



Agenda

Town Council Regular Meeting | 5:30 PM

Wednesday, March 18, 2026

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/81299851769>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 812 9985 1769

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. 03-04-2026 Minutes

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. Discussion / Direction Items

A. Legislative Update - Request for Support for HB26-1268 and HB26-1233

10. Special Presentations

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

11. Business Items

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

A. Ordinance 03 - Series 2026 (First Reading), An Ordinance Adopting the State Wildfire Resiliency Code

B. Resolution 16 - Series 2026 A Resolution Appointing Planning Commission Members

C. Resolution No. 17 - Series 2026, A Resolution to Award a Contract for the Taylor Ave. Repaving Project

D. Additional Information – Water Treatment Plant Financing Proposals

12. Future Agenda Items

A. Future Meeting Topics

13. Adjourn

Information Only Items

Upcoming Council Meetings: April 1, April 15, May 6. Upcoming Special Events: RTAP Community Workshop 3/24 & 3/25. April First Friday at Crazy Chicken. May First Friday at The Barn.



Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, March 4, 2026

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 883 6382 3633

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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 Bidez called the meeting to order at 5:30pm.

2. Roll Call and Pledge of Allegiance

Council present: Mayor Earle Bidez, and Town Council Members Eric Gotthelf, Gusty Kanakis, Brian Rodine, Tom Priest, and Lynn Feiger. Kate Schifani was excused absent.

Staff Members Present: Town Manager Rob Gutierrez, Town Clerk Jay Brunvand, Town Attorney Mike Sawyer, Deputy Clerk Cindy Krieg (Zoom), Planning Director Scot Hunn (Zoom).

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. 02-18-2026 Minutes
- B. 0001 Silver Star Trail - New Single Family Residence
- C. 0226 Miles End Lane - Changes to Approved Plans
- D. Resolution No. 14 - Series 2026, A Resolution Allocating the Holy Cross Energy Community Enhancement Funds toward enhancements at the Minturn Bike Park

Motion by Gusty K., second by Eric G., to approve the March 4, 2026 Consent Agenda as presented. Motion passed 6-0. Kate Schifani was excused absent.

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Eric G., second by Gusty K., to approve the March 4, 2026 Regular Agenda as presented. Motion passed 6-0. Kate Schifani was excused absent.

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.

No public comment.

7. Council and Committee Reports

Lynn F. – Eagle Valley Wildland is obtaining some new equipment, which could make a huge difference with fire protection in our valley (including sensors that are placed in the forest). This can give 45 minutes of advance notice before a fire ignites (based on pre-fire conditions). Areas like Cordillera are putting up a lot of money to incorporate this type of system. The goal is to have this County-wide. She suggested looking into grant opportunities to try to implement this type of technology (it is very costly, hundreds of thousands of dollars).

8. Staff Reports

- A. Manager's Report

Top Updates

1. Water Supply & Conservation

Town staff are coordinating with the Town's water consultants, Martin and Wood, and the Eagle River Water and Sanitation District (ERWSD) to evaluate current snowpack conditions and water supply forecasts. ERWSD representatives will attend the April 1 Town Council meeting to discuss their plans for water conservation and community engagement. Residents are encouraged to begin voluntary water conservation efforts now and should expect to see a significant public outreach and engagement effort focused on conservation this spring.

2. 2026 Colorado Legislative Session

Staff are actively tracking the 2026 Colorado legislative session for bills that may affect local governments and the Town of Minturn. A legislative session tracking memo is included in the Council packet (separate from the Manager's Report) for residents and others who would like more detailed information about current legislation.

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review

The Water Treatment Plant design is approximately **90 percent complete** and has been submitted to, and accepted by, the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review.

Updated Cost Estimates

Staff received an updated construction cost estimate on February 4 from HDR and Glacier based on the 90 percent design for the Water Treatment Plant. The updated estimate is approximately \$12,429,000 assuming SRF financing, and approximately \$11,629,000 assuming non-SRF (private bank) financing.

Project Financing

At the February 4 meeting, Town Council reviewed the three submitted bank proposals for project financing. During discussion with the Town's Municipal Advisor, Council expressed a desire to seek additional proposals, particularly from local banks that were not part of the initial solicitation.

Council directed the Municipal Advisor to prepare an amended solicitation to include:

- **Both direct loan and bank bond financing options;**
- **A 24-month construction draw period** followed by conversion to permanent financing;
- **Terms greater than 5 years and not to exceed 15 years;** and
- **A strong preference for no prepayment penalties.**

Staff also reached out directly to three local banks to discuss submitting responses to the amended solicitation. Staff also directed the Municipal Advisor to extend the solicitation period until Monday March 2 to allow for staff to solicit additional proposals. These proposals will be reviewed by Town Council at the March 4 meeting.

Minturn Bike Park 2026 Improvements

Staff are planning a series of capital improvements to the Minturn Bike Park in May 2026, including significant upgrades to the bike jump features and the dual slalom course. The work will be completed by the Vail Valley Mountain Trails Association (VVMTA) with support from the Town. These improvements are intended to enhance rider safety, improve ride quality, and expand the long-term usability of the park for a wide range of skill levels. Additional details on scope, scheduling, and coordination will be provided as the project is finalized.

Town Hall 2-Bedroom Apartment Reconstruction

Status:

Following evaluation of proposals, Coleman Custom Homes was selected for the project. Staff have negotiated a draft contract, which is pending review and approval by the Town Attorney.

Taylor Avenue Repaving

Status:

Design is complete, and the project has entered the public bid process. The Invitation for Bids (IFB) was issued on January 30, 2026.

Next Steps:

A mandatory pre-bid meeting will be held on February 17, 2026, and bids are due on March 9, 2026. Following bid evaluation, the Town anticipates a final selection on March 18, 2026.

US 24 Pedestrian Improvement Project Phase II

Status:

Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed. A change order in the amount of \$99,991.88 was approved by Town Council at the February 18 meeting. We anticipate gas line relocation work by Xcel Energy will begin the **first week of May 2026**.

Main Street Streetlighting

Background:

Town Council approved the 2026 budget with funding allocated for streetlight replacement and expansion along Main Street.

Status:

Based on initial pricing and technical discussions, staff are pursuing Holophane as the preferred streetlight manufacturer. Proposed fixture and pole concepts were informally reviewed by the Colorado Department of Transportation (CDOT), and staff believe the designs will satisfy applicable regulatory requirements. Staff met with the Town Engineer on Tuesday, January 27, to discuss next steps in project planning. On-street site visits will be conducted over the coming weeks to evaluate potential pathways for providing electrical service to the new lights.

Bellm Bridge Replacement

Status:

The Town has been awarded \$4,000,000 from CDOT's Off-System Bridge Grant Program for the Bellm Bridge project. The professional services agreement between the Town and Short Elliott Hendrickson (SEH) has been approved, and design work is now commencing on the replacement of the Bellm Bridge.

Next Steps:

Staff will continue to work with SEH on advancing the bridge design and will proceed with grant programming and contracting coordination with CDOT. Staff will also continue to identify and secure the remaining funding needed for the estimated \$6 million construction cost.

Little Beach Park Improvements

Status:

Installation of the new retaining wall and asphalt access road is complete. The RFQ for playground design and installation has been completed, and all submittals have been evaluated. Staff are working on preparing scoring sheets for the RFQ and will return to Council for direction once the scoring is completed.

Minturn Community Garden Improvements

Status:

Town Council approved submission of an application to the AARP Community Challenge Grant Program at the February 4, 2026, Town Council meeting. The Town has since submitted a request for the maximum \$15,000 grant to support accessibility and gathering space improvements at the Minturn Community Garden.

- Construct an ADA-accessible pathway connecting key areas of the garden.
- Install raised, ADA-accessible planter boxes to improve gardening access.
- Add weather-resistant benches with back support for comfort and rest opportunities.
- Construct a snow- and wind-rated shaded pergola to support gatherings and small events.
- Install permanent electrical service to enable community events, workshops, and performances.
- Install a communal worktable with integrated sinks

Other Projects

Grouse Creek Trailhead Parking Lot Expansion

Public Works is scheduled to complete the Grouse Creek Trailhead Parking Lot Expansion on April 6 and 7. The project is being completed in collaboration with the Vail Valley Mountain Trails Association (VVMTA) and the U.S. Forest Service (USFS) to improve access and parking at the trailhead.

Highlands Parcels

Background:

As part of a settlement agreement with the former developer of the Battle Mountain Ski Resort, the Town obtained ownership of approximately 55 acres of land located west of U.S. Highway 24 at the south end of Town. The property was conveyed to the Town after the developer failed to meet financial obligations associated with the construction of a new water treatment plant.

Status:

The two Highlands Parcels have now been **listed on the MLS as part of the Town's strategy to help offset the cost of the new water treatment plant** and are publicly available for viewing. The listings can be accessed at the following links:

1. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-2-Rd-Parcel-B_Minturn_CO_81645_M91907-95156

2. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-1-Rd-Parcel-A_Minturn_CO_81645_M93795-65402

Minturn USFS Shooting Range

Background:

At the November 19, 2025, Town Council meeting, Council directed staff to explore options for Town management of the Minturn Shooting Range in order to address long-standing community concerns related to safety, noise, and environmental impacts. The shooting range is located on federal land south of the Minturn Bike Park.

Status:

On January 8, 2026, staff met with U.S. Forest Service (USFS) District Ranger Leanne Veldhuis to discuss the process for seeking a Special Use Permit to operate the shooting range. Staff are awaiting follow-up from USFS regarding several outstanding questions related to the permitting process.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

The Planning Commission just conducted a partial review of draft Article 3: Subdivision & Development Standards discussing items such as parking, clear vision, and cash-in-lieu for non-motorized access. The Planning Commission and staff need to wrap up the rest of Article 3, Article 1: General Provisions, and Article 12: Terms & Definitions prior to starting the adoption hearings. We hope to have this accomplished by the end of March.

Minturn Impact Fee Study

Background:

In November 2025, staff issued a Request for Proposals (RFP) to solicit qualified firms to conduct a comprehensive impact fee study. The purpose of the study is to ensure that the impacts of new developments appropriately contribute to the Town's future infrastructure costs.

Status:

A professional services agreement with BBC Research and Consulting has been approved. The study has started and the project is anticipated to be completed by July 2026.

Rural Technical Assistance Program

Background:

The Town was selected to participate in the Rural Technical Assistance Program (RTAP) through the Colorado Office of Economic Development & International Trade (OEDIT). The program pairs Minturn with graduate students from the University of Colorado Boulder and Colorado State University to develop strategies for leveraging outdoor recreation to support the local economy.

Status:

A **two-day community workshop** will be held at **Minturn Town Hall** on **March 24 (2:00 p.m. – 6:00 p.m.)** and **March 25 (11:00 a.m. – 3:00 p.m. and 4:00 p.m. – 7:00 p.m.)**. Residents are encouraged to **attend one of the scheduled sessions**.

Housing Affordability and Neighborhood Stability

Staff met with representatives from the Town of Avon and Eagle County on February 18 to discuss progress on the Regional Housing Authority formation study and received updates on the current status of the project. Staff have prepared a memorandum for Town Council summarizing the discussion and will present the item and seek Council direction at the March 4 meeting.

Temporary & Mobile Business Pilot Program

At the February 4 meeting, Town Council approved the Temporary & Mobile Business Pilot Program, authorizing the licensing of mobile and modular businesses on Town-owned property through October 31, 2026.

Staff have prepared draft administrative rules and application materials to implement the pilot, which are now available for public review: <https://www.minturn.org/finance/page/mobile-and-modular-business-licensing>

Interested parties may contact manager@minturn.org for information about participation.

Public Engagement:

The Town is accepting public comment on the draft administrative rules through March 11. Written comments may be submitted to manager@minturn.org. Public comment will also continue to be accepted throughout the duration of the pilot program.

In addition to what was in the Managers Report, Rob introduced Jessica Copeland, the Town's new Planning Intern. She will be working with the Town through August.

Brian R. brought up the parcel that was gifted to the Town as part of the Minturn North project. He inquired about doing some type of trial / test park with some items for kids, vs. having it just sit all summer. He suggested this could probably be done very inexpensively, and could at least be a temporary use until the Town determines what long term use might be viable for that space.

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.

No special presentations.

10. Business Items

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

- A.** Resolution No. 15 - Series 2026, A Resolution Authorizing and Supporting the Submission of a Congressionally Directed Spending (CDS) Request for the Bellm Bridge Replacement Project

Rob G:

We have openings with Representative Neguse, and Senators Bennet and Hickenlooper to submit project requests for Congressionally Directed Spending. Staff thought this project would be a good fit since it's going to be a federalized project.

Had a meeting today with staff from Joe Neguse's office. This would help offset the gap in cost from the \$4M CDOT grant that we've already been awarded. The project is estimated at \$6M, possibly higher based on costs when construction begins. Some additional funding could potentially also help with possibly enhancing the pedestrian / bike path downtown access aspects of the project.

Motion by Gusty K., second by Eric G., to approve Resolution No. 15 – Series 2026, A Resolution Authorizing and Supporting the Submission of a Congressionally Directed Spending (CDS) Request for the Bellm Bridge Replacement Project. Motion passed 6-0. Kate Schifani was excused absent.

- B.** Ordinance No. 02 - Series 2026, an Ordinance acting by and through the Town of Minturn, Water and Sanitation Activities Enterprise, approving a loan, evidenced by a note, to finance water system capital improvements; approving the note form and loan repayment from the operation of the town's water

Rob G. noted that the Town had extended the solicitation period to allow for additional outreach. The Town was able to receive more bids with this extension.

Municipal Advisor Troy Bernberg was also in attendance and addressed the Council. A chart was shared that showed the different bids with details to include percentage rate, terms, debt service, features, upfront costs, and estimated monthly ratepayer impact.

Discussion took place regarding all aspects, but especially repayment terms.

Council agreed that the SRF option is not ideal for Minturn, and that private financing makes the most sense.

Lynn F. inquired how many water users / rate payers are being factored into this.

Mr. Bernberg responded that it was approximately 692 (which accounts for lots under construction and vacant lots). Gusty K. noted that he feels debt service should be paid by everyone, even if under construction.

Gusty K. inquired about the total loan amount.

\$12M project, assuming approximately \$2.5M in cash to be provided. So approximately \$9.5M loan.

Gusty K. inquired about the 101% penalty noted on the chart. Mr. Bernberg responded that this is a 1% penalty on the outstanding balance, if you refi away from that bank (you would need to pay that 1% premium).

Also discussed the construction draw. It was reiterated that you only pay interest on what you draw, so during the project – we're only paying interest on what has been drawn to date.

When construction is complete, the only way there would be less principle to amortize would be if you don't spend the full amount.

Lynn F. inquired about the prepayment note under Fifth Bank Options 1 & 2. Mr. Bernberg explained that the Town has the option to make a one-time cash prepayment at the end of year 2.

Then the first opportunity to refi would be at 7 years. This could potentially be negotiated to provide more flexibility, since the Town would likely not have the cash to do that at 2 years (but might possibly between 2 & 7 years).

Brian R. asked about the difference between the Interest Rate Term and the Repayment Term. This is due to the interest rate only being fixed for that initial “interest rate term.”

Lynn F. also asked about the No Call prepayment feature. This means that there is not a prepayment option.

Public Comment Opened.

No Public Comment.

Public Comment Closed.

Lynn F. asked for clarification that Council can approve the ordinance even though a specific lender has not yet been selected.

Mike S. noted that it’s OK to move forward with the follow up to solidify (following the first, second and third choice options by Council), and the specific details will be updated before second reading.

Brian R. noted that it is tempting to just go with the best / lowest ratepayer impact option. But depending on how the scenario plays out with the Highlands Parcels or impact fee updates, etc, the preferable options could change (ranging from no payoff in 3 years to 100% payoff in 3 years). For example, if you plan to pay off 50% of the project in 3 years, this would be a very different best option for the town vs. if we don’t plan to pay any of it off early. It’s challenging to make a decision because there are so many complex metrics factoring into this.

Lynn F. also noted that if the Town were to get income from say the Highlands Parcels, if we can’t pay off the loan early we could still invest that money (for example, in a bond) to help pay off the loan.

It was clarified that the rate lock noted in the chart refers to a rate lock until close.

Rob G. - Interest rate for what comes after construction – is that pre-determined? Mr. Bernberg noted that while some lenders do try to offer one rate for construction, and a different permanent rate. But none of the lenders we’re considering are proposing that.

Direction from Council was to get answers any pending questions, and to proceed with follow up on the following bids. Mr. Bernberg and Town Manager Rob G. will follow up with these lenders and report back to Council. Follow up questions to be clarified include:

- Confirm whether Bank/Bid 3 would allow prepayment
- Confirm what amount of cash Bank/Bid 3 would want the town to keep in an account with them.

Preferred Option 1: Bid 3, Option 3

Preferred Option 2: Bid 5, Option 2

Preferred Option 3: Bid 2, Option 2

Motion by Tom P., second by Gusty K. , to approve Ordinance No. 01 – Series 2026, An Ordinance acting by and through the Town of Minturn, Water and Sanitation Activities Enterprise, approving a loan, evidenced by a note, to finance water system capital improvements; approving the note form and loan repayment from the operation of the town’s water. Motion Passed 6-0. Kate Schifani was excused absent.

11. Discussion / Direction Items

A. Golf Cart Discussion

Cindy K:

The Town of Minturn currently permits the personal use of golf carts on Town streets, subject to specific regulations. Golf carts must be registered with the Town and are subject to restrictions related to size, passenger capacity, and compliance with applicable state and local traffic laws. Golf carts are not permitted on Main Street (Highway 24), which is a state highway. These regulations were intentionally structured to allow limited, low-speed personal transportation while minimizing the Town’s regulatory and enforcement obligations. The current framework does not authorize, permit, or regulate the use of golf carts for commercial passenger transport or shuttle services.

This distinction is significant because authorizing commercial use would represent a shift from allowing individual vehicle operation to affirmatively permitting a transportation service. The existing regulations reflect a policy choice to allow limited personal mobility while avoiding the need for the Town to actively regulate commercial transportation services.

The Town has received inquiries from local businesses requesting that the Town either waive or increase the current size and/or passenger restrictions for golf carts. The stated intent of these requests is to allow golf carts to operate as shuttle vehicles transporting patrons between different areas of Town.

These requests would effectively introduce commercial passenger transport into a regulatory framework that was designed for limited personal use.

While the Town currently allows personal golf cart use under defined conditions, authorizing golf carts for commercial shuttle purposes would introduce additional considerations related to public safety, liability, and regulatory oversight.

If the Town were to consider allowing this commercial use, the Code would need to be updated.

Discussion took place amongst staff and council regarding how the use of golf carts is currently going, and what challenges this might present. Currently, there are approximately 8 registered personal golf carts in town, and it’s going well. There are currently minimal issues with the program as it stands now. The primary concerns that were brought up were legal liability and safety, including the inability to transport from one of town to the other, or from the Minturn Mile into downtown, or to/from Little Beach Park to downtown, without going the wrong way on a one-way street.

Brian R. inquired as to whether we could we allow two-way traffic for certain types of vehicles (snowmobiles, golf carts) on Eagle River St.

Mike S. responded that we could, with a change to the code.

He suggested that we would first want to talk to CIRSA (our insurance provider).

We would need to establish insurance requirements, and any commercial licensee would need to indemnify the Town.

Brian R. noted his only concern would be if the end of Taylor would get congested with pickups.

Brian R. also inquired about creating access to LBP for golf carts (via CDOT ROW or railroad).

Currently, you can't drive a golf cart to Little Beach Park for events (though people do), without driving on Highway 24.

Public Comment:

Lynn Teach, 253 Pine St:

Ms. Teach asked if the DDA could speak to the downtown merchants to see if they are interested in all chipping in to get a shuttle that is a standard vehicle (SUV or other similar vehicle) to provide this service?

Rob Gosiewski, 560 Taylor St.:

Mr. Gosiewski noted that the trailhead at the end of Taylor is already pretty congested, it wouldn't probably have a big impact to that.

Does not feel it would be the Town's concern to police impaired drivers or other traffic issues, that should be ECSO / law enforcement. If golf cart drivers are being responsible, he feels that should not fall on the town to deal with.

Direction Given:

Council directed staff to hold off on pursuing this, but there was some support so this will be looked into at a later date.

B. Minturn Rd. North Railroad Crossing

Rob G:

The Town was contacted by a resident recently, due to the Minturn Rd. north railroad crossing being in bad shape. The Town had no plans to address this at the time, so Rob spoke with Town Engineer Jeff Spanel. It was suggested that our best option is to do what we did at the south end, which is to remove the wood and recover it with asphalt. But there are 2 options being presented. Or we could do nothing.

Asphalt Repair Option 1: The simplest repair would be to leave the existing timber crossing; fill the small pothole and seal the cracks. Seal coating this section of the road should cost less than \$6,000. This would appear to meet the requirements of paragraph 5.A of the maintenance provisions of the Crossing Agreement and would likely require UPRR approval.

Asphalt Repair Option 2: This would involve milling and overlaying roughly 100 feet of Minturn Road from the west side of the tracks to the east edge of the bridge. This work is

similar to what was done on Norman near Town Hall this past summer. The timber crossing would not be touched.

Based on recent construction cost data a ROM estimate would be about \$35,000, assuming it is done as a part of a larger contract such as Taylor Avenue reconstruction. This would appear to fall under Paragraph 5.A of the maintenance provisions of the Crossing Agreement and would likely require UPRR approval.

Replace the Timber Crossing (this would take longer):

The timbers between the tracks are degrading. We expect the Railroad will require the timbers to be replaced with concrete panels. Concrete panels were used at the Beaver Creek Boulevard crossing in Avon for reference. This work would appear to fall under paragraph 5.B of the maintenance provisions in the Crossing Agreement. Estimating the cost for this work is difficult as the agreement stipulates work will be performed by the UPRR at the expense of the Town. Based on an internet search, the cost could run \$60,000. This work will require UPRR and may require PUC approval.

Tom P: Did we talk to Union Pacific? Rob G – we did, but not specifically about the timber replacement yet.

Rob noted that once staff has direction from Council, staff will go back to UP to get final approval.

Gusty K: – In favor of option 1.

Brian R. noted that he walked over there today to take a look. He noted this doesn't really address the worst ending of the Eagle Valley Trail and connection. We have all these people coming into town on e bikes all summer long, which is increasing and increasing, and they're guests to the town. They pop out at the bridge across there. And it's pretty nice. And then right at the crossing, there it's terrible on a bike. It's popping tires and that kind of stuff. Brian noted he'd be in favor of somehow connecting the trail with pavement or something to connect that and make it better for bike travel. He suggested it's fine to let it be bumpy for the cars, it's the only thing slowing them down over there right now.

how wide that, um... Crossing is the right-of-way, would it be the same problem as the one you just had to navigate over there with the extra asphalt for bikes? They just did not want concrete there, or a trail, or, like, they did not want it delineated on the plans in any way. That was a dead no. So the way we did it is, like, we just had some extra asphalt, and it wasn't.

Rob G:

They just did not want concrete there, or a trail, they did not want it delineated on the plans in any way. That was a dead no. So the way we did it with the Railroad Ave. improvements, we just had some extra asphalt, and it wasn't even on the plans as sidewalk. It just was asphalt.

Brian R. just reiterated that it seems silly to do all this work without addressing the minor hole in the trail system.

Rob G. noted that this is more of a railroad issue vs. an EcoTrails issue, but we can still pursue / ask the question.

Public Comment:

Rob G. 560 Taylor

There is a group of parents trying to get the school bus to come down Minturn Rd. / Taylor again. They previously stopped due to the dirt road being so bad. Now with the road being paved, they are working on getting this re-implemented.

Tom P: This needs to be resolved. Long term we should probably ask about / get approval for timber replacement. But not thrilled about potentially spending \$60K.

Direction Given: Investigate the cost scenarios, both short and long term, then follow up again with UP.

Rob G. noted that we're not committing to anything yet. Will do more due diligence first. Also reiterated that the timber replacement would require permission from PUC.

5 minute recess taken at 7:13pm.

C. Senator Bennet Letter of Support Request Berlaimont Development

Delaney Deskin (Senator Bennet's Central Mountains Regional Representative), addressed Council.

The request is for a letter of support for some legislation that the senator is planning to introduce later this month. It's called the Forest Resources Accountability Act. And this is sort of the next phase of some of the amendments that you might have seen published recently regarding construction of a year-round paved road between Eagle County Roads and the Berlaimont development up north of Edwards. The Senator's office is reaching out to most of the towns in the valley to seek their support on this. The Senator recently put forward an amendment in the government funding process, which was later unsuccessful.

So now stand-alone legislation is being looked at.

A critical way to protect U.S. Forest staffing and resources at a time when we all know staff are extremely stretched in both money, time out of the day, as well as just how many folks they have working, both at the forest level as well as here at the district level.

The first half of last year, the Forest Service lost nearly 6,000 employees in Colorado alone. We lost three of our longest tenured forest supervisors, and many field offices in the state have seen double-digit personnel decreases.

As a result, the Forest Service has only been able to complete about 40% of hazardous fuels mitigation projects compared to average years in the past, and in December, an internal Forest Service analysis also found the agency has not been able to maintain trails at the scale that they have been in the past. Ms. Deskin noted that they feel at a time when Forest Service personnel and funding and resources are already so stretched, prioritizing the construction of a year-round paved road is the wrong move at the wrong time. We're looking at what is likely going to be an extremely challenging fire year, and we need all hands on deck addressing that, rather than these sorts of projects that don't serve the majority of the taxpaying public whose tax dollars go into maintaining the White River National Forest and the forest system as a whole, particularly this bill prohibits the use of federal funds for issuing any permits to open, improve, authorize, permit, or construct a year-round road connecting to the Berlaimont parcel, and it clarifies the definition of adequate access to that parcel as what is currently in place. It's an unpaved seasonal

road. That was the road that was in place historically, and it provides adequate access, as we know it. It is very similar to similar in holdings in Eagle County, um, connecting, um, private in holdings to the rest of the county. Additionally this bill comes after a couple different legal decisions. There have been lawsuits regarding this. While the Forest Service approved a modified road alignment in 2023, citing an Alaska law that requires the Forest Service to provide adequate access to in holdings to their properties. That term is currently unclear. We want to specifically say that adequate access is the road that's currently in use. This is in line with sort of the support that we've sought from other environmental groups, and that we've successfully had on both the amendment as well as the standalone bill.

Additionally, the town of Eagle provided us a letter support, as well as the Edwards Metropolitan district. We're looking at support in the past that we've received from the amendment include Representative Joe Naguse, Dan Gibbs, State Senator Dylan Roberts, State Representative Megan Lukens.

Also Mike Trueblood, Brian Woods, Eagle Summit Wilderness Alliance, Vail Valley Mountain Trails Alliance, and the Eagle River Coalition all express support for the amendment. Have had great community outpouring of support for this, and would like to have the town of Minturn join as well.

Council Questions:

Brian R: Could this effect our efforts (listing) with the Highlands Parcels? Could that set precedent if we're opposing this, but would eventually need to allow a road / access to the Highlands Parcels (since it's currently only a dirt road)?

Mike S: This would not apply to lands such as the Highlands if we were to take a position on the legislation. And the Highlands is not technically landlocked. The practical and historic access requires using Forest Service Tigiwon Road to get there.

The Forest Service has typically issued use permits for certain forest roads to access certain kinds of limited development. This wouldn't just be Highlands, also the OTP.

The Forest Service could say that they're only willing to permit for a very limited use, as opposed to something more robust. Some level of consistency may be important in that situation. Eventually, depending on the level of development, the lower portion of Tigiwon Road may need to be paved.

Earle B: Since we're not sure if the Highlands Parcels will even sell (or when), he doesn't see an issue.

Gusty K. noted that he also sees Brian R.'s point.

Ms. Deskin: The legislation itself is specific to the Berlaimont Estates parcel, and the road in question is 6 miles long. It doesn't address adequate access more broadly, it's very specific.

Lynn F. brought up fire protection access as well.

Motion by Tom P., second by Lynn F., to approve staff to proceed with a letter of support for Senator Bennet's Letter of Support Request regarding the Berlaimont Development. All approved.

D. Exploring Partnership Opportunities with ECSD for Maloit Park

Rob G:

At the February 18 Town Council meeting, Council approved the preliminary plat for the Maloit Park subdivision. During the review process, the Town and community expressed strong interest in maximizing the number of deed-restricted workforce or affordable housing units within the project. While ECSD acknowledged these community goals, the District was not willing at that time to commit to a 100% deed-restricted housing outcome as part of the preliminary plat approval.

The preliminary plat decision is now complete. However, the project is still in its early stages, and there may be opportunities, outside of the land use approval process, for the Town and ECSD to explore whether financial, regulatory, or partnership-based tools could make a higher percentage of deed-restricted housing more feasible or attractive for the District.

This discussion would be focused on intergovernmental collaboration and housing policy objectives, not on revisiting or modifying the preliminary plat approval.

Policy Considerations and Guardrails

Any discussions with ECSD would be guided by the following principles:

- This effort would **not reopen or reconsider** the preliminary plat approval.
- This effort would **not impose new conditions** on the approved application.
- Participation by ECSD would be **voluntary and collaborative**.
- Any potential tools, incentives, partnerships, or policy changes would be brought back to Town Council for separate consideration and approval.
- The focus would be on exploring **feasible pathways** to increase long-term deed-restricted workforce or affordable housing outcomes consistent with Town policy goals.

Potential Areas of Exploration

If directed by Council, staff could explore topics such as:

- Potential partnership structures with ECSD or a third-party housing entity
- Financial or funding strategies that could support deeper affordability or deed restriction
- Land value, phasing, or development structure considerations
- Deed restriction models that protect long-term affordability while remaining workable for the District
- Roles the Town could play in facilitating or supporting a workforce/affordable housing outcome
- The feasibility of the Town purchasing one or more lots or units within the project for use as deed-restricted employee housing, including potential funding sources, ownership and management models, and long-term operational implications

These discussions would be exploratory in nature and intended to identify realistic options, constraints, costs, and risks.

Fiscal Impact

At this stage, there is no direct fiscal impact associated with authorizing staff to explore potential collaboration and return with options. Any future financial commitments or incentives would be presented to Town Council for consideration and approval.

Recommendation

Staff recommends that Town Council provide direction on whether to:

1. Authorize staff to engage Eagle County School District in discussions to explore pathways to increase the amount of deed-restricted workforce or affordable housing at Maloit Park, and
2. Direct staff to return to Council with potential options, implications, and recommendations for further consideration.

Gusty K. stated he would be in favor of ongoing discussion / considerations, except not in favor of the Town trying to obtain one of the lots for employee housing.

Tom P. noted that he would like to see the housing authority come up with more than one category or demographic for affordable housing and revisit their AMI calculations. The 5-year piece should also be evaluated.

Brian R. recommended updating the code to require a higher percentage of resident occupied housing. We want / need a higher percentage of resident-occupied housing. Unfortunately, with the way our code reads now we're relying on developers to do more than is being asked. Suggested urgently updating the code.

Lynn F. would also like to see revisions to their rent policies.

Council direction was to pursue more conversation, aiming for as close as possible to 100% resident-occupied workforce housing.

E. Regional Housing Authority Update

Rob G:

Town staff had a meeting recently with Avon Town Manager Eric Heil and Kim Bell-Williams from the Housing Authority.

They provided some specifics as to what they are proposing at this point. Staff is looking for direction from Council as to our continued participation in these conversations, and get some of the initial preferences of what Council thinks would work best for this community. If we do decide to participate, and then we can go back, communicate those things and based on some of the feedback, come back to Council with options. Such as, if we decide to participate in a hybrid type option where we would pay a certain percentage to the housing authority for administration, serving deed restriction type things, and then the rest of the money would come back to the town. And it could direct those funds how it wants to address housing issues, and it wouldn't necessarily be dictated by a regional board that maybe we would have a seat on. So it needs to be decided which option we prefer.

The concept under discussion is a Regional Housing Authority that could serve as a centralized entity for some combination of:

- Housing policy and planning

- Program administration (e.g., deed restriction management, lotteries, compliance, assistance programs)
- Funding strategy and grant coordination
- Potentially development and/or property management functions

Importantly, this work is **exploratory**. No decisions have been made regarding governance, funding mechanisms, or participation levels by any jurisdiction.

Two General Model Directions

While several variants have been discussed, the options generally fall into two categories:

1. Coordinating / Shared Services Model (Base or Hybrid):

- Local jurisdictions retain most programs and control
- The regional entity focuses on coordination, administration, and selected core functions
- Revenues largely pass through to participating jurisdictions
- More incremental change, lower organizational footprint

2. Full Regional Operator Model:

- The regional entity takes on most housing functions, including programs, development, and possibly property management
- Revenues are retained and managed by the regional authority
- Greater centralization, but also greater potential scale and impact

Funding Context

Preliminary revenue models have been prepared by Eagle County and the Town of Avon to illustrate the **order of magnitude** of funding that would be required to meaningfully address regional housing needs. These models are **for discussion purposes only** and would require **voter approval** if any were ever pursued; **no tax proposal is being advanced at this time**.

The modeling indicates that achieving meaningful impact would likely require **\$15–20 million annually for Avon and Eagle County** and approximately **\$25–30 million annually for the broader Eagle River Valley**, building on existing local housing revenues. The examples explore combinations of sales tax, use tax (limited to construction materials), and property tax to demonstrate scale and tradeoffs, including an **illustrative “maximum” scenario included solely to show the upper bound of potential revenue and not for consideration as a proposal**.

Illustrative Maximum Revenue Scenario (Not a Policy Proposal)

Full 1% Sales Tax, 1% Use Tax, 5 Mill Property Tax. This model represents the revenues generated from the maximum tax rate for all three categories.

	Sales Tax	Use Tax	Mill Levy	% Sales Tax	% Property Tax
Towns	1%	1%	5		
Vail	\$ 10,535,368	\$ 1,261,961	\$ 8,690,854	40%	39%

Minturn	\$ 309,829	\$ 220,130	\$ 235,959	1%	1%
Red Cliff	\$ 48,304	\$ 1,237	\$ 39,619	0%	0%
Avon	\$ 4,753,121	\$ 734,991	\$ 1,881,187	18%	8%
Eagle	\$ 1,850,000	\$ 470,915	\$ 1,219,860	7%	5%
Gypsum	\$ 3,519,656	\$ 1,264,238	\$ 1,376,230	13%	6%
Metro Dists.				20%	40%
Eagle-Vail	\$ 598,640	\$ 69,700	\$ 729,465	2%	3%
Beaver Creek	\$ 1,817,609	\$ 547,361	\$ 2,410,707	7%	11%
Bachelor Gulch	\$ 968,424	\$ 121,384	\$ 1,181,570	4%	5%
Arrowhead	\$ 151,357	\$ 54,136	\$ 1,043,451	1%	5%
Berry Creek	-	\$ 53,630	\$ 636,821		3%
Edwards	\$ 1,790,000	\$ 168,144	\$ 1,428,878	7%	6%
Cordillera	-	\$ 168,144	\$ 1,428,878		6%
TOTAL	\$ 26,342,307	\$ 5,135,971	\$ 22,303,479	\$ 53,781,756	

NOTE: The Use Tax in these revenue models is ONLY on construction materials.

	Total Revenues
Minturn	\$765,918
Avon	\$7,369,299

Vail	\$20,487,913
Eagle County	\$15,368,298

Eagle River Valley Revenues:

1% Sales Tax and 1% Use Tax = \$31,478,277

1% Use Tax and 5 Mill Property Tax = \$27,439,449

Illustrative Hybrid Scenario (Pass-Through Revenue Example)

This illustrative example combines a **0.5% sales tax, 1% use tax, and 3 mill property tax** to demonstrate how a hybrid, pass-through model could function. It is included for context only to show scale and tradeoffs, and not as a proposal. Using multiple sources spreads the cost across residents, visitors, second homeowners, and developers.

	Sales Tax	Use Tax	Mill Levy			
Towns	0.5%	1%	3	TOTAL	%ST	%U
Vail	\$ 5,267,684	\$ 1,261,961	\$ 5,214,513	\$11,744,157	40%	39%
Minturn	\$ 154,914	\$ 220,130	\$ 141,575	\$ 516,620	1%	1%
Red Cliff	\$ 24,152	\$ 1,237	\$ 23,772	\$ 49,161	0%	0%
Avon	\$ 2,376,561	\$ 734,991	\$ 1,128,712	\$ 4,240,264	18%	8%
Eagle	\$ 925,000	\$ 470,915	\$ 731,916	\$ 2,127,831	7%	5%
Gypsum	\$ 1,759,828	\$ 1,264,238	\$ 825,738	\$ 3,849,804	13%	6%
Metro Dists.				\$ 9,161,375	20%	40%
Eagle-Vail	\$ 299,320	\$ 69,700	\$ 437,679		2%	3%
Beaver Creek	\$ 908,804	\$ 547,361	\$ 1,446,424		7%	11%
Bachelor Gulch	\$ 484,212	\$ 121,384	\$ 708,942		4%	5%
Arrowhead	\$ 75,679	\$ 54,136	\$ 626,071		1%	5%
Berry Creek	\$ -	\$ 53,630	\$ 382,093			3%

Edwards	\$ 895,000	\$ 168,144	\$ 857,327		7%	6%
Cordillera	\$ -	\$ 168,144	\$ 857,327			6%
TOTAL	\$ 13,171,153	\$ 5,135,971	\$ 13,382,087	\$31,689,211		

NOTE: The Use Tax in these revenue models is ONLY on construction materials.

		10% for RHA	Pass-Thru
Minturn	\$516,620	\$51,662	\$464,958
Avon	\$4,240,264	\$424,026	\$3,816,237
Vail	\$11,744,157	\$1,174,415	\$10,569,741
Eagle County	\$9,161,375	\$916,138	\$8,245,238
TOTAL	\$25,662,416.00	\$2,566,241.00	\$23,096,174.00

What This Means for Minturn

Minturn is **not being asked to commit to any governance structure**, funding mechanism, or level of participation at this stage. The current phase is about **shaping the concept** and ensuring that the interests of smaller jurisdictions are considered early in the process. Participation levels could vary by community depending on the model ultimately pursued. **At the same time, Minturn does need to consider which approach best aligns with the Town's interests so staff can clearly communicate that preference as the regional discussions continue.**

Key Policy Questions for Council

Council input is requested on the following high-level questions:

1. Does Council wish to **direct staff to remain engaged** in the regional housing authority discussions and continue exploring potential participation in a multi-jurisdictional approach?
2. In concept, does Council see more value in a **hybrid model**, where revenues and most program control remain with the Town but certain functions are coordinated regionally, or a **more centralized regional model**, where the Town would participate through representation on a regional board and a regional authority would manage programs and funding?
3. If Council is generally supportive of a **hybrid model**, would Council be willing to direct staff to draft and return with a **plan of action** outlining how a hybrid model could work for Minturn, including what the Town would do programmatically and how revenues would be handled?

Hybrid Model: Conceptual Framework for Minturn

Under a hybrid, pass-through model, staff's initial concept is that regional housing authority revenues allocated to Minturn could be used to **support locally defined priorities**, potentially including:

Expansion of Town Employee Housing

- Acquisition, construction, or rehabilitation of units dedicated to Town employees
- Stabilizing workforce housing for critical municipal positions

Expanded Down Payment Assistance for Owner-Occupants

- Increased local funding for first-time and workforce buyers
- Targeted assistance to help residents remain in the community

Market-Rate Buydowns with Deed Restrictions

- Strategic purchase or subsidy of market-rate single-family homes
- Conversion of those homes to long-term deed-restricted units to expand the attainable housing stock

Strategic Acquisition of Deed-Restricted Lots (e.g., Maloit Park)

- Use of funds to acquire or help acquire lots intended for deed-restricted housing
- Supporting long-term affordability and local workforce housing goals

These examples are intended to illustrate how a hybrid, pass-through model could allow Minturn to retain **local control over priorities** while benefiting **from regional coordination and support**, in a manner that is consistent with the Town's longstanding desire to remain **independent and locally directed** in addressing housing needs.

Next Steps

Based on Council's direction, staff will either continue to engage in, or step back from, the regional housing authority discussions and will communicate Minturn's preferences regarding potential participation and structure to the regional partners. Feedback from participating jurisdictions will inform the next round of discussions being led by Eagle County and Avon, and staff will return to Council with updates and more specific options if and when a clearer proposal emerges.

Council Comments / Questions:

These funding mechanisms would require a vote.

Gusty K. noted that he is not in favor of a tax increase or mill levy. Taxpayers are already paying such a high burden between taxes, high utilities, and high cost of living in general, that he feels residents are already stretched. He feels a lot of this responsibility has to fall to the employers. He feels the burden should not fall to the municipalities, especially Minturn being how small we are and how small our budget is.

Lynn F. noted the revenue reflected in these examples for Minturn is very minimal.

Brian R. inquired about whether a second homeowner / unoccupied home tax could help pay for this. It was explained that this is not a current legal pathway.

Rob G. noted that even though we are a small player in the larger picture, we can still influence what and how this gets implemented, so we just need to provide guidance.

Earle B. noted that the Town has never adjusted our mill levy, since he's been involved with Council. He noted that the construction use tax has been helpful for capital improvements, but a mill levy would be tough for Minturn.

Rob G: Both the taxation and programmatic side of things need to be reviewed. Because proportionally we're small. But things such as buy downs, if we were interested in doing that

on a very small scale, additional employee housing or even deed restricted housing or land banking of any kind. This would be a start to working on those things, whereas now we don't really have any dedicated revenue for something like that.

That's something we can change in our code for new development coming down the road, have more of a percentage of deed restriction than what we currently have. You could do that. One thing that's really important to understand about deed restriction is it requires a lot of work and a lot of money to administer.

In many Colorado's jurisdictions have really struggled with that, and so it may be easy to say let's do more deed restriction, but you need to make sure that somebody's watching property turnover, somebody's watching who's buying, somebody monitoring eligibility compliance.

That's why we want to work with somebody like this. Yeah, you want to make sure whatever you're planning, you have adequate funding to administer those kind of programs. Several of those programs have not gone as planned due to lack of oversight.

Brian R: What we've learned from some of those programs like the Vail indeed program is a great example. We when we were trying to buy a home, we were working through that problem, and we couldn't get banks to give us a loan because there was uncertainty around just the owner-occupied deed restriction, because they were a new type deed restriction, not people who were familiar with it. And they had to pivot their strategy and start buying properties, putting deed restrictions on them, and putting them back on the market, like, in essence, just flipping stuff with their own cash in order to get these deed restrictions.

We are in a place where if we could work with an agency like this, that had some funding and some help that instead of giving hard cash to fight the affordable housing problem that we don't have, we could make some changes to the code that would be minimum costs on our side, get some help from funded nonprofits or government agencies at the county level and make a big impact without having to buy stuff on our side. We could just change our code with their approval. That would be like the partnership idea, where we work with somebody like that, or have a housing authority and say, even though our voters may not approve of a ballot issue tax increase (which they probably won't), we would still love to be a part of this. How can we contribute to addressing the greater problem? We just are a small town with no money.

Tom P: With the pass-through hybrid model we can visit what the facts look like, some short and long term, because the reality is generally speaking, most of the development in this town is kind of already projected. And/or approved pending water moratorium issues. So some of this just won't apply or will on the backside. So just an idea of how we navigate those waters if this regional housing authority gets developed, because Avon is an entirely different animal based on sheer volume and tax base. And

Lynn F: With the anticipated drought that's coming up, thinks the water moratorium is likely to last longer than we originally anticipated. Also heard that Bolts Lake is probably being pushed down 5 years or so due to funding issues. Feels that water will play into this.

Rob G: If we enter into a program like this, it doesn't necessarily mean that we're adding more units. The major concerns we hear from the community is a fear of change, and a fear of losing people, especially working-class people, and people seem to see that's a very important aspect to this town, and I think if that's a concern, we need to find a way to address that over the long term, and that's going to cost money. Is there anything that's a hard no or should staff go down

this path and give Council an option that's more on the programmatic side? Or is any sales tax increase a hard no, we need to look at other things.

Tom P: Feels there is currently an erroneous AMI calculation. Based on the policies and the programs that are being put forward here with the expectation of really no money out of our pocket, just the programs that are there, and the ways that we can facilitate some of these things which would be the buy downs, more deed restriction, or resale of properties as they come along.

Council Direction: Continue discussions, and revisit. Currently leaning toward the hybrid option.

- F. Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance

This was brought up in the last meeting. No further discussion at this time.

G. Colorado Forest Legacy Program Pre-Application

The purpose of this discussion is to request Town Council direction on whether staff should pursue a **pre-application discussion and exploratory submission** to the Colorado Forest Legacy Program (FLP) for the Highlands Parcels.

No commitment to conservation, sale structure, or land disposition is requested at this time.

Background

The Colorado Forest Legacy Program is a partnership between the Colorado State Forest Service and the U.S. Forest Service that provides federal funding to permanently conserve privately owned forest lands that are at risk of conversion to non-forest uses. The program may fund up to **75% of a project's appraised value**, with at least 25% provided through non-federal match sources.

Projects typically involve either:

- Purchase of a **conservation easement**, allowing continued ownership while limiting development rights; or
- **Fee simple acquisition**, transferring land into permanent conservation ownership.

Participation in the program is voluntary and occurs only with a willing landowner. Projects generally require several years to complete and advance through a competitive state and national review process.

Why Consider the Highlands Parcels

The Highlands Parcels possess several characteristics that may align with Forest Legacy Program priorities, including:

- Large contiguous acreage adjacent to public lands and conserved landscapes
- Forested and environmentally sensitive terrain
- Potential watershed and ecological benefits
- Development pressure consistent with program eligibility criteria
- Opportunity to evaluate conservation value alongside market valuation through the current listing process

Exploring eligibility does **not** preclude continued marketing of the property or consideration of other disposition strategies previously discussed by Council.

What a Pre-Application Means (and Does Not Mean)

A pre-application WOULD:

- Initiate discussions with the Colorado State Forest Service
- Evaluate eligibility and competitiveness
- Provide information on potential conservation valuation scenarios
- Identify potential funding partners and match sources
- Preserve an additional strategic option for Council consideration

A pre-application WOULD NOT:

- Commit the Town or Water Enterprise to conservation
- Remove the property from the market
- Establish a sale price or development outcome
- Bind Council to participate in the program

At this stage, staff would only be gathering information and assessing feasibility.

Strategic Considerations

Pursuing a pre-application may help Council better understand:

- The potential conservation value of the parcels relative to highest-and-best-use market value
- Availability of federal funding that could offset acquisition or conservation costs
- Whether a conservation pathway could serve as a viable alternative or complement to private market outcomes

Because FLP projects typically take **2-3 years** from concept to funding, early exploration is necessary if Council wishes to maintain this option.

Fiscal Impact

There is no direct fiscal commitment associated with initiating a pre-application. Staff time would be the primary resource required at this stage.

If the project advanced beyond preliminary eligibility, Council would receive additional analysis and direction requests before any financial commitments were considered.

Requested Council Direction

Staff requests Council direction on the following:

- Does Council support staff initiating a Forest Legacy Program pre-application and eligibility discussion with the Colorado State Forest Service for the Highlands Parcels?

Next Steps (If Directed)

If Council provides direction to proceed, staff would:

1. Coordinate an initial consultation with the CSFS Forest Legacy Program specialist
2. Conduct a preliminary eligibility and competitiveness review
3. Identify potential partners and match funding concepts

4. Return to Council with findings and policy options prior to any formal application submission

Council Direction:

The Highlands Tract meets most of the eligibility requirements for this program. Council was in support of pursuing this option, and directed staff to move forward with the pre-application process.

12. Future Agenda Items

- A. Future Meeting Topics

13. Adjourn

Motion by Tom P., second by Eric G., to adjourn the meeting at 7:59pm.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

TOWN MANAGER'S REPORT

MARCH 2026



Minturn
Your civil service, at work.

Town Manager's Report

March 2026



Top Updates

1. Water Supply & Conservation

Town staff are coordinating with the Town's water consultants, **Martin and Wood**, and the **Eagle River Water and Sanitation District (ERWSD)** to evaluate current snowpack conditions and water supply forecasts. ERWSD representatives will attend the **April 1 Town Council meeting** to discuss their plans for water conservation and community engagement. Residents are encouraged to begin **voluntary water conservation efforts now** and should expect to see a **significant public outreach and engagement effort** focused on conservation this spring.

2. Planning Commission Work Session

On **March 11**, the Town Manager and Planning staff held a **work session with the Planning Commission** to review **best practices for Planning Commission meetings and land use hearings**. The discussion included expectations for meeting procedures, decision-making frameworks, and the preparation of staff reports and supporting materials.

Staff also received feedback from Planning Commission members on **opportunities to improve communication and document preparation** for future meetings. In addition, the Commission shared broader perspectives on **planning and development priorities for Minturn**. Several members emphasized the importance of **protecting the Town's identity and character**, while also ensuring that future planning efforts support the ability to **attract and retain full-time residents, particularly families**.

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review

The Water Treatment Plant design is approximately **90 percent complete** and has been submitted to, and accepted by, the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review.

Updated Cost Estimates

Staff received an updated construction cost estimate on February 4 from HDR and Glacier based on the 90 percent design for the Water Treatment Plant. The updated estimate is approximately **\$12,429,000 assuming SRF financing**, and approximately **\$11,629,000 assuming non-SRF (private bank) financing**.

Construction Bid Process

The Town has opened the **public bid process** for contractors interested in constructing the new Water Treatment Plant. A **mandatory pre-bid meeting and site visit** was held by Town staff and the project design engineer, **HDR**, on **March 3**. The bid process will remain open until **April 3 at 3:00 p.m.**

Town Manager's Report

March 2026



Project Financing

At the **March 4 meeting**, Town Council conducted the **first reading of a bond issuance ordinance** related to financing for the Water Treatment Plant project. Council did not make a final bank financing selection at that meeting but **narrowed the options to three potential financing proposals** that would result in the **lowest ratepayer impact during the initial term of the financing**.

Following the meeting, staff worked with the **Town's Municipal Advisor and the three selected banks** to clarify specific financing terms and obtain the **most competitive rates available to the Town**.

Town Council will **review the three remaining bank financing options again at the March 18 meeting**. Due to the **30-day noticing requirement in the Town Code**, the **second reading of the bond issuance ordinance will occur at an April Town Council meeting**.

Minturn Bike Park 2026 Improvements

Staff are planning a series of **capital improvements** to the Minturn Bike Park in **May 2026**, including **significant upgrades to the bike jump features and the dual slalom course**. The work will be completed by the **Vail Valley Mountain Trails Association (VVMTA)** with **support from the Town**. These improvements are intended to enhance rider safety, improve ride quality, and expand the long-term usability of the park for a wide range of skill levels. Additional details on scope, scheduling, and coordination will be provided as the project is finalized.

Town Hall 2-Bedroom Apartment Reconstruction

Following evaluation of proposals, Coleman Custom Homes was selected for the project. Staff have negotiated a draft contract, which is **pending review and approval by the Town Attorney**.

Taylor Avenue Repaving Project

Design is complete, and the project has completed the public bid process. The Town received **three bids** for the project from **360 Civil, Schofield Excavating, and Phoenix Contracting**. Two of the bids came in **lower than anticipated**, with the **lowest bid submitted by Schofield Excavating in the amount of \$453,638.80**. Staff will present the bid results to **Town Council for review and potential approval at the March 18 meeting**.

US 24 Pedestrian Improvement Project Phase II

Status:

Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed. A change order in the amount of \$99,991.88 was approved by Town Council at the February 18 meeting. We anticipate gas line relocation work by Xcel Energy will begin the **first week of May 2026**.

Main Street Streetlighting

Background:

Town Council approved funding in the **2026 budget** for the replacement and expansion of streetlighting along **Main Street**.

Town Manager's Report

March 2026



Status:

Staff are pursuing **Holophane** as the preferred streetlight manufacturer, and preliminary fixture and pole concepts have been informally reviewed by **CDOT**. Staff are currently working on **utility coordination with Xcel Energy** as part of project planning for electrical service to the new lights.

Bellm Bridge Replacement

Status:

The Town has been **awarded \$4,000,000** from CDOT's **Off-System Bridge Grant Program** for the Bellm Bridge project. The professional services agreement between the Town and **Short Elliott Hendrickson (SEH)** has been approved, and **design work is now commencing** on the replacement of the Bellm Bridge.

Next Steps:

Staff will continue to work with SEH on advancing the bridge design and will proceed with **grant programming and contracting coordination with CDOT**. Staff will also continue to **identify and secure the remaining funding** needed for the estimated **\$6 million** construction cost.

Little Beach Park Improvements

Installation of the new retaining wall and asphalt access road is complete. The RFQ for playground design and installation has been completed, and all submittals have been evaluated. Staff are working on preparing scoring sheets for the RFQ and will return to Council for direction once the scoring is completed.

Minturn Community Garden Improvements

Town Council approved submission of an application to the **AARP Community Challenge Grant Program** at the February 4, 2026, Town Council meeting. The Town has since submitted a request for the maximum \$15,000 grant to support accessibility and gathering space improvements at the Minturn Community Garden.

- Construct an ADA-accessible pathway connecting key areas of the garden.
- Install raised, ADA-accessible planter boxes to improve gardening access.
- Add weather-resistant benches with back support for comfort and rest opportunities.
- Construct a snow- and wind-rated shaded pergola to support gatherings and small events.
- Install permanent electrical service to enable community events, workshops, and performances.
- Install a communal worktable with integrated sinks

Other Projects

Grouse Creek Trailhead Parking Lot Expansion

Public Works is scheduled to complete the **Grouse Creek Trailhead Parking Lot Expansion** on **April 6 and 7**. The project is being completed in collaboration with the **Vail Valley Mountain Trails Association (VVMTA)** and the **U.S. Forest Service (USFS)** to improve access and parking at the trailhead.

Town Manager's Report

March 2026



Highlands Parcels

Background:

As part of a settlement agreement with the former developer of the Battle Mountain Ski Resort, the Town obtained ownership of approximately **55 acres of land** located west of **U.S. Highway 24** at the south end of Town. The property was conveyed to the Town after the developer failed to meet financial obligations associated with the construction of a new water treatment plant.

Status:

The two Highlands Parcels have now been **listed on the MLS as part of the Town's strategy to help offset the cost of the new water treatment plant** and are publicly available for viewing. The listings can be accessed at the following links:

1. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-2-Rd-Parcel-B_Minturn_CO_81645_M91907-95156
2. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-1-Rd-Parcel-A_Minturn_CO_81645_M93795-65402

Minturn USFS Shooting Range

Background:

At the **November 19, 2025, Town Council meeting**, Council directed staff to explore options for Town management of the **Minturn Shooting Range** in order to address long-standing community concerns related to **safety, noise, and environmental impacts**. The shooting range is located on **federal land south of the Minturn Bike Park**.

Status:

On **January 8, 2026**, staff met with **U.S. Forest Service (USFS) District Ranger Leanne Veldhuis** to discuss the process for seeking a **Special Use Permit** to operate the shooting range. Staff are awaiting follow-up from USFS regarding several outstanding questions related to the permitting process.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

The Planning Commission recently conducted a partial review of **draft Article 3: Subdivision & Development Standards**, discussing topics such as parking, clear vision, and cash-in-lieu for non-motorized access. The Planning Commission and staff will continue their work on the **Minturn Forward Land Use Code Update** during a **virtual working meeting on March 25** to review remaining sections. Members of the **public are welcome to attend the meeting or submit comments** for consideration.

Town Manager's Report

March 2026



Minturn Impact Fee Study

Background:

In November 2025, staff issued a Request for Proposals (RFP) to solicit qualified firms to conduct a comprehensive impact fee study. The purpose of the study is to ensure that the impacts of new developments appropriately contribute to the Town's future infrastructure costs.

Status:

A professional services agreement with **BBC Research and Consulting** has been approved. The study has started and the project is anticipated to be completed by **July 2026**.

Rural Technical Assistance Program

Background:

The Town was selected to participate in the **Rural Technical Assistance Program (RTAP)** through the Colorado Office of Economic Development & International Trade (OEDIT). The program pairs Minturn with graduate students from the **University of Colorado Boulder** and **Colorado State University** to develop strategies for leveraging outdoor recreation to support the local economy.

Status:

A **two-day community workshop** will be held at Minturn Town Hall on **March 24 (2:00 p.m. – 6:00 p.m.)** and **March 25 (11:00 a.m. – 3:00 p.m. and 4:00 p.m. – 7:00 p.m.)**. Residents are encouraged to **attend one of the scheduled sessions**.

Housing Affordability and Neighborhood Stability

Staff met with representatives from the **Town of Avon** and **Eagle County** on **February 18** to discuss progress on the **Regional Housing Authority formation study** and received updates on the current status of the project. Staff presented a memorandum to **Town Council at the March 4 meeting**, and Council provided feedback and direction on the concept. Staff are now working to develop a **Minturn-specific framework** outlining how the Town could potentially participate in a future regional housing authority.

Temporary & Mobile Business Pilot Program

At the **February 4 meeting**, Town Council approved the **Temporary & Mobile Business Pilot Program**, authorizing the licensing of mobile and modular businesses on Town-owned property through **October 31, 2026**.

Staff have prepared **draft administrative rules and application materials** to implement the pilot, which are now available for public review:

<https://www.minturn.org/finance/page/mobile-and-modular-business-licensing>

Staff expect to **complete the draft program applications within the next week** and anticipate **beginning to accept applications by the end of March**. Interested parties may contact **manager@minturn.org** for information about participation.

Public Engagement:

The Town is accepting public comment on the draft administrative rules **through March 11**.

Town Manager's Report

March 2026



Written comments may be submitted to manager@minturn.org. Public comment will also continue to be accepted throughout the duration of the pilot program.

Public Works

Weekly Report (March 2-8, 2026)

Operations & Winter Maintenance

Public Works completed all scheduled operations including **Water Treatment Plant operations, utility locates, equipment maintenance, snow removal, and servicing of trash and dog waste stations**. Crews plowed and shoveled town streets and sidewalks following snowfall on Friday and repositioned the **electronic message sign** for the First Friday event. Staff also relocated a snow pile at the upper Little Beach parking lot to allow staking of the proposed Meyer's shed location.

Infrastructure & System Improvements

Crews completed several maintenance and repair tasks including **pothole repairs on Boulder, Harrison, Taylor, and Nelson Streets and the north Highway 24 entrance**, replacing an exterior light at Town Hall, repairing signage on Cemetery Road, and installing a **"Clean Up After Your Dog" sign** at the Water Plant access road. Staff also fabricated improvements to a **water meter and backflow cage** to allow easier maintenance access and completed painting and maintenance work on **Town Hall apartment balcony railings and bollards**.

Water System Operations

Public Works staff visited **11 homes** to verify water meter readings related to the **Upper Eagle River Sanitation District "No Read Water" list**, which requires physical inspection of mechanical rooms and crawlspaces. Staff are also evaluating a **cellular water meter reading system** that could automatically transmit readings and reduce the need for manual inspections.

Training, Coordination & Partnerships

Staff participated in several coordination activities including a **Water Treatment Plant pre-bid meeting**, coordination with **Colorado 811 regarding upcoming Exactix utility locate training**, and outreach with **Core & Main** regarding automated water meter reading technology. Staff also attended the **Red Cliff Town Council meeting** to present a plaque recognizing Billy Martinez and the Town of Red Cliff for assisting Minturn during a prior staffing shortage.

Facilities & Equipment Maintenance

Routine maintenance was completed on loaders, snowplows, and the skid steer. Staff repaired wiring and replaced components on the **2023 Chevy snowplow** and completed welding repairs to the **SnowEx plow on the 2022 pickup truck** after a manufacturer weld failure. Temporary repairs were coordinated with the vendor to preserve warranty eligibility until a full replacement component can be installed.

Safety

The weekly safety meeting focused on **fire mitigation practices**, including reducing combustible materials near structures and maintaining defensible space. All work during the reporting period was completed **safely with no reported injuries or incidents**.

Weekly Report Photos (March 2-8)

1. Town Hall Railing Painting

Town Manager's Report

March 2026



2. Sign and Town Hall Awning Repairs



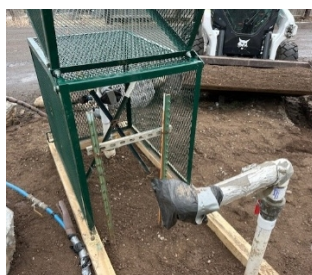
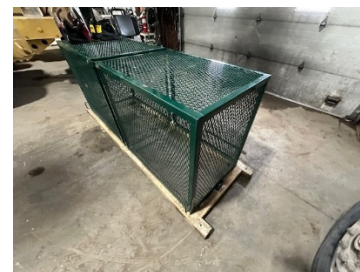
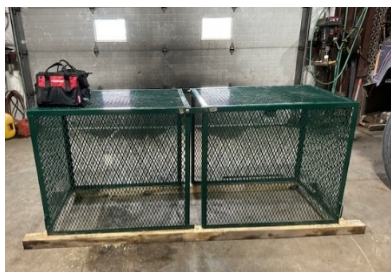
3. New Water Meter Installs and Readings

Town Manager's Report

March 2026



4. Lease Lot Water Meter Cage Repair and Install



Weekly Report (February 23 – March 1, 2026)

Operations & Winter Maintenance

Public Works completed all scheduled operations including Water Treatment Plant operations, utility locates, equipment maintenance, snow removal, and servicing of trash and dog waste stations. Crews

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plowed and shoveled streets and sidewalks, applied cinders town-wide, cleared ice from bridges, and hauled **21 loads of snow** to the designated snow dump site. Staff also repositioned the **electronic message board** to the north entrance of Town.

Infrastructure & Town Maintenance

Staff cleared storm drains to prevent ice blockages and completed painting of **Town Hall railings**. Six MXUs from the **"No Read Water"** list were relocated to improve wireless connectivity for meter readings.

Training, Coordination, & Partnerships

Public Works met with **Intermountain Engineering** to coordinate the Taylor Street snow storage extension project, including compaction requirements and erosion control measures. Staff also coordinated installation of a **new truck lift** with Ace Equipment and Volta Electric. Additional coordination included discussions with the **Town of Vail** regarding the purchase of a Volvo dump truck, with **Red Cliff** regarding recognition for staffing assistance, and with **UERSD and Core & Main** to explore potential cellular solutions for remote water meter readings.

Equipment Maintenance & Repairs

Routine servicing was performed on loaders, snowplows, and skid steers. Staff replaced a **solenoid on the 2022 Chevrolet snowplow**, repaired equipment components on the IT 38-H loader, and completed installation work associated with the new truck lift and air system.

Safety

The weekly safety meeting focused on **proper winter clothing and cold-weather safety practices**, including layering, moisture control, and visibility when working outdoors. All work during the reporting period was completed **without injury or incident**.

Weekly Report Photos (Feb 23 – March 1)

1. Town Hall Railing Painting



Town Manager's Report

March 2026



Town Manager's Report

March 2026

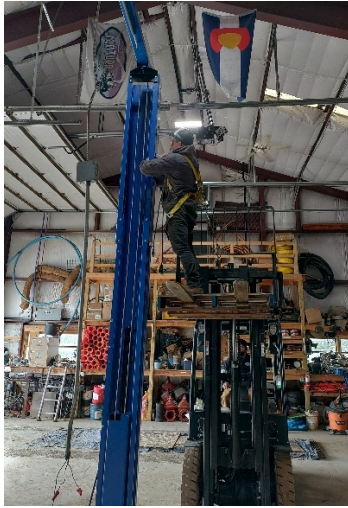


2. New Lift Install at Public Works Building



Town Manager's Report

March 2026





Staff Memo To: Mayor and Town Council
From: Rob Gutierrez, Town Manager
Date: Updated March 12, 2026
Subject: 2026 Colorado Legislative Update

Purpose of Memorandum

The purpose of this memorandum is to provide Town Council with an informational update on several bills currently under consideration by the Colorado General Assembly that may have potential implications for municipalities, including possible operational, regulatory, or fiscal impacts on the Town.

Council members interested in discussing any of the legislation referenced in this memorandum may do so at the March 18, 2026, Town Council meeting. Staff will include an agenda item titled: **“Consideration of Council positions on select pending state legislation affecting local governments, including housing and municipal finance.”**

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House Bill 26-1001: Residential Development on Qualifying Properties (HOME Act)

Effective Date: January 1, 2028 (requirements apply on or after December 31, 2027)

Status

1/14/26: Introduced to House

2/3/26: Bill received 5 amendments on February 3 at the House Transportation, Housing, and Local Government Committee and passed to floor vote

2/5/26: Bill passed second reading with amendments on the house floor

2/6/26: House voted on final passage at 3rd reading and approved the bill as amended. Bill now awaits Senate consideration

3/4/26: Hearing held at Senate Local Government & Housing Committee and multiple amendments were passed and the bill was forwarded to the Senate floor

3/11/26: Amended on Senate second reading.

3/12/26: Passed Senate on third reading (22-13) with amendments; returned to House for concurrence

CML (Colorado Municipal League) Position: Oppose

Summary:

HB26-1001 requires municipalities with populations over 2,000 to allow residential development on certain publicly owned or nonprofit-owned properties of five acres or less through an **administrative approval process beginning December 31, 2027**. Qualifying properties include land owned by affordable housing nonprofits, transit nonprofits, school districts, housing authorities, higher education institutions, and transit districts. The bill limits a local government's ability to deny projects based on **height (up to three stories or 38 feet), dwelling unit count, or site design standards** more restrictive than those applied to similar housing, while preserving local authority over infrastructure capacity, building and safety codes, environmental and floodplain regulations, inclusionary housing policies, and impact fees. Several categories of land are exempt, including parcels without water or sewer service, those subject to environmental or aviation restrictions, agricultural or industrial land, conservation easements, floodways, and certain historic properties.

Summary of Senate Amendments

Expanded definition of exempt parcels

Additional exemptions were added, including parcels that are:

- Zoned for **industrial use**
- Zoned for **agriculture, forestry, natural resource preservation, or open space**
- Located in a **FEMA floodway or 100-year floodplain**
- Subject to **intergovernmental or annexation agreements limiting residential development**
- Located in an **airport influence area**
- Certain **historic properties outside of historic districts**.



Height Standard Modification

Clarifies that local governments may not prohibit qualifying developments based on height if buildings are **three stories or up to 38 feet**, unless the local fire authority lacks equipment to serve three-story structures or the property is in a historic district with lower limits.

Clarification of Local Authority

Affirms that local governments retain authority to enforce **infrastructure standards, building and fire codes, environmental regulations, impact fees, inclusionary housing policies, and subdivision and historic district regulations.**

Transferable Development Rights (TDR) alternative

Allows jurisdictions to opt out of the requirement if they implement a **TDR program that includes permanently deed-restricted affordable housing.**

Clarification of nonprofit eligibility and verification

Defines criteria for a **nonprofit with a demonstrated history of providing affordable housing** and allows jurisdictions to request documentation verifying eligibility.

State guidance requirement

Requires the **Department of Local Affairs to publish guidance by December 31, 2027**, to assist jurisdictions in verifying nonprofit eligibility.

Key Points for Council

- Applies to **qualifying properties of five acres or less owned by certain nonprofit or public entities**, including affordable housing nonprofits, transit nonprofits, school districts, housing authorities, higher education institutions, and transit districts.
- Requires qualifying residential developments to be approved through an **administrative approval process**, rather than discretionary review, beginning **December 31, 2027**.
- Limits zoning discretion by preventing local governments from prohibiting projects based on **height (up to three stories or 38 feet), dwelling unit count, or site design standards** that are more restrictive than those applied to similar housing.
- Preserves local authority over **infrastructure capacity, building and life-safety codes, environmental and floodplain regulations, inclusionary housing policies, impact fees, subdivision regulations, and historic district standards**, while exempting certain properties such as those without utilities, in floodplains, or subject to conservation or aviation restrictions.

House Bill 26-1114: Concerning an Allowed Minimum Lot Size for Subject Jurisdictions

Effective Date: When signed by Governor

Status

2/3/26: Introduced to House

2/18/26: Scheduled for hearing at 1:30 P.M. at Transportation, Housing, & Local Government Committee

2/24/26: Bill passed second reading with amendments on the house floor



2/25/26: House voted on final passage at 3rd reading and approved the bill as amended

3/2/26: Introduced to Senate and assigned to Local Government and Housing

CML Position: Oppose

Summary

HB26-1114 requires certain local governments (“subject jurisdictions”) to allow very small single-family home lots, down to 2,000 square feet, starting October 1, 2031. In other words, a city or county covered by the law can’t require a larger minimum lot size for a single-family home after that date. The bill’s stated goal is to reduce land costs and make starter homes more affordable by allowing smaller lots. It exempts parcels that aren’t on municipal water/sewer, that rely on wells or septic, or that are certain historic properties. Importantly, it does not take away local authority over infrastructure standards, building and fire codes, health and safety rules (floodplains, airport influence areas, etc.), impact fees, or requiring confirmation of water/wastewater capacity, those still apply.

Summary of Approved Amendments

- **Expanded “Exempt” Category – Common Interest Communities Added**
 - Adds exemption for lots located within a **common interest community (CIC/HOA)** that was created before the jurisdiction comes into compliance.
- **Historic Property Clarified**
 - Historic exemption now cross-references statutory definitions of “historic property” and “historic district.”
- **Major Substantive Addition – Anti-Circumvention Clause**
 - Jurisdictions may not impose minimum frontage, setbacks, open space, or maximum lot coverage standards that have the “**practical effect**” of preventing construction of a single-family home on a 2,000 sq ft lot.
- **Applicability Clarification (ADUs & Group Homes)**
 - Specifies that the 2,000 sq ft protection applies even if the residential use allows ADUs or group homes.

Key Points for Council

- Minturn is *not* a “subject jurisdiction” under this bill, so the requirements in HB26-1114 would **not apply** to the Town.
- The bill targets **larger cities and counties** (generally those over 50,000 population, as defined elsewhere in statute including Eagle County).
- For covered jurisdictions, the bill would **cap minimum lot sizes for single-family homes at 2,000 square feet** starting **October 1, 2031**.

House Bill 26-1119: Concerning the authority of local taxing entities to impose property taxes on the assessed value of land and the assessed value of improvements thereon at different mill levy rates

Effective Date: August 12, 2026 (subject to referendum)

Status

2/4/26: Introduced to House



4/6/26: Scheduled for hearing at House Finance Committee 1:30 P.M.

CML Position: Monitor

Summary

HB26-1119 lets cities, counties, and certain special districts choose to tax land and buildings at different property tax rates (a “split-rate” property tax), as long as the tax rate on buildings and improvements is no higher than the rate on land. The idea is to lower taxes on buildings and shift more of the tax burden onto land, which the bill argues would encourage housing construction, infill development, and productive use of property while discouraging land speculation and vacant or underused parcels. The bill prohibits using split rates for certain categories of property (like agricultural land, conservation easements, oil and gas, mining, renewable energy property, and state-assessed property), and it does not override TABOR or existing mill levy and revenue limits. It also adds transparency and reporting requirements, requiring local taxing entities and counties to clearly certify and publish the separate mill levy rates if they adopt this approach.

Key Points for Council

- **Optional tool:** The bill lets Minturn choose a split-rate property tax; it does not require any change.
- **How it works:** The Town could tax land at a higher rate than buildings, but not the other way around.
- **Purpose:** Meant to encourage development and discourage land speculation.
- **Limits still apply:** TABOR and existing mill levy and revenue caps still control taxes.
- **Exclusions:** The split rate cannot be used on agricultural, conservation easement, oil and gas, mining, renewable energy, or state-assessed property.

House Bill 26-1206: Concerning Improved Funding to Support Development

Effective Date: January 1, 2027

Status

2/12/26: Introduced to the House

3/16/26: Scheduled for hearing at House Finance Committee 1:30 P.M.

CML Position: Amend

Summary

HB26-1206 authorizes city and county housing authorities, with voter approval, to levy a sales tax (up to 1%) or property tax (up to 5 mills) within their jurisdiction to fund affordable housing activities. The bill requires a local resolution finding the tax equitable and a TABOR-compliant ballot question approved by voters. Revenues must be directed to the housing authority.

Key Points for Council

- **Requires voter approval and an equity finding.** The governing body must adopt a resolution finding the tax fairly distributes costs and does not unduly burden any group before referring a TABOR-compliant ballot question to voters.
- **Separate approval required for each tax type.** Sales tax (up to 1%) and property tax (up to 5 mills) must each be independently approved by voters.



- **Taxes are administered through existing systems.** Sales taxes are collected through the Department of Revenue; property taxes are levied and collected through county systems and carry standard tax-lien priority.
- **Establishes a TABOR spending base for the housing authority.** The authority's first full year of collected revenue becomes its initial spending base.
- **Expands financing capacity.** Housing authorities may issue revenue or general obligation bonds backed by voter-approved taxes.
- **Adds developer-backed TIF protections.** Urban renewal authorities may require developers to guarantee tax increment revenue shortfalls, secured by a recorded lien with tax-lien priority.

House Bill 26-1268: Measures to Advance Renewable Energy Projects on Previously Disturbed Lands

Effective Date: August 12, 2026 (subject to referendum)

Status

2/19/26: Introduced to the House

3/11/26: Amended and passed House Energy & Environment Committee (11–0); referred to House Committee of the Whole

CML Position: Support

Summary

HB26-1268 allows local governments to designate “**Renewable Energy Reinvestment Areas**” on certain previously disturbed lands—such as brownfields, closed landfills, and former mining sites—to facilitate renewable energy and energy storage projects. If a site is designated, qualifying projects must be reviewed through an **administrative approval process based on objective standards** rather than discretionary review. The bill also allows **urban renewal authorities or county revitalization authorities to use tax increment financing (TIF)** to help fund infrastructure supporting projects within these areas and requires utilities to provide grid interconnection capacity information within **30 days** of a request from a local government or developer.

Key Points for Council

- **Local designation authority:** Cities, towns, and counties may designate eligible sites (such as brownfields, closed landfills, or former mining lands) as **Renewable Energy Reinvestment Areas** for renewable energy or energy storage projects.
- **Administrative project approval:** Renewable projects within these designated areas must be reviewed through an **administrative permitting process based on objective standards** after public hearing and outreach to affected communities.
- **Infrastructure financing option:** Urban renewal authorities or county revitalization authorities may use **tax increment financing (TIF)** revenues to help fund infrastructure supporting renewable energy projects in these areas.



- **Grid information requirement:** Electric utilities must provide **grid hosting capacity and interconnection information within 30 days** when requested for projects located in designated areas.
- **State guidance:** The Colorado Energy Office must publish guidance and resources on the permitting and development process for projects in these areas.

House Bill 26-1278: Local Government Approval of Transmission Infrastructure

Effective Date: January 1, 2027 (Subject to referendum)

Status: **Died in House Energy & Environment Committee on a 7-4 vote on March 5.**

CML Position: Support

Summary

HB26-1278 would have required investor-owned electric utilities to obtain all local land use approvals and permits, in addition to a state certificate, **before** they can start eminent domain (condemnation) proceedings for high-voltage transmission lines. The bill aimed to **prevent speculative takings, reinforce local land use authority, and protect property owners**, while leaving existing state and local review processes and timelines unchanged.

House Bill 26-1233: Property Tax Procedures for Nonresidential Properties

Effective Date: January 1, 2026

Status

2/18/26: Introduced to the House

3/19/26: Scheduled for a hearing at House Finance Committee on March 19

CML Position: Monitor

Summary

HB26-1233 modifies procedures for nonresidential property tax appeals in Colorado. The bill establishes **civil penalties for property owners who fail to provide required valuation information or who knowingly submit false information** during the assessment or appeal process. It also allows **certain high-value or complex nonresidential property tax appeals to be transferred from the Board of Assessment Appeals to district court** when legal or technical issues are involved. Additionally, the bill allows appeal bodies to consider changes in financial disclosures made by taxpayers during the appeal process and limits eligibility for statutory interest on tax refunds when a taxpayer intentionally delays proceedings or provides false information. The bill applies to property tax years beginning January 1, 2026.

Key Points for Council

- Applies primarily to **commercial and other nonresidential property tax appeals**, not residential property.
- Establishes **civil penalties for failing to provide required valuation information or providing false information.**



- Allows certain **large or complex appeals** (generally involving properties valued at **\$10 million or more**) to be transferred to district court.
- Allows appeal bodies to **consider changes in financial disclosures** during an appeal when **evaluating credibility**.
- Allows the state to **deny statutory interest on tax refunds** if a taxpayer delays proceedings or **provides false information**.
- Primarily affects **county assessors and commercial property owners**, but may indirectly affect municipal property tax revenues.

House Bill 26-1071: Concerning allowing a local government to locate an automated vehicle identification system on an interstate highway Act

Effective Date: August 12, 2026 (subject to referendum)

Status

1/27/26: Introduced to the House

2/17/26: Bill received 1 amendment on February 17 at the House Transportation, Housing, and Local Government Committee and passed to floor vote

2/23/26: House voted on final passage at 3rd reading and approved the bill as amended. Bill now awaits Senate consideration

3/19/26: Hearing scheduled at Senate Local Government & Housing on March 19 @ 1:30 p.m.

CML Position: Support

Summary

HB26-1071 allows the state and cities (including Denver) but not counties, to place and use automated vehicle identification systems (such as speed or enforcement cameras) on interstate highways like I-70. Current law limits this authority to the state, but the bill expands it to local governments so they can enforce state or local traffic laws in designated areas. The measure clarifies where and how these systems may be used, while keeping the overall framework for automated enforcement in place.

Key Points for Council

- No impact on the Town of Minturn as we have no interstate highway within town boundaries
- Provided to Council and the public as informational

House Bill 26-1308: Concerning Lot Splitting Approval by Subject Jurisdiction

Effective Date: Upon Governor's signature; administrative lot-splitting requirement begins December 31, 2027.

Status

3/2/26: Introduced to the House

3/17/26: Scheduled for hearing at House Transportation, Housing & Local Government Committee

CML Position: Oppose



Summary

HB26-1308 requires certain municipalities (“subject jurisdictions”) to allow the **administrative splitting of a residential lot into two lots** beginning December 31, 2027, if specified criteria are met, including minimum lot size and proportional lot dimensions. The bill applies only to municipalities with populations of **1,000 or more that are located within a Metropolitan Planning Organization (MPO)**. Because Minturn is not located within an MPO, the bill **would not currently apply to the Town**.

Key Points for Council

- Requires **subject jurisdictions** to approve residential lot splits administratively if certain conditions are met.
- Applies only to municipalities with **≥1,000 population located within a Metropolitan Planning Organization (MPO)**.
- Establishes minimum standards for lot splits, including **minimum lot size (2,000 sq. ft.) and proportional lot dimensions**.
- **Does not currently apply to Minturn** because the Town is not located within a Metropolitan Planning Organization.

House Bill 26-1313: Adjust Requirements Statewide Affordable Housing Fund

Effective Date: Upon Governor’s signature; new housing target system applies beginning **January 1, 2027**.

Status

3/2/26: Introduced to the House

3/25/26: Scheduled hearing House Transportation & Local Government Committee 1:30 P.M.

CML Position: Amend

Summary

HB26-1313 modifies the requirements local governments must meet to remain eligible for funding from Colorado’s **Statewide Affordable Housing Fund**. Under current law, jurisdictions must increase the number of affordable housing units by **3% annually** over a three-year cycle. Beginning with the **2027 housing cycle**, the bill replaces that requirement with a **“target increase number”** based on local housing production and regional job growth, creating a more flexible system for measuring affordable housing progress.

Key Points for Council

- **Replaces the 3% annual housing growth requirement:** Starting in the **2027 three-year housing cycle**, jurisdictions must meet a **target increase number of affordable housing units** rather than increasing units by 3% each year.
- **Target tied to local housing activity:** The target is calculated based on the **average number of housing permits issued over the previous three years**, adjusted using a factor tied to county job growth (10%, 15%, or 20%).



- **Eligibility tied to state housing funding:** Jurisdictions must meet the housing commitment (or receive a waiver) to remain eligible for **funding from the Statewide Affordable Housing Fund** administered by the Division of Housing.

Senate Bill 26-097: Decriminalize Adult Commercial Sexual Activity

Effective Date: July 1, 2026

Status: **Died in Senate Committee on Judiciary on March 11.**

CML Position: Oppose

Summary

SB26-097 would have decriminalized commercial sexual activity between consenting adults statewide and preempts local governments from criminalizing such activity. The bill would have repealed state offenses related to prostitution, soliciting, patronizing, and keeping a place of prostitution, while retaining criminal penalties for coercive conduct such as pimping, pandering involving intimidation, and human trafficking.

Senate Bill 26-098: State and Local Noise Abatement Authority

Effective Date: Immediately upon the Governor's signature.

Status

2/11/26: Introduced to the Senate

2/12/26: Scheduled for hearing at Senate Local Government & Housing Committee 1:30 P.M.

CML Position: Support

Summary

SB26-098 clarifies that Colorado's statewide noise limits do not apply to (1) property owned or controlled by the state or a local government, (2) property operating under a local government permit or license that regulates sound, or (3) nonprofit-owned property used for cultural, entertainment, athletic, or patriotic events (such as concerts or fireworks). The bill also reaffirms that local governments retain authority to regulate noise within their jurisdictions.

Key Points for Council

- **Clarifies and reinforces local authority over event-related noise.** Local governments may regulate sound at state-owned, municipally owned, or nonprofit-owned properties through permits or licenses, even if those standards differ from statewide noise limits.
- **Focuses on permitted events, not routine nuisance noise.** The bill primarily affects concerts, festivals, fireworks, and similar events, and does not eliminate local enforcement of general noise ordinances.
- **Reduces legal risk for locally approved events.** Helps prevent state-law challenges when permitted events exceed statewide decibel limits.

Senate Bill 26-116: Property Tax & Municipal Lodging Tax Authority

Effective Date: August 12, 2026 (subject to referendum)



Status

2/19/26: Introduced to the Senate

3/24/26: Scheduled for a hearing at Senate Finance Committee 2:00 P.M.

CML Position: Amend

Summary

SB26-116 **authorizes municipalities, with voter approval, to levy a lodging tax of up to 6% for specified purposes** such as tourism marketing, workforce housing and childcare, infrastructure, and public safety, with the tax collected and administered by the state. The bill also **limits new or expanded municipal lodging taxes outside this framework beginning in 2027**, clarifies how lodging properties are valued for property tax purposes, extends the portable qualified-senior property tax benefit, and increases the business personal property tax exemption to \$60,000 while ending state reimbursement for that exemption beginning in 2027.

Key Points for Council

- **Voter approval required; revenue use restricted.** Any municipal lodging tax must be approved by voters, must specify the rate and permitted uses, and revenues must be placed in a dedicated fund limited to tourism marketing, workforce housing/childcare, infrastructure, or public safety.
- **State-administered collection.** The Department of Revenue will collect and administer the tax and may retain up to 3⅓% for administrative costs.
- **Existing taxes may continue but cannot expand without voter approval.** Lodging taxes adopted before January 1, 2027 may remain in place, but rate increases, base expansions, or material changes in use must comply with the new statutory framework.
- **Potential revenue impacts.** Increasing the business personal property exemption to \$60,000 (and ending state reimbursement) may modestly affect local revenues, and including resort fee income in lodging property valuation may affect hotel assessments.



Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: March 12, 2026

Subject: Request for Council Direction – HB 26-1268 (Renewable Energy Reinvestment Areas)

Dear Mayor and Council,

Staff would like to request Council's direction regarding House Bill 26-1268, legislation currently under consideration by the Colorado General Assembly that could create new opportunities for renewable energy development on previously disturbed lands.

HB 26-1268 authorizes local governments to designate certain previously disturbed properties, such as brownfields, closed landfills, and lands impacted by mining or other environmental conditions, as "Renewable Energy Reinvestment Areas." Projects located within these areas could benefit from streamlined administrative approval processes, access to infrastructure financing tools such as tax increment financing, and improved access to utility grid capacity information during project planning.

Given Minturn's history as a mining community, the Town has several areas of land that are disturbed or potentially contaminated and that could be candidates for redevelopment through renewable energy or energy storage projects. The framework proposed in HB 26-1268 could provide additional tools for the Town and regional partners to explore redevelopment of these sites in a way that supports local economic development, environmental remediation, and clean energy generation.

Staff respectfully requests Council's direction on whether the Town should express support for HB 26-1268. If supported, staff would plan to communicate the Town's position to our local state legislators and explore coordination with regional partners, including Eagle County and neighboring jurisdictions, that may also benefit from the legislation.

Sincerely,

Rob Gutierrez

Town Manager



Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: March 12, 2026

Subject: Request for Council Support – HB 26-1233 (Property Tax Procedures for Nonresidential Properties)

Dear Mayor and Council,

Eagle County Commissioner Matt Scherr recently brought House Bill 26-1233 to the Town's attention and noted that the measure is important for ensuring that commercial property owners provide accurate financial information during the property valuation and protest process. The bill establishes penalties for knowingly providing false or incomplete information and provides additional tools to improve transparency and accountability in nonresidential property tax appeals.

While property valuation and appeals are primarily administered at the county level, the outcome of those appeals can have indirect impacts on municipal revenues that rely on property tax assessments. For this reason, Eagle County has asked local municipalities to consider supporting the bill.

Staff respectfully requests Council's direction on whether the Town should formally coordinate with Eagle County in support of HB 26-1233 and communicate that position to our local state legislators. If supported by Council, staff would work with Eagle County and our state representatives to express the Town's support for the bill as it moves through the legislative process.

Please let me know if Council would like additional information about the bill prior to providing direction.

Sincerely,

Rob Gutierrez

Town Manager



To: Mayor and Town Council
From: Scot Hunn, Consulting Planning Director
Date: March 13, 2026
Agenda Item: Adoption of the Town of Minturn Wildfire Resiliency Code

REQUEST:

Review Ordinance No. 3, Series 2026 adopting the Town of Minturn Wildfire Resiliency Code.

INTRODUCTION:

Town staff (Kevin Rindy and Scot Hunn) have participated in the Eagle County Wildland Urban Interface (WUI) Code Adoption Cohort since February 2024. The goal of the cohort – comprised of fire and wildland fire officials, code officials, and planning staff members from across Eagle County jurisdictions – has been to anticipate and track State of Colorado adoption of a State-wide WUI Code and to formulate locally appropriate recommendations for adoption prior to or as part of the State’s efforts.

The State adopted the 2025 Wildfire Resiliency Code in June 2025 and promulgated rules in July 2025 that established a State of Colorado Wildfire Resiliency Code Board, as well as guidelines and rules applicable to municipalities and counties across Colorado. Those rules provide the opportunity for local jurisdictions to either adopt the State Code requirements, or to propose locally based wildfire resiliency requirements that are equivalent to the State’s wildfire resiliency requirements.

The State also set a deadline of April 1, 2026, for adoption of any locally based codes. If municipalities and counties do not adopt local codes by this date, the State Code requirements will take effect (mandate) by July 2026.

ANALYSIS:

The Eagle County cohort – led by Eagle County – chose to pursue a local solution (to be approved by the State Wildfire Resiliency Board) and worked over two years to develop a set of locally based building code revisions and site development requirements aimed at “hardening” buildings (i.e. requiring specific fire rated roofing materials and assemblies, exterior wall materials and assemblies, etc.) and creating defensible space around structures through landscape design and vegetation management.

Ordinance No. 3 reflects changes to the Town of Minturn Building Resolution (Chapter 18) by introducing new building requirements along with site development standards (defensible space) that will only apply to new construction and/or major exterior additions or remodels.

The proposed code changes mirror code changes that Eagle County, Red Cliff, and other jurisdictions in Eagle County plan to adopt in a coordinated manner.

Importantly, the Town’s proposed code changes await approval by the State Wildfire Resiliency Board. Like our neighboring jurisdictions in Eagle County, Staff are proposing adoption of the Town’s code changes to comply with the State mandated adoption deadline (April 1, 2026) pending acceptance of the Town of Minturn Wildfire Resiliency Code by the State.

Based on the work completed by the Eagle County cohort, and the communications and coordination between Eric Lovgren, Eagle County Community Mitigation Manager, and the State of Colorado Wildfire Resiliency Board representatives over the past 12-24 months, staff anticipate that locally based code proposals from Eagle County will be accepted and approved by the State.

Although the State is mandating these code changes, the adoption of the Town of Minturn Wildfire Resiliency Code aligns with the goals and objectives of Town of Minturn 2023 Community Plan as well as the Town of Minturn 2025-2027 Strategic Plan mission and priorities for emergency preparedness and managing growth in a sustainable manner.

COMMUNITY INPUT:

Ordinance No. 3, Series 2026, has been advertised according to the Town's public notice requirements and the review of Ordinance No. 3 on first reading during a public hearing at the Council's regular meeting of March 18, 2026 will permit public input.

BUDGET / STAFF IMPACT: N/A

STRATEGIC PLAN ALIGNMENT:

The following Vision, Mission, and Values and Priorities of the 2025-2027 Minturn Strategic Plan are relevant:

- To ensure Minturn's future as a neighborly mountain community.
- Manage Minturn's growth.
- Integrity, Transparency, Collaboration, Resourcefulness.
- Emergency Preparedness

RECOMMENDED ACTION OR PROPOSED MOTION:

Approval on first reading of Ordinance No. 3, Series 2026 Town of Minturn Wildfire Resiliency Code.

ATTACHMENTS:

- Ordinance No. 3, Series 2026 Town of Minturn Wildfire Resiliency Code.
- Eagle County WUI Boundaries Map (by Eagle County GIS)
- 2025 Colorado Wildfire Resiliency Code Hazard Map

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 3 – SERIES 2026

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING
CHAPTER 18 OF THE MINTURN MUNICIPAL CODE TO PROVIDE FOR ADOPTION
OF THE TOWN OF MINTURN WILDFIRE RESILIENCY CODE AS APPROVED BY
THE STATE OF COLORADO

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Town of Minturn 2025-2027 Strategic Plan (hereinafter the “Strategic Plan”) seeks to “ensure Minturn’s future as a neighborly mountain community,” and to “Manage Minturn’s growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable,” through specific strategic plan goals and policies; and

WHEREAS, the Strategic Plan contains five key implementation strategies including “Infrastructure & Services,” “Manage Growth,” “Affordability,” “Economic Development,” and “Environmental Responsibility;” and

WHEREAS, the Strategic Plan contains specific priorities in support of proposed amendments to Chapter 18, Building Regulations, such as “Emergency Preparedness;” and

WHEREAS, the Town of Minturn 2023 Community Plan (hereinafter “the Community Plan”) includes specific goals and objectives aimed at hazard mitigation and sustainable development such as Objective 5.3 - *Prioritize Resilience by Proactively Preparing for and Mitigating Potential Impacts of Natural Hazard*; and

WHEREAS, the Community Plan contains action items specific to wildfire hazard mitigation and planning, including Action 5.3.3. – *Adopt firewise guidelines in building and site planning regulations*; and

WHEREAS, by Ordinance No. 5 – Series 2023 the Town Council adopted and amended the 2021 versions of the International Building Code, International Residential Code, International Fuel Gas Code, International Energy Conservation Code, International Plumbing Code, International Mechanical Code, International Property Maintenance Code, and International Fire Code, and National Electrical Code (collectively, the “International Codes”); and

WHEREAS, on July 1, 2025, the State of Colorado Public Safety Department, Division of Fire Prevention and Control, (hereinafter “the Department”), adopted minimum codes and standards for hardening structures and reducing fire risk in the defensible space surrounding structures in the wildland-urban interface; and

WHEREAS, the Department established the State of Colorado Wildfire Resiliency Code Board pursuant to C.R.S. 24-33.5-1236(2) for the general purpose of adopting and promulgating minimum codes and standards (hereinafter “the Codes”) that apply to permitting and inspections for new construction of structures and the defensible space around such structures based on best practices to reduce risk to life and property from the effects of wildfires; and

WHEREAS, Section 24-33.5-1237(2)(a), C.R.S., permits a Governing Body with jurisdiction in an area within the wildland-urban interface that has the authority to adopt building or fire codes to adopt a wildfire resiliency code that exceeds the minimum standards set forth in the Codes adopted through the promulgation of the State’s rules; and

WHEREAS, section 11.11 of the Town of Minturn Home Rule Charter and Section 31-16-202, C.R.S. provides the Town the authority to adopt and amend building and energy codes to suit local conditions; and

WHEREAS, the Town has collaborated since February 2024 with neighboring communities in Eagle County to develop and adopt a consistent version of the Wildfire Resiliency Code that suits local conditions, and which meets or exceeds the minimum standards set forth in the Codes adopted through the promulgation of the State’s rules; and

WHEREAS, the Town submitted its local version of the Wildfire Resiliency Code to the Department and received approval that such code meets or exceeds the minimum standards of the Codes pursuant to Section 24-33.5-1237(3); and

WHEREAS, Town of Minturn Staff have identified Chapter 18 of the Town of Minturn Municipal Code (MMC) as the most appropriate location for the integration of the Minturn Wildfire Resiliency Code because the Code includes building requirements as well as site development requirements and standards; and

WHEREAS, the Town Council recognizes that the Minturn Wildfire Resiliency Code will improve the construction and maintenance of the built and natural environment and will thereby promote the health, safety, resiliency, affordability, sustainability, and general welfare of our community; and

WHEREAS, the Town Council recognizes that the Minturn Wildfire Resiliency Code is essential for improving the Town’s emergency preparedness and hazard mitigation planning; and

WHEREAS, the Town Council finds and believes that it is necessary and proper to adopt the Minturn Wildfire Resiliency Code as set forth in this Ordinance to provide for consistent and updated regulation of construction and site development within Town; and

WHEREAS, on March 18, 2026, the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the Town Council has determined, based on evidence and testimony presented at the public hearing, that the adoption of these codes, as amended herein, will further the health, safety, and welfare of the inhabitants of Minturn.

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

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapter 18 of the Minturn Municipal Code is hereby amended to read as follows, with additions shown in double underlined text and deletions shown in ~~strike through~~ text. Sections of Chapter 18 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

* * *

Chapter 18 – Building Regulations.

* * *

Article 17 – Wildfire Resiliency Code.

Section 18-17-10. – Purpose.

The purpose of the Minturn Wildfire Resiliency Code (the “Code”) is to enhance and improve the construction and maintenance of the built and natural environment within the Town for all new construction, exterior modifications, and relocation(s) of existing structures. The objective of the Code is to improve emergency preparedness and hazard mitigation planning within the Town.

Section 18-17-20. – Applicability and Exceptions.

The Code applies to all new construction and exterior modifications as well as to the relocation of existing structures. Exceptions include:

- (a) Repairs for less than twenty-five (25%) percent of existing decking or roofing on an existing structure;
- (b) Repairs for less than twenty-five (25%) percent of siding on an existing structure;
- (c) Agricultural buildings located greater than thirty (30) feet from habitable spaces occurring on the same property as the agricultural building(s);
- (d) Accessory structures less than 120 square feet which are located greater than thirty (30) feet from habitable spaces occurring on the same property as the accessory structure.

Section 18-17-30. – Ignition Resistant Construction Requirements.

- (a) Roof. Roof coverings must have a Class A rating (tested by ASTM E108 or UL 790) or be made of noncombustible material. Wood shake is not permissible on new construction

or replacements that exceed twenty-five (25%) percent of the roof area. Valleys must have a corrosion-resistant metal flashing installed over a 36-inch underlayment of a 72-pound mineral-surfaced, non-perforated cap sheet.

(b) Eaves. Eaves shall be protected by ignition-resistant materials, or materials with a 1-hour fire-resistance rating. This can also be achieved using 2-inch nominal dimension lumber or 1-inch nominal fire-retardant treated lumber.

(c) Exterior Walls. Exterior walls shall be constructed from one of four material types:

(1) Materials with minimum 1-hour fire-resistance rating.

(2) Approved noncombustible materials.

(3) Heavy Timber or log wall construction.

(4) Ignition-resistant building materials.

Additionally, exterior walls shall have a minimum of 6 vertical inches of noncombustible material measured from the ground or nearest horizontal surface.

(d) Exterior Doors and Windows. Exterior doors and windows shall be made of noncombustible materials, solid core wood at least 1.75 inches thick, or have a fire protection rating of at least 20 minutes. Tempered glass doors are permitted. Dual or triple pane windows that comply with the International Energy Conservation Code are considered ignition-resistant.

(e) Exterior Decks. Decks and other unenclosed appendages or projections attached to a habitable building shall be built with materials that have at least a 1-hour fire-resistance rating or are made of heavy timber. Other options include using approved noncombustible materials, fire-retardant treated wood, or ignition-resistant building materials. For decks or porches 4 feet or less above the ground, the under-deck area shall be enclosed to prevent debris accumulation. Method: use fully enclosed wall covering OR corrosion-resistant mesh (max opening size 1/8 inch).

(f) Openings. Attic, foundation, underfloor, vents through the roof or in vertical exterior walls cannot exceed 144 square inches and shall be covered with a noncombustible, corrosion-resistant mesh or perforated material with openings no larger than 1/8". Attic openings must not be located in the inner two-thirds of soffits, eave overhangs or other overhang areas.

(g) Chimneys. Chimneys for fireplaces, barbeques, or other heating appliances that use solid or liquid fuel shall be equipped with a spark arrester made of woven or welded wire screening with openings no larger than 1/2 inch.

Section 18-17-40. - Ignition-Resistant Building Materials.

(a) Ignition-resistant building material is a type of material that sufficiently resists ignition and sustained flaming combustion. This resistance helps reduce losses from wildfires, specifically in wildland-urban interface areas, by withstanding exposure to burning embers and small flames, even under worst-case weather and fuel conditions. To qualify as an ignition-resistant building material, a material shall meet one or more of the following criteria:

- (1) Noncombustible Material: A noncombustible material is one that does not ignite or burn when subjected to fire. This also includes materials with a noncombustible base and a surfacing material no thicker than 1/8 inch that has a flame spread index of 50 or less.
- (2) Fire-Retardant-Treated Wood: is any wood product that has been impregnated with chemicals, either through a pressure process or other manufacturing means, and when tested in accordance with ASTM E84 or UL 723, the wood must have a listed flame spread index of 50 or less.
- (3) Fire-Resistance-Rated Construction: The use of materials and systems in the design and construction of a structure to safeguard against the spread of fire within a structure and the spread of fire to or from structures to the wildland-urban interface area, and when tested in accordance with ASTM E84 or UL 723, the wood must have a listed flame spread index of 50 or less.
- (4) Log Wall Construction: A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152mm).
- (5) 1-Hour Fire-Resistance Rating: Building material has been tested to withstand a standardized fire for at least 1 hour while maintaining its structural integrity and preventing the passage of flames and hot gasses.
- (6) Extended Fire Testing: The material shall be tested for a period of 30 minutes using the extended ASTM E 84 (UL 723) or ASTM E 2768 test. During this test, the material must meet specific performance requirements.
- (7) Specific Standards of Quality: Materials can also qualify by meeting specific California State Fire Marshal (SFM) test standards, such as those for exterior wall siding, horizontal projections, decking, or general ignition-resistant materials.

Section 18-17-50. – Defensible Space Requirements.

Unless otherwise provided in an approved fire protection plan, defensible space shall be provided and maintained as follows:

(a) Zone 1: the area extending five feet horizontally from the edge of the roof of, deck of, or attachments to a principle building. Within Zone 1, the following requirements apply:

(1) Vegetation, if present, shall be limited to plants and groundcovers that the Town of Minturn has identified as appropriate for Zone 1 due to their very low flammability rating, growth, characteristics, and low profile as determined by the Town Building Official and/or Planning Director or assigns.

(2) Dead or dying vegetation shall be removed.

(3) Outdoor firewood storage is not allowed.

(4) Fence and garden wall materials shall be noncombustible.

(b) Zone 2: area extending from the outer boundary of Zone 1 to a boundary that is 30 feet (measured horizontally) from the outer walls of a principle building, and if present, attachments to the principle building. Within Zone 2, the following requirements apply:

(1) Established trees shall be pruned so that limbs and branches are a minimum height of 6 feet above the ground or one-third the height of the tree if the tree is less than 18 feet tall.

(2) Trees shall be pruned and spaced to provide at least 10 feet of horizontal spacing between crowns and chimney or stovepipe outlets.

(3) Trees shall be pruned and spaced to provide at least 10 feet of horizontal spacing between crowns, or alternatively trees may be grouped in clusters of not more than three, provided that the outer extent of the crowns of clustered trees (combined) are spaced not more than 30 feet from each other.

(4) Shrubs shall not be planted or allowed to grow under tree crowns.

(5) Shrubs shall not be spaced from one another the lesser of two times the height of the taller shrub or 10 feet. For the purpose of spacing, shrubs that are planted in clusters with a diameter (measured horizontally) of not more than 10 feet shall be considered a single shrub.

(6) Outdoor firewood storage is not allowed.

(7) Dead and Dying Vegetation (including leaf litter and broken branches) shall be removed.

(c) Zone 3: the area extending from the outer boundary of Zone 2 to a boundary within 100 feet (measured horizontally) from the outer walls of a principal building, and if present, attachments to the principal building. Within Zone 3, the following requirements apply:

- (1) Shrubs shall not be planted or allowed to grow under tree crowns.
- (2) Trees shall be pruned and spaced to provide at least 10 feet of horizontal spacing between crowns, or alternatively trees may be grouped in clusters of not more than 3, provided the outer extent of crowns of clustered trees (combined) are spaced not more than 15 feet from each other.

Section 18-17-60. – Other site-specific requirements.

- (a) Driveways (All Zone Districts). In the area within 30 feet of the edges of driveways that are more than 150 feet long and used for emergency access, trees shall be pruned and spaced to provide at least 10 feet of horizontal spacing between crowns and so that limbs are a minimum height of 10 feet above the ground or one-third the height of the tree if the tree is less than 18 feet tall.
- (b) Right-of-Way, Fire Lane, and Driveway Protection. In addition to any standards that apply pursuant to Sec. 18-17-60(a). - *Driveways*, within 30 feet of a road right-of-way, fire lane, or driveway that is longer than 150 feet, vegetation shall be limited to plants that are appropriate for right-of-way protection due to their low-flammability rating and growth characteristics, as determined by the Town Building Official and/or Planning Director or assigns.
- (c) Continuing Maintenance of Defensible Space and Fire Lane and Right-of-Way Protection Areas. The owner of property upon which defensible space or fire lane or right-of-way protection is required shall be responsible for ensuring that such spaces are maintained in accordance with Sec. 18-17-60(a). - *Driveways*, and Sec. 18-17-60(b), *Right-of-Way, Fire Lane, and Driveway Protection*. Maintenance of such spaces shall include modifying or removing non-fire-resistive vegetation, keeping leaves, needles, and other dead vegetative material regularly removed from roofs of buildings and structures, and regularly removing deadwood and litter from trees.

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 18th DAY OF MARCH 2026. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 1st DAY OF APRIL 2026 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

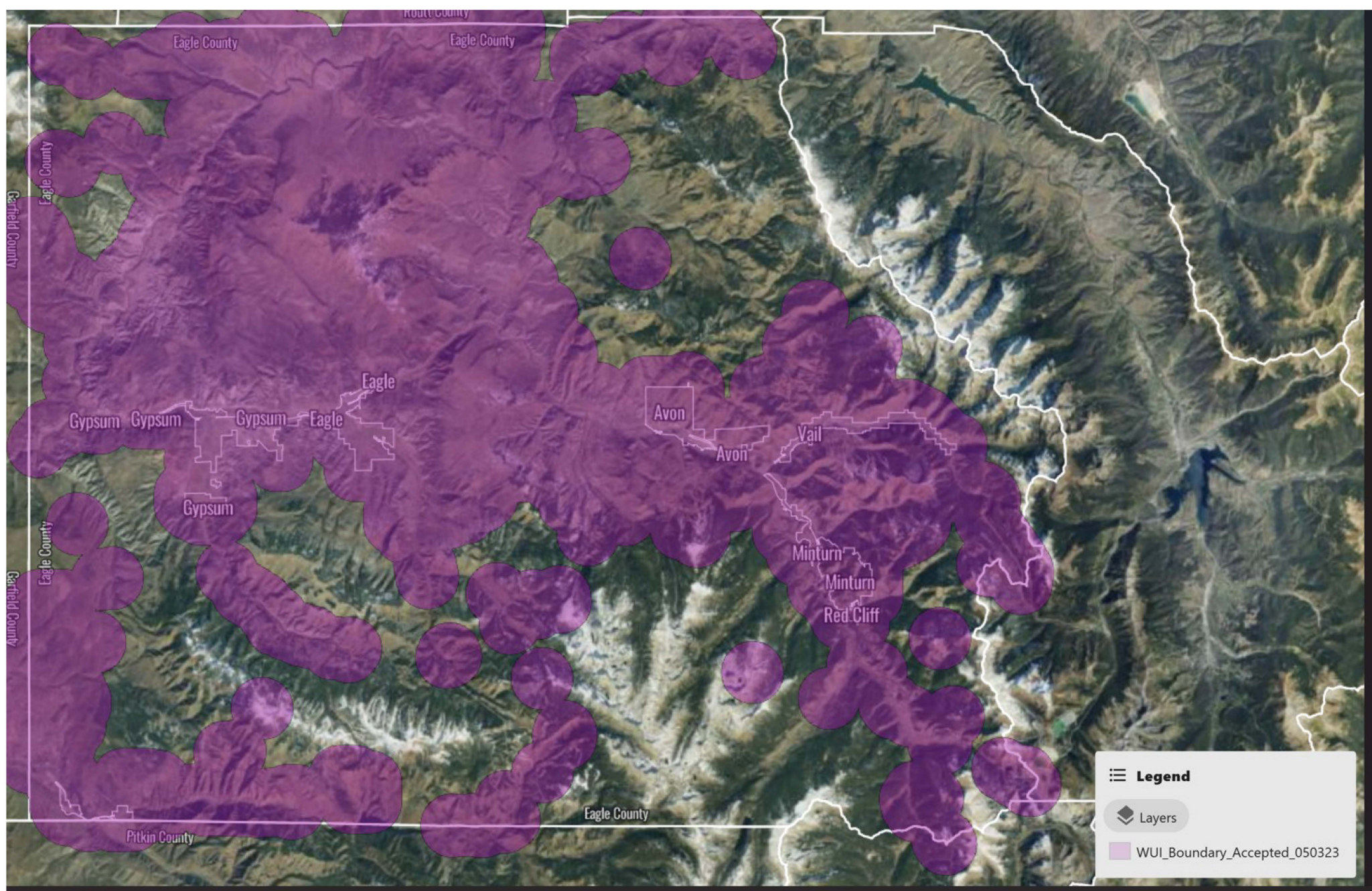
THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON
SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN
FULL ON THE OFFICIAL TOWN WEBSITE THIS 3rd DAY OF MAY 2023.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk





Map Layers



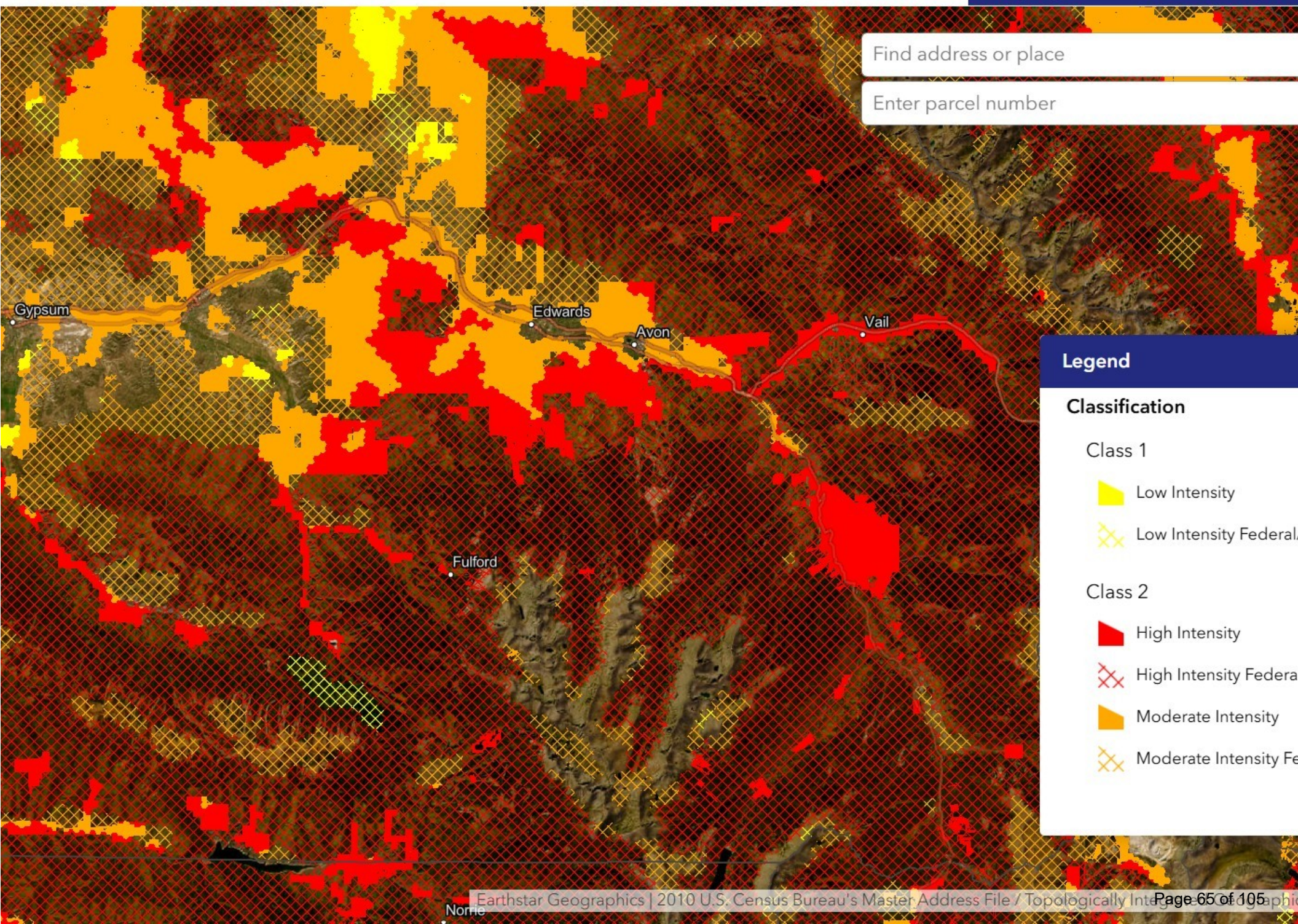
Legend



Swipe

Find address or place

Enter parcel number



Legend

Classification

Class 1

 Low Intensity

 Low Intensity Federal

Class 2

 High Intensity

 High Intensity Federal

 Moderate Intensity

 Moderate Intensity Federal

Eagle County Wildland Urban Interface Building Code

Applicability

- New construction and exterior modifications
- Relocations of existing structures

Exclusions

- Repairs for less than 25% of deck or roofing
- Repairs for less than 25% of siding
- Agricultural buildings > 30ft from living spaces
- Accessory structures less than 120sqft > 30ft from living spaces

Ignition-Resistant Construction Requirements

Roof

Class A rating (tested by ASTM E108 or UL 790) or made of noncombustible material. Wood shake is not permissible on new construction or replacements that exceed 25% of the roof. Valleys must have a corrosion-resistant metal flashing installed over a 36 inch underlayment of a 72-pound mineral-surfaced, non-perforated cap sheet.

Eaves

Shall be protected by ignition-resistant materials, or materials with a 1-hour fire-resistance rating. This can also be achieved using 2-inch nominal dimension lumber or 1-inch nominal fire-retardant treated lumber.

Exterior Walls

Exterior walls shall be constructed from one of four material types:

1. Materials with minimum 1-hour fire-resistance rating
2. Approved noncombustible materials
3. Heavy Timber or log wall construction
4. Ignition-resistant building materials

Additionally, exterior walls shall have a minimum of 6 vertical inches of noncombustible material measured from the ground or nearest horizontal surface.

Exterior Doors and Windows

Shall be made of noncombustible materials, solid core wood at least 1.75 inches thick, or have a fire protection rating of at least 20 minutes. Tempered glass doors are permitted. Dual or triple pane windows that comply with the International Energy Conservation Code are considered ignition-resistant.

Exterior Decks

Decks and other unenclosed appendages or projections attached to a habitable building shall be built with materials that have at least a 1-hour fire-resistance rating or are made of heavy timber. Other options include using approved noncombustible materials, fire-retardant treated wood, or ignition-resistant building materials. For decks or porches 4 feet or less above the ground, the under-deck area shall be enclosed to prevent debris accumulation. Method: use fully enclosed wall covering OR corrosion-resistant mesh (max opening size 1/8 inch).

Openings

Attic, foundation, underfloor, vents through the roof or in vertical exterior walls cannot exceed 144 square inches and shall be covered with a noncombustible, corrosion-resistant mesh or perforated material with openings no larger than 1/8". Attic openings must not be located in the inner two-thirds of soffits, eave overhangs or other overhang areas.

Chimneys

Chimneys for fireplaces, barbeques, or other heating appliances that use solid or liquid fuel shall be equipped with a spark arrester made of woven or welded wire screening with openings no larger than 1/2 inch.

Ignition-Resistant Building Materials

Ignition-resistant building material is a type of material that sufficiently resists ignition and sustained flaming combustion. This resistance helps reduce losses from wildfires, specifically in wildland-urban interface areas, by withstanding exposure to burning embers and small flames, even under worst-case weather and fuel conditions.

To qualify as an ignition-resistant building material, a material shall meet one or more of the following criteria:

1. **Noncombustible Material:** A noncombustible material is one that does not ignite or burn when subjected to fire. This also includes materials with a noncombustible base and a surfacing material no thicker than 1/8 inch that has a flame spread index of 50 or less.
2. **Fire-Retardant-Treated Wood:** is any wood product that has been impregnated with chemicals, either through a pressure process or other manufacturing means, and when tested in accordance with ASTM E84 or UL 723, the wood must have a listed flame spread index of 50 or less.
3. **Fire-Resistance-Rated Construction:** The use of materials and systems in the design and construction of a structure to safeguard against the spread of fire within a structure and the spread of fire to or from structures to the wildland-urban interface area, and when tested in accordance with ASTM E84 or UL 723, the wood must have a listed flame spread index of 50 or less.
4. **Log Wall Construction:** A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is at least 6 inches (152mm).
5. **1-Hour Fire-Resistance Rating:** Building material has been tested to withstand a standardized fire for at least 1 hour while maintaining its structural integrity and preventing the passage of flames and hot gasses.
6. **Extended Fire Testing:** The material shall be tested for a period of 30 minutes using the extended ASTM E 84 (UL 723) or ASTM E 2768 test. During this test, the material must meet specific performance requirements.
7. **Specific Standards of Quality:** Materials can also qualify by meeting specific California State Fire Marshal (SFM) test standards, such as those for exterior wall siding, horizontal projections, decking, or general ignition-resistant materials.

Eagle County Wildland Urban Interface Defensible Space

Applicability

- New construction and exterior modifications
- Relocations of existing structures

Exclusions

- Repairs for less than 25% of deck or roofing
- Repairs for less than 25% of siding
- Agricultural buildings > 30ft from living spaces
- Accessory structures less than 120 sqft > 30ft from living

Part 3: Defensible Space Requirements

Defensible Space Zones

Unless otherwise provided in an approved fire protection plan, defensible space shall be provided and maintained as follows:

- **Zone 1:** the area extending five feet horizontally from the edge of the roof of, deck of, or attachments to a principle building. Within Zone 1, the following requirements apply:
 1. Vegetation, if present, shall be limited to plants and groundcovers that Eagle County has identified as appropriate for Zone 1 due to their very low flammability rating, growth, characteristics, and low profile. Refer to the Eagle County Plant Selection Tool for appropriate vegetation.
 2. Dead or dying vegetation shall be removed.
 3. Outdoor firewood storage is not allowed.
 4. Fence and garden wall materials shall be noncombustible.
- **Zone 2:** area extending from the outer boundary of Zone 1 to a boundary that is 30 feet (measured horizontally) from the outer walls of a principle building, and if present, attachments to the principle building. Within Zone 2, the following requirements apply:
 1. Established trees shall be pruned so that limbs and branches are a minimum height of 6ft above the ground or one-third the height of the tree if the tree is less than 18 feet tall.
 2. Trees shall be pruned and spaced to provide at least 10ft of horizontal spacing between crowns and chimney or stovepipe outlets.
 3. Trees shall be pruned and spaced to provide at least 10ft of horizontal spacing between crowns, or alternatively trees may be grouped in clusters of not more than three, provided that the outer extent of the crowns of clustered trees (combined) are spaced not more than 30 feet from each other.
 4. Shrubs shall not be planted or allowed to grow under tree crowns.
 5. Shrubs shall not be spaced from one another the lesser of two times the height of the taller shrub or 10 feet. For the purpose of spacing, shrubs that are planted in clusters with a diameter (measured horizontally) of not more than 10 feet shall be considered a single shrub.
 6. Outdoor firewood storage is not allowed.
 7. Dead and Dying Vegetation (including leaf litter and broken branches) shall be removed.
- **Zone 3:** the area extending from the outer boundary of Zone 2 to a boundary within 100ft (measured horizontally) from the outer walls of a principal building, and if present, attachments to the principal building. Within Zone 3, the following requirements apply:
 1. Shrubs shall not be planted or allowed to grow under tree crowns.
 2. Trees shall be pruned and spaced to provide at least 10ft of horizontal spacing between crowns, or alternatively trees may be grouped in clusters of not more than 3, provided the outer extent of crowns of clustered trees (combined) are spaced not more than 15 feet from each other.

Other Site-Specific Requirements

1. **Driveways (All Zones):** In the area within 30 feet of the edges of driveways that are more than 150 feet long and used for emergency access, trees shall be pruned and spaced to provide at least 10 feet of horizontal spacing between crowns and so that limbs are a minimum height of 10 feet above the ground or one-third the height of the tree if the tree is less than 18 feet tall.
2. **Section 4.3.2.3 Right-of-Way, Fire Lane, and Driveway Protection:** In addition to any standards that apply pursuant to Sec. 4.3.2.3, Defensible Space, within 30 feet of a road right-of-way, fire lane, or driveway that is longer than 150 feet, vegetation shall be limited to plants that Eagle County has determined are appropriate for right-of-way protection due to their low-flammability rating and growth characteristics (see Eagle County Plant Selection Tool).
3. **Section 4.3.2.4 Continuing Maintenance of Defensible Space and Fire Lane and Right-of-Way Protection Areas:** The owner of property upon which defensible space or fire lane or right-of-way protection is required shall be responsible for ensuring that such spaces are maintained in accordance with Sec. 4.3.2.2, Defensible Space, and Sec. 4.3.2.3, Right-of-Way, Fire Lane, and Driveway Protection. Maintenance of such spaces shall include modifying or removing non-fire-resistive vegetation, keeping leaves, needles, and other dead vegetative material regularly removed from roofs of buildings and structures, and regularly removing deadwood and litter from trees.



To: Mayor and Council
From: Madison Harris, Planner II
Date: March 12, 2026
Agenda Item: Resolution 16 - Series 2026 A Resolution Appointing Planning Commission Members

REQUEST:

Council is asked to approve Resolution 16 - Series 2026 appointing three Planning Commission Members to the Minturn Planning Commission.

INTRODUCTION:

The Minturn Planning Commission is a five member/plus one alternate commission appointed for two year overlapping terms. Members are appointed by the Town Council for two-year terms that run April 1st through March 31st. Similar to Council there are no term limits, only that public review and appointment take place.

Staff has advertised the commission member openings and received four applications, all of whom are qualified to serve. Council is asked to appoint three applicants to two regular member seats and one alternate seat. In order to be qualified, an applicant must be a resident of Minturn for more than 12 months, and eligible to register to vote.

Applicants (in order of Receipt):

- Michael Boyd - 502.5 Eagle Street
- Andre Vite - 251 Main Street
- Melissa Decker - 821 Main Street
- Jeff Armistead - 1632 Main Street

Members not up for appointment:

- Ms. Amanda Mire - 414 Eagle Street (appointment runs through 3/31/27)
- Ms. Lynn Teach - 253 Pine Street (appointment runs through 3/31/27)
- Mr. Darell Wegert - 1718 Main Street - (appointment runs through 3/31/27)

Applicants will have time to discuss their positions on Minturn matters and to answer questions from Council. The three applicants appointed will be placed on the Resolution for approval.

ANALYSIS:

N/A

COMMUNITY INPUT:

Candidates were solicited through the Town Newsletter, the Town website, and advertisements in the Vail Daily.

BUDGET / STAFF IMPACT:

Each member is paid \$125 per Planning Commission meeting attended. This participation is an annually budgeted expense.

STRATEGIC PLAN ALIGNMENT:

The comprehensive review of the Town's regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

RECOMMENDED ACTION OR PROPOSED MOTION:

“Motion to approve Resolution No. 16 - Series 2025 appointing _____, _____, to serve on the Minturn Planning Commission in regular member seats and _____ to serve on the Minturn Planning Commission in the alternate seat through March 31, 2028.”

ATTACHMENTS:

- Resolution 16 - Series 2026
- Applications Submitted



APPLICATION FOR COUNCIL OR COMMISSION

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

What Board or Commission are you interested in serving on? PLANNING & ZONING

Name: MICHAEL BOYD

Mailing Address: P.O. Box 4473 Vail CO 81658

Residence (Physical Address): 508 1/2 BOULEVARD ST MINTURN CO 81645

Phone: 970-390-6702

Email: MOSTYN5BUILDS@comcast.net

Length of Residency in the Town of Minturn: 32 yrs Are You Over 18 Years of Age? YNS

Are You Currently a Registered Voter in the Town of Minturn? YNS

Current Occupation: CONTRACTOR

Employer: MOSTYN 5BUILDS INC

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

(FOR INTERNAL USE ONLY)

Appointed: ☐ Yes ☐ No

☐ New Appointment ☐ Reappointment

Appointment Date: _____ Term expiration: _____



APPLICATION FOR COUNCIL OR COMMISSION

Attached is information about serving for the Town of Minturn on the Planning Commission, the Town Council (as an appointed position only between elections), or the Historic Preservation Commission.

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 voting members, plus one alternate (6 total)
Length of term: 2 years
Meeting date & time: 2nd and 4th Wednesday of each month at 6:30pm
Residency requirement: Must have resided in the Town of Minturn for at least one year; be 18 years of age and a registered elector in the Town of Minturn
Submit Application to: Madison Harris, Planning Department
Planner1@minturn.org, or in person

- **Town Council (appointments to fill a vacancy only)**

Number of members: 7 members
Length of term: Until the next election in April of even numbered years
Meeting date & time: 1st and 3rd Wednesday of each month at 5:30pm
Residency requirement: Must have resided in the Town of Minturn for at least two years; be 18 years of age and a registered elector in the Town of Minturn
Submit Application to: Jay Brunvand, Town Clerk
treasurer@minturn.org, or in person

- **Historic Preservation Commission**

Number of members: 5 members
Length of term: 3 years
Meeting date & time: Typically the Third Tuesday of each month at 5:30pm
Residency requirement: See Minturn Code Sec. 19-2-20
Submit Application to: Madison Harris, Planning Department
Planner1@minturn.org, or in person

MICHAEL BOYD'S RESPONSE TO QUESTIONS ON PLANNING AND ZONING APPLICATION

I AM CURRENTLY SERVING ON THE PLANNING COMMISSION AND I AM FINISHING UP MY THIRD YEAR.

I BRING KNOWLEDGE OF THE PROCESS AND CONTINUE TO LEARN.

I THINK OUR PLANNING COMMISSION WORKS WELL TOGETHER AND I WOULD LIKE TO CONTINUE SERVING ON THIS BOARD.

I AM FULLY AWARE OF THE TIME COMMITMENT AND DEFINITELY PUT IN THE TIME REQUIRED.

THE PLANNING COMMISSION IS THE ONLY BOARD I SERVE ON.

I WOULD LIKE TO SEE OUR NEW CODE CHANGES FINISHED, WHICH WE HAVE BEEN WORKING ON FOR QUITE A WHILE.

A CONCERN OR ISSUE IS THAT WE CURRENTLY HAVE A WATER MORATORIUM THAT LIMITS APPLICATIONS BEING SUBMITTED. AT THE SAME TIME, WE NEED TO AVOID RUSHING OUR CODE CHANGES, AS THE ORIGINAL GOAL WAS TO ELIMINATE GRAY AREAS. GETTING IT RIGHT FOR THE FUTURE IS MOST IMPORTANT.

OUR RESPONSIBILITY IS SMART GROWTH, WHICH I BELIEVE IS DEVELOPMENT THAT PAYS FOR ITSELF.

SINCERELY,

MICHAEL BOYD



APPLICATION FOR COUNCIL OR COMMISSION

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

What Board or Commission are you interested in serving on? Planning Commission

Name: Andre Vite

Mailing Address: 301 Boulder Street, #1022, Minturn CO 81645

Residence (Physical Address): 251 Main Street, Minturn CO 81645

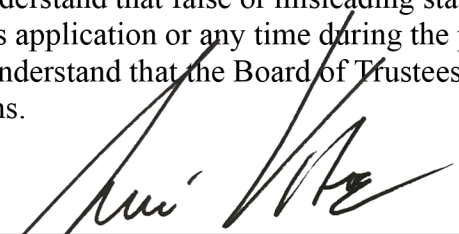
Phone: 303-520-7723 Email: andre.vite@cuanschutz.edu

Length of Residency in the Town of Minturn: 14 years Are You Over 18 Years of Age? yes

Are You Currently a Registered Voter in the Town of Minturn? yes

Current Occupation: Assit. Vice Chancellor Employer: University of Colorado

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

March 3rd, 2026
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 or Council?

First and foremost, I LOVE the town of Minturn and wish to contribute to its ongoing success in any way possible. I approach community service with purpose and humility, as a constructive, principled, and collaborative problem solver and public servant.

As I believe my attached resume will attest to, I bring a combination of senior level administrative experience, along with a demonstrated commitment to thoughtful, community centered decision making. My background in design, strategic planning, and regulatory interpretation allows me to evaluate development proposals with both analytical precision and respect for Minturn's unique character, while my holistic perspective and proven leadership ensures balanced, forward thinking guidance on issues of architectural and urban design, growth, sustainability, and long term community wellbeing.

2.) Why do you wish to be appointed/reappointed to this Commission or Council?

I wish to serve on the Minturn Planning Commission because I care deeply about the town's future and want to contribute my professional experience to help guide responsible, thoughtful decision making.

I am motivated by a strong sense of civic duty and a desire to ensure that Minturn grows in a way that protects its character, supports local residents, and preserves the natural environment. Serving on the Commission would allow me to apply my background in architecture, planning, governance, and collaborative leadership to issues that matter to the community I call home; ensuring that development aligns with long term sustainability and the values of the people who live here.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Council?

I understand that the Minturn Planning Commission meets every 2nd and 4th Wednesday of each month. Based upon my experience serving on similar Boards and Committees, I would anticipate devoting a considerable amount of time to reviewing various submissions and proposals, as well as having discussions with other members of the Commission and Town Planning Department personnel, outside of these official bi-monthly sessions.

I am both willing and eager to commit the time necessary to be an active and engaged member of the Minturn Planning Commission. Furthermore, with my retirement from the university planned for this upcoming November, I can assure you that my availability and engagement will only increase over the term of this appointment.

4.) What other Boards have you served on?

As a senior executive with the University of Colorado since 2012, I have been responsible for the architectural design, strategic planning, regulatory compliance, long horizon capital planning, and operational governance for a public institution serving an on-campus population of over 18K and with a state economic impact totaling over \$13 Billion.

As outlined in my attached resume, I have served on numerous Boards and Committees during my tenure with the university. A few of note are as follows:

Design Review Board Appointments

University of Colorado Design Review Board (2014 to present)

Fitzsimons Redevelopment Authority, Design Review Board (2016 to present)

Planning Committee Involvement

Anschutz Medical Campus - 2023 Facilities Master Plan, Planning Committee Chair (Cu Anschutz)

Anschutz Medical Campus - 2023 Design & Development Guidelines – Author & Chair (CU Anschutz)

CU Denver Master Plan, Urban Design Committee, Chair (CU Denver)



1.) If appointed, what would you like to accomplish on the Commission or Board while you are involved?

If appointed to the Minturn Planning Commission, I would focus on ensuring that development decisions protect Minturn's character while supporting responsible, sustainable growth. I would work to strengthen transparency in the planning process, encourage thoughtful public engagement, and promote long term strategies that balance housing needs, environmental stewardship, and economic vitality.

I would aim to help Minturn manage growth pressures in a way that preserves the town's unique identity, safeguards natural resources, and supports the wellbeing of full-time residents for generations to come. These goals, in many ways, directly parallel the responsibilities of the Minturn Planning Commission, which requires its members to:

- Interpret and apply land use codes
- Evaluate complex proposals with financial, environmental, and community implications
- Collaborate with stakeholders who may have differing interests
- Weigh long term impacts on infrastructure, housing, transportation, and quality of life

2.) What do you believe could be a concern or issue facing this Commission or Council?

I believe the Town of Minturn to be at an inflection point: economic opportunity is rising, environmental concerns are intensifying, and development pressures are increasing. I can offer the Minturn Planning Commission a tested and proven strategic mindset combined with strong civic stewardship values. As a member of the Commission, I would work to ensure that the Planning Commission remains:

- Committed to preserving Minturn's unique character
 - Serious about environmental responsibility
 - Attentive to the needs of full-time residents
- Focused on long term sustainability over short term expediency

3.) What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?

The Town's responsibility in overseeing and regulating residential and commercial development is to ensure that growth occurs in a way that protects community character, public safety, environmental quality, and long-term economic stability. This includes applying land use codes and design guidelines consistently, evaluating projects for their impacts on infrastructure, parking, traffic, and natural resources, and making decisions that balance private property rights with the broader interests of residents. The Town must provide a transparent, predictable process; encourage meaningful public input; and plan proactively so that development strengthens the community rather than placing undue pressure on it. Ultimately, responsible oversight ensures that Minturn remains a vibrant, livable, and sustainable town for current and future generations

Thank you for your interest and time commitment in serving your community.

André Vite AIA



Assistant Vice Chancellor - Campus Architect
University of Colorado | Anschutz Medical Campus
Office of Institutional Planning, Design & Sustainability

PROFESSIONAL BIO

As Assistant Vice Chancellor and Campus Architect, André Vite provides professional guidance and leadership to the long range planning of the physical environment and to the design of specific buildings and open spaces in support of the mission and strategic vision of the University of Colorado | Anschutz Medical Campus.

André joined the University of Colorado | Anschutz Medical Campus, Office of Institutional Planning in September of 2012. With 35+ years of experience working as an architect and urban designer, André has had the opportunity to design and manage award winning institutional projects throughout the United States totally over three and a half million square feet in size and worth well over of a billion dollars in construction cost. His career has been focused primarily on creating sustainable, innovative, technically sophisticated academic research facilities that integrate within, and enhance the fabric of, existing cities and campuses such as Harvard, the University of Pennsylvania, CHOP, as well as the Anschutz Medical Campus). He has held senior level positions with Ellenzweig Associates in Cambridge Massachusetts as well as Fentress Architects in Denver.

André holds a Master of Architecture in Urban Design from Harvard University as well as a Master of Architecture from the University of Colorado | Denver. He is a frequent presenter at national conferences and has served on numerous Design Review boards. He's held professional licenses in Colorado, Massachusetts, California, Virginia, Maryland, Florida, & Texas.

EDUCATION

- 1995-1997 **Harvard University, GSD**, Cambridge MA
Master of Architecture in Urban Design (MAUD)
(Included course work at MIT's Center for Real Estate
& Center for Construction Research)
- 1988-1991 **University of Colorado**, Denver CO
Master of Architecture (MArch)
- 1983-1987 **Drew University**, Madison NJ
Bachelor of Arts

PROFESSIONAL EXPERIENCE

- 2012 - present **Assistant Vice Chancellor - Campus Architect**
University of Colorado | Anschutz Medical Campus
Office of Institutional Planning, Design & Sustainability

CU ANSCHUTZ DESIGN AND DEVELOPMENT GUIDELINES

Form based zoning guidelines providing the framework necessary for the implementation of both the Site-Wide and Anschutz Medical Campus Master Plans.

https://www.cuanschutz.edu/docs/librariesprovider260/design-and-construction/guidelines-and-standards/part-1-3/new--updated-2014--part-2-0.pdf?sfvrsn=721f86b9_2

2022 & 2012 ANSCHUTZ MEDICAL CAMPUS FACILITIES MASTER PLAN

The Campus Master Plan identified an actionable strategy to accommodate changes in educational programming, student enrollment, clinical services, and to the campus wide research enterprise.

https://www.cuanschutz.edu/docs/librariesprovider283/default-document-library/23-0622-anschut-fmpf79d5de7302864d9a5bfff0a001ce385.pdf?sfvrsn=38b539bb_0

2014 SITE-WIDE COORDINATED MASTER PLAN

The site-wide coordinated Master Plan takes the findings of the Campus Facilities Master Plan and incorporates them within the goals and vision of the larger Denver-Metro regional context.

<https://www.cuanschutz.edu/docs/librariesprovider283/default-document-library/2014-04-25-site-wide-coordinated-master-plan--phase-ii.pdf>

CU ANSCHUTZ WORKPLACE SPACE GUIDELINES

Form based zoning guidelines providing the framework necessary for the implementation of both the Site-Wide and Anschutz Medical Campus Master Plans.

https://www.cuanschutz.edu/docs/librariesprovider283/default-document-library/23_0514-work-place-guidelines.pdf?sfvrsn=7f1c2ebb_0

Provided executive oversight on over \$400 million in Facilities Projects from 2012 through 2023.

Select Projects include:



ANSCHUTZ HEALTH SCIENCES BUILDING

Campus innovation centerpiece for interdisciplinary collaboration; dedicated to genomics-driven translational research, education, and personalized clinical care. The building program includes clinical spaces, laboratories, a vivarium, classrooms, a tier three data center, & a state of the art national conference facility.

Size: 390,000 gsf

Project Cost: \$242,041,741

<https://news.cuanschutz.edu/news-stories/anschutz-health-sciences-building-390000-square-feet-of-possibilities>



THE HUB- Clinical Faculty Shared Officing

Interior renovation exemplifying a new, post-COVID, amenity rich, shared workplace environment.

The Hub has resulted in the following saving to the university:

\$27.5 million in Project Cost Avoidance

85,424 GSF in Real Estate Savings

\$1.7 million/year Overhead Cost Savings

Size: 13,647 gsf

Project Cost: \$3,900,000

<https://medschool.cuanschutz.edu/TheHub>



LOLA & ROBERT SALAZAR WELLNESS CENTER

Student wellness center including a pool, weight training, cardio, exercise, basketball, multiple activity gym, outdoor sports, commuter lounge, climbing wall, and student health clinic.

Size: 92,107 sf

Project Cost: \$3,900,000

<https://news.ucdenver.edu/lola-rob-salazar-student-wellness-center-opens-july-11/>



CU DENVER STUDENT COMMONS BUILDING

Focal point for UC Denver students, staff, faculty, & visitors. The facility houses lecture halls, community spaces, academic offices, and consolidates Student Services and Student Affairs functions on the CU Denver campus.

Size: 120,000 sf

Project Cost: \$65,000,000

<https://www.amdarchitects.com/student-commons-building/>



CAMPUS SAFETY & EMERGENCY PREPAREDNESS FACILITY

Net Zero Energy facility to house our campus police

Size: 26,100 gsf

Project Cost: \$15,300,000

<https://www.cu.edu/cu-careers/news/cu-anschutz-developing-net-zero-energy-campus-safety-building>

COMMUNITY ENGAGEMENT

Design Review Board Appointments

University of Colorado Design Review Board (2012 to present)

Fitzsimons Redevelopment Authority, Design Review Board (2016 to present)

Auraria Higher Education Center (AHEC) – Auraria Library

Auraria Higher Education Center (AHEC) – Metro State Aerospace Engineering Building

Committee Involvement

Workplace Space Guidelines, Committee Chair (CU Anschutz)

AMC 2023 Facilities Master Plan, Planning Committee Chair (CU Anschutz)

AMC 2023 Design & Development Guidelines – Author & Chair (CU Anschutz)

Campus Art Committee, Plight of Children in Migration Mural (CU Anschutz)

Anschutz Health Sciences Building, Steering Committee, Chair (CU Anschutz)

AMC 2012 Facilities Master Plan, Planning Committee (CU Anschutz)

AMC 212 Design & Development Guidelines – Author & Chair (CU Anschutz)

Site-Wide Master Plan, Planning Committee (CU Anschutz)

Wellness Center Oversight Committee (CU Denver)

North Classroom Oversight Committee (CU Denver)

Tivoli Quad Steering Committee (CU Denver)

CU Denver Master Plan, Urban Design Focus Group, Chair (CU Denver)

Pedestrian Safety Committee, Chair (CU Anschutz)

Student Commons Building Oversight Committee (CU Denver)

Student Commons Building Public Art Committee (CU Denver)

Campus Shuttle Planning Committee (CU Anschutz)

Design Review Board, Chair Selection Committee (CU Systems)

CU System Wide Signage Standards Committee (CU Systems)

REGISTRATIONS

Colorado: 306559

California: C 32935

Virginia: 0401019481

Maryland: 20813

Florida: AR101603

Massachusetts: 10481 (inactive)

NCARB: 72786

MEMBERSHIPS

American Institute of Architects (AIA)

Assoc. of American Medical Colleges (AAMC)

Urban Land Institute (ULI)

Design-Build Institute of America (DBIA)

Society for College & Univ. Planning (SCUP)

REFERENCES

Donald M. Elliman, Jr., Chancellor

CU Anschutz Medical Campus

Email: Donald.Elliman@CUAnschutz.edu

Phone: 303-724-8900

Cheri Gerou, FAIA

State Architect of Colorado

Email: Cheri.Gerou@state.co.us

Phone: 720-701-1992

Terri Carrothers, Executive Vice Chancellor

CU Anschutz Medical Campus

Email: Terri.Carrothers@CUAnschutz.edu

Phone: 303-724-8903

SELECTION OF PROFESSIONAL WORK PRIOR TO UNIVERSITY OF COLORADO

2007 - 2011

Fentress Architects, Denver CO
Senior Associate



FORSCOM/USARC COMMAND HEADQUARTERS
Fort Bragg, North Carolina
Project Role: Project Manager
Size: 700,000 sf
Construction Cost: \$202,000,000



SAN JOAQUIN COUNTY ADMINISTRATION BUILDING
Stockton, California
Project Role: Project Manager
Size: 250,000 sf
Construction Cost: \$92,727,765



ARMED FORCES RESERVE CENTER
Broken Arrow, Oklahoma
Project Role: Project Manager
Size: 269,387 sf
Construction Cost: \$62,100,000

2005- 2007

University of Colorado Hospital, Aurora CO
Senior Project Manager



UCH Leprino Office Building and Parking Structure
Aurora, Colorado
Project Role: Senior Project Manager
Size: 725,000 sf & 1,450 spaces
Construction Cost: \$80,000,000



UCH Anschutz Outpatient Pavilion
7th Floor, Infectious Disease Clinic and Transplant Center
Aurora, Colorado
Project Role: Senior Project Manager
Size: 44,600 sf
Construction Cost: \$4,600,000



UCH Anschutz Inpatient Pavilion
Anatomic Pathology Laboratory Build-Out
Aurora, Colorado
Project Role: Senior Project Manager

2003 - 2011

VITE Collaborative, Denver CO
Principal



NARROW DWELLING
251 Main Street, Minturn CO
2,700 sf Residence
5280 Home Magazine - published in spring 2014
Alpine Modern Quarterly - published in winter 2014
<https://www.alpinemodern.com/inspirations/architects-mountain-home-minturn-colorado>



VECTOR-BORNE DISEASES LABORATORY, Fort Collins, CO
U.S. Department of Health and Human Services /
Center for Disease Control and Prevention,
Project Role: Technical & Managerial Consulting Services /
Size: 153,000 gsf
Construction Cost: \$80,000,000
Client - CUH2A Inc., Atlanta GA



CENTER FOR TECHNOLOGY AND LEARNING MEDIA, PHASE II
Colorado School of Mines, Golden CO
Project Role: Design and Technical Consulting Services
Size: 39,238 sf
Construction Cost: \$8,200,000
Client - Anderson Mason Dale Architects, Denver CO



Barbara Davis Center for Childhood Diabetes
University of Colorado Health Sciences Center, Aurora CO
Project Role: Design and Technical Consulting Services
Size: 115,000 sf
Construction Cost: \$29,400,000
Client - Anderson Mason Dale Architects, Denver CO



910 Santa Fe Drive, Denver CO
Adaptive Re-Use/Mixed-Use Development
Project Role: Technical Consulting Services
Size: 20,000 sf
Client - Spector & Associates, Denver CO



Borges Residence, Orleans MA
Project Role: Design/Build New Construction
Size: 1,100 sf
Construction Cost: \$183,000
Client - Dr. Virginia Borges

1997-2003

Ellenzweig Associates, Inc. Cambridge, Massachusetts
Associate - Project Manager/ Project Architect



ABRAMSON PEDIATRIC RESEARCH CENTER EXPANSION
Children's Hospital of Philadelphia, Philadelphia PA
Project Role: Project Manager / Project Architect / Const. Admin.
Size: 120,800 sf
Construction Cost: \$44,400,000



THOMAS A. STEITZ HALL OF SCIENCE
Lawrence University, Appleton WI
Project Role: Project Manager/ Project Architect/ Const. Admin.
Size: 78,000 sf
Construction Cost: \$15,000,000
<https://tour.lawrence.edu/node/10>



NAITO CHEMISTRY BUILDING
Harvard University, Cambridge MA
Project Role: Exterior Architect / Job Captain / Const. Admin.
Size: 60,400 sf
Construction Cost: \$18,000,000

1993-1995

TAMS Consultants, Inc., Boston, Massachusetts
Designer / Construction Administrator



WEST PARKING GARAGE
Massachusetts Port Authority - Logan Airport, East Boston MA
Project Role: Junior Designer
Construction Cost: \$120,000,000



SOMERVILLE DISTRICT COURTHOUSE
Somerville, MA
Project Role: Construction Administrator
Construction Cost: \$860,000



UCH Anschutz Inpatient Pavilion
Anatomic Pathology Laboratory Build-Out
Aurora, Colorado
Project Role: Senior Project Manager

1992 - 1993

Weintraub & di Domenico, New York NY
Designer / Assistant Project Manager



H&J SEAWALLS
Roosevelt Island, NY
Project Role: Urban Design / Architectural & Landscape Design
Size: 1.5 linear mile waterfront promenade

SELECT AWARDS

2023 AIA Colorado
Award of Merit for the Highest Achievement in Design Excellence
Anschutz Health Sciences Building

2013 AIA Denver Chapter
Citation for Excellence in Architecture
251 Main Street Minturn – "Narrow Dwelling"

2010 Project of the Year Award,
American Public Works Association, National
San Joaquin County Administration Building

2010 "Best of the Best", Best of 2010 Award
McGraw-Hill Construction
San Joaquin County Administration Building

2009 Project of the Year Award,
American Public Works Association, Sacramento Chapter
San Joaquin County Administration Building

2008 Novum Design Excellence Award
San Joaquin County Administration Building

2005 AIA Denver Chapter – Merit Award
Barbara Davis Center for Childhood Diabetes

2003 Boston Society of Architects, Citation for Excellence in Architecture
Harvard University, Naito Chemistry Building

2003 Boston Society of Architects, Society of College and Univ. Planning
Citation for Excellence in Architecture
Harvard University, Naito Chemistry Building

APPLICATION FOR COUNCIL OR COMMISSION

Accessible Document Transcript from minturn.org

Town of Minturn logo showing mountains and the words Minturn, Established 1904.

Application for Council or Commission

Attached is information about serving for the Town of Minturn on the Planning Commission, the Town Council (as an appointed position only between elections), or the Historic Preservation Commission.

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 voting members, plus one alternate (6 total)

Length of term: 2 years

Meeting date & time: 2nd and 4th Wednesday of each month at 6:30pm

Residency requirement: Must have resided in the Town of Minturn for at least one year; be 18 years of age and a registered elector in the Town of Minturn

Submit application to: Madison Harris, Planning Department
Planner1@minturn.org, or in person

- **Town Council (appointments to fill a vacancy only)**

Number of members: 7 members

Length of term: Until the next election in April of even numbered years

Meeting date & time: 1st and 3rd Wednesday of each month at 5:30pm

Residency requirement: Must have resided in the Town of Minturn for at least two years; be 18 years of age and a registered elector in the Town of Minturn

Submit application to: Jay Brunvand, Town Clerk
treasurer@minturn.org, or in person

- **Historic Preservation Commission**

Number of members: 5 members

Length of term: 3 years

Meeting date & time: Typically the third Tuesday of each month at 5:30pm

Residency requirement: See Minturn Code Sec. 19-2-20

Submit application to: Madison Harris, Planning Department
Planner1@minturn.org, or in person

Town of Minturn logo

Application for council or commission

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

Position of interest

What board or commission are you interested in serving on?

Planning & Zoning Commission

Applicant information

Name

Melissa Decker

Mailing address**Residence (physical address)****Phone****Email****Eligibility information**

Length of residency in the Town of Minturn

Are you over 18 years of age?

☒ Yes ☐ No

Are you currently a registered voter in the Town of Minturn?

☒ Yes ☐ No**Employment information**

Current occupation

Employer

Certification and signature

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

For internal use only

Appointed

☐ Yes ☐ No

Appointment type

☐ New appointment ☐ Reappointment

Appointment date

Term expiration

Town of Minturn logo with mountains and the text 'Minturn Established 1904'

Application questions

1.) Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission or Council?

I served a term on P&Z back in 2010-2012, and with the ongoing changes and development underway in Minturn I'd like to serve again. My legal training and familiarity with land use, planning, and frankly, codes and code revision would be helpful to the Commission. As a 2 decade plus Minturn resident, I care deeply about the development and character of our town and think P&Z plays a fundamental role in this.

2.) Why do you wish to be appointed/reappointed to this Commission or Council?

See above.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Council?

Yes.

4.) What other Boards have you served on?

I have been active in the Colorado state bar (lawyers) for years, having served as a local regional representative, and on a commission to expand the influence of western slope attorneys within the larger, Front Range-dominated state bar. I was also active for a time with one of the major political parties in Eagle County, having served as the Vice Chair and Chair of that party for one term each.

Town of Minturn logo with mountains and the text 'Minturn Established 1904'

Application questions (continued)

1.) If appointed, what would you like to accomplish on the Commission or Board while you are involved?

I would hope to help make sure that our town's planning decisions are not only thoughtful, but also well-considered, especially when it comes to the "mountain town character" that drew so many of us to this town.

2.) What do you believe could be a concern or issue facing this Commission or Council?

I think that the pace, scope and price point of new development is noteworthy. In the past, P&Z and council has felt as if development must proceed as proposed, given a specter of potential litigation.

3.) What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?

The Town, which I understand to be in the midst of code revision, needs to apply standards/code for residential and commercial development uniformly, something that has been difficulty at times.

Thank you for your interest and time commitment in serving your community.

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Work Experience

April 2010-Present

Law for Locals, LLC, Minturn, Colorado.

Attorney, Mediator & Owner. Solo practice dedicated to providing affordable legal and mediation services to modest means clients. Specializing in family law, civil litigation, business law, estate planning, probate, and criminal defense.

March 2024-Aug. 2025

Lake County Government, Leadville, Colorado.

Deputy County Attorney. Responsible for contract administration & legal services to County Governmental departments.

2018-Present

Alliance Against Domestic Violence, Buena Vista & Salida, Colorado.

Contract Attorney. Consulting and limited representation attorney advising clients in anticipation of permanent protection order hearings and legal matters.

Dec. 2016-Present

Colorado Office of Dispute Resolution, **Contract Mediator** for court-ordered mediations in Eagle, Garfield, Lake, Mesa, Pitkin, Rio Blanco & Summit Counties.

July 2000-Oct. 2003

Land & Water Fund of the Rockies, Boulder, Colorado.

Staff Attorney. Handled diverse public lands and water law issues for 26 Colorado and Wyoming environmental organizations in formal and informal advocacy settings before state & federal agencies.

Sept. 1998-Aug. 1999

Justice Nancy E. Rice, Colorado Supreme Court, Denver, Colorado.

Judicial Clerk. Assisted in researching and drafting state opinions and memoranda of law during former Chief Justice Rice's first year on the court.

Education

UNIVERSITY OF COLORADO LAW SCHOOL, Boulder, Colorado.

J.D., May 1997. Class Rank: Top 20%. Articles Editor of the Law Review.

STANFORD UNIVERSITY, Palo Alto, California.

M.A. Latin American Studies, June 1993. Honors: Departmental Fellowship. GPA 3.9.

YALE UNIVERSITY, New Haven, Connecticut.

B.A. Latin American Studies. May 1991. Honors: Distinction in the Major.

Certified Mediator, Coursework completed January 2007; 19+ years of experience.

Child & Family Investigator (CFI), Coursework completed in 2013 & 2017. Added to CFI Rosters for JD5, JD9, JD11, JD14 & JD21 (Jan. '18) & JD 1, JD2, JD 8, JD17, JD 18 & JD 20 (Jan '22); appointed, to date, in cases in Clear Creek, Eagle, Garfield, Grand, Jackson, Jefferson, Larimer, Mesa, Moffat, Montrose, Park, Pitkin, Routt & Summit counties.

Colorado Bar Leadership Training Committee (COBALT), 2018 Class.

Memberships & Volunteerism

Colorado Bar Association (CBA), Executive Committee Member (Regional VP) & Board of Governors Member (7/21-7/23); Colorado Legal Services, Board Member (4/21-present); CBA Greater Colorado Task Force (2020-2021); CBA Access to Justice Committee, 5th Judicial District (6/13-11/15); Eagle County Leadership Role in Major Political Party (Chair & Vice-Chair) (2019-2023); Minturn Planning & Zoning Commission Member (approx.. 2010-2014).

Languages

Highly proficient Spanish. Working knowledge of Portuguese.



APPLICATION FOR COUNCIL OR COMMISSION

Attached is information about serving for the Town of Minturn on the Planning Commission, the Town Council (as an appointed position only between elections), or the Historic Preservation Commission.

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 voting members, plus one alternate (6 total)
Length of term: 2 years
Meeting date & time: 2nd and 4th Wednesday of each month at 6:30pm
Residency requirement: Must have resided in the Town of Minturn for at least one year; be 18 years of age and a registered elector in the Town of Minturn
Submit Application to: Madison Harris, Planning Department
Planner1@minturn.org, or in person

- **Town Council (appointments to fill a vacancy only)**

Number of members: 7 members
Length of term: Until the next election in April of even numbered years
Meeting date & time: 1st and 3rd Wednesday of each month at 5:30pm
Residency requirement: Must have resided in the Town of Minturn for at least two years; be 18 years of age and a registered elector in the Town of Minturn
Submit Application to: Jay Brunvand, Town Clerk
treasurer@minturn.org, or in person

- **Historic Preservation Commission**

Number of members: 5 members
Length of term: 3 years
Meeting date & time: Typically the Third Tuesday of each month at 5:30pm
Residency requirement: See Minturn Code Sec. 19-2-20
Submit Application to: Madison Harris, Planning Department
Planner1@minturn.org, or in person



APPLICATION FOR COUNCIL OR COMMISSION

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

What Board or Commission are you interested in serving on? Planning & Zoning

Name: Jeff Armistead

Mailing Address: PO Box 1112 Minturn 81645-1112

Residence (Physical Address): 1632 Main Street Minturn CO 81645

Phone: 970-471-0618 Email: jafamilyman@gmail.com

Length of Residency in the Town of Minturn: 28 yrs Are You Over 18 Years of Age? yes

Are You Currently a Registered Voter in the Town of Minturn? yes

Current Occupation: General Contractor Employer: 10th Mountain Builders, LLC

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.

[Signature] 03/12/26
Applicant's Signature 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 or Council?

I have lived in Minturn for 28 years and served as a member of this board for multiple terms. I believe that my experience with land development residential building has been an asset to the P&Z Commission and I wish to continue my service.

2.) Why do you wish to be appointed/reappointed to this Commission or Council?

One of the main reasons that I sought a seat on this commission was to work on updating and improving the existing code. I have spent the last 4 years working on the re-write of Chapter 16 and I would like to see it through to full completion and adoption.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Council?

yes

4.) What other Boards have you served on?

none.



1.) If appointed, what would you like to accomplish on the Commission or Board while you are involved?

Aside from seeing the full completion of the Minturn Forward initiative and Chapter 16 & 17 re-write, I would look forward to the opportunity to have the time to actually work with the Town Manager and Staff on proactive measures implementing some of the goals of the recent Community Plan to insure the sense of character, community and a safe place to raise multi-generational families in Minturn.

2.) What do you believe could be a concern or issue facing this Commission or Council?

The future lifting of the Water Moratorium and the potential for increased growth and development that may be on the horizon. The challenges associated with the Battle Mountain and Eagle County School District developments. The future of the Highlands Parcels. Parking, Traffic, Recreation and Eagle River Corridor protection

3.) What do you think the Town's responsibility is in overseeing and regulating residential and commercial development?

Responsible and objective review of land use applications with careful consideration of the goals of the Community plan, provisions of the Municipal Code.
I believe that it is also important for a Commissioner to always have a sense of historical context, character and identity of the town.

Thank you for your interest and time commitment in serving your community.

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 16 – SERIES 2026**

**A RESOLUTION APPOINTING PLANNING COMMISSIONERS, TOWN OF
MINTURN, COLORADO**

WHEREAS, the Minturn Planning Commission Members are appointed by the Town Council pursuant to Minturn Municipal Code Section 16-21-40(b); and

WHEREAS, pursuant to Minturn Municipal Code Section 16-21-40(b), the Planning Commission is required to be appointed to overlapping terms; and

WHEREAS, the Town Council recognizes and appreciates the service and commitment of the Planning Commission members.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT THE FOLLOWING INDIVIDUALS ARE HEREBY APPOINTED AS INDICATED:

NAME	TERM
_____	March 31, 2028 – 2yr
_____	March 31, 2028 – 2yr
_____	March 31, 2028 – 2yr

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 18th day of March, 2026.

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 17 – SERIES 2026**

**A RESOLUTION APPROVING THE AWARD OF A CONSTRUCTION CONTRACT BETWEEN THE
TOWN OF MINTURN AND SCHOFIELD EXCAVATION INC. FOR THE TAYLOR AVENUE ROADWAY
RECONSTRUCTION PROJECT**

WHEREAS, the Town of Minturn (“Town”) has the authority to enter into contracts for any lawful municipal purpose pursuant to **C.R.S. § 31-15-101(1)(c)**; and

WHEREAS, the Town solicited bids for the **Taylor Avenue Roadway Reconstruction Project**; and

WHEREAS, bids were publicly opened on **March 9, 2026**, and three bids were received; and

WHEREAS, the bids received were as follows:

Contractor	Bid Amount
Phoenix Industries Ltd.	\$792,461.31
Schofield Excavation Inc.	\$453,638.80
360 Civil, Inc.	\$523,661.50

and

WHEREAS, the Town’s consulting engineer, Inter-Mountain Engineering, reviewed the bids submitted for compliance with the bid documents and confirmed that the required bid forms, bid bonds, and other required materials were included; and

WHEREAS, the Town’s consulting engineer also reviewed the bid tabulations and verified the bid calculations and totals; and

WHEREAS, Schofield Excavation Inc. submitted the lowest responsive and responsible bid in the amount of \$453,638.80; and

WHEREAS, Town staff and the Town’s engineer have reviewed the bids and recommend award of the contract to **Schofield Excavation Inc.**; and

WHEREAS, the bid amount represents an estimated cost under a **unit price contract**, with final payment to be based on actual quantities of work performed.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT:

1. The Town Council hereby **awards the contract for the Taylor Avenue Roadway Reconstruction Project to Schofield Excavation Inc.** in the amount of **\$453,638.80**, subject to final negotiation of contract terms.

2. The **Town Manager and Town Attorney** are authorized to negotiate, finalize, and execute a construction contract with Schofield Excavation Inc. consistent with this Resolution.
3. The Town Manager is further authorized to execute any documents necessary to implement this Resolution and administer the project.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 18TH DAY OF MARCH 2026.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

March 10, 2026

Mr. Rob Gutierrez
Town of Minturn
PO Box 309
Minturn, CO 81645
manager@minturn.org

RE: Taylor Avenue Roadway Reconstruction
Bid Tabulation
Project No. 24-0060

Dear Rob:

Bids for the Taylor Avenue Roadway Reconstruction were opened publicly on March 9th via a Teams call with Cindy Krieg, Deputy Clerk for the Town of Minturn. No members of the public asked to be present at the opening. We received three Bids:

<u>Contractor:</u>	<u>Bid Amount</u>
Phoenix Industries Ltd	\$792,461.31
Schofield Excavation Inc.	\$453,638.80
360 Civil, Inc.	\$523,661.50

All of the bid submittals included the Bid Form, Bid Bonds, and Insurance Certificates required in the Invitation for Bids. Please note the Bid Amount is an estimated cost, this will be a unit price contract, and the final cost to the Town will be based on the Unit Prices and the actual quantities of work provided. A spreadsheet comparing the Bids is attached for reference.

Schofield is new to the asphalt paving business, however Chris Erdahl, the Asphalt Manager, has managed projects for the Town including the reconstruction of Pine Street and the recent Main Street construction project while working with 360 Civil, Inc. The next step will be presentation to Council and upon approval the negotiation of a construction contract.

Please feel free to call with any questions,

Thank you,

Inter-Mountain Engineering



Jeffery M. Spanel PE

CC: Cindy Krieg, Brad Stempihar

Taylor Avenue Roadway Improvements

Bid Tabulation

Project Number: 24-0060

March 10, 2026



				Phoenix Industries		360 Civil		Schofield	
Item	Description	Quantity	Units	Unit Price	Printed Total	Unit Price	Printed Total	Unit Price	Printed Total
1.00	General Construction Fees								
1.01	Mobilization	1	LS	\$ 65,717.56	\$ 65,717.56	\$ 23,000.00	\$ 23,000.00	\$ 17,500.00	\$ 17,500.00
1.02	Bonds	1	LS	\$ 63,914.58	\$ 63,914.58	\$ 12,000.00	\$ 12,000.00	\$ 5,835.00	\$ 5,835.00
1.03	Traffic Control	1	LS	\$ 32,482.35	\$ 32,482.35	\$ 20,500.00	\$ 20,500.00	\$ 22,400.00	\$ 22,400.00
1.04	Materials testing	1	LS	\$ 17,385.57	\$ 17,385.57	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -
1.05	Surveying	1	LS						
	Subtotal				\$ 179,500.06		\$ 60,500.00		\$ 45,735.00
2.00	Demolition								
2.01	Sawcut Asphalt (Assumes 4" Thickness)	576	LF	\$ 11.59	\$ 6,675.84	\$ 4.00	\$ 2,304.00	\$ 4.00	\$ 2,304.00
2.02	Asphalt Removal (Assumes 4" Thickness)(Rotomilling) * Haul-off To Public Works Facility	4,476	SY	\$ 19.12	\$ 85,581.12	\$ 7.50	\$ 33,570.00	\$ 5.50	\$ 24,618.00
2.03	Asphalt Removal (Assumes 4" Thickness)(Driveways For Concrete Gutter)	500	SF	\$ 7.47	\$ 3,735.00	\$ 3.00	\$ 1,500.00	\$ 5.00	\$ 2,500.00
2.04	Concrete Removal (Assumes 4" Thickness)(Driveways For Concrete Gutter)	54	SF	\$ 16.05	\$ 866.70	\$ 20.00	\$ 1,080.00	\$ 15.00	\$ 810.00
2.05	Brick Pavers Removal @ 531 Taylor St. Driveway (Salvage For Owner)	150	SF	\$ 10.55	\$ 1,582.50	\$ 5.00	\$ 750.00	\$ 5.00	\$ 750.00
	Subtotal				\$ 98,441.16		\$ 39,204.00		\$ 30,982.00
3.00	Earthwork								
3.01	Unclassified Excavation (Complete In Place @ 1:1 Factor))(For Asphalt Replacement)	225	CY	\$ 90.49	\$ 20,360.25	\$ 20.00	\$ 4,500.00	\$ 22.00	\$ 4,950.00
3.02	Unclassified Excavation (Complete In Place @ 1:1 Factor))(Assumes 8" Depth For Concrete Installation After Asphalt Removal)	17	CY	\$ 100.03	\$ 1,700.51	\$ 20.00	\$ 340.00	\$ 22.00	\$ 374.00
3.03	Unclassified Excavation (Complete In Place @ 1:1 Factor))(Assumes 12" Depth For Asphalt Widening Areas)	46	CY	\$ 97.06	\$ 4,464.76	\$ 20.00	\$ 920.00	\$ 22.00	\$ 1,012.00
3.04	Unclassified Excavation (Complete In Place @ 1:1 Factor))(Assumes 12" Depth For Concrete Valley Pans)	66	CY	\$ 98.70	\$ 6,514.20	\$ 20.00	\$ 1,320.00	\$ 22.00	\$ 1,452.00
3.05	Unclassified Excavation (Complete In Place @ 1:1 Factor))(Assumes 5" Depth For Gravel Shoulder)	44	CY	\$ 98.70	\$ 4,342.80	\$ 20.00	\$ 880.00	\$ 22.00	\$ 968.00
3.06	Unclassified Embankment Material (Complete In Place @1:1 Factor) (For Asphalt Replacement)	122	CY	\$ 168.83	\$ 20,597.26	\$ 26.00	\$ 3,233.00	\$ 31.00	\$ 3,782.00
3.07	Unclassified Embankment Material (Complete In Place @1:1 Factor) (Snow-Storage Area)	215	CY	\$ 54.29	\$ 11,672.35	\$ 26.50	\$ 5,697.50	\$ 31.00	\$ 6,665.00
3.08	Unclassified Material (Haul-off)	20	CY	\$ 128.05	\$ 2,561.00	\$ 84.00	\$ 1,680.00	\$ 47.00	\$ 940.00
	Subtotal				\$ 72,213.13		\$ 18,570.50		\$ 20,143.00

Taylor Avenue Roadway Improvements

Bid Tabulation

Project Number: 24-0060

March 10, 2026



				Phoenix Industries		360 Civil		Schofield	
Item	Description	Quantity	Units	Unit Price	Printed Total	Unit Price	Printed Total	Unit Price	Printed Total
4.00	Roadway								
4.01	Subgrade Prep For Asphalt and Concrete	5,200	SY	\$ 6.88	\$ 35,776.00	\$ 4.00	\$ 20,800.00	\$ 2.00	\$ 10,400.00
4.02	Install 6" CDOT Class-6 Base Course (Concrete Gutters)	95	TON	\$ 147.26	\$ 13,989.70	\$ 100.00	\$ 9,500.00	\$ 88.00	\$ 8,360.00
4.03	Install 6" CDOT Class-6 Base Course (Roadway Widening) (1,250 S.F.)	48	TON	\$ 147.34	\$ 7,072.32	\$ 85.00	\$ 4,080.00	\$ 88.00	\$ 4,224.00
4.04	Install 6" CDOT Class-6 Base Course (East/West 1.0' Shoulder) (2,550 S.F.)	98	TON	\$ 140.32	\$ 13,751.36	\$ 100.00	\$ 9,800.00	\$ 88.00	\$ 8,624.00
4.05	Install 5" Asphalt (CDOT SX Grading-75, PG 58-28) (22' Width) (40,500 S.F.)	1392	TON	\$ 159.02	\$ 221,355.84	\$ 180.00	\$ 250,560.00	\$ 148.00	\$ 206,016.00
4.06	Install Asphalt Speed Hump (CDOT SX Grading-75, PG 58-28) (12'X22' Width)	264	SF	\$ 11.88	\$ 3,136.32	\$ 21.50	\$ 5,676.00	\$ 18.00	\$ 4,752.00
4.07	Install 8.0' Concrete Valley Pan (6" Depth) w/ Sinta 19 Fibers & #4 Epoxy Rebar	88	LF	\$ 174.54	\$ 15,095.52	\$ 195.00	\$ 17,160.00	\$ 200.00	\$ 17,600.00
4.08	Install 3.0' Concrete Valley Pan (6" Depth) w/ Sinta 19 Fibers	590	LF	\$ 64.33	\$ 37,954.70	\$ 45.00	\$ 26,550.00	\$ 63.00	\$ 32,170.00
4.09	Driveway Apron (Re-Install Brick Driveway @ 531 Taylor St. Driveway)	50	SF	\$ 31.66	\$ 1,583.00	\$ 35.50	\$ 1,775.00	\$ 15.00	\$ 750.00
4.10	Install Sign & Post (U-2 Channel 12-Ft Post)(W17-1 and X-W16-7PL -High-Intensity Panels))	2	EA	\$ 1,873.65	\$ 3,747.30	\$ 625.00	\$ 1,250.00	\$ 1,300.00	\$ 2,600.00
4.11	Install Sign & Post (U-2 Channel 12-Ft Post) (Re-Use Existing R1-1 Panels (Stop)) @ 4th Intersection	2	EA	\$ 292.08	\$ 5,841.60	\$ 325.00	\$ 650.00	\$ 1,300.00	\$ 2,600.00
4.12	Install Pavement Markings (24" x 10.0' White Bar) @ 4th Ave.	20	LF	\$ 146.04	\$ 8,178.24	\$ 5.50	\$ 110.00	\$ 105.00	\$ 2,100.00
4.13	Install Pavement Markings (12" x ___ White Bars) For Speed Hump -Length Varies, See Details	56	LF	\$ 14.40	\$ 3,801.60	\$ 2.75	\$ 154.00	\$ 84.00	\$ 4,704.00
4.14	Install Pavement Markings (Yellow Reflective Traffic Paint - 2 Coats) On Speed Hump	264	SF	\$ 2.37	\$ 5,688.00	\$ 5.50	\$ 1,452.00	\$ 4.20	\$ 1,108.00
4.15	Install Compacted Asphalt Millings (9" Depth) At Snow Storage Area	2400	SF	\$ 158.12	\$ 7,906.00	\$ 3.00	\$ 7,200.00	\$ 1.50	\$ 3,600.00
	Subtotal				\$ 384,877.50		\$ 356,717.00		\$ 309,608.00

Taylor Avenue Roadway Improvements

Bid Tabulation

Project Number: 24-0060

March 10, 2026



				Phoenix Industries		360 Civil		Schofield	
Item	Description	Quantity	Units	Unit Price	Printed Total	Unit Price	Printed Total	Unit Price	Printed Total
5.00	Stormsewer								
5.01	Install 12" HDPE Culverts (Complete-in-Place)	50	LF	\$ 137.18	\$ 5,478.20	\$ 175.00	\$ 8,750.00	\$ 153.00	\$ 7,650.00
5.02	Install 18" HDPE Culverts (Complete-in-Place)	40	LF	\$ 4,159.99	\$ 8,319.98	\$ 250.00	\$ 10,000.00	\$ 178.00	\$ 7,120.00
5.03	Install 12" HDPE Flared End Section (FES) (Complete-in-Place)	2	EA	\$ 4,812.04	\$ 9,624.08	\$ 650.00	\$ 1,300.00	\$ 505.00	\$ 1,010.00
5.04	Install 18" HDPE Flared End Section (FES) (Complete-in-Place)	2	EA	\$ 1,995.93	\$ 1,995.93	\$ 750.00	\$ 1,500.00	\$ 628.00	\$ 1,256.00
5.05	Install Rip-Rap (Dia. 6"-12") At Culverts (12" Depth)	1	Ton	\$ 5,643.83	\$ 5,643.83	\$ 2,000.00	\$ 2,000.00	\$ 517.00	\$ 517.00
5.06	Install CDOT Type 13 Valley Inlet (H=3.0')(Complete-in-Place)	1	EA	\$ 4.36	\$ 6,540.00	\$ 5,750.00	\$ 5,750.00	\$ 5,366.00	\$ 5,366.00
5.07	Install CDOT Type 13 Valley Inlet (H=4.0')(Complete-in-Place)	1	EA	\$ 7.43	\$ 11,145.00	\$ 5,750.00	\$ 5,750.00	\$ 5,366.00	\$ 5,366.00
	Subtotal				\$ 48,747.02		\$ 35,050.00		\$ 28,285.00
6.00	Erosion Control								
6.01	Install Erosion Logs (9" DIA.)	1,500	LF	\$ 123.07	\$ 246.14	\$ 4.00	\$ 6,000.00	\$ 3.59	\$ 5,385.00
6.02	Install Gravel Bags (Rock Socks) @ 4th St. Curb/Gutter	2	EA			\$ 275.00	\$ 550.00	\$ 620.00	\$ 1,240.00
6.03	Install Inlet Protection (Dandy Sack or Equal)	2	EA	\$ 123.07	\$ 246.01	\$ 160.00	\$ 320.00	\$ 255.00	\$ 510.00
6.04	Install Hydroseeding w/Spray-On Mulch Blanket/Tackifier	3,000	SY	\$ 1.56	\$ 4,680.00	\$ 2.25	\$ 6,750.00	\$ 2.25	\$ 6,750.00
	Subtotal				\$ 5,172.15		\$ 13,620.00		\$ 13,885.00
Total General Conditions					\$ 179,500.06		\$ 60,500.00		\$ 45,735.00
Total Construction Cost					\$ 609,450.96		\$ 463,161.50		\$ 402,903.00
Total Estimated Cost					\$ 792,461.31		\$ 523,661.50		\$ 448,638.00



Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: March 13, 2026

Subject: Additional Information – Water Treatment Plant Financing Proposals

Purpose

The purpose of this memorandum is to provide additional information regarding the financing proposals received for the Town's Water Treatment Plant project. This information is intended to supplement the lender comparison presentation prepared by Northland Securities and to highlight several considerations related to the terms proposed by Alpine Bank.

Deposit Requirement in Alpine Bank Proposal

Alpine Bank's proposal includes a condition that the Town maintain **\$2,000,000 in deposits with the bank** as part of the financing relationship.

At this time, Alpine has not committed to a specific interest rate that would apply to these deposits. During discussions with staff, Alpine indicated an estimated deposit yield of approximately **3.45%**, compared to the Town's current investment yield of approximately **3.78% through ColoTrust**.

Based on these indicative rates, maintaining a \$2 million balance at Alpine rather than in ColoTrust could result in a difference of approximately:

Estimated annual opportunity cost

$\$2,000,000 \times (3.78\% - 3.45\%) \approx \text{\$6,600 per year}$

Over a 10-year period, this could represent approximately **\$66,000 in foregone investment earnings**, though actual impacts would depend on future interest rates and the specific deposit terms offered.

Comparison to Interest Rate Differences

The Alpine Bank proposal includes a lower loan interest rate than the Columbia Bank and Western Alliance proposals. Based on the financing proposals received:

Bank	Interest Rate
Alpine Bank	~4.50%
Columbia Bank	~4.83%
Western Alliance Bank	~5.00%



Alpine vs. Columbia Bank

The interest rate difference between Alpine and Columbia is approximately: **0.33%**

Applied to a loan amount of approximately **\$10 million**, this represents an estimated difference in borrowing costs of approximately: $\$10,000,000 \times 0.33\% \approx$ **\$33,000 per year in the early years of the loan**

When the estimated **\$6,600 annual reduction in investment earnings** associated with Alpine's \$2 million deposit requirement is considered, the net estimated financial advantage of Alpine relative to Columbia may be reduced to approximately: **≈ \$26,000 per year**

These figures are approximate and would vary over time as the loan principal declines and as investment yields change.

Alpine vs. Western Alliance Bank

The interest rate difference between Alpine and Western Alliance is approximately: **0.50%**

Applied to a loan amount of approximately **\$10 million**, this represents an estimated difference in borrowing costs of approximately: $\$10,000,000 \times 0.50\% \approx$ **\$50,000 per year in the early years of the loan**

After accounting for the estimated **\$6,600 annual reduction in investment earnings** associated with Alpine's deposit requirement, the net estimated financial advantage of Alpine relative to Western Alliance may be approximately: **≈ \$43,000 per year**

Again, these estimates are approximate and depend on final loan terms, investment yields, and the duration of the deposit requirement.

Duration of Deposit Requirement

At this time it is also **unclear how long the Town would be required to maintain the \$2 million deposit balance** with Alpine Bank.

Questions that would require clarification include:

- Whether the deposit requirement would remain **for the full life of the loan**
- Whether the balance requirement would apply **during construction only**
- Whether the Town would have **flexibility to reduce the balance over time**

The duration of the requirement could materially affect the financial impact of this condition.

Impact on Water Enterprise Liquidity

Another consideration is the **source of the \$2 million deposit**.

If the funds are drawn from the **Water Enterprise Fund**, this would represent \$2 million in cash that could otherwise be used for the Water Treatment Plant project or for other water system capital needs.



Maintaining those funds as a required deposit could therefore reduce financial flexibility for the project.

Potential Legal and Accounting Considerations

If the \$2 million deposit were instead provided from **non-enterprise Town funds**, there may be potential legal or accounting considerations related to the use of those funds.

Questions that may warrant review by the Town Attorney include:

- Whether using **General Fund or other non-enterprise funds** to support an enterprise borrowing arrangement raises any legal or accounting concerns
- Whether such a structure could create **cross-subsidization between funds**
- Whether this arrangement would be consistent with **enterprise fund accounting principles and the Town's financial policies**

Staff has not made any legal determination on this issue but believes it would require further evaluation if the Alpine proposal were selected.

Maintaining a compensating balance may also reduce the Town's financial flexibility because those funds could not be used for project costs, capital reserves, or other municipal priorities during the period the requirement is in place.

Summary

Each proposal presents different financial and operational considerations for the Town. The Alpine Bank proposal includes a potentially competitive interest rate but introduces several considerations that are not present in the other proposals:

1. A requirement to maintain **\$2 million in deposits with the bank**
2. An **uncertain deposit interest rate**
3. An **unclear duration** for the deposit requirement
4. Potential **liquidity impacts on the Water Enterprise Fund**
5. Possible **legal or accounting considerations** if non-enterprise funds were used

These factors may affect the overall financial and operational impact of the proposal and are provided here for Council's consideration as it evaluates the lender options.

Sincerely,

Rob Gutierrez
Town Manager

Town of Minturn, Colorado

Water Enterprise Revenue Bonds, Series 2026

Lender Selection

Lender Selection

BIDDER	INTEREST RATE	INTEREST RATE TERM	REPAYMENT TERM	AVG. ANNUAL DEBT SERVICE	TOTAL DEBT SERVICE	PREPAYMENT FEATURE (if any)	Features	UPFRONT COSTS	All-In INTEREST COST (AIC)	Monthly Rate Payer Impact
Columbia	4.830%	10 Years	27 Years	\$669,752	\$17,497,292	Five years from closing	Const. Draw Rate Lock	\$20-25k Lender Counsel	4.920%	\$80.65
WAB	5.000%	5 Years	30 Years	\$644,292	\$20,133,531	After 12/1/2029	Const. Draw Rate Lock	\$15k Lender Counsel	5.070%	\$77.59
Alpine *	4.500%	13 Years	27 Years	\$648,485	\$16,941,319	Anytime	Const. Draw Rate Lock	0.5% Origination Fee (\$48k) \$20-25k lender counsel	4.620%	\$78.09

*\$2mm deposit required.

- Recommendation: Columbia Bank
 - Lowest interest rate.
 - Second longest interest rate term.
 - No additional business request.
 - Competitive upfront costs.
 - Flexible draw procedure.
 - No risk or disruption to Town operations and practices.
 - Ensures the Town's available fund balance remains invested in the highest yielding vehicle available with daily liquidity, in the Town's fiduciary duty.



Northland Public Finance

The Public Finance group of
Northland Securities, Inc.

Member of FINRA and SIPC | Registered with SEC and MSRB

Colorado Office:

5251 DTC PKWY

Suite 1020

Greenwood Village, CO 80111

Phone: 614.663.8071

Corporate Office:

150 South Fifth Street, Suite 3300

Minneapolis, Minnesota 55402

Phone: 800-851-2920

www.northlandsecurities.com/public_finance



Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

April 1, 2026:

- Presentation from ERWSD on Conditions (Snowpack, streamflows and drought conditions)
- Ordinance Adopting the State Wildfire Resiliency Code (Second Reading)
- Discussion / Direction – Impact Fee Study

April 15, 2026:

- Swearing in of new Council members
- Brief presentation from Vail Valley Foundation regarding the upcoming GoPro Mountain Games events being held in Minturn
- Ordinance 02-2026 (Second Reading) for Water Revenue Bond (Second Reading)

May 6, 2026:

- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand
-

May 20, 2026:

- Appoint new Council member (and appoint committees)
- Ordinance __ (Second Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand

Dates to be Determined / Long Term Scheduling:

- Flavored Tobacco Ban Discussion (Discussion / Direction)
- Minturn Forward Zoning and Subdivision Code Adoption
- Adoption of the updated Regional Housing Authority Action Plan

SHAPE THE FUTURE OF OUTDOOR REC IN

MINTURN

RSVP
HERE



COMMUNITY WORKSHOP DETAILS

MARCH 24-25, 2026

3•24: 2:00 PM - 6:00 PM

3•25: 11:00 AM - 3:00PM

4:00 PM - 7:00 PM

AT MINTURN TOWN HALL

WE NEED YOUR INPUT ON:

- OUTDOOR RECREATION
- ECONOMIC DEVELOPMENT
- COMMUNITY SAFETY
- CONNECTIVITY
- AND MORE!

 Masters of the Environment
University of Colorado Boulder

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FOR MORE INFO,
CONTACT CINDY AT
EVENTS@MINTURN.ORG

