident and business owner in Minturn.

I have a degree in Finance and over 30 years of experience in Institutional Investment Consulting.

I have experience in owning and running my own business and real estate investment/management.

I love the town and the community and want to contribute to its future success.

2.) Why do you wish to be appointed/reappointed to this Board?

With a considerable personal financial stake, I have a vested interest in seeing the town flourish.

A vibrant and inviting downtown business environment, is vital for us all to succeed.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

Yes, I am aware of the time committment, and expect it to grow over time.

4.) What other Boards have you served on?

HOA boards and investment committees.



1.) If appointed, what would you like to accomplish on this Board while you are involved?

I would like to see the 100 block develop a sustainable business environment with a vision for the future that attracts businesses, visitors and provides services to the residents.

2.) What do you believe could be a concern or issue facing this Commission or Board?

Finding a balance between local residents concerns and needs and those of business owners looking to bring commerce and visitors to the town. It will also be a potential challenge to find businesses that can create a successful business model with the rent needed from landlords to maintain their investment.

3.) What do you think the Town's responsibility is in overseeing and regulating commercial development and economic growth for the downtown commercial core?

The town needs to have the long term vision and communicate that vision clearly to the business community. Again, balancing residents needs with business needs, for the town to succeed.

Thank you for your interest and time commitment in serving your community.



APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Return completed application to:

Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

Board you are interested in serving on:

Name: Morgen McLaughlin

Mailing Address: 10325 SW Cormorant Drive, Beaverton, OR 97007

Residence within District (Physical Address): OR Business Name & Address OR Property Address

Within the District (Physical Address): 107 Williams Street, Minturn (AirBnb and commercial rental space)

Phone: 805-680-2602

Email: morgenmclaughlin@gmail.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 6 years

Are You Over 18 Years of Age? yes

Current Occupation: Employer: Executive Director, Willamette Valley Wineries Association and Willamette Valley Wine Foundation

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Applicant's Signature Date

MJ
June 90, 2025

(FOR INTERNAL USE ONLY)

Appointed: Yes No

New Appointment Reappointment



1.) Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission / Board?

I am interested in the DDA Board of Directors because I have strong interest in the current and future economic vitality of Minturn's downtown corridor. My family owns 107 Williams Street and six years ago we converted the second floor of the building into a short-term rental.

I have Board leadership experience as both a full-term employee and volunteer director positions with organizations in the tourism, economic development and defense industries.

2.) Why do you wish to be appointed/reappointed to this Board?

I wish to be appointed to the DDA because I have a deep affinity to Minturn and wish to see the downtown corridor thrive and retain its small mountain vibrancy.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

Yes, I am aware of the time commitment and have the personal time to serve.

4.) What other Boards have you served on?

Wine Origins Alliance – Steering Committee (Current)
Oregon Wine Board Industry Partner Committee (Current)
Wine America State and Regional Associations Advisory Council (Current)
Women in Wine - Board Member and Mentor (Past)
Visit Santa Barbara – Board Member (Past)
Santa Barbara County Agricultural Advisory Commission - Commissioner (Past) Economic Vitality Team of Santa Barbara County – Board Member (Past)
Santa Barbara Vintners Foundation - Board Member (Past)
Santa Barbara County Workforce Development Commission – Commissioner (Past) Santa Barbara County Arts and Culture Commission – Commissioner (Past)

Finger Lakes Wine Alliance – Board Member (Past) Finger Lakes Tourism Alliance – Board Member (Past)
Southern Tier Regional Economic Development Council – Tourism Subcommittee (Past)



1.) If appointed, what would you like to accomplish on this Board while you are involved?

If appointed, I would like to be a collaborative and focused director to fulfill the mission of the DDA to develop and redevelop the Town's downtown commercial core, promote the long-term viability and general welfare of Minturn, halt or prevent deterioration of property values or structures within the Town's commercial core, and assist the Town in the development and redevelopment of the business district in the overall planning to restore or provide for the continuance of the economic health.

2.) What do you believe could be a concern or issue facing this Commission or Board?

I believe conflicting interests and perspectives among DDA directors and business owners will likely arise on short and long range issues. There is a delicate balance upholding the quirky and traditional elements of Minturn and the future development projects that will likely be led by people less familiar with Minturn's history.

3.) What do you think the Town's responsibility is in overseeing and regulating commercial development and economic growth for the downtown commercial core?

I believe it is the Town's responsibility to provide clear, efficient and equitable guidelines and regulations that encourage and inspire economic development.

Thank you for your interest and time commitment in serving your community.



To: Mayor and Town Council
From: Cindy Krieg, Deputy Clerk
Date: May 31, 2025
Agenda Item: Resolution 25-Series 2025

REQUEST:

Approval of Resolution No. 25 – Series 2025, authorizing seed money for the Minturn Downtown Development Authority (DDA) and authorizing the Town Council to enter into an intergovernmental agreement (IGA) with the Minturn DDA for Town staff support, services, and seed money.

INTRODUCTION:

The Minturn Downtown Development Authority (DDA) was recently formed to support and revitalize the economic vitality and overall character of Minturn's downtown area. In its formative stage, the DDA is focused on establishing its operational framework, vision, and long-term goals. During this critical period, collaboration with the Town of Minturn is essential to ensure the DDA is effectively launched and positioned for success.

The DDA respectfully requests the Town Council's consideration and approval of an Intergovernmental Agreement (IGA) that formalizes the provision of certain administrative and operational support by the Town for a limited term.

The following actions have been completed:

- Officers were appointed (Spence Neubauer, Tom Warren, Morgen McLaughlin, Joe Delude, and Tom Priest)
- One initial board meeting has been held
- Bylaws have been drafted and will be adopted at the next meeting
- The draft IGA was approved by the DDA for consideration by the Town Council
- A contract with Ayres Consulting for the Plan of Development was approved pending seed money approval from the Town Council

The IGA if approved provides for seed money of \$15,000 to help move forward the following priorities:

- A. Plan of development
- B. Additional consulting services, as deemed necessary related to strategic planning, stakeholder engagement, policy and operating documents, development and execution of work and action plans

The \$15,000 is currently available in the 2025 budget.

Other Services included in the IGA:

- A. Deputy Town Clerk would serve as the DDA Interim Executive Director
- B. Clerical services and record keeping by the Town Clerks
- C. The Minturn Town Treasurer will manage a fiduciary fund for the DDA within the Town budget
- D. Additional administrative staff assistance and support services as needed
- E. Use of meeting and conference rooms as needed
- F. Risk management insurance coverage as approved by CIRSA for the DDA Board
- G. Limited marketing and website services / management

The Plan of Development serves as the foundational document for the DDA. Colorado Revised State Statutes, section 31-25-801, et seq., require that any projects undertaken within the 30+ year lifetime of the DDA must be included in the Plan of Development. The Plan must be adopted by the Town Council prior to the DDA receiving any tax increment or engaging in any projects. There is a deadline of December 10th to notify the County Assessor's Office that the Plan has been adopted to receive increment from 2025. The increment received this year, would continue to be received as part of the DDA's increment in future years as well.

If the IGA is approved, the DDA Board will move forward with a consultant for advancing the Plan of Development. A draft plan of development would be presented for review to the Planning Commission. Statue requires that the Planning Commission have 30 days to provide written recommendations to the Town Council. The Town Council must then set a public hearing to review and if desired adopt the Plan of Development.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT: \$15,000, initial seed money from the Economic Development budget. Additional staff impacts as noted in the attached documents.

RECOMMENDATION:

Town staff recommends the Minturn Town Council approve Resolution No. XX – Series 2025. We see a solid DDA plan of development, additional consulting services, as well as Town staff support, as critical to establishing the proper foundation for the DDA and setting it on a path to success.

STRATEGIC PLAN ALIGNMENT:

The Minturn DDA is specifically highlighted within the Economic Development goals in the 2025 – 2027 Minturn Strategic Plan.

RECOMMENDED ACTION OR PROPOSED MOTION:

Approve Resolution XX-Series 2025, authorizing seed money for the Minturn Downtown Development Authority (DDA) and authorizing the Town Council to enter into an intergovernmental agreement (IGA) with the Minturn DDA for Town staff support, services, and seed money.

ATTACHMENTS:

- Resolution No. 25 – Series 2025
- Minturn DDA Proposal / Request for Consideration
- IGA for Minturn DDA and Town of Minturn

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 25 – SERIES 2025**

**A RESOLUTION OF THE TOWN OF MINTURN TOWN COUNCIL
AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT
WITH THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY**

WHEREAS, the Minturn Downtown Development Authority (“DDA”) was duly formed pursuant to the provisions of the Colorado Revised Statutes and operates in accordance with its statutory purpose to plan and implement improvements and activities within the DDA district; and

WHEREAS, the DDA recognizes the need for administrative, financial, legal, and other support services necessary for the effective and efficient operation of its programs and responsibilities; and

WHEREAS, the Town of Minturn (“Town”) possesses the infrastructure and personnel to provide such support services; and

WHEREAS, the Colorado Constitution and Colorado Revised Statutes authorize intergovernmental agreements between political subdivisions for the provision of services or functions; and

WHEREAS, the Town desires to enter into an Intergovernmental Agreement (“IGA”) with the DDA to formally establish the terms under which such support services shall be provided;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Minturn that Minturn hereby enters into an Intergovernmental agreement with the Minturn DDA, as detailed in the IGA document.

**INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS
18th DAY OF JUNE, 2025.**

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

Town of Minturn Downtown Development Authority
Proposal to the Town Council: Request for Intergovernmental Agreement (IGA) Between the Town of Minturn and the Minturn Downtown Development Authority

Date: May 9, 2025

To: Honorable Mayor and Members of the Minturn Town Council

From: Minturn Downtown Development Authority

Subject: Request for Intergovernmental Agreement (IGA) – Administrative and Operational Support for the Downtown Development Authority

Overview

The Minturn Downtown Development Authority (DDA) was recently formed to support and revitalize the economic vitality and overall character of Minturn’s downtown area. In its formative stage, the DDA is focused on establishing its operational framework, vision, and long-term goals. During this critical period, collaboration with the Town of Minturn is essential to ensure the DDA is effectively launched and positioned for success.

The DDA respectfully requests the Town Council’s consideration and approval of an Intergovernmental Agreement (IGA) that formalizes the provision of certain administrative and operational support by the Town for a limited term.

Purpose of the IGA

The proposed IGA would establish a formal relationship between the Town of Minturn and the DDA, delineating the roles, responsibilities, and services to be provided by Town staff to support the DDA during its initial three (3) years of operation. This foundational support will enable the DDA to focus on strategic planning, stakeholder engagement, and the implementation of core initiatives.

Requested Support

Under the proposed IGA, the Town of Minturn would provide the following support services:

1. Staff Time and Administrative Assistance

- **Deputy Town Clerk (Interim Executive Director of the DDA):**
 - Serve as the primary administrative point of contact for the DDA.
 - Coordinate DDA meetings, communications, and records management.

- Assist with official record-keeping, meeting minutes, and compliance with Colorado Open Records and Meetings laws.
- Estimated time commitment for the Deputy Clerk is 16 hours per month
- **Town Treasurer:**
 - Provide financial oversight, including budget preparation, financial tracking, and coordination of DDA financial reporting.
 - Estimated time commitment for the Town Treasurer is 4 -8 hours per month

2. Specific Services to be Provided

- Posting and noticing of all DDA meetings in compliance with applicable laws.
- Preparation and retention of meeting agendas, minutes, and resolutions.
- Budget development and financial tracking of DDA funds.
- Processing of expenditures, revenues, and financial reporting.
- General administrative support as necessary to facilitate DDA operations.

Term and Review

The IGA would be effective for an initial term of **one (1) year** from the date of execution. The term may be renewed for up to two additional one-year terms subject to annual appropriation. Prior to the conclusion of the term, the Town and the DDA will review the agreement and consider renewal, revision, or transition to a more independent operational structure as the DDA becomes self-sustaining.

Next Steps

We request that the Town Council authorize the Town Manager and Town Attorney to work collaboratively with the DDA to draft and execute an Intergovernmental Agreement based on the terms outlined above.

The Minturn DDA looks forward to working in partnership with the Town to lay a strong foundation for the future of downtown Minturn.

Respectfully submitted,
Minturn Downtown Development Authority Board of Directors

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF MINTURN AND THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY FOR SUPPORT AND SERVICES

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made this _____ day of _____, 2025 by and between the Town of Minturn, a Colorado home rule municipality (“the Town”) and the Minturn Downtown Development Authority, a political subdivision of the State of Colorado organized pursuant to C.R.S. §31-25-801, et seq., (the “DDA”). The Town and the DDA are collectively referred to as the “Parties.”

RECITALS

- A. The Town of Minturn has established the Minturn Downtown Development Authority in accordance with state law to support the revitalization and economic development of its downtown area.
- B. The DDA is in its organizational phase and requires operational and administrative support to effectively develop and implement its mission, vision, and goals.
- C. The Town has the capacity and interest in providing temporary support to the DDA through Town personnel and administrative infrastructure.
- D. The Parties are authorized under C.R.S. § 29-1-203 to enter into intergovernmental agreements for the provision of services and cooperation.
- E. The Parties desire to enter into this Agreement to define the scope and nature of administrative services to be provided by the Town to the DDA.

AGREEMENT

NOW, THEREFORE, for and in consideration of the mutual promises and agreements of the parties and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Recitals. The foregoing recitals are incorporated herein by this reference.
- 2. Term. This Agreement shall commence on the Effective Date and shall continue for a period of one (1) year, at which time it may be renewed for up to two (2) additional one-year terms, subject to annual appropriation pursuant to Section 6 below.
- 3. Services Provided by the Town. The Town agrees to provide the following services to the DDA:
 - a. Administrative and Clerical Support
 - i. Posting of public meeting notices, agendas, and materials in compliance

with state law.

- ii. Preparation and maintenance of meeting agendas, minutes, resolutions, and official records.
- iii. Assistance with correspondence, scheduling, and communication with DDA board members and stakeholders.

b. Financial and Budgeting Services

- i. Assistance in the development of the DDA's annual budget.
- ii. Tracking of DDA revenues and expenditures through the Town's financial systems.
- iii. Processing of payments and reimbursements on behalf of the DDA, subject to budget approval.
- iv. Preparation of periodic financial reports.

c. Specific Staff Services and Roles. The Town may provide support and other services to the Minturn DDA as authorized by the Town Manager, including, but not limited to:

- i. The Deputy Town Clerk will serve part time at the discretion of the Town Manager in the role of Interim Executive Director to implement start-up actions for the DDA to help establish vision and goals and implement operating and work plans. Duties will include, but may not be limited to, work with the DDA elected officers and other Town staff to prepare meeting agendas, coordinate with consultants, provide administrative functions, and oversee the running of the DDA operations.
- ii. The Deputy Town Clerk(s) will work with the DDA secretary to assist in the taking of minutes and keeping of DDA documents and records, ensuring compliance with the Open Meetings Law and Open Records Act.
- iii. The Minturn Town Treasurer will manage a fiduciary fund for the DDA within the Town budget, and work with the DDA treasurer to oversee the DDA budget, accounting and financial reporting.
- iv. Additional administrative staff assistance and support services as needed from time to time and mutually agreed upon.

- v. Use of meeting and conference rooms for DDA board meetings, committee meetings and public open forums, as may be available upon request by the DDA.
 - vi. The Town shall include the DDA board members in the Town's risk management insurance coverage as approved by CIRSA.
 - vii. The Town may provide the DDA limited marketing services; this may include engagement and video conferencing tools, basic copying and printing, use of the Town's website and/ or social media platforms or assistance in creating an DDA website and/ or social media sites.
- d. Interim / Acting Executive Director Services. The Town's Deputy Clerk shall serve in the role of Interim Executive Director to implement start-up actions for the DDA to help establish vision and goals and implement operating and work plans. Duties will include, but may not be limited to, work with the DDA elected officers and other Town staff to prepare meeting agendas, coordinate with consultants, provide administrative functions, and oversee the running of the DDA operations.
- e. Oversight and Guidance
- i. The Town Clerk and Town Treasurer shall provide oversight and support related to compliance, transparency, and fiscal responsibility.
 - ii. The Minturn DDA Annual Budget will be subject to review, approval and oversight of the Minturn Town Council.
4. Compensation and Use of Town Funds. The provision of services is subject to the appropriation of funds requirements described below. The Parties may revisit and renegotiate any direct cost reimbursements or service charges should the scope of support materially change.
- a. Payment. The Town shall provide to the Minturn DDA in 2025 the amount of \$15,000 in seed money to be used per Resolution No. XX – Series 2025.
 - b. Use of Town Funds. The Minturn DDA shall utilize the Town Funds as initial seed money towards the following priorities:
 - i. Plan of development.
 - ii. Additional consulting services, as deemed necessary related to strategic planning, stakeholder engagement, policy and operating documents,

development and execution of work and action plans.

5. Coordination and Communication. The DDA shall coordinate with the Town Manager or designee to ensure the timely and efficient provision of services and address any operational concerns.
6. Reporting and Review. Annually, the DDA Board and the Town Council will schedule a joint meeting to discuss the progress of the DDA in meeting its objectives.
7. Assignability. This Agreement is not assignable by any party hereto.
8. Modification. This Agreement may be changed or modified only in writing by an agreement approved by the respective Boards or Councils of the Governments and signed by authorized officers of each party.
9. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and all other promises and agreements relating to the subject of this Agreement, whether oral or written, are merged herein.
10. Severability. Should any one or more sections or provisions of this Agreement be judicially adjudged invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Agreement, the intention being that the various sections and provisions hereof are severable.
11. Government Immunity. The parties agree and understand that all parties are relying on and do not waive, by any provisions of this Agreement, the monetary limitations or terms or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., as from time to time amended or otherwise available to the parties or any of their officers, agents, or employees.
6. Current Year Obligations. The parties acknowledge and agree that any payments provided for hereunder or requirements for future appropriations shall constitute only currently budgeted expenditures of the parties. The parties' obligations under this Agreement are subject to each individual party's annual right to budget and appropriate the sums necessary to provide the services set forth herein. No provision of this Agreement shall be construed or interpreted as creating a multiple fiscal year direct or indirect debt or other financial obligation of any of the parties within the meaning of any constitutional or statutory debt limitation. This Agreement shall not be construed to pledge or create a lien on any class or source of any of the parties' bonds or any obligations payable from any class or source of each individual party's money.
7. Agreement made in Colorado. This Agreement shall be construed according to the laws of the State of Colorado, and venue for any action shall be in the District Court in and for Eagle County, Colorado.

8. No Waiver. The waiver by any party to this Agreement of any term or condition of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.
9. Authority. Each person signing this Agreement represents and warrants that said person is fully authorized to enter into and execute this Agreement and to bind the party it represents to the terms and conditions hereof.

~ Signature Pages Follow ~

In Witness whereof, the parties hereto have caused this agreement to be executed on the dates below.

TOWN OF MINTURN, COLORADO

By: _____
Earle Bidez, Mayor

Date: _____

Attest: _____
Jay Brunvand, Town Clerk

MINTURN DOWNTOWN DEVELOPMENT AUTHORITY

By: _____
Spence Neubauer, Chair

Date: _____

Attest: _____
Cindy Krieg, Acting Executive Director

To: Minturn Town Council
From: Cindy Krieg, Economic Development / Deputy Clerk
Date: 06/03/2025
Agenda Item: Staff Update Regarding the Upcoming Minturn DDA
Plan of Development Workshop



INTRODUCTION / REQUEST:

The Minturn Downtown Development Authority is entering into a service agreement with Ayres Associates for the preparation of a Plan of Development. A Plan of Development is a requirement per state statute, and will establish the goals and priorities of the DDA, and will help shape the work plan for the DDA board. Next steps will involve an in-person intensive workshop (late summer or fall – dates TBD). In addition to the DDA board, there will be community outreach that will take place during this time (to downtown stakeholders), and the following groups are also being invited / encouraged to participate:

- Planning and Zoning department
- Planning Commission
- Town Council

ANALYSIS:

A DDA Plan of Development serves as a roadmap for how the DDA will use its powers and funds to improve the downtown area. It is important that we establish a professional, well-crafted plan as this will serve as our guiding document for several years. Ayres Associates has significant experience in this space, having done this work for other Colorado municipalities. Minturn in particular has been looking at the Fraser DDA Plan of Development as a possible example of a strong template to work from. Ayres did the Fraser Plan of Development.

COMMUNITY INPUT: Community input was gathered initially through the DDA outreach and education process that occurred prior to the DDA election. The in-person workshop will involve Ayres Associates being on the ground in Minturn for approximately 2.5 days, meeting with the board and other groups, and talking with downtown businesses and other stakeholders to build on that early input. Ayres will draft the plan onsite during this work and will send a draft plan to the DDA board for approval. There will likely be some back and forth editing, but the final version will come before Planning Commission and Town Council for approval. Once approved, the final document will be submitted to both the State and the County to be registered.

BUDGET / STAFF IMPACT: The cost for Ayres Associates services is \$15,000 and is being covered the Town of Minturn out of the 2025 Town budget.

STRATEGIC PLAN ALIGNMENT:

The establishment of the Minturn DDA is a specific priority laid out in the 2025 – 2027 Strategic Plan. The Plan of Development is an integral part of laying the groundwork for how the DDA will operate.

RECOMMENDED ACTION OR PROPOSED MOTION:

No motion or action needed. Planning & Zoning staff, Planning Commission members, and Town Council are encouraged to participate in the workshop to the extent possible.

ATTACHMENTS:

- Outline of Ayres Associates scope of work / process

AYRES ASSOCIATES – MINTURN DDA – PLAN OF DEVELOPMENT SCOPE OF WORK

Project Description

Ayres will assist the Town of Minturn and the DDA complete a **DDA Plan of Development** which includes summary information, statement of vision, proposed programs and projects, and an **Implementation Work Plan**. The plan will meet the statutory requirements for forming a DDA in Colorado, but we do recommend a separate legal review that is not included in this proposal. Given the progress made by the Town and the DDA stakeholders, we propose to complete a draft of the Plan over a 2.5-day workshop. Our team would be on the ground in Minturn, engaging with stakeholders and the community on critical issues while drafting the plan. At the workshop's end, we deliver the preliminary draft plan to the DDA Board, community stakeholders, and the Town in an editable format. To avoid an extended planning process, we believe in capitalizing on your momentum and preparing you to take advantage of Tax Increment Revenue opportunities. Following a round of review and client edits, we will complete a final draft that is fully formatted and ready for the next steps. Under a separate document, we will provide a 3-to-4-page work plan for the Town and DDA board. It will include directions on next steps as it relates to project goals. This will include direction on items such as an incentive policy, façade program, marketing collateral, staff responsibilities, and/or event support.

Proposed Scope of Services

Day 1 – DDA Foundation and Formation

A. Team Kickoff – Introduction and Education Session (Part I):

We propose to start the session with an informal **Education Session** for the DDA Board, Town Staff, and community stakeholders. The session's purpose is to introduce our team and get to know you and what makes Minturn tick. We want to know who you are and what you love best about Minturn. The time will be used to define roles and responsibilities to ensure the workshop is the best experience possible.

The workshop's discussions will involve the following topics:

- Workshop agenda and expectations for the participants.
- How Tax Increment works and what it can be used for.
- Understanding the flow of revenue and the “special fund” as defined by state statute.
- Identifying potential public improvements.
- Development partnerships, financing structures and development agreements.

Our goal is to use this time to make sure that the parties are aligned with the vision's approach and have a chance to have their voices heard. In addition to local business and property owners, we encourage participation from legal staff, finance department, planning and engineering, the Town Clerk, and the building department if available. Furthermore, we would also be open to having a representative from the Town Board and the Planning Commission participating in this session.

B. Preliminary Strategy (Part II):

During the second part of this session, we propose to conduct a **Strategy Work Session** with the DDA Board, staff and stakeholders to define the Vision, Mission, and Role of the Minturn DDA. To learn more about what motivates different audiences in your community, we use the Strategy Work Session to identify unique perspectives and key issues that each audience member cares about most. By understanding and valuing highlighted challenges, discussions will be structured to address concerns and help to create a foundation for a successful DDA.

To the greatest extent, we believe it is important to include the following individuals and groups:

- Retail business owners
- Restaurant/Bar owners
- Property owners
- Developers
- Elected officials
- Philanthropic Community
- Banks/Financial Institutions
- Community members at-large

We seek to identify similarities and differences while working to identify hot-button issues. By taking this process, we anticipate any opposition and work to bring those voices into a constructive process that is owned by the stakeholder group. Our team will complete a workshop summary and create a framework to discuss the DDA initiative before we step foot into a business.

We view the Kickoff and Strategy Workshop as an important step to gather input, establish overall direction of the DDA and to help enlist support from stakeholders. Because the establishment ultimately relies on buy-in and support from owners in the district, our process for exploring the value of a DDA is essential to success. The most important component of this stage is not the technical steps to set up a DDA. Rather, hearing and reflecting on goals and concerns from local businesses and stakeholders is the most important factor.

C. Community Walkabout/Work Session:

The balance of Day 1 will be used to explore the Downtown area and visit retail business owners and property owners at their locations. We have found that participants are more likely to engage and ask questions about the DDA when outside of group settings, which helps to gain better insights from local businesses.

We plan to spend approximately two to three hours walking through the downtown area, meeting with business and property owners. While we intend to schedule a handful of key meetings in advance,, we prefer to allow for some flexibility to accommodate spontaneous conversations and unplanned encounters. In the evening, we prefer to set up in a public location and invite any participants to stop by for additional discussion while we compile our notes and begin the draft. At the end of the day, we plan to locate to a public location to return to a designated public space to compile notes, update the draft Plan of Development and provide an opportunity for informal discussions with participants who wish to offer further insights or feedback.

Day 2 – Deeper Dive and Focused Planning

A. DDA Board Check-In and Review:

To start off day two, we present our preliminary findings to the DDA Board Chair and Town representatives for feedback. We want to share our observations, test different ideas and programmatic approaches and make sure we are still on track.

B. Individual Meetings

For day two, we schedule individual meetings with community leaders, elected officials and other stakeholders. We like to meet people in their place of business or in public places. We believe it is important to remain visible and accessible during the 2.5 days on the ground. We are also open to meeting with members of the local school board, county commissioners, assessors office and other influential parties at the direction of the client.

We would also use this time to tour potential development sites and project areas. Our team will photo document the sites to build project narratives on and receive input from the stakeholders and Town staff. These are likely to be the sites that drive Tax Increment Revenue and will be included in the Plan of Development as needed.

C. Preliminary Plan of Development

Between meetings and other engagement activities, we use our time to draft the Plan of Development and a presentation for the following morning.

Day Three – Plan of Development (1/2 day)

We present the draft plan of development to the DDA Board and Town Officials. We walk through the elements of the plan and highlight areas of importance. At the conclusion, we share the plan in an editable format.

We will allow for one round of edits by the client to be completed within one week of submittal. Once we receive the edits, we will format the Plan of Development using the imagery and other illustrations. The final formatted plan will be provided to the Town of Minturn in .pdf format no fewer than 10 business days from the receipt of the edits from the client. The DDA Work Plan will be provided within 10 business days from the submission of the Plan of Development for review and comment. We will provide one round of client edits to the DDA Work Plan following submission.

FINAL DELIVERABLE: Minturn DDA/Plan of Development
DDA Work Plan

Time Schedule

Work will begin with upon the signing of this Agreement and will be completed by October 15, 2025.



To: Mayor and Town Council
From: Cindy Krieg, Court Clerk / Deputy Clerk
Date: June 12, 2025
Agenda Item: Adoption of the 2024 Model Traffic Code – with Proposed Amendments

REQUEST:

Direction is needed from Council regarding adoption of the 2024 Model Traffic Code, including direction on proposed / suggested amendments from legal.

INTRODUCTION:

Periodically the Model Traffic Code is revised by the State of Colorado. Town staff / legal will be drafting an adoption ordinance for consideration, designed to ensure Minturn is on the most recent code for uniformity purposes. The Town has included amendments to the State version designed to best fit Minturn's situation. This item is currently in the discussion / direction phase, so that we can tailor the ordinance to fit our needs.

A summary of the recent changes include:

- New impaired driving program updates have been implemented
- 42-4-239 makes it illegal for individuals 18 or older to text while driving
- 42-3-103 now requires motor vehicle owners to register within 60 days of purchase
- Changes around low-powered scooters, low-speed electric vehicles, restrictions on minor drivers (MTC 116), personal mobility devices, and wildlife crossings
- Some changes to the points assessed for speeding violations:
 - Speeding 40+ over is now a 12 point violation
 - Speeding 5 – 9 over was changed from a 3 point violation to a 1 point violation

The 2024 Model Traffic Code supersedes all previous versions and encompasses changes through the 2023 legislative session. Municipalities are encouraged to adopt the latest version of the code by reference to ensure consistency and stay current with state traffic laws. This process streamlines ordinance drafting and ensures access to the most up-to-date regulations and recommendations. Staying updated with the model code helps maintain consistency with other jurisdictions (especially with the ECSO) and ensures compliance with the state.

ANALYSIS:

There are some amendments to the MTC that the Town may wish to consider. Specifically, we'd like to flag the following provisions:

- Section 106 – Subsection (3) allows local authorities to impose weight limitations for trucks and commercial vehicles on the roadways. Review the redlined changes to see if the Town wishes to impose such restrictions.
- Subsection (9) of Section 109 prohibits persons from traveling on highways on skis, sleds, or similar devices. If the Town wishes to allow people to ski on roads in the winter, then this subsection should be deleted.
- Subsection (2) of Section 110 – suggested modification to read: “(2) The municipal courts have jurisdiction over violations of traffic regulations enacted or adopted by municipalities. However, the provisions **regarding county proceedings in** of sections 42-4-1701, 42-4-1705, and 42-4-1707 shall not be applicable to municipalities.”
- Section 110.5 allows municipalities to authorize the use of automated vehicle identification systems to detect violations. No suggested action or changes to this at this time but wanted to flag for review.

- Section 1204 allows parking of bicycles, e-bikes, or electric scooters on sidewalks. Please review to determine if this should be allowed.

Additionally, the new CO law regarding cell phone use while driving, is NOT part of the 2024 MTC. That law went into effect January 1, 2025. Staff is proposing that this be included in the ordinance.

Lastly, the MTC / state statute includes surcharges as part of the penalty schedule. Minturn has previously implemented the standard surcharges for traffic violations, but was not previously adding surcharges for parking violations. It is recommended that Minturn should collect these surcharges (\$6 for parking violations) to help fund municipal court operations.

COMMUNITY INPUT: Past community surveys have identified traffic / road safety and enforcement as high priorities.

BUDGET / STAFF IMPACT: N/A

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

RECOMMENDED ACTION OR PROPOSED MOTION:

Direction is needed from Council regarding adoption of the 2024 Model Traffic Code, including direction on proposed / suggested amendments from legal.

ATTACHMENTS:

- Redline version of Article 1 with legal comments

EXHIBIT A

ARTICLE 1 Model Traffic Code

Sec. 8-1-10. Adopted by reference.

The provisions of the Model Traffic Code as contained in the ~~2020032020~~ Edition of the "Model Traffic Code for Colorado Municipalities" (Model Traffic Code), promulgated and published by the Colorado Department of Transportation, Traffic Safety and Engineering Services, 2829 W Howard Place, Denver, CO ~~80204~~~~Staff Traffic and Safety Projects Branch, 4201 East Arkansas Avenue, Denver, CO 80222~~~~80204~~ as adopted by reference by the Town of Minturn No. ~~1544~~, Series of ~~2020082020~~ is hereby repealed and replaced by the adoption of the ~~202402024~~ edition of said Model Traffic Code as set forth above. All other provisions of Ordinance No. ~~1544~~, Series ~~2020082020~~ not specifically referenced and amended or modified below shall remain in full force and effect.

Sec. 8-1-20. Copy on file.

~~Three (3) copies of the~~ The Model Traffic Code adopted herein ~~is available on the Town's website, and three (3) copies~~ are now filed in the office of the Town Clerk and may be inspected during regular business hours.

Sec. 8-1-30. Amendments.

- (a) The ~~202402024~~ edition of the Model Traffic Code is adopted as if set out at length, ~~save and except the following Articles and/or Sections which are declared to be inapplicable to this municipality and are therefore expressly deleted: none. The Model Traffic Code as adopted by the Town and~~ is subject to the following additions or modifications:

~~(1)~~ Section 103, Scope and effect of Code – exceptions to provisions, is hereby amended with the addition of subsection (3) to read as follows:

“(3) The term “police officer” or “police” as used throughout the Model Traffic Code shall mean “designated law enforcement official” as defined and determined by the Town Council.”

(2) Section 105, Local traffic control devices, is hereby amended as follows:

"(a) Local authorities shall place and maintain such traffic control devices upon highways under their jurisdiction as they may deem necessary to indicate and to carry out the provisions of this Code or local traffic ordinances or to regulate, warn, or guide traffic, subject in the case of state highways to the provisions of Sections 42-~~24~~-110 and 43-2-135(1)(g), C.R.S. ~~All~~Except as provided herein, all such traffic

control devices shall conform to the state manual and specifications for statewide uniformity as provided in Section 42-4-104, C.R.S.

- "(b) The ~~Town Police Chief or~~ designated law enforcement official in consultation with the Town ~~Administrator-Manager~~ may direct the erection of permanent or temporary parking and traffic control signs. On any street or at any place within the Town where official signs (whether permanent or temporary in nature) are posted giving notice of stopping, standing, or parking restrictions or prohibitions, no person shall stop, stand, or park a vehicle in any manner in violation of the provisions contained on such signs except when necessary to avoid conflict with other traffic or in compliance with the directions of a law enforcement officer or other traffic control device or official, and except for the purpose of loading or unloading passengers when such standing does not obstruct, impede, or endanger any traffic or pedestrian.
- "(c) The ~~Town Police Chief or~~ designated law enforcement official in consultation with the Town ~~Administrator-Manager~~ shall have the right to place and maintain such parking control signs and devices they deem necessary for regulating parking in the Town. Such parking control signs and devices may deviate from the state manual and specifications for statewide uniformity to accommodate the unique physical constraints that exist in the Town's rights-of-ways and alleys."

(~~23~~) Section 1101(2) is hereby repealed and reenacted to read as follows:

- "(2) Except when a special hazard exists that requires a lower speed, the following speeds shall be lawful:
- "(a) Fifteen (15) miles per hour on streets and highways owned by the Town of Minturn unless otherwise posted.
- "(b) Any speed not in excess of a speed limit designated by an official traffic control device."

(~~2.54~~) Part 2, Section 239 of the Model Traffic Code is hereby replaced by the text of Section 42-4-239 C.R.S. effective January 1, 2025 and amended by the Town, as follows:

Section 239. Use of a mobile electronic device - definitions - penalty.

"(1) As used in this section, unless the context otherwise requires:

"(a) "Emergency" means a circumstance in which an individual:

- "(I) Has reason to fear for the individual's life or safety or believes that a criminal act may be perpetrated against the individual or another individual, requiring the use of a mobile electronic device when the individual is driving a motor vehicle; or
- "(II) Reports a fire, a traffic accident in which one or more injuries are apparent, a serious road hazard, a medical or hazardous materials

emergency, or an individual who is driving in a reckless, careless, or unsafe manner.

“(b) “First responder” means:

“(I) A peace officer, as described in section 16-2.5-101;

“(II) A firefighter, as defined in section 29-5-203 (10);

“(III) A volunteer firefighter, as defined in section 31-30-1102 (9)(a);

“(IV) An emergency medical service provider, as defined in section 25-3.5-103 (8); or

“(V) Any other individual who responds in a professional capacity to a public safety emergency.

“(c) “Hands-free accessory” means an accessory with a feature or function that enables an individual to use a mobile electronic device without using either hand, except to activate, deactivate, or initiate the feature or function with a single touch or single swipe.

“(d) (I) “Mobile electronic device” means a handheld or portable electronic device capable of providing voice communication between two or more persons, amusement, or the wireless transfer of data.

“(II) “Mobile electronic device” does not include:

“(A) A radio, citizens band radio, or citizens band radio hybrid;

“(B) A commercial two-way radio communication device or its functional equivalent;

“(C) A subscription-based emergency communication device;

“(D) A prescribed medical device;

“(E) An amateur or ham radio device; or

“(F) Systems that are designed for and installed within the vehicle’s electronics, such as an in-vehicle security, navigation, communications, or remote diagnostics system.

“(e) “Operating a motor vehicle” means driving a motor vehicle on a public highway. “Operating a motor vehicle” does not include maintaining the instruments of control of a motor vehicle while the motor vehicle is at rest in a shoulder lane or lawfully parked.

“(f) “Use” or “using” means:

“(I) Physically holding a mobile electronic device in the driver’s hand or pinning a mobile electronic device to a driver’s ear to conduct voice-based communication; except that an individual may use a speaker or other listening device that is built into protective headgear or a device or portion of a device that only covers all or a portion of one

ear and that is connected to a wireless, handheld telephone as provided in section 42-4-1411;

“(II) Watching a video or movie on a mobile electronic device, other than watching data related to the navigation of the motor vehicle; or

“(III) Writing, sending, or reading text-based communication, including a text message, instant message, e-mail, or internet data, on a mobile electronic device; except that text-based communication does not include:

“(A) A voice-based communication that is automatically converted by the mobile electronic device to be sent as a message in written form; or

“(B) Communication concerning the navigation of a motor vehicle.

“(2) Except as specified in subsection (3) of this section, an individual shall not use a mobile electronic device while operating a motor vehicle.

“(3) It is not a violation of subsection (2) of this section to use a mobile electronic device:

“(a) To contact a public safety entity;

“(b) During an emergency;

“(c) When an employee or contractor of a utility is acting within the scope of the employee’s or contractor’s duties when responding to a utility emergency;

“(d) When an employee or contractor of a city or county is acting within the scope of the employee’s or contractor’s duties as a code enforcement officer or animal protection officer; or

“(e) During the performance of a first responder’s official duties.

“(4) (a) Except as provided in subsection (4)(b) of this section, an individual who violates this section commits a class A traffic infraction, and the court shall assess a penalty as follows:

“(I) A fine of seventy-five dollars and a surcharge of ten dollars for the first offense within the immediately preceding twenty-four months;

“(II) A fine of one hundred fifty dollars and a surcharge of ten dollars for the second offense within the immediately preceding twenty-four months; or

“(III) A fine of two hundred fifty dollars and a surcharge of ten dollars for the third or subsequent offense within the immediately preceding twenty-four months.

“(b) (I) An individual charged with violating subsection (2) of this section shall not be convicted if the individual:

“(A) Produces a hands-free accessory or proof of purchase of a hands-free accessory; and

“(B) Affirms under penalty of perjury that the individual has not previously had a charge dismissed under this subsection (4)(b).

“(II) The court clerk may dismiss the charge if the clerk verifies that the individual has complied with both subsections (4)(b)(I)(A) and (4)(b)(I)(B) of this section.

“(c) If the individual’s actions are the proximate cause of bodily injury to another, the individual commits a class 1 misdemeanor traffic offense and shall be punished as provided in section 42-4-1701 (3)(a)(II).

“(d) If the individual’s actions are the proximate cause of death to another, the individual commits a class 1 misdemeanor traffic offense and shall be punished as provided in section 42-4-1701 (3)(a)(II).

~~“(5) This section does not apply to an individual with a commercial driver’s license who is operating a commercial vehicle.”~~

~~“(6)”~~(5) An individual operating a motor vehicle shall not be cited for a violation of subsection (2) of this section unless a law enforcement officer saw the individual use a mobile electronic device in a manner that caused the individual to drive in a careless and imprudent manner, without due regard for the width, grade, curves, corners, traffic, and use of the streets and highways and all other attendant circumstances, as prohibited by section 42-4-1402.

~~“(7)”~~(6) This section does not authorize the seizure and forfeiture of a mobile electronic device, unless otherwise provided by law.

~~“(b) Additions. The 2024 Model Traffic Code is hereby adopted in full, as amended above, and with the following additions:”~~

~~“(1)”~~(5) A new Section 1214, Illegal parking, is hereby adopted to read as follows:

"1214. Illegal parking.

"((a) It is unlawful for any person to park or place any vehicle in any posted 'No Parking' area.

"((b) It is unlawful for any person to leave any vehicle unattended on any portion of a street or highway right-of-way in the Town of Minturn for a period of seventy-two (72) hours or longer. Vehicles left on any portion of a street or highway right-of-way in the Town of Minturn for a period in excess of seventy-two (72) hours or longer shall be considered abandoned and may be towed at the expense of the owner and/or given a citation to appear in municipal court.

"((c) Vehicles not registered and insured shall be considered abandoned and may be towed at the expense of the owner and/or given a citation to appear in municipal court for failure to register or insure a vehicle.

"((d)It is unlawful for any person to leave in the public right-of-way any pickup camper, boat or detached trailer for longer than seventy-two (72) hours. Such detached trailers may be towed by, or at the direction of, the Town and such pickup campers and boats may be removed and impounded at the expense of the owner. For purposes of this section, 'trailer' means any wheeled vehicle without motor power and designed to be drawn by a motor vehicle. A 'pickup camper' means a camper body capable of being loaded or unloaded from or to the bed of a pickup truck.

"((e)It is unlawful for any person to leave unattended on any portion of a street or highway right-of-way in the Town of Minturn any 'oversized vehicles,' except for the purposes of temporary loading and unloading. Such 'oversized vehicles' may be towed by, or at the direction of, the Town and may be removed and impounded at the expense of the owner. For the purposes of this section, 'oversized vehicles' include semi-trucks, large delivery trucks, buses, heavy construction equipment, and any vehicles greater than thirty-five (35) feet in length.";

- (2) A new section 1215, Hazard parking violations, is hereby adopted to read as follows:

"1215. Hazard parking violations. Any vehicle parked or placed such that it creates an immediate hazard or affects the flow of traffic in any travelled right-of-way is in violation of this Section and may be towed without prior notice to the owner by the Town, or otherwise, at the owner's expense, and the owner of said vehicle shall pay the towing and storage fees for the vehicle's release.";

- (3) A new section 1216, Towing, is hereby adopted to read as follows:

"1216. Towing. Any vehicle parked or left in violation of this chapter, but that does not appear to create an immediate hazard in the opinion of the ~~Police Department~~designated law enforcement official may be either (1) towed by, or at the direction of, the Town after an officer of the Town has conspicuously affixed to such vehicle a parking violation notice informing the user or owner that a particular parking or stopping violation has occurred at that time and place and after the violation has not been corrected within twenty-four (24) hours (in which case the owner of the vehicle shall pay the actual towing and storage fees for the release of the vehicle); or (2) assess a parking violation fine to be paid by the owner of such vehicle within twenty (20) days of the date of such notice. The notice shall set forth the nature of the violation, the fine for the particular violation, and the procedure for payment or dispute of the charge. The owner receiving said notice shall pay the fine within twenty (20) days of the date of such notice or contact the Clerk of the Municipal Court and sign a written request in order to dispute the charge. Failure to pay the fine or dispute the charge within twenty (20) days of the date of such notice shall cause a late penalty to be added to the fine and cause the assessment to be submitted to a collection agency for the collection of the delinquent fees plus the cost of collection or be grounds for issuance of a bench warrant.";

- (4) Section 1701(4)(a)(I), paragraph (M) is hereby repealed and reenacted to read as follows:

"Parking violations:	First 20 Days	After 20 Days	<u>Surcharge</u>
42-4-1201	\$30.00	\$50.00	<u>\$6.00</u>

42-4-1202	\$30.00	\$50.00	<u>\$6.00</u>
42-4-1204	\$30.00	\$50.00	<u>\$6.00</u>
42-4-1205	\$25.00	\$50.00	<u>\$6.00</u>
42-4-1206	\$30.00	\$50.00	<u>\$6.00</u>
42-4-1207	\$30.00	\$50.00	<u>\$6.00</u>
42-4-1208 (3)(b), (3)(c), and (3)(d)	\$150.00	\$150.00"	<u>\$32.00</u>
<u>42-4-1213</u>	<u>\$150.00</u>	<u>\$150.00</u>	<u>\$32.00"</u>

~~(Prior code 8-2, 8-3; Ord. 26-2003 §§2, 3; Ord. 15-2008 §1; Ord. 08-2014 §§3, 4; Ord. 5-2015 §2; Ord. 7-2017 §2; Ord. 4-2020 §2(Exh. A))~~

~~Editor's note(s) — Ord. 7-2017 §2, adopted Apr. 5, 2017, set out provisions intended for use as subsection (3). Inasmuch as there were already provisions so designated, the provisions have been redesignated as subsection (4), at the discretion of the editor.~~

Sec. 8-1-40. Application.

This Article shall apply to every street, alley, sidewalk area, driveway, park and every other public way, public place or public parking area, either within or outside the corporate limits of the Town, the use of which the Town has jurisdiction and authority to regulate. The provisions of Sections 1401, 1402, 1413 and Part 16 of the adopted Model Traffic Code, respectively concerning reckless driving, careless driving, eluding a police officer and accidents and accident reports shall apply not only to public places and ways but also throughout this municipality.

Sec. 8-1-50. Interpretation.

This Article shall be so interpreted and construed as to effectuate its general purpose to conform with the State's uniform system for the regulation of vehicles and traffic. Article and section headings of this Article and the adopted code shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of any article or section thereof. Notwithstanding any terms of the Town Charter or the Code to the contrary, any violation of the Town's traffic ordinances shall be a civil matter and not constitute a crime or criminal offense.

Sec. 8-1-60. Repeal.

Existing or parts of the Code covering the same matters as embraced in this Article are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Article.

Sec. 8-1-70. Penalties.

The following penalties, herewith set forth in full, shall apply to this Article:

- (1) It is unlawful for any person to violate any of the provisions adopted in this Article.
- (2) Every person convicted of a violation of any provision adopted in this chapter shall be punished by a surcharge in accordance with 42-4-170l(4)(e)(II), C.R.S.
- (3) Every person convicted of a violation of any provision adopted in this Article shall be punished in accordance with section 1-4-20 of the Code.

~~Editor's note(s) — Ord. No. 4-2020, § 2(Exh. A), adopted May 6, 2020, added a new § 8-1-60 as set out herein and renumbered former § 8-1-60 as § 8-1-70. The historical notes of said section has been preserved for reference purposes.~~



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FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

No Meeting on July 2, 2025 (Canceled due to Independence Day Celebration)

July 16, 2025

- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments) – Legal/Krieg
- Discussion / Direction – Continuation of Taylor St. Paving

August 6, 2025

- Joint Work Session with Planning Commission (to include a discussion regarding the Town's current housing action plan and current community housing requirements in context to the Minturn Forward zoning code update)
- Ordinance __ (Second Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments) – Legal/Krieg
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Dates to be Determined / Long Term Scheduling:

- Xcel Energy Franchise Agreement
- Holy Cross Energy Transmission Line – Discussion and Next Steps (Late Summer 2025)
- Adoption of the updated Regional Housing Authority Action Plan
- Traffic Calming
- Golf Cart Discussion