



Agenda
Town Council Regular Meeting | 5:30 PM
Wednesday, May 6, 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/88409565746>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 884 0956 5746

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.** 04-15-2026 Minutes
 - B.** Resolution No. 22 - Series 2026 - A Resolution Reappointing Municipal Judges
 - C.** Resolution No. 24 - Series 2026 - Wildfire Preparedness Month, Eagle County Joint Resolution

D. 0126 Miles End Lane - New Single Family Residence

E. Liquor License Renewal - Minturn Country Club

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

5. Declaration of Conflicts of Interest

6. Public Comment

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

7. Council and Committee Reports

8. Staff Reports

A. Manager's Report

9. Special Presentations

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

A. RTAP Action Plan Presentation

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. 21 - Series 2026 - A Resolution Implementing Emergency Water Restrictions

B. Resolution No. 23 - Series 2026 - A Resolution Approving a Construction Administration Agreement with HDR for Managing the Water Treatment Plant Construction

C. Ordinance No. 04 - Series 2026 (Second Reading), An Ordinance Modifying and Setting the Enterprise Fund Debt Service Fee for 2026

D. Resolution No. 25 - Series 2026 - A Resolution Awarding Contract for 2-Bed Apt Construction

11. Discussion / Direction Items

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

12. Future Agenda Items

A. Future Meeting Topics

13. Adjourn

Information Only Items

Upcoming Council Meetings: 5/20, 6/3, 6/17. Upcoming Special Events: June First Friday at Evoke. GoPro Mountain Games June 5th and 6th. Town Cleanup Day June 13th.



Official Minutes

Town Council Regular Meeting | 5:30 PM

Wednesday, April 15, 2026

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

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

1. Call to Order

Mayor Earle 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, Lynn Feiger, and Kate Schifani. Tom Priest attended via Zoom.

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

A. Swearing in of New Council Members:

A. Town Clerk Jay Brunvand swore in new Mayor Eric Gotthelf.

B. Mayor Eric Gotthelf swore in new Council Members, including Spence Neubauer (new Council member), and incumbent Council members who were reelected Kate

Schifani and Lynn Feiger. Council members whose seats were not up this election cycle included Gusty Kanakis and Tom Priest.

Former Mayor Earle Bidez and former Council member Brian Rodine left the meeting.

C. New Roll Call

New Council members present: Mayor Eric Gotthelf, Gusty Kanakis, Kate Schifani, Lynn Feiger, and Spence Neubauer.

D. Confirm Mayor Pro Tem

Mayor Eric G. recommended Gusty Kanakis to serve as Mayor Pro Tem.

Motion by Lynn F., second by Kate S., to appoint Gusty K. as Mayor Pro Tem.

Motion passed 6-0.

D. Direction to Staff to solicit Council Member Applicants.

As the Council is currently short one member, Council provided direction to staff to solicit (advertise) for the Council vacancy. This will begin immediately.

It was noted that some council members are not available on May 6th, so council applicants will be considered at the May 20th meeting.

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. 04-01-2026 Minutes

B. Liquor License: 145 N Main LLC, dba The Eagle River Inn, Renewal of a Lodging Facility License, Joseph DeLude, Owner/Manager

C. Liquor License: Thai Kitchen LLC, Renewal of a Hotel & Restaurant License, Wipanun Somdee, Owner/Manager

Motion by Kate S., second by Lynn F., to approve the April 15, 2026 Consent Agenda as presented. Motion passed 6-0.

4. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Gusty K., second by Kate S., to approve the April 15, 2026 Regular Agenda as amended. Motion passed 6-0.

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

Kate S. – Thanked Earle and Brian for all of their work on Council. Other Council members echoed that. Lynn F. noted that it's obvious how much they both care about Minturn and have it's best interest at heart.

Lynn F. – Noted that her commitment to the fire district board has been much more time consuming than she expected. She feels she needs to resign her board membership on the MFC.

Jay B. noted that Council will review Committee assignments during the May 20th meeting, and this can be addressed then.

Jay B. also noted that Gusty was just appointed as MFC Board Director at the last meeting.

Spence N. noted that he attended the last CORE Transit meeting, and that he will be stepping up into that board role. He also noted that the Minturn summer routes have increased from next summer. The more ridership / demand, the more they will continue to increase service.

Gusty K. noted that annual membership, personal training, and overall revenue is up at the Minturn Fitness Center. MFC is on a May – April fiscal cycle, so they just approved the 2026-2027 budget.

8. Staff Reports

A. Manager's Report

Council Meeting Follow Up

Speeding Concerns on Pine/Boulder

- Staff are evaluating several options to reduce vehicle speeds on Pine Street and Boulder Street, including both short-term and longer-term measures.
- Staff completed an initial speed study on the **500 block of Pine Street** from **April 2 through April 8**. That study recorded **175 total vehicles**, an average daily traffic volume of approximately 25 to 28 vehicles, an **average speed of 14.76 mph**, and an **85th percentile speed of 18 mph**. The **highest recorded speed of 30 mph** occurred during the study period.
- Staff have moved the speed tracker to the **400 block of Pine Street** for the **next seven days** to gather additional speed data.
- Staff will continue evaluating conditions and potential traffic-calming measures and will follow up with Town Council with **recommendations**.

Capital Projects

New Water Treatment Plant (WTP)

- **Design/Review:** Design remains approximately **90% complete** and has been accepted by **CDPHE** for formal review. Local building and zoning review submittals have also been made.
- **Cost Estimate:** Updated 90% estimates from HDR/Glacier are approximately **\$12.43 million with SRF financing** and **\$11.63 million with non-SRF/private financing**.
- **Bids Received:** The construction bid process closed on **April 3**. The Town received three bids: **JHL Constructors – \$12,547,730; Native Sun – \$12,868,335; RN Civil – \$13,673,335**.
- **Recommendation:** HDR reviewed the bids and recommends award to **JHL Constructors, LLC** as the lowest responsive bidder with the strongest relevant qualifications.

- **Next Steps:** Staff are bringing forward a resolution on **April 15** to award the construction contract, subject to final legal review, financing-related conditions, and completion of contract/bonding documents.
- **Financing:** The Town has moved forward with **Alpine Bank** as the financing partner. The structure includes a **24-month construction draw period**, an initial **5.0% fixed rate**, and repayment secured by **net water enterprise revenues**. Second reading of the financing ordinance is scheduled for **April 15**. Based on current assumptions, average annual debt service is estimated at approximately **\$797,820 beginning in 2028**.

Minturn Bike Park 2026 Improvements

- **Planned Work:** Staff are planning improvements in **May 2026** to the bike jump features and dual slalom course.
- **Coordination:** Work will be completed by **VVMTA** with Town support.
- **Purpose:** Improvements are intended to improve **safety, ride quality, and long-term usability** for a range of skill levels.

Town Hall 2-Bedroom Apartment Reconstruction

- **Status:** **Coleman Custom Homes** has been selected for the project.
- **Next Steps:** A draft contract has been negotiated and is pending review and approval by the **Town Attorney**.

Taylor Avenue Repaving Project

- **Status:** Design and bidding are complete, and initial test digging has occurred.
- **Award:** Town Council approved **Schofield Excavating** on **March 18** based on the lowest bid of **\$453,638.80**.
- **Next Step:** The project is anticipated to begin in approximately **8 weeks**.

US 24 Pedestrian Improvement Project Phase II

- **Status:** Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed.
- **Council Action:** Council approved a change order in the amount of **\$99,991.88** on **February 18**.
- **Next Steps:** **Xcel gas line relocation work** is anticipated to begin **May 9th**.

Main Street Streetlighting Project

- **Status:** Staff continue to pursue **Holophane** as the preferred streetlight manufacturer, and preliminary fixture and pole concepts have been informally reviewed by **CDOT**.
- **Coordination:** Staff are continuing to coordinate with **Xcel Energy** on electrical service and related utility planning.
- **Timing:** The anticipated construction timeline for portions of this project is being pushed back as staff evaluate incorporating some of these improvements into the proposed **First-Williams-Nelson Infrastructure Improvements Project**.

Bellm Bridge Replacement

- **Status:** The Town has secured **\$4,000,000** through CDOT's **Off-System Bridge Grant Program**. Contracts with **SEH** and **Kumar & Associates** have been finalized, and bridge design is underway. Staff also submitted the project to **Congressman Neguse's office** for consideration for **Congressionally Directed Spending**.
- **Next Steps:** Staff will continue advancing design, coordinating grant programming and contracting with CDOT, and pursuing the remaining funding needed for the project.

Little Beach Park Improvements

- **Completed Work:** The new retaining wall and asphalt access road are complete.
- **Design:** Staff have been working with **Rocky Mountain Recreation** on an initial playground design for public and Council review in the coming weeks.
- **Site Preparation:** Staff are coordinating with **Public Works** and the **Town Engineer** to relocate a water line and complete additional excavation needed to prepare the site for the new playground.

Minturn Community Garden Improvements

- **Grant:** Application submitted for a **\$15,000 AARP Community Challenge Grant**.
- **Improvements:** Accessibility, seating, shade, electrical service, and upgraded garden work areas.

First–Williams–Nelson Infrastructure Improvements Project

- **Status:** Staff discussed this project with Town Council at the **April 1** meeting and are continuing to evaluate potential scope and feasibility.
- **Primary Driver:** The project is being explored because there is a **non-compliant water service line** beneath **First Street** that currently serves multiple properties and will require extensive excavation to replace.
- **Potential Improvements:** In addition to water line replacement, staff are evaluating related improvements including **street repairs and repaving**, creation of a **public plaza/flex space on First Street**, new **power infrastructure to support events**, and installation of **conduit for future telecommunications and fiber infrastructure**.
- **Coordination:** Staff are also in discussion with **Xcel Energy** regarding the potential to **underground electric lines** in this area.
- **Timing:** At this time, staff expect this would be a **summer 2027 project at the earliest**.

Other Projects

Highlands Parcels

- **Background:** The Town acquired approximately **55 acres** west of **U.S. Highway 24** through a settlement with the former Battle Mountain developer.
- **Status:** The parcels are now **listed on the MLS** as part of the Town's strategy to help offset water treatment plant costs.

The Town did submit an application for the Forest Legacy program. Although we may not be the best project fit for this particular program, but it would pay for 75% of the cost of a conservation appraisal. So the Town is moving forward with the application to at least explore this option.

Minturn USFS Shooting Range – See video / transcript – 5:40 – 5:50

- **Background:** At the **November 19, 2025**, Town Council meeting, Council directed staff to explore options for **Town management of the Minturn Shooting Range** to address long-standing concerns related to **safety, noise, and environmental impacts**. The shooting range is located on **federal land south of the Minturn Bike Park**.
- **Status:** Staff have continued coordinating with the **U.S. Forest Service (USFS)** regarding the process for Town management and operation of the range. The Town has submitted a **Colorado Parks and Wildlife grant application for Phase 1 improvements** focused on access, safety, site organization, and basic range management infrastructure.
- **Next Steps:** Staff are working with the **USFS** to develop a **Special Use Permit application** that would allow the Town to formally operate and manage the range. Additional federal review and permitting will likely be required before certain physical improvements can move forward.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

No update for this report.

Minturn Impact Fee Study

- **Background:** Staff issued an **RFP in November 2025** for a comprehensive impact fee study.
- **Status:** The contract with **BBC Research & Consulting** has been approved, the study is underway, and completion is anticipated by **July 2026**.
- **Next Steps:** **BBC Research & Consulting** is scheduled to present to **Town Council on May 6**.

Rural Technical Assistance Program

- **Background:** Minturn was selected to participate in **OEDIT's RTAP program** focused on strategies to leverage outdoor recreation to support the local economy.
- **Status:** The Town held a two-day community workshop on **March 24 and 25** with more than **45 participants**. Staff are now working with the student team to compile and analyze the input received.

Housing Affordability and Neighborhood Stability

- **Status:** Staff met with **Avon and Eagle County** on **February 18** regarding the Regional Housing Authority formation study and provided a follow-up memo to Town Council on **March 4**.
- **Current Work:** Staff are developing a **Minturn-specific framework** for potential participation in a future regional housing authority and anticipate a presentation to the **Planning Commission in May**.
- **Next Steps:** A **Council work session** on this topic is anticipated in **June**.

Temporary & Mobile Business Pilot Program

- **Status:** Town Council approved the **Temporary & Mobile Business Pilot Program** on **February 4**, authorizing mobile and modular business licensing on Town-owned

property through **October 31, 2026**. Staff have now received **two applications** under the pilot.

- **Applications Received: Little Blue Bakery of Minturn** is proposing to locate at the **Union Pacific lease lot next to the red storage shed**, and **Nomadic Roots Sauna** is proposing to locate at **Little Beach Park**.
- **Public Notice:** Public notice signs have been printed and will be posted for both applications.
- **Next Steps:** Staff will allow at least **7 days for public comment** before issuing any **conditional licenses** under the pilot program.

Downtown Redevelopment Code Evaluation – First/Williams/Nelson Area

- **Status:** Staff are identifying a follow-on planning effort related to the **First–Williams–Nelson Infrastructure Improvements Project**.
- **Purpose:** The goal will be to evaluate whether current development regulations are creating barriers to redevelopment in the west side of the **100 block** as the Town considers major infrastructure investment in the area.
- **Potential Focus:** Building height, parking requirements, and other standards affecting redevelopment on small, constrained lots.
- **Next Steps:** After the current land use code update is complete, staff will develop a process for review with the **DDA, Planning Commission, and Town Council**, and evaluate whether outside consultant support would be beneficial.

Lynn F. did note that although she is pleased that the Town did submit the CPW shooting range grant application, she wants to be careful not to encourage greater use (for example, if we put in a new road and parking, she's concerned that could greatly increase usage).

Fire alert systems and cameras were also discussed as ways to improve safety.

Rob G. also brought up the option to possibly put in license plate readers so that we at least have a record of who has come and gone from the shooting range.

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.

- A.** Brief Update from Vail Valley Foundation (Peggy Wolfe) regarding the GoPro Mountain Games happening June 4 - 7, 2026.

Disc golf will again be happening at Maloit Park this year.
Dual slalom will again be happening at the Minturn Bike Park.

This year is the 24th year of the games, looking forward to the 25th anniversary next year.

Speed climbing is being brought back again this year (this was the biggest spectator event last year). And there is a new kids running event this year (ages 6 – 11). This brings the total to 37 competitions over the weekend.

Water update – As a result of the drought that we're in, there are 9 contingency plans in place but likely some of the whitewater events will be canceled or relocated.

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. Ordinance No. 02 - Series 2026, Second Reading, 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

The Town has completed a thorough and deliberate evaluation process in selecting a finance partner for its important water treatment project. Since the Council last discussed the matter in March, the comparative analysis remained exceptionally close through final selection. Once final Q&A and due diligence were completed with the two finalists, it was a 50/50 decision as of March 19th. Alpine Bank was selected on March 20th to lock the interest rate through closing (April 28th). And the timing could not have been more ideal as interest rates, as indicated by the 10-year Treasury yield, closed the day up substantively and currently remain elevated.

Following the selection of Alpine, Tom Peltz of Kutak Rock, the Town's bond attorney, revised the ordinance to reflect the terms and provisions of the bank's proposal. Notable inclusions are the initial fixed interest rate and the draw feature for construction proceeds. The remaining document changes were primarily from bank counsel, and finalization/clean-up.

The ordinance represents the authorizing and governing document for the 2026 loan. The preamble is informative outlining the authority and reason for the loan. This is followed by 29 sections detailing the loan issuance, highlights of which include:

- Defined terms.
- Loan provisions – interest rate, payment dates, final maturity, etc.
- Security – pledge of net revenue with a rate covenant of 110%. Just like with the water tank project the Town must demonstrate annual net revenues of the Water Enterprise exceed debt service obligations by 110% or 1.10x.
- The construction draw feature.
- Prepayment.
- The bank's security in the loan, and the Town's repayment obligation under the loan, is evidenced by a Note, which is being approved along with the ordinance upon second reading and passage.

As previously discussed, the long-term loan amount is determined at the end of construction. And at the Council's direction and request, there is the ability to pay down the loan before it's amortized for repayment. Consequently, the final loan amount to be amortized, along with an accompanying repayment (or debt service) schedule, will be provided to the Town at the end of the construction period, 24 months from the anticipated April 28th, 2026, loan closing. And with no draft construction draw schedule available as of April 9th, the current debt service schedule assumes all project/construction proceeds are drawn at closing. While these numbers don't represent the construction draw feature in place, they do indicate that *if all* project proceeds are indeed drawn *with no loan paydown* and amortized for repayment, the average annual debt service will be \$797,820, beginning in 2028.

Public Comment Opened.

No Public Comment. Public Comment Closed.

Motion by Spence N., second by Gusty K., to approve 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. Motion passed 6-0.

B. Ordinance No. 04 - Series 2026, First Reading, An Ordinance setting Debt Service fees in the Enterprise Fund as adjusted for the Water Plant Construction Loan for the Town of Minturn

Council is asked to discuss and consider Ordinance 04 – Series 2026 adjusting the fee charged for Debt Service in the Enterprise fund. This fee increase will be effective 6/1/26.

The town sets our fee schedule as part of the annual budget process. As a result of the Enterprise Fund debt increasing to allow for the Water Plant Construction Loan the Debt Service will be increasing dramatically.

This revised fee ONLY affects the Debt Service Fee charged per Single Family Equivalent (SFE). The Debt Service fee is calculated by taking the annual debt payments, dividing that by the current SFE count, and dividing that by 12mo. Using this formula our fee will increase \$45 in addition to the currently existing debt fee for a total monthly fee of \$62.37/sfe. This is lower than the proposed approximate \$80 increase as we will only have one interest payment on the new loan this year and we will not have drawn the full loan amount.

Annually, this fee will be adjusted each budget season to consider variables such as when new projects sell or some other unknown occurrence. Once the plant construction project is completed and we know the final value of the loan, we will be at the \$80 debt service fee increase that has been discussed in addition to other existing debt. Again, this full effect will not be realized until we draw down the full loan over the next two years. Further, as part of the loan agreement we are paying off and retiring one of two current loans the town has. This means the only debt the town will have outstanding will be for the new tank and the water treatment plant.

The concern of those involved with the issuance of the debt stems from the need to recognize upfront that the fees will need to be set in order to cover the 120% value of the existing debt. This Resolution is in line with that need and is in line with the estimated loan needs for the water plant construction.

In addition to this rate change, some properties throughout town are under a construction shut off. Our code states these will incur the base rate and debt rate. When we were under the administration of ERWSD, this was the case and the town would receive only \$50 of that fee. During FY2025, we continued with this \$50 cost. The intent was to get everyone switched and accustomed to the new system before making other changes such as this. I recommend that we now increase this cost to the base rate for water service and the base rate for debt service as provided in the Code effective with the 6/1/26 debt service increase.

Council also gave direction for staff to explore options for seniors and income challenged residents, for possible financial assistance programs.

Public Comment:

No Public Comment. Public Comment Closed.

Motion by Gusty K., second by Spence N., to approve Ordinance No. 04 – Series 2026, An Ordinance setting Debt Service fees in the Enterprise Fund as adjusted for the Water Plant Construction Loan for the Town of Minturn. Motion approved 6-0.

C. Resolution No. 20-2026, A Resolution of the Town Council of the Town of Minturn, Colorado, Approving the Award of a Construction Contract to JHL Constructors, LLC,

for the Minturn Water Treatment Plant Project, and Authorizing the Town Manager and Town Attorney to Negotiate and Execute the Agreement and Related Contract Documents

The Town has been advancing the Minturn Water Treatment Plant project to replace and modernize the Town's existing treatment facility. The project was publicly advertised for bids on February 19, 2026. The bid documents required a mandatory pre-bid conference on March 3, 2026, and established April 3, 2026, at 3:00 p.m. as the deadline for bid submittals. The Notice of Award was identified in the bid schedule as contingent upon bond closing, with a proposed Notice to Proceed date of May 1, 2026.

The bid documents also made clear that the Town is not required to award the contract solely on the basis of lowest price. Under the Instructions to Bidders, the Town may award the contract to the bidder determined to be in the Town's best interest and may consider whether the bid complies with the bidding requirements, as well as the bidder's qualifications, experience, and resources. The bid documents further state that failure to submit required qualification information may disqualify a bidder.

Status

The Town received three bids for construction of the Minturn Water Treatment Plant:

- **JHL Constructors, LLC – \$12,547,730.00**
- **Native Sun Construction – \$12,868,335.00**
- **RN Civil Construction, LLC – \$13,673,335.00**

Based on the bids received, JHL submitted the lowest total bid. Native Sun's bid was \$320,605 higher than JHL's bid, and RN Civil's bid was \$1,125,605 higher than JHL's bid.

Staff requested HDR Engineering, Inc. to review the bid packages and bidder qualifications. Based on HDR's review, including outreach to bidder references, HDR has recommended award to **JHL Constructors, LLC**. As summarized by HDR, JHL was viewed as having the most relevant qualifications in addition to submitting the lowest bid, and HDR concluded that these factors support JHL as the highest-value contractor for the project.

Rob G:

The one thing that we do intend to confirm before finalizing a contract is the JHL personnel availability. Since some of proposed key staff are unsigned in parts of other active work.

Lynn F. inquired as to whether there was any affiliation between HDR and JHL. Rob G. noted that he was not aware of any, but that he would confirm.

Rob G:

Another piece of this is the construction administration contract. Staff will be bringing that back to council for review and approval.

Mike S. noted that we were surprised by HDR's estimate for contract administration and construction management. He compared it to a recent project in Silt (which was a larger scale project). Staff are negotiating to try to get the cost down.

There is a little bit of HDR specific special work that they're proposing to do, which we think is worthwhile, and it's around creating the operating system for the for the water plant so that it runs the way we want it to. That does add a little bit of cost. But we are still looking at ways to try to get the cost down.

Motion by Kate S., second by Gusty K., to approve Resolution No. 20 – Series 2026, A Resolution of the Town Council of the Town of Minturn, Colorado, Approving the Award of a Construction Contract to JHL Constructors, LLC, for the Minturn Water Treatment Plant Project, and Authorizing the Town Manager and Town Attorney to Negotiate and Execute the Agreement and Related Contract Documents. Motion Passed 6-0.

Lynn F. noted – With contingency that they are independent of HDR.

- D. Ordinance 03 - Series 2026 (Second Reading), an Ordinance 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

Town staff (Kevin Rindy and Scot Hunn) presented, on first reading, Ordinance No. 3, Series 2026 - the Town of Minturn Wildfire Resiliency Code – to Council at their regular meeting of March 18, 2026.

Ordinance No. 3 proposes 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.

These changes are modeled after code language developed by the Eagle County Code Cohort over the past two years. The cohort includes multiple jurisdictions working collaboratively to develop a regional approach to the State of Colorado’s Wildfire Resiliency Code (CWRC) requirements which took effect in 2025.

The Town of Minturn Wildfire Resiliency Code mirrors code changes that Eagle County, Red Cliff, and other jurisdictions in Eagle County plan to adopt in a coordinated manner. Each individual jurisdiction is required to submit their proposed code changes to the CWRC Board for review, recommendation/revision, and approval. So far, Eagle County and the Town of Vail have received approval from the State.

Between first and 2nd reading, staff worked with representatives from the State to receive feedback on the Town’s proposed code language. CWRC Board representatives requested the following changes to the Town’s ordinance:

1. Scope - Exempt structures: Accessory structures and agricultural structures exempted from the code shall be no closer than 50 feet from habitable or occupiable structures (increased from 30 feet).
2. Ignition-resistant Materials: Flame Spread Index for all components shall be listed at no more than 25 (reduced from 50 or less).
3. Gutters and Downspouts: Include provisions for noncombustible gutters and downspouts (CWRC Section 403.3)
4. Ventilation Openings: Vent openings shall not exceed 1/8 inch.
5. Vehicle Access Door Perimeter Gap: Provisions for vehicle access door perimeter gaps shall be added (CWRC Section 404.9)
6. Retaining Walls: Retaining walls shall be of noncombustible or ignition-resistant materials (CWRC Section 502.3)
7. Fencing: Fencing requirements (CWRC Section 502.4) shall be included.

After completing the recommended revisions, staff re-submitted the Town’s ordinance to the CWRC Board for further consideration. On April 8, 2026, the CWRC Board voted unanimously to approve the Town of Minturn Wildfire Resiliency Code with no further conditions or recommended revisions.

Staff recommend approval on second reading of Ordinance No. 3, Series 2026.

Public Comment:

Burke Harrington, 532 Taylor Ave, had some questions for staff:

- Timing – when do this go into effect?
- What about permits that are already in process? He is also about to submit a new one.

Kevin R:

- This was supposed to go into effect last year, but was postponed due to state legislative updates.
- This will go into effect immediately following passage and publication of the ordinance.

Scot H:

- This would be applicable to any new building permit applications not submitted yet, but would not apply to any permits in process.
- If in design review, but not yet in the building permit process, it would apply.

Public Comment Closed.

Motion by Gusty K., second by Lynn F., to approve Ordinance No. 03 – Series 2026, an Ordinance 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. Motion passed 6-0.

11. Discussion / Direction Items

A. Discussion of Drought Conditions

Jay:

Council is asked to discuss and give direction on advanced preparation of anticipated drought conditions.

The town has had presentations from Eagle River Water & Sanitation District, seen other municipalities and organizations take proactive steps, and is concerned with the Town of Minturn’s water supply and how a drought as anticipated this summer will affect our town water supply.

The Town’s current code was reviewed and discussed.

Kate S. and Tom P. stated that they feel our current code is too liberal with regard to our current extreme water shortage conditions.

Council recommended mirroring the ERWSD guidelines / restrictions. Town Manager Rob G. can implement emergency measures, effective immediately. Town Council can approve this on the record by resolution at the May 6th meeting. Staff was directed to move forward with an emergency resolution, and to begin communicating to residents right away about the water restrictions. Staff will post this information on the website and distribute materials with the upcoming spring door hanger notices. Messaging will also be shared via eblast and the VMS board.

Public Comment:

Lynn Teach, 253 Pine St.

Most homes don't have irrigation, so hand watering also needs to be addressed.

Ms. Teach suggested not to use oscillator heads – the water goes up and out, and there is a lot of waste and evaporation. Hand waterers should try to water low and close to the ground.

Hoses can also utilize water timers. Hand watering is best...

Public Comment Closed.

Council also discussed that if conditions worsen as we move into summer, we could consider additional restrictions later. For now, we will follow guidance from ERWSD.

B. Legislative Update

Rob G:

Referenced the state budget shortfall. They are shifting funding around to the highest priorities, so there will be cuts to some programs.

12. Future Agenda Items

A. Future Meeting Topics

May 6th – Kate may be able to attend virtually. Lynn F. will not be able to attend. Spence N. also has a conflict.

It was recommended to push the council recruitment timeline out further, to allow more time for applications. And then to schedule the appointment for 5/20 (vs. 5/6).

13. Adjourn

Motion by Kate S., second by Spence N., to adjourn the meeting at 7:43pm.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk



To: Mayor and Town Council
From: Cindy Krieg, Court Clerk
Date: 05/06/2026
Agenda Item: Resolution No. 22 – Series 2026, A Resolution Re-Appointing the Minturn Municipal Judges

REQUEST:

Town Council is asked to re-appoint the Minturn Municipal Judges for a two-year term. This applies to both the Municipal Judge and the Deputy (Backup) Municipal Judge.

INTRODUCTION:

Town Council appoints the Municipal Judge by resolution in accordance with state law and Minturn Municipal Code. Pursuant to Minturn Town Charter Section 6.1 and Town Code Section 2-5-40 the Minturn Town Council shall appoint the Municipal Judge every two years.

ANALYSIS:

Judge Erik Johnson is currently serving as the Minturn Municipal Judge. Courtney Holm is currently service as the Minturn Deputy Judge. The Town of Minturn and both Judges wish to continue this arrangement. In addition to Judge duties, both judges are also available for municipal court related legal services counsel as needed.

BUDGET / STAFF IMPACT: The position of Municipal Judge is included in the annual budget.

STRATEGIC PLAN ALIGNMENT:

- PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

RECOMMENDED ACTION OR PROPOSED MOTION:

The Council is asked to re-appoint Municipal Judges for another two-year term commencing on May 6, 2026.

ATTACHMENTS:

- Resolution No. 22 – Series 2026

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 22 – SERIES 2026**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, RE-APPOINTING TOWN MUNICIPAL COURT JUDGES

WHEREAS, Judge Erik Johnson currently serves as the Town of Minturn Municipal Judge; and

WHEREAS, Judge Courtney Holm currently serves as the Town of Minturn Deputy Judge; and

WHEREAS, The Town of Minturn Municipal Court and Judges Johnson and Holm wish to continue this arrangement; and

WHEREAS, pursuant to Minturn Town Charter Section 6.1 and Town Code Section 2-5-40 the Minturn Town Council Shall appoint the Municipal Judge every two years.

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
Erik Johnson	May 6, 2026 – May 5, 2028
Courtney Holm	May 6, 2026 – May 5, 2028

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 6th day of May, 2026

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

Commissioner _____ moved adoption
of the following Resolution:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EAGLE, STATE OF COLORADO**

RESOLUTION NO. 2026 - _____

**A JOINT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF EAGLE, STATE OF COLORADO AND THE TOWNS OF GYPSUM,
MINTURN, EAGLE, REDCLIFF, AVON AND VAIL, THE FIRE DISTRICTS OF
GYPSUM, EAGLE RIVER, AND GREATER EAGLE, AND THE ROCK CREEK AND
VAIL FIRE DEPARTMENTS, PROCLAIMING MAY 2026 AS WILDFIRE
PREPAREDNESS MONTH**

WHEREAS, twenty of Colorado’s largest wildfires have occurred within the last twenty years. Four out of the five largest fires in state history have occurred within the last six years, including the most destructive fire in state history just four and a half years ago; and

WHEREAS, warmer temperatures, drought, and continued development in the wildland-urban interface have made wildfire mitigation a top priority for Eagle County and surrounding jurisdictions; and

WHEREAS, wildfires are a natural part of an ecosystem process that cannot be excluded from our landscapes. Therefore, coordinated education regarding the ignition and propagation of fire, coupled with collaborative efforts to enhance the survivability of residences and property while encouraging residents and visitors to adopt wildfire-prepared practices, are essential within an environment where wildfire coexists with human presence; and

WHEREAS, Eagle County, the Towns of Gypsum, Minturn, Eagle, Redcliff, Avon, and Vail, and the Fire Districts of Gypsum, Eagle River, and Greater Eagle, and the Rock Creek Volunteer Fire Department, and the Vail Fire Department (the foregoing are hereinafter collectively referred to as the “Parties”) have determined that they share the common goals of wildfire risk reduction, wildfire preparedness, and public education; and that collaboration in these areas will lead to unified and fire-adapted communities throughout Eagle County and surrounding areas; and

WHEREAS, Wildfire Preparedness Month is focused on encouraging residents to learn about wildfire safety and take steps to reduce wildfire risk in and around their homes; and

WHEREAS, the Parties desire to join in support of Wildfire Preparedness Month and to designate May 2026 as Wildfire Preparedness Month within their respective jurisdictions.

NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE PARTIES by and through their governing bodies:

THAT, May 2026 is hereby designated as Wildfire Preparedness Month within the respective jurisdictions of the Parties.

THAT, the Parties hereby find, determine, and declare that this Resolution is necessary for the safety, welfare, and resilience of their residents.

MOVED, READ AND ADOPTED by the undersigned on the dates set forth hereunder.

COUNTY OF EAGLE, STATE OF COLORADO, By and Through Its BOARD OF COUNTY COMMISSIONERS

ATTEST:

Clerk to the Board of
County Commissioners

By: _____
Tom Boyd
Chair

Matt Scherr
Commissioner

Jeanne McQueeney
Commissioner

Commissioner _____ seconded adoption of the foregoing Resolution. The roll having been called, the vote was as follows:

Commissioner Boyd _____
Commissioner Scherr _____
Commissioner McQueeney _____

This Resolution passed by _____ vote of the Board of County Commissioners of the County of Eagle, State of Colorado.

ATTEST:

TOWN OF GYPSUM, COLORADO

Polly Keene, Town Clerk

By: _____
Scott Green, Mayor

ATTEST:

TOWN OF MINTURN, COLORADO

Jay Brunvand, Town Clerk

By: _____
Eric Gotthelf, Mayor

ATTEST:

TOWN OF EAGLE, COLORADO

Camille Deering, Town Clerk

By: _____
Bryan K Woods, Mayor

ATTEST:

TOWN OF REDCLIFF, COLORADO

Melissa Mathews, Town Clerk

By: _____
Duke Gerber, Mayor

ATTEST:

TOWN OF AVON, COLORADO

Miguel Jauregui Casanueva, Town Clerk

By: _____
Tamra Nottingham Underwood, Mayor

ATTEST:

TOWN OF VAIL, COLORADO

Stephanie Kauffman, Town Clerk

By: _____
Barry Davis, Mayor

**EAGLE RIVER FIRE PROTECTION
DISTRICT**

By: _____
Name:

**GREATER EAGLE FIRE PROTECTION
DISTRICT**

By: _____
Name:

**ROCK CREEK VOLUNTEER FIRE
DEPARTMENT**

By: _____
Name:

GYPSUM FIRE PROTECTION DISTRICT

By: _____
Name:

VAIL FIRE AND EMERGENCY SERVICES

By: _____
Name:

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

0126 Miles End Lane

Hearing Date:	April 29, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Nelson Tucker Thomas
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 13
Address:	0126 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Nelson Thomas, requests Final Plan review of a new, four-bedroom, 3,446 (gross) square foot single-family residence located at 0126 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant’s representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 4 and 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with a two bedrooms, a work space, and garage, and the main level with master suite, remaining bedroom, and primary living area.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

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

No variances are required or requested at this time.

Design Review Process

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

(d) *Administrative procedure.*

- (1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.
- (2) *Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:*
 - a. *The proposal's adherence to the Town's zoning regulations.*
 - b. *The proposal's adherence to the applicable goals and objectives of the Community Plan.*
 - c. *The proposal's adherence to the Design Standards.*
- (3) *Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:*
 - a. *That the proposal is in conformance with the Town zoning regulations.*
 - b. *That the proposal helps achieve the goals and objectives of the Community Plan.*
 - c. *That the proposal complies with the Design Standards.*

Staff suggests that the final plans for 0126 Miles End Lane meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

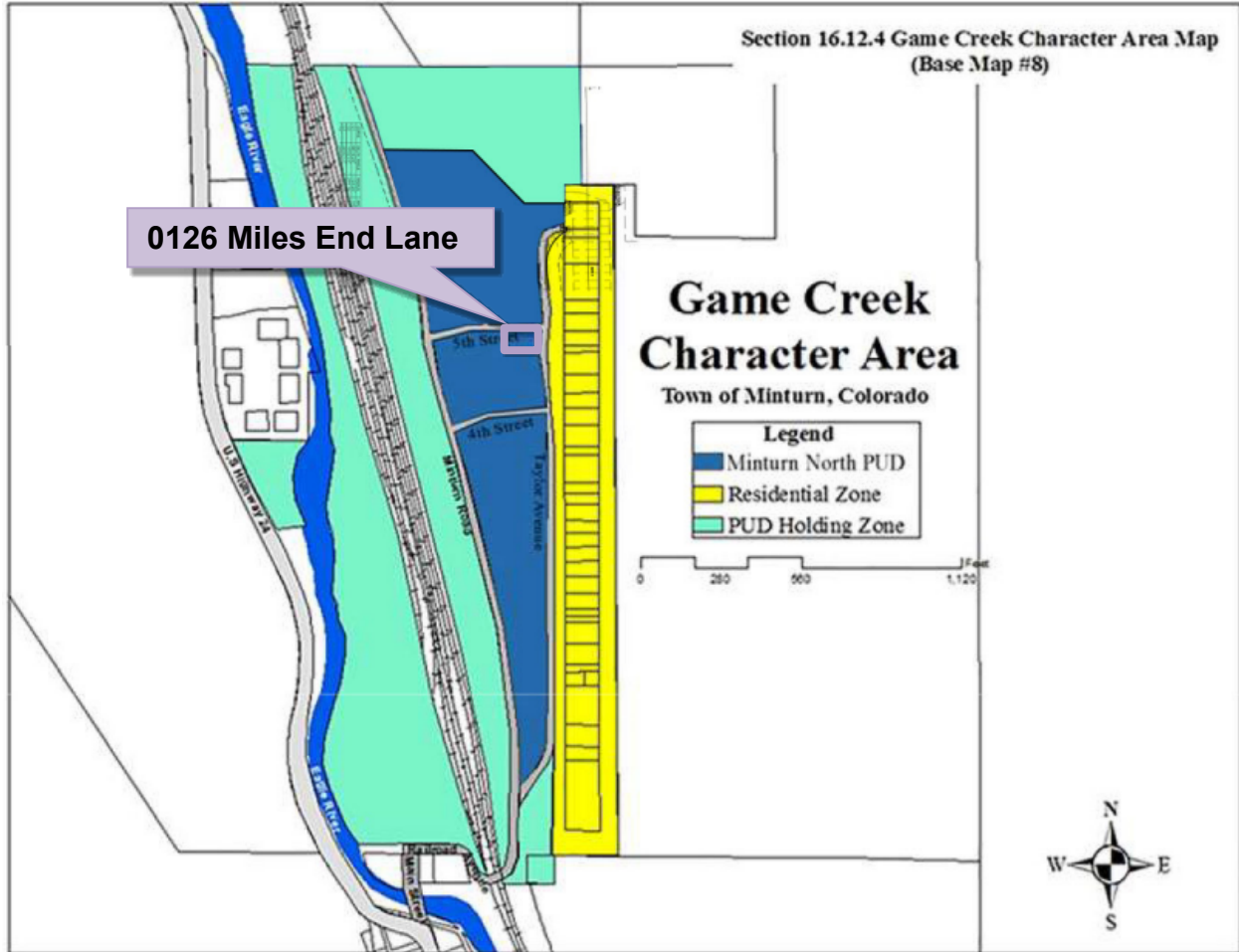
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

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

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

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,838.92 sq. ft.	6,838.92 sq. ft. (.157 ac.)
Maximum Building Height:	28 feet	27 feet – 4 1/2 inches
Minimum Front Setback:	20 feet	20 feet

Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	50% (3,419.46 sq. ft.)	2,166 sq. ft. (31.67%) Proposed
Maximum Impervious Coverage:	60% (4,103.35 sq. ft.)	2,927 sq. ft. (42.80%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,838.92 sq. ft. x .05 = 341.95 sq. ft.)	477 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

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

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

-Town of Minturn Design Guidelines

Staff Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0126 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

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

February 27, 2026

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

Re: 126 Miles End Lane
Lot 13, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled "Thomas Residence; 0126 Miles End Lane; Lot 13, Minturn North, Minturn Colorado" prepared February 4, 2026, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 13, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

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

Paragraphs f through i:

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

Section (C) (3) Site Plan:

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

Madison Harris

Re: 126 Miles End Lane
Lot 13, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

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

Sheet C1 of the Plans "Lot 13, Minturn North PUD; Site Grading and Drainage Plan" prepared February 4, 2026, by Boundaries Unlimited presents the proposed site grading and drainage. The Plan fulfills Grading and Drainage Plan requirements.

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

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

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Michael Martinez





DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:			
Minturn North – Thomas Residence			
Project Location			
Street Address: 126 Miles End Lane			
Zoning:	Residential	Parcel Number(s):	2103-262-30-014
Application Request:			
Design review of new single-family home			
Applicant:			
Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC			
Mailing Address: [REDACTED] Edwards, CO 81632			
Phone:	[REDACTED]	Email:	[REDACTED]
Property Owner:			
Name: Nelson Tucker Thomas, and/or assigns			
Mailing Address: [REDACTED] Avon, CO 81620			
Phone:	[REDACTED]	Email:	[REDACTED]
Required Information:			
Lot Size:	0.157 acres	Type of Residence (Single Family, ADU, Duplex)	SFH
		# of Bedrooms	4
		# On-site Parking Spaces	4
# of Stories:	2	Snow storage sq ft:	477 sf
		Building Footprint sq ft:	2,166 sf
		Total sq ft Impervious Surface:	2,927 sf
Signature:			
[Handwritten Signature]			4/2/26
Fee Paid:	Date Received:	Planner:	

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application Fee (Non-Refundable application fee shall be collected) <ul style="list-style-type: none"> ● Design Review Board - \$200.00
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Letter of Intent -- What is the purpose of the project including; <ul style="list-style-type: none"> ● Relevant Background ● Current Status of the Site ● All Proposed Uses and Structures ● How the Proposal Differs from what already exists ● Information regarding Easements or Dedicated Tracts, etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vicinity Map -- Directional Map indicating how to get to the Property involved in the request. <ul style="list-style-type: none"> ● Zoning of Property
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan showing Precise Nature of the Proposed Use –
<input checked="" type="checkbox"/>	<input type="checkbox"/>	To Scale <ul style="list-style-type: none"> ● Scaled Drawings of Proposed Design of Structure <ul style="list-style-type: none"> ○ Plan View and Sections ● Building Heights – all 4 directions N/S/E/W ● topography ● Building Location and impervious coverage ● Setbacks ● Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant ● Parking Plan ● Traffic Circulation <ul style="list-style-type: none"> ○ Location and Width of Existing and Proposed Access Points ○ Location of Existing Driveways and Intersections ● Landscaped Area – Plan including existing and proposed vegetation. ● Approximate Location of Existing Wooded Areas and Rock Outcrops ● Location and Type of Existing and Proposed Easements ● Utility Easements ● Drainage Features ● Snow Storage areas expressed in square feet as a percentage of the overall site area
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Preliminary Building Plans and Elevations <ul style="list-style-type: none"> ● Indicates Dimensions ● General Appearance ● Scale ● Interior Plan for the Buildings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date)
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.

<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

April 2, 2026
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Thomas Residence
Lot 13 Minturn North – 0126 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

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

Lot 13 is located at 0126 Miles End Lane on an uphill sloping undisturbed vacant lot which rises in elevation approximately 3' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

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

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

Sincerely,



Taylor Hermes
512.468.3012

THOMAS RESIDENCE

0126 MILES END LANE
 LOT 13, MINTURN NORTH
 MINTURN, COLORADO

DRB SUBMITTAL SET

APRIL 01, 2026



OWNER'S REPRESENTATIVE

RESORT CONCEPTS
 PO BOX 5127
 EDWARDS, COLORADO 81632
 (970) 926-1720

ARCHITECT

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

STRUCTURAL ENGINEER

SUNDQUIST DESIGN GROUP
 PO BOX 249
 TARPON SPRINGS, FLORIDA 34688
 (303) 355-6034

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

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

SURVEYOR

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

GEOTECHNICAL ENGINEER

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

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	1,064 SF	81 SF	653 SF	1,798 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	2,712 SF	81 SF	653 SF	3,446 SF

LOT AREA:	6,838.92 SF		
BUILDING COVERAGE:	2,166 SF	31.67 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	2,927SF	42.80 %	60% ALLOWABLE

CODE INFORMATION:

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

OCCUPANCY:	R-3, SINGLE FAMILY RESIDENCE
CONSTRUCTION:	TYPE V-B, NON RATED
SPRINKLER SYSTEM:	NONE

DRAWING SCHEDULE

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

EGGERS
 ARCHITECTURE, INC.
 PO BOX 798
 KREMMLING, CO 80459
 CELL: (970) 409-9790
 dom.egg@eggarchitecture.com

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

THOMAS
 0126 MILES END LANE
 LOT 13, MINTURN NORTH
 MINTURN, COLORADO

PROJECT NO: 2412-22 L13

ISSUED #	DATE	BY	COMMENTS	DUE
1	4-01-26			DRB SUBMITTAL SET

C

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

MINTURN TOWN CERTIFICATE

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

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

BY: [Signature] ATTEST: [Signature] MAYOR TOWN OF MINTURN, COLORADO TOWN CLERK TOWN OF MINTURN, COLORADO

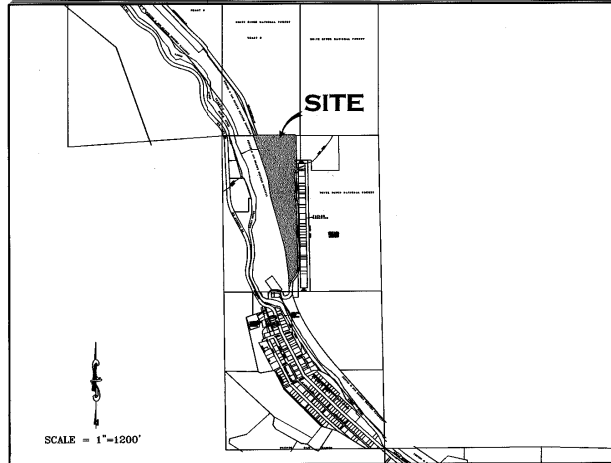
LAND USE TABLE

Table with 4 columns: LOT, USE, AREA, ADDRESS. Lists lots 1-39 and Tracts B-H with their respective uses and areas.

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado



SCALE = 1"=1200'

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

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- 1) The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
2) Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein.
3) Survey Date: December, 2022 through July 2023.
4) Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30490645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201409764 along with plats and survey monumentation referenced herein (to include the non-recorded stamped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018).
5) These platted lands are subject to:
- The Minturn North P.U.D. Guide recorded as Reception no. 202402232
- The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202502240
6) The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

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

GENERAL NOTES CONTINUED:

- 6) Continued...
d) Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
e) Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.

FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:

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

SURVEYOR'S CERTIFICATE

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



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

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

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

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

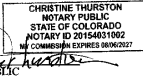
BY: RICK HERMES TITLE: MANAGER

STATE OF COLORADO) COUNTY OF EAGLE)

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

MY COMMISSION EXPIRES 6 Aug 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

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

MORTGAGEE Philip Hadley

BY: [Signature] as [Signature]

STATE OF Colorado) COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 20 day of February, 2024, by Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 01, 2025



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of 1 March, 2024, upon all parcels of real estate described on this Plat are paid in full.

DATED THIS 1st OF March, A.D., 2024

ROSE DI [Signature] BILLIE DE [Signature] TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE

LAND TITLE [Signature] does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except those of trust recorded 1/13/23, 202316490

DATED THIS 20th DAY OF February, A.D., 2024

AGENT: [Signature]

CLERK AND RECORDER'S CERTIFICATE # 5398

This Plat was filed for record in the Office of the Clerk and Recorder at 12:59 o'clock P.M. on this 20th day of March, A.D. 2024

[Signature] CLERK AND RECORDER BY: [Signature] DEPUTY



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

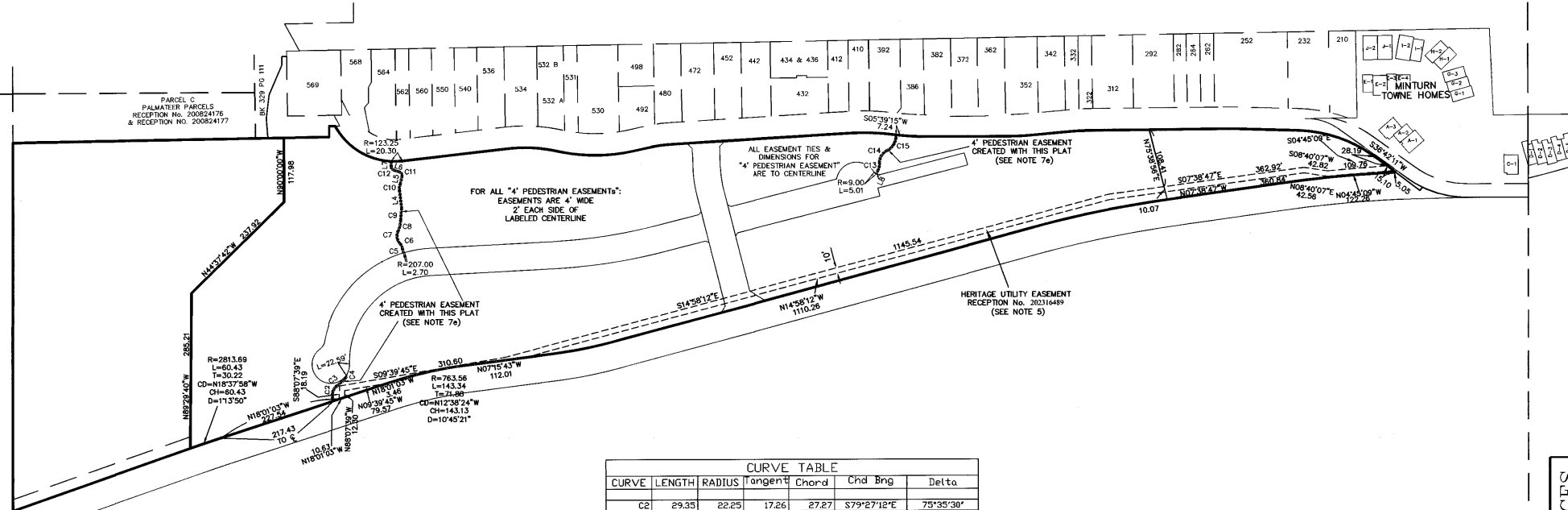
FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado

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

Eagle County, CO Reginald O'Brien Pgs: 5 REC: \$55.00 DOC: \$0.00 202402234 03/04/2024 12:59:13 PM Page 1 of 156

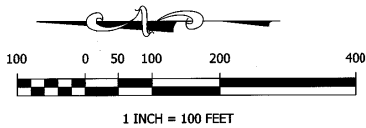
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N12°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

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

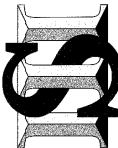


Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado

SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 157, Eagle, Colorado 81631
 Office: matthew@slaglesurvey.com
 www.SlagleSurvey.com

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

DATE: 08-13-2023
 DRAWING NUMBER: 22055 FPZ.dwg
 SHEET: 5 OF 5

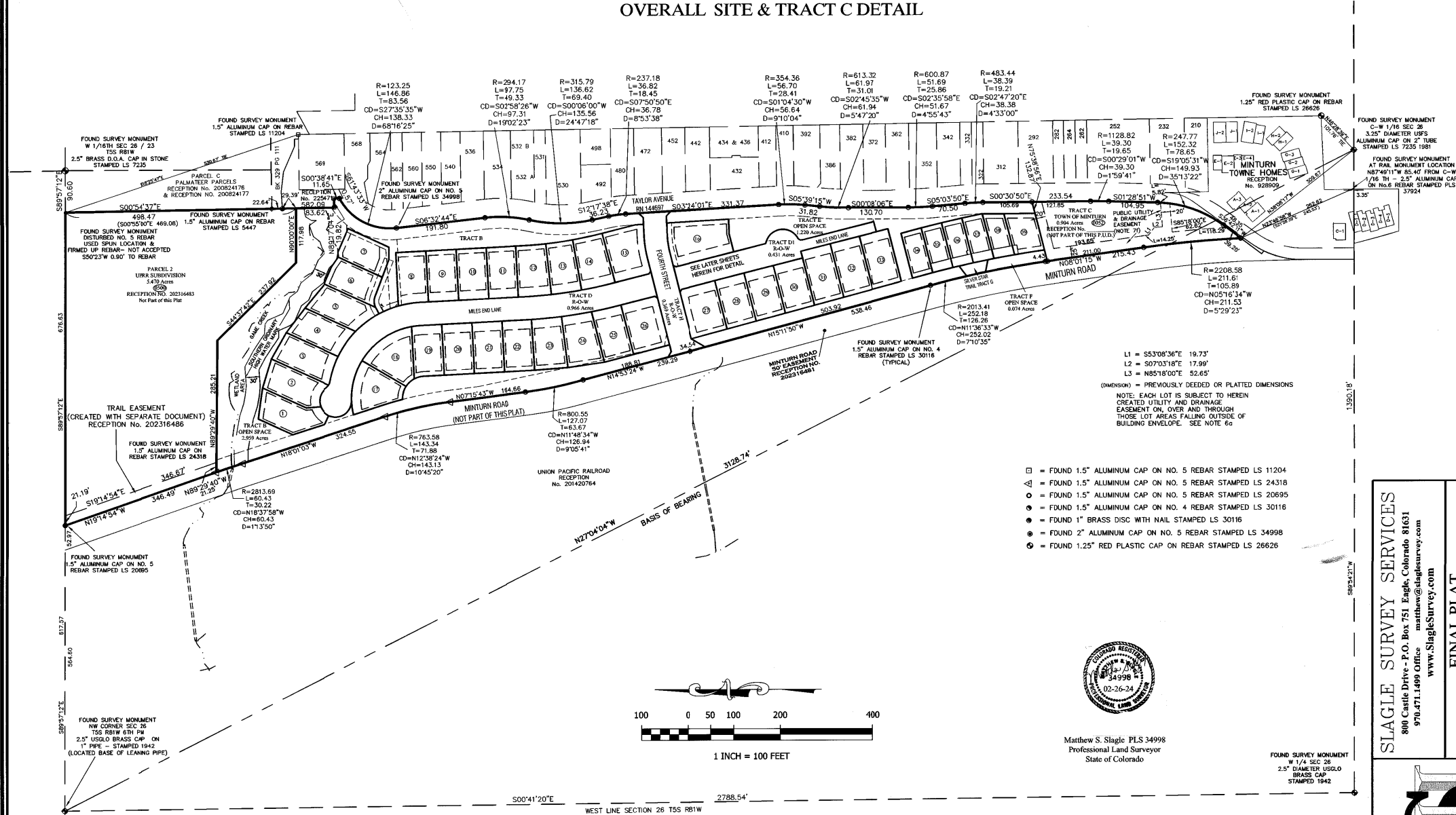


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

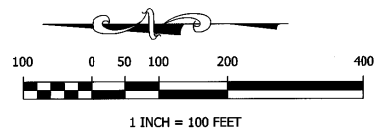
FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado
 SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL



L1 = S53°08'36\"/>
 L2 = S07°03'18\"/>
 L3 = N85°18'00\"/>
 (DIMENSION) = PREVIOUSLY DEEDED OR PLATTED DIMENSIONS
 NOTE: EACH LOT IS SUBJECT TO HEREIN
 CREATED UTILITY AND DRAINAGE
 EASEMENT ON, OVER AND THROUGH
 THOSE LOT AREAS FALLING OUTSIDE OF
 BUILDING ENVELOPE. SEE NOTE 6a

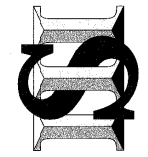
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- ⊛ = FOUND 2\"/>
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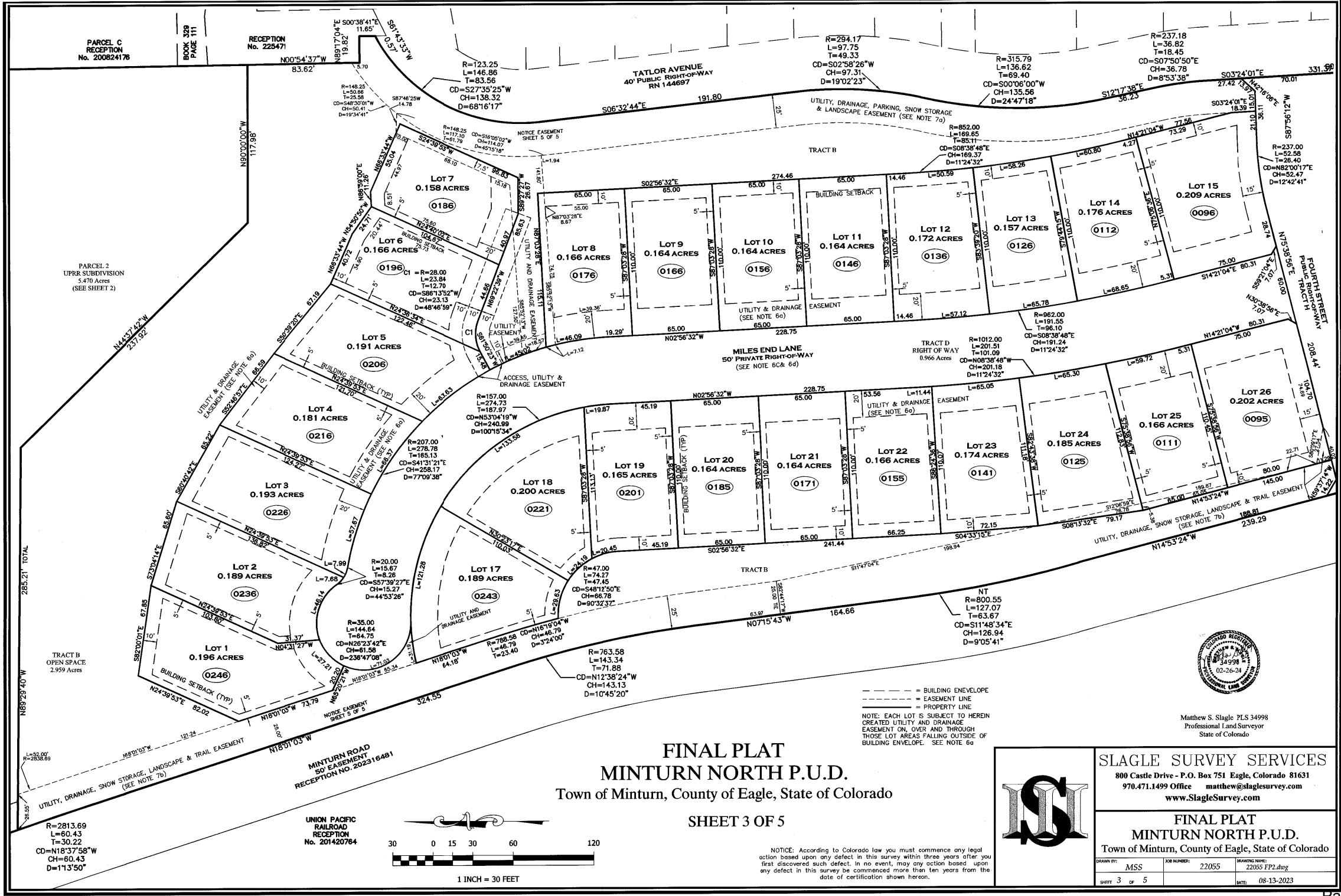
Matthew S. Slagie PLS 34998
 Professional Land Surveyor
 State of Colorado

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SLAGIE SURVEY SERVICES		FINAL PLAT	
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631		MINTURN NORTH P.U.D.	
970.471.1499 Office mathew@slagiesurvey.com		Town of Minturn, County of Eagle, State of Colorado	
www.SlagieSurvey.com		FORM NO. 22055 FPL.dwg	DATE: 06-13-2023
FORM NO. MISS	22055	SHEET 2 OF 5	

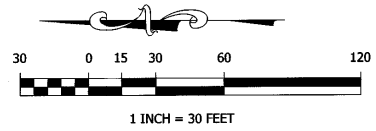


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FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

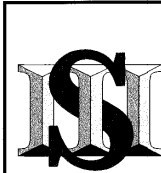


--- BUILDING ENVELOPE
 - - - EASEMENT LINE
 = PROPERTY LINE

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



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



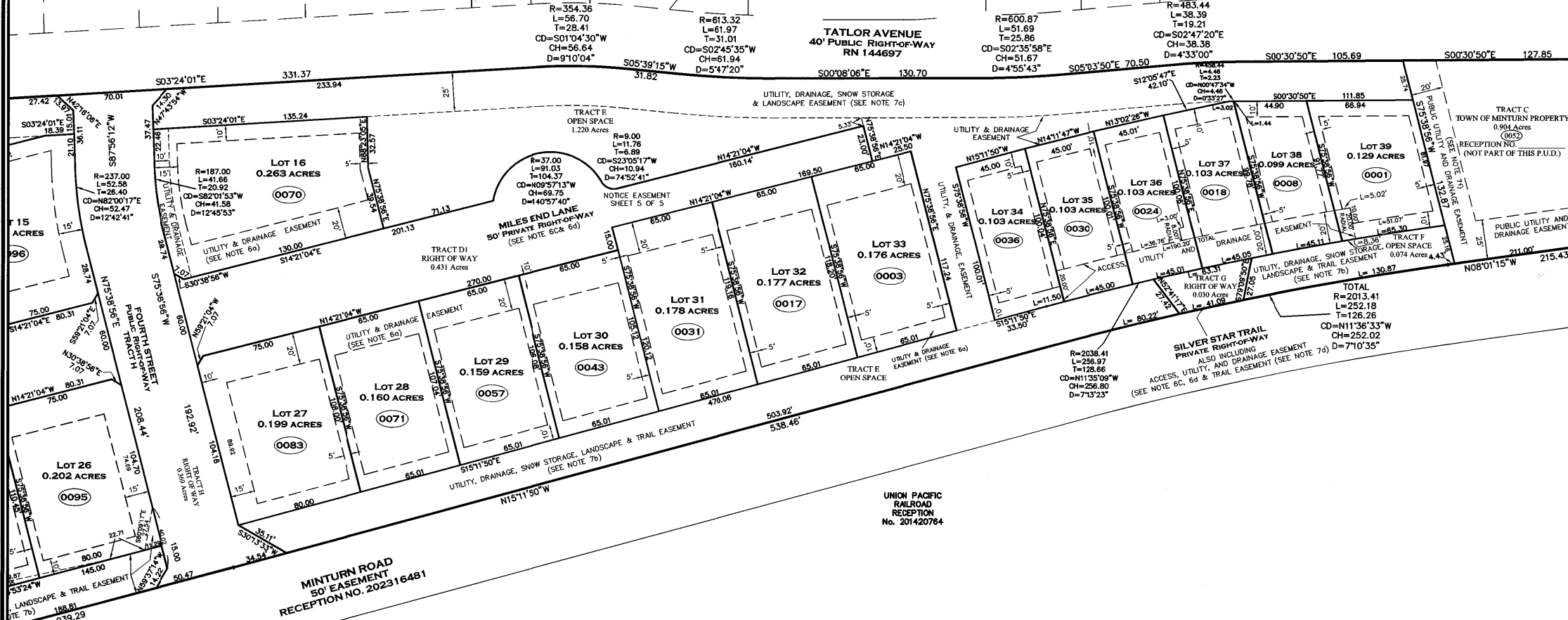
SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
 970.471.1499 Office matthew@slaglesurvey.com
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FINAL PLAT
MINTURN NORTH P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

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

202402234

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

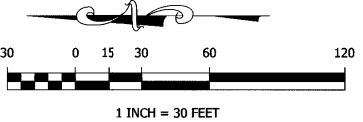


--- = BUILDING ENVELOPE
 - - - = EASEMENT LINE
 ——— = PROPERTY LINE

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



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



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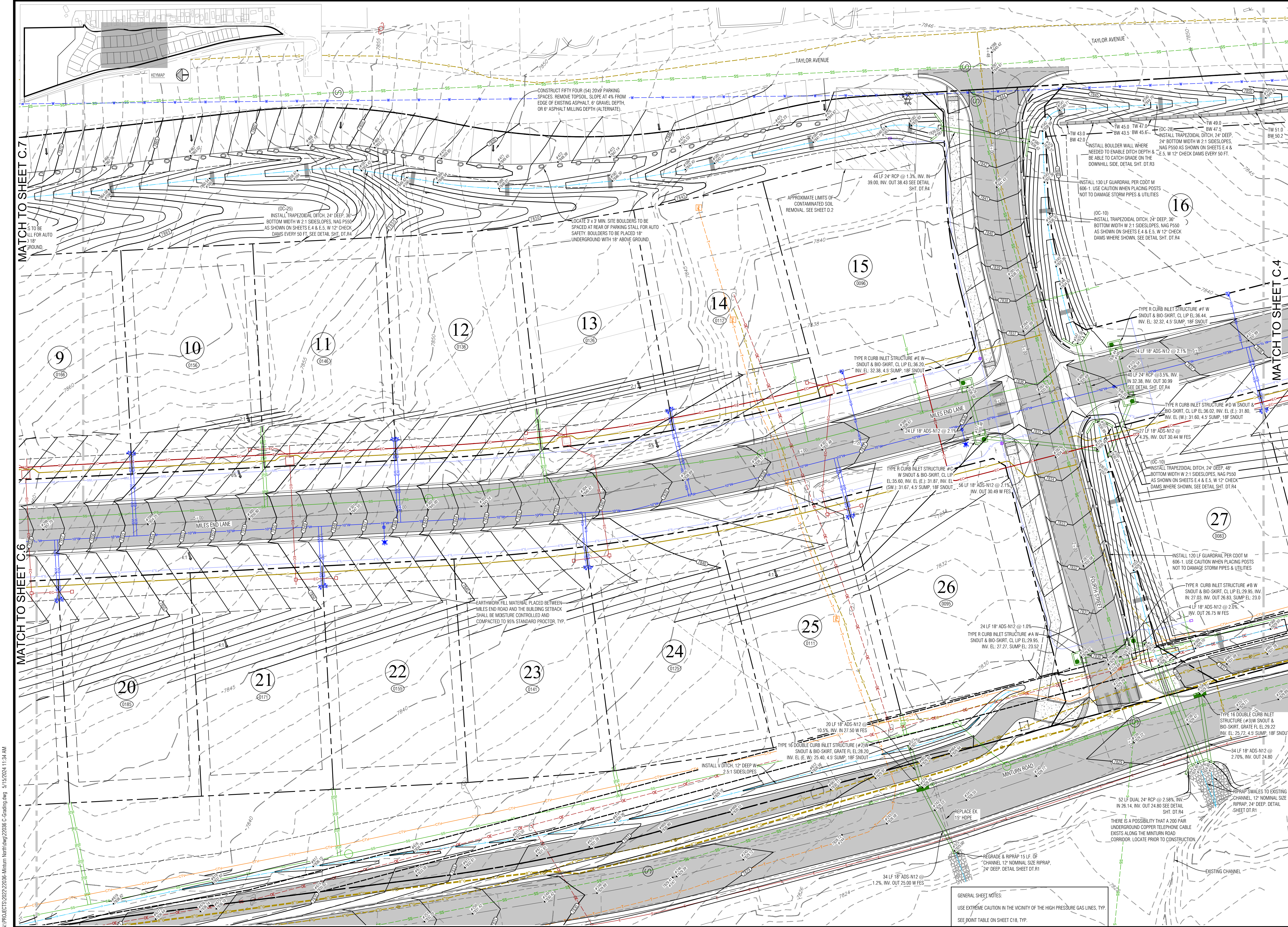


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FINAL PLAT
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DRAWN BY: MSS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 4 OF 5	DATE: 08-13-2023	

202402234



MATCH TO SHEET C.7

MATCH TO SHEET C.6

MATCH TO SHEET C.4

N:\PROJECTS\2022\2026-Minturn North\mg122026-C-Grading.dwg 5/15/2024 11:34 AM

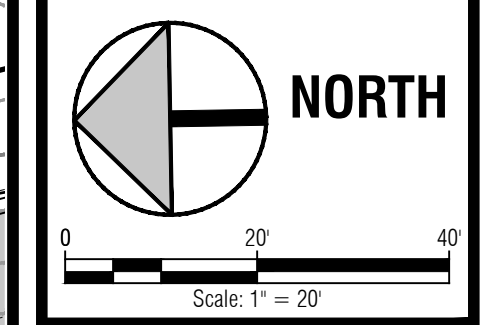
Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond

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

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



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



TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan
Construction Plan Set 5/1/24

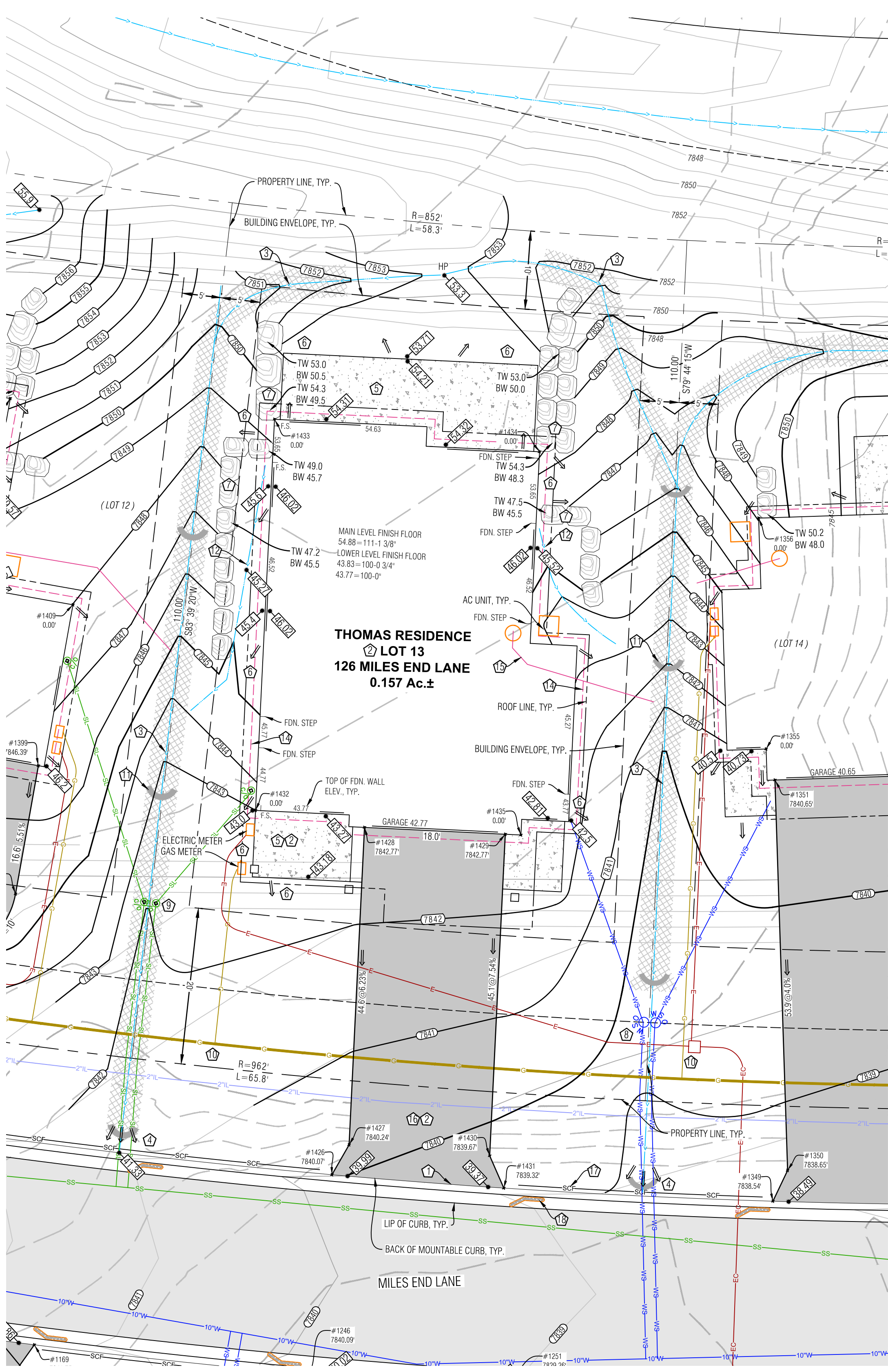
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PROJECT NO. 22036
Designer: PAH
Checker: BUJ
Date: 12/26/22

Sheet **C.5**

File Name: 22036 c-grading.dwg

GENERAL SHEET NOTES:
USE EXTREME CAUTION IN THE VICINITY OF THE HIGH PRESSURE GAS LINES, TYP.
SEE POINT TABLE ON SHEET C18, TYP.



LEGEND

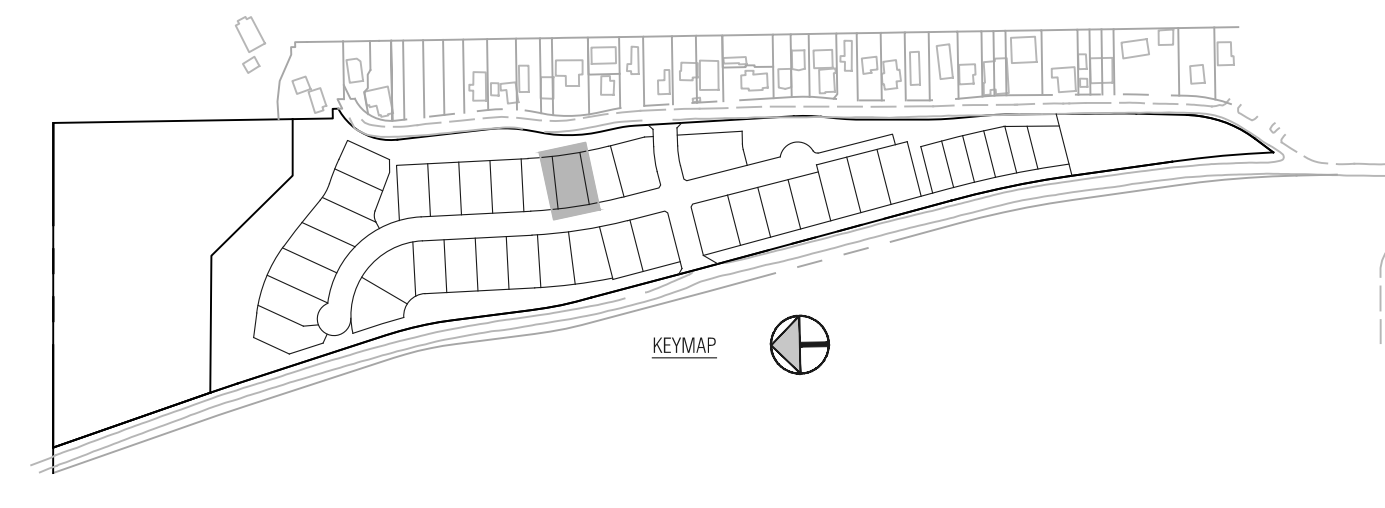
- TW TOP OF WALL
- BW BOTTOM OF WALL
- GB GRADE BREAK
- EX EXISTING
- LP LOW POINT
- HP HIGH POINT
- PROPOSED SPOT ELEVATION
- DRAINAGE SWALE
- FLOW ARROW
- SEDIMENT CONTROL FENCE
- PROPOSED MAJOR/MINOR CONTOUR
- EXISTING MAJOR/MINOR CONTOUR
- EROSION LOSS
- ASPHALT DRIVEWAY & AUTOCOURT
- NORTH AMERICAN GREEN SC-250B EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE
- FLAGNOTE
- EX CURB STOP
- POSSIBLE ELECTRIC SERVICE
- POSSIBLE GAS SERVICE
- POSSIBLE WATER SERVICE
- POSSIBLE SEWER SERVICE
- FOUNDATION DRAIN
- DOWNSPOUT & STORM DRAIN WITH SEE
- BOULDER WALL

Point Table

Point #	Desc.	Elev.	North	East
1426	Driveway	7840.07	3919.79	5488.10
1427	Driveway	7840.24	3918.52	5492.32
1428	Driveway	7842.77	3925.75	5532.25
1429	Driveway	7842.77	3908.04	5535.46
1430	Driveway	7839.67	3900.71	5495.01
1431	Driveway	7839.32	3898.03	5491.39
1432	House Corner	0.00	3939.79	5531.23
1433	House Corner	0.00	3948.70	5580.43
1434	House Corner	0.00	3914.80	5584.03
1435	House Corner	0.00	3906.07	5535.81

- NOTES:**
- 1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, L.L.C., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.
 - 2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PLD. AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.
 - 3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.
 - 4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.
 - 5) LOT AREA: 6.823 SF ±
DISTURBANCE AREA: 6.823 SF ±
 - 6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
 - 7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

- FLAGNOTES:**
- 1) MATCH TO BACK OF EXISTING CURB.
 - 2) PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRIP ALL TOPSOIL. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL FOR THE SITE AND UNDER THE BUILDING AND DRIVEWAY TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ANY FILL SHOULD BE BENCHED HORIZONTALLY INTO THE PORTIONS OF THE HILLSIDE EXCEEDING 20% GRADE.
 - 3) PROVIDE DRAINAGE SWALE. LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN, WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
 - 4) WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.
 - 5) SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
 - 6) GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING. WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
 - 7) INSTALL BOULDER WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
 - 8) LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER PIPE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
 - 9) APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE & INSTALL PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
 - 10) LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS.
 - 11) EROSION LOSS PER DETAIL ON SHEET C2.
 - 12) PROVIDE SHALLOW SWALE TO ENABLE DRAINAGE TO DRAIN AND EXIT WINDOW WELL.
 - 13) FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT. SEE DETAIL ON SHEET C2.
 - 14) EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.
 - 15) INSTALL VEHICLE TRACKING PAD. SEE DETAIL ON SHEET C2. AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
 - 16) SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.
 - 17) INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.

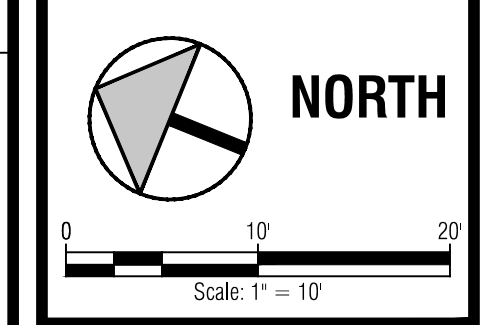


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Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes": SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal
NOT FOR CONSTRUCTION
Review

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



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

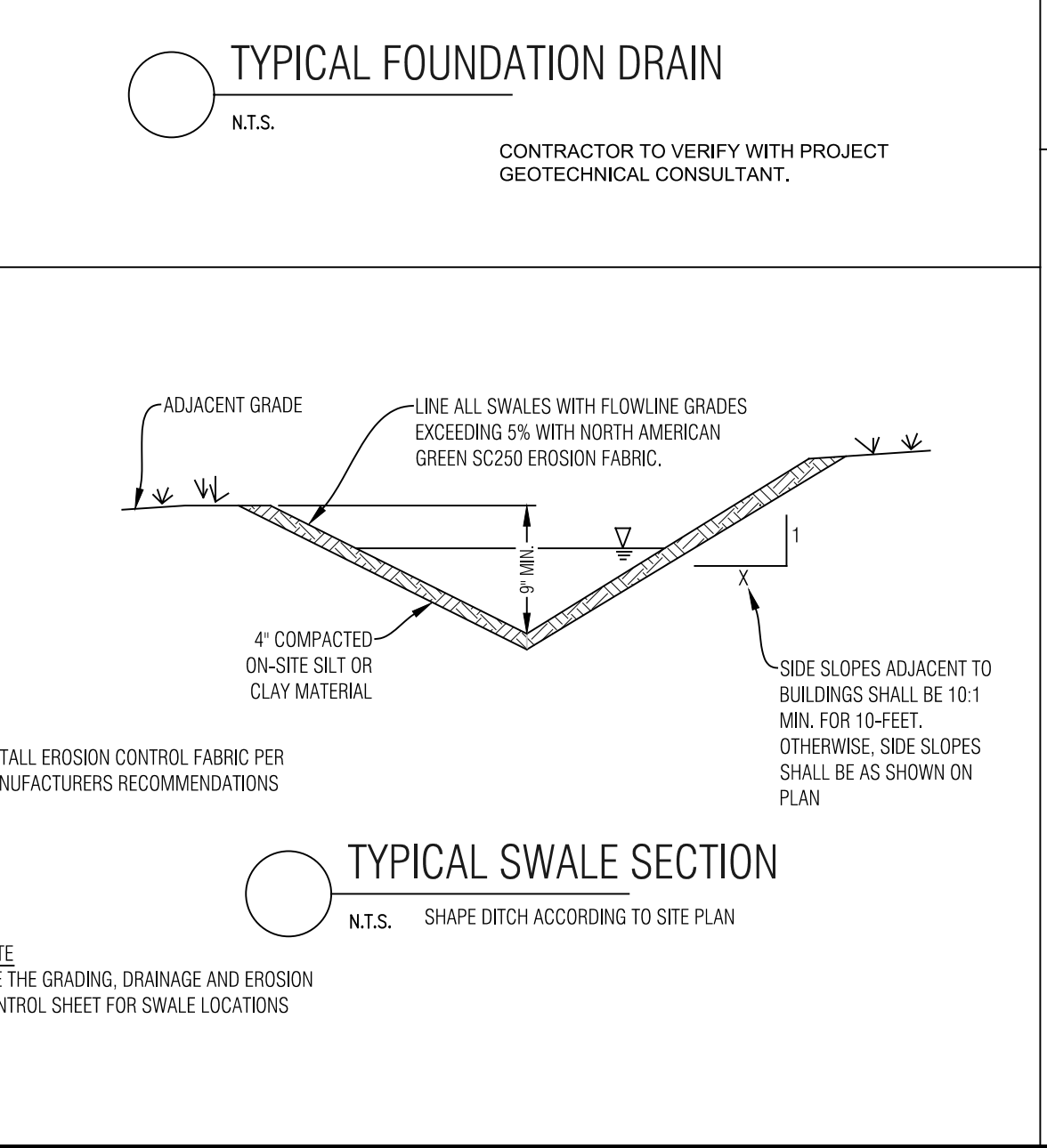
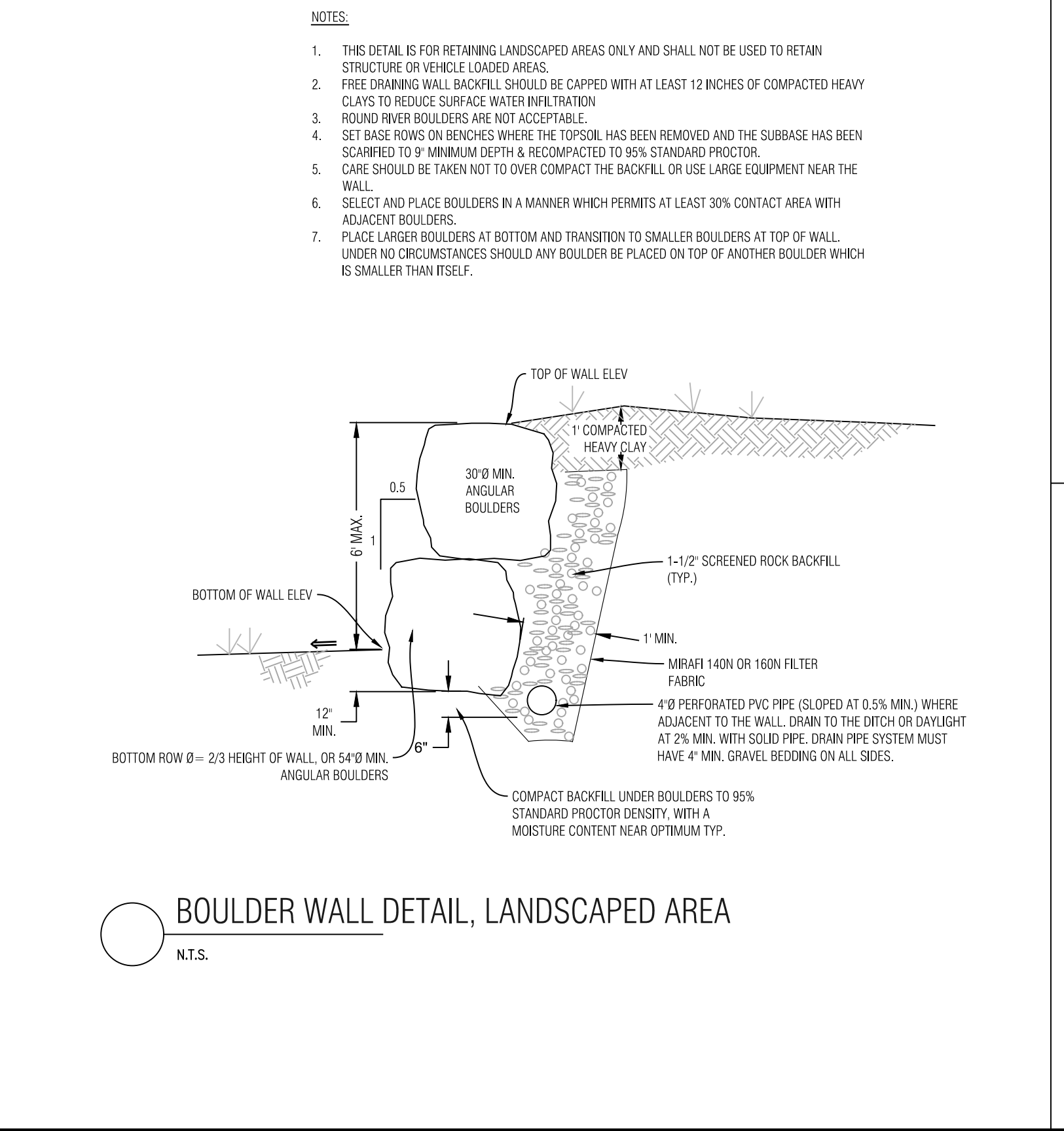
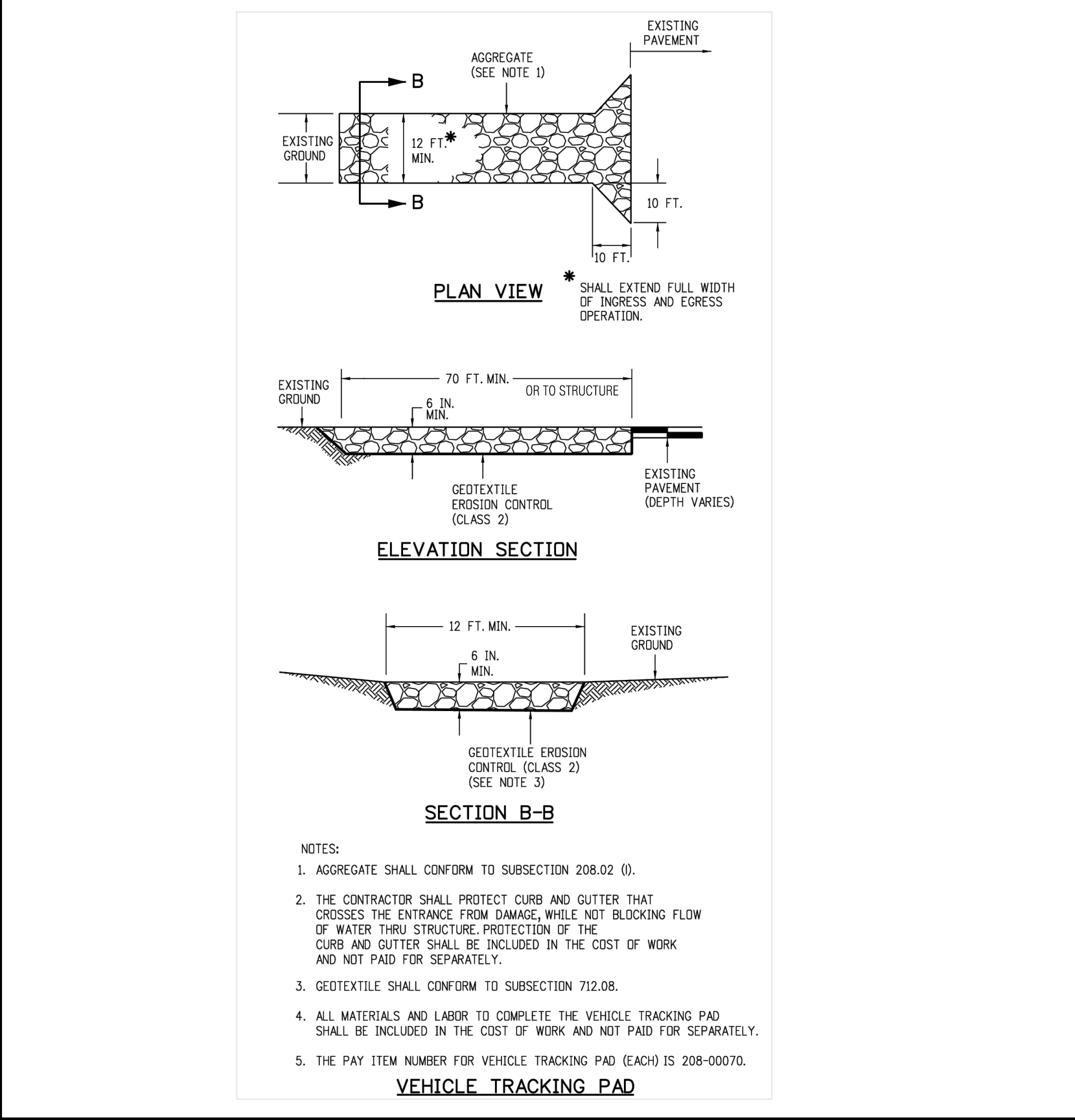
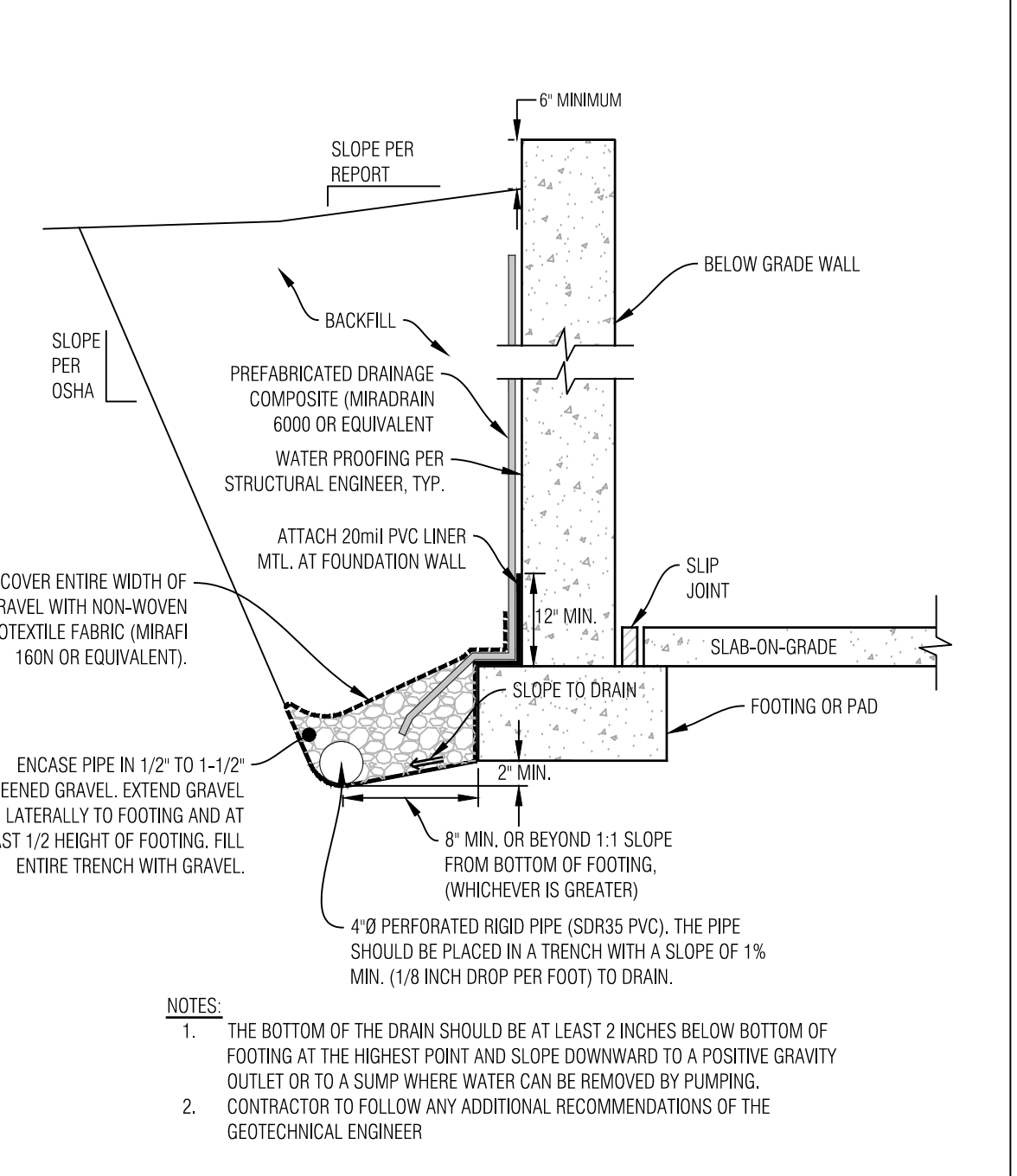
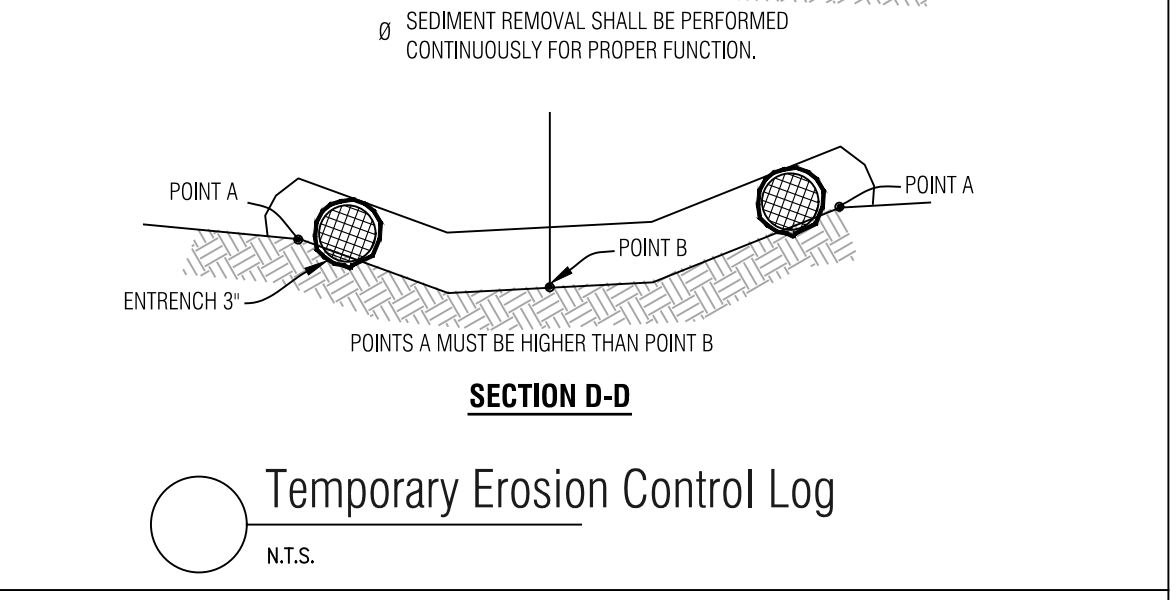
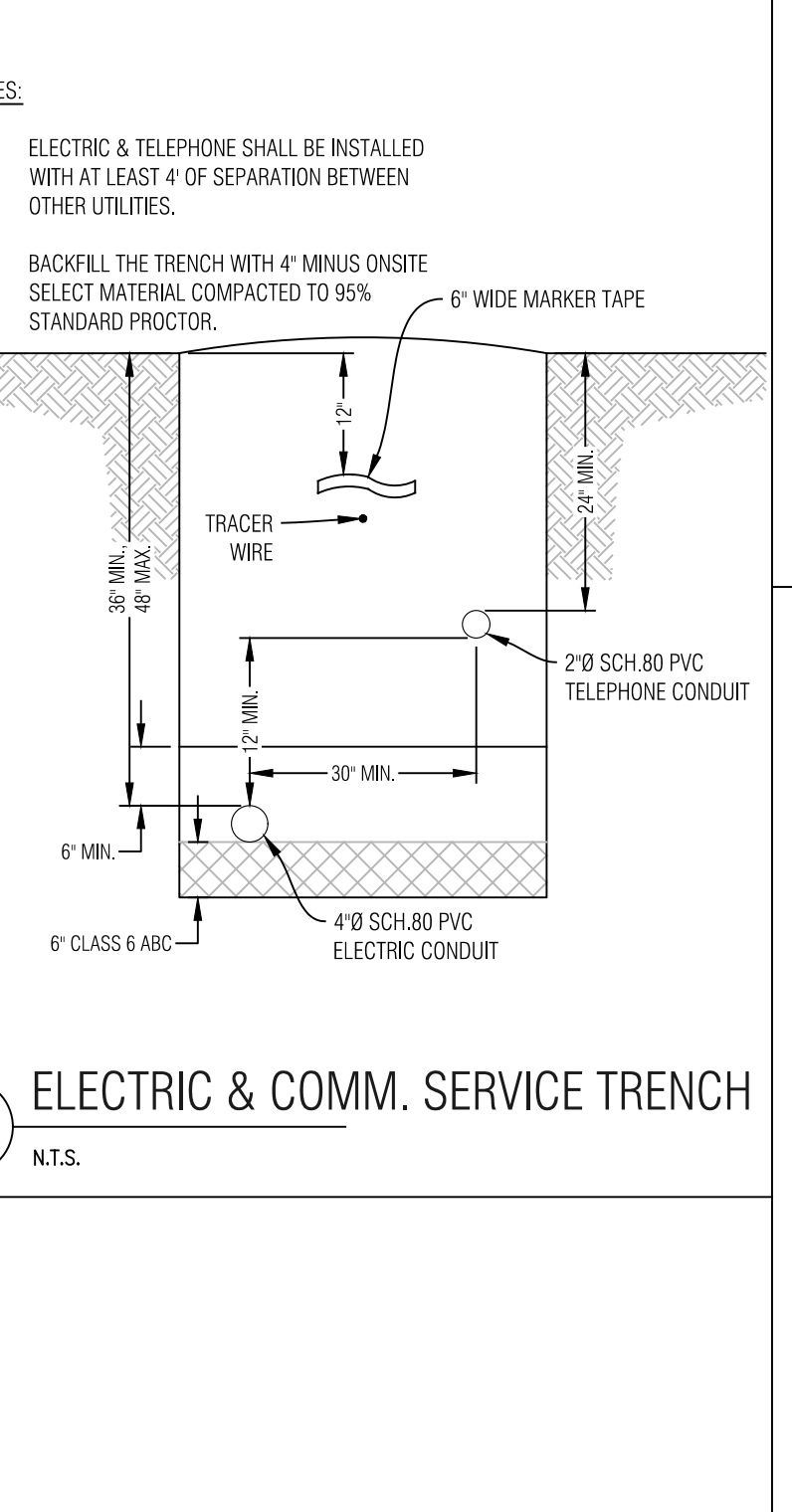
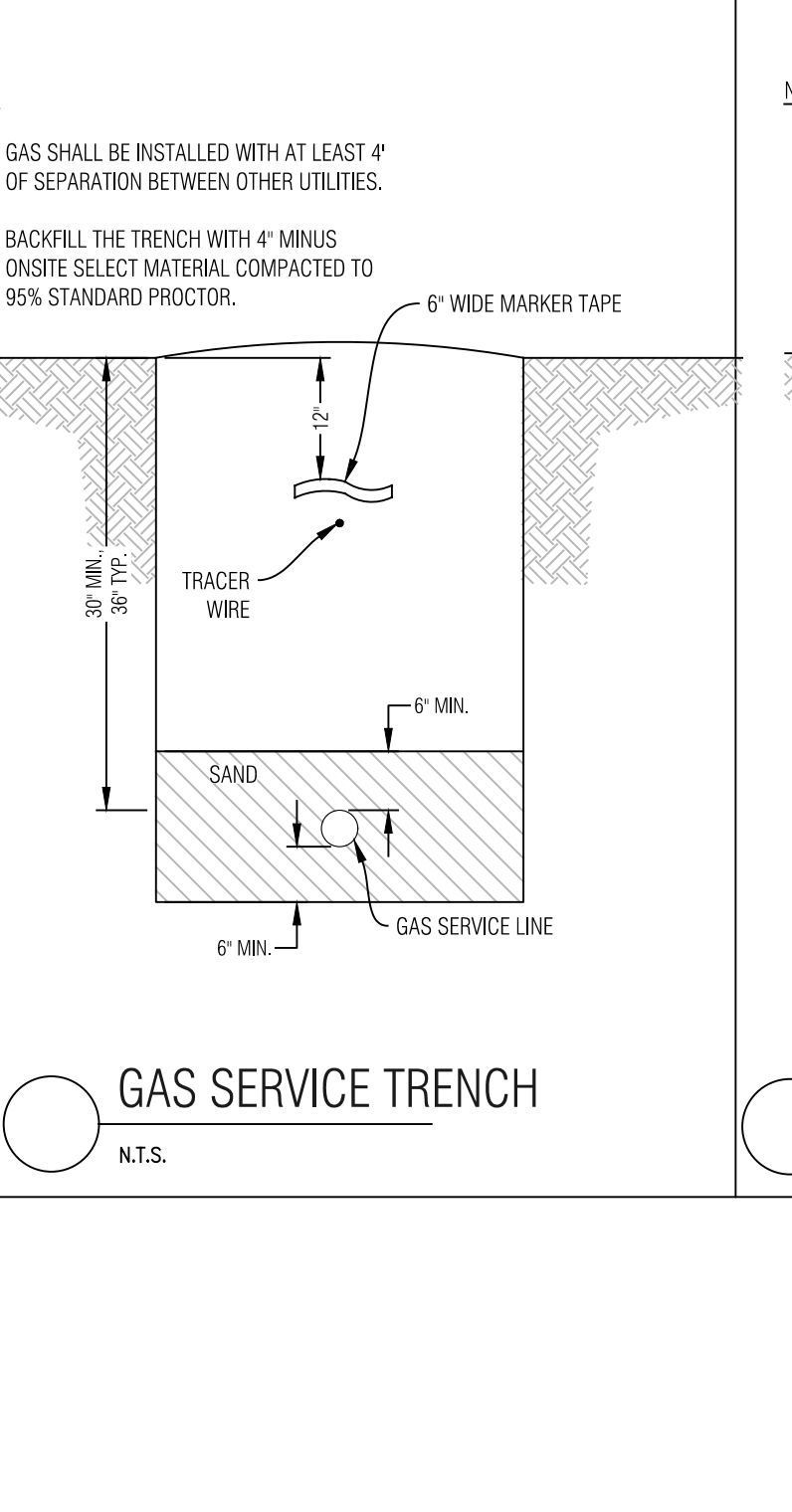
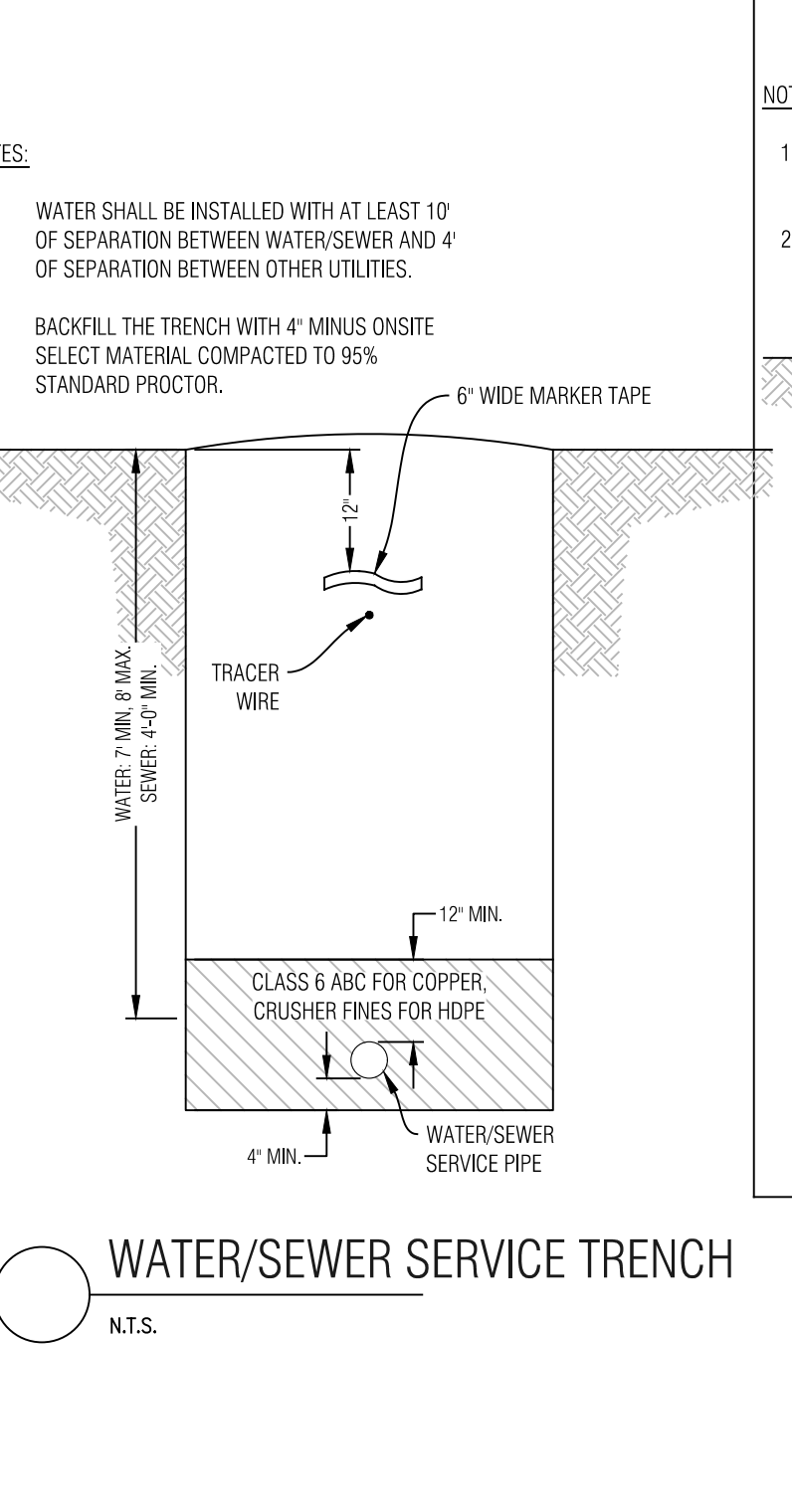
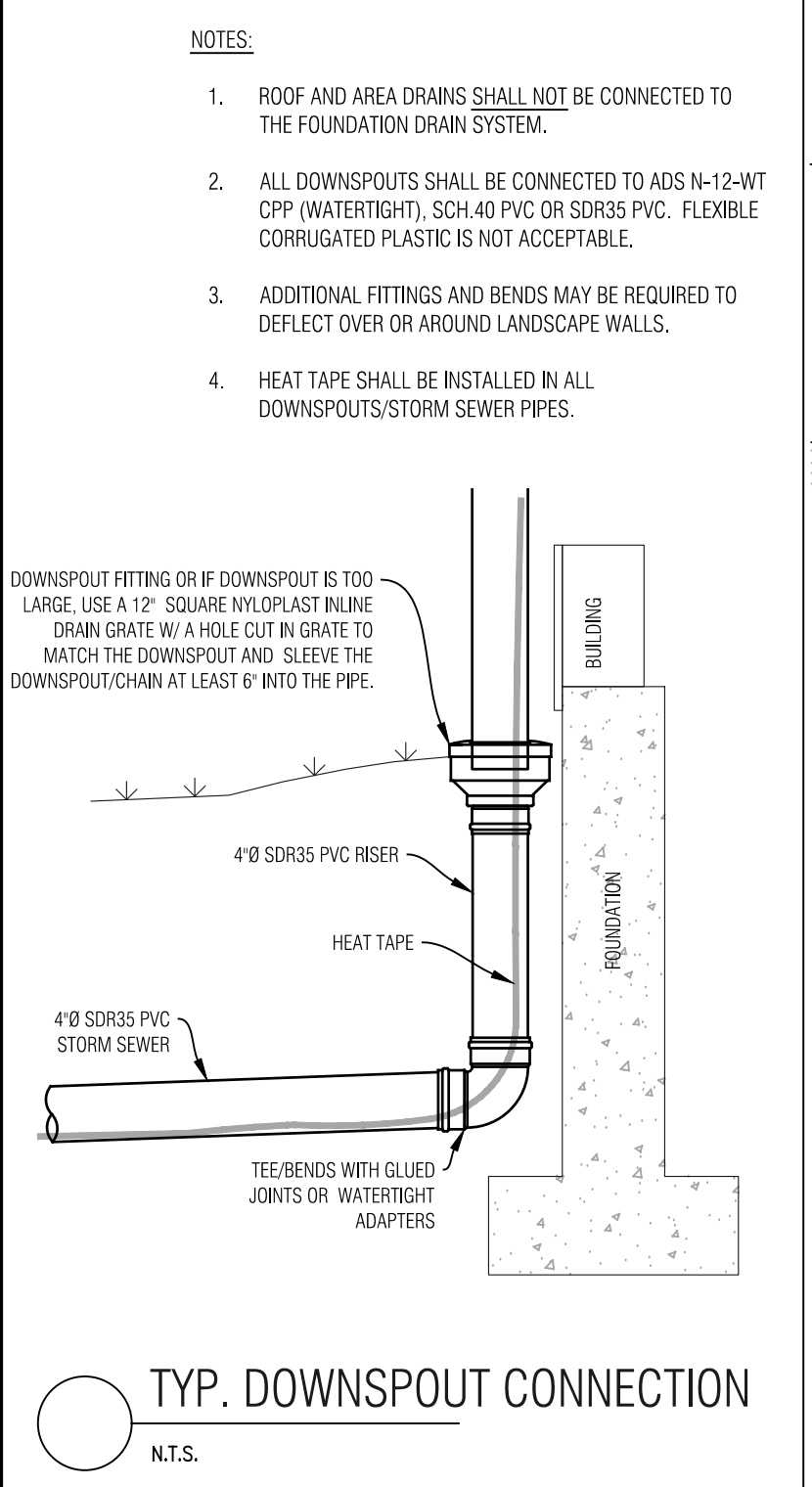
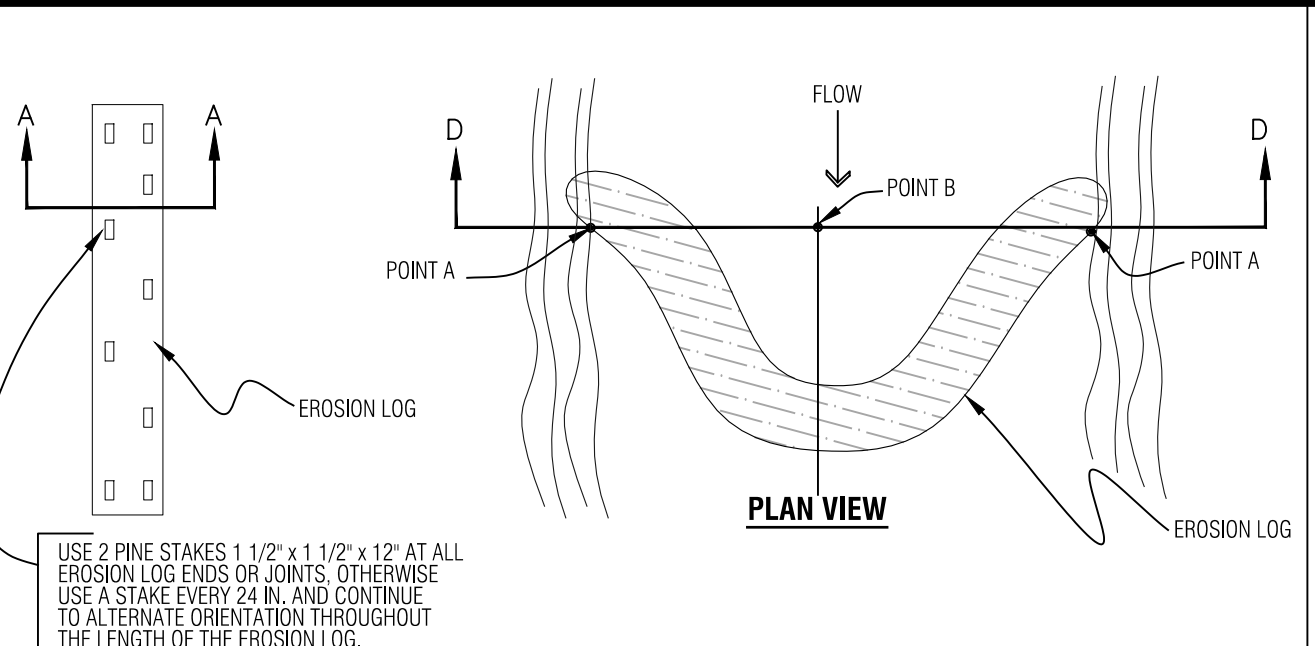
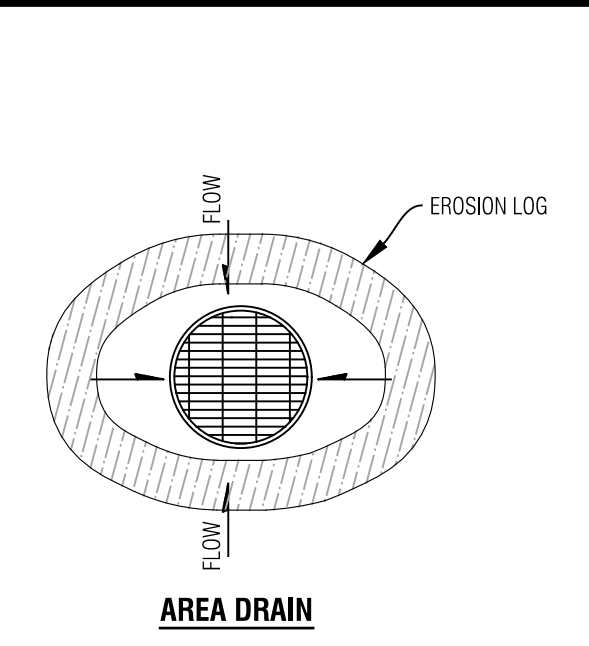
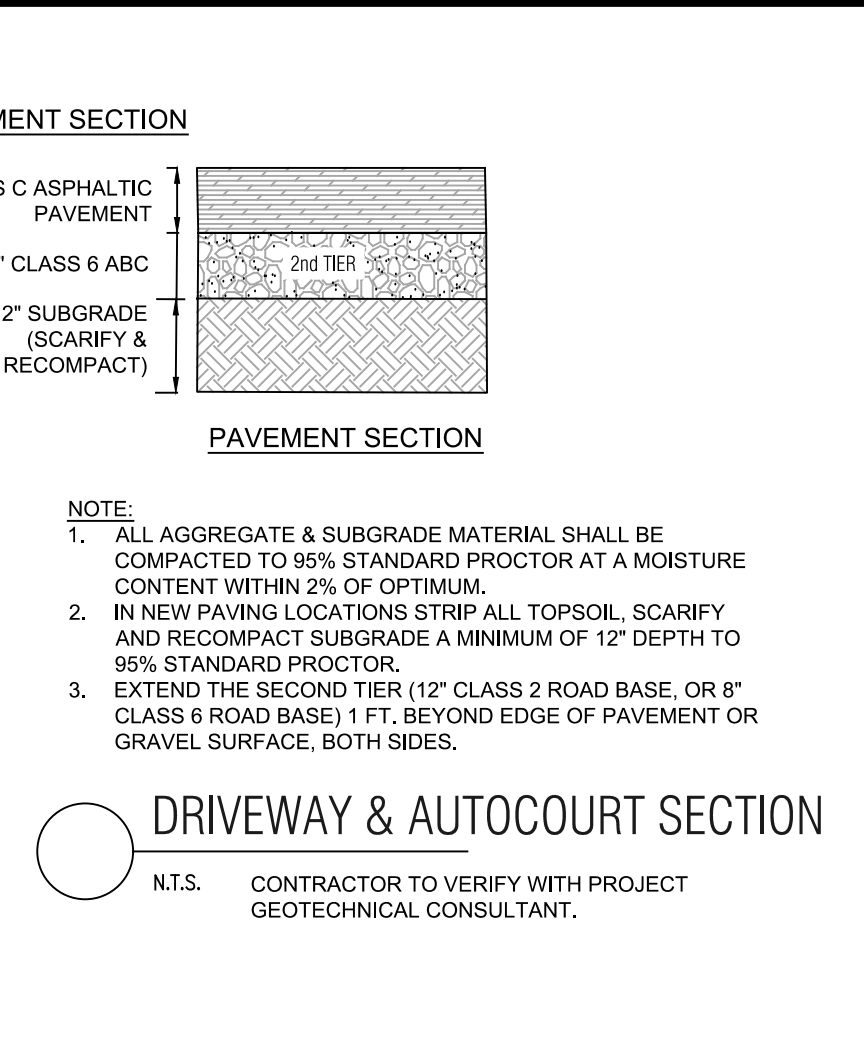
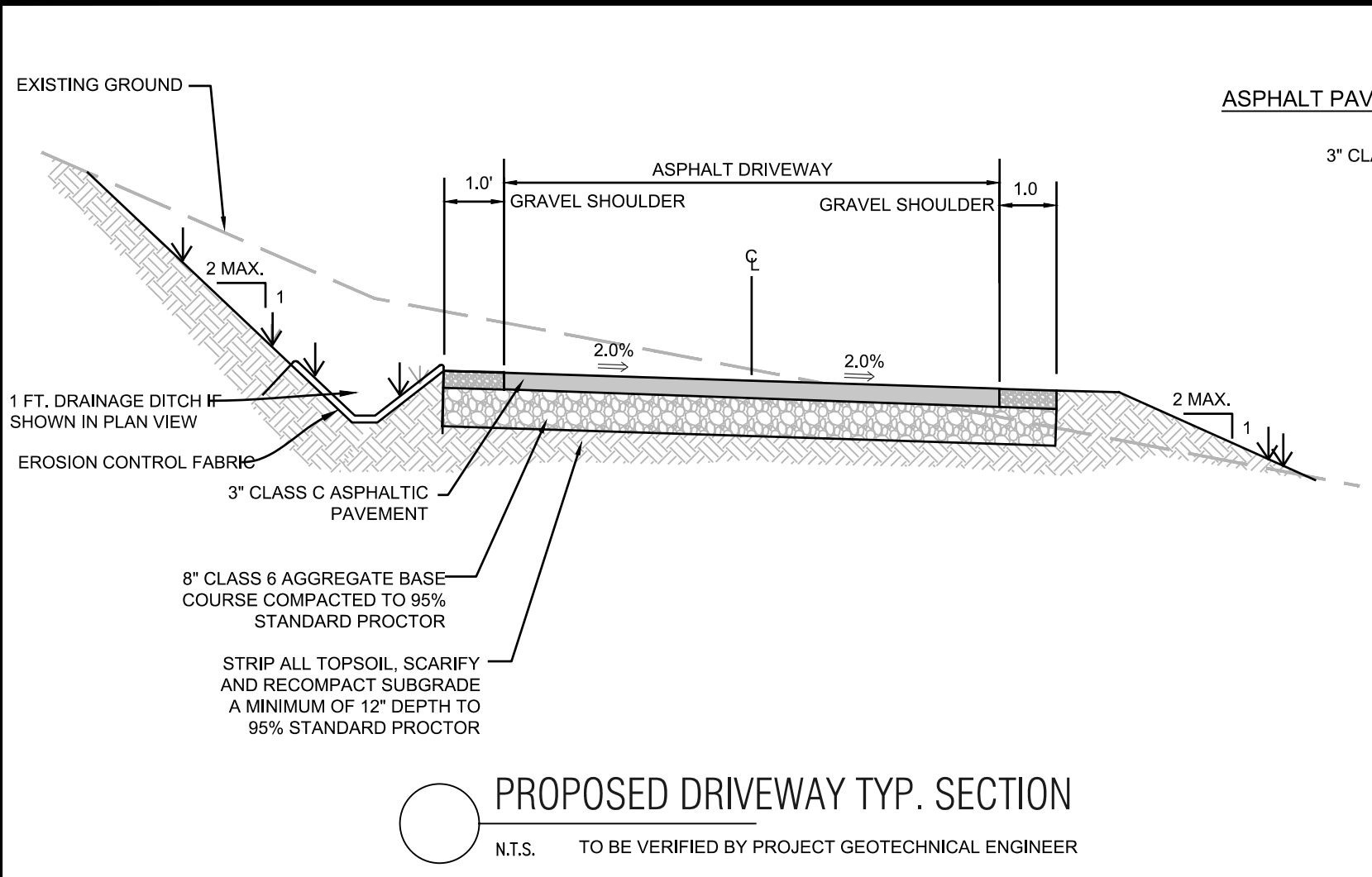
TOWN OF MINTURN, COLORADO
Lot 13, Minturn North P.U.D.
Site, Grading and Drainage Plan
DRB Review 4/1/26

No.	Date	Revision	By
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PROJECT NO. 23095
Designer: **PAH**
Checker: **BUJ**
Date: **1/24/26**

Sheet **C1**

File Name: lot 13 sp-01.dwg



GENERAL NOTES:

- ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE DESIGN GUIDELINES AND TOWN OF MINTURN AND BE SUBJECT TO OBSERVATION BY THE TOWN AND THE PROJECT ENGINEER. IN THE EVENT OF CONFLICT PUD GUIDELINES SUPERCEDE TOWN.
- THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS, AS SUCH BOUNDARIES UNLIMITED INC. MAKES NO WARRANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
- ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE. NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO.
- COMPACTION MUST BE OBTAINED AND COMPACTION RESULTS SUBMITTED TO THE COUNTY AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO 95% STANDARD PROCTOR DENSITY FOR ALL ROADWAY AND DRIVEWAY SUBGRADE CONSTRUCTION AND TRENCH BACKFILL UNDER THE SAME, & 90% STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS, UNLESS NOTED OTHERWISE OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SOILS REPORT FOR STRUCTURAL FOUNDATION AND SITE GRADING RECOMMENDATIONS. IT IS RECOMMENDED ON-SITE OBSERVATION OF EXCAVATIONS AND FOUNDATION BEARING STRATA AND TESTING OF STRUCTURAL FILL BE PERFORMED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & PROVIDE LESS EFFECTIVE, PERIODIC MAINTENANCE. AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS. BUILDING FOUNDATION WALL HEIGHT TO BE A MINIMUM OF 6" ABOVE FINISH GROUND AT EXTERIOR WALL.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
- ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE TOWN OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSIDERED AS A GUARANTEE OR WARRANTY BY THE TOWN OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
- THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
- DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
- HORIZONTAL & VERTICAL INFORMATION FOR EXISTING PROPERTY LINES, TOPOGRAPHY, ROADWAY, UTILITIES & DRAINAGE STRUCTURES WERE TAKEN FROM THE DESIGN DRAWINGS FOR THE MINTURN NORTH PUD. ALSO SEE LANDSCAPE, ARCHITECTURAL AND STRUCTURAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
- IN NON HARDSCAPE AREAS, GRADE AT A MINIMUM OF 12" IN THE FIRST 5 FEET AWAY FROM THE STRUCTURE, OR AS DIRECTED BY THE GEOTECHNICAL STUDY. EXTERIOR BACKFILL SHOULD BE ADJUSTED TO NEAR OPTIMUM MOISTURE AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN PAVEMENT AREAS AND TO AT LEAST 90% OF THE MAXIMUM STANDARD PROCTOR DENSITY IN LANDSCAPE AREAS. SEE & FOLLOW RECOMMENDATIONS OF THE GEOTECHNICAL SUBSOIL STUDY BY KUMAR & ASSOCIATES, INC. DATED _____ JOB NO. _____
- ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
- FOUNDATION AND RETAINING WALL DESIGNS TO BE OBTAINED FROM, OR VERIFIED BY THE PROJECT STRUCTURAL OR GEOTECHNICAL ENGINEER.
- THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
- THE SURVEYOR RESPONSIBLE FOR STAKING THE FOUNDATION OF THE HOUSE IS RESPONSIBLE TO MAKE SURE HE HAS THE LATEST SITE, FOUNDATION & ARCHITECTURAL PLANS AVAILABLE, ALONG WITH ANY UPDATED LOTLINE, SETBACK & EASEMENT INFORMATION.
- INSTALL ROOF GUTTERS AND DOWNSPOUTS THAT DISCHARGE WELL BEYOND THE LIMITS OF ALL BACKFILL. CONFIRM DOWNSPOUT DRAINAGE HAS GOOD POSITIVE GRADE RUNNING AWAY FROM THE HOUSE. STORM DRAIN PIPES TO BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, DOWNSPOUTS, AREA DRAINS, TRENCH DRAINS, STORM DRAIN PIPES AND GRATED STRUCTURES.
- LANDSCAPING WHICH REQUIRES REGULAR HEAVY IRRIGATION SUCH AS SOD, AND LAWN SPRINKLER HEADS SHOULD BE LOCATED AT LEAST 10 FEET FROM FOUNDATION WALLS.
- ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED.
- FINISH GRADE & SPOT ELEVATIONS AT THE EXTERIOR OF THE STRUCTURE ASSUME THAT THE FOUNDATION WALLS EXTEND ABOVE THE BUILDING FINISH FLOOR & HANGER FLOOR JOISTS ARE USED. EXTERIOR GRADE TO BE A MINIMUM OF 6" BELOW TOP OF FOUNDATION WALL. THE FOUNDATION WALL HEIGHT MAY NEED TO BE EXTENDED IN ORDER TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
- INSTALL DEEP & SHALLOW UTILITY SERVICES ACCORDING TO RESPECTIVE UTILITY COMPANY OR METRO DISTRICT SPECIFICATIONS AND REGULATIONS. HORIZONTAL LOCATIONS OF SERVICE LINES ARE SUGGESTIONS ONLY. PROPOSED UTILITY SERVICES TO THE RESIDENCE MAY BE VARIED FROM THE LOCATIONS SHOWN. ALL WATER AND SEWER SERVICES SHALL BE INSTALLED PER METRO DISTRICT REGULATIONS.
- DRAINAGE PIPES CALLED OUT AS ADS SHALL BE ADVANCED DRAINAGE SYSTEMS N-12 WATER RESISTANT PIPE (ADS N-12-WY) OR ENGINEER APPROVED EQUAL. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITTING FOR CONSTRUCTION FROM THE APPROPRIATE GOVERNMENTAL ENTITIES.
- ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.

EROSION CONTROL NOTES:

- IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
- ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
- INSTALL PERMANENT EROSION FABRIC IN THE FLOW LINES OF DRAINAGE SWALES.

SEDIMENT CONTROL FENCE DETAIL

N.T.S.

Boundaries Civil Engineering Surveying & Beyond
Civil Engineering Surveying & Beyond
Calumet Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 945-5252
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Subsurface Utility Engineering (SUE)
Required Project: TBD
If "Yes": SUE Certification by:
Firm: TBD
Job #: TBD
Date: TBD

Engineer or Surveyor Seal

NOT FOR CONSTRUCTION REVIEW

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

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

TOWN OF MINTURN, COLORADO

Lot 13, Minturn North P.U.D.

Details and Notes
DRB Review 4/1/26

By:										
Checked:										
Reviewed:										
Scale:										
NO.	1	2	3	4	5	6	7	8	9	10
PROJECT NO. 23055	Sheet									
Designer: PAH	C2									
Checker: BUI										
Date: 1/24/26										

File Name: lot 13 sp-01.dwg

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

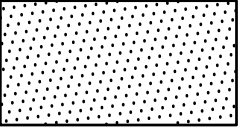
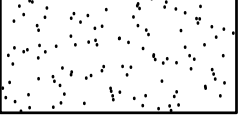
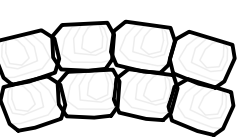
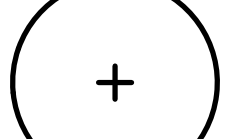
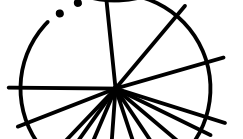
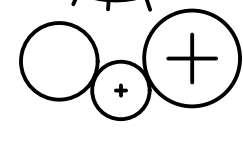
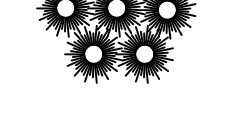
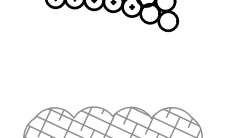

MINTURN NORTH P.U.D.
 LOT 13-LANDSCAPE PLAN
 TOWN OF MINTURN, COLORADO

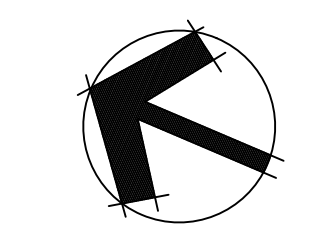
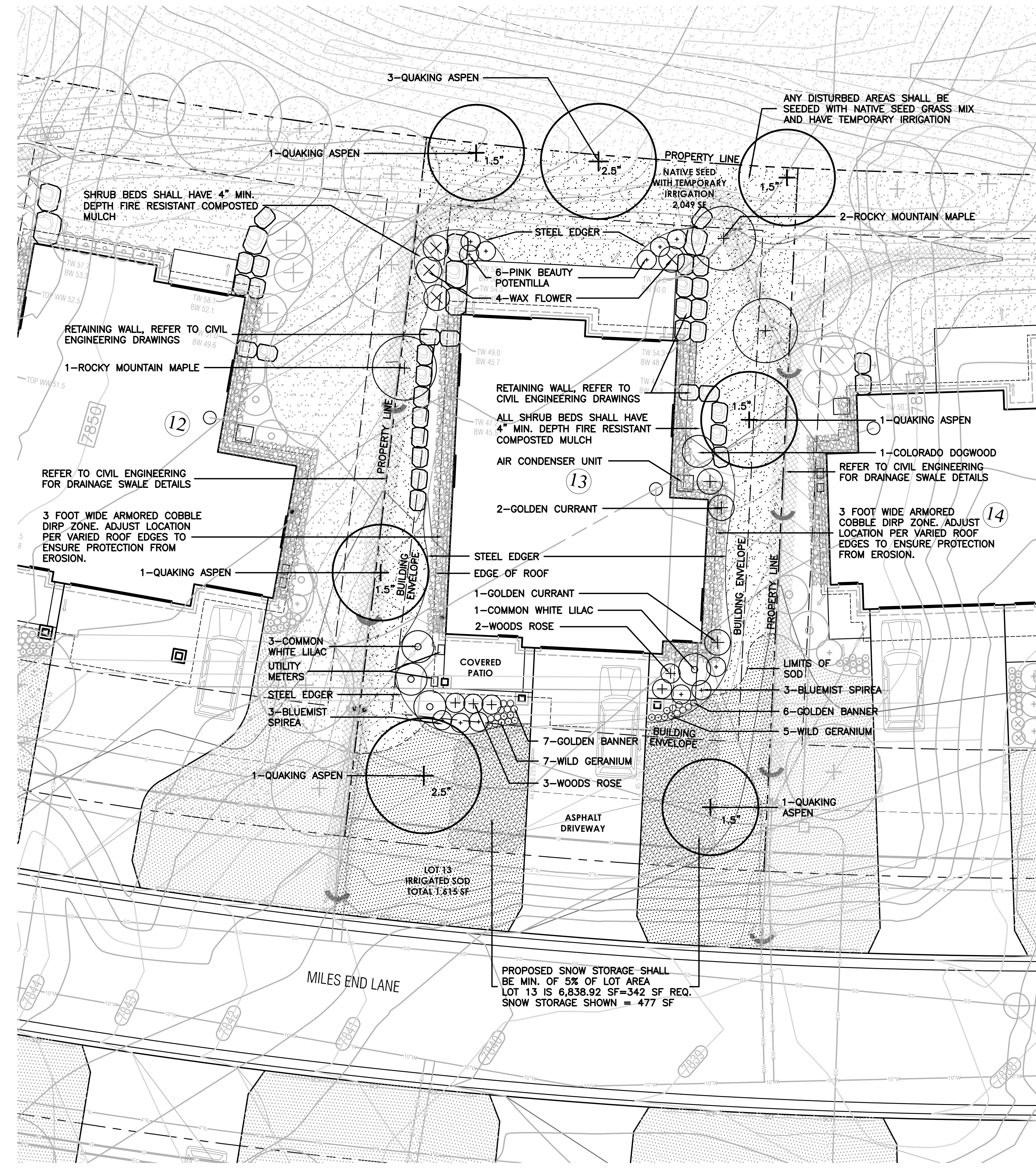
DESIGNED: TT
 DRAWN: TT
 CHECKED: RH
 DATE: February 4, 2026
 REVISIONS:
 DRB SUBMITTAL: 4.1.26

DRB SUBMITTAL

SHEET TITLE:
 PROPOSED
 LANDSCAPE PLAN
 SCALE: 1"=10'-0"
 SHEET NUMBER:
L1

LEGEND

-  IRRIGATED SOD, REFER TO L2 FOR DETAILS
-  NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
-  PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
-  PROPOSED DECIDUOUS TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED DECIDUOUS SHRUBS
-  PROPOSED ORNAMENTAL GRASSES
-  PROPOSED FLOWERING PERENNIALS
-  SNOW STORAGE AREA



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

General Notes and Specifications:

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

Revegetation Notes:

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

Fire Mitigation Recommendations:

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

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,615 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,768 SF
	Temporary Spray Irrigation For Native Seed	2,049 SF

IRRIGATION NOTES:

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

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

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

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

NOTES:

PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN 3" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

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

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

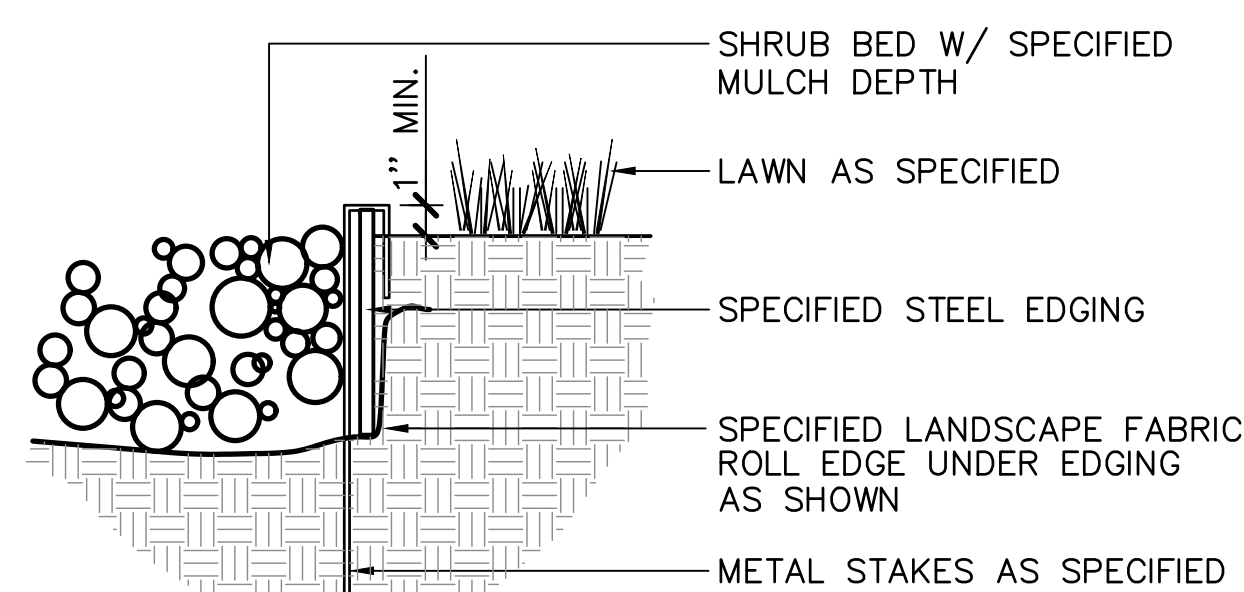
QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed

PERENNIAL FLOWERS (planted @ 12" O.C. spacing)

13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15	
12	Wild Geranium Geranium maculatum	1 & 2	Flats of 15	

DECIDUOUS SHRUBS

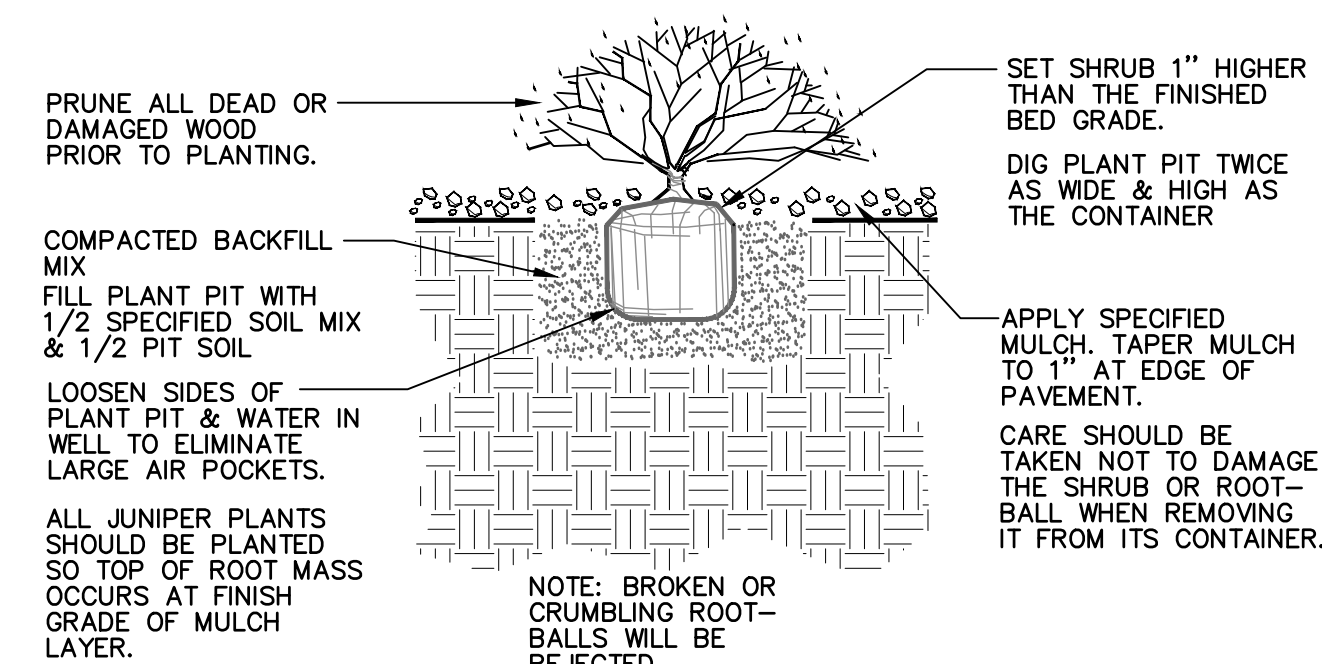
6	Bluemist Spirea Caryopteris x clandonensis 'Blue Mist'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
1	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
4	Common White Lilac Syringa vulgaris 'Alba'	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
6	Pink Beauty Potentilla Potentilla fruticosa 'Pink Beauty'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
3	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"-48" ht.
4	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
5	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.



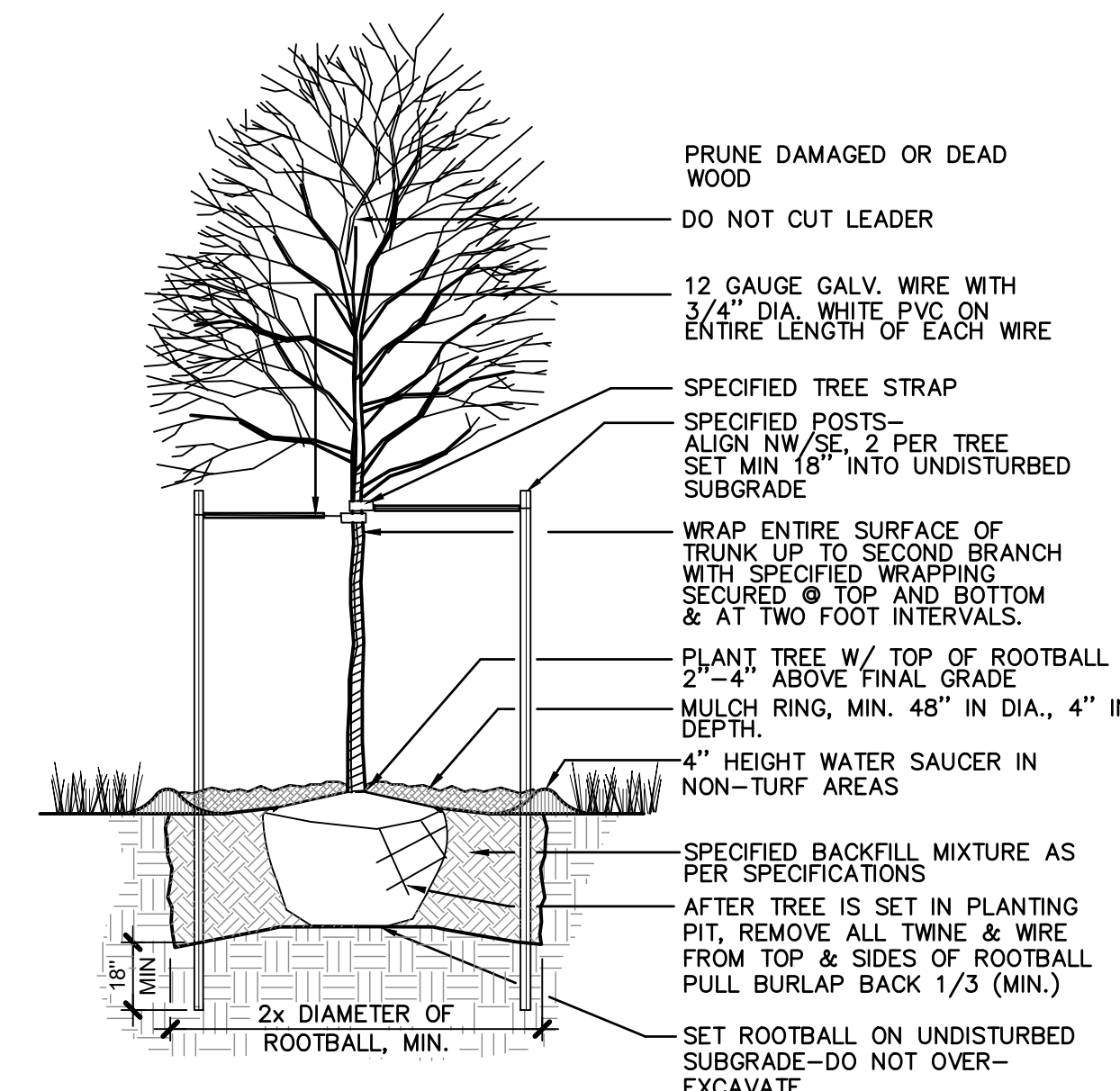
NOTES:

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

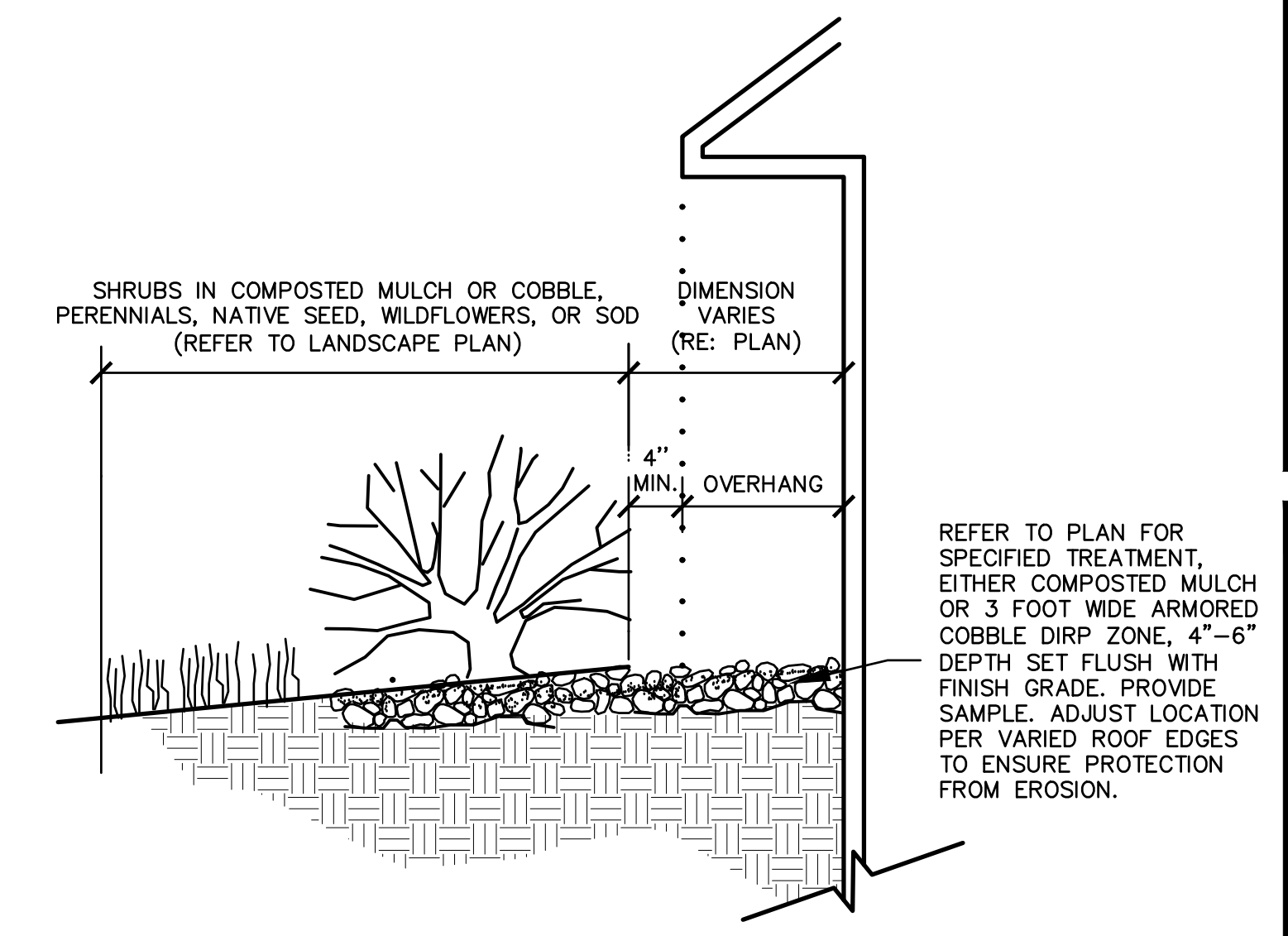
1 STEEL EDGER
L2 NOT TO SCALE



2 SHRUB PLANTING
L2 NOT TO SCALE



3 DECIDUOUS TREE PLANTING
L2 NOT TO SCALE



4 MULCH ARMORED DRIP LINE
L2 NOT TO SCALE



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

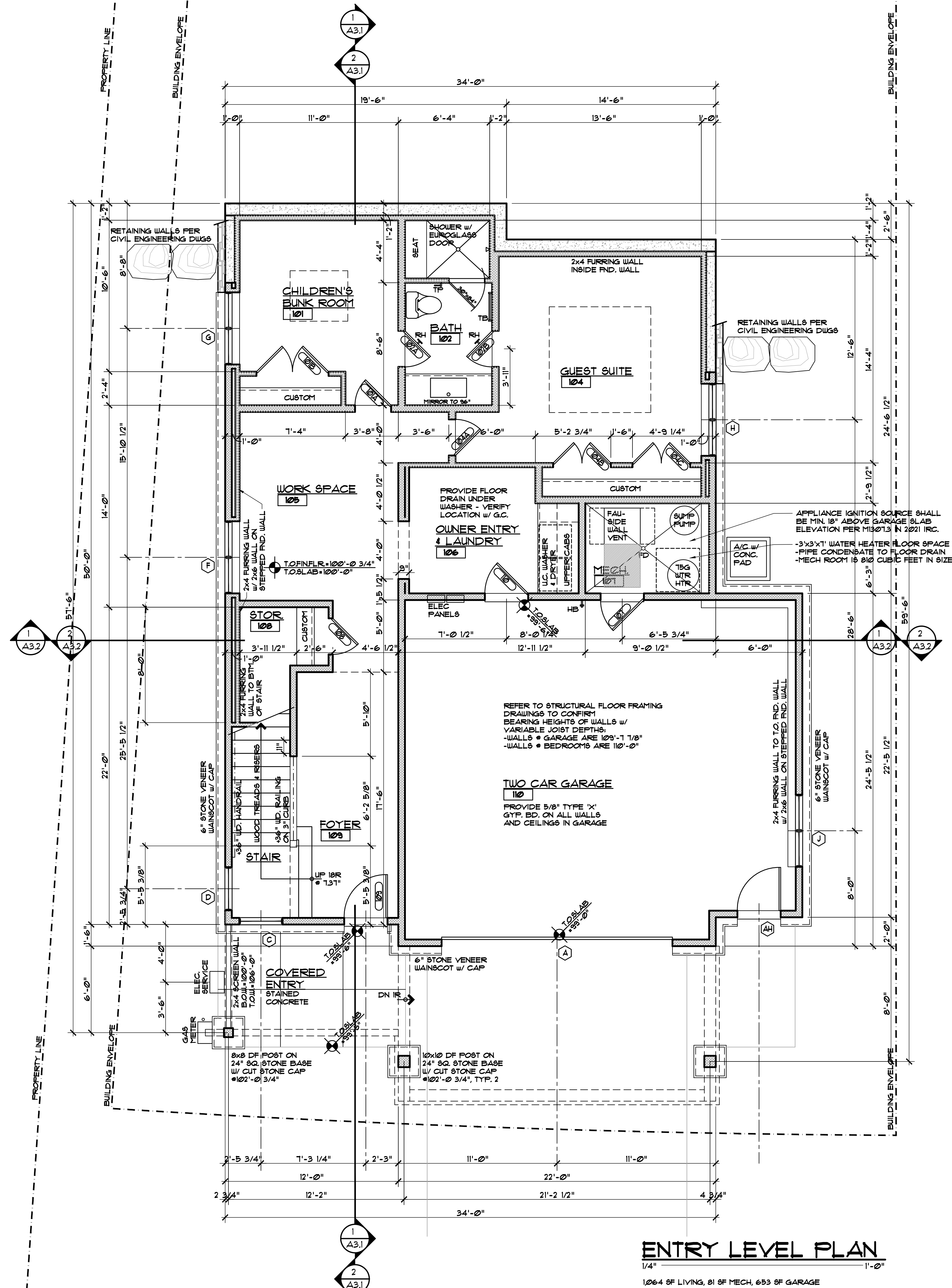
MINTURN NORTH P.U.D.
LOT 13-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 4, 2026
REVISIONS:
DRB SUBMITTAL: 4.1.26

DRB SUBMITTAL

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:

L2

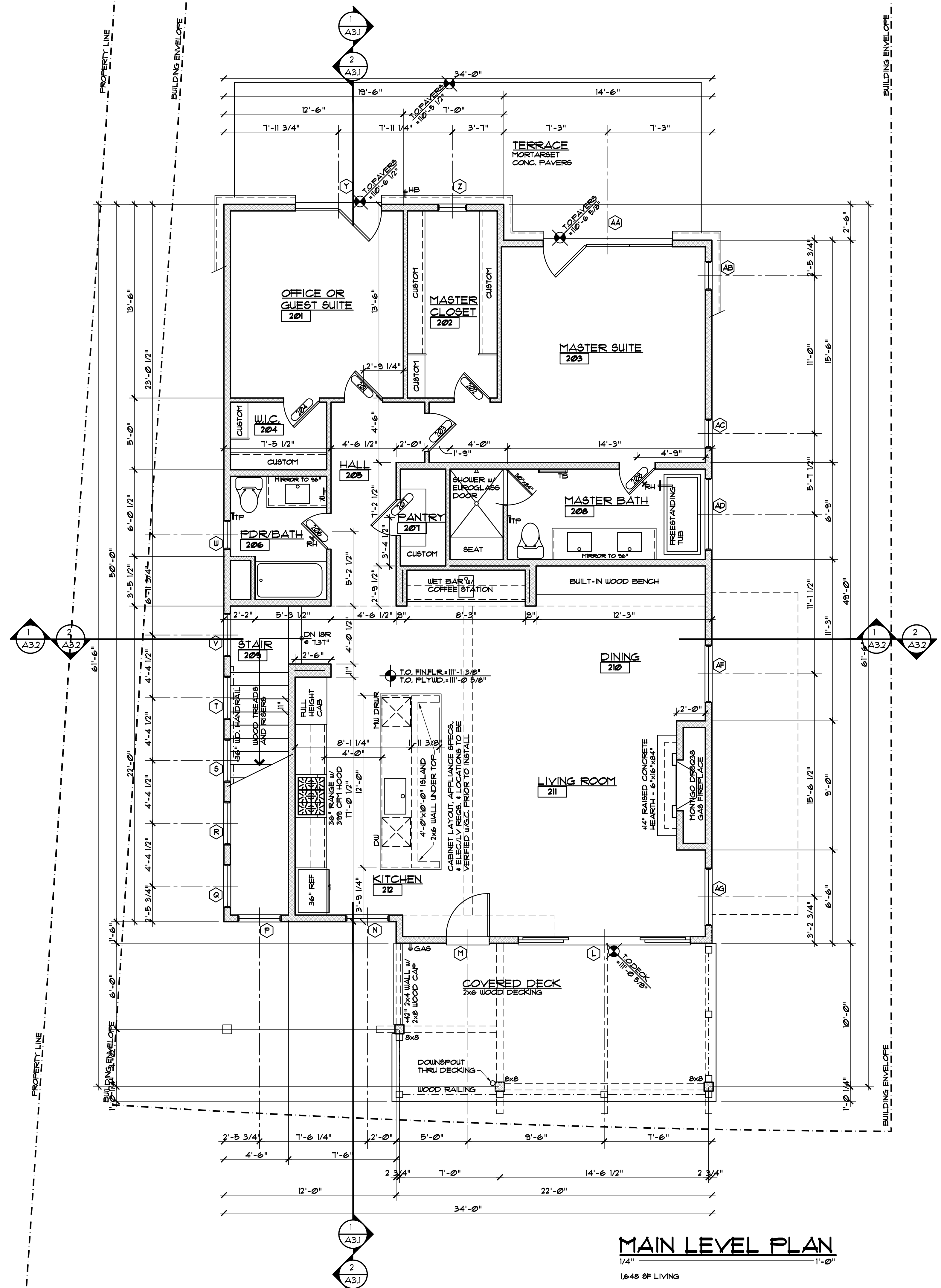


- GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
 2. TOP OF WALL HEIGHTS EQUAL TOP OF FLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
 3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
 4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
 5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
 6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL LOAD VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
 8. VERIFY ALL VENTING, DUCTWORK, SUPPLY & RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
 9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
 10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR POSTING.
 11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, UNLESS NOTED OTHERWISE.
 12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
 13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.

ENTRY LEVEL PLAN
 1/4" = 1'-0"
 1064 SF LIVING, 81 SF MECH, 653 SF GARAGE

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ISSUED #	DATE	BY	COMMENTS
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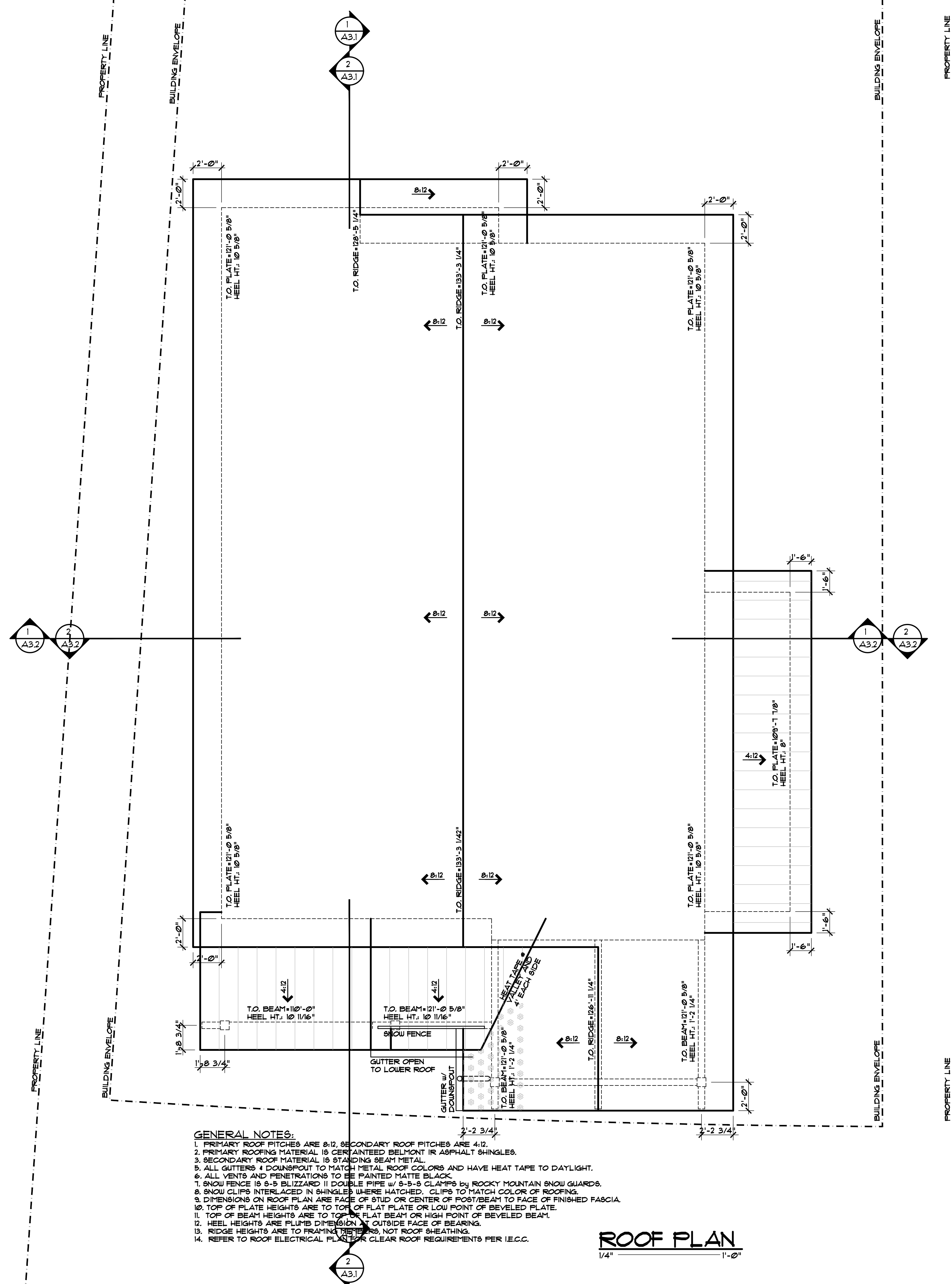


MAIN LEVEL PLAN
1/4" = 1'-0"
1648 SF LIVING

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 5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
 6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
 7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
 8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
 9. DROPPED CEILING AND SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ MEP. SUB-CONTRACTORS PRIOR TO INSTALLATION.
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ISSUED #	DATE	BY	COMMENTS
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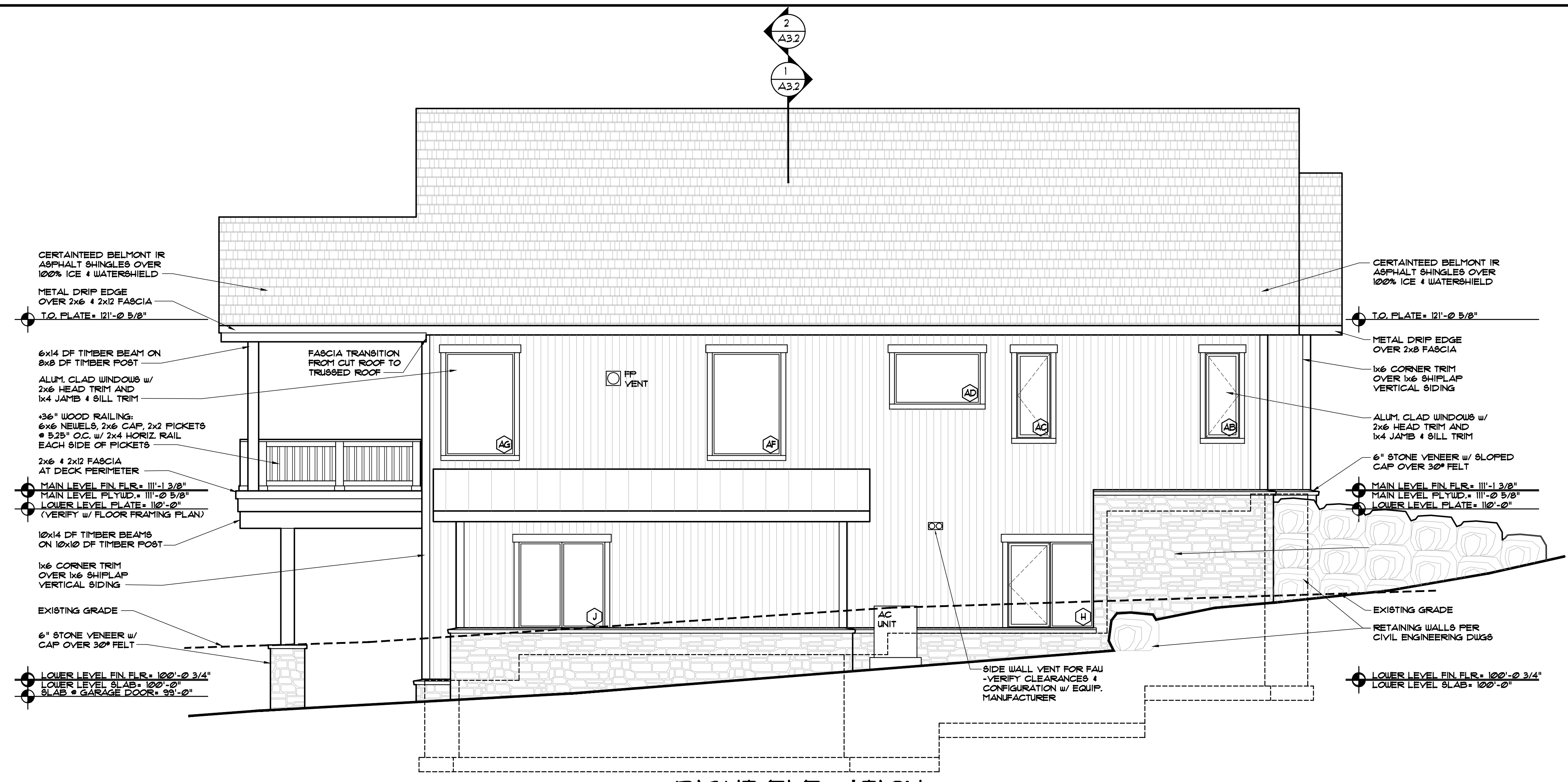


- GENERAL NOTES:**
1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 4:12.
 2. PRIMARY ROOFING MATERIAL IS CERTAINTED BELMONT IR ASPHALT SHINGLES.
 3. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL.
 4. ALL GUTTERS & DOWNSPOUTS TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
 5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTE BLACK.
 6. SNOW FENCE IS 5-5 BLIZZARD II DOUBLE PIPE w/ 5-5-6 CLAMPS BY ROCKY MOUNTAIN SNOW GUARDS.
 7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
 8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
 9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
 10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
 11. HEEL HEIGHTS ARE PLUMB DIMENSION TO OUTSIDE FACE OF BEARING.
 12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
 13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.

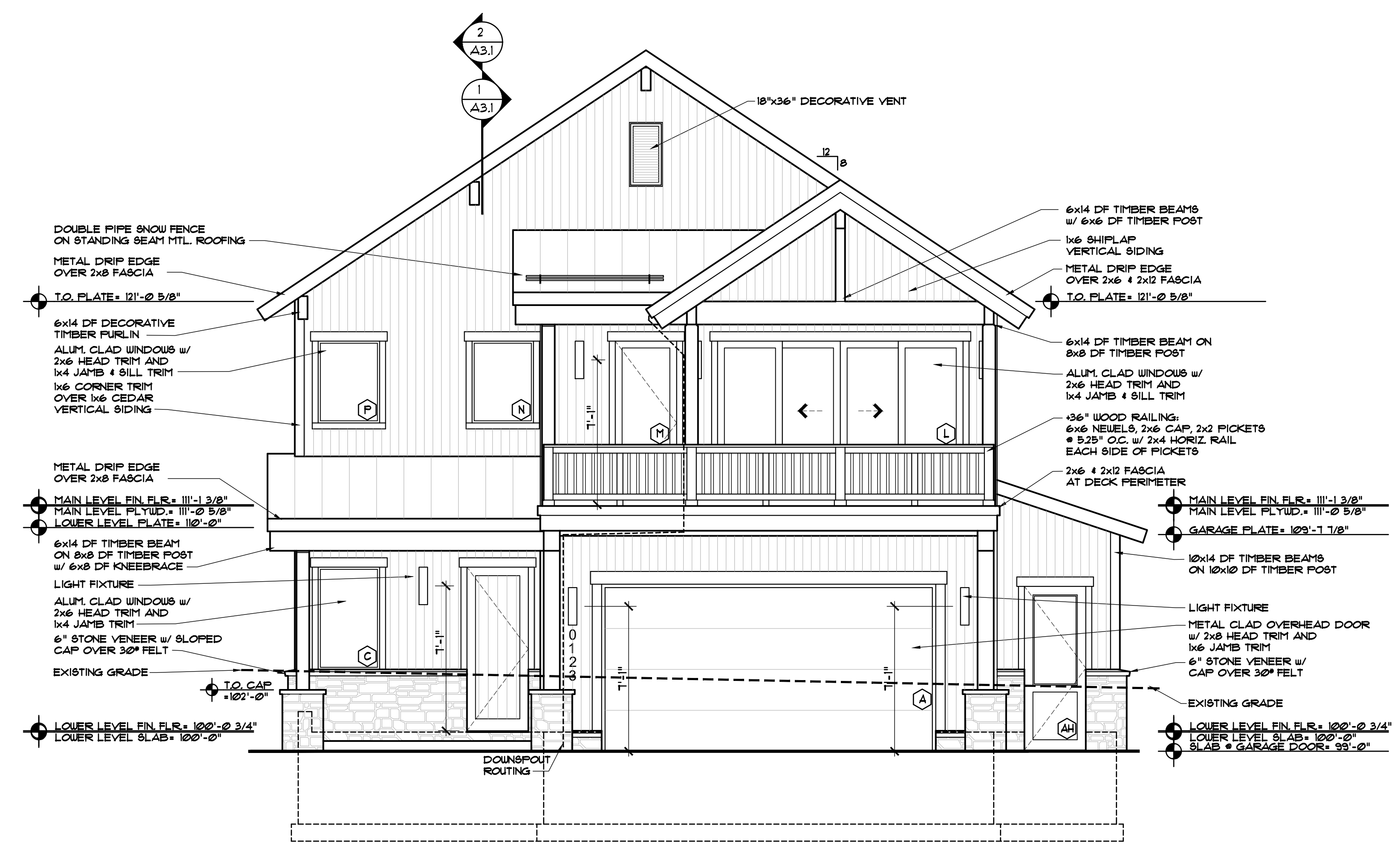
ROOF PLAN
1/4" = 1'-0"

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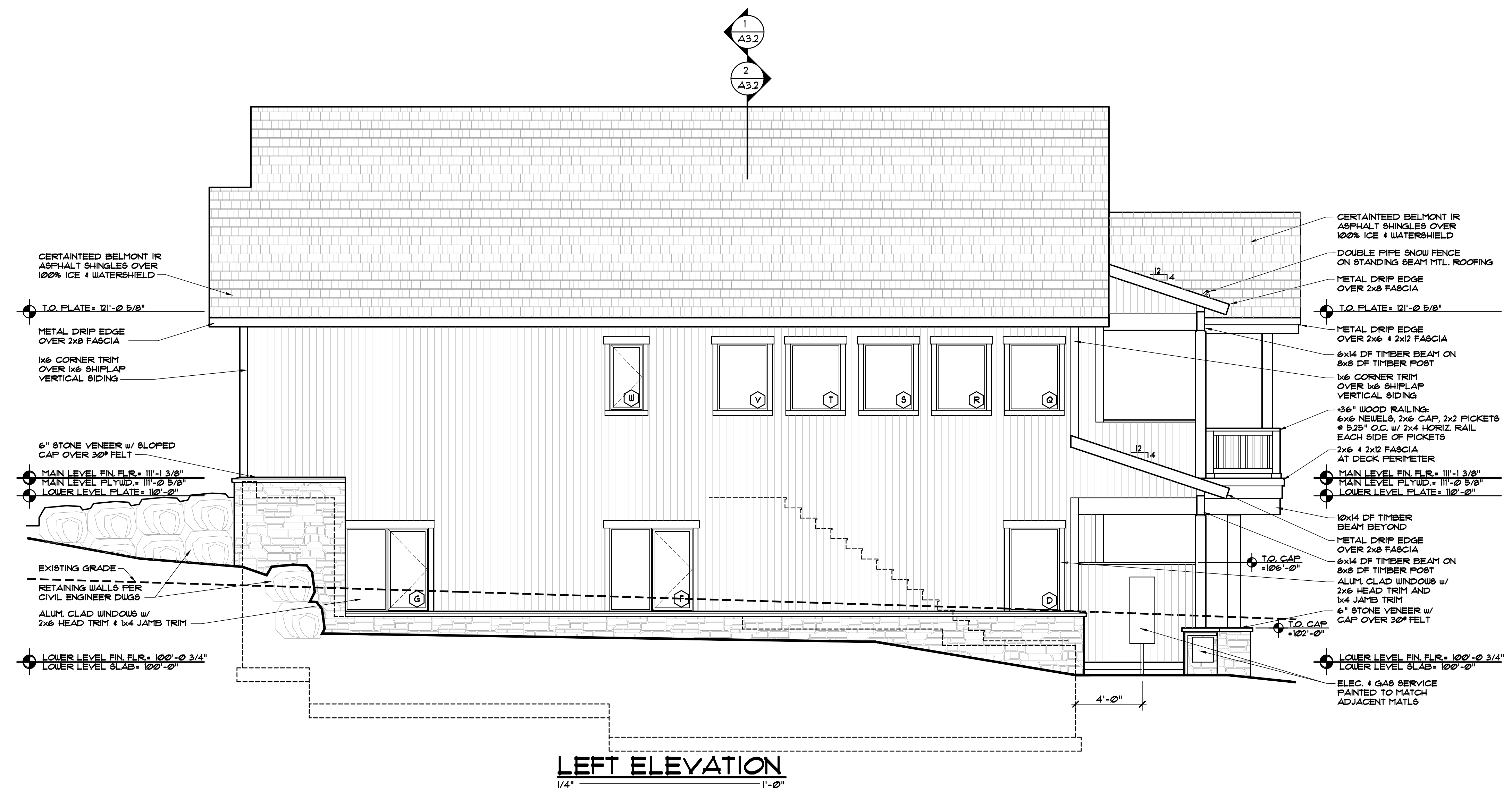
RIGHT ELEVATION
 1/4" = 1'-0"



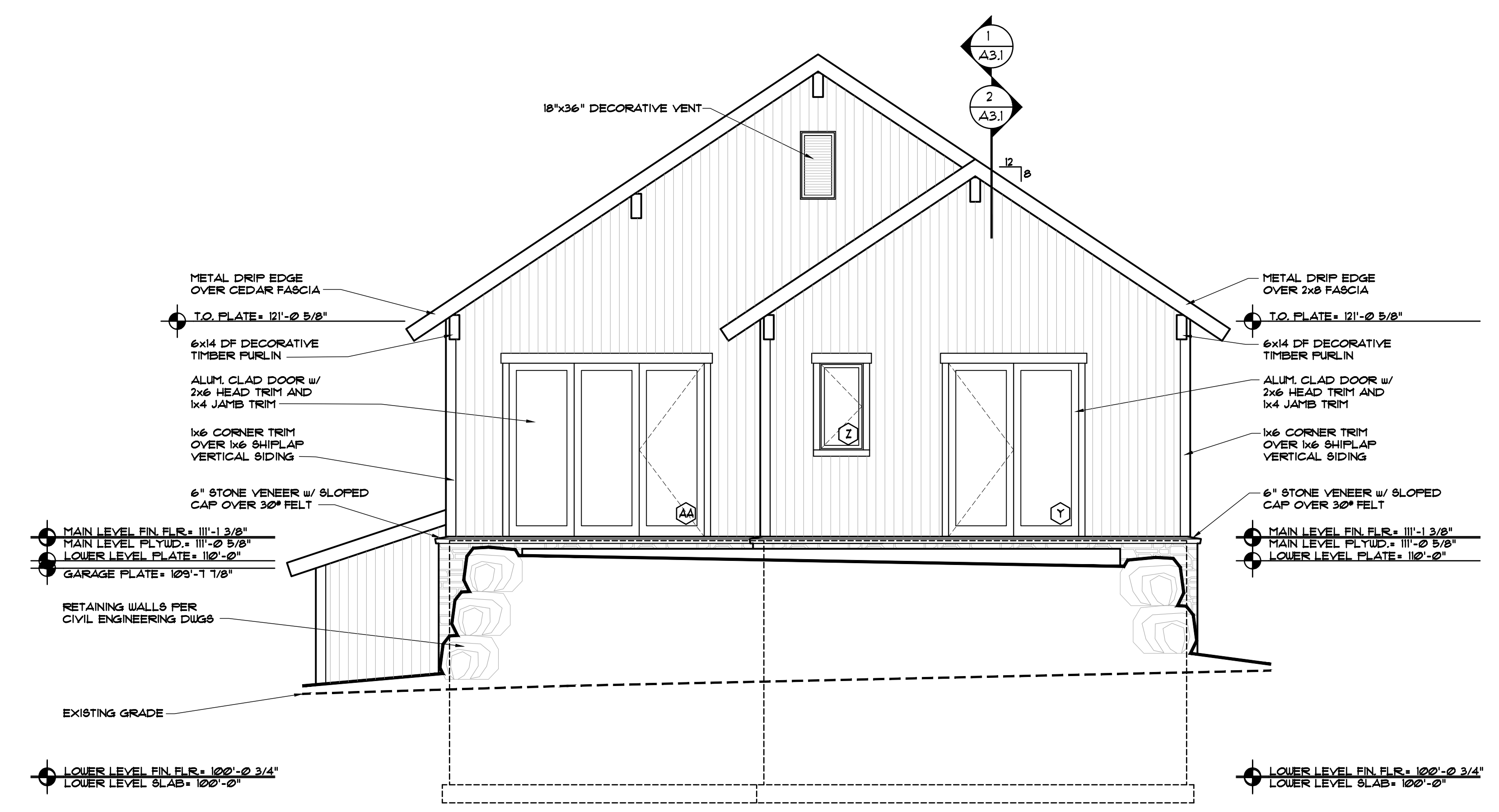
FRONT ELEVATION
 1/4" = 1'-0"

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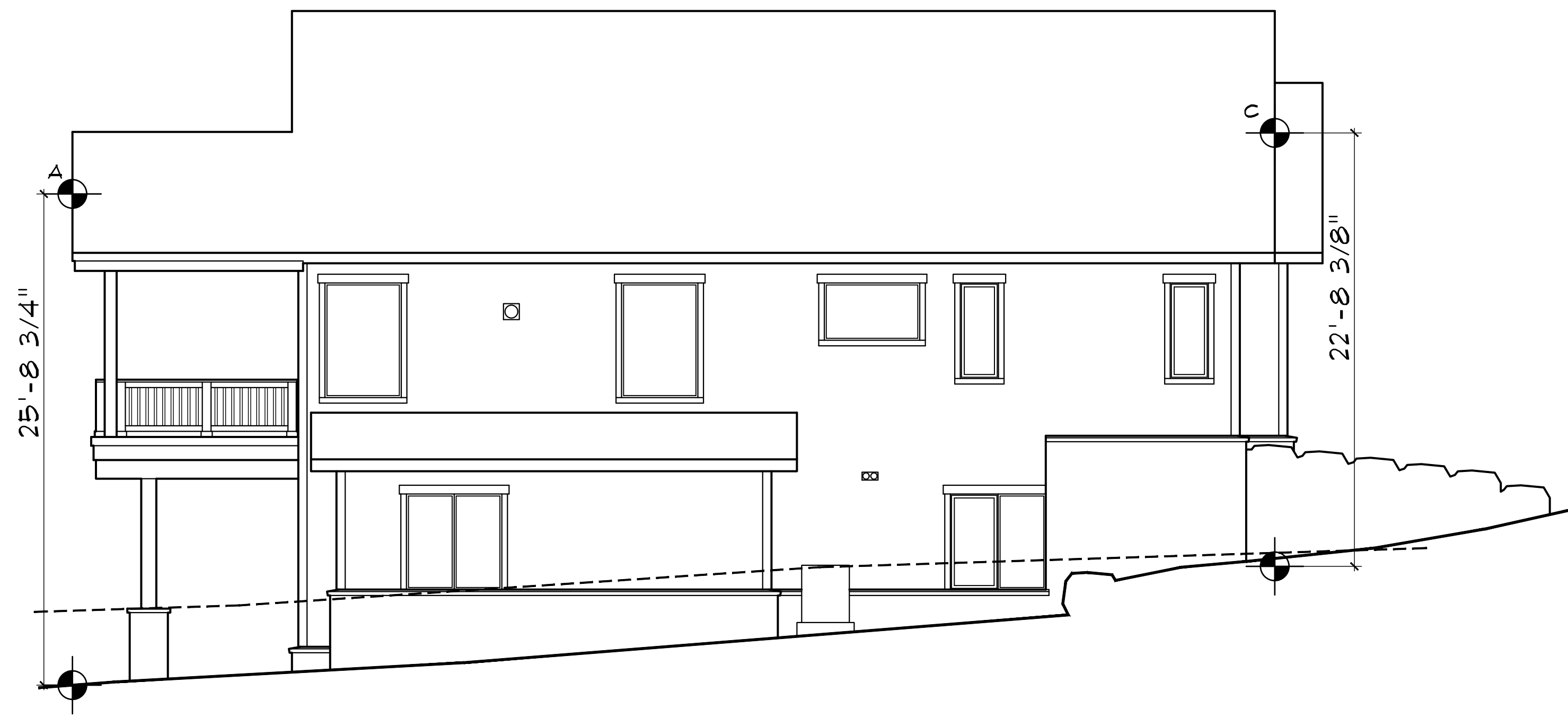
LEFT ELEVATION
 1/4" = 1'-0"



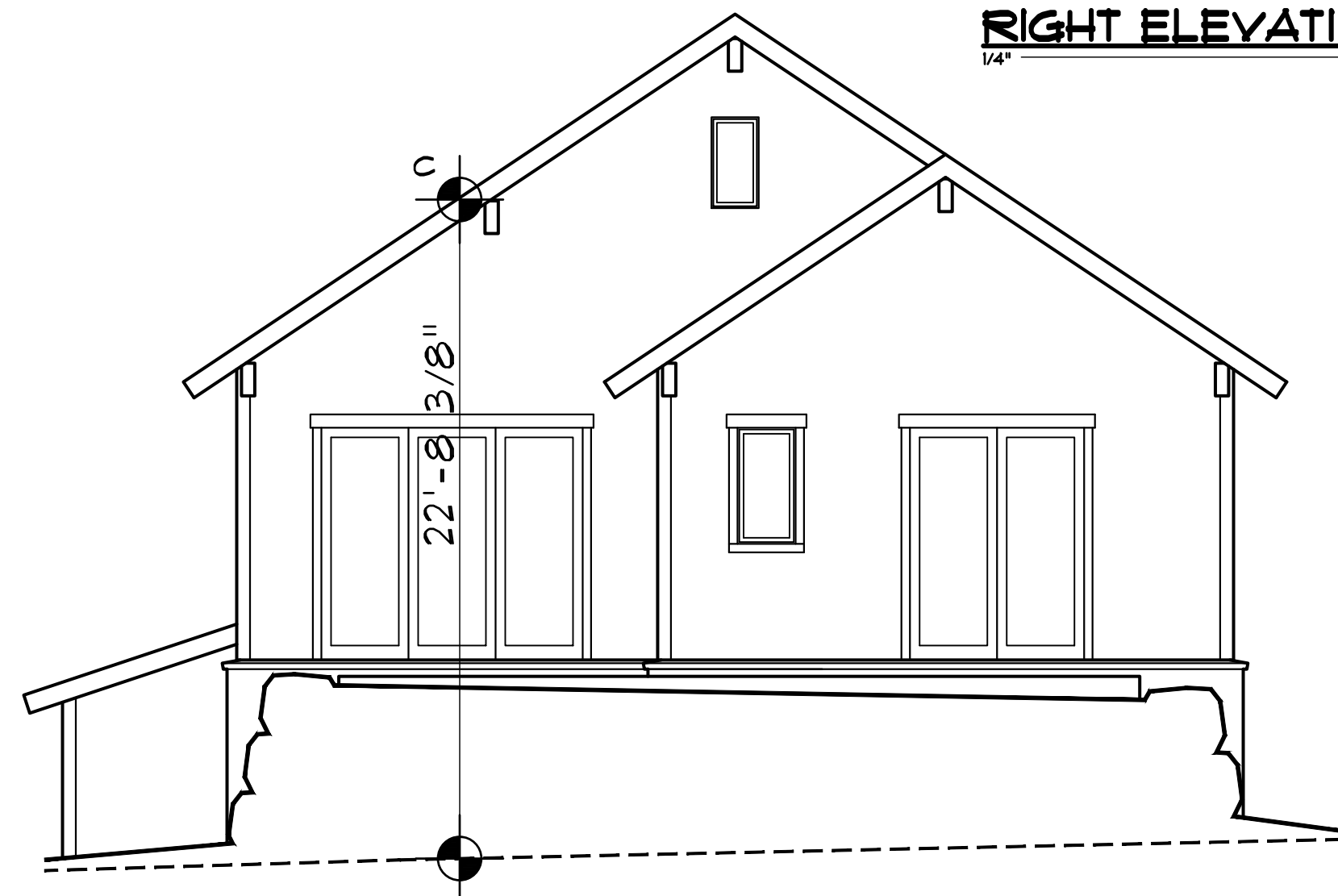
REAR ELEVATION
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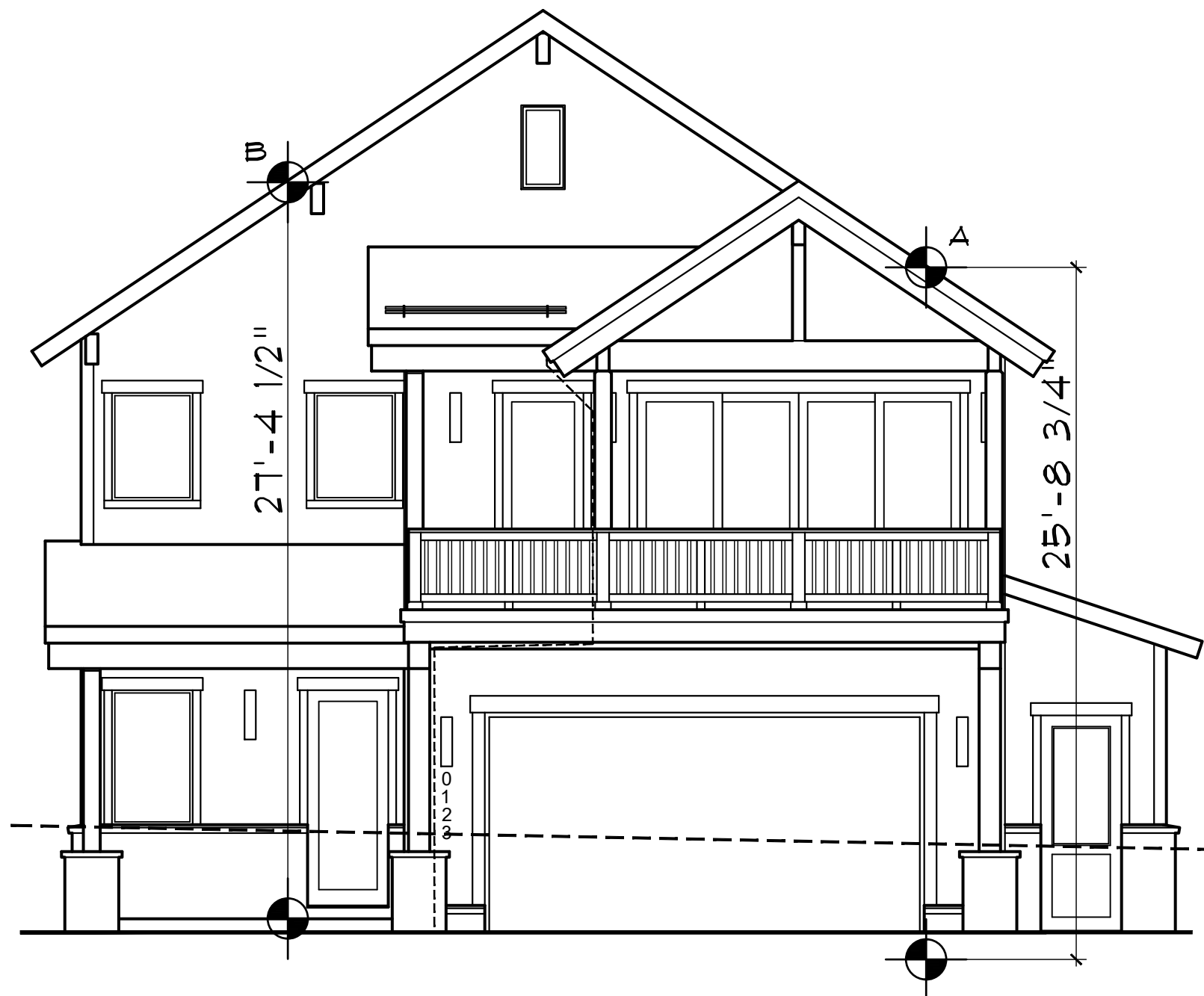
ISSUED #	DATE	BY	COMMENTS
1	4-01-26		DRB SUBMITTAL SET



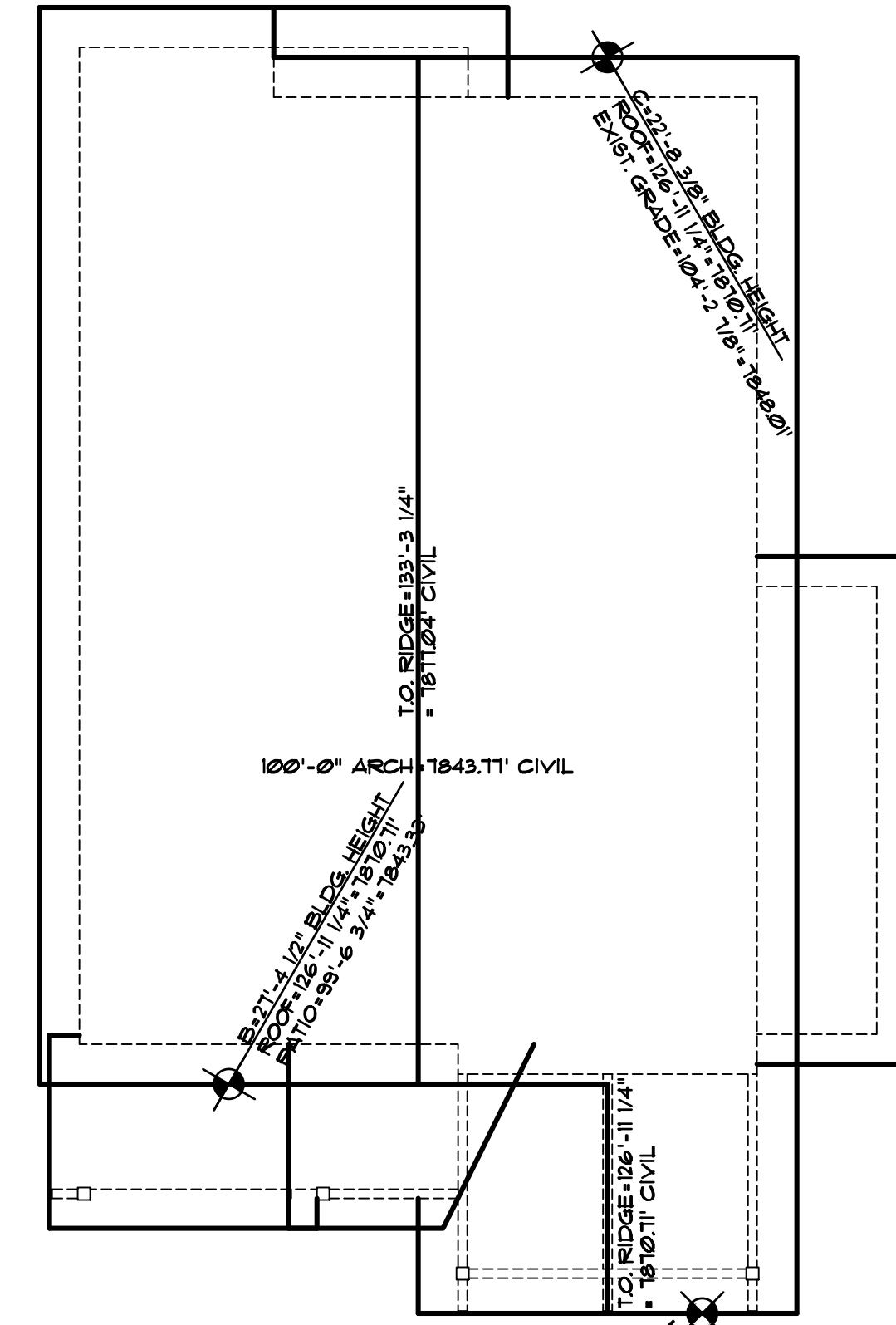
RIGHT ELEVATION
1/4" = 1'-0"



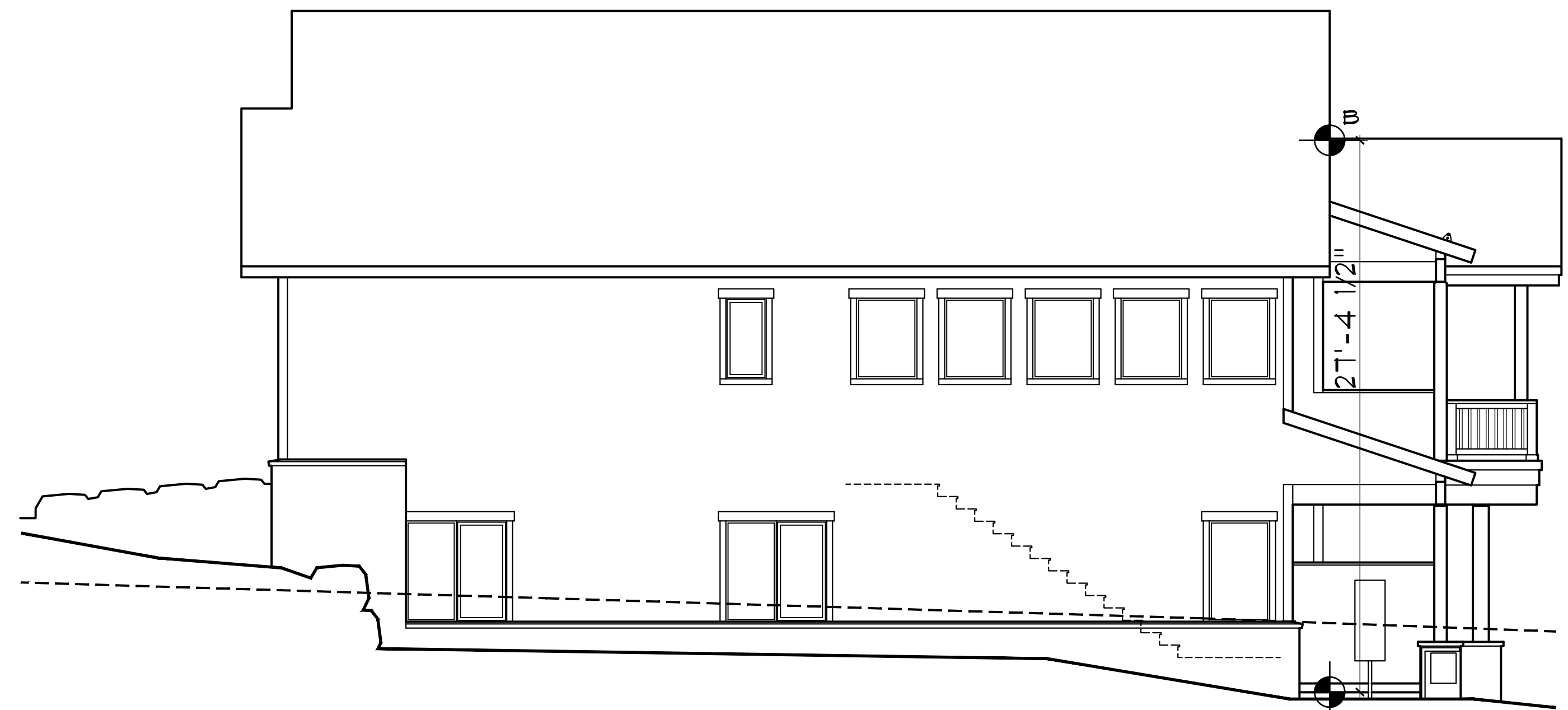
REAR ELEVATION
1/4" = 1'-0"



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



ROOF PLAN



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

ISSUED #	DATE	BY	COMMENTS
1	4-01-26		DRB SUBMITTAL SET



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

MINTURN NORTH - LOT 13

EGGERS
ARCHITECTURE, INC

AXISVU
DESIGN

DRB DESIGN REVIEW - 3D VIEWS

MARCH 31, 2026

RESORT CONCEPTS



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

MINTURN NORTH - LOT 13

DRB DESIGN REVIEW - 3D VIEWS

MARCH 31, 2026

EGGERS
ARCHITECTURE, INC

AXISVU
DESIGN



RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Fascia & Columns
Color: Custom Stain



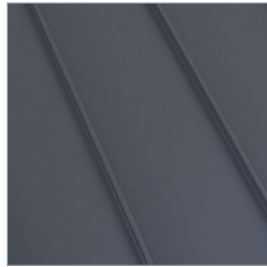
Vertical Siding, Soffits & Railing
1"x8" – Butt Joint, Smooth
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black



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



Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black



Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Satin Black



Entry Door
Solid Wood
Color: Custom Stain



Entry Door Hardware
Emtek Lausanne Full Plate
with Helios Interior Lever
Color: Matte Black



To: Mayor and Council

From: Jay Brunvand

Date: May 6, 2026

Agenda Item: Annual renewal of Hotel and Restaurant Liquor License

REQUEST:

Staff is requesting Council to review and approve the attached annual renewal of a Hotel and Restaurant Liquor License for the Minturn Country Club Inc. located at 131 Main St.

INTRODUCTION:

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

ANALYSIS:

N/A

COMMUNITY INPUT:

N/A

BUDGET / STAFF IMPACT:

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

STRATEGIC PLAN ALIGNMENT:

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

RECOMMENDED ACTION OR PROPOSED MOTION:

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

ATTACHMENTS:

- Application and supporting documentation for the license renewal.

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

Submit to Local Licensing Authority

MINTURN COUNTRY CLUB
PO BOX 517
Minturn CO 81645-0517

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 761.⁰⁰

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

Retail Liquor License Renewal Application

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

Note that the Division will not accept cash.

Paid by check
 Paid Online

Uploaded to Movelt on Date

[Empty box for upload date]

Licensee Name

MINTURN COUNTRY CLUB INC

Doing Business As Name (DBA)

MINTURN COUNTRY CLUB

Liquor License Number

[Redacted]

License Type

Hotel & Restaurant (city)

Sales Tax License Number

[Redacted]

Expiration Date

06/06/2026

Due Date

04/22/2026

Business Address

Street Address

131 MAIN STREET

Phone Number

9708274114

City, State, ZIP Code

Minturn CO 81645

Mailing Address

Street Address

PO BOX 517

City, State, ZIP Code

Minturn CO 81645-0517

Email

[Redacted]

Operating Manager

Thomas J. Ricci II

Date of Birth

11/26/1975

Home Address

Street Address		Phone Number
[REDACTED]		[REDACTED]
City	State	ZIP Code
Edwards	CO	81632

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

Are the premises owned or rented? Owned

*If rented, expiration date of lease

Rented*

6/30/28

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

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

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

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

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

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

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

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

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

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

If yes, attach a detailed explanation.

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

If yes, attach a detailed explanation.

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

If yes, attach a detailed explanation.

Affirmation & Consent

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

Type or Print Name of Applicant/Authorized Agent of Business

Thomas J Ricci II

Title
General Manager

Signature

[Handwritten Signature]

Date (MM/DD/YY)

4/15/26

Report & Approval of City or County Licensing Authority

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

Therefore this application is approved.

Local Licensing Authority For

Town of Montrose

Title
Mayor

Signature

[Blank Signature Box]

Attest

[Blank Attest Box]

Date (MM/DD/YY)

[Blank Date Box]

Percentage ownership interests in businesses:

The Minturn Country Club:

Tom Ricci: 50%

Joe Honnessy: 50%

The 8th St. Steakhouse:

Tom Ricci: 25%

Joe Honnessy: 25%

The Historic Mint:

Tom Ricci: 50%

TOWN MANAGER'S REPORT

MAY 2026



Minturn
Your civil service, at work.

Town Manager's Report

May 2026



Council Meeting Follow Up

Speeding Concerns on Pine/Boulder

- Staff are evaluating several options to reduce vehicle speeds on Pine Street and Boulder Street, including both short-term and longer-term measures.
- Staff completed an initial speed study on the 500 block of Pine Street from April 2 through April 8. That study recorded 175 total vehicles, an average daily traffic volume of approximately 25 to 28 vehicles, an average speed of 14.76 mph, and an 85th percentile speed of 18 mph. The highest recorded speed of 30 mph occurred during the study period.
- Staff continue to collect and track speed data in the Pine/Boulder area to better understand traffic patterns and determine whether additional traffic-calming measures are warranted.
- Staff are planning to bring this issue to Town Council for further discussion at the May 20 meeting.

Other Updates

Safe Streets for All Safety Action Plan

- **Background:** In 2024, the Town participated in the federal Safe Streets and Roads for All program, which funded preparation of a Safe Streets for All Safety Action Plan. The plan was prepared with assistance from Stolfus Engineering and was adopted by Town Council in early 2025.
- **Grant Reimbursement:** Although the work was completed, the Town had not previously requested or received reimbursement from the Federal Highway Administration for the grant-funded work. Over the past nine months, the Town Clerk-Treasurer and Town Manager have been working to complete the reimbursement process.
- **Status:** Staff received approval last week for reimbursement of the full **\$80,000 grant award** owed to the Town.

Capital Projects

New Water Treatment Plant (WTP)

- **Design/Review:** Design remains approximately 90% complete and has been accepted by CDPHE for formal review. Local building and zoning review submittals have also been made.
- **Construction Contractor Selection:** The construction bid process closed on April 3. The Town received three bids: JHL Constructors – \$12,547,730; Native Sun – \$12,868,335; and RN Civil – \$13,673,335. After review by HDR, Council selected JHL Constructors, LLC at the April 15 meeting as the contractor for the New Water Treatment Plant project.

Town Manager's Report

May 2026



- **Construction Contract:** Staff are working with the Town Attorney and JHL Constructors to negotiate and finalize the construction contract, including legal review, financing-related conditions, bonding, insurance, and other required contract documents.
- **Construction Administration:** Staff have been working with HDR to negotiate a construction administration contract for the project. HDR's proposal includes engineering services during construction, review of submittals and RFIs, change order support, record drawings, weekly construction meetings, construction observation, startup and commissioning support, and PLC/HMI programming for plant controls and remote operation. HDR's subconsultant, Swiftwater Solutions, would provide resident project representative and commissioning services, including field observation, progress reporting, pay application review, startup coordination, and support from a licensed Class A water treatment operator.
- **Construction Administration Cost Negotiation:** Staff have been negotiating with HDR to reduce the overall cost of the construction administration contract. HDR's earlier proposal totaled approximately **\$1,114,161** and included full-time construction observation by Swiftwater Solutions. The revised scope totals approximately **\$923,274**, a reduction of about **\$190,887**, and shifts SWS field observation from full-time to part-time observation at three days per week while maintaining startup, commissioning, PLC/HMI programming, submittal/RFI review, change order support, and project closeout services. Staff will bring this item forward for further discussion at the May 6 Council meeting.
- **Financing:** The Town has closed on financing with Alpine Bank for the New Water Treatment Plant project. The financing structure includes a 24-month construction draw period, an initial 5.0% fixed rate, and repayment secured by net water enterprise revenues. Based on current assumptions, average annual debt service is estimated at approximately \$797,820 beginning in 2028.

Minturn Bike Park 2026 Improvements

- **Planned Work:** Staff are planning improvements in **May 2026** to the bike jump features and dual slalom course.
- **Coordination:** Work will be completed by **VWMTA** with Town support.
- **Purpose:** Improvements are intended to improve **safety, ride quality, and long-term usability** for a range of skill levels.

Town Hall 2-Bedroom Apartment Reconstruction

- **Status:** Staff have terminated contract negotiations with Coleman Custom Homes due to the inability to reach mutually acceptable contract terms.
- **Next Steps:** Staff will reach out to the second bidder from the original proposal process to determine whether the bidder remains interested and available to complete the project.

Taylor Avenue Repaving Project

- **Status:** Design and bidding are complete, and initial test digging has occurred.

Town Manager's Report

May 2026



- **Award:** Town Council approved **Schofield Excavating** on **March 18** based on the lowest bid of **\$453,638.80**.
- **Next Step:** Construction will begin at the end of May.

US 24 Pedestrian Improvement Project Phase II

- **Status:** Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed.
- **Council Action:** Council approved a change order in the amount of **\$99,991.88** on **February 18**.
- **Next Steps:** **Xcel gas line relocation work** is anticipated to begin the **first week of May 2026**.

Main Street Streetlighting Project

- **Status:** Staff continue to pursue **Holophane** as the preferred streetlight manufacturer, and preliminary fixture and pole concepts have been informally reviewed by **CDOT**.
- **Coordination:** Staff are continuing to coordinate with **Xcel Energy** on electrical service and related utility planning.
- **Timing:** The anticipated construction timeline for portions of this project is being pushed back as staff evaluate incorporating some of these improvements into the proposed **First-Williams-Nelson Infrastructure Improvements Project**.

Bellm Bridge Replacement

- **Status:** The Town has secured **\$4,000,000** through **CDOT's Off-System Bridge Grant Program**. Contracts with **SEH** and **Kumar & Associates** have been finalized, and bridge design is underway. Staff also submitted the project to **Congressman Neguse's office** for consideration for **Congressionally Directed Spending**.
- **Next Steps:** Staff will continue advancing design, coordinating grant programming and contracting with **CDOT**, and pursuing the remaining funding needed for the project.

Little Beach Park Improvements

- **Completed Work:** The new retaining wall and asphalt access road are complete.
- **Design:** Staff have been working with **Rocky Mountain Recreation** on an initial playground design for public and Council review in the coming weeks.
- **Site Preparation:** Staff are coordinating with **Public Works** and the **Town Engineer** to relocate a water line and complete additional excavation needed to prepare the site for the new playground.

Minturn Community Garden Improvements

- **Grant:** Staff submitted an application for a \$15,000 AARP Community Challenge Grant and are awaiting notification on whether the Town will be awarded funding.
- **Improvements:** Proposed improvements include accessibility upgrades, seating, shade, electrical service, and upgraded garden work areas.

Town Manager's Report

May 2026



First–Williams–Nelson Infrastructure Improvements Project

- **Status:** Staff discussed this project with Town Council at the **April 1** meeting and are continuing to evaluate potential scope and feasibility.
- **Primary Driver:** The project is being explored because there is a **non-compliant water service line** beneath **First Street** that currently serves multiple properties and will require extensive excavation to replace.
- **Potential Improvements:** In addition to water line replacement, staff are evaluating related improvements including **street repairs and repaving**, creation of a **public plaza/flex space on First Street**, new **power infrastructure to support events**, and installation of **conduit for future telecommunications and fiber infrastructure**.
- **Coordination:** Staff are also in discussion with **Xcel Energy** regarding the potential to **underground electric lines** in this area.
- **Timing:** At this time, staff expect this would be a **summer 2027 project at the earliest**.

Other Projects

Eagle Park Restrooms

- **Status:** Staff are evaluating options for replacing the decorative exterior wood on the Eagle Park restrooms, which has experienced significant deterioration and rot.
- **Replacement Options:** Staff are working with the original restroom manufacturer to identify potential replacement materials that are more durable and better suited for long-term exterior use.
- **Year-Round Use:** Staff are also evaluating the feasibility of heating the restroom structures during cold weather so the facilities can potentially remain operational year-round.

Highlands Parcels

- **Background:** The Town acquired approximately **55 acres** west of **U.S. Highway 24** through a settlement with the former Battle Mountain developer.
- **Status:** The parcels are now **listed on the MLS** as part of the Town's strategy to help offset water treatment plant costs.

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** to address long-standing concerns related to **safety, noise, and environmental impacts**. The shooting range is located on **federal land south of the Minturn Bike Park**.
- **Status:** Staff have continued coordinating with the **U.S. Forest Service (USFS)** regarding the process for Town management and operation of the range. The Town has submitted a **Colorado Parks and Wildlife grant application for Phase 1 improvements** focused on access, safety, site organization, and basic range management infrastructure.

Town Manager's Report

May 2026



- **Next Steps:** Staff are working with the **USFS** to develop a **Special Use Permit application** that would allow the Town to formally operate and manage the range. Additional federal review and permitting will likely be required before certain physical improvements can move forward.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

No update for this report.

Minturn Impact Fee Study

- **Background:** Staff issued an RFP in November 2025 for a comprehensive impact fee study.
- **Status:** Staff are putting the impact fee study on pause to conduct a limited asset inventory and capital improvement planning process. This step is necessary to gather additional data on Town assets and capital needs before proceeding with the study.
- **Next Steps:** Staff will coordinate with BBC Research & Consulting on the revised project timeline and will return to Council with additional information as the inventory and CIP work progresses.

Rural Technical Assistance Program

- **Background:** Minturn was selected to participate in OEDIT's RTAP program focused on strategies to leverage outdoor recreation to support the local economy.
- **Status:** The Town held a two-day community workshop on March 24 and 25 with more than 45 participants. Staff have been working with the CU Boulder student group that led the project to compile and analyze the input received.
- **Next Steps:** The CU Boulder student group will present its findings and recommendations to Town Council at the May 6 meeting.

Housing Affordability and Neighborhood Stability

- **Status:** Staff met with **Avon** and **Eagle County** on **February 18** regarding the Regional Housing Authority formation study and provided a follow-up memo to Town Council on **March 4**.
- **Current Work:** Staff are developing a **Minturn-specific framework** for potential participation in a future regional housing authority and anticipate a presentation to the **Planning Commission in May**.
- **Next Steps:** A **Council work session** on this topic is anticipated in **June**.

Temporary & Mobile Business Pilot Program

- **Status:** Town Council approved the **Temporary & Mobile Business Pilot Program** on **February 4**, authorizing mobile and modular business licensing on Town-owned property through **October 31, 2026**. Staff have now received **two applications** under the pilot.

Town Manager's Report

May 2026



- **Applications Received:** Little Blue Bakery of Minturn is proposing to locate at the **Union Pacific** lease lot next to the red storage shed, and **Nomadic Roots Sauna** is proposing to locate at **Little Beach Park**.
- **Public Notice:** Public notice signs have been printed and will be posted for both applications.
- **Next Steps:** Staff will allow at least **7 days for public comment** before issuing any **conditional licenses** under the pilot program.

Downtown Redevelopment Code Evaluation – First/Williams/Nelson Area

- **Status:** Staff are identifying a follow-on planning effort related to the **First–Williams–Nelson Infrastructure Improvements Project**.
- **Purpose:** The goal will be to evaluate whether current development regulations are creating barriers to redevelopment in the west side of the **100 block** as the Town considers major infrastructure investment in the area.
- **Potential Focus:** Building height, parking requirements, and other standards affecting redevelopment on small, constrained lots.
- **Next Steps:** After the current land use code update is complete, staff will develop a process for review with the **DDA, Planning Commission, and Town Council**, and evaluate whether outside consultant support would be beneficial.

Public Works

Weekly Report (April 20 to April 26)

- **Operations:** Staff completed daily Water Treatment Plant operations, routine trash and dog waste station servicing, utility locates, and general Public Works shop organization. Staff also distributed annual water report door hangers to households and businesses throughout Town.
- **Seasonal Maintenance:** Staff began seasonal grounds maintenance, including mowing, weed trimming, and blowing at Little Beach, Town Hall, Eagle Park, and the Town Manager's residence. Staff also inspected and serviced lawn maintenance equipment in preparation for the season.
- **Repairs and Improvements:** Staff completed water-related inspections and pressure tests at 491 Main Street and Belden Place Lots 4 and 12, investigated high water usage at 225 Pine Street, shut off water service at Trailer 19 in Maloit Park due to a broken interior line, and repaired damaged fencing at the Bone Yard.
- **Project Coordination:** Public Works coordinated with SEH on water tank inspections, participated in a meeting regarding the 100-Block/Williams Street construction plan, coordinated spring herbicide applications, and worked with Eagle Park representatives on placement of a new memorial bench.

Town Manager's Report

May 2026



- **Equipment and Supplies:** Staff transported variable message signboards, retrieved license plates and registrations for the new message board and Volvo dump truck, ordered emergency communication radios and traffic safety supplies, and used the Volvo dump truck to haul and organize materials from the Water Plant.
- **Safety:** A weekly safety meeting was held on overhead hazards, including falling objects, power lines, low-clearance hazards, PPE use, and situational awareness. No incidents or injuries were reported during the reporting period.

Weekly Report Photos (April 20 to April 26)

1. Minturn Boneyard Fence Repair



Town Manager's Report

May 2026



2. Herbicide Application Eagle Park



3. Lawn Care Ops

Town Manager's Report

May 2026



4. Belden Place Pressure Test and Water Line Connections



Town Manager's Report

May 2026



5. 491 Main St. Pressure Test



Town Manager's Report

May 2026



6. Water Plant Site Clean-up



Town Manager's Report

May 2026



Town Manager's Report

May 2026



7. New Safety Cones and Radios for Emergency Management



Weekly Report (April 27 to May 3)

- **Operations:** Staff completed daily Water Treatment Plant operations, routine servicing of trash and dog waste stations, Colorado 811 utility locates, Water Treatment Plant cleaning, and general Public Works shop organization. Staff also developed the 2026 Street Sweeping Schedule, with sweeping scheduled to begin May 4.
- **Repairs and Improvements:** Staff repaired damaged ceiling areas in the Water Treatment Plant pump room, completed roof repairs on the north and west sides of the Water Plant, and conducted a successful pressure and debris test at Lot 7 / 36 Abby Road in coordination with the Fire Department, Upper Eagle River Sanitation District, and JSS Excavation. Staff also began site preparation for the Little Beach Playground project, including removal of organics, topsoil, and fabric.
- **Project Coordination:** Public Works participated in coordination meetings and field work related to the Little Beach Playground project, the Sidewalk Extension and gas main relocation project, street sweeping operations, and irrigation pressure concerns at Minturn

Town Manager's Report

May 2026



North. Staff also met with Ferguson Supply Company regarding updated pricing for water infrastructure materials.

- **Equipment and Fleet:** Staff performed preventative maintenance on loaders, the mini excavator, skid steer, dump trucks, and dump trailer. Staff also completed work on the Volvo dump truck, including tailgate adjustments, installation of amber and blue strobe lights, and installation of license plates.
- **Safety:** A weekly safety meeting was held on proper heavy equipment servicing procedures, including fluid checks, filter maintenance, hazard awareness, and documentation. No incidents or injuries were reported during the reporting period.

Weekly Report Photos (April 27 to May 3)

1. Water Plant Roof and Ceiling Repair



Town Manager's Report

May 2026



2. Installation of Strobe Lights on Volvo Truck



3. Little Beach Park Playground Cleanup



Town Manager's Report

May 2026



4. 100-Block Planter Box Cleanup



Town Manager's Report

May 2026



5. 36 Abby Road Pressure Test



6. Cleanup Snow Storage Area



An aerial photograph of a mountain valley. The top half shows a forested hillside under a dramatic, cloudy sky with hints of sunset. The bottom half shows a small town with buildings, a road, and a river. A large blue semi-transparent box is overlaid on the left side of the image, containing the title and subtitle text.

Minturn Community Action Plan

Town of Minturn Community Recreation RTAP Outcomes
May 6, 2026

Angie Balish, Erin Bucchin, Alex Rudawsky, Erin Spencer

Planning Assistance

Team

The Team

Angie Balish

Sustainability in the Outdoor Industry

Erin Bucchin

Urban Resilience & Sustainability

Alex Rudawsky

Sustainability in the Outdoor Industry

Erin Spencer

Environmental & Natural Resources Policy



MENV

MASTERS OF THE
ENVIRONMENT
GRADUATE PROGRAM
University of Colorado Boulder

Steering Committee

Community Points of Contact

Cindy Krieg, Town of Minturn Economic Development and Communications Manager, Deputy Clerk
Rob Gutierrez, Minturn Town Manager

Brian Rodine, Minturn Town Council member
Ernest Saeger, Director of Operations, Vail Valley Mountain Trails Alliance
Scot Hunn, Minturn Consulting Planning Director
Bill Hoblitzell, Lotic Hydrological Watershed Scientist, Minturn resident
Ken Halliday, Historic Preservation Commission member, Minturn resident
Lejla Bambur, Student, Eagle County Schools
Ash Postigo-Hassin, Student, Eagle County Schools
Adrienne Geraci, Student, Eagle County Schools
Christine Schlichting, Business Owner, Evoke Outdoors
Brady Schlichting, Business Owner, Evoke Outdoors



Community Goals

Goal 1: Develop and Manage Minturn's Outdoor Recreation Amenities

Goal 2: Create a Safe, Connected, and Accessible Community

Goal 3: Prioritize Economic Renewal and Local Opportunity

Goal 4: Amplify Messaging on Minturn's Authentic Identity



Goal 1

Develop and manage Minturn's outdoor recreation assets and the impacts of visitation to position the town as a year round recreation hub. Expand trail networks, enhance key recreation areas, and leverage partnerships to encourage shoulder season use and support economic vitality while conserving wildlife habitat, protecting ecological health, and managing long term conservation priorities to ensure sustainable access for future generations.

01. Formalize involvement of Minturn community voices in Eagle County Regional Partnership Initiatives (RPI).

02. Explore options and assess the logistics for establishing a campground within town boundaries

03. Support and expand the existing Trail Ambassador Program

04. Explore the needs and process for involved management and improvements at the Gun Range

05. Evaluate future conservation and public use options for the Highlands parcels.

Goal 1 – Action Highlight

Action 1.2 – Explore options and assess the logistics for establishing a campground near Minturn town center.

- Campground would boost local economy by keeping dollars within Minturn
- Managed campground would reduce dispersed camping pressure and wildfire concerns
- Advances Goal 3 and Action 4.3
 - Economic Renewal
 - Promoting responsible rec



Goal 1 – Action Highlight

Action 1.2 – Explore options and assess the logistics for establishing a campground near Minturn town center.

Step 1: Review past campground/RV discussions in Minturn

Step 2: Explore case studies from peer communities

Step 4: Determine a preliminary campground concept

Step 6: Evaluate environmental and safety considerations

Step 7: Develop a proposal and obtain community input

Measures of Success:

-
- Clear documentation of past campground discussions and reasons previous efforts did not move forward is established
-
- Feasible sites within Town boundaries and on adjacent USFS lands that meet zoning, access, and land use constraints are identified
-
- A preliminary campground concept (including type, scale, and level of service) is established and available for evaluation and refinement
-
- Potential funding and implementation pathways, including grants, partnerships, and Town investment scenarios, are identified and documented
-

Goal 2

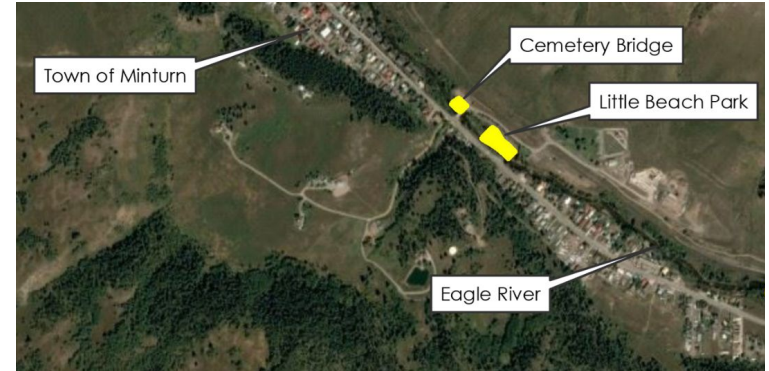
Support a multimodal, pedestrian-friendly Minturn by improving in-town connectivity between trail systems, neighborhoods, downtown, parks, and the river. Prioritize infrastructure and design solutions that support local businesses while enhancing safety, accessibility, and overall daily quality of life.

01. Advance the conversation with Union Pacific for future trail connectivity
02. Develop a Connectivity and Circulation Improvement Plan/Sub Area Master Plan
03. Work with Core Transit to add a new bus stop at Cemetery Rd. & Main St. to improve Little Beach Park access

Goal 2 – Action Highlight

Action 2.3 – Work with Core Transit to add a new bus stop at Cemetery Rd. & Main St. to improve Little Beach Park access

- Advances:
 - Goal 1 through leveraging a key outdoor recreation asset
 - Goal 2 by improving accessibility to and connectivity with Little Beach Park
 - Goal 3 by connecting recreation amenities with Downtown businesses
- Example of an action the community can pursue that is independent of U.P.



Goal 2 – Action Highlight

Action 2.3 – Work with Core Transit to add a new bus stop at Cemetery Rd. & Main St. to improve Little Beach Park access

Step 2: Engage Core Transit to explore flexible service options

Step3: Identify and evaluate supplemental access options beyond Core Transit

Step 4: Pilot improved strategies during key events

Measures of Success:

- Collaborating with Core Transit to explore on-demand or temporary stop options

 - Evaluating supplemental access strategies beyond public transit

 - Gathering community and stakeholder feedback on access improvements

 - Identifying a preferred long-term approach based on pilot results and recorded demand and developing long-term recommendations
-

Goal 3

Support existing businesses and events. Attract economic opportunities that cater to the needs of Minturn residents and visitors and reinforce Minturn's character. Leverage existing programming and partnerships within Minturn that strengthens economic vitality year-round, and connects residents and visitors to local outdoor recreation.

01. Program Eagle River Street and enhance Eagle River Park as a central asset
02. Synthesize and prioritize renewal projects for downtown Minturn
03. Develop the community plaza space on 1st Street, Williams Street, and Nelson Street
04. Create a concept plan for the two-acre plot adjacent to the Minturn Fitness Center

Goal 3 – Action Highlight

Action 3.1 – Program Eagle River Street and enhance Eagle River Park as a central asset

- Example of improving an existing natural asset to center the River and contribute to economic renewal
- Opportunity to retain residents and visitors downtown year round
- Temporary Minturn Market relocation has the potential to be permanent relocation or extension



Goal 3 – Action Highlight

Action 3.1 – Program Eagle River Street and enhance Eagle River Park as a central asset

Step 1: Identify existing programming that could activate Eagle River Street and Park

Step 2: Develop a survey for community members and visitors to identify desired programming for Eagle River Street and Park

Step 6: Create a plan and calendar for new programming that is deemed feasible and complementary to existing downtown events

Plus...

Step 3: Run electrical power to Eagle River Park

Measures of Success:

-
- Electrical power runs to Eagle River Park to heat the Modern Restroom year-round and allow street lighting to be installed on Eagle River Street
-
- Visitors and residents are surveyed to determine desired programming
-
- Programming reflects visitor and residents interests and helps to extend the shoulder season use
-
- At least 1-2 events are hosted at Eagle River Street/ Eagle River Park
-

Goal 4

Promote Minturn's authentic character by improving the visitor experience, communications, wayfinding, and events in ways that reflect community heritage and values. Create a coordinated marketing approach that can adapt to residents' and businesses' evolving needs and priorities. Improve metrics to refine marketing strategies, ensuring efforts remain aligned with Minturn's identity as a year-round mountain town where people live, work, and play.

- 4.1 Develop a cohesive brand that clearly defines Minturn's identity

- 4.2 Promote shoulder season visitation to Minturn

- 4.3 Create messaging on responsible tourism and recreation in Minturn

- 4.4 Enhance signage in and surrounding Minturn to promote safety, accessibility, and place-making

- 4.5 Improve tracking of visitor metrics

Goal 4 – Action Highlight

Action 4.4 – Enhance signage in and surrounding Minturn

- Advances:
 - Goal 1 by promoting outdoor recreation assets
 - Goal 2 by improving accessibility and connectivity
 - Goal 3 by increasing visibility of local businesses
- Would improve wayfinding efficiency and strengthen Minturn's appeal as a visitor destination



Goal 4 – Action Highlight

Action 4.4.2 – Install wayfinding and safety signage in and around Minturn

Steps:

Step 2: Prioritize signs and signage locations most likely to acquire approval and funding.

Step 3: Assess the feasibility and requirements under CDOT regulations.

Step 4: Develop preliminary signage designs for proposed locations.

Measures of Success:

- Priority signage locations are identified
-
- A preliminary review of CDOT's standards is completed and fully understood
-
- Full proposal to CDOT is compiled and discussed with a CDOT representative
-
- Potential funding sources for the signage design and/or signage installation are identified and secured
-

Implementation

What is happening now?

Action 1.4: Town staff have submitted a Special Use Permit to the USFS to begin taking responsibility for limited management of the gun range. In addition, Minturn staff have applied for a CPW gun range improvement grant.

Action 3.3: Town staff have already begun the engineering and planning work for the First-Williams- Nelson Infrastructure Improvements Project (referred to as the 1st Street Plaza Project in our plan) and have tasked their grant-writing consultants to begin a grant search to identify which portions of the project are competitive for outside funding.

Action 4.4.2: Conversations have begun with a CDOT representative.

What happens next?

- Final Community Action Plan release by May 8th, 2026
- CSU Extension Implementation Support, 12-24 months



The background of the slide is an aerial photograph of a mountain valley. The top half shows a vast, green forested valley with a dirt road winding through it. The sky is filled with dramatic, colorful clouds in shades of purple, pink, and orange, suggesting a sunset or sunrise. The bottom half of the slide shows a small town with several buildings, including a large red-roofed structure, and a road curving through the town. The overall scene is a beautiful, scenic landscape.

THANK YOU!

Minturn community

Cindy Krieg, Town of Minturn

Rob Gutierrez, Town of Minturn

Minturn Steering Committee

Workshop participants

Guinevere Nelson, CSU Extension

Matt Nuñez, Outdoor Recreation Industry Office

Natalie Ooi, Masters of the Environment, CU Boulder



Questions?





To: Mayor and Council
From: Jay Brunvand
Date: May 6, 2026
Agenda Item: Drought Concerns

REQUEST:

Council is asked to approve and extend the emergency watering restrictions enacted by the Town Manager on April 16, 2026 pursuant to MMC Section 13-2-130(b)(2).

INTRODUCTION:

The town has had presentations, seen other municipalities take proactive steps, and is concerned with the Town of Minturn's water supply and how a drought as anticipated this summer will affect our town water supply. During the discussion with Council on April 15, 2026 we discussed several options, Council directed that we enact and follow the restrictions as adopted by the Eagle River Water and Sanitation District (ERWSD). This Resolution adopts those restrictions and extends the Emergency water restrictions as adopted by the ERWSD issued by Town Manager Rob Gutierrez.

ANALYSIS:

The town is asking our water-using citizens to begin to adjust water consumption now through October 31, 2026 by adhering to the following practices established within the Minturn Municipal Code. The town does retain the right to make these conditions binding by passage of an emergency resolution and may still as conditions continue to be assessed throughout the coming months. The town is further requesting citizens that have an irrigation system on their property to review the system when setting up for the summer season. Often an irrigation system is installed and never reviewed again and that system comes on at night so is not observed. In addition Citizens are requested to:

- Consider keeping your irrigation system off. Most established trees will not be affected by this and grass will normally come back next year with little effort.
- Remove non-functional turf.
- Reduce sprinkler run times and eliminate sprinkler overspray and runoff. The system is set to water too much. It should be inspected to ensure the minimal amount of water resources is used. It is important that you know how to set and operate your irrigation system.
- Inspection of all sprinkle heads and repair or replace as needed and to ensure the water is not watering streets/sidewalks/driveways or otherwise wasting water.
- Inspection of the irrigation system to ensure there are no broken lines or water leaks.
- Avoid and investigate unknown surface run off and or puddling. This could be a sign of a poorly set head or even a broken line.

- Water ONLY on your designated days and during permitted hours. Section 13-2-130(b)(4) outlines watering days based on even and odd numbered addresses.
- On average, the monthly winter water use for a property in Minturn is between 2,000 and 4,000. If citizens can keep that in mind as they consume water and review their water use in comparison to the average, it will help make a difference.
- Based on the current drought trend, the town may be forced to suspend ALL outdoor use. Such drastic action would affect everyone. The hope is that if everyone does their part not to waste water, we can avoid such desperate measures.
- In an effort to collaborate with our local and regional partners please visit the Town Website, the Eagle River Water and Sanitation District website, and the Eagle County programs

Sec. 13-2-130. - Water use restrictions; emergency restrictions.

(b) The Town recognizes that certain conditions may exist when water supply is temporarily limited.

(1) If conditions so limit the water supply available to the Town's water system that unrestricted water use may endanger the adequacy of that supply, the Town Council, exercising its sole discretion in the protection of the public health, safety and welfare, may, by resolution, adopt the emergency water use restrictions in this Subsection and such other or additional regulations and restrictions as are reasonably calculated to conserve and protect the water supply and to ensure a regular flow of water through the system.

(2) Town Manager may enact emergency water restrictions in place until the following Town Council meeting and may be extended by resolution of the Council.

(3) Emergency water use regulations and restrictions shall remain in force and effect until the Town Council determines that the conditions requiring their imposition no longer exist.

COMMUNITY INPUT:

This memo is meant to be the beginning of actions our citizens can begin thinking about now. Our water conservation concerns need to start early and remain in place all summer long.

BUDGET / STAFF IMPACT:

Not Applicable

STRATEGIC PLAN ALIGNMENT:

In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:

This is a discussion and direction item only, no motion is requested.

ATTACHMENTS:

Resolution 21 – Series 2026

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 21 – SERIES 2026**

**AN RESOLUTION OF THE TOWN OF MINTURN,
COLORADO IMPOSING OUTDOOR WATERING
RESTRICTIONS WITHIN THE TOWN OF MINTURN**

WHEREAS, the Town of Minturn (“Town”) is a legal and political subdivision of the State of Colorado for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, The Town of Minturn has specific legal limitations on the amount of water that can be diverted or otherwise used throughout the year; and,

WHEREAS, The Town of Minturn’s water use as set forth within our various legal water rights is affected during low stream flow and otherwise as affected by drought conditions; and,

WHEREAS, Minturn desires that landowners and developers understand that they in times of low streamflow and drought conditions our precious water resources should be curbed to inside use; and

WHEREAS, Minturn desires to mirror water restrictions adopted by the Eagle River Water and Sanitation District and automatically adjust in tandem with ERWSD’s regulations as they may adjust from time to time; and

WHEREAS, Minturn desires that landowners and developers understand that they in times of low streamflow and drought conditions our precious water resources should be curbed to inside use; and

WHEREAS, Section 13-2-130 of the Minturn Municipal Code allows for the imposition of outdoor water use restrictions; emergency restrictions; and,

WHEREAS, Sec. 13-2-130. - Water use restrictions; emergency restrictions.

- (a) Water shall be used only for beneficial purposes and shall not be wasted. Any instance of flagrant runoff or waste, including but not limited to any installation or use of "bleeding lines," will be considered a violation of these water use restrictions and subject to the penalties provided for in Subsection (e) below. Water for irrigation of lawns and other outside uses shall be used pursuant to any other regulations of the Town.
- (b) The Town recognizes that certain conditions may exist when water supply is temporarily limited.
 - 1. If conditions so limit the water supply available to the Town's water system that unrestricted water use may endanger the adequacy of that supply, the Town Council, exercising its sole discretion in the protection of the public health, safety and welfare, may, by resolution, adopt the emergency water use

restrictions in this Subsection and such other or additional regulations and restrictions as are reasonably calculated to conserve and protect the water supply and to ensure a regular flow of water through the system.

2. Emergency water use regulations and restrictions shall remain in force and effect until the Town Council determines that the conditions requiring their imposition no longer exist.
 3. Subsequent to adoption by resolution of the Town Council and commencing April 16, 2026, and continuing through October 31, 2026, **no water shall be used for lawn irrigation or other purposes outside the water-using unit, except as follows:**
 - a. **Water-using units with even-numbered addresses may use irrigation water on Tuesdays and Fridays.**
 - b. **Water-using units with odd-numbered addresses may use irrigation water on Wednesdays and Saturdays.**
 - c. **Customers may water outdoors on two designated days based on the number of their street address, and watering is only allowed between midnight and 8 a.m. or 8 p.m. and midnight on those days**
 - d. Swimming pools will be limited to one (1) filling, unless draining for repairs is necessary.
 - e. No irrigation shall be permitted at any time by use of free-running hose without nozzle or sprinkler.
 - f. Nothing herein shall prevent the imposition of a total ban on outside water use in the event of an extreme emergency, nor to further create an exception to meet a specific water supply condition.
- (c) Any unauthorized use of water shall be paid for at the same rate as if that use had been authorized, together with the costs incurred by the Town in discovering and collecting for the unauthorized use. Such payments shall not in any way affect the right of the Town to disconnect or suspend water service to any customer for unauthorized use, or to charge additional penalties or pursue such other remedies as may be authorized by law or approved by the Town Council; nor shall such payments affect any criminal liability which may have attached by reason of such unauthorized use.
- (d) The Town may require that seals be attached to any water-using system in or about a customer's water-using unit, in order to detect any unauthorized use of water from that system. If necessary, the Town may also require that mechanical devices be attached to any water-using system in or upon a customer's water-using unit, in order to detect any unauthorized use of water from such system. Such mechanical devices may be inspected, on behalf of the Town, at any reasonable time.
- (e) Waste of water or the violation of any water use regulation shall be considered grounds for the disconnection or suspension of water service to any customer, or water-using unit. The customer shall be

responsible for complying with the regulations and/or restrictions, and violators of said regulations and/or restrictions will be subject to fines imposed by the Town and possible disconnection and/or suspension of water service; and

- (f) Customers may water outdoors on two designated days based on the number of their street address, and watering is only allowed between midnight and 8 a.m. or 8 p.m. and midnight on those days. When at all possible, we recommend hand watering or using drip irrigation. Customers are being asked to delay turning on sprinkler systems as long as possible despite the warm, dry weather, and to wait until June.

2026 OUTDOOR WATER USE SCHEDULE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
NO OUTDOOR WATER USE	NO OUTDOOR WATER USE	EVEN	ODD	NO OUTDOOR WATER USE	EVEN	ODD
Outdoor water use may only occur from midnight to 8am or 8pm to midnight on your designated watering day.						

Your watering schedule is determined by the last digit of your street address. **Due to the 2026 water shortage, each property has a maximum of two designated watering days.** These regulations are in effect year-round.

[Go here to learn more about potential fines and surcharges related to water shortage.](#)

Monitoring our Water Supply

Snowpack is our primary water source. As it melts in spring and summer, it replenishes rivers, streams, and reservoirs. When snowfall is below normal, rivers run lower, reservoirs are stressed, and the risk of shortages rises. Understanding this connection helps us plan and conserve water when it matters most.

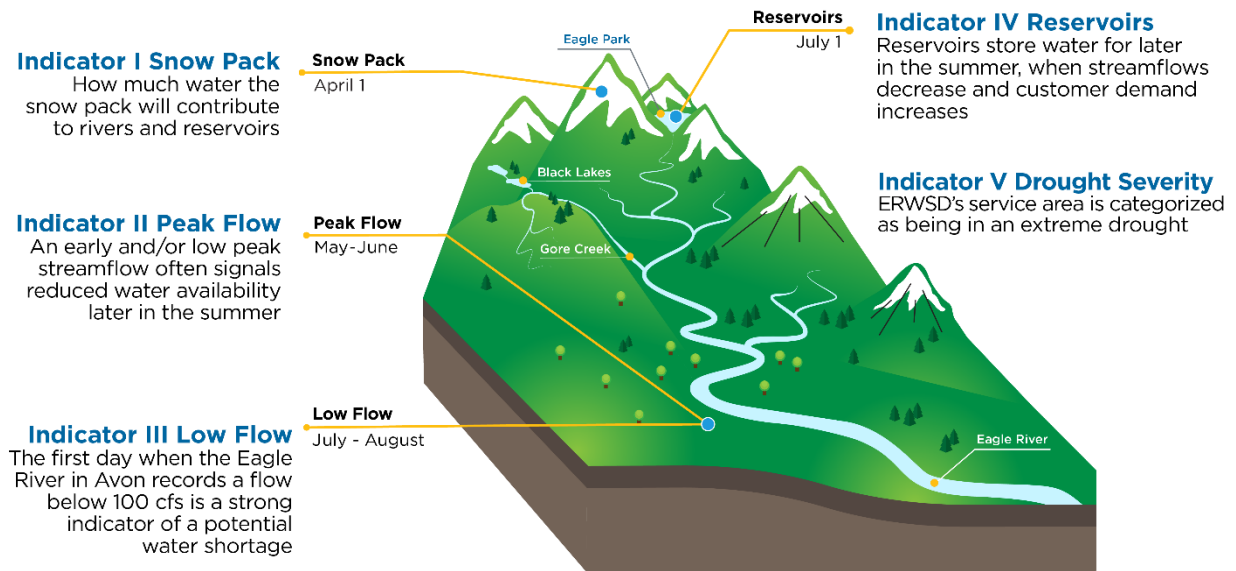
ERWSD uses a Water Shortage Response Plan to carefully manage dry years by tracking five key indicators:

1. Drought severity
2. Snowpack/Snow Water Equivalent (SWE)
3. Peak streamflow
4. Low streamflow
5. Reservoir levels

When one indicator is low, the system can adjust. When several show concern at once, it signals rising

risk to both customers and the river. If multiple indicators suggest potential risk, it is the responsibility of ERWSD to take early, measured steps to protect the community’s water supply. Additionally, if conditions continue to worsen, ERWSD’s Board may declare a water shortage, and may enact further restrictions, water conservation measures, and fines. We cannot do it alone though, we need the community's support for responsible water use.

Below are the five indicators and how they affect the potential for a water shortage.



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. The Town of Minturn will implement restrictions of outdoor watering as identified in Municipal Code Sec. 13-2-130 and as modified and amended herein this Resolution beginning April 16, 2026.

SECTION 3. Pursuant to Municipal Code Sec. 13-2-130 this Resolution is declared an emergency effective April 21, 2026 by Town Manager Rob Gutierrez.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 6th DAY OF MAY, 2026.

TOWN OF MINTURN:

By: _____
Eric Gotthelf, Mayor

ATTEST:

Jay Brunvand, Town Clerk

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RESOLUTION NO. 21 – SERIES 2026**

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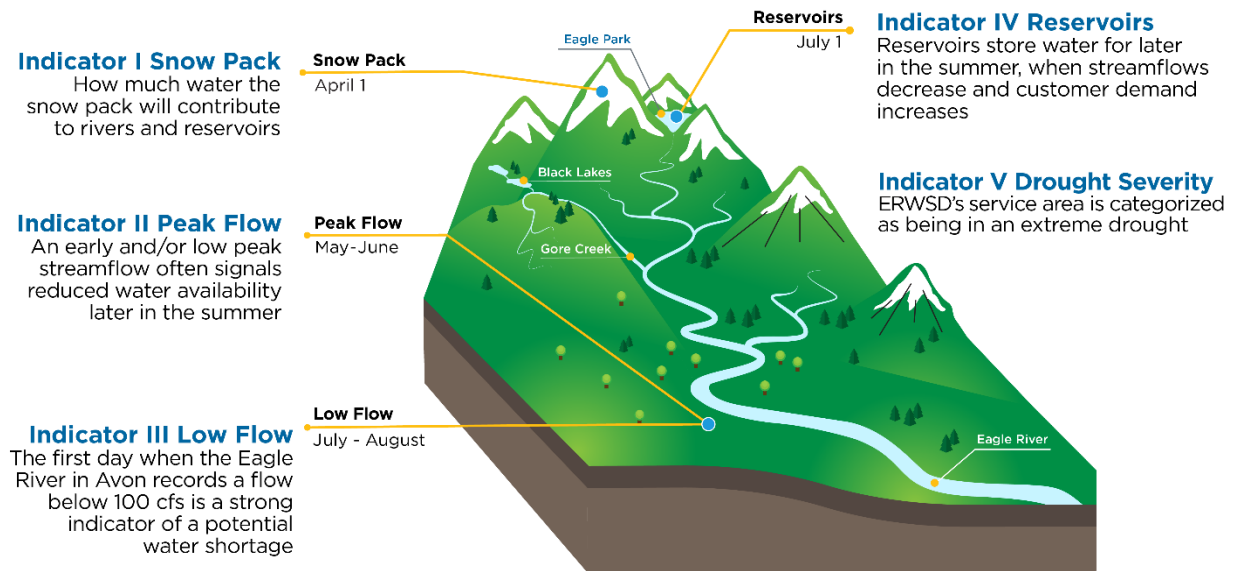
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INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 6th DAY OF MAY, 2026.

TOWN OF MINTURN:

By: _____
Eric Gotthelf, Mayor

ATTEST:

Jay Brunvand, Town Clerk

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 23 – Series 2026**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO,
APPROVING AMENDMENT NO. 05 TO THE AGREEMENT WITH HDR ENGINEERING, INC. FOR
ENGINEERING SERVICES DURING CONSTRUCTION FOR THE MINTURN WATER TREATMENT
PLANT PROJECT, AND AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO
NEGOTIATE AND EXECUTE THE AMENDMENT AND RELATED DOCUMENTS**

WHEREAS, the Town of Minturn has undertaken the Minturn Water Treatment Plant Project (the “Project”); and

WHEREAS, by Resolution No. 30, Series 2022, the Town Council approved an agreement with HDR Engineering, Inc. (“HDR”) for design and engineering services related to the Project; and

WHEREAS, the Town has completed the design and bid phase for the new 0.6 million gallon per day water treatment plant and intends to proceed into construction beginning in the summer of 2026; and

WHEREAS, the Town requires engineering services during construction, including construction administration, submittal review, responses to requests for information, change order support, record drawings, construction observation, progress meetings, startup and commissioning support, operations and maintenance documentation, and related technical services; and

WHEREAS, HDR has submitted Amendment No. 05 to provide engineering services during construction, including services to be performed by HDR and its subconsultant, Swiftwater Solutions; and

WHEREAS, Amendment No. 05 includes part-time construction observation, startup and commissioning support by a Colorado Class A licensed water treatment operator, PLC and HMI/SCADA programming, network configuration, testing, training, record documents, and project closeout services; and

WHEREAS, the total proposed fee for Amendment No. 05 is Nine Hundred Twenty-Three Thousand Two Hundred Seventy-Four Dollars (\$923,274.00); and

WHEREAS, the Town Council finds that approval of Amendment No. 05 is in the best interests of the Town and necessary to support construction, startup, commissioning, and long-term operation of the Project.

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

Section 1. Recitals Incorporated.

The foregoing recitals are incorporated into this Resolution as findings of the Town Council.

Section 2. Approval of Amendment No. 05.

The Town Council hereby approves Amendment No. 05 to the agreement with HDR Engineering, Inc. for engineering services during construction for the Minturn Water Treatment Plant Project, in the total amount of \$923,274.00, subject to final legal review and confirmation of available project funding.

Section 3. Authorization to Negotiate and Execute.

The Town Council hereby authorizes the Town Manager and Town Attorney to negotiate final terms consistent with the scope of services and to execute Amendment No. 05 and related documents on behalf of the Town, together with such non-material revisions as they deem necessary or appropriate to carry out the intent of this Resolution.

Section 4. Effective Date.

This Resolution shall take effect immediately upon adoption.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this ___ day of _____, 2026.

TOWN OF MINTURN, COLORADO

Eric Gotthelf, Mayor

ATTEST:

Jay Brunvand, Town Clerk



Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: May 6, 2026

Subject: HDR Amendment 05 – Construction Administration Services for Minturn Water Treatment Plant Project

Background and Revised Proposal

At the last meeting, Town Council approved the construction contract for the Minturn Water Treatment Plant project. The next step is to finalize construction administration services needed to support the Town during construction, startup, commissioning, controls programming, and project closeout.

HDR Engineering, Inc., the Town’s design engineer for the project, has submitted Amendment 05 to its existing agreement for these construction-phase services. The amendment includes HDR’s engineering support and services from its subconsultant, Swiftwater Solutions, which would provide construction observation and startup/commissioning support.

HDR’s initial proposal totaled **\$1,114,161**. Following staff review and follow-up with HDR, the revised proposal now before Council totals **\$923,274**, a reduction of **\$190,887**. The primary change is a reduction in Swiftwater’s construction observation from full-time on-site coverage to part-time coverage, assumed at three days per week. The revised proposal also reduces Swiftwater’s progress meeting support from two additional virtual staff members to one additional virtual staff member for continuity coverage.

Item	Initial Proposal	Revised Proposal
Total Fee	\$1,114,161	\$923,274
Reduction	—	\$190,887
Field Observation	Full-time on-site coverage	Part-time, 3 days/week
Swiftwater Meeting Continuity	Two additional virtual staff	One additional virtual staff

The revised proposal preserves the core construction-phase services, including submittal and RFI review, change order support, field observation, startup and commissioning, PLC/HMI/SCADA programming, testing, operator training, closeout, and cybersecurity-related deliverables.

Staff Review and Cost Considerations

After reviewing the initial proposal, staff informed HDR that the scope was thorough and that staff did not question the importance or value of construction administration services. However, staff also expressed concern that the proposed cost was difficult to support



from a policy and ratepayer standpoint, especially given the overall financial impact of the Water Treatment Plant project.

Staff asked HDR to explore whether the construction administration scope could be right-sized closer to approximately **6–7% of total project cost** without reducing oversight to a level that would create unacceptable risk. Specific areas identified for review included lodging and travel assumptions, staffing levels and frequency, HDR meeting attendance, startup/commissioning scope, controls-related scope, and opportunities to preserve core risk-management services while reducing cost.

The revised proposal is a meaningful reduction from the initial proposal, but the amount remains substantial. Several Council members have expressed interest in reducing construction administration costs further, closer to **6% of total project cost**.

Staff agrees that ratepayer impact warrants careful scrutiny of soft costs. At the same time, construction administration is a risk-management function. For a water treatment plant, the most important risks include construction quality, submittal and equipment compatibility, RFI/change order review, startup and commissioning, SCADA/controls functionality, operator training, CDPHE coordination, and closeout documentation. The policy question is how much cost can be reduced without leaving the Town under-supported during construction and startup.

Remaining Clarification Items

After reviewing the revised proposal, staff sent HDR several follow-up questions. HDR has not yet provided written responses. These items should be resolved before final execution of Amendment 05.

Issue	Staff Question / Needed Clarification
Lodging Assumption	Confirm whether temporary lodging is excluded from HDR's fee, whether Town-provided lodging is assumed, and what lodging/travel cost was removed from the revised proposal.
Fee Structure / Not-to-Exceed	Confirm whether the \$923,274 fee is a not-to-exceed amount, lump sum, or planning-level estimate; clarify whether billing rates are locked through 2027 and what process applies if hours exceed the estimate.
Change Order Review / Design-Related Changes	Explain how HDR distinguishes contractor-driven changes, owner-requested changes, differing site conditions, and potential design-related changes; clarify whether independent review or peer review is recommended for significant design-related change orders.
Operator Training	Confirm whether four hours of PLC/HMI operator training is sufficient given the SCADA system complexity, and whether follow-up training or optional on-call support is recommended.



Programming QA/QC	Explain who performs QA/QC for PLC, HMI/SCADA, and network programming, what is reviewed, and how the review is documented before FAT, SAT, and startup.
Cybersecurity	Clarify whether the scope includes baseline configuration hardening, vulnerability review, firewall rule review, remote access validation, patch/update planning, or other cybersecurity best practices; clarify whether independent cybersecurity review or post-startup support is included or recommended.
Internet / Starlink Assumption	Provide a recommendation on whether Starlink should be primary or backup internet service for the facility, considering reliability, remote access, SCADA monitoring, and cybersecurity.

Cost Benchmarking, Risk, and Policy Direction

There is no single authoritative percentage that determines the correct construction administration cost. Percentage benchmarks are useful as a screening tool, but the appropriate fee depends on the scope of services, construction duration, project complexity, level of field observation, startup and commissioning requirements, and specialized controls/SCADA work.

Construction administration is also a risk-management function. If the scope is reduced too far, the Town may have less ability to identify construction defects early, verify contractor pay applications, evaluate RFIs and change orders, document field conditions, manage claims, and ensure startup/commissioning issues are resolved before final acceptance. These risks are especially important for a water treatment plant because the project includes not only building construction, but also process equipment, electrical and instrumentation work, PLC/HMI/SCADA programming, operator training, and CDPHE-related startup considerations.

For this project, the proposed amendment includes more than basic inspection. It includes construction-phase engineering support, submittal and RFI review, change order support, part-time field observation, startup and commissioning, PLC/HMI/SCADA programming, testing, operator training, closeout, and cybersecurity-related deliverables.

Council's interest in targeting construction administration costs closer to **6% of total project cost** is reasonable as a ratepayer affordability goal. However, if Council wants to pursue a lower target, staff recommends asking HDR to identify what would need to be reduced, deferred, converted to optional/on-call services, or removed, and what risks would result. This would allow Council to make a cost/risk decision rather than relying on a percentage alone.

Council Direction Options

Council has several options for approaching the revised Amendment 05:



1. **Approve the revised Amendment 05**, subject to satisfactory resolution of the outstanding clarification items and final review by the Town Attorney.
2. **Direct staff to continue negotiating with HDR toward a 6% target**, with HDR identifying which services would be reduced, deferred, converted to optional/on-call services, or removed.
3. **Request alternate service levels from HDR**, such as a 6% option, 7% option, and HDR-recommended risk-balanced option, so Council can compare cost savings against specific reductions in service.

Staff Recommendation

Staff recommends that Town Council discuss the revised Amendment 05 proposal and provide direction.

If Council is comfortable proceeding with the revised proposal, staff recommends authorizing approval of Amendment 05 in an amount not to exceed **\$923,274**, subject to satisfactory resolution of the outstanding clarification items and final review by the Town Attorney.

If Council would like to reduce the cost further, staff recommends directing staff to request an alternate scope from HDR targeting construction administration costs closer to **6% of total project cost**, with clear identification of the services that would be reduced, deferred, converted to optional/on-call services, or removed.

Sincerely,

Rob Gutierrez
Town Manager

Revised HDR Proposal

TOWN OF MINTURN
AND HDR ENGINEERING, INC.

Minturn Water Treatment Plant Design and Construction Services

AMENDMENT 05

April 10, 2026

THIS IS AN AMENDMENT made as of _____, 2026 to the “Original Agreement” between the Town of Minturn (Minturn) and HDR Engineering, Inc. (HDR) dated July 20, 2022, titled Design and Engineering of a Water Treatment Plant; Resolution No. 30 – Series 2022.

PROJECT BACKGROUND AND OBJECTIVES

The Town of Minturn (Minturn) has completed the design and bid phase for a new 0.6 mgd water treatment plant (WTP) and intends to move into construction of the same starting in the summer of 2026.

This proposed amendment is based on our original proposal from 2022 and includes engineering services during construction to be performed by HDR and our subconsultant Swiftwater Solutions. Our original fee and discussion with the Town was to preclude this round of services until we had firm definition on the project. With the project currently in the bidding phase, we are please to offer, in general, the following scope for services during construction:

- Daily observation and reporting of contractor activities
- Management of contractor submittals, RFIs, and proposed change requests
- Coordination of materials testing and special inspections,
- Facilitating weekly progress meetings with contractor,
- Developing operations manual for long term plant operations for both process and automatic control systems
- Developing record drawings for both the construction and electrical and control systems
- Programming services for the PLC/HMI automatic control system that will allow the WTP to operate autonomously (generally) and be observed and controlled remotely as well
- Full time start up and WTP commissioning by a Colorado Class A licensed operator immediately following construction and facilitation of handover to the Town and it's operations staff

Minturn and HDR agree to amend such Agreement as follows:

TASK 700 – ENGINEERING SERVICES DURING CONSTRUCTION

TASK 701 – OFFICE ADMINISTRATION

Office services for construction will include:

- Monthly progress reports and invoices
The assumed project duration is 18 months (16 months of construction followed immediately by 2 months of startup and commissioning)
- Submittal (shop drawings) Review and Approval Recommendations
- Contract Document Clarification via Requests for Information and Field Orders
- Addressing and management of change orders and claims

- Development of Record Drawings

TASK 702 – FIELD SERVICES

Field services for construction will include:

- **Weekly Construction Progress Meetings**
HDR will host (provide meeting agenda and minutes) weekly construction progress meetings. Meeting attendance will be hybrid in nature. HDR PM and PE will alternate in person attendance once monthly and attend other progress meetings virtually. HDRs subconsultant SWS will host construction progress meetings and provide a weekly agenda and notes from each meeting as part of their regular on site attendance.

One additional member of the SWS team will attend progress meetings (virtually) to ensure project continuity if the Resident Project Representative or Commissioning Agent must be absent from the site and a temporary substitution is needed.

- **Special Inspections by HDR staff to address special project issues**
- **Part time (3 days per week) construction observation by Swiftwater Solutions**
 - Review submittals and confirm delivered and stored equipment matches the approved submittals
 - Site walks with the contractor
 - Site reports including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress
 - Construction observation and inspections including, but not limited to: earthwork, concrete, pipe installation, erosion control BMPs, building construction, and equipment installation
 - Coordinate special inspections (e.g., rebar, coatings, county building inspections, etc)
 - Meeting regularly with the contractor to update as-built drawings
 - Meeting with contractor weekly to discuss schedule and update the look ahead schedule
 - Review Pay Apps and the associated overall progress schedule
 - Facilitating weekly progress meetings
 - Attend Town Council meetings, if requested, to provide project updates
- **Startup and Commissioning**
 - Provide a licensed Class A water treatment operator to facilitate and oversee startup and commissioning
 - Review submittals and confirm delivered and stored equipment matches the approved submittals
 - Site walks with the contractor and vendors,

- Site reports (from observation days) including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress
- Verify all approved equipment is delivered to the site prior to startup
- Work directly with contractors and vendors to create a detailed startup and training schedule
- Coordinate the development of operations and maintenance manuals with the contractor and vendors
- Assist Town operations during startup and facilitate any CDPHE coordination
- Meeting regularly with contractor to update as-built drawings
- Meeting with contractor weekly to discuss schedule and update the look ahead schedule
- Reviewing Pay Apps and the associated overall progress schedule
- Facilitating weekly progress meetings
- Attend Town Council meetings, if requested, to provide project updates

Assumptions

- Budget is included for temporary lodging is not included; the Town of Minturn will provide suitable accommodations for overnight stays of engineering personnel on an as needed basis
- SWS will be on site performing observation 3 days per week

PLC and HMI Programming

HDR will provide PLC ladder logic and HMI programming services in support of the automatic control system furnished by the general contractor. The WTP uses various instrumentation and control systems hardware, provided and installed by the Electrical Subcontractor (Systems Supplier), that require PLC and HMI/SCADA programming and network configuration by HDR (or Systems Integrator), which will include:

- The main Water Treatment Plant Programmable Logic Controller Control Panel (WTP PLC CP)
 - Allen Bradley Compact Logix 5069-L330ER (WTP PLC)
 - Managed Ethernet Switch
 - Firewall (x3)
 - Network Attached Storage (NAS)
 - WTP Radio for Well Sites
- Vendor Filtration System PLC Control Panel (Programming by Vendor MEMCOR)
 - Allen Bradley Compact Logix 5069-L330ER
 - Ethernet/IP Read/Write Table to communicate with WTP PLC
 - Allen Bradley PanelView OIT
- WTP HMI Workstation
 - Inductive Automation Ignition SCADA package on workstation
 - Perspective Module, Remote Access, Alarm Notification Module, Historian and Trending Module

- Groundwater Well 3 & 4 Radio Panels
 - 1 VFD at each site for groundwater pump monitoring and control (x2)
- Existing RTU Panel (FIU-1600) in Clearwell Building
 - Four Tank Levels with Setpoints and Alarms

HDR will develop the PLC and HMI/SCADA programming based on the Process Control Description Specification. The scope of services to be performed for this project include the following: delivery of an as installed PLC Program, HMI/SCADA Program, Network Device Software Setup (Ethernet Switch, Firewall, Workstation, Network Attached Storage, Radios), Testing (Factory Acceptance Testing and Site Acceptance Testing), Plans/Forms, and PLC/HMI/SCADA Plant Site Startup Services.

PLC PROGRAM

Setup of PLC Program using Allen Bradley Studio 5000 version 35 for the WTP PLC. This includes creating a new project, import of variables list based on the IO Points, Analog Scaling & Conditioning Add On Instructions (AOI), and Discrete Alarm AOIs. PLC programming will be completed in accordance with HDR's current programming standards.

Detailed sections shall be programmed for the following Sections:

- Raw Water Blending & Reaction Tanks
- UF Membrane Filtration System (Programming by Vendor, assumed 90 IO Read/Write Variables)
- Filtrate Blending
- Backwash Recycling
- Chemical Feed System (x3)
 - Sodium Hypochlorite, Coagulant, and Potassium Permanganate
- Soda Ash Feed System (Vendor Panel; assumed 15 IO points)
- Disinfection Compliance / Tank 3
- Groundwater Wells 3 & 4
- Plant Miscellaneous Systems
 - Electrical Systems, HVAC, Building Monitoring, & Existing System

Assumptions

- Systems Integrator shall use their software Allen Bradley Studio 5000 v35 license for development
- PLC Programming logic shall be based on Specification 40 61 96 Process Control Description
- PLC Programming logic shall be based Specification 40 61 93 Process Control System Input-Output List (Assumed 60 Analog IO points and 126 Discrete IO points for WTP PLC CP and Radio Panels)
- For the UF Membrane Filtration System Control system, PLC /OIT programming by Memcor. Read/Write for variables between the Plant and Vendor PLCs to be set up for system to function as necessary based on Vendor design proposal.

HMI/SCADA PROGRAM

Setup of the HMI/SCADA Program using Ignition by Inductive Automation version 8.3. This includes creating a new project, setup of HMI variables list based on the IO Points, IO Drivers, Historian, Trending, and Alarm Notification.

The HMI screen programming for the following Sections:

- Overall HMI Screen (Main Menu)
- Overall Process Screen
- Raw Water Blending & Reaction Tanks Screen
- UF Membrane Filtration Screens
 - Recreation of up to two Vendor PanelView OIT screens for remote access view only (no control).
- Filtration Blending Screen
- Backwash Recycling Screen
- Chemical Feed System Screens (x3)
 - Sodium Hypochlorite, Coagulant, and Potassium Permanganate
- Soda Ash Feed System Screen
- Disinfection Compliance Screen
- Groundwater Wells 3 & 4 Screen
- Plant Miscellaneous Systems Screens (x3)
 - Electrical Systems, HVAC, Building Monitoring, & Existing System
- WTP PLC Alarm Monitoring
- Trending/Report Generation
 - Raw Water Flow, Backwash Recycle Flow, Filtration Flow (x2), Filtration Turbidity (x2), Combined Turbidity, Well 3 Flow, Well 4 Flow, Finished Water pH/Temperature/Chlorine, Sodium Hypochlorite Weight, Disinfection Compliance pH/Temperature/Chlorine

The Ignition software shall have Perspective Module for Remote Access for the Facility Manager, as well as Voice/SMS Alarm Messaging.

Assumptions

- Systems Supplier shall purchase Ignition by Inductive Automation software. License key shall be sent to Systems Integrator for programming setup at Minturn WTP.
- Programming screens shall be based on Specification 40 68 63 Configuration of HMI Software and Reports with 25 HMI screens, 10 pop-ups, and 16 Reports.
- Membrane Vendor provides Ethernet/IP Read/Write Table for Vendor HMI screen recreation.

NETWORK CONFIGURATION SETUP

Systems Integrator will configure device level and SCADA level communication using Ethernet/IP and equipment specific software. Network Programming/Software Setup for the following devices:

- One Ethernet Switch
- Three Firewalls
- One Network Attached Storage
- Remote Access configuration
- HMI Workstation with Printer
- Three Radios and One Gateway

Assumptions

- Hardware devices purchased by Systems Supplier to be picked up by Systems Integrator for software configurations. During startup, Hardware devices to be installed by Systems Supplier.
- Software licenses to be purchased by Systems Supplier and licenses registered to Town of Minturn. Systems Integrator to configure network software.
- Minturn to provide Starlink Internet Router.

WORKSHOPS AND MEETINGS

Systems Integrator will host and attend a virtual review workshop of the PLC logic and HMI Screen creations. The intent will be to provide an opportunity for Minturn and the Systems Integrator to provide input on the proposed design with respect to design, logic, screen layout / color scheme and alarm handling.

Assumptions

- Two virtual meetings with Minturn to provide introduction of design choices and finalize decisions.

Deliverable

- Draft example of HMI screens for second workshop

Testing

The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

PLC, HMI/SCADA, NETWORK TESTING

Continuation of Task Series 100 for each Systems Integrator's programmer to test the PLC, HMI/SCADA, and Network programs.

Each programmer testing the programs in the following areas: checking IO list in program, communications, working with PLC simulator tool for logic to work with equipment/instrumentation as intended based on controls narrative.

PLC Programmer and HMI programmer to coordinate together to start both PLC and HMI program simultaneously to test for errors in the software. This ensures that the back end and front end of the programs work as intended together and demonstrate compatibility.

Network designer to test the Network Equipment for errors in software configuration. This brings in more Network configurations to look for vulnerabilities in Ethernet Switch Configuration files and Firewall white list/black lists.

WTP PLC CONTROL PANEL FAT

Attend WTP PLC CP Factory Acceptance Testing (FAT) at Systems Supplier site. This will include loading the PLC program into the CPU and testing the IO points to confirm they are wired correctly to the panel terminal blocks and PLC is installed satisfactory for software configuration.

Assumptions

- Contractor provides programmer 21-day notice prior to the FAT.
- FAT Demonstration for WTP PLC Control Panel at the Systems Supplier site located in the Denver Metro Area.

Deliverables

- FAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by both Systems Supplier and Systems Integrator.

PLC & HMI/SCADA SOFTWARE FAT DEMONSTRATION

Systems Integrator will host and attend a program presentation for the client to view the PLC Program Logic and HMI screens. Documentation will be prepared for layout and design decisions.

Assumptions

- FAT Demonstration for PLC and HMI programs will be at the HDR Denver Office
- FAT will use the simulator tools in Studio 5000 and Ignition HMI programs. Panel hardware buildout will not be in scope.

Deliverables

- One Six-hour FAT meeting with client to confirm PLC program and HMI program are functional and ready for Site Startup.
- FAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by both Systems Integrator and Minturn

Site Startup

Systems Integrator will provide PLC and SCADA start-up and commissioning services of the new control system programs after the Contractor, Subcontractors, and Town confirm that all the equipment has been installed, terminated and field tested prior to the software testing of the control panel. The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

SITE ACCEPTANCE TESTING (SAT)

Systems Integrator shall provide a programmer at the Minturn WTP new construction site to perform a Site Acceptance Test (SAT). This includes uploading the PLC and HMI programs,

Network software setup, testing software configuration, IO/Loop checkout with the Electrical Contractor.

Assumptions

- SAT at Minturn WTP.
- Contractor provides Programmer 21-day notice prior to the SAT.
- Seven days on site for PLC / HMI/SCADA programmer.
- One day on site for Network designer.
- Combination of daily drives or hotel based on Contractor Schedule with \$1800 Travel expenses.

Deliverables

- SAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by HDR, System Supplier, and Minturn.

PLANT STARTUP

Systems Integrator shall provide a programmer on site at the Minturn WTP new construction site during Plant startup. This includes starting and running the PLC and HMI programs, Network software startup. Verify the PLC logic and the HMI screens work as intended, with the equipment and instrumentation showing the correct values and statuses.

Assumptions

- All Process Equipment, instrumentation, VFDs, and Vendor equipment are configured and ready for Control System Programming startup.
- 12 days on site for PLC/HMI programmer.
- Two days on site for Network designer.
- Combination of daily drives or hotel based on Contractor Schedule with \$4,000 Travel expenses budgeted.

Deliverables

- PLC and HMI programs that are installed and functional with the Plant Operations. Backup Files delivered to Minturn.
- PLC and HMI four-hour Operator Training (Transfer of Knowledge).

POST-STARTUP PLANT SERVICE CALL AND PROJECT CLOSEOUT

Systems Integrator shall provide a programmer on site at Minturn WTP 2-6 weeks after Plant startup. This includes troubleshooting and fine tuning the PLC and HMI/SCADA programs.

Assumptions

- Minturn and Contractor shall provide a list of process areas in need of program updates a minimum of 1 week before site visit.
- 2 days on site for PLC/HMI programmer.
- Combination of daily drives or hotel based on Contractor Schedule with \$400 Travel expenses.

- Transmittal of Record Documents will be electronic through a file share system hosted by Systems Integrator.
- The scope of services does not include post-construction warranty support services after final completion.

Deliverables

- Record Drawings/Documents for PLC and HMI programs
- O&M Manual for the final SCADA system (PLC Applications, SCADA Applications, Network Configurations)
- Programming Punch List Inspection
- Cyber Security Requirements Submittal
 - Password Handover
 - Asset Inventory
 - As-Built Network Diagram

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC.

TOWN OF MINTURN, CO

By: Joseph H. Schwarz

By: _____

Title: SVP

Title: _____

Date: 9 April 2026

Date: _____

Attachment: Fee Schedule for Proposed Scope of Work

-----End of Document-----

Town of Minturn
 Water Treatment Plant SDCs
 HDR Engineering, Inc
 Updated: 4/9/2026

	Project Manager (Jarod Limke)	Project Technical (PS Design) Lead (Abby Dodd)	Staff Engineer (Conner Gilpatrick)	Civil Engineer (Maddie Endris)	Structural Lead (Mireya Herrera)	Structural Engineer (Jesus Perez Tonches)	Lead Architect (Rich McKinley)	Architect (Joseph Holtz)	Mechanical Lead (Krunal Chaudhari)	Mechanical Engineer (Yara Al Milaify)	Electrical Lead (John Huckenphaler)	Electrical Engineer (Magnolia Garrett)	I&C Engineer (Christine Audo)	PLC Programmer (Andrew Burton)	HMI Programmer (Walker Nesbitt)	Network Designer (Tanner Smithkins)	Programming QAQC (Josie Brainard)	Revit Manager (Eddie Paz)	C3D Drafting (Thomas Hicks)	Accounting (Kaila Burnside)	HDR Hours	HDR Labor	Construction Administration (Swiftwater Solns)	ODCs (Swiftwater Solns)	Total Subs (8% Labor Markup)	Expenses and ODCs	Total Expenses and Subs	Total HDR Fee
Task Description	\$ 300	\$ 200	\$ 140	\$ 175	\$ 230	\$ 140	\$ 210	\$ 130	\$ 240	\$ 160	\$ 240	\$ 180	\$ 200	\$ 160	\$ 130	\$ 130	\$ 190	\$ 180	\$ 200	\$ 140								
700 CONSTRUCTION MANAGEMENT SERVICES																												
701 OFFICE ADMINISTRATION																												
Project Management	36																			36	72	\$15,840			\$ -		\$ -	\$ 15,840
Submittals and O&M Manual Review	40	60	120	12	20	40	8	40	12	40	24	60	60								536	\$97,820			\$ -		\$ -	\$ 97,820
Contract Document Clarification (RFIs and Field Orders)	24	60	90	8	4	8	4	8	4	8	4	8	8					24			262	\$47,680			\$ -		\$ -	\$ 47,680
Change Orders	16	40	60																		116	\$21,200			\$ -		\$ -	\$ 21,200
Record Drawings / Project Closeout	12	40																60	24		136	\$27,200			\$ -		\$ -	\$ 27,200
Sub-total	128	200	270	20	24	48	12	48	16	48	28	68	68	0	0	0	0	84	24	36	1,122	\$209,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,740
702 FIELD SERVICES																												
Construction Progress Meetings / Special Inspections	150	238		8	24		16		8		8		24								476	\$111,520	\$ 11,700		\$ 12,636	\$ 1,800	\$ 14,436	\$ 125,956
Part Time Observation / Resident Engineer																					0	\$0	\$ 291,200	\$ 25,301	\$ 339,797		\$ 339,797	\$ 339,797
Startup and Comissioning	24	40											80	420	350	200	60				1174	\$181,300	\$ 52,000	\$ 4,121	\$ 60,281	\$ 6,200	\$ 66,481	\$ 247,781
Sub-total	174	278	0	8	24	0	16	0	8	0	8	0	104	420	350	200	60	0	0	0	1,650	\$292,820	\$ 354,900	\$ 29,422	\$ 412,714	\$ 8,000	\$ 420,714	\$ 713,534
Total Hours	302	478	270	28	48	48	28	48	24	48	36	68	172	420	350	200	60	84	24	36	2,772							
Total Fee	\$90,600	\$95,600	\$37,800	\$4,900	\$11,040	\$6,720	\$5,880	\$6,240	\$5,760	\$7,680	\$8,640	\$12,240	\$34,400	\$67,200	\$45,500	\$26,000	\$11,400	\$15,120	\$4,800	\$5,040	\$ 502,560	\$ 354,900	\$ 29,422	\$ 412,714	\$ 8,000	\$ 420,714	\$ 923,274	

Original HDR Proposal

TOWN OF MINTURN
AND HDR ENGINEERING, INC.

Minturn Water Treatment Plant Design and Construction Services

AMENDMENT 05

March 13, 2026

THIS IS AN AMENDMENT made as of _____, 2026 to the “Original Agreement” between the Town of Minturn (Minturn) and HDR Engineering, Inc. (HDR) dated July 20, 2022, titled Design and Engineering of a Water Treatment Plant; Resolution No. 30 – Series 2022.

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This proposed amendment is based on our original proposal from 2022 and includes engineering services during construction to be performed by HDR and our subconsultant Swiftwater Solutions. Our original fee and discussion with the Town was to preclude this round of services until we had firm definition on the project. With the project currently in the bidding phase, we are please to offer, in general, the following scope for services during construction:

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- developing operations manual for long term plant operations for both process and automatic control systems
- developing record drawings for both the construction and electrical and control systems
- Programming services for the PLC/HMI automatic control system that will allow the WTP to operate autonomously (generally) and be observed and controlled remotely as well
- Full time start up and WTP commissioning by a Colorado Class A licensed operator immediately following construction and facilitation of handover to the Town and it's operations staff

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- Development of Record Drawings

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Two members of the SWS team will attend progress meetings virtually to ensure project continuity if the Resident Project Representative or Commissioning Agent must be absent from the site and a temporary substitution is needed

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- **Full time construction observation by Swiftwater Solutions**
 - Review submittals and confirm delivered and stored equipment matches the approved submittals
 - Daily site walks with the contractor
 - Daily site reports including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress
 - Construction observation and inspections including, but not limited to: earthwork, concrete, pipe installation, erosion control BMPs, building construction, and equipment installation
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 - Facilitating weekly progress meetings
 - Attend Town Council meetings, if requested, to provide project updates
- **Startup and Commissioning**
 - Provide a licensed Class A water treatment operator to facilitate and oversee startup and commissioning
 - Review submittals and confirm delivered and stored equipment matches the approved submittals
 - Daily site walks with the contractor and vendors,

- Daily site reports including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress
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Software Setup (Ethernet Switch, Firewall, Workstation, Network Attached Storage, Radios), Testing (Factory Acceptance Testing and Site Acceptance Testing), Plans/Forms, and PLC/HMI/SCADA Plant Site Startup Services.

PLC and HMI Programming

The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

PLC PROGRAM

Setup of PLC Program using Allen Bradley Studio 5000 version 35 for the WTP PLC. This includes creating a new project, import of variables list based on the IO Points, Analog Scaling & Conditioning Add On Instructions (AOI), and Discrete Alarm AOIs. PLC programming will be completed in accordance with HDR's current programming standards.

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- Systems Integrator shall use their software Allen Bradley Studio 5000 v35 license for development
- PLC Programming logic shall be based on Specification 40 61 96 Process Control Description
- PLC Programming logic shall be based Specification 40 61 93 Process Control System Input-Output List (Assumed 60 Analog IO points and 126 Discrete IO points for WTP PLC CP and Radio Panels)
- For the UF Membrane Filtration System Control system, PLC /OIT programming by Memcor. Read/Write for variables between the Plant and Vendor PLCs to be set up for system to function as necessary based on Vendor design proposal.

HMI/SCADA PROGRAM

Setup of the HMI/SCADA Program using Ignition by Inductive Automation version 8.3. This includes creating a new project, setup of HMI variables list based on the IO Points, IO Drivers, Historian, Trending, and Alarm Notification.

The HMI screen programming for the following Sections:

- Overall HMI Screen (Main Menu)
- Overall Process Screen
- Raw Water Blending & Reaction Tanks Screen
- UF Membrane Filtration Screens
 - Recreation of up to two Vendor PanelView OIT screens for remote access view only (no control).
- Filtration Blending Screen
- Backwash Recycling Screen
- Chemical Feed System Screens (x3)
 - Sodium Hypochlorite, Coagulant, and Potassium Permanganate
- Soda Ash Feed System Screen
- Disinfection Compliance Screen
- Groundwater Wells 3 & 4 Screen
- Plant Miscellaneous Systems Screens (x3)
 - Electrical Systems, HVAC, Building Monitoring, & Existing System
- WTP PLC Alarm Monitoring
- Trending/Report Generation
 - Raw Water Flow, Backwash Recycle Flow, Filtration Flow (x2), Filtration Turbidity (x2), Combined Turbidity, Well 3 Flow, Well 4 Flow, Finished Water pH/Temperature/Chlorine, Sodium Hypochlorite Weight, Disinfection Compliance pH/Temperature/Chlorine

The Ignition software shall have Perspective Module for Remote Access for the Facility Manager, as well as Voice/SMS Alarm Messaging.

Assumptions

- Systems Supplier shall purchase Ignition by Inductive Automation software. License key shall be sent to Systems Integrator for programming setup at Minturn WTP.
- Programming screens shall be based on Specification 40 68 63 Configuration of HMI Software and Reports with 25 HMI screens, 10 pop-ups, and 16 Reports.
- Membrane Vendor provides Ethernet/IP Read/Write Table for Vendor HMI screen recreation.

NETWORK CONFIGURATION SETUP

Systems Integrator will configure device level and SCADA level communication using Ethernet/IP and equipment specific software. Network Programming/Software Setup for the following devices:

- One Ethernet Switch
- Three Firewalls
- One Network Attached Storage
- Remote Access configuration

- HMI Workstation with Printer
- Three Radios and One Gateway

Assumptions

- Hardware devices purchased by Systems Supplier to be picked up by Systems Integrator for software configurations. During startup, Hardware devices to be installed by Systems Supplier.
- Software licenses to be purchased by Systems Supplier and licenses registered to Town of Minturn. Systems Integrator to configure network software.
- Minturn to provide Starlink Internet Router.

WORKSHOPS AND MEETINGS

Systems Integrator will host and attend a virtual review workshop of the PLC logic and HMI Screen creations. The intent will be to provide an opportunity for Minturn and the Systems Integrator to provide input on the proposed design with respect to design, logic, screen layout / color scheme and alarm handling.

Assumptions

- Two virtual meetings with Minturn to provide introduction of design choices and finalize decisions.

Deliverable

- Draft example of HMI screens for second workshop

Testing

The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

PLC, HMI/SCADA, NETWORK TESTING

Continuation of Task Series 100 for each Systems Integrator's programmer to test the PLC, HMI/SCADA, and Network programs.

Each programmer testing the programs in the following areas: checking IO list in program, communications, working with PLC simulator tool for logic to work with equipment/instrumentation as intended based on controls narrative.

PLC Programmer and HMI programmer to coordinate together to start both PLC and HMI program simultaneously to test for errors in the software. This ensures that the back end and front end of the programs work as intended together and demonstrate compatibility.

Network designer to test the Network Equipment for errors in software configuration. This brings in more Network configurations to look for vulnerabilities in Ethernet Switch Configuration files and Firewall white list/black lists.

WTP PLC CONTROL PANEL FAT

Attend WTP PLC CP Factory Acceptance Testing (FAT) at Systems Supplier site. This will include loading the PLC program into the CPU and testing the IO points to confirm they are wired correctly to the panel terminal blocks and PLC is installed satisfactory for software configuration.

Assumptions

- Contractor provides programmer 21-day notice prior to the FAT.
- FAT Demonstration for WTP PLC Control Panel at the Systems Supplier site located in the Denver Metro Area.

Deliverables

- FAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by both Systems Supplier and Systems Integrator.

PLC & HMI/SCADA SOFTWARE FAT DEMONSTRATION

Systems Integrator will host and attend a program presentation for the client to view the PLC Program Logic and HMI screens. Documentation will be prepared for layout and design decisions.

Assumptions

- FAT Demonstration for PLC and HMI programs will be at the HDR Denver Office
- FAT will use the simulator tools in Studio 5000 and Ignition HMI programs. Panel hardware buildout will not be in scope.

Deliverables

- One Six-hour FAT meeting with client to confirm PLC program and HMI program are functional and ready for Site Startup.
- FAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by both Systems Integrator and Minturn

Site Startup

Systems Integrator will provide PLC and SCADA start-up and commissioning services of the new control system programs after the Contractor, Subcontractors, and Town confirm that all the equipment has been installed, terminated and field tested prior to the software testing of the control panel. The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

SITE ACCEPTANCE TESTING (SAT)

Systems Integrator shall provide a programmer at the Minturn WTP new construction site to perform a Site Acceptance Test (SAT). This includes uploading the PLC and HMI programs, Network software setup, testing software configuration, IO/Loop checkout with the Electrical Contractor.

Assumptions

- SAT at Minturn WTP.

- Contractor provides Programmer 21-day notice prior to the SAT.
- Seven days on site for PLC / HMI/SCADA programmer.
- One day on site for Network designer.
- Combination of daily drives or hotel based on Contractor Schedule with \$1800 Travel expenses.

Deliverables

- SAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by HDR, System Supplier, and Minturn.

PLANT STARTUP

Systems Integrator shall provide a programmer on site at the Minturn WTP new construction site during Plant startup. This includes starting and running the PLC and HMI programs, Network software startup. Verify the PLC logic and the HMI screens work as intended, with the equipment and instrumentation showing the correct values and statuses.

Assumptions

- All Process Equipment, instrumentation, VFDs, and Vendor equipment are configured and ready for Control System Programming startup.
- 12 days on site for PLC/HMI programmer.
- Two days on site for Network designer.
- Combination of daily drives or hotel based on Contractor Schedule with \$4,000 Travel expenses budgeted.

Deliverables

- PLC and HMI programs that are installed and functional with the Plant Operations. Backup Files delivered to Minturn.
- PLC and HMI four-hour Operator Training (Transfer of Knowledge).

POST-STARTUP PLANT SERVICE CALL AND PROJECT CLOSEOUT

Systems Integrator shall provide a programmer on site at Minturn WTP 2-6 weeks after Plant startup. This includes troubleshooting and fine tuning the PLC and HMI/SCADA programs.

Assumptions

- Minturn and Contractor shall provide a list of process areas in need of program updates a minimum of 1 week before site visit.
- 2 days on site for PLC/HMI programmer.
- Combination of daily drives or hotel based on Contractor Schedule with \$400 Travel expenses.
- Transmittal of Record Documents will be electronic through a file share system hosted by Systems Integrator.
- The scope of services does not include post-construction warranty support services after final completion.

Deliverables

- Record Drawings/Documents for PLC and HMI programs
- O&M Manual for the final SCADA system (PLC Applications, SCADA Applications, Network Configurations)
- Programming Punch List Inspection
- Cyber Security Requirements Submittal
 - Password Handover
 - Asset Inventory
 - As-Built Network Diagram

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

HDR ENGINEERING, INC.

TOWN OF MINTURN, CO

By: Joseph H. Schwarz

By: _____

Title: Sr. Vice President

Title: _____

Date: 13 March 2026

Date: _____

Attachment: Fee Schedule for Proposed Scope of Work

-----End of Document-----

Town of Minturn
 Water Treatment Plant
 HDR Engineering, Inc
 Updated: 3/16/2026

Hourly Billing Rate	Project Manager (Jarod Linke)	Project Engineer (Abby Dodd)	Staff Engineer (Conner Gilpatrick)	Civil Engineer (Maddie Endris)	Structural Lead (Miryra Herrera)	Structural Engineer (Jesus Perez Torches)	Lead Architect (Rich McKinley)	Architect (Joseph Holtz)	Mechanical Lead (Krunal Chaudhar)	Mechanical Engineer (Yara Al Miliaty)	Electrical Lead (John Huckenphaler)	Electrical Engineer (Magnolia Garrett)	I&C Engineer (Christine Audo)	PLC Programmer (Andrew Burton)	HMI Programmer (Walker Nesbitt)	Network Designer (Tanner Smithkins)	Prog. O&C (Josie Brannard)	Revit Manager (Eddie Paz)	CAD Drafting (Thomas Hicks)	Accounting (Kailla Burnside)	HDR Hours	HDR Labor	Construction Administration (Swiftwater Soils)	ODCs (Swiftwater Soils)	Total Subs	Expense and ODCs	Total Expenses and Subs	Total HDR Fee
Task Description																												
700 CONSTRUCTION MANAGEMENT SERVICES																												
701 OFFICE ADMINISTRATION																												
Project Management	36																			36	72	\$15,840			\$ -	\$ -	\$ -	\$ 15,840
Submittals and O&M Manual Review	40	60	120	12	20	40	8	40	12	40	24	60	60								536	\$97,820			\$ -	\$ -	\$ -	\$ 97,820
Contract Document Clarification (RFIs and Field Orders)	24	60	90	8	4	8	4	8	4	8	4	8	8					24			262	\$47,680			\$ -	\$ -	\$ -	\$ 47,680
Change Orders	16	40	60																		116	\$21,200			\$ -	\$ -	\$ -	\$ 21,200
Record Drawings / Project Closeout	12	40																60	24		136	\$27,200			\$ -	\$ -	\$ -	\$ 27,200
Sub-total	128	200	270	20	24	48	12	48	16	48	28	68	68	0	0	0	0	84	24	36	1,122	\$209,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,740
702 FIELD SERVICES																												
Construction Progress Meetings / Special Inspections	150	238		8	24		16		8		8		24								476	\$111,520	\$ 23,400		\$ 25,272	\$1,800	\$ 27,072	\$ 138,592
Full Time Observation / Resident Engineer																					0	\$0	\$416,000	\$68,768	\$518,048		\$518,048	\$ 518,048
Startup and Commissioning	24	40											80	420	350	200	60				1174	\$181,300	\$ 52,000	\$ 4,121	\$ 60,281	\$6,200	\$ 66,481	\$ 247,781
Sub-total	174	278	0	8	24	0	16	0	8	0	8	0	104	420	350	200	60	0	0	0	1,650	\$292,820	\$491,400	\$72,889	\$603,601	\$8,000	\$611,601	\$ 904,421
Total Hours	302	478	270	28	48	48	28	48	24	48	36	68	172	420	350	200	60	84	24	36	2,772							
Total Fee	\$90,600	\$95,600	\$37,800	\$4,900	\$11,040	\$6,720	\$5,880	\$6,240	\$5,760	\$7,680	\$8,640	\$12,240	\$34,400	\$67,200	\$45,500	\$26,000	\$11,400	\$15,120	\$4,800	\$5,040	\$502,560	\$491,400	\$72,889	\$603,601	\$8,000	\$611,601	\$ 1,114,161	



Swiftwater Solutions

Small Systems Engineering & Operations

Letter Proposal

January 30, 2026

To: Jarod Limke, Project Manager, HDR Inc

From: Al Smith, Swiftwater Solutions, LLC

Construction Administration and Commissioning Services – Minturn Water Treatment Plant Upgrades

Dear Mr. Limke

Swiftwater Solutions (SWS) is pleased to provide this proposal for construction administration and commissioning services for the Town of Minturn's (Town) Water Treatment Plant Upgrades project. Based on our conversations and understanding of the project, SWS will serve as the *Resident Project Representative* and *Commissioning Agent* during the construction and startup phases of the project. SWS understands that this project will likely begin in May 2026 and proposes the following scope of services to be carried out over an approximate 18-month construction schedule. A cost worksheet is attached detailing the costs for the items described below.

Scope of Services

1. Construction Administration: Resident Project Representative (approximately 16 months)
 - a. Review submittals and confirm delivered and stored equipment matches the approved submittals,
 - b. Daily site walks with the contractor,
 - c. Daily site reports including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress,
 - d. Construction observation and inspections including, but not limited to: earthwork, concrete, pipe installation, erosion control BMPs, building construction, and equipment installation,
 - e. Coordinate special inspections (e.g., rebar, coatings, county building inspections, etc)
 - f. Meeting regularly with the contractor to update as-built drawings,
 - g. Meeting with contractor weekly to discuss schedule and update the look ahead schedule
 - h. Reviewing Pay Apps and the associated overall progress schedule,
 - i. Facilitating weekly progress meetings,
 - j. Attend Town board meetings, if requested, to provide project updates

PO BOX 1687, BUENA VISTA, CO 81211

AL: 719-966-9975 PAUL: 720-207-7564

E ASMITH@SWS-ENG.COM; PYOUNG@SWS-ENG.COM

2. Starup and Commissioning: Commissioning Agent (approximately 2 months)
 - a. Provide a licensed Class A water treatment operator to facilitate and oversee startup and commissioning.
 - b. Review submittals and confirm delivered and stored equipment matches the approved submittals,
 - c. Daily site walks with the contractor and vendors,
 - d. Daily site reports including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress,
 - e. Verify all approved equipment is delivered to the site prior to startup,
 - f. Work directly with contractors and vendors to create a detailed startup and training schedule,
 - g. Coordinate the development of operations and maintenance manuals with the contractor and vendors,
 - h. Assist Town operations during startup and facilitate any CDPHE coordination
 - i. Meeting regularly with contractor to update as-built drawings,
 - j. Meeting with contractor weekly to discuss schedule and update the look ahead schedule
 - k. Reviewing Pay Apps and the associated overall progress schedule,
 - l. Facilitating weekly progress meetings,
 - m. Attend Town board meetings, if requested, to provide project updates
3. Progress Meeting Attendance: Virtual
 - a. Two members of the SWS team will attend progress meetings virtually to ensure project continuity if the *Resident Project Representative* or *Commissioning Agent* must be absent from the site and a temporary substitution is needed
4. Lodging: Other Direct Costs
5. Per Diem: Other Direct Costs
6. Construction Administration Mileage
7. Startup and Commissioning Mileage

SWS proposes to complete this work for a *not-to-exceed* fee of **\$564,289** billed on a time and materials basis at a rate of \$150 per hour. The fee assumes a total of 18 months of construction, including startup and commissioning. Should the project extend beyond 18 months, this fee will need to be reevaluated.

We sincerely appreciate your business and look forward to working with you on this project.

Best regards,



Allan Smith, PE, CWP



Swiftwater Solutions
Small Systems Engineering & Operations

Town of Minturn WTP Upgrades Construction Administration & Commissioning Services			
Task/Division	Rate	Quantity	Total
Construction Administration: Resident Project Representative	\$ 150.00	2,773	\$ 416,000
Startup and Commissioning: Commissioning Agent	\$ 150.00	347	\$ 52,000
Progress Meeting Attendance (Virtual)	\$ 150.00	156	\$ 23,400
Lodging (ODC)	\$ 266.00	100	\$ 26,600
Per Diem (ODC)	\$ 92.00	100	\$ 9,200
Construction Administration Mileage (ODC)	\$ 0.75	43,957	\$ 32,968
Startup and Commissioning Mileage (ODC)	\$ 0.75	5,495	\$ 4,121
Total Not to Exceed Fee:			\$ 564,289

Details:

Construction Administration - Assumes a 16 month construction schedule with an SWS person on-site 8 hours per day for the duration of the build phase of the project.

Startup and Commissioning - Assumes 2 months and a 40-hour work week for a SWS certified operator on-site to assist with the startup and commissioning phase of the project.

Progress Meeting Attendance - Assumes 2 hours per week for SWS staff to participate in weekly progress meetings throughout construction to ensure seamless transitions during PTO.

Lodging and Per Diem - Average GSA rate for Vail (closest location defined for Minturn). Allows for approximately 5 months of the entire project to allow for phases where early start times or late days require lodging, and include incimate weather days. These are billed on a reimbursement basis.

Mileage - GSA rate multiplied the daily mileage traveled.

Daily lodging rates (excluding taxes) | October 2025 - September 2026

Cities not appearing below may be located within a county for which rates are listed. To determine the county a destination is located in, visit the [Census Geocoder](#).

Filter results...

Primary destination	County	2025 Oct	Nov	Dec	2026 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Vail	Eagle	\$201	\$201	\$397	\$397	\$397	\$397	\$201	\$201	\$201	\$201	\$201	\$201

Showing 1 to 1 of 1 entries

Meals and incidental expenses (M&IE) rates and breakdown

The M&IE total is the full daily amount for a single calendar day when that day is neither the first nor last day of travel. The amount received on the first and last day of travel equals 75% of the M&IE total. See [M&IE breakdown](#) for information related to the individual meal amounts.

Filter results...

Primary destination	County	M&IE total	Breakfast	Lunch	Dinner	Incidental expenses	First and last day of travel
Vail	Eagle	\$92	\$23	\$26	\$38	\$5	\$69.00

Showing 1 to 1 of 1 entries



To: Mayor and Council
From: Jay Brunvand
Date: May 06, 2026
Agenda Item: Ordinance 04 – Series 2026

REQUEST:

Council is asked to discuss and consider Ordinance 04 – Series 2026 adjusting the fee charged for Debt Service in the Enterprise fund. This fee increase will be effective 6/1/26.

INTRODUCTION:

The town sets our fee schedule as part of the annual budget process. As a result of the Enterprise Fund debt increasing to allow for the Water Plant Construction Loan the Debt Service will be increasing dramatically. There are no changes from First Reading.

ANALYSIS:

This revised fee ONLY affects the Debt Service Fee charged per Single Family Equivalent (SFE). The Debt Service fee is calculated by taking the annual debt payments, dividing that by the current SFE count, and dividing that by 12mo. Using this formula our fee will increase \$45 in addition to the currently existing debt fee for a total monthly fee of \$62.37/sfe. This is lower than the proposed approximate \$80 increase as we will only have one interest payment on the new loan this year and we will not have drawn the full loan amount.

Annually, this fee will be adjusted each budget season to consider variables such as when new projects sell or some other unknown occurrence. Once the plant construction project is completed and we know the final value of the loan, we will be at the \$80 debt service fee increase that has been discussed in addition to other existing debt. Again, this full effect will not be realized until we draw down the full loan over the next two years. Further, as part of the loan agreement we are paying off and retiring one of two current loans the town has. This means the only debt the town will have outstanding will be for the new tank and the water treatment plant.

The concern of those involved with the issuance of the debt stems from the need to recognize upfront that the fees will need to be set in order to cover the 120% value of the existing debt. This Resolution is in line with that need and is in line with the estimated loan needs for the water plant construction.

In addition to this rate change, some properties throughout town are under a construction shut off. Our code states these will incur the base rate and debt rate. When we were under the administration of ERWSD, this was the case and the town would receive only \$50 of that fee. During FY2025, we continued with this \$50 cost. The intent was to get everyone switched and

accustomed to the new system before making other changes such as this. I recommend that we now increase this cost to the base rate for water service and the base rate for debt service as provided in the Code effective with the 6/1/26 debt service increase.

COMMUNITY INPUT:

This funding has been discussed on multiple occasions recently and public hearings will be held pursuant to passing Ordinance 04-2026.

BUDGET / STAFF IMPACT:

The 2026 Debt Service fee will be adjusted from \$17.37 for a total of \$62.37/sfe/month.

STRATEGIC PLAN ALIGNMENT:

In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to approve Ordinance 04 – Series 2026 (Second Reading) an Ordinance modifying, setting, and approving Enterprise Fund Debt Service Rates for 2026 as adjusted by the 2026 Water Plant Loan for the Enterprise Fund of the Town of Minturn, Colorado.

ATTACHMENTS:

- Ordinance 04 – Series 2026

**TOWN OF MINTURN, COLORADO
ORDINANCE NO. 04 - SERIES 2026**

**AN ORDINANCE MODIFYING, SETTING, AND
APPROVING ENTERPRISE FUND DEBT SERVICE
RATES FOR 2026 AS ADJUSTED BY THE 2026 WATER
PLANT LOAN FOR THE ENTERPRISE FUND OF THE
TOWN OF MINTURN, COLORADO**

WHEREAS, The Town of Minturn must adjust Debt Service Rates to fund the Debt Service anticipated with the Minturn Water Treatment Plant construction loan, and;

WHEREAS, The fee schedule is available for review during regular business hours at the Town Offices or on the Town website.

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

Section 1.

The following Debt Service Fees are hereby adjusted per Single Family Equivalent as set forth and effective June 1, 2026:

Current 2026 Debt Service Fee	\$ 17.37
Proposed Debt Service Fee Increase	45.00
Proposed adjusted Debt Service Fee	\$ 62.37

Section 2.

In the event of a conflict between the fees, rates and charges listed in this Appendix A and the Text of any individual section of the Town Code, the provisions of The Minturn Municipal Code shall control.

Severability. If any part, section, sub-section, clause or phrase of this Resolution is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Resolution; and the Town Council for the Town of Minturn, Colorado hereby declares it would have passed this Resolution and each part, section, sub-section, sentence, clause or phrase thereof, irrespective of the fact that any one or more parts, sections, sub-sections sentences, clauses or phrases be declared invalid.


INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THE 15th DAY OF APRIL, 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 6TH DAY OF MAY, 2026 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO



Eric Gotthelf, Mayor

ATTEST:



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 WEB SITE THIS 6TH DAY OF MAY, 2026.

Eric Gotthelf, Mayor

ATTEST:

Jay Brunvand, Town Clerk

**TOWN OF MINTURN, COLORADO
ORDINANCE NO.02-SERIES 2026**

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, 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 SYSTEM; AND PROVIDING OTHER DETAILS AND APPROVING DOCUMENTS RELATING TO THE LOAN.

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 15th DAY OF APRIL, 2026.

TOWN OF MINTURN, COLORADO
Eric Gotthelf, Mayor

ATTEST:
Jay Brunvand, Town Clerk

**TOWN OF MINTURN, COLORADO
ORDINANCE NO. 03 - 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

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 15TH DAY OF APRIL, 2026.

TOWN OF MINTURN, COLORADO
Eric Gotthelf, Mayor

ATTEST:
By: Jay Brunvand, Town Clerk

**TOWN OF MINTURN, COLORADO ORDINANCE
NO. 04 - SERIES 2026**

AN ORDINANCE MODIFYING, SETTING, AND APPROVING ENTERPRISE FUND DEBT SERVICE RATES FOR 2026 AS ADJUSTED BY THE 2026 WATER PLANT LOAN FOR THE ENTERPRISE FUND OF THE TOWN OF MINTURN, COLORADO

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THE 15th DAY OF APRIL, 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 6TH DAY OF MAY, 2026 AT 5:30 p.m. AT THE MINTURN TOWN HALL, 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO
Eric Gotthelf, Mayor

ATTEST:
By: Jay Brunvand, Town Clerk

**PUBLISHED IN THE VAIL DAILY ON THURSDAY,
APRIL 23, 2026.**

TOWN OF MINTURN, COLORADO

RESOLUTION NO. 25 SERIES 2026

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO NEGOTIATE AND EXECUTE A CONSTRUCTION CONTRACT WITH ERIK HARREN FOR THE TOWN HALL APARTMENT RE-CONVERSION PROJECT

WHEREAS, the Town of Minturn issued a Request for Proposals on October 8, 2025, for the Town Hall Apartment Re-Conversion and Building Systems Improvements Project; and

WHEREAS, the Town received and evaluated proposals in accordance with the Request for Proposals, including written clarifications and review by an evaluation committee; and

WHEREAS, by Resolution No. 03, Series 2026, the Town Council previously authorized award of a design-build contract to Coleman Custom Homes, subject to final contract terms; and

WHEREAS, the Town and Coleman Custom Homes were unable to reach mutually acceptable final contract terms; and

WHEREAS, the Town continues to desire completion of the Town Hall apartment re-conversion project in order to restore the apartment space to a usable residential unit and complete related building improvements; and

WHEREAS, Erik Harren submitted a proposal for the project during the Town's procurement process and has expressed continued interest in completing the project; and

WHEREAS, the Town Council desires to authorize the Town Manager, in consultation with the Town Attorney, to negotiate and execute a construction contract with Erik Harren for the Town Hall Apartment Re-Conversion Project, subject to final contract terms, required bonding, insurance, and other applicable legal requirements; and

WHEREAS, Colorado law requires certain bonds for municipal construction projects, including performance and payment bonds, and the Town Council desires to authorize payment of required bond costs separately from the construction not-to-exceed amount.

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

1. **Authorization to Negotiate and Execute Contract.** The Town Council hereby authorizes the Town Manager, in consultation with the Town Attorney, to negotiate, finalize, execute, and administer a construction contract with Erik Harren for the Town Hall Apartment Re-Conversion Project.
2. **Construction Not-to-Exceed Amount.** The construction contract authorized by this Resolution shall be in a lump sum amount not to exceed **\$145,000**, exclusive of required bond costs separately authorized in Section 3 below, unless otherwise approved by the Town Council.

3. **Required Bond Costs.** The Town Council hereby authorizes the Town Manager to approve and pay actual documented costs for required project bonding, including any bid bond, performance bond, and payment bond required by applicable Colorado law or required by the Town Attorney, in an amount not to exceed **\$10,000**.
4. **Conditions of Contract Execution and Commencement.** Execution of the construction contract and commencement of work shall be subject to final legal review, receipt and approval of required insurance, receipt and approval of all required bonds, confirmation of the project schedule, and completion of any other contract documents or pre-construction requirements deemed necessary by the Town Manager or Town Attorney.
5. **Implementation Authority.** The Town Manager is authorized to take all actions reasonably necessary to implement this Resolution, including finalizing contract documents, approving non-material changes, administering the contract, approving payment applications, and coordinating project commencement and completion.
6. **Effective Date.** This Resolution shall take effect immediately upon adoption.

INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this ___ day of _____ 2026.

TOWN OF MINTURN, COLORADO

Eric Gotthelf, Mayor

ATTEST:

Jay Brunvand, Town Clerk



Staff Memo To: Mayor and Town Council

From: Rob Gutierrez, Town Manager

Date: May 6, 2026

Subject: Resolution No. 25, Series 2026 Authorizing Negotiation and Execution of Construction Contract with Erik Harren

Background

The Town previously issued an RFP for the Town Hall Apartment Re-Conversion and Building Systems Improvements Project. Following review of the proposals, Town Council approved Resolution No. 03, Series 2026, authorizing award to Coleman Custom Homes in an amount not to exceed **\$133,365**, subject to final contract terms.

The Town and Coleman Custom Homes were unable to reach mutually acceptable final contract terms. Because those negotiations did not result in an executable contract, staff is requesting authority to proceed with Erik Harren, who previously submitted a proposal through the Town's procurement process and has expressed continued interest in completing the work. Staff also notes that the Town contracted with Erik Harren on two separate projects last year, and both projects were completed successfully and to the Town's satisfaction.

The original proposals did not separately identify the costs of required bonding. As part of finalizing the contract package, staff is now separately identifying required bonding costs so the Town can ensure the contract complies with applicable legal requirements before work begins.

Proposed Action

Resolution No. 25, Series 2026, authorizes the Town Manager, in consultation with the Town Attorney, to negotiate, finalize, execute, and administer a construction contract with Erik Harren. The resolution establishes:

- a lump sum construction contract amount not to exceed **\$145,000**; and
- separate authority to pay actual documented costs for required bonding in an amount not to exceed **\$10,000**.

The total authorization would not exceed **\$155,000**, inclusive of construction and required bonding costs.

The resolution also requires final legal review, receipt and approval of required insurance and bonds, confirmation of the project schedule, and completion of any other necessary contract documents before work begins.

Staff Recommendation

Staff recommends that Town Council approve the resolution to allow the Town to proceed with contract negotiations and execution, subject to the stated cost limits and required legal, insurance, bonding, and pre-construction conditions.

Sincerely,

Rob Gutierrez
Town Manager



Staff Memo To: Mayor and Town Council
From: Rob Gutierrez, Town Manager
Date: Updated May 4, 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 May 6, 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 26-1114: Concerning an Allowed Minimum Lot Size for Subject Jurisdictions

**Status: Died in Senate Committee on Local Government & Housing
4/23/26**

Summary

HB26-1114 would have required certain local governments to allow single-family home lots as small as 2,000 square feet beginning October 1, 2031. The bill was intended to reduce land costs and support smaller starter homes, while preserving local authority over infrastructure standards, building and fire codes, health and safety regulations, impact fees, and water/wastewater capacity requirements. It would have exempted parcels not served by municipal water/sewer, parcels relying on wells or septic systems, and certain historic properties.

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

Status: Died in House Committee on Finance 4/16/26

Summary

HB26-1119 would have allowed cities, counties, and certain special districts to tax land and improvements at different mill levy rates, as long as the rate on buildings and improvements was no higher than the rate on land. The bill was intended to encourage housing construction, infill development, and productive property use by shifting more of the tax burden to land. It would have preserved TABOR and existing mill levy and revenue limits, exempted certain property types, and added certification and publication requirements for separate mill levy rates.

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

Effective Date: January 1, 2027

Status

2/12/26: Introduced to the House

3/23/26: Amended at House Finance Committee and referred to Appropriations

4/28/26: Passed on the third reading on the House Floor

5/5/26: Scheduled for Hearing at Senate Finance Committee 2:00 P.M.

CML Position: Amend

Summary

HB26-1206 would authorize city and county housing authorities, with approval from the applicable governing body and voter approval, to levy a sales tax, sales and use tax, or both, of up to 1% to support affordable housing activities. Approved revenues would be pledged to the housing authority for the purposes stated in the ballot question, with limited exceptions for administrative costs. The reengrossed bill appears to remove the earlier property tax authority of up to 5 mills and



instead focuses on sales and use tax authority administered by the Department of Revenue, with implementation dependent on sufficient administrative funding. The bill also establishes a TABOR spending base, authorizes county housing authorities to issue revenue or general obligation bonds backed by authority revenues, and no longer appears to include the earlier urban renewal developer-guarantee provisions.

Key Points for Council

- **Voter approval required.** A housing authority tax would require an equity finding, consent from the city council or county board, and voter approval.
- **Limited to sales and use tax.** The reengrossed bill authorizes a sales tax, sales and use tax, or both, up to 1%; the earlier property tax authority appears to have been removed.
- **Revenue restricted to housing authority purposes.** Approved revenues would be pledged to the housing authority for the purposes stated in the ballot question, with limited administrative cost exceptions.
- **Administered by the Department of Revenue.** The tax would be collected by DOR, with the city or county responsible for net incremental administration and collection costs.
- **Implementation depends on funding.** DOR would not be required to administer the tax until sufficient funding is available through gifts, grants, donations, or appropriations.
- **Adds financing tools.** The bill establishes a TABOR spending base and authorizes county housing authorities to issue revenue or general obligation bonds backed by authority revenues.
- **Removes prior TIF language.** The reengrossed bill no longer appears to include the earlier urban renewal developer-guarantee provisions.

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 in the House and assigned to House Energy & Environment

3/11/26: Amended in House Energy & Environment and referred to the Committee of the Whole

3/16/26: Passed on third reading in the House

4/6/26: Referred unamended by Senate Transportation & Energy to the Senate Committee of the Whole

4/10/26: Passed on third reading in the Senate

4/14/26: House concurred with Senate amendments and repassed the bill

Current Status: Passed both chambers; awaiting final action/signature based on the current General Assembly status page

CML Position: Monitor / Amend

Summary

HB26-1268 authorizes local governments to designate certain previously disturbed lands as “renewable energy reinvestment areas” for renewable energy and energy storage projects. Eligible



sites include brownfields, closed landfills, mining-affected lands, decommissioned oil and gas sites, and certain federal or state cleanup sites.

Designation requires documentation of site eligibility, consultation with Colorado Parks and Wildlife, public hearings or inclusion in an urban renewal or county revitalization plan process, and outreach to disproportionately impacted communities. Tribal consultation is also required for sites within the Southern Ute Indian Tribe Reservation or the Brunot Area.

The bill allows urban renewal and county revitalization authorities to use tax increment revenue to finance or reimburse eligible project costs in designated areas. It also requires utilities to acknowledge information requests within 30 days and requires the Colorado Energy Office to publish siting and permitting resources by September 1, 2027.

Key Points for Council

- **Creates a local designation tool.** Local governments may designate eligible previously disturbed lands as renewable energy reinvestment areas for renewable energy and energy storage projects.
- **Applies to limited site types.** Eligible sites include brownfields, closed landfills, mining-affected lands, decommissioned oil and gas sites, and certain environmental cleanup sites.
- **Requires public process and consultation.** Designation requires public documentation of site eligibility, public hearings or inclusion in an urban renewal/county revitalization plan process, CPW consultation, and outreach to disproportionately impacted communities.
- **Preserves environmental protections.** The bill does not authorize projects that would otherwise be prohibited under federal or state environmental laws.
- **Allows TIF financing.** Urban renewal and county revitalization authorities may use tax increment revenue to finance or reimburse eligible project costs in designated areas.
- **Requires utility and state support.** Utilities must acknowledge information requests within 30 days, and the Colorado Energy Office must publish siting and permitting guidance by September 1, 2027.

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: Amended at House Finance Committee and referred to the House for Second Reading

3/24/26: House second reading laid over daily – No amendments

4/16/26: House third reading passed

4/21/26: Introduced in Senate assigned to Finance Committee

5/5/26: Scheduled for Hearing at Senate Finance Committee 2:00 P.M.

CML Position: Monitor



Summary

HB26-1233 modifies procedures for nonresidential property tax appeals in Colorado. As amended, the bill creates a petty offense for willfully submitting materially false valuation information, or for willfully aiding or advising the submission of false information, in connection with nonresidential property tax matters. The bill also allows counties to request that a nonresidential appeal filed with the Board of Assessment Appeals be heard in district court, but the request does not itself transfer the case. In addition, the bill directs the BAA or district court to consider changes in valuation information submitted during the appeal when weighing evidence and credibility, and provides that a taxpayer forfeits penalty interest on a refund only if a court finds the taxpayer committed the new offense. The bill applies to property tax years commencing on or after January 1, 2026.

Key Points for Council

- Applies primarily to nonresidential property tax appeals, not residential property.
- Creates a petty offense for willfully submitting materially false valuation information or willfully assisting in the submission of false information.
- No longer directly transfers qualifying cases from the BAA to district court; instead, a county may file a motion expressing a preference for district court, and the taxpayer would need to withdraw and refile there.
- Requires the BAA or district court to consider changes in valuation information submitted by the taxpayer when weighing evidence and credibility.
- Limits forfeiture of penalty interest to cases where a court finds the taxpayer committed the new petty offense; the BAA cannot make that determination.
- Primarily affects county assessors and commercial property owners and could indirectly affect local property tax administration and revenues.

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

Status: Died on Senate Floor on 5/14/26

Summary

HB26-1071 would have allowed 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. The bill would have expanded current authority beyond the state to certain local governments while preserving the existing automated enforcement framework.

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

Status: Died in Senate Local Government & Housing Committee on 4/30/26

Summary

HB26-1308 would have required certain municipalities with populations of 1,000 or more within a Metropolitan Planning Organization to administratively approve the splitting of a residential lot into



two lots beginning December 31, 2027, if specified criteria were met. The bill would have established minimum lot-size, access, and utility standards while preserving local authority over infrastructure, life-safety, environmental, and other generally applicable development regulations. If Minturn was not within an MPO, the bill would not have applied to the Town.

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 in the House; assigned to House Transportation, Housing & Local Government.

3/25/26: Amended in House Transportation, Housing & Local Government; referred to the House Committee of the Whole.

3/30/26: Passed House second reading with amendments.

3/31/26: Laid over on House third reading.

4/2/26: Passed House on third reading.

4/8/26: Introduced in the Senate; assigned to Senate Local Government & Housing.

4/30/26: Senate passed Third Reading

5/4/26: Awaits consideration on House floor of Senate Amendments

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. Beginning in 2027, the bill replaces the current 3% annual affordable housing growth requirement with a target-based system tied to recent housing permits and county job growth.

The bill broadens what can count toward a jurisdiction's affordable housing commitment, including certain long-term affordability-restricted units, mixed-income rental projects, for-sale units, deeply affordable units, donated-land projects, and regional funding partnerships. It also creates waiver options for the 2024 and 2027 cycles, while retaining the requirement that local governments maintain an expedited development approval process for affordable housing.

Key Points for Council

- **Replaces the 3% requirement.** Beginning in 2027, eligibility is based on a target tied to recent permits and county job growth.
- **Expands unit credit.** Certain affordable, for-sale, deeply affordable, donated-land, mixed-income, and regionally funded units may receive credit.
- **Keeps expedited review requirement.** Local governments must still maintain an expedited approval process for affordable housing.
- **Adds waiver options.** Creates a good faith effort waiver for the 2024 cycle and an adjustment waiver for the 2027 cycle.



- **Allows regional collaboration.** Local governments may share credit for affordable housing units through funding partnerships or written agreements.

House Bill 26-1360: Affordable Housing Finance Fund

Status

4/2/26: Introduced in the House; assigned to Appropriations.
4/7/26: Referred unamended to the House Committee of the Whole.
4/9/26: Passed House second reading.
4/11/26: Passed House third reading without amendments.
4/16/26: Passed Senate on Third Reading without amendments

Current Status: Passed both chambers; awaiting final action/signature by the Governor.

CML Position: Oppose

Summary

HB26-1360 is a budget package bill that shifts affordable housing money to help the state budget. It transfers \$130 million from the State Affordable Housing Fund to the General Fund on June 30, 2026, reduces the next transfer into the Affordable Housing Financing Fund by the same amount, and temporarily reprioritizes how remaining financing-fund dollars are allocated for FY 2026-27. The bill also clarifies that interest earned in the financing fund may be spent on projects funded by the fund.

House Bill 26-1398: Retail Delivery Fee Revenue Allocation

Status

4/2/26: Introduced in the House; assigned to Appropriations.
4/6/26: Referred unamended to the House Committee of the Whole.
4/9/26: Passed House second reading without amendments.
4/11/26: Passed House third reading without amendments.
4/13/26: Introduced in the Senate; assigned to Appropriations.
4/14/26: Referred unamended by Senate Appropriations to the Senate Committee of the Whole and placed on the consent calendar.
4/15/26: Passed Senate second reading without amendments.
4/16/26: Passed Senate third reading without amendments.

Current Status: Passed both chambers; awaiting final action/signature by the Governor.

CML Position: Oppose

Summary

HB26-1398 is a budget package bill that shifts a larger share of retail delivery fee revenue from local multimodal transportation projects to state multimodal projects. Beginning July 1, 2026, it changes the allocation of revenue credited to the Multimodal Transportation and Mitigation Options Fund from **85% local / 15% state** to **70% local / 30% state**



House Bill 26-1399: Eliminate General Fund Transfer to Multimodal Transportation Fund

Status

4/2/26: Introduced in the House; assigned to Appropriations.
4/6/26: Referred unamended to the House Committee of the Whole.
4/9/26: Passed House second reading with amendments.
4/11/26: Passed House third reading.
4/13/26: Introduced in the Senate; assigned to Appropriations.
4/14/26: Amended in Senate Appropriations and referred to the Senate Committee of the Whole.
4/15/26: Passed Senate second reading with amendments.
4/16/26: Passed Senate third reading.
4/17/26: House did not concur with Senate amendments; conference committee requested.
4/24/26: Senate adopted the conference committee report and repassed the bill.
4/28/26: House adopted the conference committee report and repassed the bill.

Current Status: Passed both chambers; awaiting final Governor action.

CML Position: Oppose

Summary

HB26-1399 is a budget package bill that reduces General Fund support for the Multimodal Transportation and Mitigation Options Fund. As introduced, the bill would have eliminated future annual \$10.5 million transfers after the July 1, 2025 transfer. The current version appears to have been narrowed to eliminate the July 1, 2026 transfer only, rather than permanently ending the scheduled annual transfers through 2031. This would still reduce near-term funding available for transit, bicycle, pedestrian, and other multimodal transportation projects.

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

Status: Died in House Transportation, Housing, and Local Government Committee on 4/14/26

CML Position: Support

Summary

SB26-098 would have clarified that Colorado's statewide noise limits do not apply to property owned or controlled by the state or a political subdivision, property operating under a local government permit or license that addresses sound, or nonprofit-owned or controlled property used for cultural, entertainment, athletic, or patriotic events. The bill also would have clarified that local permits or licenses could be more or less restrictive than state noise limits and reaffirmed local authority to regulate noise abatement.



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

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

Status

2/19/26: Introduced in the Senate; assigned to Senate Finance.

4/14/26: Amended in Senate Finance and referred to Senate Appropriations.

4/24/26: Amended in Senate Appropriations and referred to the Senate Committee of the Whole.

4/24/26: Passed Senate second reading with amendments.

4/27/26: Passed Senate third reading.

4/27/26: Introduced in the House; assigned to House Finance.

5/7/26: Scheduled for hearing in House Finance upon adjournment.

Current Status: Under consideration in the House.

CML Position: Amend

Summary

SB26-116 has been narrowed from its introduced version and no longer appears to include the earlier municipal lodging tax authority or lodging property valuation provisions. The current reengrossed bill focuses on property tax modifications, including conforming changes related to the portable qualified-senior primary residence benefit, which remains limited to property tax years 2025 and 2026, and changes to the business personal property tax exemption beginning January 1, 2027. The bill sets the exemption threshold at **\$58,000**, without an inflation adjustment, and sets state reimbursement for local property tax losses due to the exemption at the **2026 property tax year reimbursement amount** for future years.

Key Points for Council

- **Lodging tax provisions removed.** The current version no longer appears to authorize a new municipal lodging tax framework.
- **Senior benefit changes are conforming.** The bill aligns administrative deadlines with the existing 2025 and 2026 qualified-senior primary residence benefit.
- **Business personal property exemption increased.** Beginning in 2027, the exemption threshold would be set at \$58,000, without future inflation adjustments.
- **State reimbursement capped.** Future reimbursement for local revenue losses from the exemption would be fixed at the 2026 property tax year amount.

Senate Bill 26-177: Access Adjoining Property to Repair or Maintain

Effective Date: Not yet final; likely August 12, 2026, if enacted without a safety clause and subject to referendum.

Status

4/22/26: Introduced in the Senate; assigned to Senate Judiciary.

4/29/26: Amended in Senate Judiciary and referred to the Senate Committee of the Whole.

5/1/26: Passed Senate second reading with committee amendments.

5/4/26: Scheduled for Senate third reading.

Current Status: Under consideration in the Senate.

CML Position: Ammend



Summary

SB26-177 creates a court process for a single-family residence owner to request limited access to an adjoining property when access is necessary to complete repairs or maintenance and the adjoining property owner has denied access. The bill would allow the property owner to petition district court for access under defined circumstances, rather than creating a broad automatic right to enter neighboring property.

Key Points for Council

- **Creates a limited court process.** A homeowner could petition district court for access to a neighboring property to complete repairs or maintenance.
- **Applies to single-family residences.** The bill is focused on access needed to repair or maintain a single-family home.
- **Requires denied access.** The process applies when the adjoining property owner has refused access.
- **Not a general access right.** Access would be court-authorized and limited to the repair or maintenance need.



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FUTURE MEETING AGENDA ITEMS

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

May 20, 2026:

- Presentation from SpeakUp, ReachOut
- FY2025 Audit acceptance
- Appoint new Council member (and appoint committees)
- Presentation of Speed Data
- Impact Fee Update (Discussion)?
- Resolutions for grant opportunities:
 - CPW Human-Bear Conflict Reduction Grant Res 25
 - CO Circular Communities Impact Grant res 26

June 3, 2026:

- Presentation from Blair McGeary with Xcel Energy (45 minutes)
- Presentation of Community Survey Results?

June 17, 2026

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

July 1, 2026

- 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