

Community Values

Authentic

Connected

Accountable

Bold

Town Council

5-year Goals:

- Approach community challenges through active collaboration and public engagement.
- Accommodate growth in a way that maintains our rural feel.
- Enable people who live and work here to thrive.
- Retain the unique character and traditions of Crested Butte.
- De-emphasize cars and focus on walking, biking, and transit.
- Continue to passionately care for our natural surroundings and forever protect Red Lady.
- Act on the urgency of climate change and prepare for the changes we expect from it.

Critical to our success is an engaged community and knowledgeable and experienced staff.

AGENDA

Town of Crested Butte Regular Town Council Meeting Town Council Chambers 507 Maroon Ave; Crested Butte, CO Monday, June 2, 2025

Meeting information to connect remotely:

<https://us02web.zoom.us/j/85393780875>

Join via audio: +1 719 359 4580 US +1 253 205 0468 US +1 669 444 9171 US +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 646 931 3860 US +1 689 278 1000 US +1 305 224 1968 US +1 309 205 3325 US
Webinar ID: 853 9378 0875

Public comments may be submitted at any time to the entire Council via email at towncouncil@crestedbutte-co.gov.

The times are approximate. The meeting may move faster or slower than expected.

5:00 WORK SESSION

1) Long-Range Financial Planning Work Session #3.

Staff Contact: Town Manager Dara MacDonald

7:00 REGULAR TOWN COUNCIL MEETING CALLED TO ORDER BY MAYOR OR MAYOR PRO-TEM

7:02 APPROVAL OF AGENDA

7:03 CONSENT AGENDA

1) May 19, 2025 Special Town Council Meeting Minutes.

Staff Contact: Deputy/Licensing Clerk Eric Treadwell

2) Selection of the Consultant for the Red Lady Roundabout 60% Design.

Staff Contact: Public Works Director Shea Earley

3) Approval of the Amended and Restated Deed of Easement with the Board of Education of Gunnison Watershed School District.

Staff Contact: Public Works Director Shea Earley

4) Selection of Consultant for the Facilities Efficiency and Electrification Plan.

Staff Contact: Public Works Director Shea Earley

5) Letter of Support to Open and Maintain the Unnamed "Spur Trail" Connecting the Rec Path Bridge and McCormick Ranch Road.

Staff Contact: Recreation, Open Space and Trails Supervisor Joey Carpenter

The listing under Consent Agenda is a group of items to be acted on with a single motion. The Consent Agenda is designed to expedite Council business. Council members may request that an item be removed from Consent Agenda prior to the Council's vote. Items removed from the Consent Agenda will be considered under New Business.

7:05 PUBLIC COMMENT

The public has the opportunity to comment during the public comment period at the beginning of every regular Council meeting. At this time people may speak for up to five minutes on any topic that is not on the agenda. The Mayor may limit public comments to no more than three minutes if it appears there will be many comments on a similar topic. The public comment period is a time for the Council to listen to the people. Council generally should not engage in a two-way conversation at this time nor should the Council feel compelled to respond to the comments. If Council chooses to discuss or take action on a subject brought up during Public Comment that discussion should be held at the end of the Council meeting under "Other Business to Come Before the Council."

7:10 STAFF UPDATES

7:15 LEGAL MATTERS

7:20 PRESENTATION

1) Jodi Payne, Executive Director of Gunnison Country Food Pantry, and Holly Conn, Executive Director of Mountain Roots Food Project Regarding Federal Funding Cuts Affecting Critical Community Programs.

7:30 2) Gunnison County Metropolitan District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan.

7:40 PUBLIC HEARING

1) (Second Reading) Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.

Staff Contact: Town Clerk Lynelle Stanford

7:45 2) (Second Reading) Ordinance No. 5, Series 2025 - An Ordinance of the Crested Butte ²Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to the Gunnison County Electric Association.
Staff Contact: Town Manager Dara MacDonald and Sustainability Coordinator Dannah Leeman

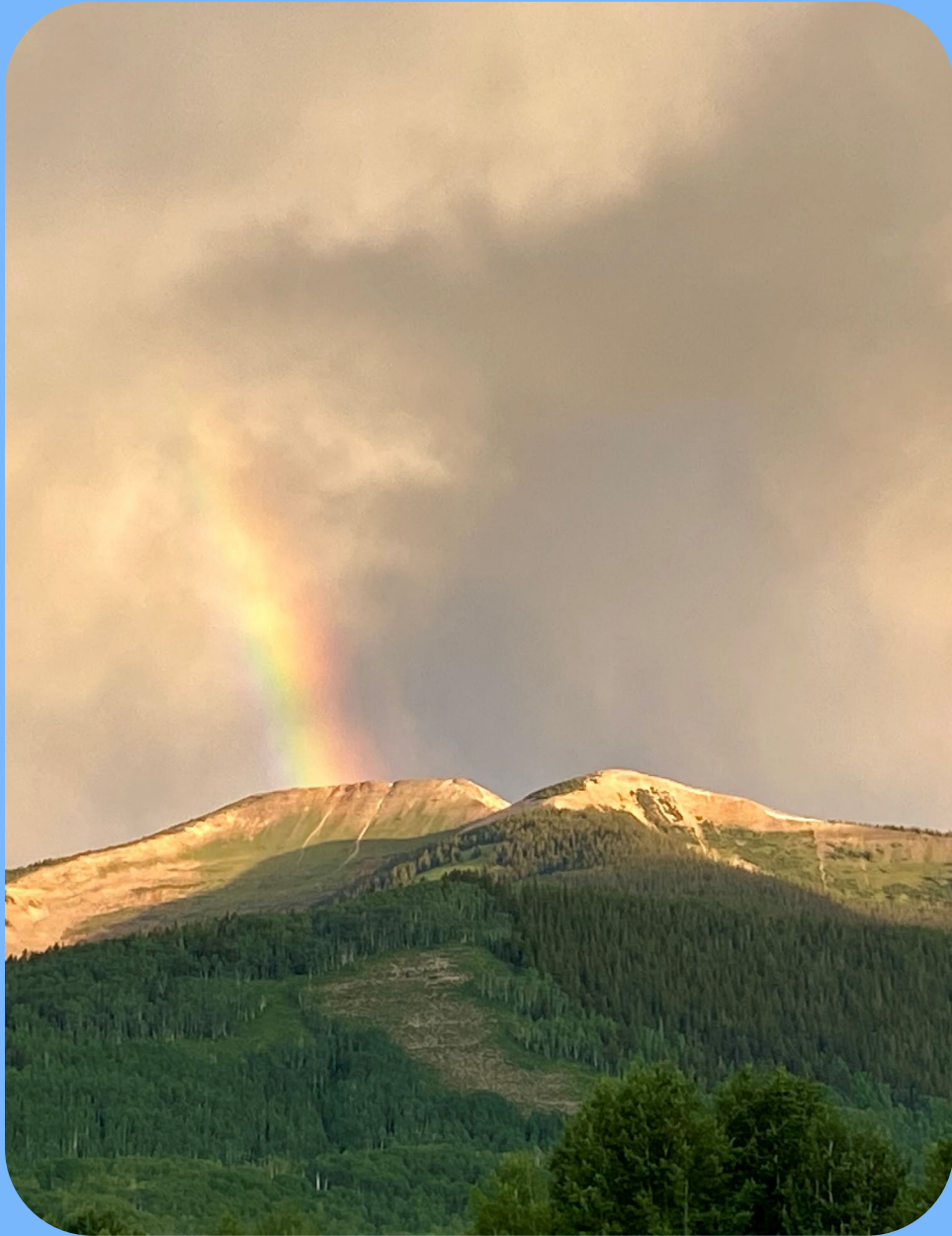
7:50 **COUNCIL REPORTS AND COMMITTEE UPDATES**

7:55 **OTHER BUSINESS TO COME BEFORE THE COUNCIL**

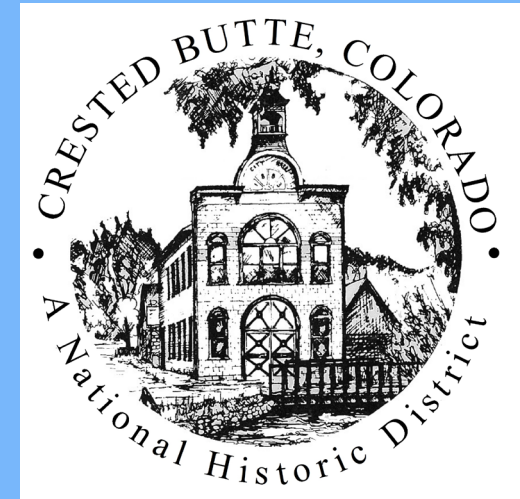
8:00 **DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE**

- Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 30, 2025 - 6:00PM Intergovernmental Dinner Meeting
- Monday, July 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, July 21, 2025 - 6:00PM Work Session - 7:00PM Regular Council

8:05 **ADJOURNMENT**



LONG RANGE FINANCIAL PLANNING



Work Session #3

AGENDA



- April 7th Work session Re-cap
- Operating Reserve Policy
- Street & Alley Fund mills
- Future Staffing Levels
- Capital Projects
- Explore Revenue Sources

DIRECTION SOUGHT FROM WORK SESSION

Reserve policy –
What feels right for
operating reserves?

- Staff recommendation –
75%

Streets and Alleys
Fund – What mill level
for 2026 budget?

- Staff recommendation – 11
mills

Staffing Levels –

- Staff recommendation –
maintain current level and
conservatively approach
any increases

Capital Projects –

Does Council want to
further examine prior to
2026 budget?

Additional Revenue –
Does Council want to
explore additional
options?

Staff recommendation –
Discuss after 2026 budget

Other?



Town Initiatives Threatened by Funding

Limitations:

- Streets Maint.
- Transit
- Climate
- Housing

Financial Strategies:

- Reserves (short-term)
- Funding (long-term)

Levers:

- Mills
- Spending Choices

Limit increasing the financial burden on Town residents

APRIL 7TH RE-CAP

OPERATING RESERVES POLICY



- Hesitation around dropping from 100% to 50%
- Modeled maintaining 75% of annual operations
 - Conservative revenue assumption of 1.25% for tax revenues
 - Declining fund balance in Capital Fund
 - Streets Fund remains problematic

Staff recommends adopting policy of 75% and monitoring going forward

2025		GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE		\$9,056,297	\$6,990,591	\$2,345,186	\$1,153,381	\$37,114	\$981,716	\$3,941,639	\$0	\$9,058,901
2025 Activity	OPERATING REVENUES**	\$7,309,993	\$1,592,667	\$1,128,500	\$973,685	\$16,000	\$1,509,330	\$1,191,354	\$1,625,548	\$5,521,106
	- FIXED OPERATING COSTS	(\$6,316,896)	(\$662,859)	(\$160,407)	(\$1,165,059)	\$0	(\$1,116,075)	(\$1,130,874)	(\$1,659,122)	(\$3,256,987)
	2025 NET INCOME/LOSS FROM FIXED OPERATI	\$993,097	\$929,808	\$968,093	(\$191,374)	\$16,000	\$393,255	\$60,480	(\$33,574)	\$2,264,119
	+ VARIABLE OPERATING REVENUES (GRANTS, D	\$500,000	\$955,123		\$46,250		\$175,000	\$646,409		\$592,000
	- VARIABLE OPERATING COSTS (incl CAP MAINT	(\$909,242)	(\$95,000)	(\$49,000)	\$0	\$0	(\$100,000)	(\$210,000)	\$0	\$0
	2025 NET INCOME/LOSS FROM TOTAL OPERATI	\$583,855	\$1,789,931	\$919,093	(\$145,124)	\$16,000	\$468,255	\$496,889	(\$33,574)	\$2,856,119
	- RESTRICTED RESERVES	(\$455,000)						(\$615,750)		(\$459,400)
	- OPERATING RESERVES	(\$4,175,766)	(\$497,144)	(\$136,820)	(\$875,849)	\$0	(\$425,971)	(\$272,174)	\$0	(\$2,244,627)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS	(\$4,046,911)	\$1,292,787	\$782,274	(\$1,020,973)	\$16,000	\$42,284	(\$391,035)	(\$33,574)	\$152,092
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$960,713)	(\$3,235,211)	(\$90,000)	(\$271,000)		(\$1,024,000)	(\$4,882,446)		(\$4,839,000)
2025 NET INCOME/LOSS BEFORE INTERFUND T	(\$5,007,624)	(\$1,942,424)	\$692,274	(\$1,291,973)	\$16,000	(\$981,716)	(\$5,273,481)	(\$33,574)	(\$4,686,908)	
+ TRANSFERS IN FROM OTHER FUNDS	\$535,713			\$430,541			\$1,422,567	\$33,574		
- TRANSFERS OUT TO OTHER FUNDS	(\$183,068)	(\$1,703,614)								
REMAINING SPENDABLE FUND BALANCE		\$4,401,318	\$3,344,553	\$3,037,460	\$291,950	\$53,114	\$0	\$90,725	\$0	\$4,371,993
Transfer Spendable GEN to CAP		(\$4,401,318)	\$4,401,318							
REMAINING SPENDABLE FUND BALANCE		\$0	\$7,745,871	\$3,037,460	\$291,950	\$53,114	\$0	\$90,725	\$0	\$4,371,993
2026		GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE		\$4,630,766	\$8,243,015	\$3,174,279	\$1,167,798	\$53,114	\$425,971	\$978,649	\$0	\$7,076,020
REMAINING SPENDABLE FUND BALANCE		\$42,970	\$4,849,577	\$3,939,123	(\$295,599)	\$69,314	(\$1,031,196)	\$93,447	\$0	\$4,055,220
Transfer Spendable GEN to CAP		(\$42,970)	\$42,970							
REMAINING SPENDABLE FUND BALANCE		\$0	\$4,892,547	\$3,939,123	(\$295,599)	\$69,314	(\$1,031,196)	\$93,447	\$0	\$4,055,220
2027		GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE		\$4,756,039	\$5,404,605	\$4,077,653	\$591,198	\$69,314	(\$183,676)	\$999,742	\$0	\$6,787,304
REMAINING SPENDABLE FUND BALANCE		(\$88,646)	\$2,518,041	\$4,868,533	(\$299,294)	\$85,717	(\$1,479,229)	\$392,843	\$0	(\$1,338,343)
Transfer Spendable GEN to CAP		\$88,646	(\$88,646)							
REMAINING SPENDABLE FUND BALANCE		\$0	\$2,429,396	\$4,868,533	(\$299,294)	\$85,717	(\$1,479,229)	\$392,843	\$0	(\$1,338,343)
2028		GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE		\$4,885,070	\$2,956,816	\$5,008,794	\$598,588	\$85,717	(\$621,116)	\$1,308,327	\$0	\$1,422,150
REMAINING SPENDABLE FUND BALANCE		(\$225,872)	\$1,317,929	\$5,805,671	(\$303,035)	\$102,325	(\$1,593,585)	\$342,344	\$0	(\$1,472,844)
Transfer Spendable GEN to CAP		\$225,872	(\$225,872)							
REMAINING SPENDABLE FUND BALANCE		\$0	\$1,092,057	\$5,805,671	(\$303,035)	\$102,325	(\$1,593,585)	\$342,344	\$0	(\$1,472,844)
2029		GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE		\$5,017,972	\$1,635,299	\$5,947,686	\$606,070	\$102,325	(\$724,745)	\$1,267,293	\$0	\$1,316,413
REMAINING SPENDABLE FUND BALANCE		(\$368,897)	\$1,237,411	\$6,750,521	(\$306,823)	\$119,140	(\$2,875,087)	\$232,248	\$0	(\$5,558,409)
Transfer Spendable GEN to CAP		\$368,897	(\$368,897)							
REMAINING SPENDABLE FUND BALANCE		\$0	\$868,514	\$6,750,521	(\$306,823)	\$119,140	(\$2,875,087)	\$232,248	\$0	(\$5,558,409)
2030		GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE		\$5,154,862	\$1,428,054	\$6,894,311	\$613,647	\$119,140	(\$1,995,386)	\$1,166,945	\$0	(\$2,740,029)



STREET AND ALLEY FUND ⁹

- Modeled with current 8 mills, 11 mills, 12 mills and 16 mills (max allowed under current voter approved authorization)
- Conservative assumption of 1.25% annual revenue growth
- Staff recommends increase to 11 mills with 2026 budget

2025		8 mills	11 mills	12 mills	16 mills
		STREET & ALLEY	STREET & ALLEY	STREET & ALLEY	STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		\$981,716	\$981,716	\$981,716	\$981,716
2025 Activity	OPERATING REVENUES**	\$1,509,330	\$1,509,330	\$1,509,330	\$1,509,330
	- FIXED OPERATING COSTS	(\$1,116,075)	(\$1,116,075)	(\$1,116,075)	(\$1,116,075)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	\$393,255	\$393,255	\$393,255	\$393,255
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$175,000	\$175,000	\$175,000	\$175,000
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	(\$100,000)	(\$100,000)	(\$100,000)	(\$100,000)
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	\$468,255	\$468,255	\$468,255	\$468,255
	- RESTRICTED RESERVES				
	- OPERATING RESERVES	(\$425,971)	(\$425,971)	(\$425,971)	(\$425,971)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	\$42,284	\$42,284	\$42,284	\$42,284
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$1,024,000)	(\$1,024,000)	(\$1,024,000)	(\$1,024,000)
	2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$981,716)	(\$981,716)	(\$981,716)	(\$981,716)
	+ TRANSFERS IN FROM OTHER FUNDS				
- TRANSFERS OUT TO OTHER FUNDS					
REMAINING SPENDABLE FUND BALANCE		\$0	\$0	\$0	\$0
Transfer Spendable GEN to CAP					
REMAINING SPENDABLE FUND BALANCE		\$0	\$0	\$0	\$0
2026		STREET & ALLEY	STREET & ALLEY	STREET & ALLEY	STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		\$425,971	\$425,971	\$425,971	\$425,971
REMAINING SPENDABLE FUND BALANCE		(\$1,031,196)	(\$484,867)	(\$302,757)	\$425,682
Transfer Spendable GEN to CAP					
REMAINING SPENDABLE FUND BALANCE		(\$1,031,196)	(\$484,867)	(\$302,757)	\$425,682
2027		STREET & ALLEY	STREET & ALLEY	STREET & ALLEY	STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$183,676)	\$362,653	\$544,763	\$1,273,202
REMAINING SPENDABLE FUND BALANCE		(\$1,479,230)	(\$379,742)	(\$13,247)	\$1,452,737
Transfer Spendable GEN to CAP					
REMAINING SPENDABLE FUND BALANCE		(\$1,479,230)	(\$379,742)	(\$13,247)	\$1,452,737
2028		STREET & ALLEY	STREET & ALLEY	STREET & ALLEY	STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$621,117)	\$478,371	\$844,867	\$2,310,850
REMAINING SPENDABLE FUND BALANCE		(\$1,593,585)	\$65,975	\$619,162	\$2,831,909
Transfer Spendable GEN to CAP					
REMAINING SPENDABLE FUND BALANCE		(\$1,593,585)	\$65,975	\$619,162	\$2,831,909
2029		STREET & ALLEY	STREET & ALLEY	STREET & ALLEY	STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$724,746)	\$934,815	\$1,488,001	\$3,700,748
REMAINING SPENDABLE FUND BALANCE		(\$2,875,088)	(\$648,454)	\$93,758	\$3,062,603
Transfer Spendable GEN to CAP					
REMAINING SPENDABLE FUND BALANCE		(\$2,875,088)	(\$648,454)	\$93,758	\$3,062,603
2030		STREET & ALLEY	STREET & ALLEY	STREET & ALLEY	STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$1,995,387)	\$231,247	\$973,458	\$3,942,303

Major Expenses/Projects:

- Red Lady Intersection construction
- Vehicle Replacements
- \$1.5M for paving in 2029
- 8 mills is inadequate
- 11 mills can accomplish operations & projects – does not meet reserve policy goal of 75% of annual operations

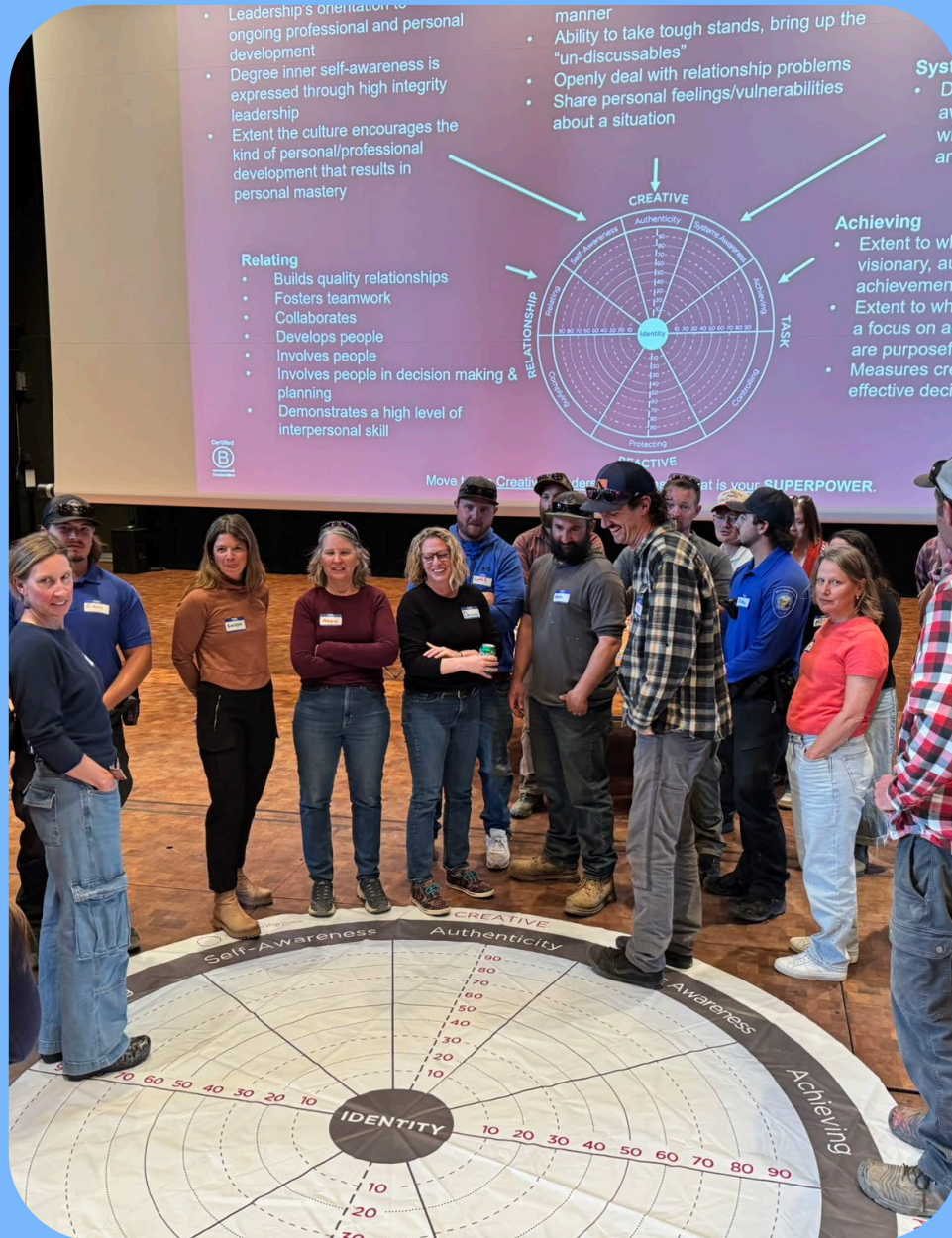
IMPACT OF MILLS



	Estimated increased annual tax	
	Residential	Commercial
1 mill increase	\$ 63.32	\$ 270.63
2 mill increase	\$ 126.63	\$ 541.26
3 mill increase	\$ 189.95	\$ 811.89
per \$1,000,000 of actual value		

Taxing entity	Mill levy	% of total
RE1J School District	28.190	41.11%
Gunnison County	12.265	17.89%
CB Fire Protection District	10.645	15.52%
Town of Crested Butte	9.855	14.37%
Gunnison County Met Rec District	3.000	4.37%
Upper Gunnison Water District	1.951	2.85%
Gunnison County Library District	2.167	3.16%
CO River Water District	0.500	0.73%
Total Levy in Crested Butte	68.573	

STAFFING LEVELS



Direction Received

- Requests for additional staffing reviewed as part of annual budget
- Operations and staffing reviewed internally with any vacancy
- Staffing needs/impact considered prior to implementation of any new initiative

CAPITAL PROJECTS

- Sufficient funds but declining balance
- Diminishing # of projects in future years. Identified projects diminish as years go out.
- Does Council wish to conduct further prioritization or review of project list outside of annual budget?



FUTURE PROGRAMS & CAPITAL EXPENDITURES*

*green highlighted projects are shown net of associated revenues

GOVERNMENT FUNDS									
General Fund		Capital Fund		Parks, Rec & Trails Fund		Street & Alley Fund		Affordable Housing Fund	
Spare Big Bellies	\$35,000	Town Hall 2nd Floor	\$217,877	PRT Master Plan	\$105,000	Red Lady School Entrance Design	\$175,000	Paradise Park Construction	\$3,482,300
Bldg Software	\$15,000	Town Hall Exterior #1	\$324,498	Totem Pole Park Ren	\$20,000	Storm Water Master Plan	\$40,000	Paradise Park Water Intrastructure	\$290,058
Website	\$0	Town Ranch Barn	\$50,000	Bike racks, benches, bleachers	\$6,000	Tool Cat (move to 2026)	\$9,000	Mineral Point	\$162,088
EV Dumptruck	\$225,000	Town EV Chg Stations	\$452,000	Deli Trail Easement Acquisition	\$25,000	Hot Patching/Slurry Seal	\$100,000	Paradise Park Predevelopment	\$21,591
Air Compressor	\$33,000	308 Windows, siding, etc	\$55,000	Concrete Trail TP5 to Pyramid + crusher	\$115,000	Snow Blower	\$175,000	TP3 Predevelopment	\$300,000
Orange #21 Elec Conversion	\$45,000	Marshal office	\$500,000			Crack Seal Equipment	\$150,000	Employee Unit Capital Repairs	\$190,000
Marshal vehicles x 2	\$182,713	Paint Old Town Hall	\$55,000			Used Dozer	\$300,000		
		Mars Car	\$40,000						
		River Walk	\$25,000						
		Key Card System	\$25,000						
	\$535,713		\$1,744,375		\$271,000		\$949,000		\$5,072,446

2025

*green highlighted projects are shown net of associated revenues

GOVERNMENT FUNDS										
General Fund		Capital Fund		Parks, Rec & Trails Fund		Street & Alley Fund		Affordable Housing Fund		
2026	Marshal vehicle	\$91,670	Town Hall Exterior #2	\$300,000	Man Lift	\$70,000	Water Truck	\$200,000	Paradise Park Construction	\$81,042
	Building Efficiency Incentives	\$150,000	Mt Express Shop	\$400,000	Mt Express Shop	\$400,000	Mt Epress Shop	\$200,000	Employee Unit Capital Repairs	\$190,000
			Jerry's Gym Renovation	\$400,000	Tool Cat	\$91,000	Red Lady School Entrance Constrution	\$487,600		
			Marshal Office	\$2,500,000	Zamboni	\$145,000	Hot Patching/Slurry Seal	\$100,000		
			Com Hub @ 3rd & Maroon	\$60,000						
		\$241,670		\$3,660,000		\$706,000		\$987,600		\$271,042
2027	Marshal vehicle	\$94,420	Marshal Office	\$2,500,000	Z turn mower	\$45,000	Hot Patching/Slurry Seal	\$100,000	Employee Unit Capital Repairs	\$195,700
	Backhoe	\$175,000	Com Hub @ 3rd & Maroon	\$600,000	EV Truck	\$70,000	Sweeper	\$500,000		
	Building Efficiency Incentives	\$150,000			Rainbow Playground Renovation	\$140,000	Dump Truck	\$200,000		
					Stain Boardwalk	\$15,000				
				Kapushion Trail Upgrade	\$20,000					
	\$419,420		\$3,100,000		\$290,000		\$800,000		\$195,700	

GOVERNMENT FUNDS										
General Fund		Capital Fund		Parks, Rec & Trails Fund		Street & Alley Fund		Affordable Housing Fund		
2028	Marshal vehicle	\$97,252	Com Hub @ 3rd & Maroon	\$6,000,000	3 Ladies Renovation	\$40,000	Loader	\$450,000	Employee Unit Capital Repairs	\$201,571
	Building Efficiency Incentives	\$150,000			Rainbow Playground Renovation	\$700,000			TP3 Predevelopment	\$20,000
									107 Teocalli Trailer Replacement	\$250,000
		\$247,252		\$6,000,000		\$740,000		\$450,000		\$471,571
2029	Marshal vehicle	\$100,000			3 Ladies Renovation	\$200,000	1 Ton Truck with Sander	\$100,000	Employee Unit Capital Repairs	\$207,618
	Colubarium for Cemetery	\$30,000			Big Mine Dasher Board Replacement	\$150,000	Paving Projects	\$1,500,000		
	Building Efficiency Incentives	\$150,000								
		\$280,000		\$0		\$350,000		\$1,600,000		\$207,618

PROJECT PARKING LOT

- GoodDeed
- Increasing transit capacity
- Jerry’s Gym versus Rec Center
- Transportation to trailheads
- Post Office
- TP1 housing project
- Housing infill incentives
- Community spaces
- Land banking

ADDITIONAL REVENUE

- Streets Fund aside, forecasts show a steady decline in Capital Fund
- May not be able to achieve community priorities in coming years.
- Does Council want to continue a discussion on increasing revenue? Staff suggests in the winter (post-2026 budget adoption)?



POSSIBLE COUNCIL DIRECTION?



- Draft Reserves Policy at 75% of operations for Council consideration
- Consider increasing mills for Streets from 8 mills to 11 mills as part of 2026 budget
- Conservatively approach any new staffing requests
- Council discussion in late 2025 about long-term revenue solutions

APPENDIX

- Materials from April 7th work session
- Materials from Feb 10th work session (updated in response to Council information requests)



LONG RANGE FINANCIAL PLANNING WORK SESSION#2



Work Session Series

Workshop #1 – Understanding the Baseline

February 10th

- Funds
- Revenues
- Reserves
- Personnel

Workshop #2 – Objectives & Challenges

April 7th

- Big picture & Strategic objectives
- Refined forecasts
- Integrating capital/project plans
- What levers to focus on

Workshop #3 – The Path Forward

June 2nd

- Pulling the levers

AGENDA OBJECTIVES & CHALLENGES

- I. Review the big picture & objectives we need to solve
- II. Identify changing conditions influencing revenues and expenses
- III. Review refined forecasts
- IV. Review current 5-year capital & project plans
- V. Discuss what levers to pull to achieve objectives



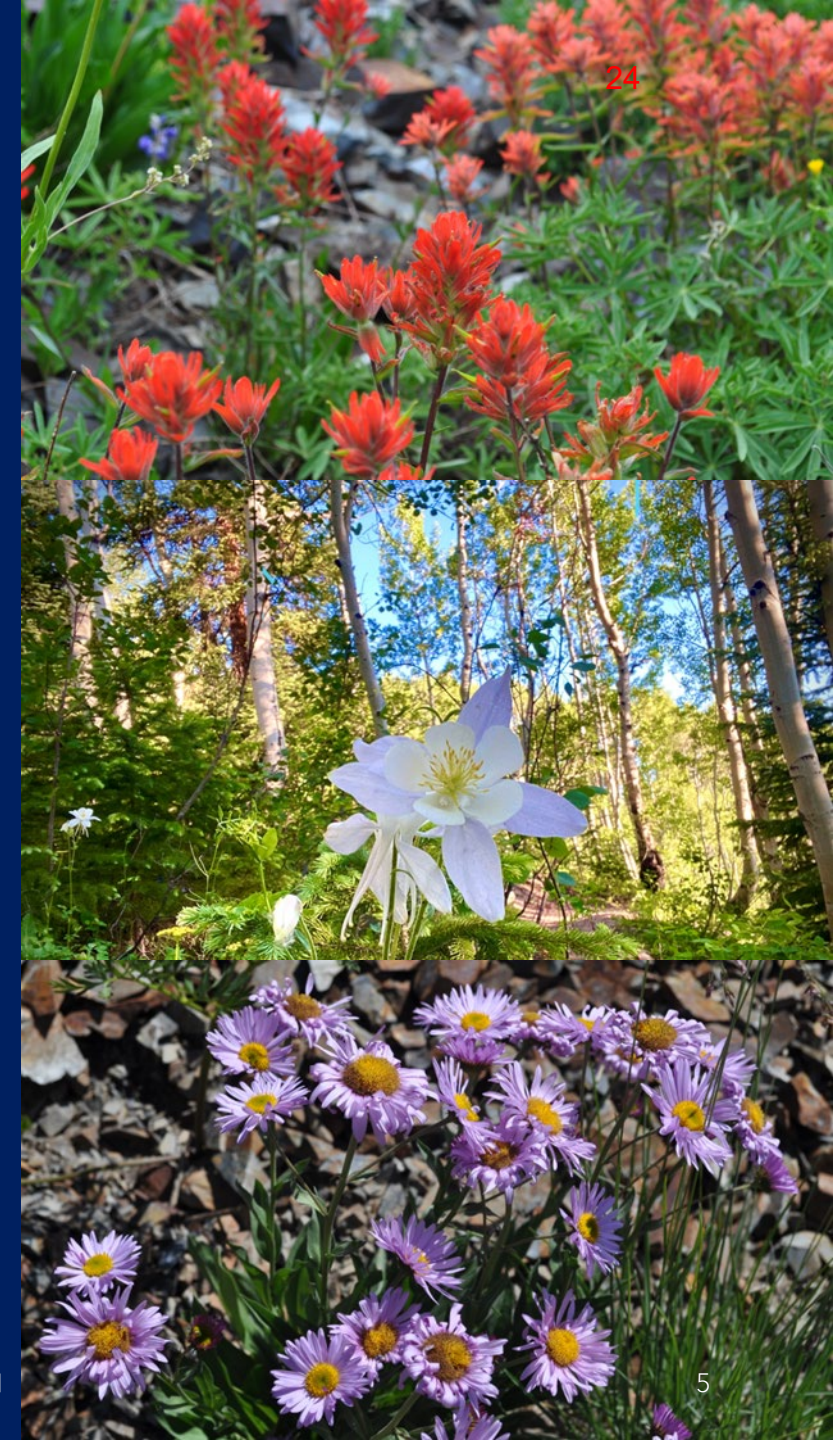


I. BIG PICTURE QUESTIONS ²³

1. Controlling cost of living increases for existing town residents. If that is a priority, how should we be thinking about property taxes?
2. How much uncertainty should we plan for (wildfire, stagflation) = reserves policy?
3. Agreement on use of 'excess' reserves - Capital & one-time expenses? Structural problems such as Streets fund?
4. Is there urgency to land banking for housing or commercial?
5. Staffing levels - a means or an end - funding mechanism or philosophical approach to gov'n't?
6. Housing, Climate & Transit/Mobility - Are these the emerging/ongoing priorities for focus?
7. Prioritization on list of capital items and initiatives - programmatic versus capital (hard look on June 2nd)
8. Timing on next large Town housing initiative? After Whetstone absorption?

I. STRATEGIC OBJECTIVES OF FINANCIAL PLANNING EFFORT

- Continue to provide ongoing Town services
- Thoughtfully consider financial and community impact of any new services and projects
- Limit increasing the financial burden on Town residents
- Others?



II. CHANGING CONDITIONS INFLUENCING REVENUES AND EXPENSES

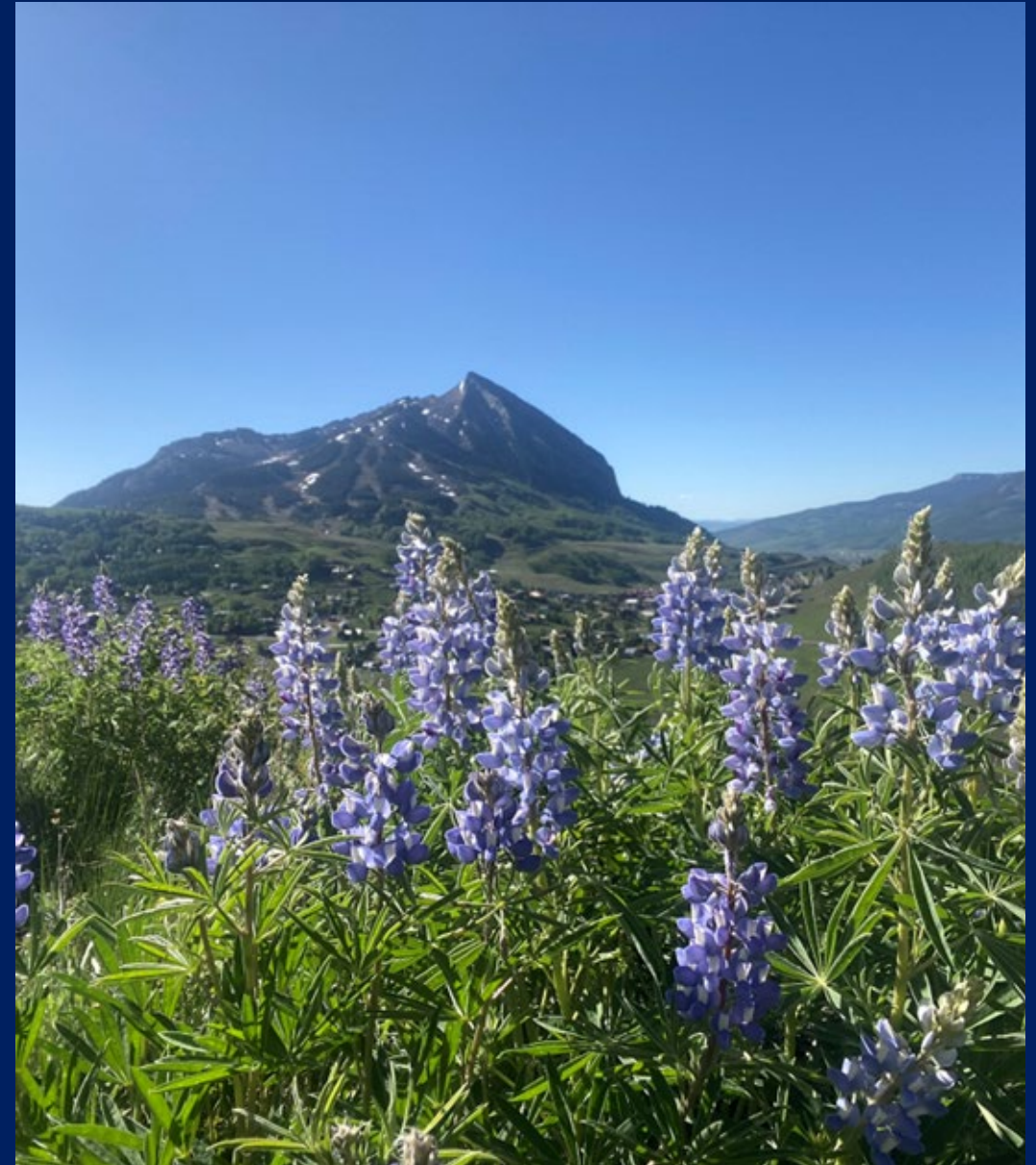
Inflation

Goods & services

Housing

Utilities

Operations & Personnel



INFLATION EXAMPLES

Cost estimates for MX Whetstone facility

2022- \$7.5M
2025 - \$18M
140% increase

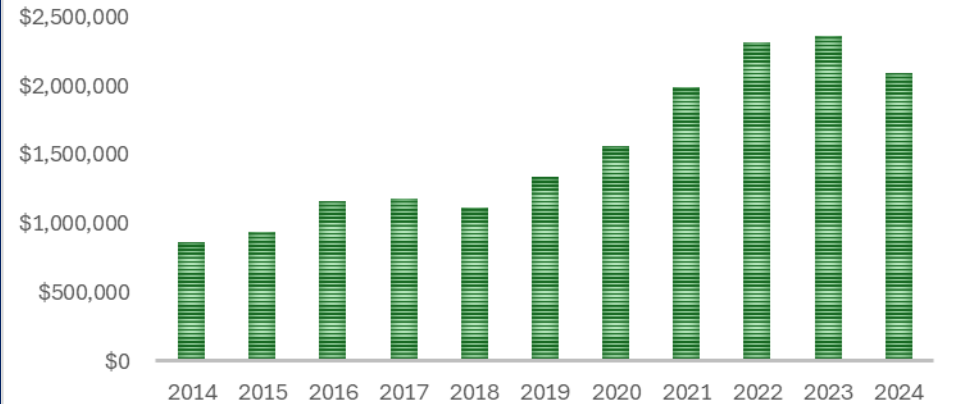
Cost estimates for WWTP

*Jan 2021 Master Plan- \$10,016,936
Sept 2021 30% design - \$15,229,750
Feb 2022 60% design - \$25,811,288
158% increase*

Costs for street rebuild per block

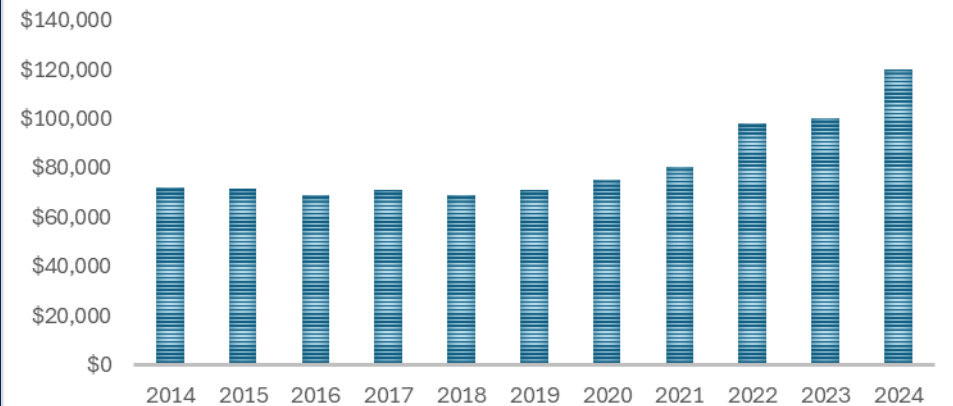
*2017- \$35,500 per block 13 blocks
2024 - \$172,430 per block 8 blocks
386% increase*

**N. VALLEY SINGLE FAMILY HOME
AVERAGE SOLD PRICE**



142% increase 2014-2024

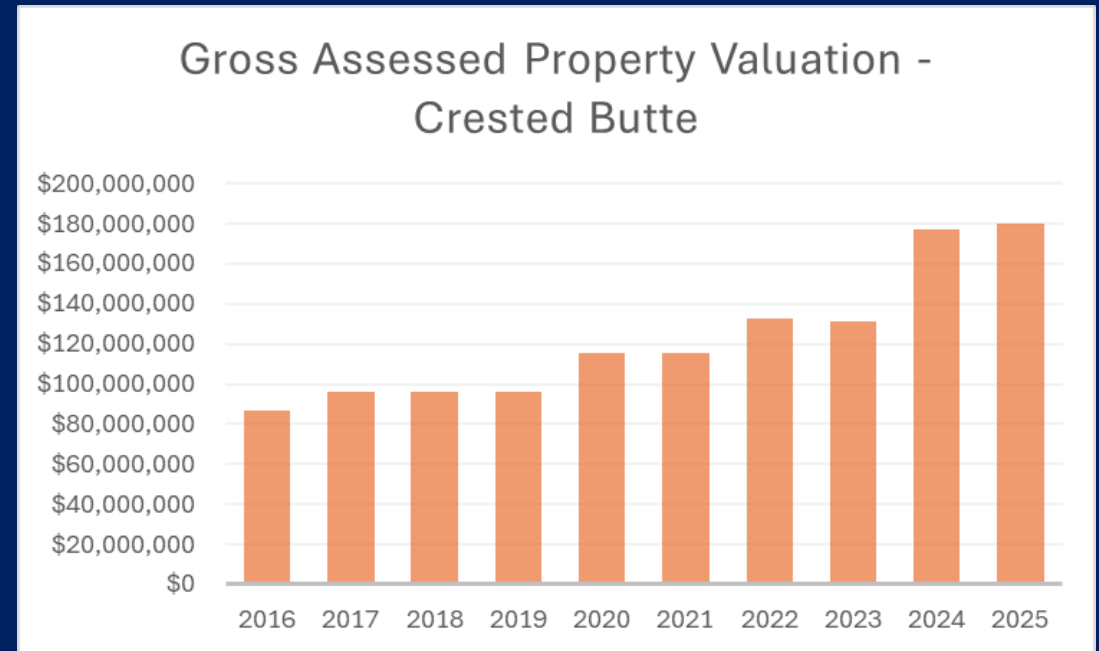
**CHANGE IN GUNNISON COUNTY
MEDIAN FAMILY INCOME**



67% increase 2014-2024

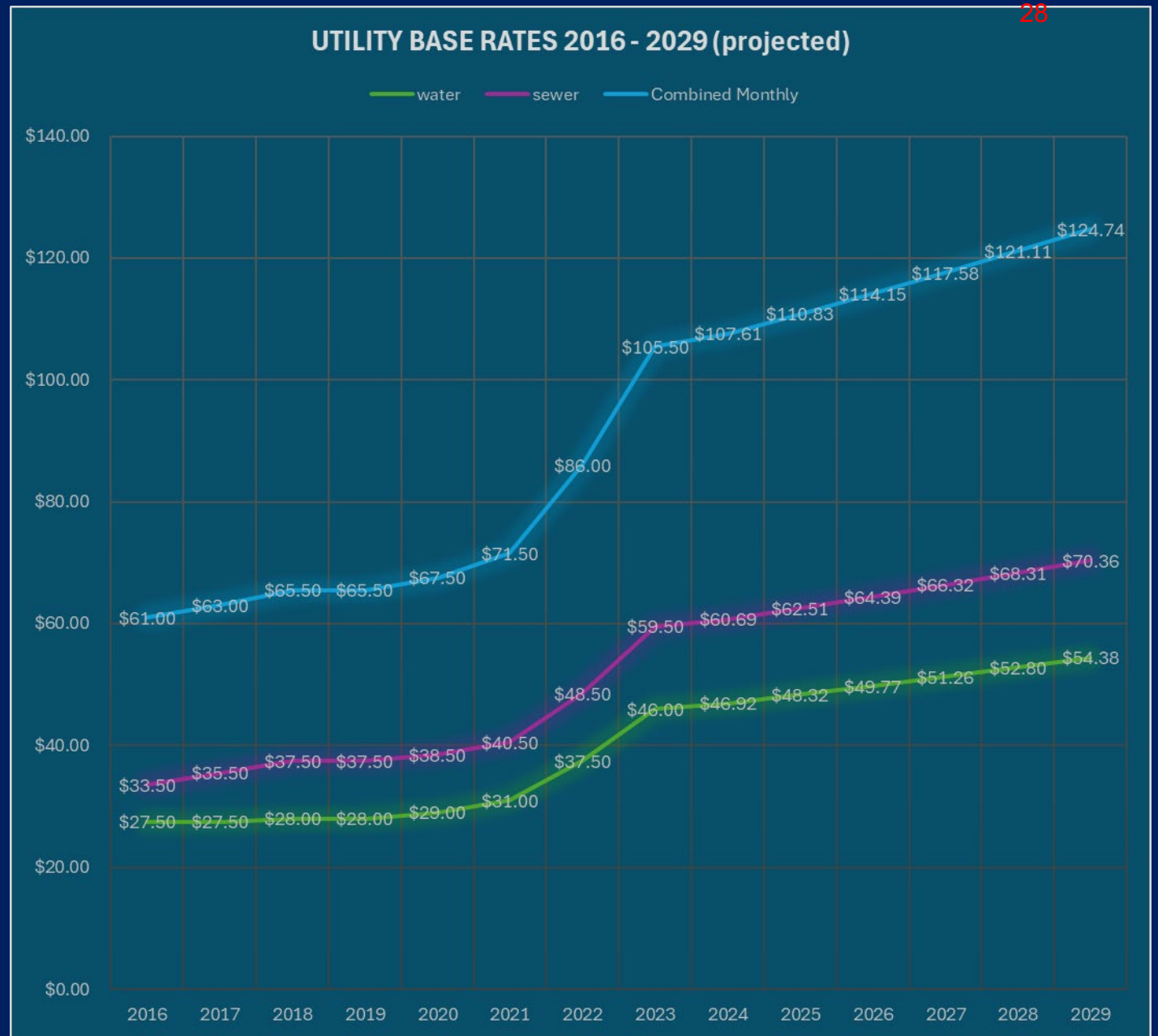
GROSS ASSESSED PROPERTY VALUATION 2016- 2025

*Assessed valuation of all property
in Crested Butte increased 108%
from 2016 to 2025, inclusive of new
construction*

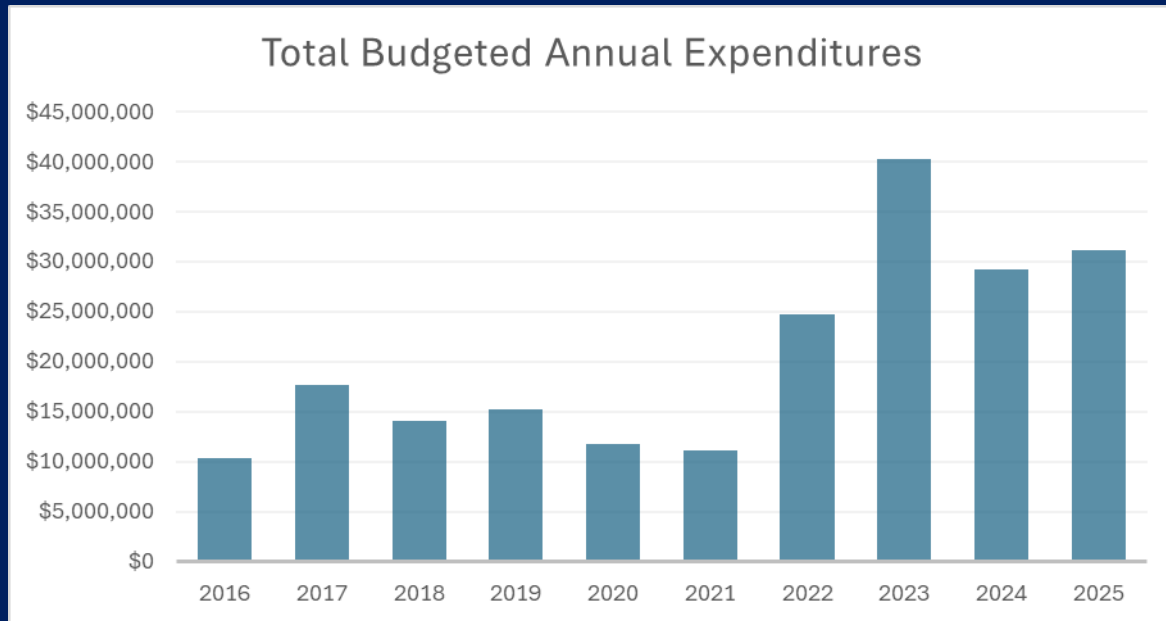


WATER & SEWER RATE INCREASES

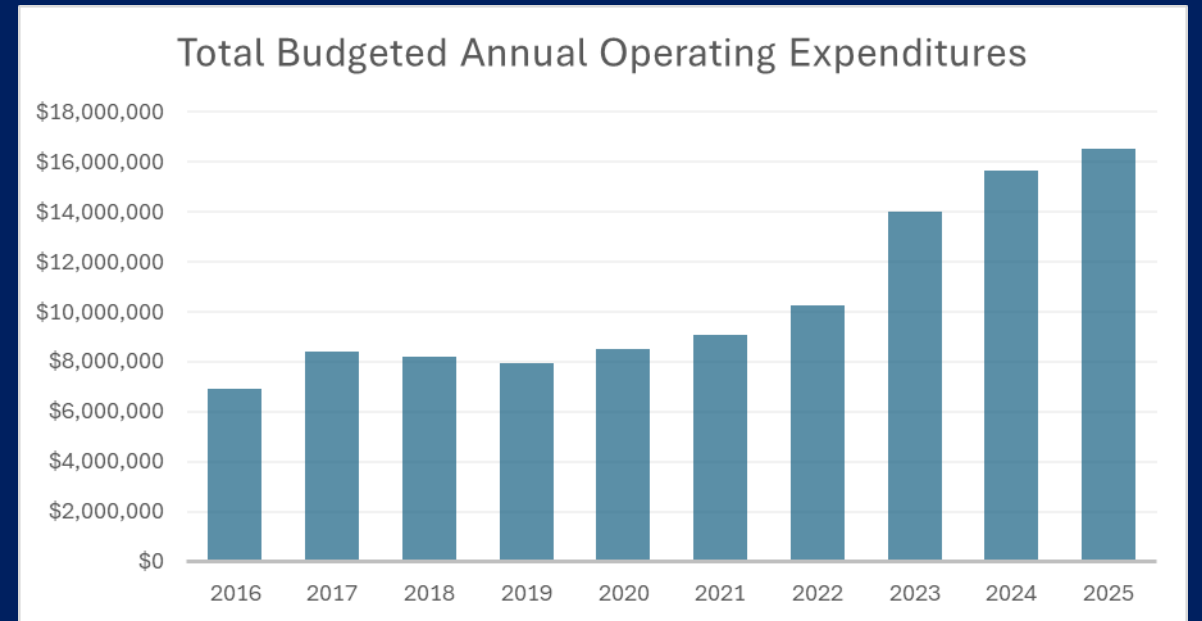
82% increase 2016-2025



BUDGETED TOTAL EXPENDITURES 2016 - 2025



200% increase 2016-2025



138% increase 2016-2025

Personnel expenses increased 136% 2016-2025, Personnel as % of operations stable 2016-2025

III. REVIEW REFINED FORECASTS

Reduced Operating Reserves in all funds to 50% of annual operations

Transfer excess reserves from General Fund to Capital = \$5.8M in 2025

Sufficient funds to cover current capital projects, special projects & most of Streets & Alleys for next 5 years, but spending down all excess reserves over that period.

UPDATED FUND BALANCE FORECASTS 2025-2029

Does not include:

- Whetstone +\$850k revenue to Utility Enterprise through 2029
- any possible enterprise debt issuance
- \$875K placeholder for arbitrage liability for Certificates of Participation
- revised asset management expense schedule
- Jerry's gym improvements only at \$400k
- unknown future capital, especially 2028 & 2029
- New housing or transit projects or initiatives

Included updates:

- \$150k annually for energy efficiency/electrification incentives beginning 2026
- increase to \$1M for Mountain Express Whetstone facility



UPDATED FUND BALANCE FORECASTS

2025	GENERAL	CAPITAL	PARKS, REC & TRAILS	AFFORDABLE HOUSING	TRANSIT & MOBILITY	STREET & ALLEY	CONSERVATION TRUST	OPEN SPACE	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE	\$9,056,297	\$6,990,591	\$1,153,381	\$3,941,639	\$0	\$981,716	\$37,114	\$2,345,186	\$9,058,901
REMAINING SPENDABLE FUND BALANCE	\$5,793,240	\$3,510,268	\$583,899	\$181,450	\$0	\$0	\$53,114	\$3,083,066	\$5,120,202
Transfer Spendable GEN to CAP	(\$5,793,240)	\$5,793,240							
REMAINING SPENDABLE FUND BALANCE	\$0	\$9,303,508	\$583,899	\$181,450	\$0	\$0	\$53,114	\$3,083,066	\$5,120,202
2026	GENERAL	CAPITAL	PARKS, REC & TRAILS	AFFORDABLE HOUSING	TRANSIT & MOBILITY	STREET & ALLEY	CONSERVATION TRUST	OPEN SPACE	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE	\$3,238,844	\$9,634,937	\$1,167,798	\$978,649	\$0	\$425,971	\$53,114	\$3,174,279	\$7,076,020
REMAINING SPENDABLE FUND BALANCE	\$84,727	\$6,412,185	\$0	\$186,893	\$0	(\$748,689)	\$69,314	\$3,985,300	\$4,812,781
Transfer Spendable GEN to CAP	(\$84,727)	\$84,727							
REMAINING SPENDABLE FUND BALANCE	\$0	\$6,496,912	\$0	\$186,893	\$0	(\$748,689)	\$69,314	\$3,985,300	\$4,812,781
2027	GENERAL	CAPITAL	PARKS, REC & TRAILS	AFFORDABLE HOUSING	TRANSIT & MOBILITY	STREET & ALLEY	CONSERVATION TRUST	OPEN SPACE	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE	\$3,322,359	\$6,838,284	\$591,198	\$999,742	\$0	(\$183,676)	\$69,314	\$4,077,653	\$6,787,304
REMAINING SPENDABLE FUND BALANCE	(\$45,635)	\$4,127,528	\$0	\$489,093	\$0	(\$1,193,192)	\$85,717	\$4,915,287	(\$571,312)
Transfer Spendable GEN to CAP	\$45,635	(\$45,635)							
REMAINING SPENDABLE FUND BALANCE	\$0	\$4,081,893	\$0	\$489,093	\$0	(\$1,193,192)	\$85,717	\$4,915,287	(\$571,312)
2028	GENERAL	CAPITAL	PARKS, REC & TRAILS	AFFORDABLE HOUSING	TRANSIT & MOBILITY	STREET & ALLEY	CONSERVATION TRUST	OPEN SPACE	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE	\$3,408,380	\$4,433,506	\$598,588	\$1,308,327	\$0	(\$621,116)	\$85,717	\$5,008,794	\$1,422,150
REMAINING SPENDABLE FUND BALANCE	(\$181,572)	\$2,975,700	\$0	\$691,482	\$0	(\$1,303,972)	\$102,325	\$5,853,010	(\$696,225)
Transfer Spendable GEN to CAP	\$181,572	(\$181,572)							
REMAINING SPENDABLE FUND BALANCE	\$0	\$2,794,128	\$0	\$691,482	\$0	(\$1,303,972)	\$102,325	\$5,853,010	(\$696,225)
2029	GENERAL	CAPITAL	PARKS, REC & TRAILS	AFFORDABLE HOUSING	TRANSIT & MOBILITY	STREET & ALLEY	CONSERVATION TRUST	OPEN SPACE	UTILITY ENTERPRISE*
BEGINNING TOTAL FUND BALANCE	\$3,496,982	\$3,156,290	\$606,070	\$1,517,293	\$0	(\$724,745)	\$102,325	\$5,947,686	\$1,316,413
REMAINING SPENDABLE FUND BALANCE	(\$323,268)	\$2,944,915	\$1	\$584,359	\$0	(\$2,581,853)	\$119,140	\$6,798,451	(\$4,772,083)
Transfer Spendable GEN to CAP	\$323,268	(\$323,268)							
REMAINING SPENDABLE FUND BALANCE	\$0	\$2,621,648	\$1	\$584,359	\$0	(\$2,581,853)	\$119,140	\$6,798,451	(\$4,772,083)

UPDATED FUND BALANCE FORECASTS

- Don't spend time on the Utility Enterprise as it stands apart from other funds, and though the balance is red, there are other solutions. Same for CTF & Open Space.
- Annual General Fund shortfalls 2027 – 2029 projected at cumulative total of \$550,475. Prior slide shows these coming back each year from Capital Fund.
- Covering planned expenditures and Streets Fund would exhaust all reserves available for unrestricted capital, with ongoing decline = Unsustainable
- Affordable Housing fund includes no new housing projects after Paradise Park
- Transit & Mobility fund includes no new initiatives

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IV. REVIEW CAPITAL & PROJECT PLANS

Not focused on Enterprise or Streets projects

Need consideration of:

- Mt Express capital request has increased to \$1M in 2026
- Currently proceeding with detailed architecture for Marshals offices

If prioritization is needed – June 2nd work session



2025 BUDGETED

FUTURE PROGRAMS & CAPITAL EXPENDITURES*

*green highlighted projects are shown net of associated revenues

GOVERNMENT FUNDS											
General Fund		Capital Fund		Parks, Rec & Trails Fund		Street & Alley Fund		Affordable Housing Fund		Transit & Mobility fund	
Spare Big Bellies	\$35,000	Town Hall 2nd Floor	\$217,877	PRT Master Plan	\$105,000	Red Lady School Entrance Design	\$175,000	Paradise Park Construction	\$3,482,300		
Bldg Software	\$15,000	Town Hall Exterior #1	\$324,498	Totem Pole Park Ren	\$20,000	Storm Water Master Plan	\$40,000	Paradise Park Water Intrastructure	\$290,058		
Website	\$0	Town Ranch Barn	\$50,000	Bike racks, benches, bleachers	\$6,000	Tool Cat (move to 2026)	\$9,000	Mineral Point	\$162,088		
EV Dumptruck	\$225,000	Town EV Chg Stations	\$452,000	Deli Trail Easement Acquisition	\$25,000	Hot Patching/Slurry Seal	\$100,000	Paradise Park Predevelopment	\$21,591		
Air Compressor	\$33,000	308 Windows, siding, etc	\$55,000	Concrete Trail TP5 to Pyramid + crusher	\$115,000	Snow Blower	\$175,000	TP3 Predevelopment	\$300,000		
Orange #21 Elec Conversion	\$45,000	Marshal office	\$500,000			Crack Seal Equipment	\$150,000	Employee Unit Capital Repairs	\$190,000		
Marshal vehicles x 2	\$182,713	Paint Old Town Hall	\$55,000			Used Dozer	\$300,000				
		Mars Car	\$40,000								
		River Walk	\$25,000								
		Key Card System	\$25,000								
	\$535,713		\$1,744,375		\$271,000		\$949,000		\$5,072,446		\$0

2
0
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5

FUTURE PROGRAMS & CAPITAL EXPENDITURES*

*green highlighted projects are shown net of associated revenues

GOVERNMENT FUNDS											
General Fund		Capital Fund		Parks, Rec & Trails Fund		Street & Alley Fund		Affordable Housing Fund		Transit & Mobility fund	
2 0 2 6	Marshal vehicle	\$91,670	Town Hall Exterior #2	\$300,000	Man Lift	\$70,000	Water Truck	\$200,000	Paradise Park Construction	\$81,042	
	Building Efficiency Incentives	\$150,000	Mt Express Shop	\$400,000	Mt Express Shop	\$400,000	Mt Epress Shop	\$200,000	Employee Unit Capital Repairs	\$190,000	
			Jerry's Gym Renovation	\$400,000	Tool Cat	\$91,000	Red Lady School Entrance	\$487,600			
			Marshal Office	\$2,500,000	Zamboni	\$145,000	Hot Patching/Slurry Seal	\$100,000			
			Com Hub @ 3rd & Maroon	\$60,000							
		\$241,670		\$3,660,000		\$706,000		\$987,600		\$271,042	\$0
2 0 2 7	Marshal vehicle	\$94,420	Marshal Office	\$2,500,000	Z turn mower	\$45,000	Hot Patching/Slurry Seal	\$100,000	Employee Unit Capital Repairs	\$195,700	
	Backhoe	\$175,000	Com Hub @ 3rd & Maroon	\$600,000	EV Truck	\$70,000	Sweeper	\$500,000			
	Building Efficiency Incentives	\$150,000			Rainbow Playground Renovation	\$140,000	Dump Truck	\$200,000			
					Stain Boardwalk	\$15,000					
					Kapushion Trail Upgrade	\$20,000					
		\$419,420		\$3,100,000		\$290,000		\$800,000		\$195,700	\$0
2 0 2 8	Marshal vehicle	\$97,252	Com Hub @ 3rd & Maroon	\$6,000,000	3 Ladies Renovation	\$40,000	Loader	\$450,000	Employee Unit Capital Repairs	\$201,571	
	Building Efficiency Incentives	\$150,000			Rainbow Playground Renovation	\$700,000			TP3 Predevelopment	\$20,000	
		\$247,252		\$6,000,000		\$740,000		\$450,000		\$221,571	\$0
2 0 2 9	Marshal vehicle	\$100,000			3 Ladies Renovation	\$200,000	1 Ton Truck with Sander	\$100,000	Employee Unit Capital Repairs	\$207,618	
	Colubarium for Cemetery	\$30,000			Big Mine Dasher Board Replacement	\$150,000	Paving Projects	\$1,500,000			
	Building Efficiency Incentives	\$150,000									
		\$280,000		\$0		\$350,000		\$1,600,000		\$207,618	\$0

PARKING LOT FOR POTENTIAL UPCOMING INITIATIVES/IDEAS

- Center Phase 2
- Increasing transit capacity
- Jerry's Gym versus Rec Center
- Transportation to trailheads
- Post Office facility
- TP1 housing development
- Housing infill incentives (ADUs)
- Community-serving commercial
- Land banking in town for housing or commercial
- Trading up from the Ruby
- Others?





REVISIT BIG PICTURE QUESTIONS³⁹

1. Controlling cost of living increases for existing town residents. If that is a priority, how should we be thinking about property taxes?
2. How much uncertainty should we plan for (wildfire, stagflation) = reserves policy?
3. Agreement on use of 'excess' reserves – Capital & one-time expenses? Structural problems such as Streets fund?
4. Is there urgency to land banking for housing or commercial?
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7. Prioritization on list of capital items and initiatives – programmatic versus capital (hard look on June 2nd)
8. Timing on next large Town housing initiative? After Whetstone absorption?

V. LEVERS

- I. Increase Efficiency of Operations or Reduce Town Services
- II. Raise Revenue
- III. Modify/Revisit Planned Initiatives and Capital Expenditures

Seeking Council direction for next work session on June 2nd



NEXT STEPS



Work session planned for June 2nd

*Placeholder for additional work session on
July 21st*

2026 Budget kick-off August 18th





APPENDIX

QUESTIONS FROM PRIOR WORK SESSION

- How much General Fund spending on Capital in recent years?

Cosentino parcel purchase in 2022, \$2,325,000

- How much support has Parks, Rec & Trails needed for operations beyond the dedicated sales/use tax?

Very difficult to discern due to previous fund structure and expense reclassifications

- Examples of other communities utilizing reserves?

Glenwood Springs relied heavily on reserves after fire – were made whole with recovery funds

- Personnel costs as % of overall budget & comparisons to other communities

See following slides

- Impact of sale of Paradise Park units after 10 years

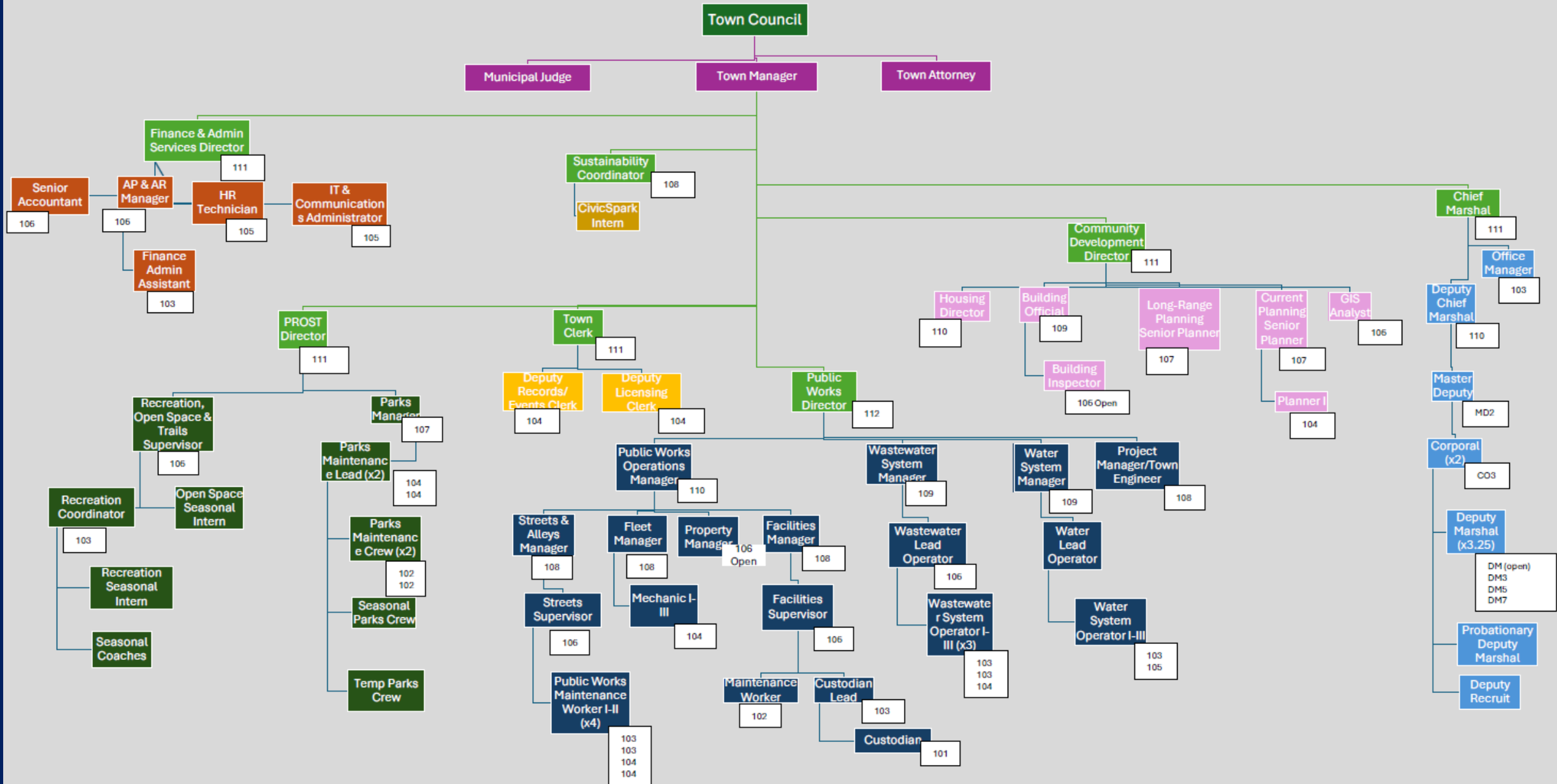
*After repayment to Capital Fund (\$1.9M) and paying off remaining debt, loss of \$181,387
Net positive of \$1.7M to Town at that time*

PERSONNEL EXPENSE COMPARED TO CAST COMMUNITIES

Municipality or County	Personnel expense budgeted 2025	Total budgeted expenditures 2025	Personnel as % of total budgeted expenditures	Total budgeted operating expenditures 2025	Personnel as % of budgeted operating expenditures
Crested Butte	\$7,796,022	\$31,173,178	25.0%	\$16,521,521	47.2%
Aspen	\$56,567,138	\$175,175,415	32.3%	\$111,739,800	50.6%
Avon	\$18,970,435	\$75,026,604	25.3%	\$37,252,771	50.9%
Basalt	\$6,168,691	\$24,510,949	25.2%	\$16,341,628	37.7%
Breckenridge	\$39,956,196	\$157,416,654	25.4%	\$100,665,998	39.7%
Estes Park	\$25,409,503	\$92,280,623	27.5%	\$72,004,119	35.3%
Frisco	\$14,828,477	\$52,182,896	28.4%	\$32,158,383	46.1%
Gunnison	\$13,463,423	\$53,595,175	25.1%	\$37,848,720	35.6%
Gunnison County	\$29,808,463	\$183,109,636	16.3%	\$64,908,566	45.9%
Mt Crested Butte	\$4,019,976	\$16,958,428	23.7%	\$11,315,428	35.5%
Silverthorne	\$14,410,526	\$48,741,062	29.6%	\$34,544,257	41.7%
Snowmass Village	\$23,006,803	\$166,157,037	13.8%	\$39,851,410	57.7%
Telluride	\$15,182,556	\$99,901,839	15.2%	\$56,623,386	26.8%
Vail	\$45,396,532	\$157,759,952	28.8%	\$62,833,266	72.2%
Winter Park	\$7,888,835	\$46,079,778	17.1%	\$32,526,288	24.3%
Not including Crested Butte		Average	23.8%	Average	42.9%



Town of Crested Butte Organization Chart



CURRENT POSITIONS & JOB LEVEL

Position	Dept	Grade	Annualized wage		Hourly Rate	
			Min	Max	Min	Max
		101	\$46,809	\$63,191	\$22.50	\$30.38
Custodian	PW-Facilities					
		102	\$51,489	\$69,511	\$24.75	\$33.42
Parks Maintenance Worker	P&R-Parks					
Parks Maintenance Worker	P&R-Parks					
Custodian/Maintenance Worker	PW-Facilities					
		103	\$55,458	\$77,642	\$26.66	\$37.33
Administrative Assistant II	Finance					
Recreation Program Coordinator	P&R-ROST					
Streets Maintenance Worker I	Public Works					
Streets Maintenance Worker I	Public Works					
Water System Operator I	PW-Water					
Wastewater System Operator I	PW-Wastewater					
Wastewater System Operator I	PW-Wastewater					
Marshal's Office Manager II	Marshal-NonSworn					
Custodian Lead	PW-Facilities					
		104	\$61,004	\$85,406	\$29.33	\$41.06
Mechanic II	PW-Fleet					
Deputy Town Clerk	Town Clerk					
Deputy Town Clerk	Town Clerk					
Planner I	Com Dev					
Parks Maintenance Worker Lead	P&R-Parks					
Parks Maintenance Worker Lead	P&R-Parks					
Streets Maintenance Worker II	Public Works					
Streets Maintenance Worker II	Public Works					
Wastewater System Operator II	PW-Wastewater					
		105	\$67,105	\$93,946	\$32.26	\$45.17
HR Tech	Admin-HR					
Water System Operator III	PW-Water					
Ass't IT Administrator/Communication Special	Admin-IT					

Position	Dept	Grade	Annualized wage		Hourly Rate	
			Min	Max	Min	Max
		106	\$73,815	\$103,341	\$35.49	\$49.68
GIS Analyst	Comm Dev					
Facilities Supervisor	PW-Facilities					
Building Inspector	Comm Dev-Bldg					
Streets Supervisor	Public Works					
Property Manager	Public Works					
Recreation, Open Space & Trails Supervisor	P&R-ROST					
Wastewater System Lead Operator	PW-Wastewater					
AP/AR Manager	Admin-Finance					
Senior Accountant	Admin-Finance					
		107	\$79,539	\$115,332	\$38.24	\$55.45
Planner III	Comm Dev-Planning					
Planner III	Comm Dev-Planning					
Parks Manager	P&R-Parks					
		108	\$87,493	\$126,865	\$42.06	\$60.99
Sustainability Coordinator	Town Manager					
Facilities Manager	PW-Facilities					
Fleet Manager/Lead Mechanic	PW-Fleet					
Streets Manager	Public Works					
Town Engineer-PE	Public Works					
		109	\$96,243	\$139,552	\$46.27	\$67.09
Water System Manager	PW-Water					
Building Official	Comm Dev-Bldg					
Wastewater System Manager	PW-Wastewater					
		110	\$105,867	\$153,507	\$50.90	\$73.80
Housing Director	Comm Dev-Housing					
Deputy Chief Marshal	Marshal					
Public Works Ops Manager	Public Works					
		111	\$116,454	\$168,858	\$55.99	\$81.18
Director, Finance & HR	Admin-Finance					
Director, Parks, Rec & Open Space	P&R					
Director, Community Development	Comm Dev					
Town Clerk	Town Clerk					
		112	\$125,537	\$188,306	\$60.35	\$90.53
Chief Marshal	Marshal					
Director, Public Works	Public Works					

MARSHALS



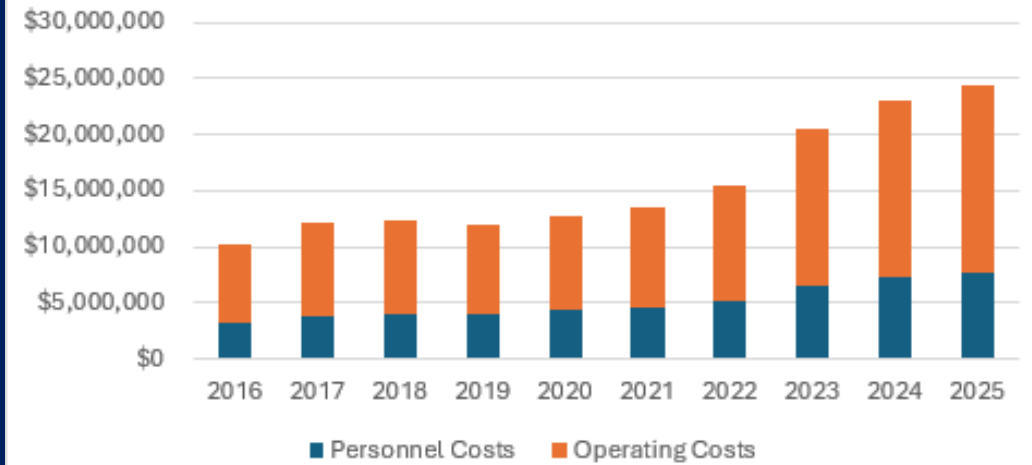
Current positions within the Step Plan

Marshals - Current Positions & Classification Listing - 2025		
Position	Annualized Wage	Hourly Rate
Deputy Marshal (open)	\$79,560	\$38.25
Deputy Marshal 3	\$86,944	\$41.80
Deputy Marshal 5	\$92,227	\$44.34
Deputy Marshal 7	\$97,834	47.04
Corporal 3	\$100,776	\$48.45
Corporal 3	\$100,776	\$48.45
Master Deputy 2	\$113,443	\$54.54

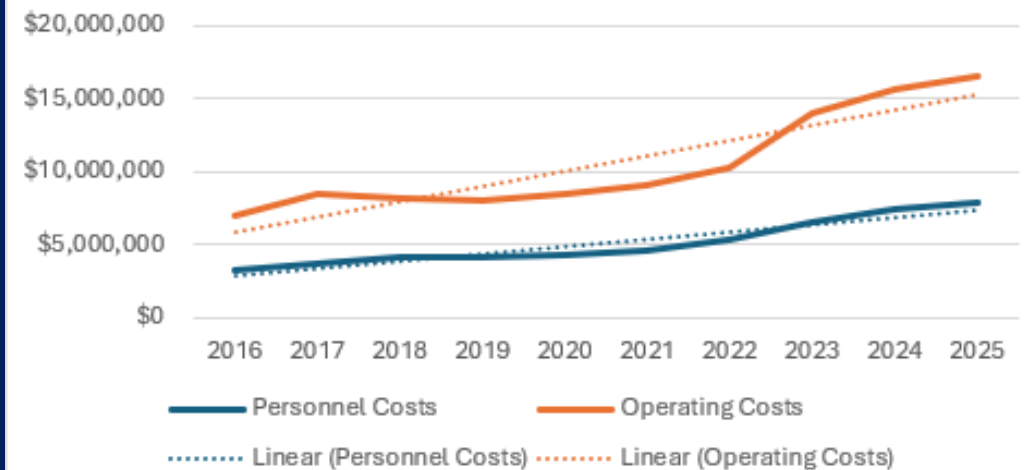
PERSONNEL COSTS



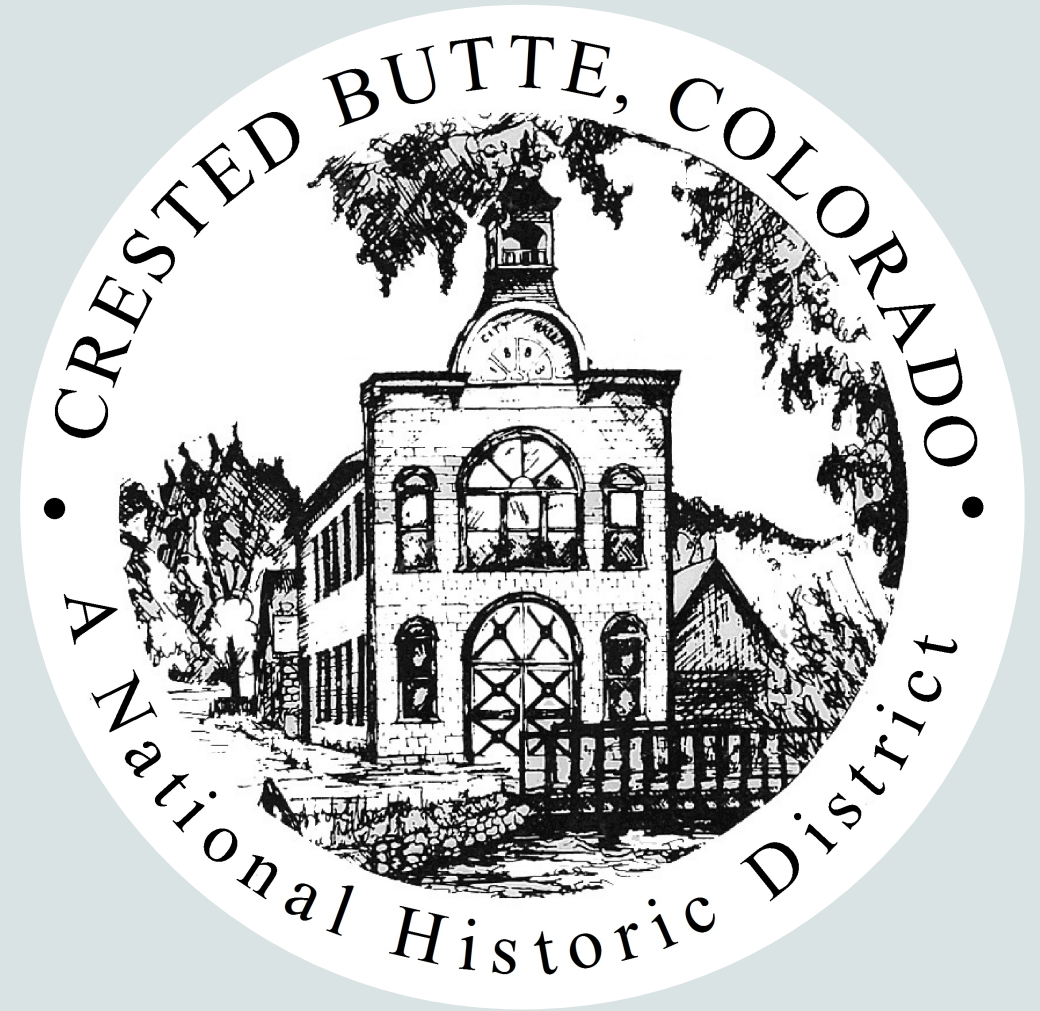
Personnel Costs as a Percentage of Operating Expenses



Personnel Costs as a Percentage of Operating Expenses



Long-Range Financial Planning



Workshop #1

Understanding the Baseline



Funds



Revenues



Reserves



Personnel



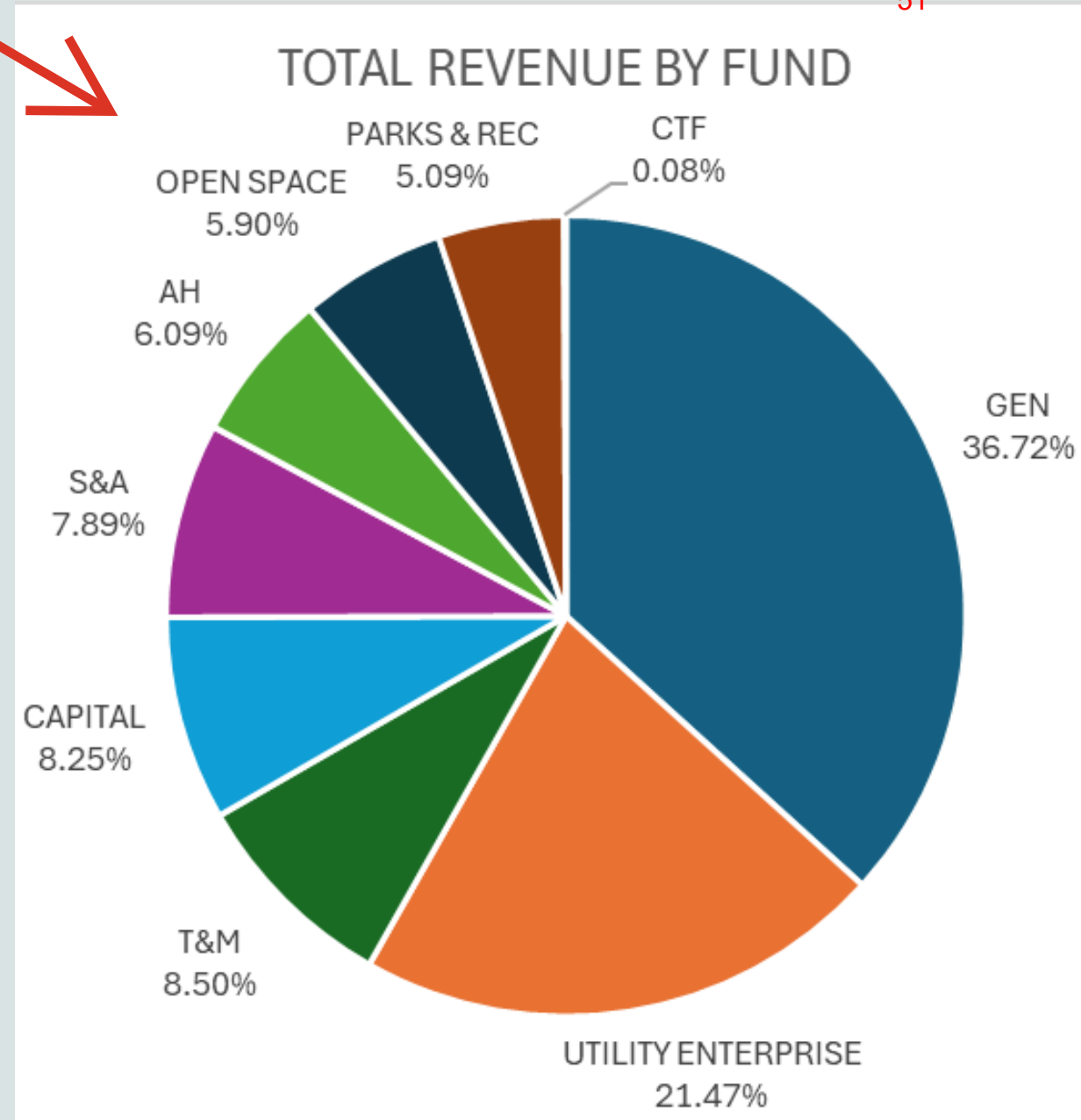
Next Steps

Accounting Funds

- How was each fund created?
- What is its purpose?
- Revenue Sources
- Limitations on use of funds
- Projected balances looking forward

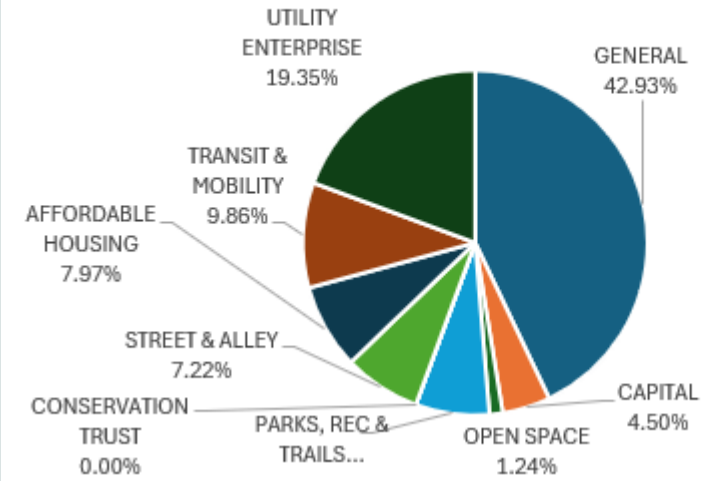
Resources

- [Crested Butte Municipal Code Ch 4, Article 1](#)
- [2025 Crested Butte Budget](#)

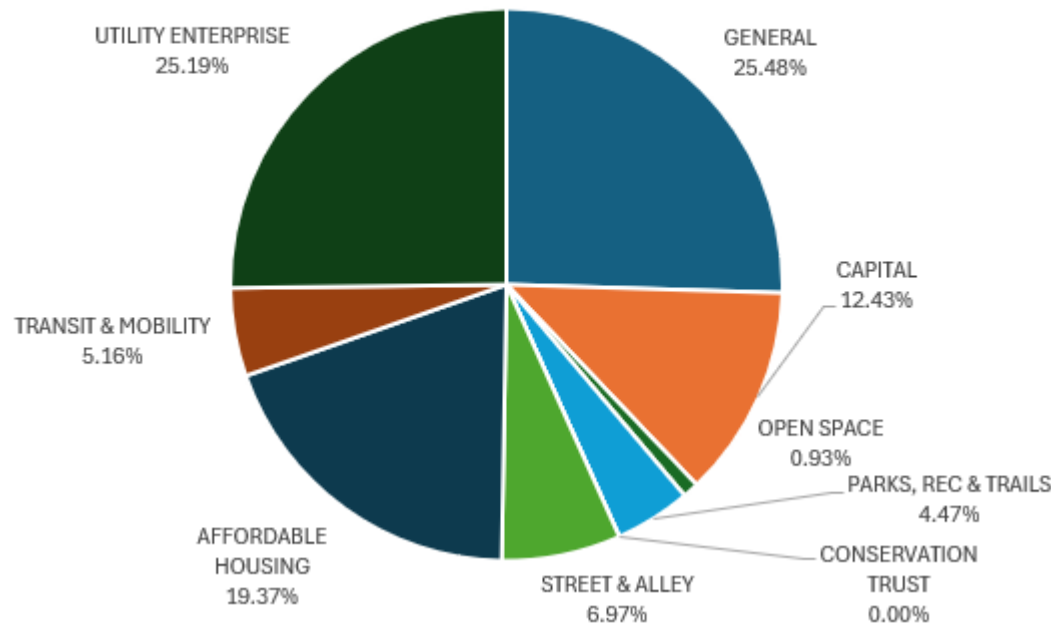


2025 Budgeted Operating and Capital Expense Totals By Fund

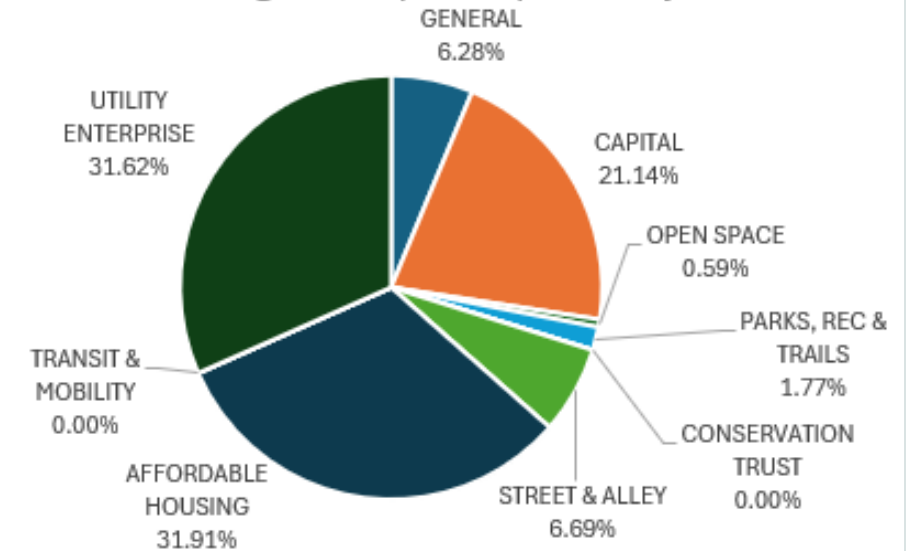
2025 Total Budgeted Operating Expenses by Fund



2025 Total Budgeted Operating and Capital Expenses by Fund



2025 Total Budgeted Capital Expenses by Fund



	GENERAL	CAPITAL	OPEN SPACE	PARKS, REC & TRAILS	CONSERVATION TRUST	STREET & ALLEY	AFFORDABLE HOUSING	TRANSIT & MOBILITY	UTILITY ENTERPRISE
Operating	\$7,226,138	\$757,859	\$209,407	\$1,165,059	\$0	\$1,216,075	\$1,340,874	\$1,659,122	\$3,256,987
Capital	\$960,713	\$3,235,211	\$90,000	\$271,000	\$0	\$1,024,000	\$4,882,446	\$0	\$4,839,000
Total	\$8,186,851	\$3,993,070	\$299,407	\$1,436,059	\$0	\$2,240,075	\$6,223,320	\$1,659,122	\$8,095,987

General Fund

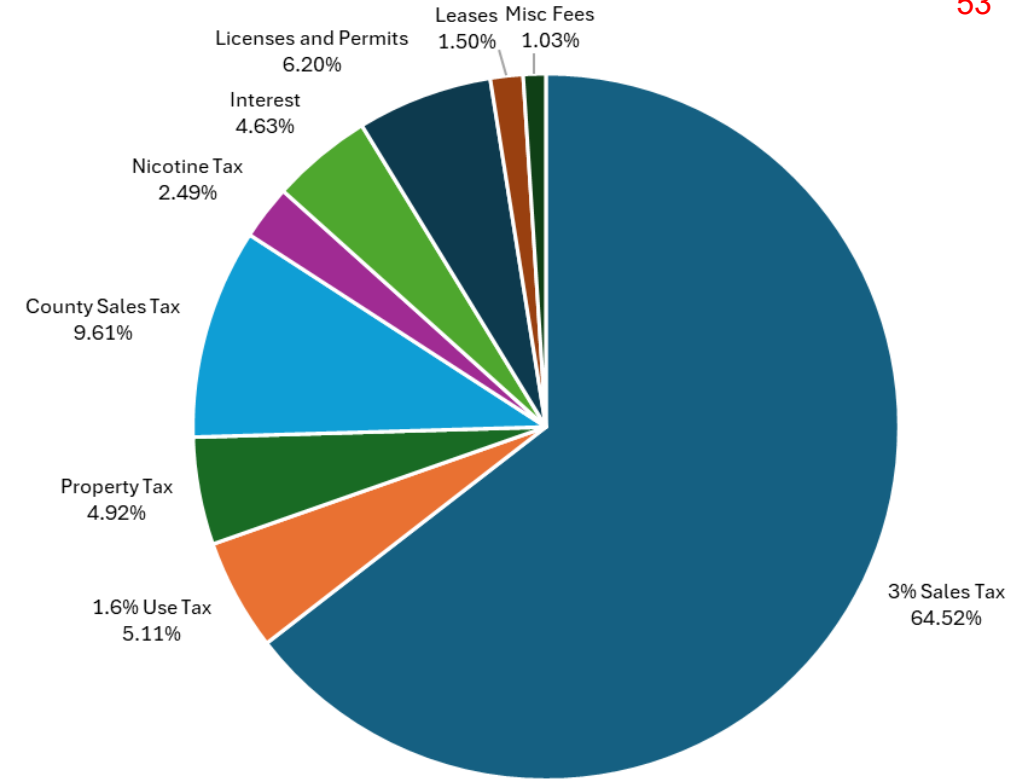
Likely the original fund for the Town

The catch-all fund that holds cash not specifically allocated to other funds. Least limited on use of funds

Funds general operations of the Town. Departments include:

- General Administration
- Clerks
- Town Council
- Finance
- Human Resources
- IT
- Community Development
- Public Works
- Fleet
- Marshals
- Sustainability

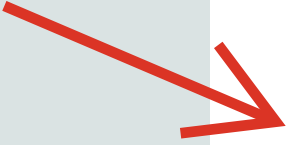
GENERAL FUND REVENUE SOURCES



2025 projected revenues

3% Sales Tax	4,530,743
1.6% Use Tax	358,566
Property Tax	345,334
County Sales Tax	675,000
Nicotine Tax	175,000
Interest	325,000
Licenses and Permits	435,400
Leases	105,200
Misc Fees	72,500
	7,022,743

Updated labels
in table



General Fund

Projected balance in 2030

Projected balances for each fund are those included in the adopted 2025 budget

Baseline assumptions are:

1.25% increase in operating revenues

3% increase in operating expenses

Includes any identified grants, even if not awarded

Includes variable project and program costs already identified in future years

Includes anticipated interfund transfers

2025		GENERAL
BEGINNING TOTAL FUND BALANCE		54 \$9,056,297
2025 Activity	OPERATING REVENUES	\$7,309,993
	- FIXED OPERATING COSTS	(\$6,316,896)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	\$993,097
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$500,000
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	(\$909,242)
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	\$583,855
	- RESTRICTED RESERVES	(\$455,000)
	- OPERATING RESERVES	(\$5,567,688)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	(\$5,438,833)
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$960,713)
	2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$6,399,546)
	+ TRANSFERS IN FROM OTHER FUNDS	\$535,713
- TRANSFERS OUT TO OTHER FUNDS	(\$183,068)	
REMAINING SPENDABLE FUND BALANCE		\$3,009,396
2026		GENERAL
BEGINNING TOTAL FUND BALANCE		\$9,032,084
REMAINING SPENDABLE FUND BALANCE		\$3,010,608
2027		GENERAL
BEGINNING TOTAL FUND BALANCE		\$9,200,326
REMAINING SPENDABLE FUND BALANCE		\$2,878,952
2028		GENERAL
BEGINNING TOTAL FUND BALANCE		\$9,240,712
REMAINING SPENDABLE FUND BALANCE		\$2,608,779
2029		GENERAL
BEGINNING TOTAL FUND BALANCE		\$9,147,742
REMAINING SPENDABLE FUND BALANCE		\$2,194,252
2030		GENERAL
BEGINNING TOTAL FUND BALANCE		\$8,915,734



Capital Fund

May have begun with original RETT in 1979

Purpose is for land acquisition and capital improvements, inclusive of maintenance costs for streets, parks and buildings.

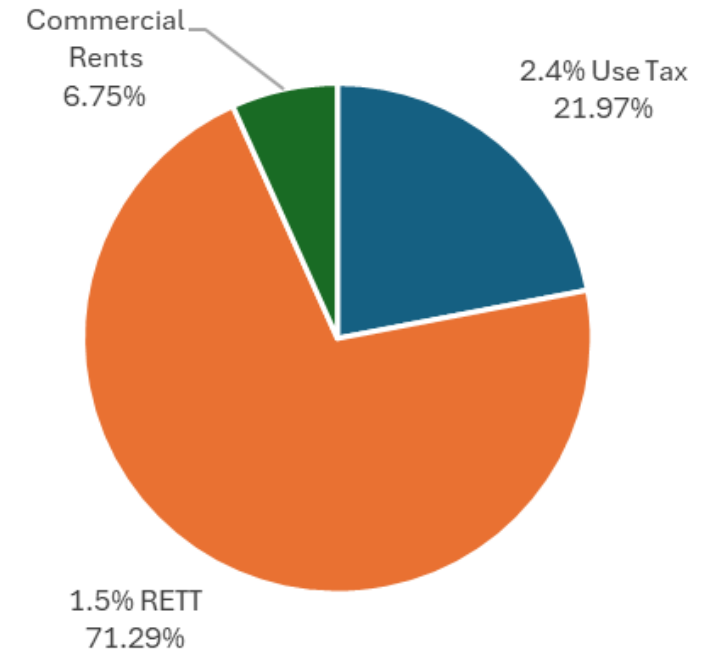
Transfers are allowed to these funds:

- Affordable Housing
- Open Space
- Transit & Mobility
- Street and Alley
- Parks, Recreation & Trails
- Utility Enterprise



CAPITAL FUND REVENUE SOURCES

55



2025 projected revenues

2.4% Use Tax	346,667
1.5% RETT	1,125,000
Commercial Rents	106,500
	1,578,167



Updated labels
in table



Capital Fund

Projected balance in 2030

Projected balances for each fund are those included in the adopted 2025 budget

Baseline assumptions are:

1.25% increase in operating revenues

3% increase in operating expenses

Includes any identified grants, even if not awarded

Includes variable project and program costs already identified in future years

Includes anticipated interfund transfers



2025		CAPITAL
BEGINNING TOTAL FUND BALANCE		56 \$6,990,591
2025 Activity	OPERATING REVENUES	\$1,592,667
	- FIXED OPERATING COSTS	(\$662,859)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	\$929,808
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$955,123
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	(\$95,000)
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	\$1,789,931
	- RESTRICTED RESERVES	
	- OPERATING RESERVES	(\$662,859)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	\$1,127,072
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$3,235,211)
	2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$2,108,139)
	+ TRANSFERS IN FROM OTHER FUNDS	
- TRANSFERS OUT TO OTHER FUNDS	(\$1,703,614)	
REMAINING SPENDABLE FUND BALANCE		\$3,178,838
2026		CAPITAL
BEGINNING TOTAL FUND BALANCE		\$3,841,697
REMAINING SPENDABLE FUND BALANCE		\$356,375
2027		CAPITAL
BEGINNING TOTAL FUND BALANCE		\$1,039,119
REMAINING SPENDABLE FUND BALANCE		(\$1,880,641)
2028		CAPITAL
BEGINNING TOTAL FUND BALANCE		(\$1,177,414)
REMAINING SPENDABLE FUND BALANCE		(\$2,854,864)
2029		CAPITAL
BEGINNING TOTAL FUND BALANCE		(\$2,130,541)
REMAINING SPENDABLE FUND BALANCE		(\$2,572,518)
2030		CAPITAL
BEGINNING TOTAL FUND BALANCE		(\$1,826,465)



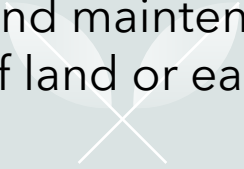
Open Space Fund

Created following the RETT expansion in 1991

only for those purposes set forth below to accomplish the preservation of open space and access outside the Town boundaries as they exist as of November 5, 1991, and financing activities relative thereto

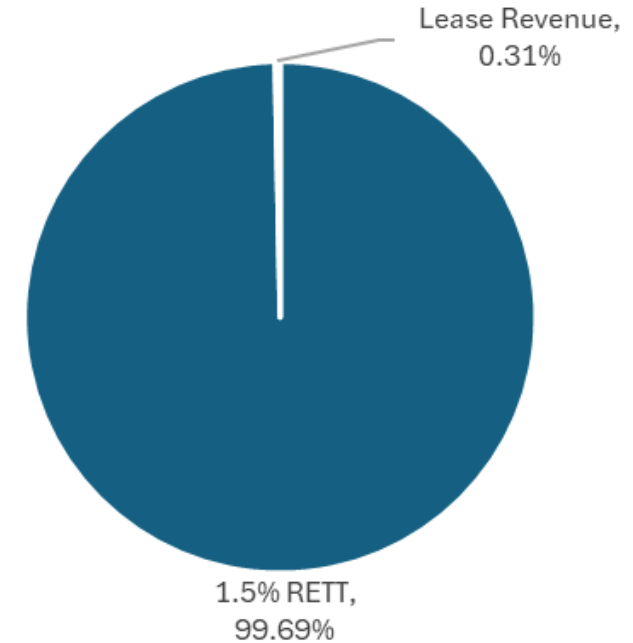
1. Purchase, lease, hold, have, use and take possession of interests in real property, obtain easements, including conservation easements, licenses in real property and first rights of refusal; and sell, lease, mortgage, deed in trust, alienate, subdivide, trade or dispose of the same.
2. Administer, improve, maintain, and manage real property and easements and licenses therein for the benefit of the citizens of the Town.
3. Designate such other entities as it deems appropriate to perform those functions set forth in Paragraphs (1) and (2) above, and appropriate funds for the administration of such entities.
4. Any other purposes allowed by law.

This fund does include operational expenses including personnel and maintenance but is primarily used for acquisition of land or easements.



OPEN SPACE REVENUE SOURCES

57



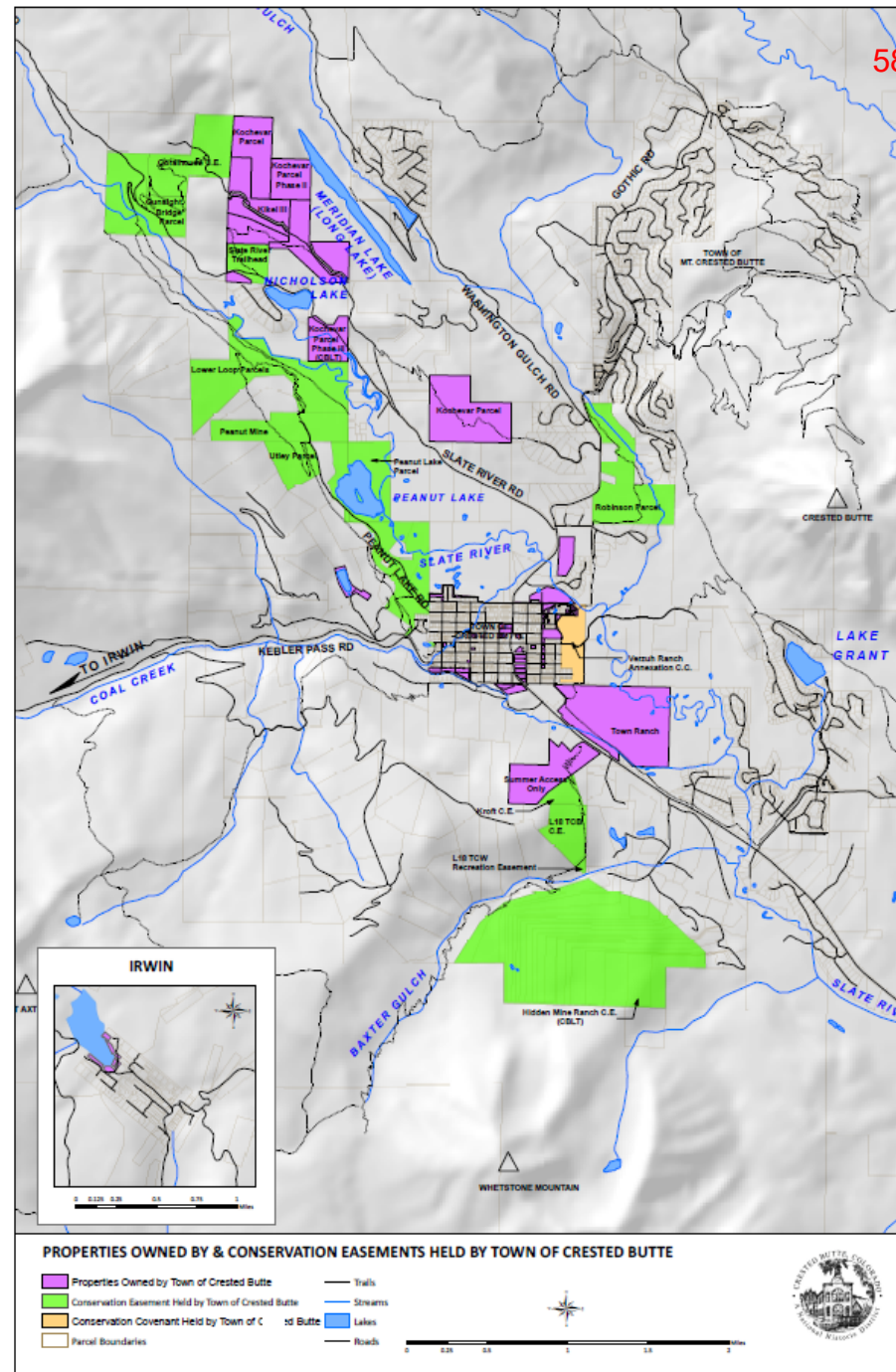
2025 projected revenues

1.5% RETT	1,125,000
Lease Revenue	3,500
	1,128,500

Properties owned by & Conservation Easements held by Town of Crested Butte



As of November 2021.
Will update with any changes once staff returns from vacation.



Parks, Recreation & Trails Fund

Fund was created in 2024, prior to that Parks was lumped into the Capital fund and Recreation in the General fund.

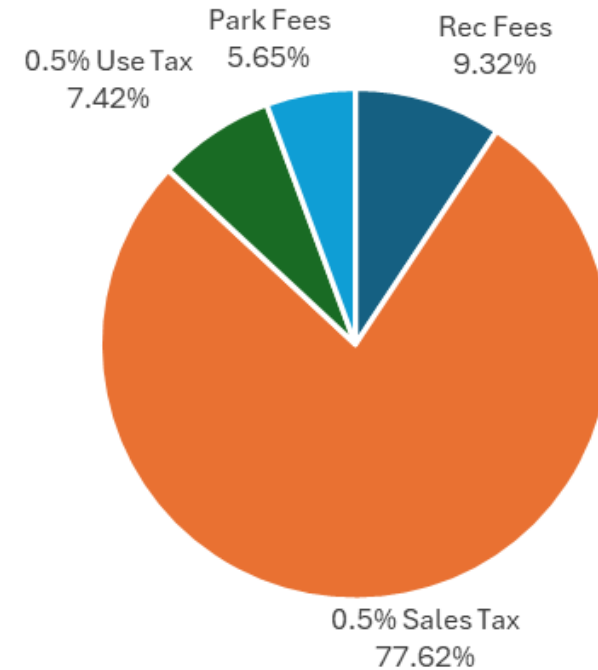
0.5% sales and use taxes approved by voters in 2015 provide dedicated funding for:

- (1) Improving, managing and maintaining parks, recreational facilities, and trails;
- (2) Providing recreational programming and equipment for youth and adult activities;
- (3) Winter snow removal on designated pedestrian routes;
- (4) Summer streets amenities including but not limited to planter boxes, bicycle racks, and trash receptacles;
- (5) Planning, acquiring property, creating, redeveloping or expanding parks, campgrounds, recreational facilities, and trails; and
- (6) Any other purposes allowed by law.

Recent goal has been to get Parks operations to within the 0.5% sales and use tax revenue, while capital expenses continue to be offset by Capital fund and Recreation by the General fund.

PARKS AND REC REVENUE SOURCES

59



2025 projected revenues

Rec Fees	90,700
0.5% Sales Tax	755,763
0.5% Use Tax	72,222
Park Fees	55,000
	973,685



Updated
labels in table

Parks, Recreation & Trails Fund

Projected balance in 2030

Projected balances for each fund are those included in the adopted 2025 budget

Baseline assumptions are:

1.25% increase in operating revenues

3% increase in operating expenses

Includes any identified grants, even if not awarded

Includes variable project and program costs already identified in future years

Includes anticipated interfund transfers



2025		PARKS, REC & TRAILS
BEGINNING TOTAL FUND BALANCE		\$1,153,381
2025 Activity	OPERATING REVENUES	\$973,685
	- FIXED OPERATING COSTS	(\$1,165,059)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	(\$191,374)
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$46,250
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	\$0
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	(\$145,124)
	- RESTRICTED RESERVES	
	- OPERATING RESERVES	(\$1,167,798)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	(\$1,312,922)
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$271,000)
	2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$1,583,922)
	+ TRANSFERS IN FROM OTHER FUNDS	\$430,541
- TRANSFERS OUT TO OTHER FUNDS		
REMAINING SPENDABLE FUND BALANCE		\$0
2026		PARKS, REC & TRAILS
BEGINNING TOTAL FUND BALANCE		\$1,167,798
REMAINING SPENDABLE FUND BALANCE		\$0
2027		PARKS, REC & TRAILS
BEGINNING TOTAL FUND BALANCE		\$1,182,396
REMAINING SPENDABLE FUND BALANCE		\$0
2028		PARKS, REC & TRAILS
BEGINNING TOTAL FUND BALANCE		\$1,197,176
REMAINING SPENDABLE FUND BALANCE		\$0
2029		PARKS, REC & TRAILS
BEGINNING TOTAL FUND BALANCE		\$1,212,140
REMAINING SPENDABLE FUND BALANCE		\$0
2030		PARKS, REC & TRAILS
BEGINNING TOTAL FUND BALANCE		\$1,227,293

Conservation Trust Fund

The Department of Local Affairs distributes Conservation Trust Fund (CTF) dollars quarterly, on a per capita basis, to over 470 eligible local governments: counties, cities, towns, and Title 32 special districts that provide park and recreation services in their service plans.

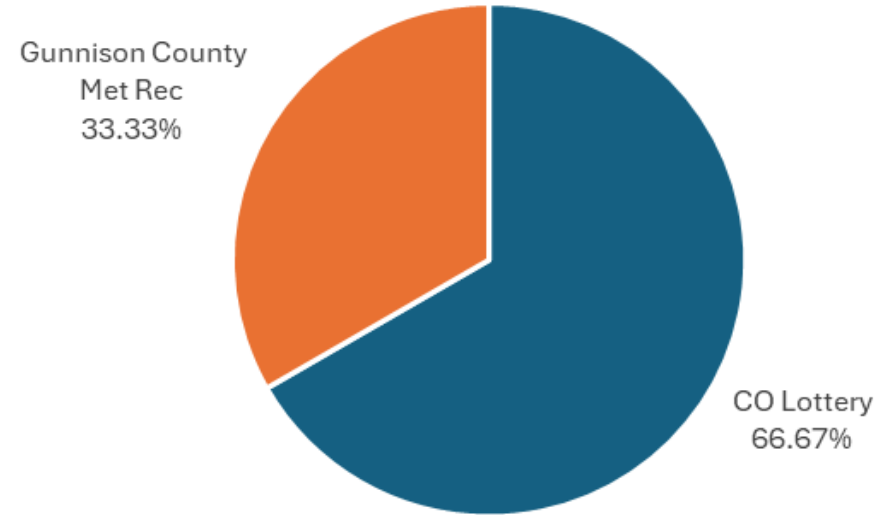
Funding can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site. A public site is defined by the department as a publicly owned site, or a site in which a public entity/local government holds an interest in land or water.

Distributions are based on population.

MetRec distributes some of their CTF dollars to each municipality within the district.

CONSERVATION TRUST FUND REVENUE SOURCES

61



2025 projected revenues

CO Lottery	10,000
Gunnison County Met R	5,000



Street & Alley Fund

Established in 1987 when voters approved up to 16 mills of property tax for the purpose of improving and maintaining, on a long-term basis, the streets and alleys within the Town.

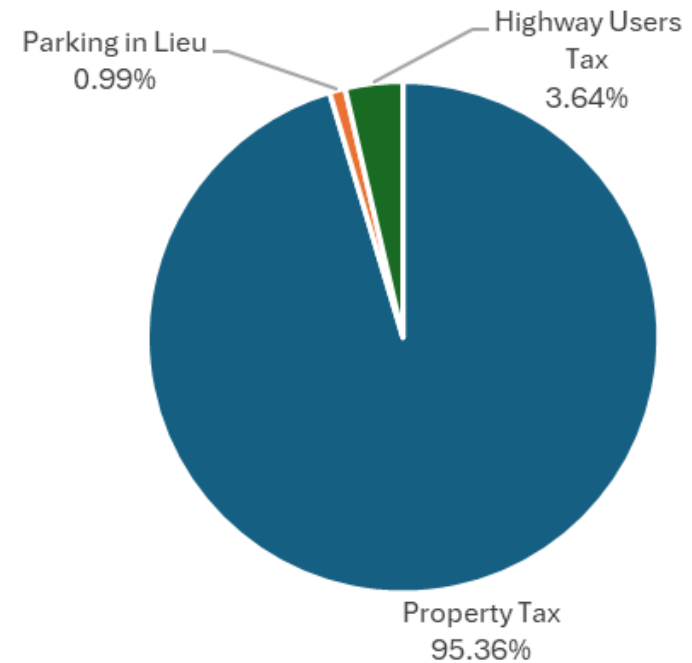
1. Improving, managing, maintaining and removing snow from streets and alleys;
2. Acquisition of land to facilitate street and alley maintenance such as parking or snow storage;
3. Procurement of equipment utilized for street and alley maintenance;
4. Procurement, maintenance and improvement of those items that support complete streets such as bridges, signs, sidewalks, stormwater improvements and parking; and
5. Any other purposes allowed by law.

Currently assessing 8 mills.

Highway Users Tax is our distribution of tax on auto fuel



STREETS & ALLEYS REVENUE SOURCES ⁶²



2025 projected revenues

Property Tax	1,438,892
Parking in Lieu	15,000
Highway Users Tax	54,938
	1,508,830



Updated labels
in table

Street & Alley Fund

Projected balance in 2030

Projected balances for each fund are those included in the adopted 2025 budget

Baseline assumptions are:

1.25% increase in operating revenues

3% increase in operating expenses

Includes any identified grants, even if not awarded

Includes variable project and program costs already identified in future years

As shown, the Street and Alley fund is not receiving any transfers from other funds.



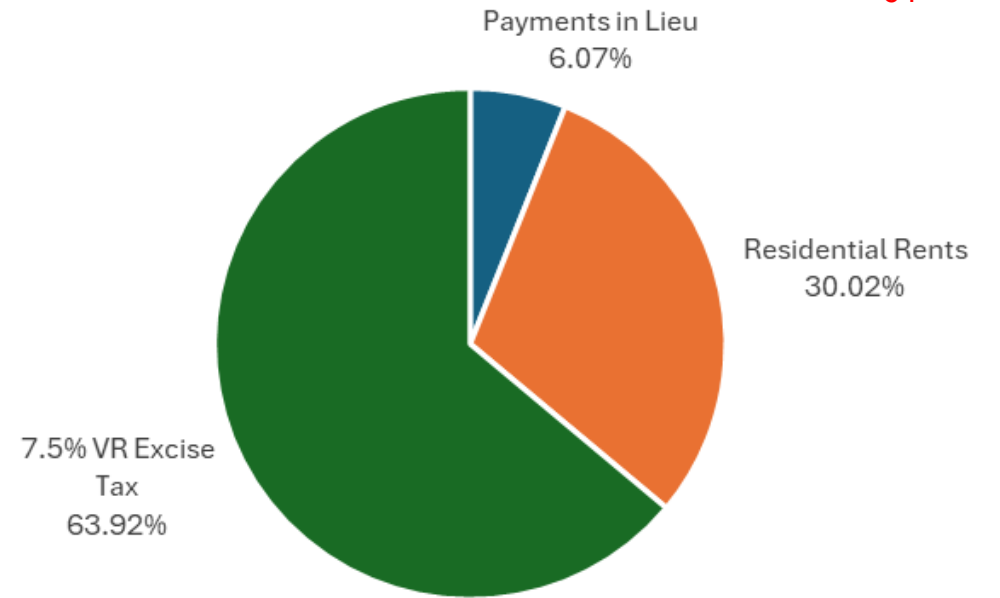
2025		STREET & ALLEY
		63
BEGINNING TOTAL FUND BALANCE		\$981,716
2025 Activity	OPERATING REVENUES	\$1,509,330
	- FIXED OPERATING COSTS	(\$1,116,075)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	\$393,255
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$175,000
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	(\$100,000)
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	\$468,255
	- RESTRICTED RESERVES	(\$1,116,075)
	- OPERATING RESERVES	\$0
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	(\$647,820)
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$1,024,000)
2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$1,671,820)	
+ TRANSFERS IN FROM OTHER FUNDS		
- TRANSFERS OUT TO OTHER FUNDS		
REMAINING SPENDABLE FUND BALANCE		(\$690,104)
2026		STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		\$425,971
REMAINING SPENDABLE FUND BALANCE		(\$1,183,702)
2027		STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$53,676)
REMAINING SPENDABLE FUND BALANCE		(\$1,635,267)
2028		STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$491,116)
REMAINING SPENDABLE FUND BALANCE		(\$1,753,198)
2029		STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$594,745)
REMAINING SPENDABLE FUND BALANCE		(\$3,038,320)
2030		STREET & ALLEY
BEGINNING TOTAL FUND BALANCE		(\$1,865,386)

Affordable Housing Fund

Fund has existed for a while, defined in municipal code concurrent with adoption of the initial vacation rental tax approved by voters in 2017 at 5% of nightly rentals. Increased to 7.5% in 2021.

Funds may be used for a broad array of purposes in support of affordable housing as detailed in the municipal code.

AFFORDABLE HOUSING REVENUE SOURCES



2025 projected revenues

Payments in Lieu	70,700
Residential Rents	349,800
7.5% VR Excise Tax	744,854
	1,165,354

Affordable Housing Fund

Projected balance in 2030

Projected balances for each fund are those included in the adopted 2025 budget

Baseline assumptions are:

1.25% increase in operating revenues

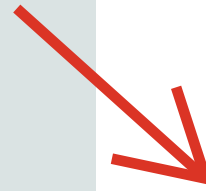
3% increase in operating expenses

Includes any identified grants, even if not awarded

Includes variable project and program costs already identified in future years

Includes anticipated interfund transfers

Updated labels
in table



2025		AFFORDABLE HOUSING
BEGINNING TOTAL FUND BALANCE		\$3,941,639
2025 Activity	OPERATING REVENUES	\$1,191,354
	- FIXED OPERATING COSTS	(\$1,130,874)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	\$60,480
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$646,409
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	(\$210,000)
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	\$496,889
	- RESTRICTED RESERVES	(\$615,750)
	- OPERATING RESERVES	(\$362,899)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	(\$481,760)
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$4,882,446)
	2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$5,364,206)
	+ TRANSFERS IN FROM OTHER FUNDS	\$1,422,567
- TRANSFERS OUT TO OTHER FUNDS		
REMAINING SPENDABLE FUND BALANCE		\$0
2026		AFFORDABLE HOUSING
BEGINNING TOTAL FUND BALANCE		\$978,649
REMAINING SPENDABLE FUND BALANCE		\$0
2027		AFFORDABLE HOUSING
BEGINNING TOTAL FUND BALANCE		\$999,742
REMAINING SPENDABLE FUND BALANCE		\$296,593
2028		AFFORDABLE HOUSING
BEGINNING TOTAL FUND BALANCE		\$1,308,327
REMAINING SPENDABLE FUND BALANCE		\$243,207
2029		AFFORDABLE HOUSING
BEGINNING TOTAL FUND BALANCE		\$1,267,293
REMAINING SPENDABLE FUND BALANCE		\$130,136
2030		AFFORDABLE HOUSING
BEGINNING TOTAL FUND BALANCE		\$1,166,945

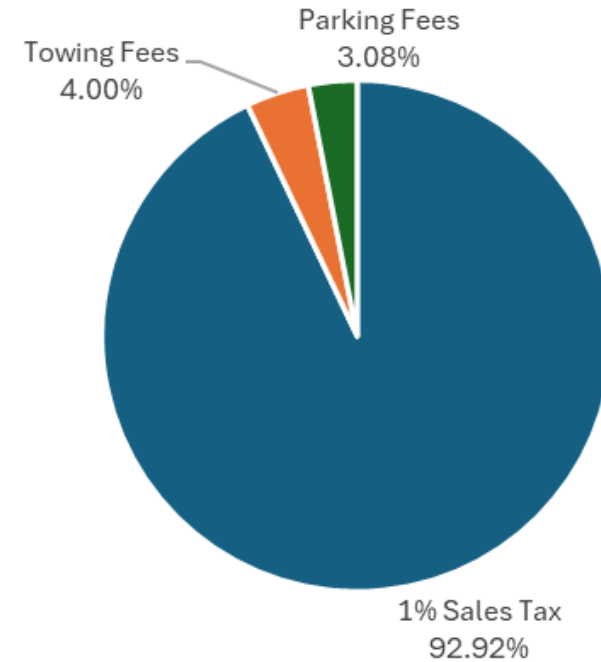
Transit & Mobility Fund

Established in 2024 in anticipation of adoption of Transit Mobility Plan and to separate the 1% sales tax dedicated to transportation which had previously grouped with the Sales Tax fund or General fund. The additional 1% sales tax was approved by voters in 1982.

The purpose is supporting multimodal transportation alternatives, which include, but are not limited to, the operation of transit systems in Crested Butte and surrounding areas, town-wide traffic calming, pedestrian and bicycle facility construction, and parking management.

Through an IGA the Town dedicates 95% of the transportation sales taxes to Mountain Express. Those funds are passed through each month.

TRANSIT & MOBILITY REVENUE SOURCES 66



2025 projected revenues

1% Sales Tax	1,510,248
Towing Fees	65,000
Parking Fees	50,000
	1,625,248



Updated labels
in table

Transit & Mobility Fund

Projected balance in 2030

Projected balances for each fund are those included in the adopted 2025 budget

Baseline assumptions are:

1.25% increase in operating revenues

3% increase in operating expenses

Includes anticipated interfund transfers into the fund each year to cover shortfall incurred primarily by Late Night Taxi and Parking Management.

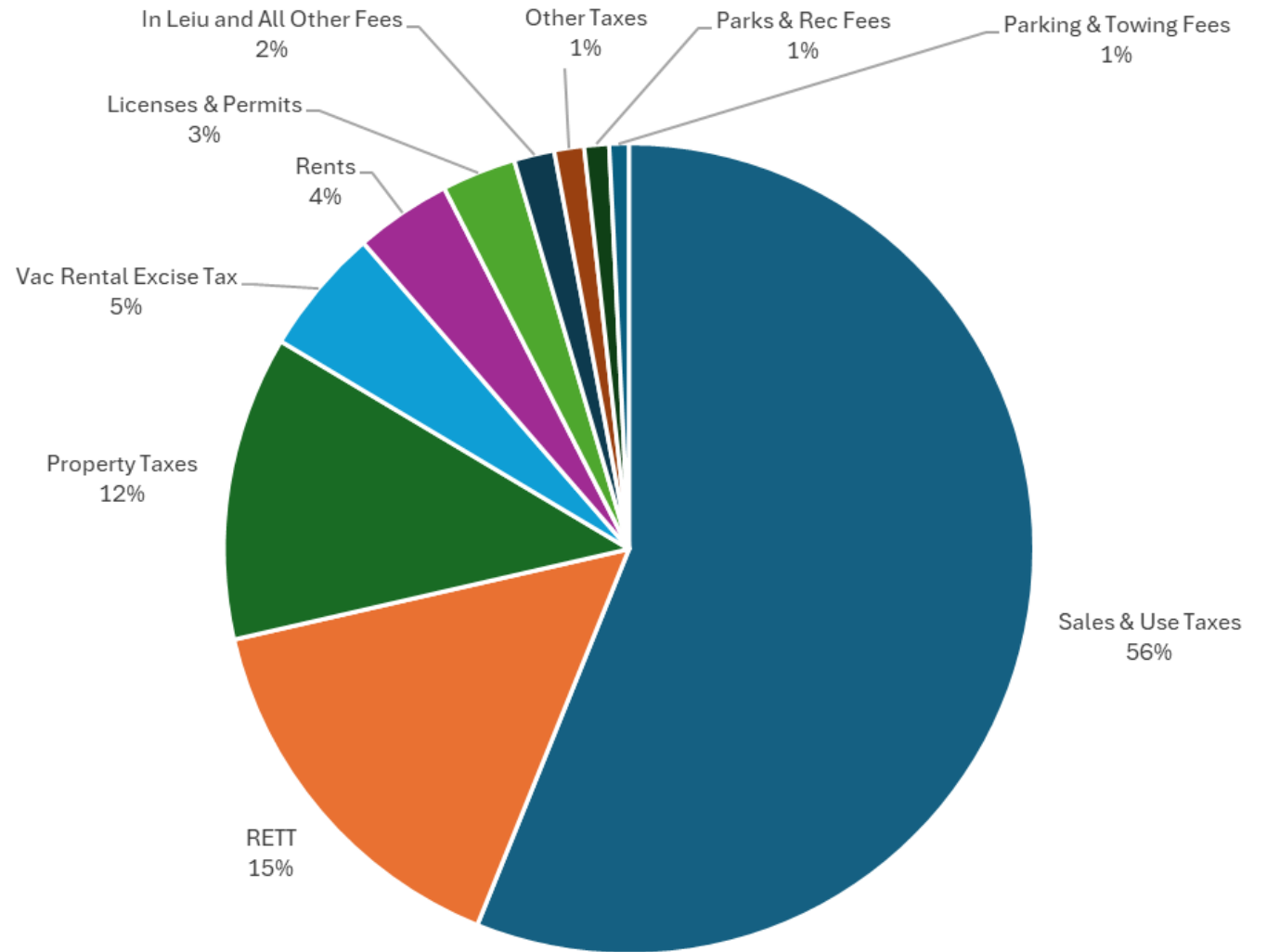
No balance is maintained for this fund.



2025		TRANSIT & MOBILITY	UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$0	\$9,058,901
2025 Activity	OPERATING REVENUES	\$1,625,548	\$5,521,106
	- FIXED OPERATING COSTS	(\$1,659,122)	(\$3,256,987)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	(\$33,574)	\$2,264,119
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)		\$592,000
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	\$0	\$0
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	(\$33,574)	\$2,856,119
	- RESTRICTED RESERVES		(\$459,400)
	- OPERATING RESERVES	\$0	(\$2,992,836)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	(\$33,574)	(\$596,117)
	- VARIABLE PROJECT AND PROGRAM COSTS		(\$4,839,000)
2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$33,574)	(\$5,435,117)	
+ TRANSFERS IN FROM OTHER FUNDS	\$33,574		
- TRANSFERS OUT TO OTHER FUNDS			
REMAINING SPENDABLE FUND BALANCE		\$0	\$3,623,784
2026		TRANSIT & MOBILITY	UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$0	\$7,076,020
REMAINING SPENDABLE FUND BALANCE		\$0	\$3,297,658
2027		TRANSIT & MOBILITY	UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$0	\$6,787,304
REMAINING SPENDABLE FUND BALANCE		\$0	(\$2,105,374)
2028		TRANSIT & MOBILITY	UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$0	\$1,422,150
REMAINING SPENDABLE FUND BALANCE		\$0	(\$2,249,463)
2029		TRANSIT & MOBILITY	UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$0	\$1,316,413
REMAINING SPENDABLE FUND BALANCE		\$0	(\$6,344,736)
2030		TRANSIT & MOBILITY	UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$0	(\$2,740,029)

New pie chart

Governmental Funds Revenue Sources



2025 BUDGETED GOVERNMENTAL FUND REVENUES



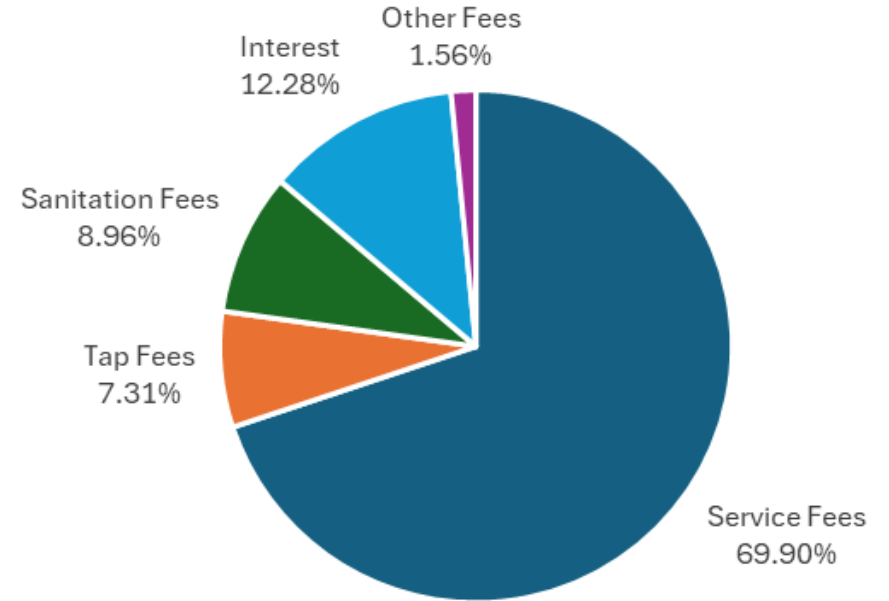
Utility Enterprise Fund

This special fund was created for the purpose of operating water, wastewater, and solid waste utilities. The funds therein shall be used only in support of these utilities. Activities in this fund are government-owned businesses.

This fund is operated without tax funding support. While it can receive grants and transfers from other funds there are limitations to how much under TABOR without certain restrictions being applied.



UTILITY ENTERPRISE REVENUE SOURCES ⁶⁹



2025 projected revenues

Service Fees	2,870,020
Tap Fees	300,000
Sanitation Fees	367,920
Interest	504,000
Other Fees	63,850
	4,105,790



Update labels
in table



Utility Enterprise Fund

Projected balance in 2030

Baseline assumptions are:

1.25% annual increase in operating revenues

3% annual increase in tap and service fees

3% increase in operating expenses

Does not include Whetstone

Includes any identified grants, even if not awarded

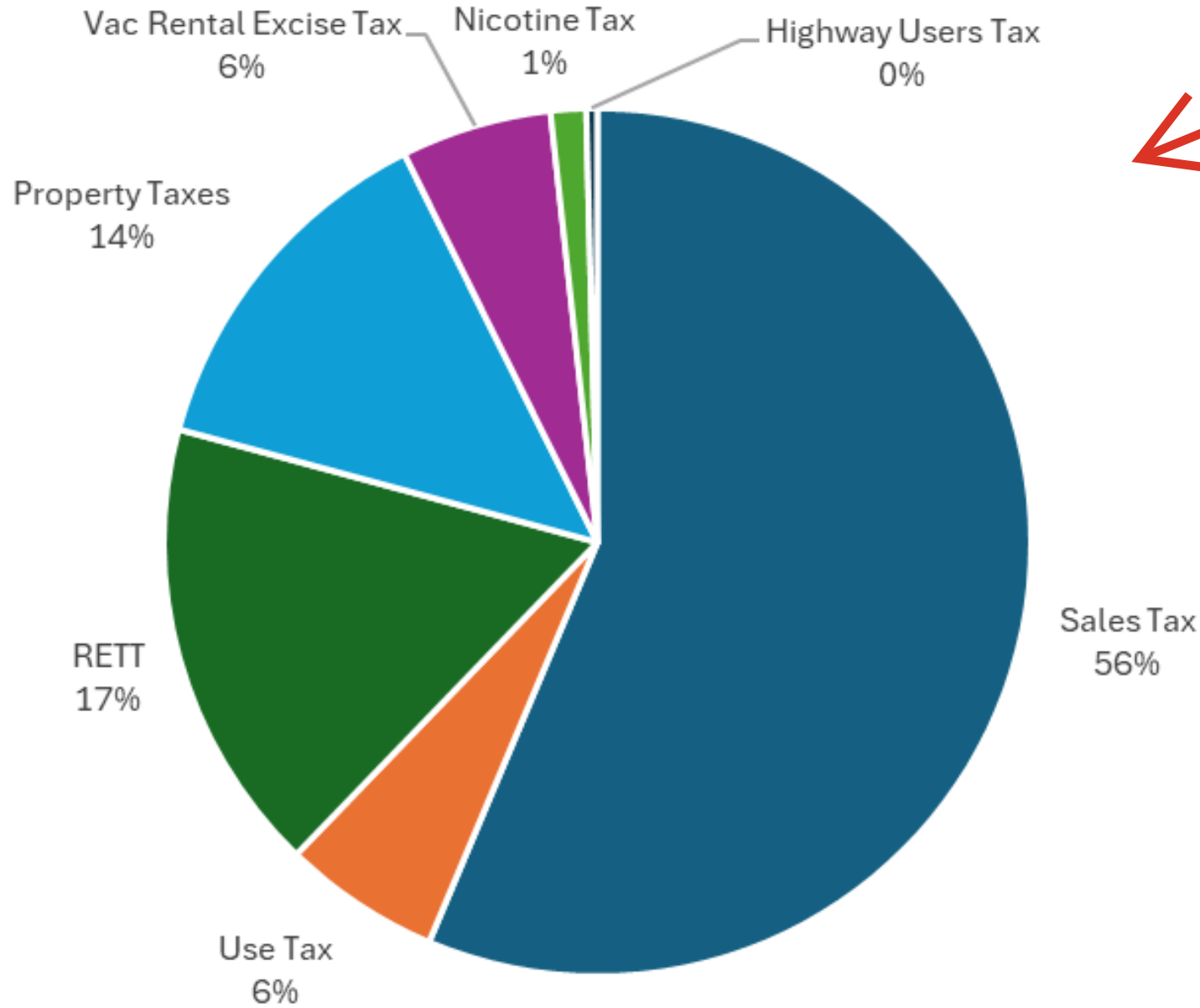
Includes variable project and program costs already identified in future years

Does not include any debt issuance.

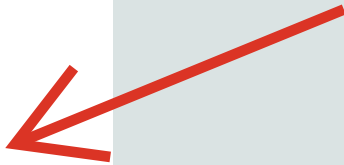


2025		UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$9,058,901
2025 Activity	OPERATING REVENUES	\$5,521,106
	- FIXED OPERATING COSTS	(\$3,256,987)
	2025 NET INCOME/LOSS FROM FIXED OPERATIONS	\$2,264,119
	+ VARIABLE OPERATING REVENUES (GRANTS, DEBT)	\$592,000
	- VARIABLE OPERATING COSTS (incl CAP MAINTENANCE)	\$0
	2025 NET INCOME/LOSS FROM TOTAL OPERATIONS	\$2,856,119
	- RESTRICTED RESERVES	(\$459,400)
	- OPERATING RESERVES	(\$2,992,836)
	2025 NET INCOME/LOSS AFTER RESTRICTIONS FOR RESERVES	(\$596,117)
	- VARIABLE PROJECT AND PROGRAM COSTS	(\$4,839,000)
2025 NET INCOME/LOSS BEFORE INTERFUND TRANSFERS	(\$5,435,117)	
+ TRANSFERS IN FROM OTHER FUNDS		
- TRANSFERS OUT TO OTHER FUNDS		
REMAINING SPENDABLE FUND BALANCE		\$3,623,784
2026		UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$7,076,020
REMAINING SPENDABLE FUND BALANCE		\$3,297,658
2027		UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$6,787,304
REMAINING SPENDABLE FUND BALANCE		(\$2,105,374)
2028		UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$1,422,150
REMAINING SPENDABLE FUND BALANCE		(\$2,249,463)
2029		UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		\$1,316,413
REMAINING SPENDABLE FUND BALANCE		(\$6,344,736)
2030		UTILITY ENTERPRISE
BEGINNING TOTAL FUND BALANCE		(\$2,740,029)

2025 BUDGETED TAX REVENUES



New pie chart



Tax Revenues

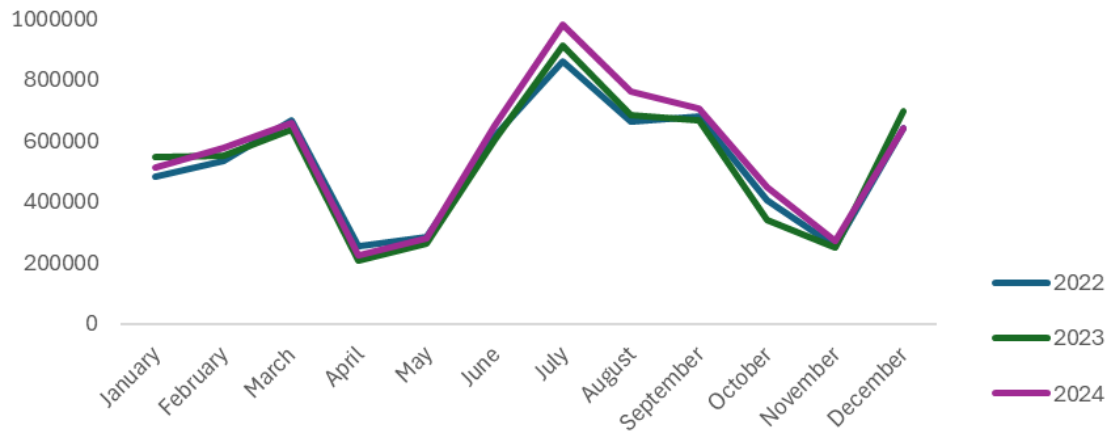
- History of the tax
- How is the tax allocated?



Sales Tax

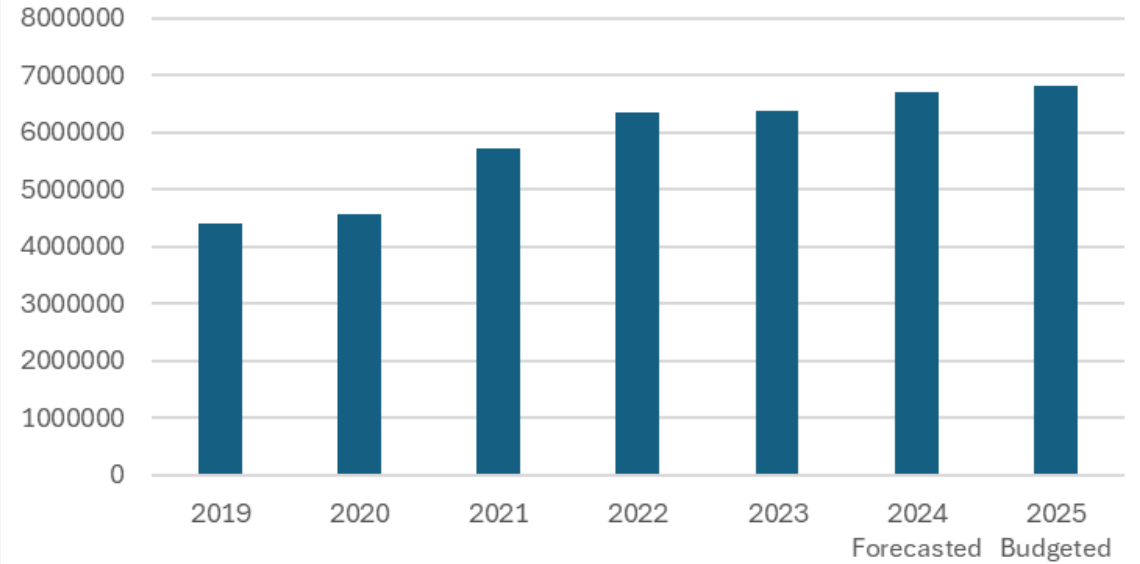
A sales tax of 1% was imposed in 1970, increased to 3% in 1973. In 1982 it was increased to 4% with the additional 1% to fund transportation. In 2015 voters approved an additional 0.5% for parks & recreation.

SALES TAX BY MONTH 2022 - 2024

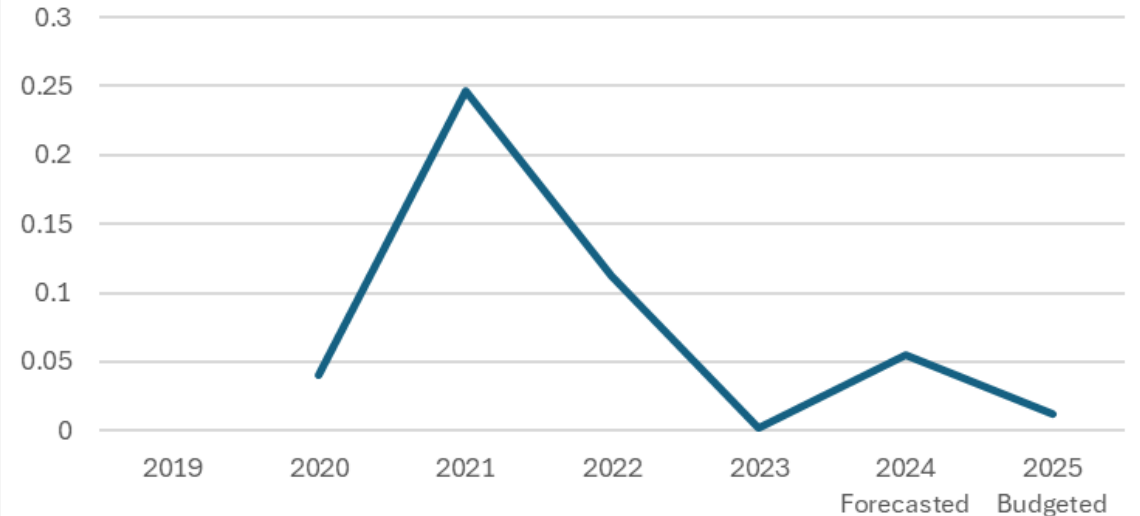


SALES TAX COLLECTED ANNUALLY

72



% INCREASE IN SALES TAX COLLECTED YEAR OVER YEAR



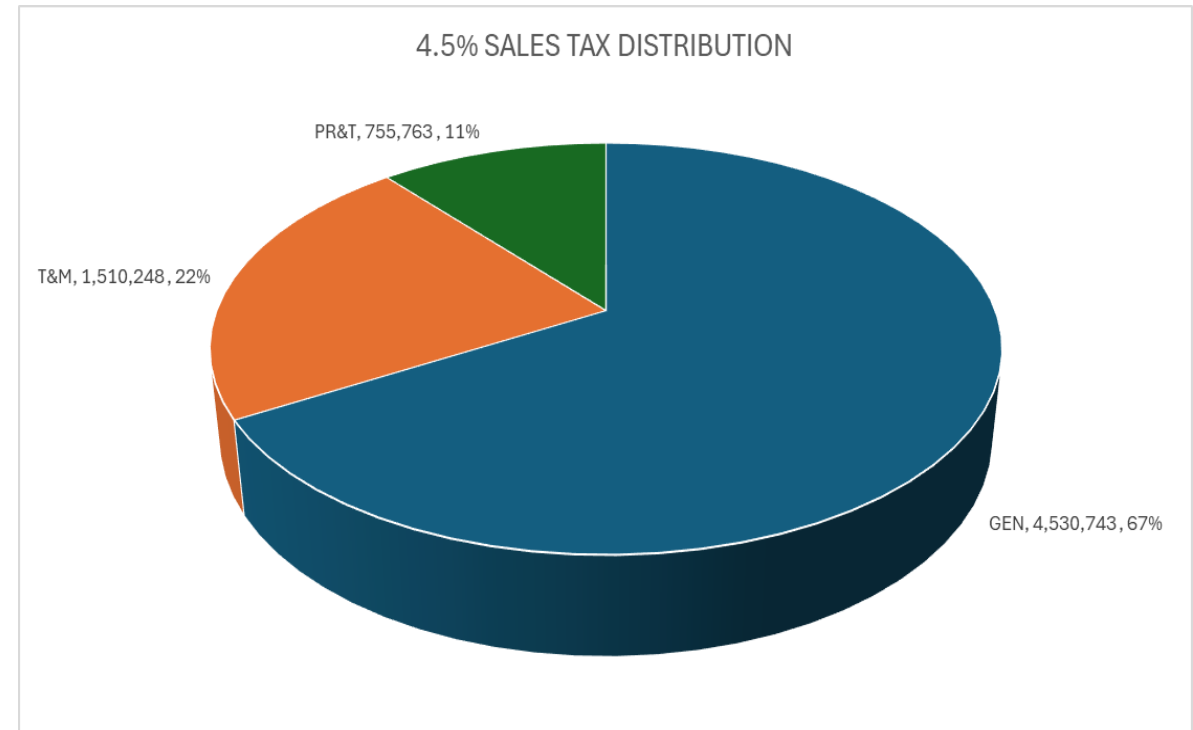
Sales Tax

SOURCES & USES

Revenue Source	% of total Town Revenue	Fund receiving revenue	2025 estimated revenue for budget	% of Revenue for Fund in 2025	Total 2025 budgetted revenue for fund			
Sales Tax (9.4%)	43%							
State of CO (2.9%)								
RTA (1%)								
Town of CB (4.5%)	39%		\$ 6,796,754					
3.0%		General Fund	\$ 4,530,743	61.4%	\$ 7,384,993			
0.5%		Parks, Rec & Trails	\$ 755,763	52.1%	\$ 1,450,476			(incl. \$430,541 in transfers)
1.0%		Transit & Mobility	\$ 1,510,248					
Gunnison County (1%)	4%	General Fund	\$ 675,000	9.1%	\$ 7,384,993			(1/2 of County proceeds share)

Sales Tax

How is it divvied up?



TOTAL GROSS SALES =		\$151,038,978
GEN	3% Sales Tax	\$4,530,743
T&M	1% Sales Tax	\$1,510,248
PR&T	0.5% Sales Tax	\$755,763
		<hr/>
		\$6,796,754

New Slide

Sales Tax Rates for CAST Municipalities



Data Source:

<https://tax.colorado.gov/how-to-look-up-sales-use-tax-rates>

Municipality	Municipal Sales tax	Sales tax paid on purchases in jurisdiction
Aspen	2.40%	9.30%
Avon	4.00%	8.90%
Basalt (in Eagle)	3.00%	8.20%
Basalt (in Pitkin)	3.00%	9.30%
Breckenridge	2.50%	8.875%
Carbondale	3.50%	8.40%
Crested Butte	4.50%	9.40%
Dillon	2.50%	8.875%
Durango	3.50%	8.40%
Estes Park	5.00%	8.70%
Fraser	5.00%	9.20%
Frisco	2.00%	8.375%
Glenwood Springs	4.20%	9.10%
Granby	4.00%	8.20%
Grand Lake	5.00%	9.20%
Gunnison	4.00%	8.90%
Keystone	0.75%	6.375%
Leadville	0.50%	7.40%
Minturn	4.00%	8.90%
Mountain Village	4.50%	9.47%
Mt Crested Butte	5.00%	9.90%
Ouray	4.00%	9.45%
Pagosa Springs	0.00%	6.90%
Salida	3.00%	8.65%
Silverthorne	2.00%	8.375%
Snowmass Village	3.50%	10.40%
Steamboat Springs	4.50%	8.40%
Telluride	4.50%	9.47%
Vail	4.50%	9.40%
Winter Park	7.00%	11.20%



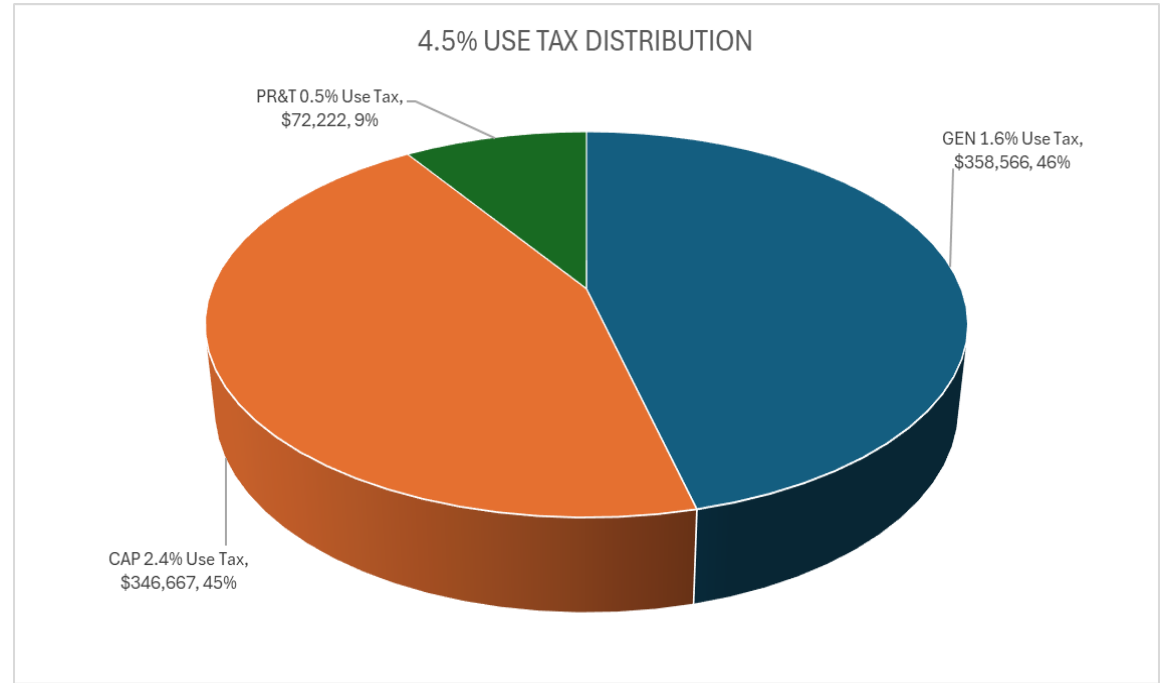
Use Tax

In 1980, voters approved an excise tax of 4% for the privilege of use, storage or consumption of construction or building materials and motor vehicles purchased outside the town for use, storage or consumption within the town.

60% goes to the Capital fund with 40% going to the General fund.

This means that we impose a use tax on construction materials and motor vehicles that are purchased somewhere else and brought into town.

The use tax was increased to 4.5% with the vote in 2015, with the additional 0.5% going to parks & recreation.



TOTAL GROSS SALES =		\$17,276,778
GEN	1.6% Use Tax	\$358,566
CAP	2.4% Use Tax	\$346,667
PR&T	0.5% Use Tax	\$72,222
		<hr/> \$777,455

Use Tax

SOURCES & USES

Revenue Source	% of total Town Revenue	Fund receiving revenue	2025 estimated revenue for budget	% of Revenue for Fund in 2025	Total 2025 budgetted revenue for fund		
Use Tax (4.5% on vehicles & const. materials)							
	4%		\$ 650,000				
60% of 4.0% tax		General Capital	\$ 231,111	9.1%	\$ 2,547,790	(incl \$955k in grants)	
40% of 4.0% tax		General Fund	\$ 346,667	4.7%	\$ 7,384,993		
0.5%		Parks, Rec & Trails	\$ 72,222	5.0%	\$ 1,450,476	(incl. \$430,541 in transfers)	




Real Estate Transfer Tax (RETT)

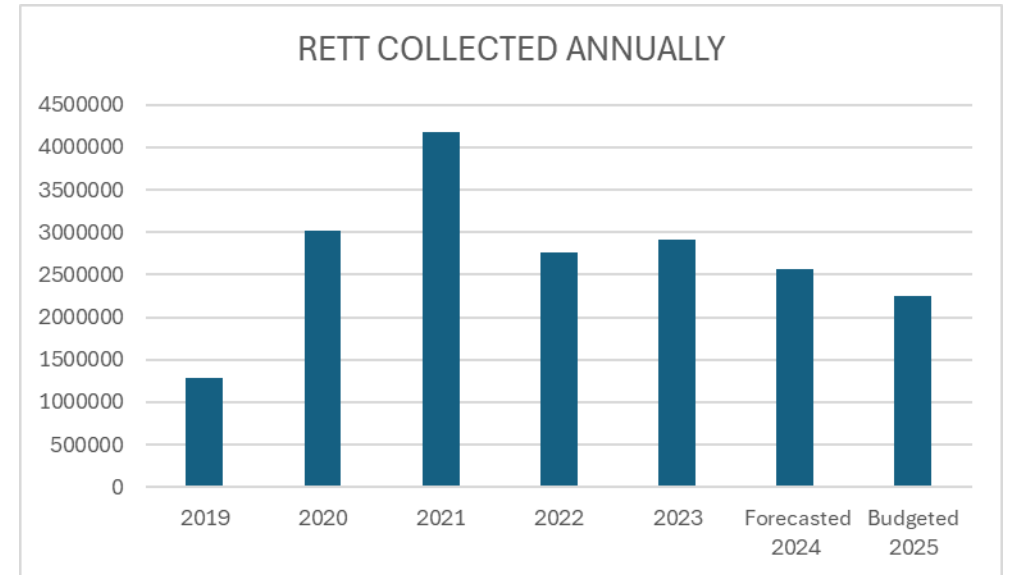
Original RETT was approved in 1979 funding

1. Streets, Alleys & Parking Areas
2. Lower Cost Housing
3. Parks & Open Space & Community Center
Purposes

% of tax levied varied with length of property ownership from 0% if owned for 10 years or more, to 5% if owned for less than 1 year.

In 1991 voters approved a 3% RETT

- ½ to Capital Fund
 - ½ to Open Space Fund
- 



RETT

SOURCES & USES

Revenue Source	% of total Town Revenue	Fund receiving revenue	2025 estimated revenue for budget	% of Revenue for Fund in 2025	Total 2025 budgetted revenue for fund		
Real Estate Transfer Tax (3%)							
	13%		\$ 2,250,000				
		General Capital	\$ 1,250,000	49.1%	\$ 2,547,790	(incl \$955k in grants)	
		Open Space	\$ 1,125,000	99.7%	\$ 1,128,500		



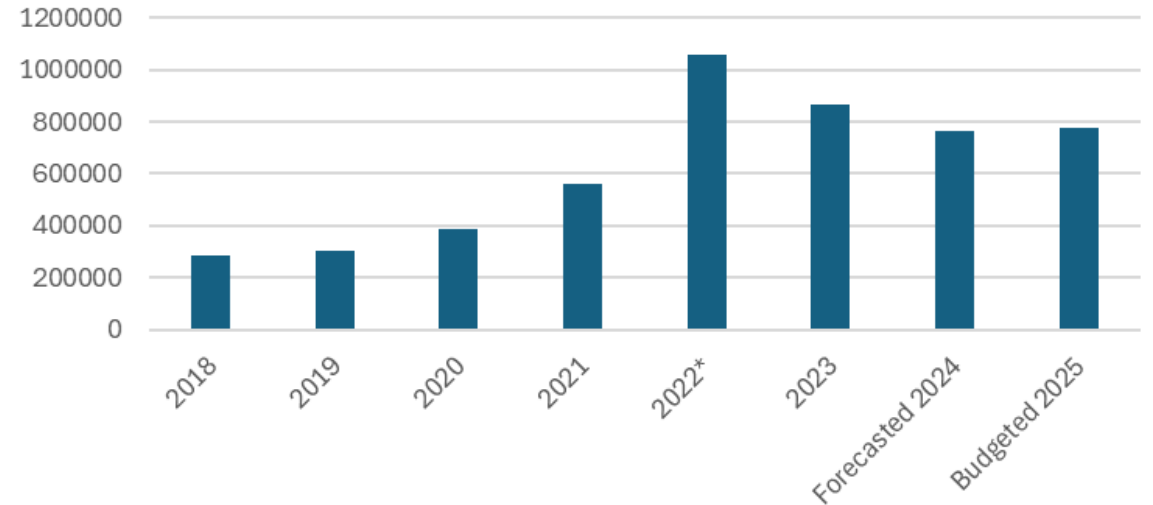
Vacation Rental Excise Tax

This tax was approved by voters in 2017 at 5% of the cost of a nightly rental of a vacation rental. This was increased to 7.5% in 2021.

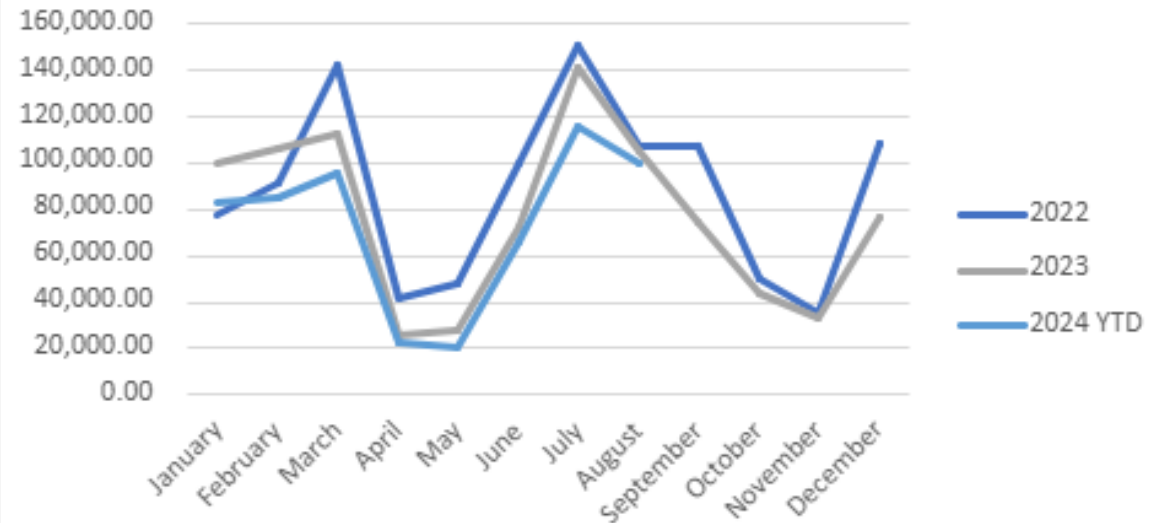
All revenues are restricted to the Affordable Housing fund.



VACATION RENTAL EXCISE TAX COLLECTED **80** ANNUALLY (*rate increase from 5% to 7.5%)



VACATION RENTAL EXCISE TAX BY MONTH 2022 - 2024 YTD



Vacation Rental Excise Tax

SOURCES & USES

Revenue Source	% of total Town Revenue	Fund receiving revenue	2025 estimated revenue for budget	% of Revenue for Fund in 2025	Total 2025 budgetted revenue for fund		
Vacation Rental Tax (20.9%)							
Town of Crested Butte (4.5%)	see sales tax above						
Loal Marketing District (4%)							
State of CO (2.9%)							
RTA (1%)							
Gunnison County (1%)							
Town of CB Vacation Rental (7.5%)	4.3%	Affordable Housing	\$ 744,854	22.8%	\$ 3,260,330	(incl. grants and transfers in)	



Property Tax

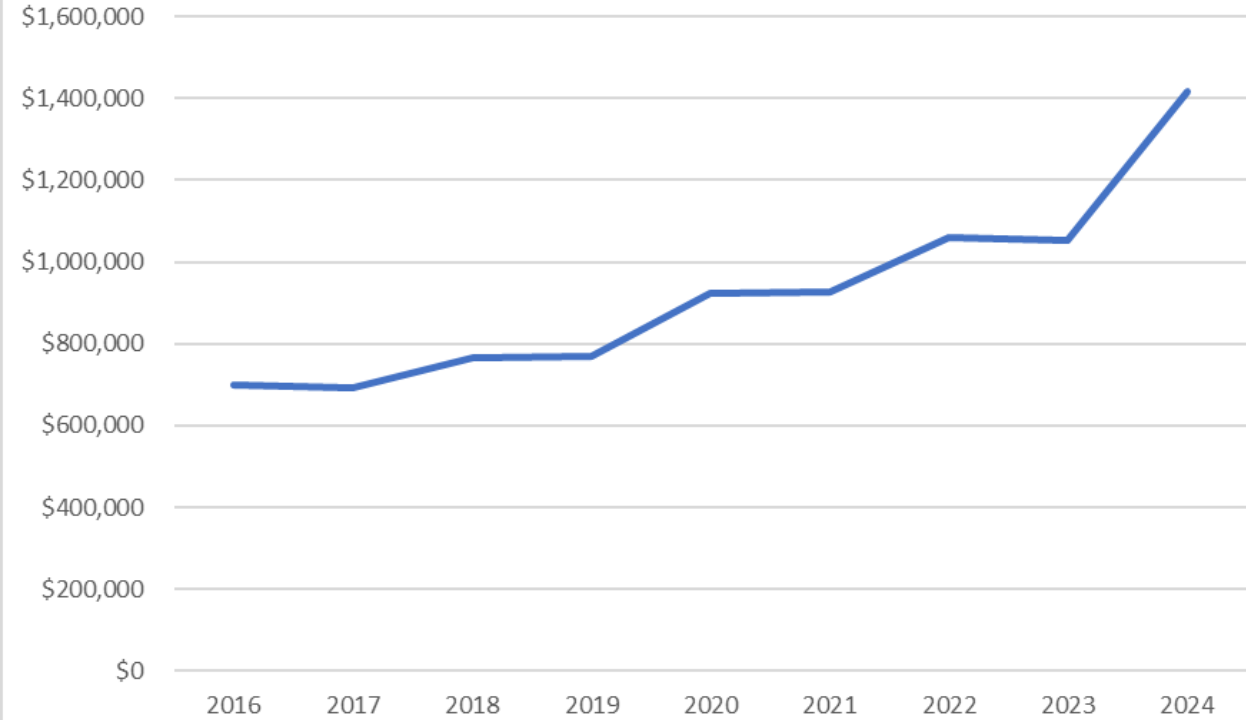
The Street and Alley fund was established in 1987 following voter approval of up to 16 mills to fund street and alley improvement and maintenance.

For 2025 the Town has set their property tax mills at:

- 1.920 for the General fund
- 8.0 for the Street and Alley fund



Property Tax Revenues
 Street & Alley Fund Assessed at 8 mills
 Budget Years 2016 - 2024 82



Taxing entity	Mill levy	% of total
RE1J School District	28.190	41.11%
Gunnison County	12.265	17.89%
CB Fire Protection District	10.645	15.52%
Town of Crested Butte	9.855	14.37%
Gunnison County Met Rec District	3.000	4.37%
Upper Gunnison Water District	1.951	2.85%
Gunnison County Library District	2.167	3.16%
CO River Water District	0.500	0.73%
Total 2024 Levy in Crested Butte	68.573	

Property Tax

SOURCES & USES

Revenue Source	% of total Town Revenue	Fund receiving revenue	2025 estimated revenue for budget	% of Revenue for Fund in 2025	Total 2025 budgetted revenue for fund		
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Property Tax (% of total tax bill)

RE1J School District (41.11%)

Gunnison County (17.89%)

CB Fire Protection District (15.52%)

Town of Crested Butte (14.37%)	10%		\$ 1,784,226				
		General Fund	\$ 345,334	4.7%	\$ 7,384,993		
		Streets & Alleys	\$ 1,438,892	85.4%	\$ 1,684,330	(incl \$175k grant)	

Gunnison County Met Rec District (4.37%)

Gunnison County Library District (3.16%)

Upper Gunnison Water District (2.85%)

CO River Water District (0.50%)

Fund Reserves Policy

A reserve provides protection from risk. Potential risks to the Town include, but are not limited to, revenue shortfalls during recessions and losses from unexpected and extreme events, like pandemics, natural disasters, or other Town-declared emergencies. Reserves help make sure that the Town can respond quickly and decisively to such events. Reserves also support vital public services during revenue declines.

Current Policy

Council established a goal in 2018 of maintaining operating reserves in the amount of 100% of annual operating expenses

New response

Range of Options

Cherry Hills Village - 50% of budgeted revenues in General Fund

Aurora - 10% of General Fund expenditures

a 5% 'recession reserve'

an additional 1%-3% operating reserve

Thornton - 17% of the General fund budget

water fund reserve equal to 180 days of operations

sewer fund reserve equal to 90 days of operations

sanitation fund reserve equal to 90 days of operations

Akron - 6 months of operations for both the Enterprise and General fund

Rifle - 40% of General fund operations

25% of Parks & Recreation operations

25% of Water & Wastewater operation and maintenance

Pagosa Springs - 3 months of operating expenditures in each fund

Aspen - 25% of annual expenditures for General fund & Utility enterprise, 100% for Arts & Culture and 12.5% for all other funds

History of fund balances

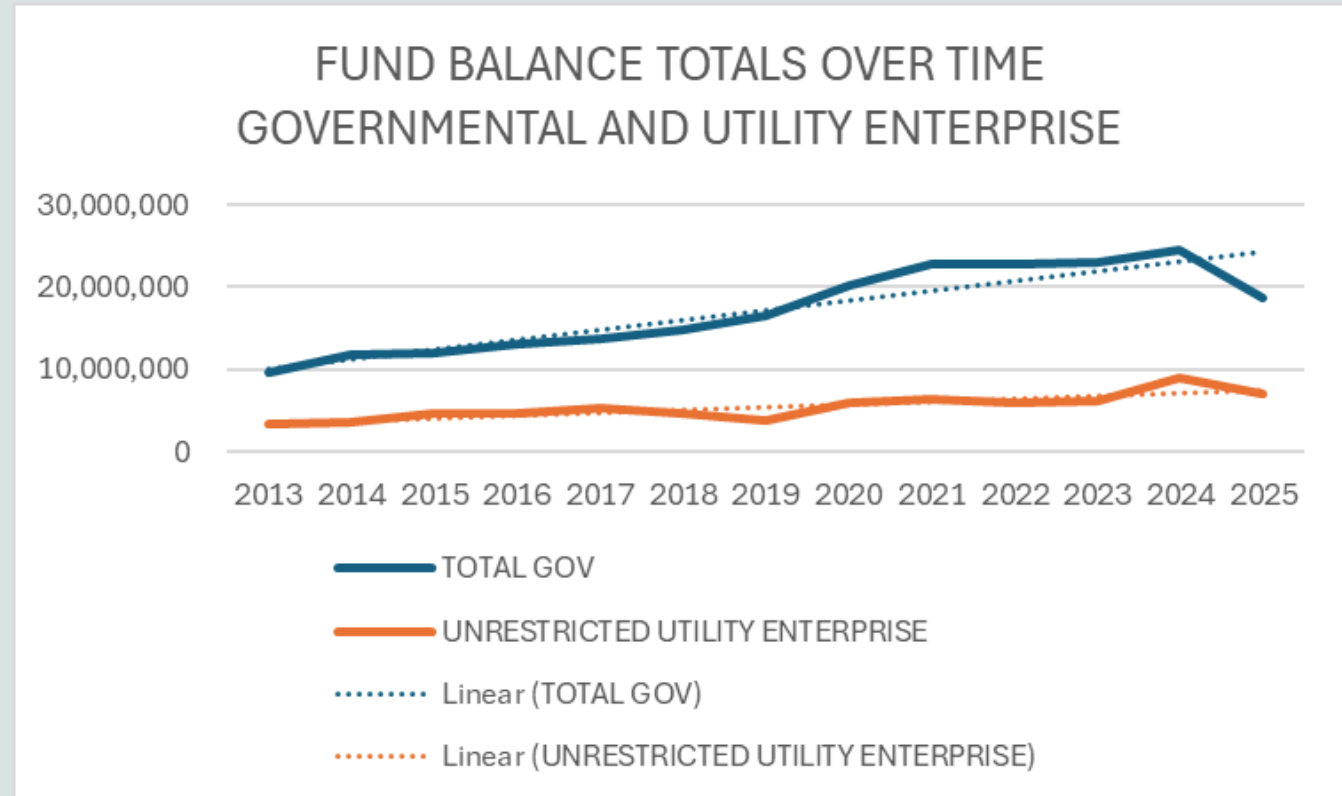
The Great Recession

Information is not readily available on the financial impact to the Town.

Restricted Reserves

TABOR requires a modest reserve be held in the case of a qualified emergency. This is the restricted reserve of \$455,000 in the General Fund.

The Utility Enterprise and Affordable Housing Fund also hold restricted reserves as part of debt agreements.

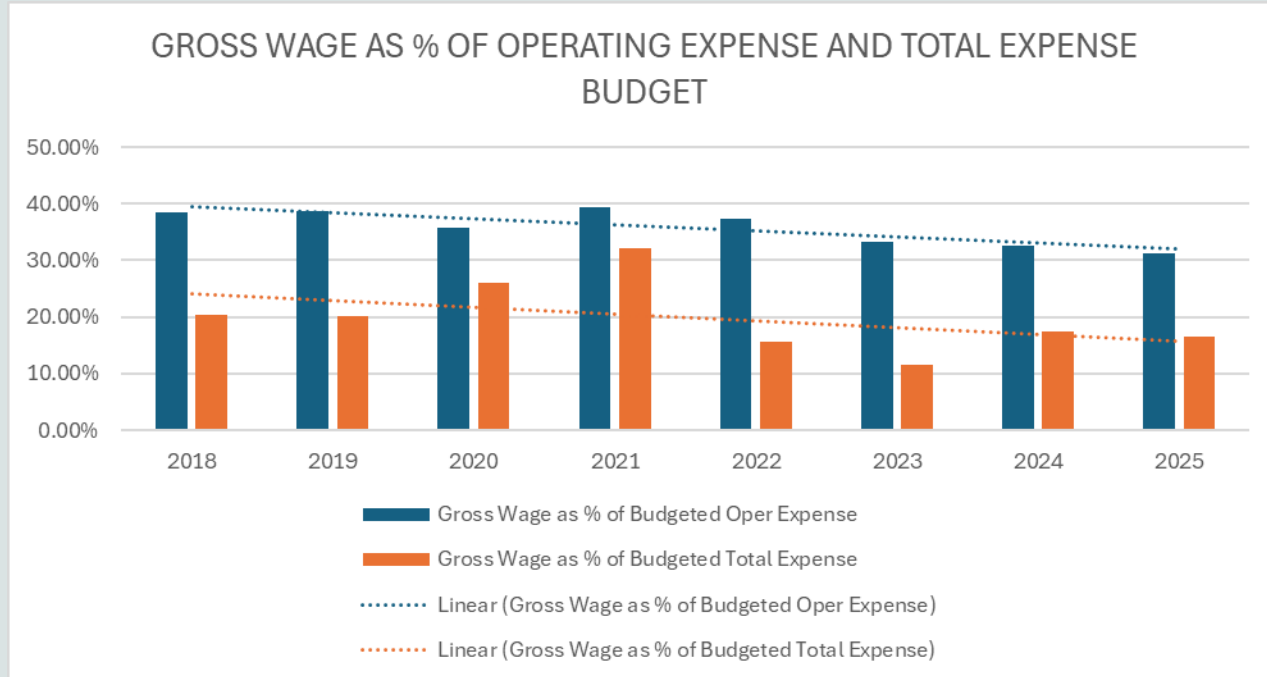
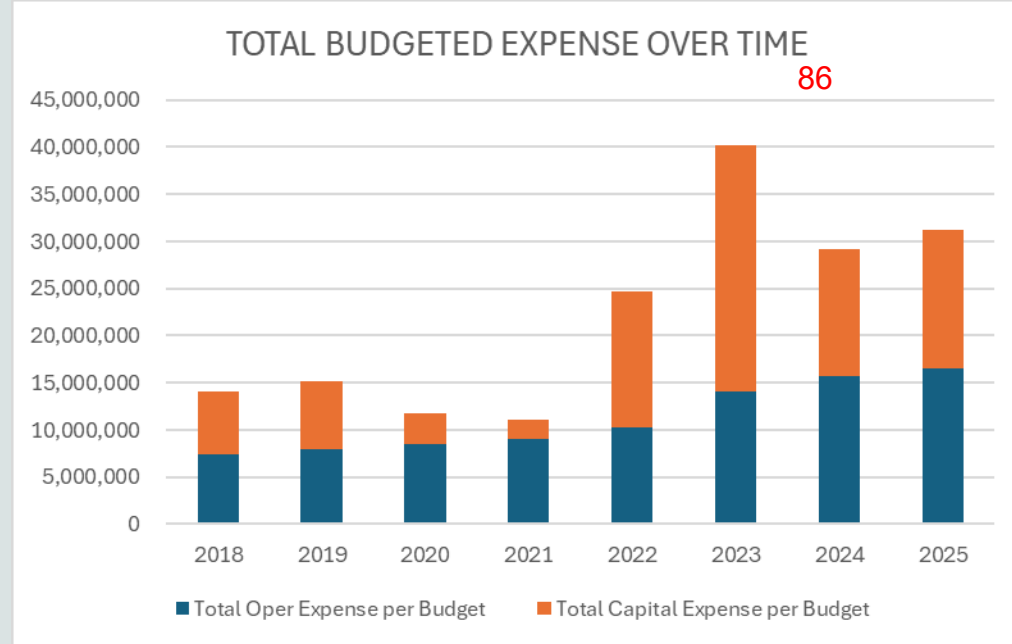


Personnel

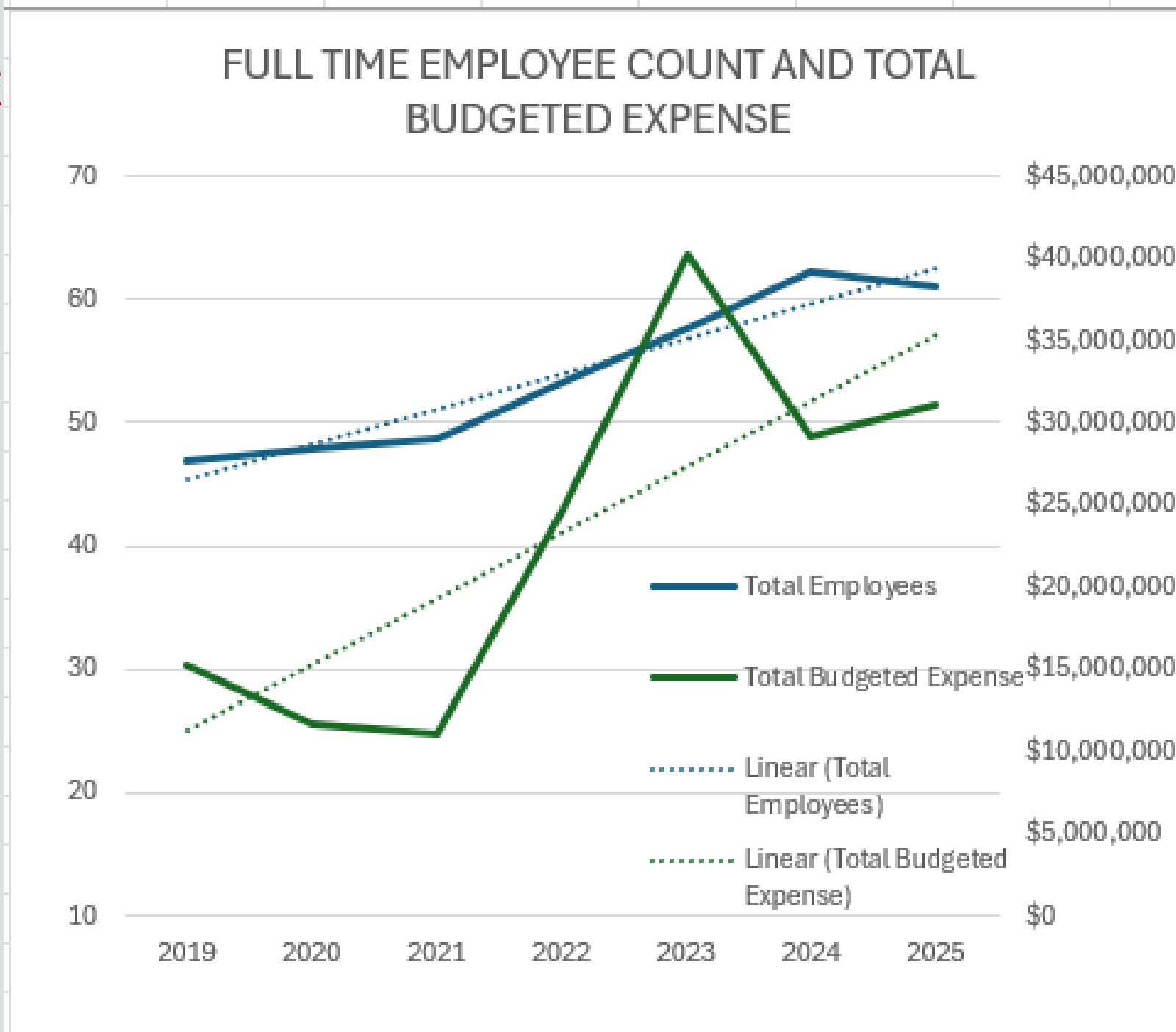
Crested Butte has 62 full time equivalent employees in the budget (including the Property Manager).

This has increased from 47 FTEs in 2019. In the same period, budgeted expenditures have more than doubled. Growth in staff has been spread across the organization with notably additions of staff for sustainability and housing.

In 2025, gross wages are 31.2% of operating expenses and 16.5% of total budgeted expenses across the organization.



New slide



Personnel

Includes addition of property manager in facilities division in 2025

Chart does reflect budget allocations such as spreading Janna and Joey's time across PROST divisions.

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Marshals	9	9	9	9.5	9.25
Com Dev	7.75	7.75	9.75	8.75	7.75
Parks	5	5	5	5	5.5
Streets	4	5	6	6	6
Fin/HR/IT	4	4.5	5	6	6
WW	4	4	4	5	5
Facilities	3	4	4	5	6
Water	3	3	3	3	3
Rec	2	3	3	1	1.5
PW	2	2	2	3	3
Shop	2	2	2	2	2
Clerk	2	2	3	3	3
Mgr	1	1	1	1	1
Open Space				2	1
AH	0	1	1	1	1
Sustainability	0	0	0	1	1
	48.75	53.25	57.75	62.25	62.00
INCREASE/(DECREASE)		4.50	4.50	4.50	-0.25
		9.23%	8.45%	7.79%	-0.40%
					27.18% 5 yr increase

Personnel

Humans rather than FTE

	<u>2025</u>
Marshals	10
Com Dev/Housing	8
Parks	6
Streets	6
Fin/HR/IT	6
Wastewater	5
Facilities	6
Water	3
Recreation	1
Public Works	3
Fleet/Shop	2
Town Clerk	3
Town Manager	1
Open Space	1
Sustainability	1
	<hr/>
	62.00

Town of Crested Butte - Classification Listing - 2025

Position	Dept	Grade	# of employees
Parks Maintenance Worker	P&R-Parks	102	2
Custodian/Maintenance Worker	PW-Facilities	102	1
Administrative Assistant II	Multiple	103	1
Recreation Program Coordinator	P&R-ROST	103	1
Streets Maintenance Worker I	Public Works	103	3
Water System Operator I	PW-Water	103	1
Wastewater System Operator I	PW-Wastewater	103	2
Marshal's Office Manager II	Marshal-NonSworn	103	1
Custodian Lead	PW-Facilities	103	1
HR Technician	Admin-HR	104	1
Mechanic II	PW-Fleet	104	1
Deputy Town Clerk	Town Clerk	104	2
Planner I	Comm Dev-Planning	104	1
Parks Maintenance Worker Lead	P&R-Parks	104	2
Streets Maintenance Worker II	Public Works	104	1
Wastewater System Operator II	PW-Wastewater	104	1
Facilities Maintenance Worker	PW-Facilities	104	1
Water System Operator III	PW-Water	105	1
IT Administrator/Communications	Admin-IT	105	1
GIS Analyst	Comm Dev	106	1
Facilities Supervisor	PW-Facilities	106	1
Building Inspector	Comm Dev-Bldg	106	1
Streets Supervisor	Public Works	106	1
Recreation, Open Space & Trails Supervisor	P&R-ROST	106	1
Wastewater System Lead Operator	PW-Wastewater	106	1
Property Manager	PW-Facilities	106	1
Accountant Sr	Admin-Finance	106	1
AP/AR Manager	Admin-Finance	106	1
Planner III	Comm Dev-Planning	107	2
Parks Manager	P&R-Parks	107	1
Facilities Manager	PW-Facilities	108	1
Fleet Manager/Lead Mechanic	PW-Fleet	108	1
Streets Manager	Public Works	108	1
Sustainability Coordinator	Town Manager	108	1
Town Engineer-PE	Public Works	108	1
Water System Manager	PW-Water	109	1
Building Official	Comm Dev-Bldg	109	1
Wastewater System Manager	PW-Wastewater	109	1
Housing Director	Comm Dev-Housing	110	1
Deputy Chief Marshal	Marshal	110	1
Public Works Ops Manager	Public Works	110	1
Director, Finance & HR	Admin-Finance	111	1
Director, Parks, Rec & Open Space	P&R	111	1
Director, Community Development	Comm Dev	111	1
Town Clerk	Town Clerk	111	1
Chief Marshal	Marshal	112	1
Director, Public Works	Public Works	112	1
Town Manager			1

Current personnel positions in 2025⁹⁰

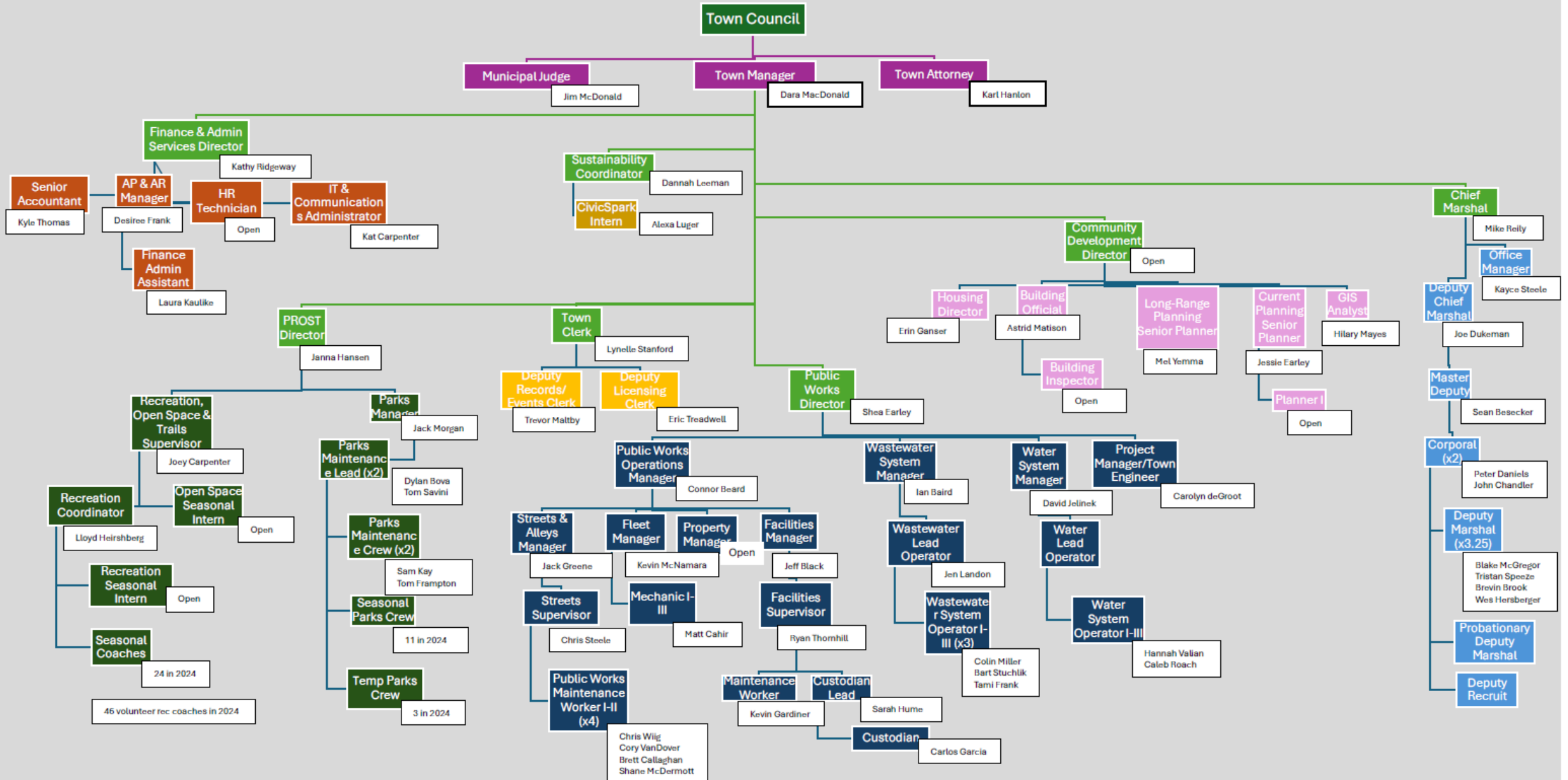
New Slide

		Step Level	# of Employees
Deputy Marshal	Marshal	Entry	0
Deputy Marshal	Marshal	1	0
Deputy Marshal	Marshal	2	0
Deputy Marshal	Marshal	3	1
Deputy Marshal	Marshal	4	0
Deputy Marshal	Marshal	5	2
Deputy Marshal	Marshal	6	0
Deputy Marshal	Marshal	7	1
Deputy Marshal	Marshal	8	0
Corporal	Marshal	Entry	0
Corporal	Marshal	1	0
Corporal	Marshal	2	0
Corporal	Marshal	3	1
Corporal	Marshal	4	1
Corporal	Marshal	5	0
Master Deputy	Marshal	Entry	0
Master Deputy	Marshal	1	0
Master Deputy	Marshal	2	1
Master Deputy	Marshal	3	0
Master Deputy	Marshal	4	0

7

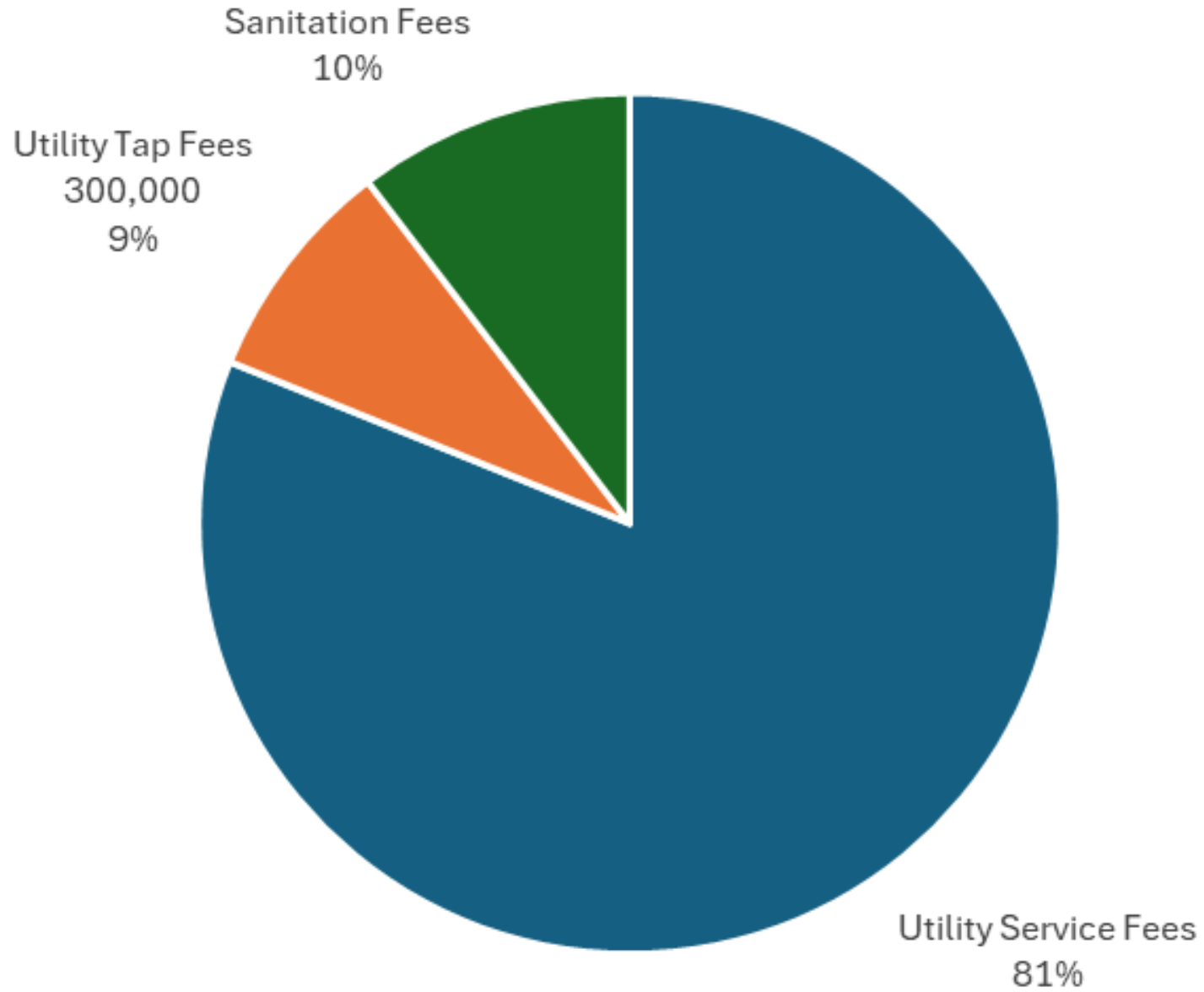
open, unfilled positions

Updated Chart Town of Crested Butte Organization Chart



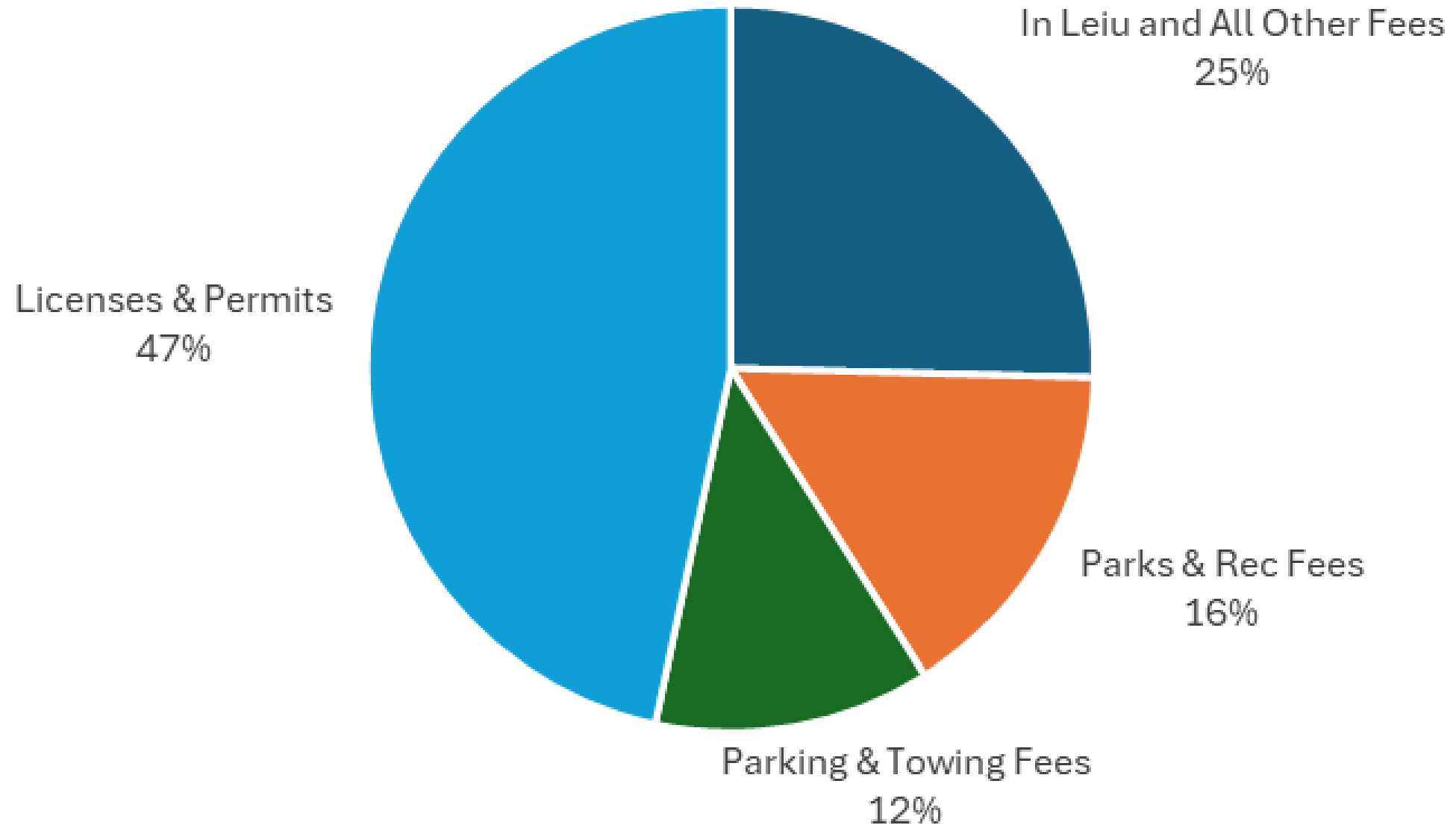
2025 BUDGETED ENTERPRISE UTILITY FUND REVENUES

New Slide



2025 BUDGETED LICENSES AND FEES

New Slide





Next Steps

Linking the Compass Planning Efforts to finances

- Integrate Capital Plans
- Developing asset management plan
- Refining forecasts
- Establishing updated fund balance policy
- Prioritizing projects
- Prioritizing pursuit of revenues (if needed)



Thank you

MINUTES
Town of Crested Butte
Special Town Council Meeting
Monday, May 19, 2025

Mayor Billick called the meeting to order at 8:13PM.

Council Members Present: Mayor Ian Billick, Mallika Magner, Kent Cowherd, Gabi Prochaska, Beth Goldstone, John O’Neal, and Anna Fenerty

Staff Present: Town Manager Dara MacDonald, Town Attorney Karl Hanlon, and Deputy Town Clerk/Licensing Clerk Eric Treadwell

Community Development Director Mel Yemma, Public Works Director Shea Earley, Town Planner III Jessie Earley, Housing Director Erin Ganser, and Town Planner I Kaitlyn Archambault (for part of the meeting)

APPROVAL OF AGENDA

MacDonald removed the presentation by Jodi Payne of Gunnison Valley Food Pantry and Holly Conn of Mountain Roots Food Project from the agenda.

MacDonald added approval of two letters to Town’s congressional delegation regarding proposed reductions to federal funding of transit and water/wastewater infrastructure to the agenda.

Prochaska moved and Magner seconded a motion to approve the amended agenda. A roll call vote was taken with all voting, “Yes.” **Motion passed unanimously.**

CONSENT AGENDA

1) May 5, 2025 Regular Town Council Meeting Minutes.

Staff Contact: Town Clerk Lynelle Stanford

2) Crested Butte Farmers Market Special Event Application Closing the Ten and 100 Blocks of Elk Avenue on Sundays, from May 25, 2025 to October 5, 2025.

Staff Contact: Town Clerk Lynelle Stanford

3) ARTumn Festival Special Event Application Closing the 1st and Elk Parking Lot on Saturday, September 20, 2025 and Sunday, September 21, 2025.

Staff Contact: Town Clerk Lynelle Stanford

4) Apology Letter to Charles Robinson and Scotia Cox Regarding Mistake at the January 2025 Paradise Park Workforce Rental Lottery.

Staff Contact: Housing Director Erin Ganser

5) (First Reading) Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.
Staff Contact: Town Clerk Lynelle Stanford

6) (First Reading) Ordinance No. 5, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to the Gunnison County Electric Association.
Staff Contact: Town Manager Dara MacDonald and Sustainability Coordinator Dannah Leeman

7) Resolution No. 11, Series 2025 - A Resolution of the Crested Butte Town Council Approving a Lease Agreement with Mountain Mentors LLC for Use of 620 2nd Street AKA Big Mine Warming House.
Staff Contact: Parks, Recreation, Open Space and Trails Director Janna Hansen

8) Resolution No. 12, Series 2025 - A Resolution of the Crested Butte Town Council Establishing Expedited Development Review Policies for Future Affordable Housing Projects.
Staff Contact: Community Development Director Mel Yemma

9) Endorsement Letter for Dara MacDonald for Run for CML Executive Board.
Staff Contact: Town Manager Dara MacDonald

Fenerty removed item numbers 4, 5, and 6 from the Consent Agenda.

Goldstone moved and Magner seconded a motion to approve the Consent Agenda with items 4, 5, and 6 removed. A roll call vote was taken with all voting “Yes.” **Motion passed unanimously.**

PUBLIC COMMENT

Billick recognized written comments from Abby Whitaker; Amy Nolan, Executive Director of Jr. Bike Week; Will Frischkorn, Executive Director of Crested Butte Devo; and Mike Nolan.

STAFF UPDATES

MacDonald, Yemma, and Ganser added updates.

LEGAL MATTERS

None.

NEW BUSINESS

1) RV Dump Station Improvements Discussion.

Staff Contact: Public Works Director Shea Earley

Council directed Staff to proceed with the recommended cuts and improvements to the RV dump station improvements project.

2) Apology Letter to Charles Robinson and Scotia Cox Regarding Mistake at the January 2025 Paradise Park Workforce Rental Lottery.

Staff Contact: Housing Director Erin Ganser

Fenerty moved and Prochaska seconded a motion to approve revisions made by Council and Staff to the apology letter to Charles Robinson and Scotia Cox. A roll call vote was taken with all voting, “Yes,” except Goldstone voted, “No.” **Motion passed (6-1).**

3) (First Reading) Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.

Staff Contact: Town Clerk Lynelle Stanford

Fenerty moved and Goldstone seconded a motion to set Ordinance No. 4, Series 2025 for second reading and public hearing on June 2, 2025. A roll call vote was taken with all voting “Yes.” **Motion passed unanimously.**

4) (First Reading) Ordinance No. 5, Series 2025 - An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to the Gunnison County Electric Association.

Staff Contact: Town Manager Dara MacDonald and Sustainability Coordinator Dannah Leeman

Goldstone moved and Cowherd seconded a motion to set Ordinance No. 5, Series 2025 for second reading and public hearing on June 2, 2025. A roll call vote was taken with all voting, “Yes.” except Fenerty voted, “No.” **Motion Passed (6-1).**

5) Letters to Town’s congressional delegation regarding proposed reductions to federal funding of transit and water/wastewater infrastructure.

Magner moved and Fenerty seconded a motion to pass the letters. A roll call vote was taken with all voting, “Yes.” Goldstone was not present and did not vote. **Motion passed unanimously.**

COUNCIL REPORTS AND COMMITTEE UPDATES

Prochaska and Billick updated.

OTHER BUSINESS TO COME BEFORE THE COUNCIL

Fenerty and O’Neal commented.

DISCUSSION OF SCHEDULING FUTURE WORK SESSION TOPICS AND COUNCIL MEETING SCHEDULE

- Monday, June 2, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, June 16, 2025 - 6:00PM Work Session - 7:00PM Regular Council
- Monday, July 7, 2025 - 6:00PM Work Session - 7:00PM Regular Council

ADJOURNMENT

Mayor Billick adjourned the meeting at 8:51PM. Mayor Billick re-convened the meeting at 8:52PM to address a missed new business item. Mayor Billick adjourned the meeting at 8:54PM.

Ian Billick, Mayor

Eric Treadwell, Deputy Town Clerk/Licensing Clerk (SEAL)



Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: Selection of the Consultant for the Red Lady Roundabout 60% Design

Summary: The Town of Crested Butte (Town) solicited proposals for 60% design of the Red Lady Roundabout in the March 27th and April 3rd editions of the Crested Butte News and on the Town's website. The Town received proposals from the following consultant firms:

1. JVA Inc.
2. Kimley Horn
3. KLJ Engineering
4. JR Engineering

Based upon Kimley Horn project approach, understanding and experience with the CDOT process, and their knowledge of existing conditions within the project area, Town Staff and CBCS recommend executing a contract with Kimley Horn.

Financial Impact:

The Town budgeted \$350,000 for this project, which included a contribution from CBCS to share the estimated expense (up to \$175,000). Kimley Horn's fee proposal for this project is \$300,000.

Legal Review:

The Town Attorney has assisted staff with drafting the professional services agreement.

Recommendation:

Staff recommends authorizing the Town Manager to enter into a professional services agreement with Kimley Horn for the 60% design services of the Red Lady Roundabout.

Proposed Motion:

A Council member should approve a "motion to authorizing the Town Manager to enter into a professional services agreement with Kimley Horn for the 60% design services of the Red Lady Roundabout" as part of the Consent Agenda.

Attachments:

Prepared for

Prepared by **102**

TOWN OF
**CRESTED
BUTTE**

Kimley»Horn
Expect More. Experience Better.



PROPOSAL FOR

CO135 & Red Lady Avenue Roundabout Design and Right-of-Way Project

May 21, 2025

Cover Letter

Connor Beard

cbeard@crestedbutte-co.gov
Public Works Operations Manager
Department of Public Works
Town of Crested Butte
507 Maroon Avenue, PO Box 39
Crested Butte, CO 81224

Kimley-Horn

2 North Nevada Avenue
Suite 900
Colorado Springs, CO 80903
www.kimley-horn.com

RE: Proposal for CO135 & Red Lady Avenue Roundabout Design and Right-Of-Way Project

Dear Mr. Beard and Members of the Selection Committee,

On behalf of Kimley-Horn, we are pleased to submit our proposal for the design of the CO135 and Red Lady roundabout for the Town of Crested Butte (Town). We have provided preliminary and final designs, full-service analyses, peer reviews, bid phase services, and construction phase services for over 220 roundabout projects in Colorado. **We possess the expertise, relationships, and resources required to ensure the success of this project from inception to construction.**

Adam Gomez, PE, is knowledgeable in the standards and requirements for evaluating intersection conversions, using CDOT's processes. **Adam and Mark Lenters, PE, are trusted advisors to CDOT, regularly assisting them with roundabout plan reviews, RODEL software training, roundabout guidelines/standards, and mentoring staff on plan preparation to ensure that deliverables meet local and state standards.** Adam has co-authored the national roundabout guidelines and supported the Colorado Department of Transportation (CDOT) and other DOTs with policy development and design trainings. Together, Adam and Mark will ensure that all necessary roundabout design principles are applied.

We function programmatically with agencies, which means once we are under contract, we are not just there to provide support on one intersection but for your whole program. As part of our long-term approach, we aim for continual refinement of your policies, practice, and public engagement to build a solid and lasting public acceptance and resilient roundabout intersections.

Kimley-Horn is prequalified with CDOT for Bridge Design (BR), Civil Engineering (CE), Electrical Engineering (EL), Environmental Engineering (EN), Highway and Street Design (HD), Hydraulics (HY), Landscape Architecture (LA), Engineering Management (Contract Administration) (MA), Mechanical Engineering (ME), Sanitary Engineering (SA), Structural Engineering (SE), Surveying (SU), Transportation Engineering (TP), Traffic Engineering (TR), Sub-Surface Utility Engineering (UE) and Value Engineering (VE) with an expiration date of April 30, 2026. We are currently in process of renewing our qualifications. **Chris Hopkins is a representative for Kimley-Horn and is authorized to submit and sign contracts on our behalf. We acknowledge receipt of all notifications and addenda. If you have any questions about our proposal or require any additional information, please reach out to Adam Gomez using the contact information listed below.**

Sincerely,
Kimley-Horn



Adam Gomez, PE
Project Manager
adam.gomez@kimley-horn.com
678.879.7741



Christopher Hopkins, PE
Principal-in-Charge/Authorized Signer
chris.hopkins@kimley-horn.com
303.228.2329



Qualifications



General Firm Information

Kimley-Horn is a full-service engineering, planning, and environmental consulting firm with more than 8,500 employees in 142 offices nationwide. We have provided consulting services to public- and private-sector clients since 1967. Since opening our first Colorado office in Denver 31 years ago, our team of over 330 professionals has been solving complex planning and design challenges for private- and public-sector clients across the state. Through these efforts, we have built excellent relationships with many Colorado communities.

Quality Assurance and Quality Control Program (QA/QC)

Kimley-Horn understands that cohesive, comprehensive, and accurate bid packages are highly valued by the Town. We also understand that the natural, physical, operational, and human environment that projects exist in is often complicated. The line between roadway, sidewalk, and business frontages is often blurred, and it is more important than ever to closely evaluate and coordinate existing and proposed improvements. Our application of quality control processes and activities and quality assurance measures drives better outcomes and deliverable, a more informed and efficient process, and continual innovation.

For this contract, Chris Hopkins, PE, who brings 29 years of experience developing, designing and delivering urban roadway projects, will lead our QA/QC program, briefly illustrated to the right (**Figure 1**). He will be responsible for ensuring that quality expectations are communicated, plans are developed and put in place, and actions are taken by all of our team members (including subconsultants). Kimley-Horn’s QA/QC measures are built into our project management processes.

Project Management

Our approach to project management is transparent, seamless, and comprehensive, aimed at building trust with stakeholders early and ensuring a smooth transition from planning to construction. Effective project management is crucial and depends on having the right tools to monitor progress, maintaining open communication channels for sharing information, and utilizing optimal processes to guide the project team to make key decisions at the right times. Please find our cdot/fhwa experience, principal location, and availability with our bios on the following page.

Commitment of Time and Availability

We have selected a seasoned team of professionals who offer the high level of responsiveness you need for this project. The depth of our staff and our familiarity with the needs of the Town allow us to maximize our coordination efforts while integrating resources, adhering to project schedules, and managing budgets. With these processes in place, we can meet the technical and staffing needs anticipated for this project to begin in June 2025.

Kimley-Horn uses a proactive management system, known as “Castaheads,” to detail every project’s personnel needs and determine each staff member’s availability. Our Castaheads system is an accurate tool for keeping our projects on schedule by continuously matching project needs with staff availability. Based on a review of our Castaheads, our proposed staff members are available immediately to serve you and can handle the project workload. Please note, this team structure and availability align with this project’s budget and timeline. We understand the workload will span over the number of months identified, and our availability can be balanced to meet the needs of this project.



Figure 1. QA/QC Process



Project Team

The Kimley-Horn team offers the Town the technical expertise, relevant experience, and commitment to quality that will make your project a success. In true Kimley-Horn style, we will channel our enthusiasm for this project into being reliably responsive, developing quality solutions, and providing outstanding service to ensure this project's successful completion. We are confident the Town will benefit from our team's collective history, trusted experience, passion, and technical expertise.

The Kimley-Horn team comprises like-minded individuals with diverse talents within our firm to successfully complete this project. Our team includes subconsultants who act as seamless team members to provide their specific areas of expertise when required. **Our teams organizational chart and full key personnel resumes are provided in the Appendix and detail their depth of experience as it relates to this project**, while brief bios for all personnel are provided on the following pages.

Our proposed team's roundabout projects range from single-lane roundabouts located in residential areas to dual-lane roundabouts located along arterials and freeway frontage roads. Many of our roundabouts are now either under consideration, under construction, or built and open to traffic in Colorado and several states across the country. As such, we have extensive experience and knowledge of modern roundabouts. **From developing policy, feasibility studies, and design, to serving as members of traffic engineering committees, we are well-equipped to help you select the best alternatives for your transportation network.**



Adam Gomez, PE

Project Manager / 13 Years with Kimley-Horn / 65% Available

Adam has 13 years of experience leading numerous roadway and innovative intersection improvement projects, including geometric roadway design, roundabout design, sidewalk design, Americans with Disability Acts (ADA) compliance, bridge replacement, and drainage design, utilizing both OpenRoads and AutoCAD Civil 3D for both local municipalities around Colorado and CDOT. He has conducted roundabout feasibility studies, peer reviews, in-service reviews of constructed roundabouts, intersection sight distance, and vehicle turning analyses. Adam has prepared conceptual layouts, construction drawings, ROW plans, erosion control plans, construction cost estimates, and published local agency roundabout design guide manuals. **Adam's understanding of the CDOT delivery process allows him to lead both as project manager and design lead, and he is able to coordinate multidisciplinary teams for timely preliminary and final plan submissions.**

Colorado Springs, CO

PE in CO (#0064594)

B.S., in Civil Engineering, University of Arizona



Chris Hopkins, PE

Principal-in-Charge / 20 Years with Kimley-Horn / 60% Available

Chris has 29 years of experience in planning, design, and construction management for transportation and public works projects. He specializes in highways, interchanges, arterial roadways, traffic signals, and pedestrian improvements. Chris has worked with over 25 municipal and county agencies in Colorado, including Aspen, Denver, Aurora, Parker, and Colorado Springs. He also served as an owner's representative for CDOT on major projects like the \$230M C-470 Express Toll Lanes. **Chris' deep understanding of CDOT requirements and extensive project management experience make him a valuable resource for various project delivery methods and emergency response initiatives**

Denver, CO

PE in CO (#37298)

B.S., in Civil Engineering, Purdue University



PROPOSAL FOR

**CO135 & Red Lady Avenue Roundabout
Design and Right-of-Way Project**

Kimley»Horn

May 21, 2025


2





Mark Lenters, PE

Roundabout Specialist / 6 Years with Kimley-Horn / 60% Available

Mark is a skilled roadway professional with 38 years of experience as a leader in applying Federal Highway Administration's (FHWA) Positive Guidance Assessment procedures, emphasizing driver expectation and human factors to hazard assessment and mitigation. His work in road safety applies comprehensive skills, technology, cost/benefit analyses, education, and enforcement countermeasures to safety and capacity deficiencies, traffic control, pavement markings, and speed management. Mark provides on-call design review and standards for numerous DOTs as well as national, state, and local agencies. Mark is one of the nation's leading roundabout specialists with extensive experience in all aspects of roundabout policy, planning, design, public outreach, and research.

 Austin, TX

 PE in CO (#0049585)

 B.S., in Civil Engineering, Lakehead University Canada




Bryce Christensen, PE

Local Project Coordinator / 18 Years with Kimley-Horn / 60% Available

Bryce is a project engineer and manager with 18 years of experience working with a diverse range of clients and project types in Colorado and across the country. His experience includes roadway design, site planning/layout, grading and drainage design, erosion control, stormwater management system design, utility design, permitting, construction observation, and site/stormwater inspections. Bryce has utilized numerous methods to collect and analyze parking data, including license plate recognition software, equipment, route and map preparation to identify the most efficient collection processes.

 Aspen, CO

 PE in CO (#0047935)


 B.S., Civil Engineering, University of Utah



Joel Price, PE, LEED AP

Utility Coordination and Design / 2 Years with Kimley-Horn / 60% Available

Joel has 24 years of expertise in water/wastewater engineering for municipalities in Colorado. Particularly, Joel excels in pipeline design, utility coordination, and managing project teams. He is skilled in conducting alternatives analysis and evaluating different options for pipeline installation to determine the most efficient and cost-effective approach. Additionally, Joel has experience in trenchless installation methods to minimize disruption to the surrounding environment and reduce construction time. Joel excels in constructability, ensuring that his designs are practical and can be efficiently implemented. He is experienced in navigating the necessary regulatory requirements for pipeline construction projects.

 Broomfield, CO

 PE in CO (#42601) and UT

 B.S., Civil and Environmental Engineering, Georgia Institute of Technology





Joanna Miller, PE

Traffic Engineer Lead / 12 Years with Kimley-Horn / 45% Available

Joanna has 12 years of design experience on large-scale interchanges, interstates, and urban and rural highways. She has experience in alternatives and innovative intersection design, roundabout design, signing and striping, guardrail, traffic control, BRT, bike and pedestrian design, and ROW development. She has overseen the CDOT CO 7 Phase 1 study and design for the Kimley-Horn led-section, involving a blended team with CDOT and multiple sub-contractors and stakeholders. She will bring her strong technical, communication, and leadership skills along with her expansive CDOT expertise to the project.

 Denver, CO

 PE in CO (#0059252)

 Bachelor of Science, Civil Engineering, Lehigh University





Jason Hawley

Survey / 4 Years with Baseline Engineering Corporation / 40% Available

Jason has over 20 years of surveying experience in commercial and residential development, boundary surveying, and construction layout. He has managed projects from proposal to final deliverable, including topographical mapping and major bridge and roadway construction. Jason is proficient with the latest survey technologies and equipment, and excels in client communication and troubleshooting to achieve optimal results.

📍 Denver, CO

🎓 Chadron State College, Chadron, NE

🎓 Metropolitan State University of Denver



Mayo Thompson

Designating / 10 Years with Mayo Geophysical / 60% Available

Mayo is Principal and Owner of Mayo Geophysical Services Limited. Established Mayo Geophysical after managing new company division where he served as SME and Project manager on projects at the federal, state and local level on sites 100 acres or less. Mayo's understanding of geophysical concepts, methods and applications as outlined in ASCE 38-22 in addition to experience with advanced equipment instills client confidence in deliverables and processes.

📍 Denver, CO

🎓 M.S., Geophysics, University of Nevada, Reno



Richard Pittenridge

ROW / 12 Years with Transportation Resource Services (TRS), Inc. / 50% Available

Richard provides ROW support services in Colorado, including acquisition, relocation, due diligence, permitting, and title research for public clients like Grand Junction, Palisade, and Colorado DOT. With over 20 years of experience and an SR/WA designation from IRWA, he excels in property acquisition and relocation for federally funded projects, utilities, railroads, USACE, and the Bureau of Land Management. He's known for his negotiation skills and tireless work ethic.

📍 Denver, CO

🎓 B.A., Engineering, Oklahoma State University



Pam Wegener

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Environmental / 6 Years with Pinyon Environmental / 60% Available

Pam, an environmental professional with 8 years of experience, specializes in analysis, documentation, and permitting for transportation projects. She manages CDOT CatEx and PEL studies, focusing on water quality, discharge permitting, and watershed planning. Pam is skilled in Section 4(f) and 6(f) compliance, performs pre-construction surveys, bi-weekly nesting inspections, and develops Bird and Bat Conservation Strategies for wind farms per US Fish and Wildlife Service guidelines.

📍 Denver, CO

🎓 M.S., Watershed Science, Colorado State University

🎓 B.A., Geology, Brown University



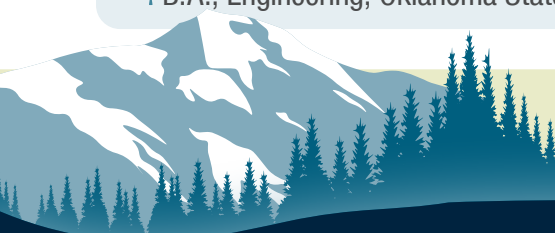
Megan Testin

Public Engagement / 11 Years with Norris Design / 50% Available

Megan, a landscape designer with 20 years of experience in Summit County and nearby mountain communities, excels in project management and collaborative design. Her expertise includes multifamily housing, educational facilities, parks, recreation, and streetscape design. She ensures projects stay on budget and meet client goals by understanding construction methods. Megan guides designs from concept to construction and mentors her team for successful project delivery.

📍 Denver, CO

🎓 B.S., in Landscape Architecture, University of Wisconsin-Madison



Project Understanding and Approach



Project Understanding, Scope, and Estimated Schedule:

The Town of Crested Butte and Gunnison Watershed School District have entered an Intergovernmental Agreement (IGA) to fund intersection improvements at CO 135 (6th St) and Red Lady Avenue. The project is part of the Crested Butte Community School expansion project that will allow the school to facilitate over 1,100 students, which is an additional 400 from the existing capacity. The additional demand will strain the existing intersection capacity and the intersection requires improvements to accommodate the additional traffic demand. Per the Town of Crested Butte’s Transportation Mobility Plan (TMP) the CO 135 and Red Lady intersection operates at a Level of Service (LOS) E, which is a total delay between 35 and 50 seconds per vehicle (sec/veh).

Kimley-Horn assisted the Town in reviewing alternative intersection solutions to provide improvements for 4 deficiencies identified:

- 1. Provide pedestrian and bicycle enhancements for safety
- 2. Reduce speed on CO 135 (6th St) to 15 mph or under
- 3. Assist in diverting traffic away from CO 135 (6th St.)
- 4. Provide a Town gateway to enhance entry experience

The CO 135 and Red Lady Avenue intersections are split between two one-way stop-controlled intersections with 150 feet of separation along CO 135. Seventh Street ties into the east leg of Red Lady Avenue as a one-way stop “T” intersection. The intersection serves as a gateway into the Town of Crested Butte and experiences high speeds as drivers transition from the state route to the Town. The intersection has experienced a number of reported and unreported crashes over a three-year period, most recently in November of 2023 involving two vehicles due to weather conditions.

The Town’s TMP recommends conversion to a single lane roundabout. The roundabout will improve overall operations from existing LOS E to LOS A and meet CDOT minimum LOS D expectations. The roundabout will also provide mitigation and improvement for each deficiency identified.

Kimley-Horn is involved in the development of the Whetstone Affordable Housing Development to the south of the intersection along CO 135 and the Whetstone offsite utility improvements at the intersection of CO 135 (6th St) and Red Lady Avenue, set to begin construction this June. Our team is familiar with the intersection and surrounding projects. Portions of the survey, geotechnical data, and subsurface utility engineering (SUE) information has already been collected from the utility improvements project. This already obtained data collection provides added value to the Town in reducing time and cost for data collection.

Project Approach

Project Kickoff and Consultation Meeting with CDOT Region 3 (Scoping Meeting)

After receiving notice to proceed (NTP) for CO 135 and Red Lady Avenue Roundabout, Adam and Chris will conduct a Client Interview Process (CIP) to meet with the key stakeholders at the Town to confirm the outcomes desired at the conclusion of the project. Deliverables produced in each phase of the project are compared with the stated goals and objectives.

Once NTP is provided Kimley-Horn will begin data collection including topographic survey. SUE QL-B for the intersection has already been collected from the utility relocation project at the intersection.

The key objective in the first phase of the project is to submit the access permit application with CDOT. The study conducted in the Town’s TMP will be sufficient for the application. With CDOT in favor of the roundabout from early coordination, no additional traffic analysis will be required for the access permit.

The Kimley-Horn team will then prepare a pre-design kickoff meeting with CDOT Region 3 traffic and construction to discuss project specifications and outline the proposed schedule. The proposed schedule will include 30% design field inspection review (FIR) submittal, and the 60% design (DOR) submittal, and preliminary right-of-way (ROW) plans. Critical path items to meet the 60% DOR submittal include determining the environmental impacts, permit requirements, and limits of construction to develop preliminary ROW plans for future phase ROW acquisitions.

Our experience with CDOT Region 3 has shown a major emphasis on traffic control and how the roundabout will be constructed while maintaining traffic on CDOT facilities. This will be a critical item for CDOT to provide acceptance. We know the important questions Region 3 will ask and are experienced in providing proactive solutions through a well-developed roundabout geometry that will facilitate a seamless construction phasing to meet CDOT’s standards. This effort alone will save valuable time in the design process and assist in expediting the design schedule. CDOT Region 3 has high expectations for roundabout designers. Kimley-Horn has worked with CDOT Region 3 as their roundabout subject matter experts (SME) for their on-call contract that concluded in 2021. Part of the CDOT access permit process, involving a roundabout intersection, requires a nationally recognized roundabout subject matter expert (SME) to be involved in the design process. Adam and Mark are both recognized by CDOT as national experts in roundabout design.

Environmental approval will have the largest impact to the schedule and will ultimately become the critical path. **Kimley-Horn has partnered with Pinyon Environmental Inc. on multiple projects throughout Colorado.** Our team understands that the project will be using federal funding triggering oversight from the CDOT. Adherence to CDOT and FHWA environmental processes will be required, including compliance with the National Environmental Policy Act (NEPA) through completion of a Categorical Exclusion (CatEx) via CDOT Form 128. This form, completed by CDOT, will be informed through technical evaluations performed by the consulting team, should the design progress far enough to assess impacts and identify appropriate mitigation measures.

Our team has extensive experience completing the environmental services needed to obtain a signed CatEx, Pinyon is very familiar with the environmental context and key environmental constraints. An immediate task will be to hold an agency scoping meeting to confirm the direction outlined on the Agency Environmental Scoping Form that is included in the request for proposal (RFP). Of primary focus will be to determine if there are any resources eligible for listing to the National Register of Historic Places may be impacted, such as the agricultural ditch noted in the RFP. If so, consultation with the State Historic Preservation Office (SHPO) will be required. Impacts to eligible properties would trigger Section 4(f) under the Department of Transportation Act of 1966, due to the FHWA nexus. Section 4(f) also applies to publicly owned recreational facilities in addition to historic resources and wildlife refuges. Crested Butte Community Park and the Red Lady Open Space are both likely to be impacted by the proposed improvement. Based on information provided in the RFP, **our team anticipates that while the temporary impacts may be disruptive to people using these amenities, the long-term impact would qualify as an exemption requiring concurrence from the Official with Jurisdiction, which is the Town.**

We are required to wait until 30% design to begin the environmental process and then need to advance to a 60% level of detail to progress the Type 1 CatEx (Form 128) component. Based on our experience, these reviews may take up to six (6) months. To help offset the risk of this review period to the overall schedule, our team proposes a specific strategy to meet an expedited timeline. We will use available mapping from GIS, as-builts, nearby developments, and high-resolution aerial imagery from NearMaps to progress the 30% design during survey field work. Kimley-Horn developed the original roundabout concept, for the Town’s TMP and the RFP, which CDOT expressed concerns with the alternative. Our team proactively developed an additional alternative to address CDOT’s entry spacing, right turn angle/sight, and overall speed concerns. The refined geometry, shown to the right, maintains the preferred 5-leg geometry, limits ROW impacts on the southwest quadrant, while increasing the roundabout size to create more of a Town “Gateway” experience. The larger intersection will accommodate more space for landscaping, while adding additional separation for entering vehicles and providing slower approach and circulating speeds.

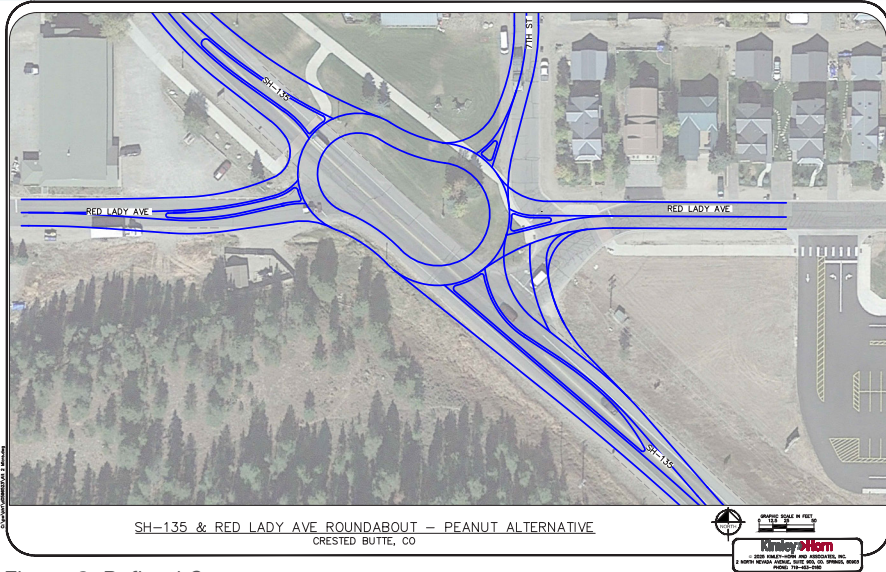


Figure 2. Refined Geometry



Public Engagement

For this project, Kimley-Horn will partner with Norris Design and recommends both public outreach as well as targeted stakeholder meetings. The public participation goals for key stakeholders and the public are aimed at demonstrating a traceable, transparent decision process with strategic public engagement achieving the following goals:

- Establish with little doubt what the problems are that the project can resolve
- Establish credibility with the stakeholders
- Establish that our approach/solution to the problems is sensible and reasonable
- Establish that the agency listens, and our design team cares (we are stewardly regarding the use of public funds and providing a sustainable solution)

The public acceptance and education campaign for this project is a critical factor for the successful implementation of roundabouts. For this reason, two levels of outreach and a strategy for their application are recommended for exercise with vigorous continuous effort at the project level.

A strategy to apply these components starts with internal stakeholders: legislators, police and local agency staff. Then move to contact external stakeholders such as trucking companies, adjacent property owners and interest groups. Finally, the public are approached at a Public Information Open House (PIOH) where all the previous contacts now represent momentum and consensus on the project direction.

Preliminary Design 30% FIR and 60% DOR Submittal

Preliminary Design Phase Kick-off

At the start of the Preliminary Design Phase, Adam and team will meet with Town staff with the intent to confirm the project development process, project schedule, and confirm the outlined QA/QC plan to streamline the coordination and sharing of project plan deliverables, ensuring smooth transition to the next project phase. Our QA/QC process includes first-level review by the group preparing the submittal followed by a second-level review by our discipline lead.

We have a team of experienced designers with the expertise to understand key design constraints and challenges early on to propose feasible and constructable designs, minimizing costly rework as the project progresses. Our team has familiarity with the intersection from the Whetstone offsite **utility project being led by Joel Price, PE**. The utility project connects water and sewer to the Whetstone Affordable Housing Development project, south of Crested Butte. Joel will lead the utility coordination efforts for the project due to his familiarity with the intersection, and the utility work he recently completed. Design will avoid impacts and conflicts with the Whetstone utility work, scheduled to begin construction at the end of June 2025.

30% Design Submittal (FIR)

Kimley-Horn's roadway and design team is exceptionally proficient with intersection design, specifically roundabouts. Our team is full service, providing horizontal and vertical design, stormwater, intersection lighting, pavement design, retaining walls, right-of-way plans, and stormwater management plans (SWMPs). The same team who begins the project from conceptual design will carry the project through construction implementation.

As part of the 30% design efforts, Kimley-Horn's dry utility team will begin early coordination with dry and wet utility owners in the project vicinity. Our team will utilize the concept geometry developed to begin utility location verifications. This early coordination will help expedite identification of conflicts early.

All elements from the CDOT FIR checklist will be prioritized, but special attention will be made for the development of **lighting** and determining limits of ROW. Lighting will be a priority in the 30% design to ensure proper pedestrian safety, a key existing intersection deficiency. Kimley-Horn is highly experienced when it comes to lighting roundabouts and will place light poles around the roundabout based on photometric analysis completed in Agi32. High priority is given to the visibility of crossing pedestrians by ensuring adequate vertical and horizontal illuminance at crosswalks.

The roadway, splitter islands, and central island should be well-lit to minimize shadowing and enhance driver recognition of the roundabout's geometry. The lighting design will achieve uniformity to reduce eye adaptation problems, using appropriate luminance levels to define vehicle paths and facilitate safe maneuvering through the roundabout. Once the pole placement, and desired pole/fixture are selected, the Kimley-Horn team will design the electrical conduit and wiring for the light poles.

60% Design Submittal (DOR)

After completing the 30% design (FIR) submittal our team will focus on addressing CDOT and the Town's comments to proceed to 60% design (DOR) submittal. The Kimley-Horn team has extensive experience preparing project documentation to meet both Town of Crested Butte and CDOT design plan preparation. The 60% DOR submittal will focus on finalizing vertical limits and drainage to submit the CDOT required drainage report. The combination of these elements will allow for final development of the preliminary ROW plans, that will be submitted to CDOT for approval and allow for early discussions on acquisitions. We have partnered with **Richard Pittenridge at TRS** to review and validate ROW plans prior to submission to CDOT. Our first objective is to limit the need for ROW acquisition. However, we are familiar with the CDOT Local Programs, ROW process and have worked with the appropriate personnel to help expedite the process to obtain certified ROW on previous projects. The design team is qualified to prepare ROW plans, complete legal exhibits, and descriptions to meet CDOT requirements where unavoidable permanent or temporary ROW impacts/needs are identified.

After each stage of design, we will review and consolidate Town and CDOT comments. We will use comment resolution meetings to gather designers and reviewers together after each review to clarify any conflicting comments and develop a group consensus on next steps for the upcoming stage of design. These meetings have proven successful at reducing repeat comments and streamlining future reviews, benefiting both the project schedule and budget. Our proposed schedule accounts for milestone review time, CDOT requires a minimum of 14 days from submittal. Due to the potential of holiday delays, our schedule accounts for additional time in the review process. Our scope includes a 60% DOR comment resolution meeting.

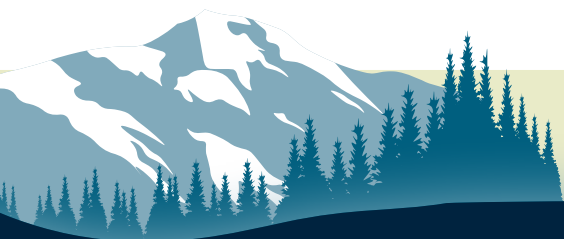
Our team has recent experience delivering similar scopes for local municipalities on expedited schedules. For example, our CO 42 project for the City of Louisville, CO required 30% FIR and 60% DOR with ROW plans, and environmental permitting completed within 6 months. Kimley-Horn's success with delivery of the CO 42 project will serve as a blueprint for the successful delivery of the Town of Crested Butte's CO 135 and Red Lady Roundabout project.

Our Approach to These Projects is Simple:

We intend to work with the Town of Crested Butte and the Gunnison Watershed School District to provide a roundabout intersection design solution that prioritizes the safety and operations of the intersection and surrounding intersections.

A top-down approach to projects that is objective-based (e.g., cost-effective and practical design) versus assembly-line oriented.

Our technical approach drives the project, never losing sight of the high-level objectives of cost-effective practical intersection improvements. The Kimley-Horn team's technical approach will use the following elements to deliver the project cost-effectively and within schedule.



Prior Project Experience



Team’s Qualifications and Experience Related to this Project

Kimley-Horn combines a local engineering team supplemented by national experts. CDOT has recognized Adam as a national roundabout expert. The firm has become a leading national consultant in the planning and design of roundabouts, having provided analysis, preliminary design, final design, peer review, and/or construction plan production services for roundabouts across the US.

We have assisted numerous local and state agencies in developing roundabout plans and designs to improve the safety and functionality of intersections. Kimley-Horn’s roadway designers, traffic engineers, and planners know how to design roadways and intersections to accommodate traffic, pedestrian, and bicycle usage.

The modern roundabout has become an increasingly popular alternative to conventionally configured and controlled intersections. Kimley-Horn recognized the potential of the modern roundabout years prior to its rather sudden growth in popularity.

Trusted Partner in Mountain Communities

Kimley-Horn has over 30 years of experience delivering projects in Colorado. From Summit County to Gypsum and down to Telluride, our team has developed a deep understanding of the unique considerations of working throughout the Colorado high country.

We live, work, and play here—meaning you can trust in a partner offering a strong history of success and a commitment to providing superior solutions for our clients and communities. Kimley-Horn’s Colorado experience includes, but is not limited to:

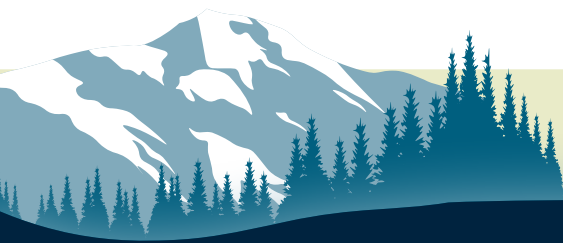
- 10+ projects** in Gunnison County
- 25+ projects** in Grand County
- 30+ projects** in Summit County
- 40+ projects** in Pitkin County
- 80+ projects** in Eagle County
- 90+ projects** in Garfield County
- 90+ projects** in Mesa County

Local and Similar Experience

Kimley-Horn has worked in mountain communities throughout Colorado for over 30 years. **Local project coordinator Bryce Christensen, PE** helped open Kimley-Horn’s Basalt office in 2018 to better support the mountain communities of Colorado and better understand what these communities needed from an engineering firm like Kimley-Horn. Our work with mountain towns range from roundabout design, traffic safety assessments and designs, landscape architecture, transportation planning, and resort design. Below and on the following pages, we have shown some of our projects along with some of the services we have provided.

Experience on Local/Similar Projects

	Adam Gomez, PE	Chris Hopkins, PE	Mark Lenters, PE	Joel Price, PE, LEED AP	Bryce Christensen, PE
Fruita Fremont Street Multimodal Design		✓	✓		✓
Mesa County I-70B and F 1/2 Road Improvements		✓			
CDOT Region 3, Traffic Support Services	✓	✓	✓		
Town of Winter Park, Roundabout Study	✓	✓	✓	✓	
US 6 at CR 51, Summit County Roundabout	✓		✓	✓	✓



Experience with CDOT and FHWA Projects

Kimley-Horn has a longstanding partnership with CDOT, providing exceptional civil engineering and consulting services across various projects. Our expertise in transportation planning, highway and bridge design, environmental services, and public involvement has significantly contributed to enhancing Colorado's transportation infrastructure. Notable projects, such as the Interstate 25 improvements and the US Route 36 expansion, showcase our commitment to safety, efficiency, and sustainability.

Leveraging innovative technology and design practices, we ensure our solutions meet CDOT's highest standards and effectively address the state's evolving transportation needs. Rooted in our core values of honesty, integrity, and exceptional client service, Kimley-Horn remains a trusted partner in shaping Colorado's transportation future.

Kimley-Horn has a strong and effective partnership with the FHWA, consistently delivering innovative engineering and comprehensive planning services to enhance the nation's transportation infrastructure. Our expertise spans highway and rural road design, transportation planning, traffic operations, safety improvements, and environmental and permitting services. By incorporating advanced technologies like Intelligent Transportation Systems (ITS) and rigorous environmental practices, we help FHWA achieve its goals of efficiency, safety, and sustainability. Notable contributions include improvements to the National Highway System (NHS) and various safety improvement programs. Rooted in our values of honesty, integrity, and exceptional client service, Kimley-Horn remains a trusted FHWA partner, dedicated to shaping a safer, more efficient national transportation network.

Roadway Services Offered:

Roundabout Design	Streetscape Design	Rural Roadway Design
Intersection Design including Innovate Intersections	Highway and Interstate Design	Multimodal Improvements including Bike/Pedestrian
Safety Improvements and Access Control Design	Interchange Design	Transit Design, including Bus Rapid Transit (BRT)
Alternatives Analysis and National Environmental Policy Act (NEPA) Planning	Construction Phasing and Traffic Control	Trail Design and Planning
	Traffic Signal, Signage, and Striping Design	Arterial, Collector, and Local Road Design

Firm Capability

Kimley-Horn is a full-service engineering, planning, and environmental consulting firm with over 8,500 employees that has provided services to public- and private-sector clients nationwide since 1967. Our primary offices supporting this contract are Basalt, Downtown Denver, Denver Tech Center, and Colorado Springs. The regional and firmwide teams all support our project managers, who are responsible for every facet of a project from beginning to end, including contracting, planning, scheduling, quality control, and client service. Today, we have more than 300 Colorado-based staff and over 8,500 staff nationally.

Kimley-Horn views subconsultants as essential team members, fostering trust and effective communication. Consistent communication from project start to finish ensures subconsultants fully understand expectations. We coordinate regularly with subconsultants to ensure they use the latest standards and provide data to client standards. Project managers from both sides discuss the project intent and requirements for clarity. Our quality control includes field checks and CAD reviews for accuracy and completeness. Subconsultants will provide draft deliverables for review by the Kimley-Horn project manager and QA/QC manager before any milestone deliveries.



Projects

CDOT, Region 3 2021 Roundabout Concepts On-call

CDOT Region 3, CO

Kimley-Horn was selected by CDOT Region 3 to develop fast turnaround roundabout concept designs in the Fall of 2021. The tally includes twelve (12) different locations where Kimley-Horn was asked to develop signalized intersection control concepts, alternative intersection control concepts, including rural high-speed and typical urban multi-lane roundabout concept designs on a short fuse. The on call involved numerous peer reviews providing performance checks, and recommended modifications for roundabouts being designed by other CDOT consultants. Additional assignments included feasibility studies, intersection capacity analyses, intersection control assessment tool (ICAT), safety studies and developing complicated intersection concepts with opinion of probable construction costs (OPCCs).

🕒 On-Time

💰 On-Budget

👤 Reference: Mark Bunnell, Colorado Department of Transportation, mark.bunnell@state.co.us, 970.683.6276

Town of Gypsum, Roundabout Designs

Gypsum, CO

Kimley-Horn provided alternative analysis and final design services to convert three intersections to roundabouts in Gypsum, CO. Two dual-lane roundabouts were proposed for US Highway 6 at Valley Road and Oak Ridge Drive, and a single-lane roundabout at Valley Road and Cooley Mesa Road. These roundabouts improved traffic operations, enhanced intersection safety, and enabled landscaping that enhanced the character of the roadway and surrounding properties. A critical focus was pedestrian safety, given the proximity to the Town's high school. Kimley-Horn evaluated feasibility for creative bicycle and pedestrian features, including multi-use path interfaces, curb ramps for cyclists preferring not to traverse the roundabouts, and innovative warning devices for pedestrian crosswalks such as rectangular rapid flashing beacons (RRFB) and high-intensity activated crosswalk (HAWK) signals. These enhancements collectively contributed to safer and more efficient intersections.

🕒 On-Time

💰 On-Budget

👤 Reference: Jerry Law, Town of Gypsum, jerry@townofgypsum.com, 970.524.7514

Summit County/CDOT, US Forest Service (USFS) Housing US 6 New Access Roundabout Traffic/Feasibility Study and Roundabout Design

Summit County, CO

Kimley-Horn was chosen to conduct a traffic impact and feasibility study for the USFS Housing Development project, requiring a new access point on US 6 in Dillon, Colorado. Kimley-Horn led the traffic study, feasibility analysis, concept geometry, and CDOT coordination for an access permit. The new access roundabout is proposed along an existing horizontal curve along US 6 with full super elevation at the new access point. The circulatory roadway grading required special consideration to avoid truck tipping potential and ensure it accommodates oversize overweight heavy vehicles and HAZMAT vehicles.

Kimley-Horn worked closely with CDOT to develop a two-season traffic control plan ensuring four lanes are maintained during peak season conditions. Currently, Kimley-Horn is submitting final design plans to CDOT on an accelerated schedule to meet the County's 2025 construction timeline.

🕒 On-Time

💰 On-Budget

👤 Reference: Paul Geiger, Summit County Housing Department, Paul.Geiger@summitcountyco.gov 970.668.4224



Project Schedule



Schedule

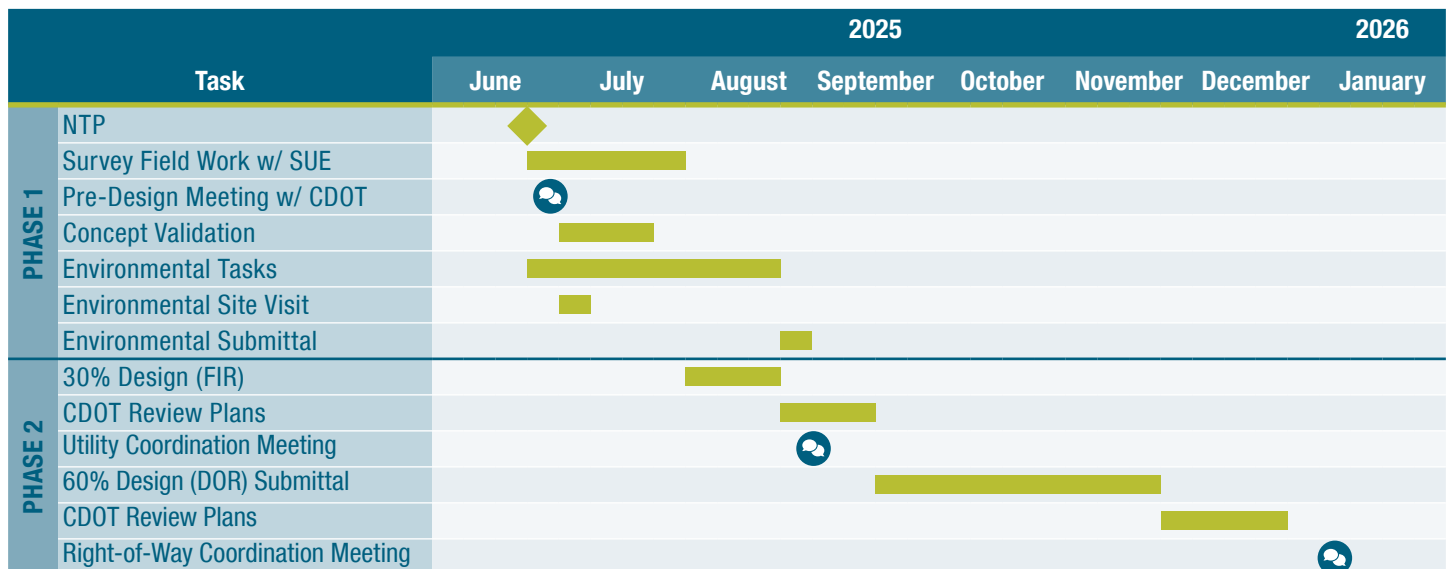
Cost and schedule control are inherently tied to people. Their experiences, vision, management styles, and philosophies affect significant components of a project approach and its execution. One of the vital cost and schedule control mechanisms for this project is our team’s previous experiences and lessons learned, and applying those to this project. The lessons learned include:

- Identifying realistic goals
- Developing a focused project work plan that addresses only the items necessary to accomplish the goals
- Anticipating the implications of decisions made in early phases to future phases
- Preparing a mechanism for addressing unexpected challenges

We developed a project approach that fosters cost and schedule control mechanisms through incremental phasing and decision-making points in the project. We know there will always be unexpected challenges special to any given project, so it is paramount that an approach be developed and adhered to that controls what can be controlled and builds mechanisms for dealing with the unexpected.

Workload

Our best cost and schedule control resources—our staff—have several tools for helping them control cost and schedule. To help ensure the availability of the team members, Kimley-Horn uses a proactive management program called Castaheads. This process forecasts our workload over a weekly, monthly, and six-month period and enables us to avoid work overloads and/or shortfalls for each office and discipline. **Our proposed schedule for this project is shown in Figure 3 below.**



● Meeting

Figure 3. Proposed Schedule



Fee



We anticipate the lump sum cost of completing this project based on the provided scope of services to be \$300,000. This estimate includes our subcontractor fees to complete the 60% design of the CO 135 and Red Lady Avenue Roundabout and Right-Of-Way project.

Lump Sum Total:
\$300,000



Appendix





ADAM GOMEZ, PE

Project Manager

Credentials

- BS, Civil Engineering, University of Arizona
- PE in CO (#0064594) and GA

13 years of experience • 13 years with Kimley-Horn

Adam has 13 years of experience leading numerous roadway and innovative intersection improvement projects, including geometric roadway design, roundabout design, sidewalk design, ADA compliance, bridge replacement, and drainage design, utilizing both OpenRoads and AutoCAD Civil 3D for both local municipalities around Colorado and CDOT. He has conducted roundabout feasibility studies, peer reviews, in-service reviews of constructed roundabouts, intersection sight distance, and vehicle turning analyses. Adam has prepared conceptual layouts, construction drawings, ROW plans, erosion control plans, construction cost estimates, and published local agency roundabout design guide manuals. **Adam's understanding of the CDOT delivery process allows him to lead both as project manager and design lead, and he is able to coordinate multidisciplinary teams for timely preliminary and final plan submissions.**

Project Experience

- **Summit County/CDOT, USFS Housing US 6 New Access Roundabout Traffic/ Feasibility Study and Roundabout Design — Dillon, CO**
Kimley-Horn was selected to produce a traffic impact study and feasibility study for the County's USFS Housing Development project that required a new access along US 6 in the Town of Dillon. Kimley-Horn led the traffic, feasibility study, concept geometry and coordination with CDOT to obtain an access permit to prepare for construction implementation. Kimley-Horn is currently leading the concept phase into final design on an accelerated schedule to meet the County's timeline to construct in 2025.
- **City of Aurora, Mini Roundabout Bundle, Conservatory Parkway at Dartmouth and Conservatory Parkway at Eastman Avenue — Aurora, CO**
Kimley-Horn was selected to lead the City's traffic calming program for low cost mini roundabouts around the City. Kimley-Horn led the safety and feasibility studies and carried the preferred alternatives to the design phase where low cost construction documents were produced to develop retro-fit mini roundabouts that minimized the need for ROW acquisition. Kimley-Horn utilized a "bundle" approach (multiple mini roundabout design locations) in combination with practical design, to limit the design and construction cost.
- **CDOT Region 2, CO-83 and County Line/Palmer Divide Road Roundabout Improvements — El Paso County, CO**
- **CDOT Region 3, Traffic Support Services — Multiple Locations, CO**



CHRIS HOPKINS, PE

Project Principal

Credentials

- BS, Civil Engineering, Purdue University
- PE in CO (#37298)

29 years of experience • 20 years with Kimley-Horn

Chris is a diverse project manager with extensive experience in the planning, design, and construction management of transportation, public works, and design-build projects. He has designed highways, interchanges, arterial roadways, intersection improvements, traffic signals, bridges, multimodal complete streets, and pedestrian improvements. Has managed projects for public agencies throughout Colorado including CDOT, Town of Parker, Colorado Springs, Commerce City, Adams County, Greenwood Village, Thornton, Erie, and Aspen. Chris has worked with CDOT's Innovative Contracting Program to develop the published Construction Manager/General Contractor (CMGC) Manual and Design-Build Manual update.

Project Experience

- **CDOT, US-24 Curve Widening — Florissant, CO**

Kimley-Horn was selected to produce a traffic impact study and feasibility study for the County's USFS Housing Development project that required a new access along US 6 in the Town of Dillon. Kimley-Horn led the traffic, feasibility study, concept geometry and coordination with CDOT to obtain an access permit to prepare for construction implementation. Kimley-Horn is currently leading the concept phase into final design on an accelerated schedule to meet the County's timeline to construct in 2025.

- **Town of Castle Rock, Plum Creek Parkway Widening and Plum Creek Parkway/Gilbert Street Roundabout — Castle Rock, CO**

Kimley-Horn is currently providing engineering design services to widen Plum Creek Parkway from Gilbert Street to Ridge Road. To improve intersection operations, the widening will change Plum Creek Parkway from its existing two-lane configuration to its four-lane ultimate configuration. The project includes design of two new roundabouts and retrofitting the existing roundabout at the intersection of Ridge Road and Plum Creek Parkway. The existing Ridge Road roundabout is a single-lane roundabout that will be expanded to match the four-lane ultimate configuration of Plum Creek Parkway. Improvements included modifications to the central island, splitter islands, exterior curb and pedestrian access ramps to mitigate path overlap concerns with the additional lane, and simplified exit geometry.

- **CDOT, CO-83 and County Line/Palmer Divide Road Roundabout — El Paso County, CO**

- **CDOT, SH 50 and Hartman Roundabout — Gunnison, CO**

PROPOSAL FOR

**CO135 & Red Lady Avenue Roundabout
Design and Right-of-Way Project**

Kimley»Horn

May 21, 2025



MARK LENTERS, PE

Roundabout Specialist

Credentials

- BS, Transportation and Highway Engineering, Lakehead University
- PE in CO (#49585), AZ, GA, NC TX, WI, VT, and VA
- Certificates in Transportation and Traffic Operations, Northwestern University
Center of Public Study

38 years of experience • 6 years with Kimley-Horn

Mark is a leader in applying FHWA's Positive Guidance Assessment procedures, emphasizing driver expectation and human factors to hazard assessment and mitigation. Mark's work in road safety and applies comprehensive skills, technology, cost/benefit analyses, education, and enforcement countermeasures to safety and capacity deficiencies, traffic control, pavement markings, and speed management. Mark provides on-call design review and standards for numerous DOTs as well as national, state, and local agencies.

Project Experience

- **CDOT, Region 3 2021 Roundabout Concepts On-Call — Multiple Locations, CO**

Kimley-Horn was selected by CDOT Region 3 to develop fast turnaround roundabout concept designs in the Fall of 2021. The total tally included 12 different locations where Kimley-Horn has been asked to develop rural high-speed and typical urban multi-lane roundabout concept designs on a short fuse. The assignment also involves numerous peer reviews providing performance checks and recommended modifications for roundabouts being designed by other CDOT consultants.

- **Town of Superior, 88th Avenue and Promenade Roundabout Study — Superior, CO**

The existing intersection of Promenade and 88th Avenue is a signalized intersection. As part of other development, the Town of Superior is investigating replacing the signalized intersection with a roundabout. A key challenge with this location was balancing roundabout geometrics with the need to reduce the significant amount of roadway embankment on the northeast corner of the intersection and providing a layout that meshes with both the existing roadway infrastructure to remain and proposed multi-use path development on the east side of 88th Avenue. Review of the roundabout conceptual design considered construction cost, capacity, safety, user comfort or traffic ergonomics, aesthetics, and pedestrian and bicycle accommodations. Kimley-Horn prepared a Roundabout Intersection Study Report for Town Engineering staff to present to the Town Board.

- **CDOT, SH 6 and Post Boulevard Roundabout Evaluation — Avon, CO**

- **CDOT Region 2, CO-83 and County Line Road Roundabout Improvements — El Paso County, CO**

- **CDOT, CO-83 at County Line/Palmer Divide Road — El Paso County, CO**

PROPOSAL FOR

**CO135 & Red Lady Avenue Roundabout
Design and Right-of-Way Project**

Kimley»Horn

May 21, 2025



BRYCE CHRISTENSEN, PE

Local Project Coordinator

Credentials

- Bachelor of Science, Civil Engineering, University of Utah
- PE in CO (#0047935)

18 years of experience • 18 years with Kimley-Horn

Bryce is a project engineer and manager with 18 years of experience working with a diverse range of clients and project types in Colorado and across the country. His experience includes roadway design, site planning/layout, grading and drainage design, erosion control, stormwater management system design, utility design, permitting, construction observation, and site/ stormwater inspections. Bryce has utilized numerous methods to collect and analyze parking data, including license plate recognition software, equipment, and route and map preparation to identify the most efficient collection processes.

Project Experience

- **City of Aspen, Castle Creek and Maroon Creek Road Traffic Improvements — Aspen, CO**

Kimley-Horn was selected by the City of Aspen to provide traffic study services for Castle Creek Road and Maroon Creek Road Roundabout. The study was completed in September 2020 and the proposed improvements to the roundabout were forwarded to CDOT for development of construction plans that include resurfacing the roundabout. Several concept design alternatives and non-infrastructure improvement alternatives were developed with a focus on improvements and a summary of causes of safety concerns and traffic congestion on Castle Creek Road and Maroon Creek Road. This information was presented to the City of Aspen and approved by Council before being handed over to CDOT for implementation in 2022.

- **City of Aspen, Aspen Park Circle Pedestrian Improvement Project — Aspen, CO**

The City of Aspen retained Kimley-Horn to determine the feasibility of implementing pedestrian crossings and sidewalk improvements along Park Circle, from Smuggler Mountain Road to King Street. Kimley-Horn made sidewalk recommendations to increase sidewalk connectivity and improve safety for all travel modes. Kimley-Horn's services included data collection, document review, public outreach, conceptual design plans, drainage report, landscape planning and design, and final plans, specifications, and estimates (PS&E).

- **Aspen/Pitkin County Airport, Interim Terminal Improvements — Aspen, CO**
- **Town of Telluride, Telluride Work Force Housing — Telluride, CO**
- **Town of Crested Butte, Fleet Charging Infrastructure Plan — Crested Butte, CO**

PROPOSAL FOR

**CO135 & Red Lady Avenue Roundabout
Design and Right-of-Way Project**

Kimley»Horn

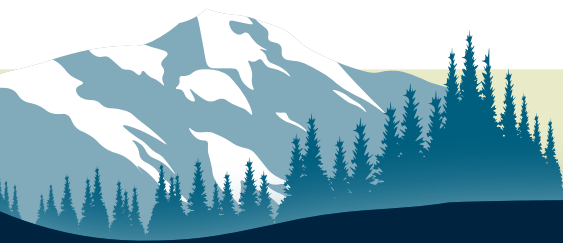
May 21, 2025

Organizational Chart

The Kimley-Horn team offers the Town the technical expertise, relevant experience, and commitment to quality that will make your project a success. In true Kimley-Horn style, we will channel our enthusiasm for this project into being reliably responsive, developing quality solutions, and providing outstanding service to ensure this project's successful completion. We are confident the Town will benefit from our team's collective history, trusted experience, passion, and technical expertise. The Kimley-Horn team comprises like-minded individuals with diverse talents within our firm to successfully complete this project. Our team includes subconsultants who act as seamless team members to provide their specific areas of expertise when required.



Figure 4. Organizational Chart





Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: Approval of the Amended and Restated Deed of Easement with the Board of Education of Gunnison Watershed School District

Summary:

Crested Butte Community Schools (CBCS) is seeking an amendment to an existing easement located along the southwest side of the CBCS campus. The purpose of this easement is to convey storm water from the intersection of SH135 and Red Lady to the gravel pit area. The proposed amendment to the easement would reduce the existing 60-foot easement to facilitate the proposed CBCS improvements. At the same time, the new easement area would allow for access, maintenance, and replacement of the existing storm water infrastructure.

Previous Council Action:

- Resolution No 6, Series 1996 – A resolution authorizing and approving the conveyance of approximately 11.78 acres of real property owned and to be owned by the Town to the REIJ School District for the Construction of a K-12 School Facility.
- 2019 IGA Between the Town and Gunnison Watershed School District

Legal Review:

The Town Attorney has assisted staff with drafting and reviewing the amendment to the easement.

Recommendation:

Staff recommend approving the amended and restated deed of easement between the Town of Crested Butte and the Board of Education of Gunnison Watershed School District.

Proposed Motion:

A Council member should make a “motion to approve the amended and restated deed of easement between the Town of Crested Butte and the Board of Education of Gunnison Watershed School District” as part of the Consent Agenda.

AMENDED AND RESTATED DEED OF EASEMENT

THIS AMENDED AND RESTATED DEED OF EASEMENT ("Easement") is made this ___ day of _____, 2025, by and between the BOARD OF EDUCATION OF GUNNISON WATERSHED SCHOOL DISTRICT, a Colorado public school district (hereinafter "Grantor"), whose address is 800 N. Boulevard Street, Gunnison, Colorado 81230, and the TOWN OF CRESTED BUTTE, a Colorado home rule municipality (hereinafter "Grantee"), whose address is 507 Maroon Avenue, P.O. Box 39, Crested Butte, Colorado 81224. Grantor and Grantee are referred to collectively herein as the "Parties" and singularly as a "Party."

WITNESSETH:

WHEREAS, Grantor is the owner of real property commonly known as Crested Butte Community School and located at 818 Red Lady Avenue, P.O. Box 339, Crested Butte, Colorado 81224 ("Grantor Property"); and

WHEREAS, Grantee is the owner of a drainage ditch and related improvements adjacent thereto (the "Improvements") which encroach on Grantor Property; and

WHEREAS, Grantor and Grantee are parties to that certain Deed of Easement dated January 18, 2011 and recorded in the real property records of Gunnison County at Reception Number 603306 for the Improvements ("Original Easement"); and

WHEREAS, Grantor is in the process of improving the Grantor Property and Grantor and Grantee desire to reconfigure the location of the Original Easement to facilitate Grantor's installation of new athletic fields; and

WHEREAS, the parties desire to amend and restate the Original Easement to reflect the reconfiguration of the Improvements and other modifications to the terms of the Original Easement.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are incorporated herein by reference.
2. Grant of Perpetual and Non-Exclusive Easement. Grantor hereby grants and conveys to Grantee and its agents, employees, contractors, licensees, and invitees a perpetual, and non-exclusive easement in gross on, over, and across the real property set forth in Exhibit A, attached hereto and incorporated herein ("Easement Property") to construct, install, remove, replace, add to, maintain, and repair the Improvements, including below grade pipe for stormwater conveyance and related improvements, together with the right of ingress to and egress from the Easement Property by means of existing roads located on or adjacent to the Grantor Property. Grantor acknowledges that the Grantee's use of the easement is for the conveyance of stormwater and that there will be subsurface infiltration of water onto the Grantor's property which is a normal condition for the use and maintenance of the improvements.

3. Use by Grantor. Grantor retains the right to use the surface and subsurface of the Easement Property for any purpose which does not unreasonably interfere with the Grantee's use of the Easement Property.

4. Maintenance and Operation. Grantee, at Grantee's sole expense, shall construct, install, remove, replace, add to, maintain, repair, and operate the Improvements in a good and workmanlike manner. Provided, however, that if the Grantor pipes any portion of the Improvements Grantor is solely responsible for the construction, installation, removal or replacement of such piping and assumes the risk of any damage caused to Grantor's property or improvements due to such piping including but not limited to flooding and erosion. Grantor further acknowledges that the Improvements have historically operated at this location and are used for the conveyance of stormwater and assumes the risk, excepting the negligence willful misconduct of the Grantee, of any damage to the Grantor's property or improvements by such regular use and operation of the Improvements for the conveyance of stormwater.

5. No Additional Uses. Use of the Easement Property by Grantee, and its agents, employees, contractors, licensees, and invitees shall be for the sole and exclusive purposes contained herein, and this Easement shall not be construed as a dedication of the Easement Property or a grant of uses beyond those contemplated herein.

6. Entry. Grantee shall notify Grantor a minimum of twenty-four (24) hours prior to entering the Easement Property to commence construction of the Improvements or to perform any construction, installation, removal, replacement, addition, maintenance, repair, or operation activities, except in the event of an emergency, in which case notice shall be provided as soon as practicable.

7. Repair and Restoration. Upon the completion of any work authorized by this Easement, Grantee, at Grantee expense, shall restore the surface of the Easement Property, and any areas outside of the Improvements disturbed by Grantee, as nearly as reasonably possible to their original grade and condition.

8. Removal of Equipment. Upon completion of any work authorized by this Easement, Grantee shall promptly remove all materials, debris, and equipment used to perform the work from the Easement Property, including construction equipment and materials staged and/or stored within the Easement Property, if any.

9. Insurance. Grantee agrees to, at its own expense, keep in full force and effect insurance or self-insurance reasonably sufficient to insure against the liability assumed by Grantee pursuant to the provisions of this Agreement. Grantee shall at its own expense keep in full force and effect during the term of this Agreement statutory workers' compensation insurance suitable to cover Grantee's employees. At no time shall Grantor bear responsibility for accidental injury to Grantee's agents, employees, contractors, licensees, or invitees.

10. Environmental. Grantee shall not knowingly cause or permit any Hazardous Material to be brought upon, kept or used in or about the Easement Property by Grantee, its agents, employees or contractors, except those customarily used with regard to the equipment required to perform the maintenance and repair of the Improvements. Without limiting the foregoing, if the presence of any Hazardous Material on the Easement Property knowingly caused or permitted by Grantee results in any contamination of the Easement Property, Grantee shall promptly take all actions, at no expense to Grantor, as are necessary to return the Easement Property to the condition existing prior to the

introduction of any such Hazardous Material to the Easement Property, provided that Grantor's approval of such actions shall first be obtained, which approval shall not be unreasonably withheld so long as such actions would not potentially have any material adverse effect on the Easement Area. As used in this Easement, the term "Hazardous Material" means any hazardous or toxic substance, material or waste that is or becomes regulated by any local governmental authority, the State of Colorado, or the United States.

11. Mechanic's and Materialmen's Liens. Grantee covenants and agrees not to suffer or permit any lien of mechanics or materialmen or others to be placed against the Easement Property or on Grantor's property with respect to work or services claimed to have been performed for, or materials claimed to have been furnished to, Grantee or its agents, employees, or contractors pursuant to this Easement.

12. Compliance with Laws. Grantee shall cause all activities and work on the Easement Property to be performed in compliance with all applicable laws, rules, regulations, orders and other governmental requirements.

13. Warranties and Disclaimers. Grantor makes no warranties or representations with respect to the Easement Property, including, without limitation, the condition and state of repair of the Easement Property, the suitability of the Easement Property for Grantee's intended use, or with respect to any rights which other parties may have, or claim to have, to enter upon the Easement Property by reason of access easements granted by Grantor or otherwise.

14. Notice. All notices and other communications under this Easement shall be in writing and shall be deemed to have been given three (3) days after the deposit in the U.S. mail, via registered or certified mail, postage prepaid and return receipt requested, or one day after deposit with an overnight courier service (which obtains a receipt evidencing delivery) and shall be addressed to the addresses set forth in the introductory paragraph of this Easement. Either Party may designate a change of address by written notice to the other as provided herein.

15. Appropriations. Any financial obligations of the Parties shall extend only to monies duly and lawfully appropriated and budgeted by each Party and encumbered for the purpose of this Easement.

16. No Waiver of Governmental Immunity. The Parties, and their respective directors, agents, and employees, are relying on, and do not waive or intend to waive by any provision of this Easement, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., as amended.

17. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Colorado.

18. Recording. Upon full execution hereof, Grantee shall record this Easement in the real property records of Gunnison County, Colorado.

19. No Third-Party Beneficiaries. Nothing in this Easement shall be construed to give any rights or benefits to anyone other than the Parties.

20. Severability. In the event any of the provisions of this Easement are held to be unenforceable or invalid by any court of competent jurisdiction, the validity of the remaining provisions shall not be affected. Should either Party fail to enforce a specific term of this Easement, it shall not be a waiver of a subsequent right of enforcement, nor shall it be deemed a modification or alteration of the terms and conditions contained herein.

21. Entire Agreement. This Easement sets forth the entire agreement of the Parties with respect to the Easement and supersedes all prior discussions, negotiations, understandings or agreements between the Parties concerning such subject matter, including without limitation the Original Easement, which Original Easement shall be deemed null and void, and of no further force or effect whatsoever following the date hereof.

22. Amendment. Any amendment shall be in writing and signed by both Parties.

23. Venue. Venue for any action hereunder shall be in the District Court of the County of Gunnison, State of Colorado.

24. Counterparts. This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original, all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Easement on the date set forth above.

GRANTOR:

GUNNISON WATERSHED SCHOOL DISTRICT

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this ____ day of _____, 202____
by _____ as _____ of the Gunnison Watershed School District.

Witness my hand and official seal.

My commission expires: _____

Notary Public

GRANTEE:

TOWN OF CRESTED BUTTE

By: _____

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____
by _____, as _____ of the Town of Crested Butte.

Witness my hand and official seal.

My commission expires: _____

Notary Public

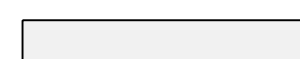
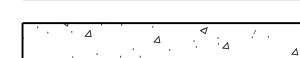
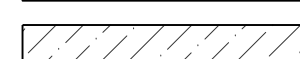
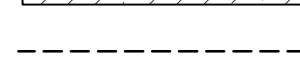
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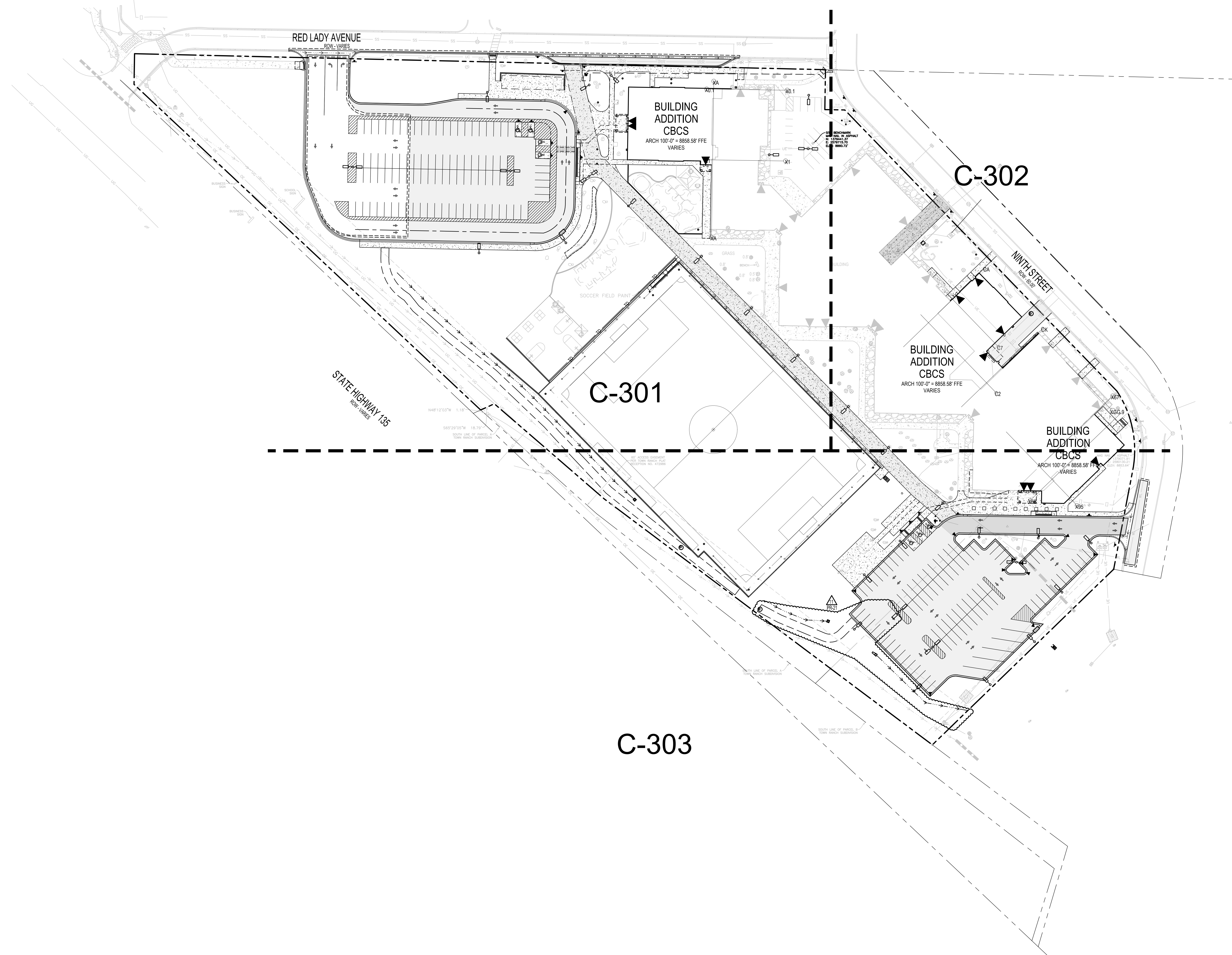
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HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

-  ASPHALT PAVING
-  CONCRETE PAVING
-  MILL AND OVERLAY
-  LIMITS OF SAWCUT



TREANORHL

1755 Bank Street, Suite #400
 Crested Butte, CO 81224
 Office: 303.298.4700
 www.TreanorHL.com

**GUNNISON WATERSHED SCHOOL DISTRICT
 CRESTED BUTTE COMMUNITY SCHOOL -
 RENOVATION & ADDITION**
 818 Red Lady Avenue, Crested Butte, CO 81224



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Issued For: BP2 - CD
 Date: 18 JULY 2024

REVISIONS		
NO	DESCRIPTION	DATE
2	PR 07	10/21/24
3	PR 08	11/22/24
4	PR 09	12/03/24
5	PR 10	12/12/24
6	PR 14	02/14/25
7	PR 15	02/28/25
8	PR 18	04/04/25
9	PR 20	05/05/25
10	RFI 17/1/18/1/182	05/08/25
11	PR 21	05/23/25

C-300

OVERALL HORIZONTAL CONTROL PLAN



Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Dannah Leeman Gore, Sustainability Coordinator
Shea Earley, Public Works Director

Thru: Dara MacDonald, Town Manager

Subject: Selection of Consultant for the Facilities Energy Efficiency and Electrification Plan

Summary: The Town of Crested Butte (Town) solicited proposals for the Facilities Energy Efficiency and Electrification Plan in the March 27th and April 3rd Editions of the Crested Butte News and on the Town’s website. The Town received proposals from the following consultant firms:

1. Bureau Veritas
2. EBI Consulting
3. Mead & Hunt
4. Noresco

Background:

The Town has engaged in energy performance contracts and other energy assessments for Town facilities several times over the last 10-15 years, the latest project being with Johnson Controls, Inc (JCI) from 2021-2024. JCI’s project recommended three major Facilities Improvement Measures (FIMs) focused on identifying energy efficiency strategies in select Town buildings, which included retrofitting interior lighting, solar PV installation at the Fire Station and Marshal’s Office, and building envelope improvements, such as door, window, and other envelope seals and weather-stripping.

As the Town’s next concerted step in improving building energy efficiency in its facilities, this plan’s proposed development is in direct response to the 2030 Climate Action Plan’s (CAP) recommendation to create a “Facilities Energy Efficiency and Electrification Plan” (Facilities EE&E Plan). It supports the CAP’s core strategy of improving energy efficiency in existing buildings, the largest source of Crested Butte’s in-boundary emissions, and previous projects do not achieve the same scope as the Facilities EE&E Plan. The scope of this plan includes individual energy assessments for twenty-nine (29) Town-owned buildings, both residential and commercial, to identify specific efficiency and electrification upgrades per Town building. Leveraging these

updated energy assessments, Town facilities will be prioritized from least to most efficient to guide a cost-effective facilities improvement strategy that incorporates existing capital improvement plans over the next 20–25 years.

Climate Impact:

In 2022, the Town of Crested Butte’s municipal operations produced 1,800 MTCO_{2e}—about 8% of the community’s total emissions, roughly equal to the annual emissions of 420 gas-powered cars. While this is a relatively small share, 71% of municipal emissions come from energy use in buildings (natural gas and electricity). The Town is committed to upgrading its own buildings to support broader goals in the Climate Action Plan (CAP), serving as a community model for future regulations and incentive programs focused on building efficiency and electrification. As the Town electrifies its buildings, emissions from electricity will decline further, in line with Tri-State and GCEA’s 2030 decarbonization targets. The Facilities EE&E plan will include GHG emissions reduction estimates of the proposed building improvements measures.

Financial Impact:

The Town budgeted \$200,000 for this project.

Legal Review:

The Town Attorney has assisted staff with drafting the professional services agreement.

Recommendation:

Staff recommends approving the Energy Efficiency and Electrification Plan professional services agreement with Bureau Veritas at a cost of \$157,340.

Proposed Motion:

A Council member should make a “motion to approve selection of Bureau Veritas with a total contract price of \$157,340” as part of the Consent Agenda.

Attachments:

Bureau Veritas Proposal



**BUREAU
VERITAS**

TOWN OF CRESTED BUTTE

RFP FOR FACILITIES ENERGY EFFICIENCY AND ELECTRIFICATION
PLAN

April 25, 2025



COMPANY OVERVIEW

Profile

Bureau Veritas Technical Assessments LLC (“Bureau Veritas” or “BV”) is a professional services consulting firm providing comprehensive architectural, engineering, energy, and environmental solutions. Our team includes over 800 building professionals nationwide, including Registered Architects, Professional Engineers, Certified Energy Managers, Project Managers, Environmental Professionals, Building Systems Consultants, and Code Compliance Experts.

Annually, Bureau Veritas conducts thousands of assessments for Multifamily, Commercial, Industrial, Government, and Educational clients. Having successfully completed billions of square feet of building assessments, we have developed a proven and efficient methodology for the performance of field assessments and data collection.

Bureau Veritas’ recommendations are based on knowledge of property conditions, life-cycle analysis, regulations, and client objectives. Bureau Veritas’ subject matter expertise and understanding of buildings, parks, and property sites forms the foundation on which we team with clients to create and implement facility and portfolio management solutions.

ENERGY TRANSITION CONSULTING SERVICES

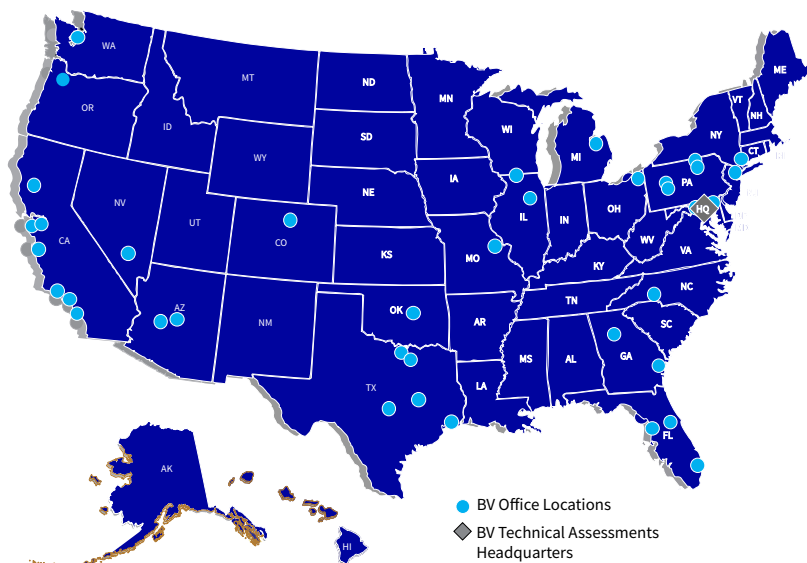
- Energy Audits and Modeling
- Energy Conservation Measures (ECM) Analysis
- Water Conservation Studies
- Sustainability Recommendations
- Net Zero Goals
- Commissioning & Retro Commissioning
- Building Electrification Studies
- Electric Vehicle (EVC) Design, Procure, Construct
- Facility Condition Assessments
- Capital Planning Reports
- Equipment and Asset Inventory
- CMMS Consulting
- Preventive Maintenance Plans
- Biodiversity Studies
- Project Management

What We Do



Company Information

Company:	Bureau Veritas Technical Assessments LLC
Year Founded:	1986
Headquarters:	6021 University Boulevard, Suite 200 Ellicott City, MD 21043
Project Office:	Lakewood, CO
Contact:	Coryn DeGrands Vice President
Telephone:	(724) 991-8194
Email:	Coryn.Degrands@bureauveritas.com
Website:	bvna.com



**BUREAU
VERITAS**

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1. COVER LETTER

April 25, 2025

Town of Crested Butte
Attn: Connor Beard
507 Maroon Ave
Crested Butte, CO 81224



RE: RFP for Facilities Energy Efficiency and Electrification Plan

Dear Mr. Beard:

We at Bureau Veritas Technical Assessments LLC (Bureau Veritas) are excited to submit our comprehensive proposal for the development of the Town of Crested Butte's ("Town") 2025 Facilities Energy Efficiency & Electrification Plan. Our team has extensive experience working with similar tourism-based mountain communities to develop holistic building improvement plans that drive energy efficiency, electrification, and sustainability.

Proven Experience | Our firm has a strong track record of delivering impactful energy plans for local governments. We understand the unique challenges and opportunities facing the Town of Crested Butte, having previously worked with the Town of Breckenridge on their Climate Action Plan. We are familiar with your 2022 greenhouse gas emissions inventory and the goals outlined in your draft 2030 Climate Action Plan.

Highly Qualified Team | Bureau Veritas is an architecture and engineering firm focused solely on building lifecycle and capital planning studies, with more than 800 building professionals nationwide. Bureau Veritas has over 30 years of experience conducting Energy Audits and Assessments. We have provided Energy services for the following similar clients:

- Colorado Academy, CO
- State of Wyoming, WY
- Southern California Gas, CA
- Redwood City, CA
- Menlo Park, CA
- Sacramento City Unified School District, CA
- City of Dearborn, MI
- City of Detroit, MI
- Baltimore City, MD
- City of Toledo, OH
- City of Frederick, MD
- Montgomery County, MD
- Maryland National Capital Park & Planning Comm., MD
- Lancaster, PA
- Chester County, PA
- Delaware County, PA
- Providence St. Joseph Health System, Multiple Locations
- PSEG, Multiple Locations
- National Grid, Multiple Locations

We are confident that our team's expertise, innovative approach, and commitment to community engagement will make us the ideal partner to develop your comprehensive Facilities Energy Efficiency & Electrification Plan. We look forward to the opportunity to work with the Town of Crested Butte on this important initiative.

The following pages detail our history, similar project experience, our key personnel and team, and our approach to your unique project. Bureau Veritas is committed to working with the Town of Crested Butte to provide the highest possible quality of service. We appreciate the opportunity to present our qualifications for this project and look forward to working with the Town. I am available at 724.991.8194 or Coryn.Degrands@bureauveritas.com to further discuss our qualifications.

Sincerely,

Coryn Degrands
Vice President Business Development, Energy

BUREAU VERITAS | CORYN DEGRANDS
P 800.733.0660 | CORYN.DEGRANDS@BUREAUVERITAS.COM

2. UNDERSTANDING & APPROACH

Project Understanding

The Town of Crested Butte is committed to achieving meaningful reductions in energy consumption and greenhouse gas emissions across its municipal portfolio. This proposal outlines Bureau Veritas' (BV) approach to delivering comprehensive energy audits and decarbonization strategies for 29 Town-owned facilities. BV will conduct a complete energy analysis of each building and provide actionable recommendations to support energy savings, strategic electrification, and renewable energy deployment. All findings will be compiled in a unified, user-friendly report for each building to support the Town's internal energy management team.

The key features of this project include:

1. Conducting comprehensive energy assessments of the Town's building stock to establish a baseline and identify priority areas for improvement.
2. Developing a detailed Building Improvement Plan (BIP) that outlines a 20-25 year implementation timeline for energy efficiency upgrades, electrification projects, and sustainability initiatives.
3. Estimating the costs and greenhouse gas emissions reduction potential of the recommended building improvements.
4. Coordinating the BIP with the Town's scheduled capital improvement projects and any ongoing renewable energy initiatives.
5. Identifying near-term funding opportunities and tax incentives to support the implementation of the plan.
6. Preparing a decarbonization plan and sustainability study to help the Town's facilities meet local and county requirements and goals.

Critical concerns that the Town and community should address include:

- Ensuring the energy assessments are conducted at the optimal times of year to capture accurate data given Crested Butte's extreme seasonal temperature variations.
- Engaging with Town staff and employees, especially for assessments of residential housing units, to minimize disruptions.
- Aligning the BIP recommendations with the community's long-term climate action goals and priorities.

To address these concerns, we propose the following comprehensive scope of work:

Scope of Work

Project Management

- Conduct a project kick-off meeting with Public Works and Sustainability staff to establish clear communication protocols, review the project timeline and milestones, and align on key deliverables.
- Coordinate bi-weekly, 60-minute check-in meetings, up to 10 meetings to provide updates on progress, address any challenges, and ensure the project stays on track.
- Provide on-site staff to perform or accompany building energy assessments, serving as the primary point of contact for Town personnel and ensuring a smooth data collection process.
- Build in appropriate internal review time for draft deliverables, allowing for feedback from Town staff and incorporation of their input prior to finalizing reports.
- Maintain detailed project records, including meeting minutes, action items, and a comprehensive project management plan to guide the team's activities.

Data Collection and Energy Analysis

- Thoroughly review the Town's 2021 Energy Performance Contract, PV installation data, and the 2022 GHG Emissions Inventory to gain a comprehensive understanding of previous energy efficiency and electrification efforts.
- Compile and analyze historical data on renewable energy installations, including system sizes, energy outputs, and installation costs to inform the BIP and decarbonization strategies.
- Gather additional information on the Town's building stock, such as construction details, occupancy patterns, and utility consumption data, to enhance the accuracy of the energy assessments.

Facilities Energy Assessments

Residential Buildings

HERS Index Scoring: The residential buildings will undergo a thorough on-site audit. Specific tasks will include:

- Perform comprehensive, on-site HERS index scoring assessments using CEM-certified energy auditors.
- Conduct blower door testing following the ASTM E779 standard to measure air infiltration rates and calculate the ACH50 for each residential unit.

- Provide individual building assessment reports detailing the HERS Index score, blower door test results, and specific recommendations for energy efficiency improvements and electrification opportunities.

Commercial Buildings

ASHRAE Level II: The commercial buildings will undergo a thorough on-site audit in line with ASHRAE Level II standards. This will include analysis of major building systems, energy performance, and operational patterns. Specific tasks will include:

- HVAC Equipment Assessment: Inventory and performance evaluation of package units, split systems, air-cooled and water-cooled chillers, DX coils, heat pumps, boilers, and furnaces. Pump and fan systems will be reviewed for flow rates, efficiency, and condition. All motors will be assessed for size, age, condition, and suitability for conversion to variable frequency drive (VFD) control.
- Controls Review: Evaluation of existing Building Automation Systems (BAS), Energy Management Systems (EMS), thermostats, and manual controls. We will document current sequences of operation, setbacks, and occupancy controls.
- Building Envelope Inspection: Visual inspection of roof systems, wall construction, insulation effectiveness, window and door assemblies, and infiltration points. We will identify opportunities for improved insulation, air sealing, and high-performance glazing.
- Lighting System Analysis: Complete inventory of interior and exterior lighting types, layout, and control strategies. Light levels will be measured in representative areas and compared with best practice standards. LED retrofit options, bi-level lighting, occupancy sensors, and daylight controls will be recommended as applicable.
- Operating Schedules and Occupancy Patterns: Detailed interviews and site observations to document building use profiles. This information will inform load modeling, control optimization, and scheduling improvements.

Energy Conservation Measures (ECMs)

Based on field observations and data analysis, BV will develop a set of ECMs for each facility. Each ECM will include a description, estimated installed cost, expected savings (kWh, therms, water, kW), and a cost-benefit analysis including simple payback and Life Cycle Cost (LCC) calculation. Categories of ECMs will include:

- No/low-cost improvements (e.g., setpoint changes, controls adjustments, maintenance scheduling)
- Lighting retrofits and controls
- HVAC equipment replacements or upgrades
- Envelope insulation and air sealing

- Building automation and control enhancements
- Domestic hot water improvements
- Water efficiency upgrades
- Plug load controls and behavioral changes

Electrification Analysis

For each facility, BV will evaluate all fossil fuel-consuming systems, including heating, domestic hot water, and cooking equipment. We will identify suitable electric alternatives, including high-efficiency electric boilers, air-source and ground-source heat pumps, VRF systems, and electric water heaters. Our analysis will include:

- Feasibility of electric replacements for gas/oil-based systems
- Energy and demand impacts of electrification
- Capacity of existing electrical service and need for upgrades
- Control and zoning considerations
- Staging and phasing plans based on system lifecycles and budget alignment

Decarbonization Plan and Sustainability Study

BV will develop a customized decarbonization strategy for each building that includes sequencing of fossil fuel replacement, controls optimization, and load reduction measures by the following scope. The strategy will be aligned with the Town's long-term carbon goals and include estimated GHG reductions (CO₂ equivalent) per measure. BV will identify measures that serve as foundational steps to electrification and Net-Zero readiness per the following:

- Analyze the energy use and greenhouse gas emissions of the Town's building portfolio to identify the highest impact opportunities for decarbonization.
- Develop a detailed decarbonization roadmap that outlines specific strategies and projects to achieve net-zero emissions for the Town's facilities by 2035, in alignment with the community's 2030 Climate Action Plan to Net-Zero goals.
 - This will include recommendations for building electrification, on-site renewable energy generation, energy efficiency upgrades, and embodied carbon reduction strategies.
 - The plan will also identify financing mechanisms and funding sources to support the implementation of decarbonization measures.
- Conduct a comprehensive sustainability assessment of the Town's buildings, evaluating factors such as water conservation, waste management, indoor environmental quality, and resilience to climate change impacts.

- Provide recommendations to improve the overall sustainability performance of the building portfolio, including estimated costs, projected benefits, and guidance on achieving third-party green building certifications.
- Integrate the decarbonization and sustainability strategies into the Building Improvement Plan to ensure a holistic approach to enhancing the environmental performance of the Town's facilities.

Onsite Renewable Energy Feasibility

Using PVWatts, BV will assess rooftop and carport-mounted solar PV potential for each facility. We will estimate:

- System size and first-year production
- Required roof/carport area and condition
- Financial analysis including incentives and rebates
- Potential for solar to offset post-electrification loads

Our findings will help the Town prioritize facilities with high renewable potential and align those.

Blower Door Testing:

In addition to the comprehensive energy assessments, we will conduct blower door testing on all buildings in the Town of Crested Butte's facilities portfolio, including both residential and commercial properties. The blower door testing will follow the ASTM E779 standard, which provides a standardized method to measure the air tightness of building envelopes.

The blower door testing process involves the following steps:

1. Preparation:
 - Seal all intentional openings in the building, such as windows, doors, and vents, to isolate the building envelope.
 - Install the blower door equipment, which consists of a powerful fan, airflow meter, and digital pressure gauge.
2. Measurement:
 - Depressurize the building to 50 pascals (Pa) below the outside pressure using the blower door fan.
 - Record the airflow rate (in cubic feet per minute, CFM) required to maintain the 50 Pa pressure difference.
3. Calculation:
 - Use the measured airflow rate and building volume to calculate the air changes per hour at 50 pascals (ACH50).

- The ACH50 metric represents the number of times the entire volume of air in the building is replaced per hour under the 50 Pa pressure difference.

4. Reporting:

- Document the ACH50 results for each building in the individual energy assessment reports.
- Analyze the blower door test results in the context of the building's size, construction, and energy efficiency recommendations.

The blower door testing will be conducted for all residential and commercial buildings in the Town's facilities portfolio. This comprehensive approach will provide a detailed understanding of the air tightness of the building envelopes and inform the development of the Building Improvement Plan (BIP).

The blower door test results, along with the other energy assessment data, will be used to calculate the HERS Index scores for the residential buildings and inform the ASHRAE Level II assessments for the commercial properties. This will ensure a holistic understanding of the energy performance of the Town's facilities and guide the prioritization of energy efficiency and electrification measures in the BIP.

By conducting the blower door testing on all buildings, we can identify air leakage issues that may be contributing to energy waste and develop targeted strategies to improve the building envelopes and reduce heating and cooling loads. This comprehensive approach will be crucial in helping the Town of Crested Butte achieve its energy efficiency and decarbonization goals for its municipal facilities.

Building Improvement Plan (BIP)

- Develop a detailed 20-25 year BIP that prioritizes building improvements from least to most energy efficient, leveraging the data collected during the energy assessments.
- Incorporate the Town's scheduled capital improvement projects and any ongoing renewable energy initiatives, such as the planned solar installation monitoring project, to ensure coordination and maximize synergies.
- Identify near-term funding opportunities, including grants, rebates, and tax incentives, that the Town can leverage to support the implementation of the BIP.
- Provide clear, building-specific recommendations for energy efficiency upgrades and electrification projects, avoiding generic recommendations across the building portfolio.
- Outline implementation timelines and estimated costs for the recommended measures to assist the Town in long-term budgeting and planning.

Facility Inventory - Town of Crested Butte

Type	Address	Historic	Year Built	Square Footage
Housing	263 Escalante Unit A, Crested Butte South	No	1994	1238
Housing	716 Elk Ave (Depot)	Yes	1900 (renovated 1965)	502
Housing	18 10 th St	No	1977 (renovated 2021)	1314
Housing	624 Gothic Avenue	No	1992	2481
Housing	817 Gothic Avenue	No	2020	720
Housing	815 Gothic Avenue	No	2020	1144
Housing	814 Teocalli Avenue	No	2005	560
Housing	812 Teocalli	No	2005	1320
Housing	19 9th Street	No	2007	493
Housing	17 9th Street	No	2007	2160
Housing	906 Butte Avenue	No	2018	1008
Commercial	606 6th Street	No	2019	35275+6700
Commercial	716 Elk Ave	Yes	1883	2936
Commercial	601 Elk Avenue	No	1996	2822
Restrooms	306 6th Street	No	2015	794
Commercial	508 Maroon Avenue	No	1991	5700
Commercial	504 Maroon Avenue	Yes	1883	4000
Commercial	306 Maroon Avenue	No	1994	8750
Commercial	308 3rd Street	Yes	1930	3422
Commercial	403 2nd Street Downstairs	Yes	1883	150
Commercial	403 2nd Street Upstairs	Yes	1883	1972
Commercial	132 Elk Avenue	Yes	1883	1822
Commercial	620 2nd Street	No	1994	2920
Commercial	705 B 7th Street	No	2000	1288
Commercial	705 A 7th Street	No	1987	4073
Housing	902 Red Lady Ave #3	No	1979	710
Housing	902 Red Lady Ave #2	No	1979	1206
Housing	902 Red Lady Ave #1	No	1979	595
Commercial	507 Maroon Ave	Yes	1927	9000

AssetCALC™ - Assessment Software and Database Deliverable

Bureau Veritas proposes utilizing AssetCALC™ as its platform for all data collected on this project. AssetCALC™ is a cloud platform developed, licensed, maintained, and supported solely by Bureau Veritas for our clients. The use of this software is at your option and there are no licensing fees for this software for **one (1) year**.

AssetCALC™ is a web-based SQL database platform that enables users to:

- query, edit, and analyze their facility condition data
- plan immediate and short-term repairs
- budget capital expenditures throughout the lifecycle of a building or an entire portfolio

The system unites Bureau Veritas’ experienced field data collection methods with advanced planning and reporting tools, construction cost libraries, location mapping (GIS) features, digital photo management, and document storage.

DATA DEVELOPMENT

AssetCALC™ includes a configurable facility hierarchy and asset data architecture - this will include all of your assets grouped based on site location, asset group, and function. Data can be exported to an Excel, XML, or an ODBC database format compatible for upload into your CMMS, EAM, or work-order systems.

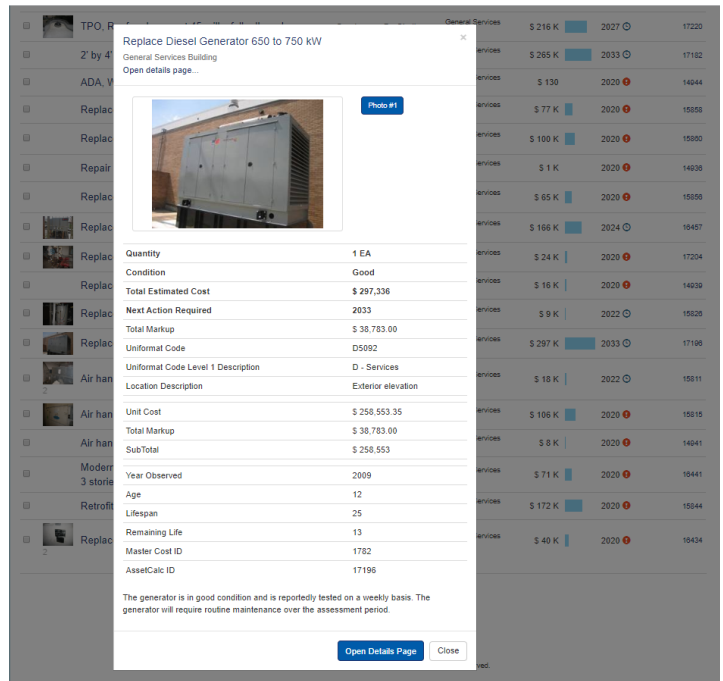
FEATURES INCLUDE:

- Facility Condition Assessment access:
 - Component/system descriptions
 - Locations
 - Conditions and EUL/RUL
 - Repair and replace recommendations
 - Digital photos
 - Search and Sorting Functionality
- Prioritization of maintenance projects
- UniFormat II Cost Database
- Project Budgets and Capital Plans
- Unlimited concurrent user licensing
- Secure IT platform and back-ups
- Client is the owner of data collected and residing in the database
- Online User Training and Documentation

REPORTING

AssetCALC™ includes more than a dozen standard options for data summaries and reports:

- Facility Condition Index (FCI) Reports
- Rank and Prioritize Capital Improvement Projects
- Deferred Maintenance Backlog
- Facility Queries (by building, priority, system, or dollar deficiency amount)
- Capital Budget Planning
- Year-by-Year Capital Needs Analysis
- 5, 10, or 20-Year Replacement Reserve Reports
- Custom 3rd party form automation available



3. PROJECT SCHEDULE

Bureau Veritas has the ability and resources to complete the Facilities Energy Efficiency and Electrification Plan assessments in a timely manner. The following details our proposed timeline to complete the project. This schedule is open to negotiations between the Town and BV.

Propose a 17-week project schedule from start to finish, with the following detailed breakdown:

- Weeks 1-2: Project kick-off, data collection, and analysis
- Weeks 3-8: Facilities energy assessments (residential and commercial)
- Weeks 9-12: Development of Decarbonization Plan, Sustainability Study, and Building Improvement Plan (BIP)
- Weeks 13-15: Estimated costs and GHG emissions reduction analysis
- Weeks 16-17: Final report preparation and delivery
 - Adjust the schedule as needed to accommodate the optimal seasonal timing for energy assessments, ensuring the residential assessments are conducted in the summer and the commercial assessments in the winter.
 - Include specific site visit windows and any other work that requires the consultant team to be physically present in Crested Butte.

4. TEAM

Bureau Veritas' Team includes Professional Engineers and Energy Managers with an average of over 21 years of relevant experience. These life cycle subject matter experts coordinate logistics, conduct comprehensive site assessments, analyze collected data, provide asset management strategies, create capital planning studies, and develop facility condition reports. Bureau Veritas also has an internal information technology group that migrates the field data and findings into CMMS platforms and other client database applications.

Coryn DeGrands | Project Executive

Ms. DeGrands will oversee all contractual aspects of the project and be available to meet with the Town for the duration of the project on an as-needed basis. She will have primary responsibility for defining the scope of engagement, and will meet regularly with Bureau Veritas' Program Manager and Assessment Team to assure that the Town's needs are being met, and that the project is adequately staffed, running smoothly, and on schedule.

Ali Al Jumaili, CEM, LEED AP, LEED WELL | Program Manager

Mr. Jumaili will be the primary point of contact for the Town throughout the duration of the project. He will work with the Assessment Team and the Town to assure project success. Mr. Jumaili will be responsible for the assessment team's overall performance, delivery of the project, and will work with Town staff to develop the implementation plan based on the results.

Bill Champion, PE, CEM | Quality Assurance Manager

Dr. Champion will oversee the project, assuring technical, process, and content quality. He will have direct management responsibility for all technical personnel, which will allow for quick and effective implementation of quality assurance measures both at inception and throughout the duration of the project.

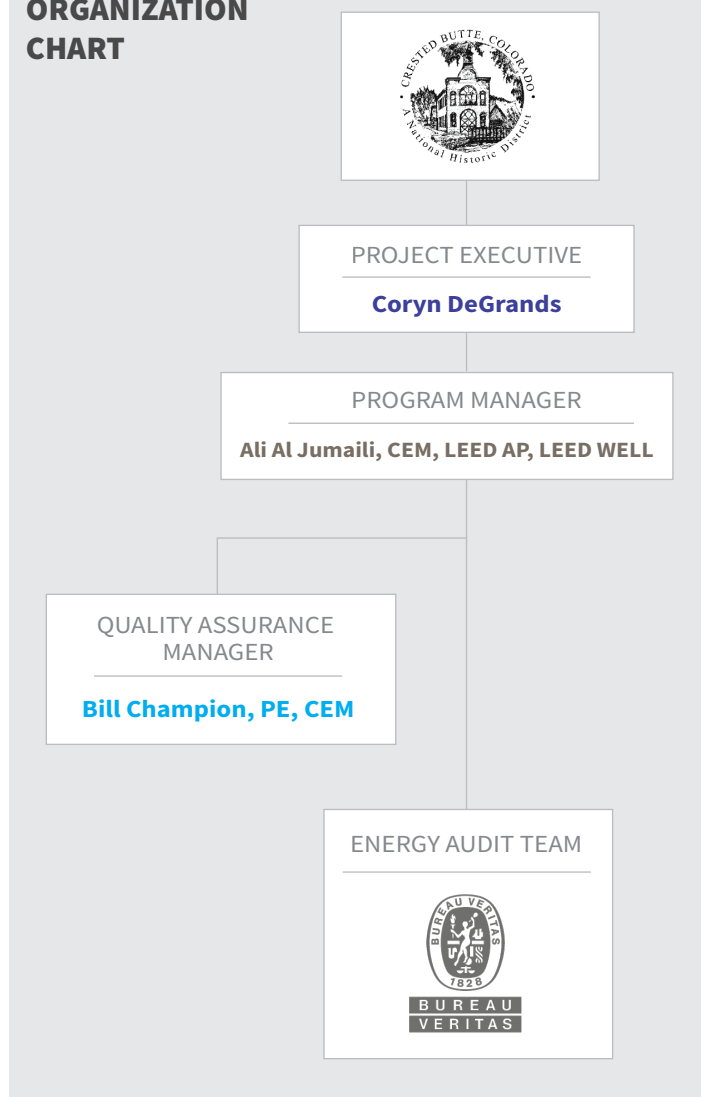
Ivan Meneses | Energy Team Lead

Mr. Meneses will manage the Assessment Team performing the Energy Audit and will meet with the Town on an agreed-upon basis to ensure project success. He will have full responsibility for delivery of the Energy Audit results.

Energy Assessment Team

The Energy Assessment Team is comprised of industry professionals with direct experience in conducting Energy Audit Assessments. They will observe and describe building systems and components, identify physical deficiencies, and formulate recommendations to remedy the deficiencies.

PROJECT ORGANIZATION CHART



Resumes

Resumes for these professionals are included on the following pages.

CORYN DEGRANDS

PROJECT EXECUTIVE

Ms. DeGrands serves as the Vice President of Business Development - Energy at Bureau Veritas, a globally renowned leader in testing, inspection, and certification services. In this role, she is responsible for building and developing BV's energy transition consulting offerings to support customers across diverse industry verticals.

Coryn's work is focused on project development that enables the integration of distributed energy resources, enhances energy resiliency, and accelerates the time-to-power behind the meter. Prior to joining Bureau Veritas, she held a leadership position at Bloom Energy, where she established and led the Industrial and Process Business Unit. In this capacity, she developed large-scale, integrated behind-the-meter power generation solutions leveraging solid oxide fuel cells, battery energy storage, and electrolyzers, alongside solar electrification.

Coryn's success has been driven by her ability to deeply understand her clients' energy challenges and collaboratively develop technically feasible and financially viable solutions that address their needs while minimizing environmental impact. Before her tenure at Bloom Energy, Coryn held various global sales, marketing, and general management roles at renowned industrial companies, including Eaton Corporation, Siemens Industry, Emerson Electric, and Johnson Controls.

Expertise

- Clean Power Generation & Energy Storage Project Design, Management & Completion
- Building Electrification System Design and Project Management
- Microgrids & Advanced Infrastructure Management Technologies
- Water Filtration Systems
- Environmental Impact Analysis

Notable Experience

- Developed turnkey power generation, distribution and control system for greenfield polysilicon plant in Southeast that also included water filtration systems
- Designed and deployed showcase renewable energy microgrid for large food and beverage customer in California
- Designed mobile microgrid solution for US Department of Defense for mission critical operations
- Secured and successfully project managed energy savings performance contracts at several large US military bases and global embassies
- Started up a datacenter power-sled manufacturing site for a global electrical contractor

YEARS OF EXPERIENCE: 25



Education

Bachelor of Science, Mechanical Engineering, West Virginia University

License/Certifications

Lean Six Sigma Master Black Belt
NFPA 70E Certified

ALI AL JUMAILI, CEM, LEED AP, LEED WELL

PROGRAM MANAGER

Mr. Jumaili is a Certified Energy Manager with a background in Mechanical Engineering. He has 19 years of experience in conducting energy audits for residential, commercial, and industrial facilities and a proven track record in energy efficiency analysis. Additionally, he has extensive experience in evaluation, assessment, design, application, construction specifications and drawings, construction administration, commissioning, and retro-commissioning of the MEP systems for commercial, governmental, and institutional projects. As Program Manager, he is responsible for delivering results, and is the main point of contact for the Client throughout the project.

PROJECT EXPERIENCE:

Kaiser Permanente Medical Office Buildings, CA

Level I & II Energy Audits for 33 buildings

University of California, Riverside, CA

Level 2 Energy Audit

Katy ISD High School 9 & Middle School 16, TX

Level 2 Energy Audits & Fundamental Commissioning

Wichita County Courthouse and Administration Buildings, TX

Level II Energy Audit

Curium Pharma, Curium Plant, MO

Energy Audit, Diagnostic Testing

Suwanee Data Center, GA

Level 2 Energy Audit, MEP and Life Safety PCA

MUSC General Hospital, SC

Level 2 Energy Audit and Decarbonization Assessment

Maryland Port Authority, MD

Energy Auditing, Decarbonization, and Net Zero Plan

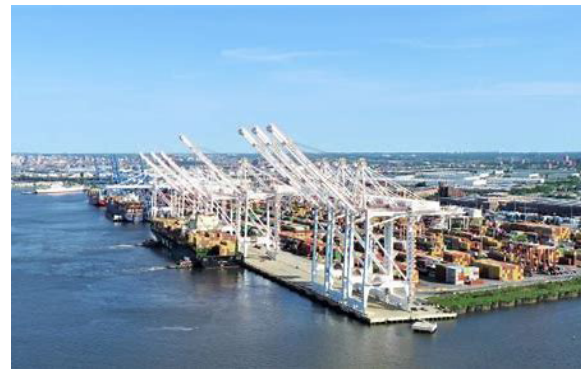
Pottsville Housing Authority, PA

Energy Audit & Water Audit

Prologis, NJ

Solar Panel Installation, Commissioning Work
Quality Validation, Punchwalk

YEARS OF EXPERIENCE: 19



Education

Master of Science, Mechanical Engineering,
University of Basra
Bachelor of Science, Mechanical
Engineering, University of Technology ABET
Accredited - Baghdad/Iraq

License/Certifications

Certified Energy Manager
LEED AP, WELL AP
EPA Universal Certification



BILL CHAMPION, PE, CEM

QUALITY ASSURANCE / QUALITY CONTROL

Mr. Champion is a Professional Mechanical Engineer, and certified Energy Manager with 28 years of experience in the government, retail, industrial, higher education, and K-12 Education industries. As Quality Assurance Manager, he is responsible for technical review of deliverables. He has extensive experience with projects of similar scope for government clients.

PROJECT EXPERIENCE:

City of Steamboat Springs, CO

Facility Condition Assessment & Inventory

City of Garden City, KS

Facility Condition Assessment & Inventory

City of Dallas, TX

Facility Condition Assessment

City of Casa Grande, AZ

Facility Condition Assessment & Energy Audit

Ada County, ID

Facility Condition Assessment & Inventory

City of Concord, CA

Facility Condition Assessment & Inventory

City of San Ramon, CA

Facility Condition Assessment & Inventory

City of Pendleton, OR

Facility Condition Assessment & Inventory

City of Quincy, WA

Facility Condition Assessment & Inventory

Detroit Housing Commission, MI

Energy Audit, Physical Needs Assessment

City of Dearborn, MI

Energy Audit

City of Columbus, OH

Energy Audit, Facility Condition Assessment

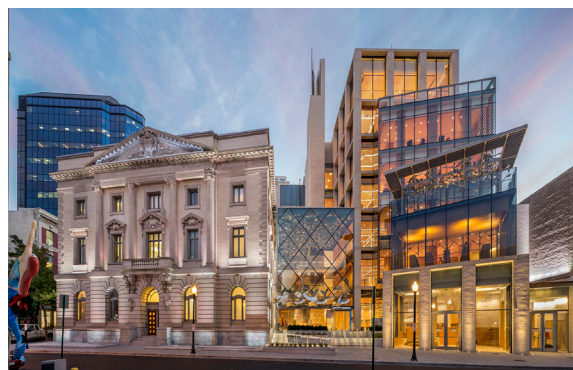
City of Toledo, OH

Energy Audit, Facility Condition Assessment

City of Sandy Springs, GA

Facility Condition Assessment & Inventory

YEARS OF EXPERIENCE: 28



Education

Doctor of Philosophy, Civil Engineering, Univ of MD
MBA, University of Rochester
MS, Mechanical Engineering, State University of NY
BS, Mechanical Engineering, State University of NY

License/Certifications

PE | MD #40120; NY #08786; DC #PE906172
Certified Energy Manager #16649



IVAN MENESES, PE, CEM, EBCP

ENERGY TEAM LEAD

Mr. Meneses has been the Program Manager for government, educational, and private sector clients. He supervises teams of architects, engineers, and facility professionals in conducting facility condition assessments, physical needs assessments and energy audits.

PROJECT EXPERIENCE:

Colorado Academy, CO
Facility Condition Assessment & Inventory

Safran, CA, TX, WA, Mexico
Energy Audit

Shasta County, CA
Utility Allowance Program

Daniel Boone Library, MO
Energy Audit

City of Highland Park, IL
Utility Allowance Program

City of Detroit, MI
Facility Condition Assessment & Energy Audit

Adidas Facilities, SC, IN
Facility Condition Assessment & Energy Audit

Rolling College, FL
Facility Condition Assessment & Energy Audit

Government Publishing Office, DC
Energy Audit, Facility Condition Assessment, Inventory, Barcoding

Frederick County, MD
Facility Condition Assessment, Energy Audit

Consolidated School District of New Britain, CT
Facility Condition Assessment, Space Needs Analysis, Energy Audit

Milford Public Schools, CT
Facility Condition Assessment, Space Needs Analysis, Energy Audit

State of Vermont, VT
Facility Condition Assessment & Energy Audit

YEARS OF EXPERIENCE: 25



Education

Bachelor of Science, Mechanical Engineering, Polytechnic University of PR
Master of Science, Building Construction, Georgia Institute of Technology

License/Certifications

Professional Engineer | FL | PE62542
Certified Energy Manager | 22793
Existing Building Commissioning Professional | 353



BUREAU
VERITAS

MARY VENABLE, RA, CEM, LEED AP, BPI ENERGY ASSESSMENT TEAM

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PROJECT EXPERIENCE:

State of Wyoming, WY

Energy Audit

Southern California Gas, CA

Facility Condition Assessment, Inventory & Energy Audit

City of Menlo Park, CA

Facility Condition Assessment & Energy Audit

City of Redwood City, CA

Facility Condition Assessment & Energy Audit

City of Lee's Summit, MO

Energy Audit

City of Detroit, MI

Energy Audit

YEARS OF EXPERIENCE: 21



Education

Master of Architecture, University of Nevada
Master of Science, English, University of Virginia

Licenses

Registered Architect | NV | 4224
Certified Energy Manager | NV | 18462
LEED AP | 38469
BPA Multi-family Building Analyst |
5006070



BUREAU
VERITAS

MARK BARRON, CEM ENERGY ASSESSMENT TEAM

PROJECT EXPERIENCE:

Colorado Academy, CO

Facility Condition Assessment & Energy Audit

Michigan Schools, MI

Energy Audit

Berea College, KY

Energy Manager

CBRE/ESI

Energy and Sustainability Project Manager

JLLT

Energy Analyst

Eastern Kentucky University, KY

Project Manager

YEARS OF EXPERIENCE: 30+



Education

Bachelor of Science, Mechanical Engineering,
Polytechnic University of PR
Master of Science, Building Construction,
Georgia Institute of Technology

Registration

Professional Engineer | FL PE62542
Certified Energy Manager | 22793



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LIA KNOWER ENERGY ASSESSMENT TEAM

152

PROJECT EXPERIENCE:

- City of Ferndale, MI**
Facility Condition Assessment & Energy Audit
- County of Ingham, MI**
Facility Condition Assessment & Energy Audit
- County of Genesee, MI**
Facility Condition Assessment
- City of Toledo, OH**
Facility Condition Assessment & Energy Audit
- Town of Berlin, MA**
Facility Condition Assessment, Energy Audit,
Space Utilization & PM Schedule
- State of Vermont DGS, VT**
Facility Condition Assessment & Energy Audit

YEARS OF EXPERIENCE: 20



Education

Bachelor of Science, Communications, Southern Oregon University



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VERITAS

AREZOU MASOUMI, PMP, CEM ENERGY ASSESSMENT TEAM

PROJECT EXPERIENCE:

- State of Michigan Schools, MI**
Energy Audit
- State of Vermont DGS, VT**
Facility Condition Assessment & Energy Audit
- Vermont Agency of Education, VT**
Facility Condition Assessment & Energy Audit
- Township of Sumpter, SC**
Facility Condition Assessment & Utility
Allowance
- Daniel Boone Regional Library, MO**
Energy Audit
- Safran, US, Mexico**
Energy Audit

YEARS OF EXPERIENCE: 6



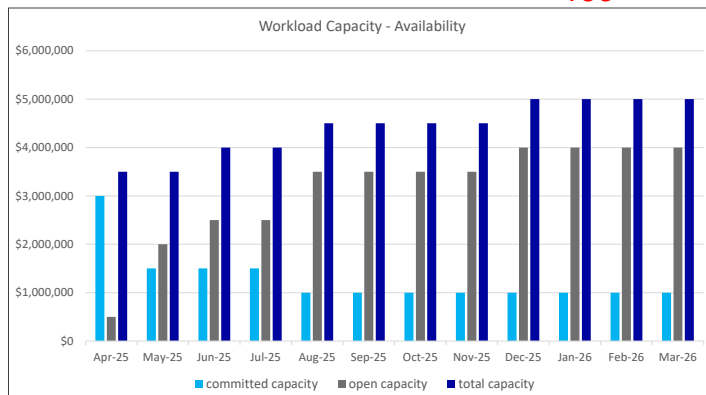
Education

Bachelor of Arts, Psychology, University of California
PhD, Leadership, Alliant International University, San Diego

Availability and Capacity

Bureau Veritas has maintained itself as a viable, professional assessment services corporation. Bureau Veritas is fully staffed to manage any size project load, including simultaneous multiple site projects. Our field staff can provide a commitment of time suitable to the needs of the proposed City program. The proposed project would be a significant one for Bureau Veritas, and we have the in-house resources to fully staff this project without program disruption or cost impact.

Bureau Veritas has 800 staff and a dedicated Asset Management team. The regional team usually has approximately three to five concurrent assessment projects engaged that range from 400,000 SF to 1,000,000 SF. For example, currently we have three School Districts, one University, and three Municipal projects concurrently in progress. Bureau Veritas has a very scalable staff and can provide resources from one team to over ten teams on a project.



Availability of all key personnel is included in the chart below.

Key Personnel	Project Role	Years of Exp	Certification/Registration	Availability to Project	Energy Exp
Coryn DeGrands	Project Executive	25	-	20%	✓
Ali Al Jumaili	Program Manager	19	CEM, LEED AP, LEED WELL	80%	✓
Bill Champion	QA/QC	28	PE, CEM	30%	✓
Ivan Meneses	Energy Team Lead	25	PE, CEM, EBCP	100%	✓
Mary Venable	Energy Assessment Team	21	RA, CEM, LEED AP, BPI	100%	✓
Mark Barron	Energy Assessment Team	30+	CEM	100%	✓
Lia Knower	Energy Assessment Team	20	-	100%	✓
Arezou Masoumi	Energy Assessment Team	6	PMP, CEM	100%	✓

Ability to Perform in a Timely Manner

We pride ourselves on the scheduling, logistics, and mobilization of our staff to provide services at multiple sites across the country on a compressed schedule. With project managers nationwide, we can assemble a qualified team in the project area quickly. Our team is familiar with all codes governing this contract and is sensitive to the unique requirements of your community. A locally based project staff gives Bureau Veritas and the Town of Crested Butte the benefit of direct client contact with our personnel performing and managing this project.

We are accustomed to completing large projects and have built-in measures as a part of our assessment and quality assurance methodology to ensure we complete programs to our client’s satisfaction. We consider meetings, communication, scheduling, management, budget, and quality control crucial elements of each engagement.

Bureau Veritas has the capability to perform the full scope as listed in the RFP without the use of outside consultants. Bureau Veritas has in-house technical professionals with experience performing Energy Efficiency and Electrification Plan services. These professionals are also qualified to perform any add-on services that may be requested.

Bureau Veritas has the capability and experience to comply with set schedules. We will have a dedicated **Program Manager, Ali Al Jumaili** serve as the **direct point of contact** for the Town during the entire project. Mr. Jumaili will manage the kick-off, coordination of the field teams during the on-site assessments, and reporting process. The Town will also have access to Project Executive, Coryn DeGrands and Quality Assurance Manager, Bill Champion as needed, as well as the entire Assessment Team throughout the duration of the project. Bureau Veritas has a proven track record in **exceeding client expectations for meeting deadlines and project schedules** and is committed to the **timeliness and efficiency of report deliveries**.

Relevant Project Experience

Annually, BV assesses thousands of properties for clients similar to the Town of Crested Butte. BV has developed a proven and efficient methodology for our assessments and data collection, considering knowledge of property conditions, federal and state regulations, local codes, and historic regulations. BV has completed projects similar to the scope that the Town is requiring for Energy Efficiency and Electrification Plan services. Our experience includes energy audits, facility condition assessments, facility master planning, capital needs assessments, and capital improvement planning throughout the United States. The following is a list of projects BV has conducted with similar scope and complexity to the Town's project:

Client Name	State	Services	Completion
State of Michigan Schools	MI	Energy Audit	2025
Town of Amherst	NY	Energy Audit, Facility Condition Assessment	2024
PSEG	NY, NJ, CT	Energy Audit, Facility Condition Assessment	2024
State of Wyoming	WY	Energy Audit	2024
City of Palo Alto	CA	Energy Audit, Facility Condition Assessment	2023
State of Vermont	VT	Energy Audit, Facility Condition Assessment	2023
City of Frederick	MD	Energy Audit	2023
EverSource	CT, MA, NH	Energy Audit, Facility Condition Assessment	2023
Adidas	IN, SC	Energy Audit	2023
Safran	WA, TX, CA	Energy Audit	2023
Providence St. Joseph Health	WA, OR, CA	Energy Audit, Facility Condition Assessment	2022
Southern California Gas	CA	Energy Audit	2022
City of Menlo Park	CA	Energy Audit, Facility Condition Assessment	2022
First Energy Utility Company	OH	Energy Audit	2021
City of Detroit	MI	Energy Audit, Facility Condition Assessment	2021
US Department of State	MD, DC, VA	Energy Audit	2021
National Grid	NY	Energy Audit	2020
City of Saulte St. Marie	MI	Energy Audit	2019
Teton County	WY	Energy Audit	2019
U.S. Air Force, Department of Defense	Worldwide	Energy Audit	2018
Montgomery County	MD	Energy Audit, Facility Condition Assessment	2018
City of Redwood City	CA	Energy Audit, Facility Condition Assessment	2017
Hayward Recreation and Parks District	CA	Energy Audit, Facility Condition Assessment	2017
City of Baltimore	MD	Energy Audit	2017
City of San Joaquin	CA	Energy Audit, Facility Condition Assessment	2016
Town of Mansfield	CT	Energy Audit, Facility Condition Assessment	2016

References



**BUREAU
VERITAS**

PROJECT PROFILE

CITY OF PALO ALTO

FACILITY CONDITION ASSESSMENT, INVENTORY, ELECTRIFICATION STUDY

Bureau Veritas (BV) performed a city-wide facility condition assessment for the City of Palo Alto. BV inspection included an lifecycle analysis and we provided calculations of remaining lifespans of the primary Mechanical, Electrical, Plumbing maintainable assets and remaining lifespans of all assets at both the individual and systems level.

The assessment reports included corrective and deferred maintenance recommendations with budget estimates for the corrective, deferred, and preventive maintenance. We provided the City with calculations of Facility Condition Index (FCI), Extended Facility Condition Index (EFCI), Facility Needs Index (FNI), and Total Cost of Ownership on a per building/facility basis.

1. An analysis of Facility Condition Assessment included analysis and projections for the following areas:
2. Deficiency costs summarized by building system across all facilities.
3. Deficiency costs summarized by Priority across all facilities.
4. Deficiency costs summarized by Asset Hierarchical Type across all facilities.
5. Deficiency costs summarized by Category type across all facilities.
6. Calculation of the Facility Condition Index (FCI) for each facility.
7. Multi-year annual expenditure forecast for each facility.

BV prepared an estimated schedule and cost estimates for electrification of City facilities to achieve at least an 80 percent reduction in current natural gas usage by 2030. The analysis inventoried all fossil fuel-burning equipment and identified electric replacements for each item, as well as estimated sizing and equipment for the incoming electrical service based on the increased electrical demand. The cost and timing estimate for the electrification of fossil fuel consuming systems was prepared based on the expected remaining useful life (RUL) of the existing gas-fired equipment, providing a logical sequence for equipment replacement at each facility.

LOCATION

Palo Alto, CA

SERVICE

Facility Condition Assessment
Asset Inventory
Capital Planning
Electrification Study
CMMS Implementation

SIZE

141 Facilities
2,399,588 SF

FACILITY TYPE

Essential Facilities
Recreational
Libraries (3)
Fire Stations (12)
Maintenance Center
Police / Detention

COMPLETION

2024

REFERENCE

Murdo Nicholson
Dept. of Public Works
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301
(850) 329-2271
murdo.nicolson@
cityofpaloalto.org



PROJECT PROFILE

CITY OF MENLO PARK

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

The City of Menlo Park, CA Department of Public Works is a long-time Cartegraph OMS customer who wanted to expand their use of Cartegraph to include some municipal facilities under their jurisdiction. At the same time the City was looking to improve their understanding of the capital needs of their facilities and park infrastructure, audit the energy performance of their buildings, and assess their critical risks associated with hazards such as seismic disruption, intrusion from exterior air pollution (especially smoke from wildfires), and flooding. Cartegraph recommended Bureau Veritas (BV) to the City as a trusted partner with the breadth and depth of skills needed to deliver these assessments and get all the data into OMS.

The City hired BV to perform an in-depth Facility Condition Assessment (FCA), detailed energy audit, and critical hazards risk assessment for 26 of their major municipal buildings and multiple parks within the City limits. Additionally, BV was contracted to capture detailed equipment data and apply durable bar code tags on all major equipment in each facility to allow maintenance technicians to directly access equipment information and maintenance records using the Cartegraph mobile application on their phones and tablets. Deliverable products from this engagement included:

- Condition assessments for all city-owned buildings (Individual facility reports)
- Energy conservation measures(ECMs) and electrification options for all buildings (included in each facility report and consolidated in the Consolidated Electrification table)
- Risk and Vulnerability Assessments (included in each facility report, Seismic assessment and maximum loss statement in a separate report)
- A consolidated table describing every major building component of each facility, the current condition and remaining life (Observation report)
- Consolidated annual capital improvement costs to maintain facilities (Consolidated Cost Table and Replacement Reserve Report table)
- Recommendations for annual maintenance procedures and staffing requirements. Also, added scannable barcode tags to all equipment requiring regular maintenance (Preventative Maintenance Schedule and table)

LOCATION

Menlo Park, CA

SERVICE

Facility Condition Assessment
 Energy Audit
 Critical Risks Assessment
 Preventative Maintenance
 Plans & Equipment Tagging
 Data Integration with
 Cartegraph OMS

SIZE

26 Buildings
 6 Parks
 250,000 SF

FACILITY TYPE

City Hall & Police HQ
 Recreational Facilities &
 Amenities
 Municipal Offices
 Library

COMPLETION

2022

REFERENCE

Brian P. Henry
 Assistant Public Works Director
 City Corporation Yard
 333 Burgess Drive
 (650) 330-6799
 bphenry@menlopark.org



PROJECT PROFILE

EVERSOURCE

FACILITY CONDITION ASSESSMENT & ENERGY AUDIT

The goal of this Facility Condition Assessment was to gather the data necessary to understand the existing facility's condition, identify strategies to meet the facility's life cycle needs and create the foundation for an overall capital plan. The facility condition assessments include the following:

- Current conditions analyses - existing facility requirements including deferred maintenance, recommended discretionary improvements, and code noncompliance issues.
- Anticipated facility reserve analyses - projections of ongoing degradation of facilities' components and costs associated with the reserve or replacement of these components as they reach the end of their useful lives
- Funding needs analysis - summary report of deferred maintenance and systems reserves funding needs. BV has completed Facility Condition Assessments for 69 facilities throughout Massachusetts, Connecticut and New Hampshire.

The FCAs were performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming to ASTM E2018-15, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

As part of the FCA and capital planning exercise, BV conducted ASHRAE Level II Energy Audits at the facilities. Recommended efficiency and carbon reduction projects were included in the prioritized capital plan.

LOCATION

CT, MA, NH

SERVICE

Facility Condition Assessment
Energy Audit
Upload to CMMS

SIZE

4.2 MM SF

FACILITY TYPE

Commercial and Industrial

COMPLETION

2016-2023

REFERENCE

Tom McDermott
Eversource
107 Selden Street
Berlin, CT 06037
(860) 665-4531
Thomas.r.mcdermott@
eversource.com



PROJECT PROFILE

SOUTHERN CALIFORNIA GAS & ELECTRIC

NET ZERO ENERGY AUDITS & FACILITY CONDITION ASSESSMENT

The goal of this project is to develop a pathway for converting the existing support facilities operated by Southern California Gas to Net-Zero facilities by 2040. The project was operated in conjunction with a Facility Condition Assessment Surveys. The assessments are ongoing and cover over 200 buildings spread across 140 locations in the southern California area. The buildings under consideration include offices, operations centers, data centers, warehouses, sub-stations as well as mixed use facilities essential for the gas distribution operations of the utility provider.

The facilities were assessed to the building system and component levels for condition, remaining life cycle, cost to replace, and evaluation of repair versus replace options. Detailed narrative reports were generated to document existing structures and systems, current condition, and expected remaining useful life of each component. Life safety issues and immediate repair requirements were documented, as well as routine component replacement schedules. Digital photographs were collected of all assets and all current deficiencies. We described facility deficiencies, provided corrective action for each deficiency, and established prioritization standards to characterize deficiencies.

SOCAL gets 100% renewable electrical energy at its facility and hence the carbon emissions are predominantly from its fossil fuel burning. As part of the 2040 push SOCAL tasked BV to evaluate and develop financial models to evaluate the cost effectiveness of 100% fuel switch from natural gas to electric as compared to moving to high efficiency natural gas burning systems that would significantly reduce the carbon footprint but not bring it to zero. This modification in scope was requested as the condition assessment revealed that several large sites had recently undergone considerable HVAC renovation and the distribution systems had considerable remaining useful life left. As part of the assessment BV also evaluated the sizing of the additional electric service when fuel switch from natural gas to electric was recommended. As part of the deliverable BV provided a detailed implementation plan for moving the components from fossil fuel burning to energy efficient natural gas / electric taking into consideration the remaining useful life of the existing component, estimated operating efficiency and the overall remaining useful life of the system.

LOCATION

California

SERVICE

Net-Zero Energy Audits
Facility Condition Assessments
ADA Survey

SIZE

140 Sites
1.3 MM SF

FACILITY TYPE

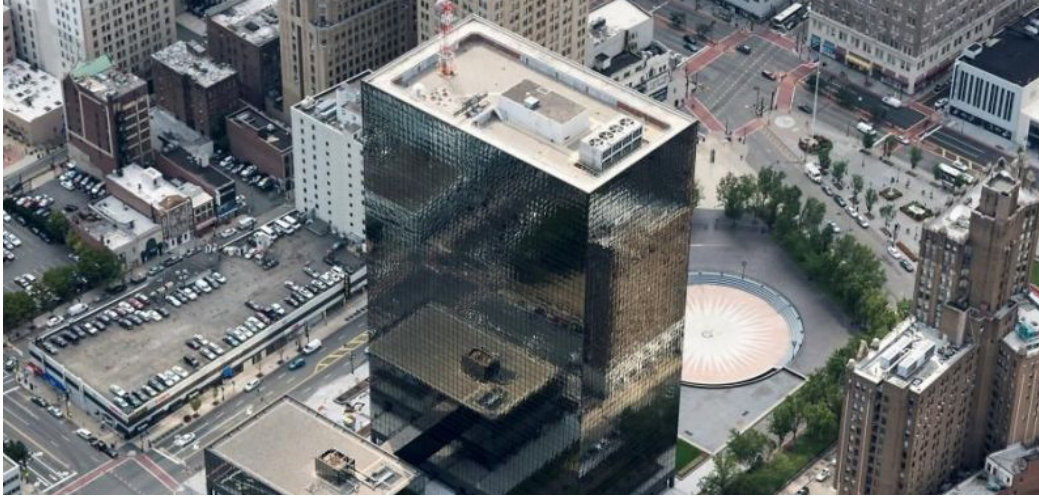
Commercial and Industrial
Utility Service Stations &
Facilities
Data Centers
Offices
Training Centers
Operations Centers

COMPLETION

2021

REFERENCE

Mr. Julian Cho
Vanir Constuction Management
4540 Duckhorn Drive, Suite 300
Sacramento, CA 95834
(916) 285-6666
julian.cho@vanir.com



PROJECT PROFILE

PUBLIC SERVICE ENTERPRISE GROUP INC. (PSEG)

FACILITY CONDITION ASSESSMENT AND ENERGY AUDIT

Bureau Veritas Technical Assessments LLC (BV) completed a comprehensive facilities study for PSEG's entire real estate portfolio in New Jersey and Long Island. This study included detailed facility condition assessments and energy audits, and ultimately resulted in a complete inventory of deferred maintenance and a long range plan to maintain the facilities.

We determined facility and infrastructure deficiencies, functional deficiencies, deferred maintenance, capital renewal items, life safety/code compliance issues, and adherence to industry standards. Our study included prioritization of projects, and population of detailed equipment information into a CMMS software system.

BV provided comprehensive condition reports detailing, assessing, and illustrating deficiencies. The reports include a Facility Condition Index for each facility. They include detailed narrative of each item identified, action required, effect the item has on the overall functionality of the facility, reason for its occurrence, possible solutions for correcting the deficiency, and possible preventative maintenance plan to impede recurrence.

BV completed energy audits for 70 of the locations. These audits provided PSEG with a baseline of energy usage and the relative energy efficiency of the facilities and specific recommendations for Energy Conservation Measures

We implemented a maintenance program including developing a complete equipment inventory, asset naming conventions, and tagging and barcoding of all significant equipment and assets.

LOCATION

NY, NJ, CT

SERVICE

Facility Condition Assessments
Energy Audit
Equipment Barcoding &
Tagging

SIZE

4 MM SF
150 Sites

FACILITY TYPE

Offices, Administration
Facilities, Maintenance Facilities
& Garages, Generating Stations,
Nuclear Stations

COMPLETION

2017, 2024

REFERENCE

Christopher Moynihan
PSEG
80 Park Place
Newark, NJ 07102
(973) 430-5284
christopher.moynihan@pseg.
com

5. BUDGET

The following fees include all costs associated with travel, lodging, car rental, food, tools, equipment, and all other miscellaneous expenses applicable to the work related to this project.

SERVICES	FEE (Fixed Price)
ENERGY EFFICIENCY AND ELECTRIFICATION PLAN	\$157,340.00

HOURLY RATES

Team Role	Hourly Rate (\$)
Project Executive	\$190.00
Program Manager	\$140.00
Project Manager I (PE/RA)	\$120.00
Project Manager II (PE/RA)	\$130.00
Quality Control Manager	\$135.00
Technical Report Reviewer	\$115.00
Administrative	\$80.00

BV will submit a monthly invoice inclusive of all services performed during that period. The per site fee will be established per the schedule of values provided at the program kick-off, and invoiced at the billing milestones stated below. Invoices will be payable within 30 days of receipt:

Completion of onsite assessments: 50% of per site fee
 Delivery of Draft Reports: 45% of per site fee
 Delivery of Final Reports: 5% of per site fee

Upon receipt of each monthly invoice, the amount due per billing milestone is fully collectible. Please forward payments to: Accounting Department, Bureau Veritas Technical Assessments LLC, PO Box 74007289, Chicago, IL 60674-7289 or contact BV-invoicing@BVNA.com to pay via credit card or to receive wiring instructions. Please ensure that BV Proposal # 173992.25P or invoice number is clearly identified on all payments and correspondence for proper credit.

Please submit all draft comments to BV within 60 days of draft delivery. Unless otherwise communicated, BV will consider all drafts approved for finalization after 60 days, and the remaining balance due will be invoiced.

6. TOWN CONTRACT REVIEW

BV agrees to the Town's base contract (appendix A) and has no requested modifications for the project.



Staff Report

22nd May 2025

To: Mayor Billick and Town Council

Prepared By: Joey Carpenter: Recreation, Open Space & Trails Supervisor

Thru: Janna Hansen, PROST Director

Subject: Letter of Support to open and maintain the unnamed “Spur Trail” connecting the Rec Path Bridge and McCormick Ranch Road

Summary: In 2021, the previous owners of the Verzuh Ranch installed a spur trail that connects the McCormick Ranch Road and the Rec Path near 10th & Teocalli in Town. This trail quickly became a popular access point for users in Town and those utilizing the Rec Path to/from Mt Crested Butte. When the Western Colorado University Foundation received the land from the previous owners, they inherited an incomplete stream bank restoration project adjacent to the trail segment. The trail was closed during the end of 2024 to facilitate the restoration activities. The group of WCU Foundation members and WCU staff/students remain undecided on if they would like to reopen the trail due to potential riparian area impacts. Council has requested a letter supporting the reopening of the trail segment.

Previous Council Action: Several actions by council were taken regarding the Verzuh Ranch from 2015-2023 under previous ownership. However, no formal action has been taken regarding the specific trail mentioned here.

Background: Many winter and summer trail segments are deeded on the plat of the Verzuh Ranch and explicitly mentioned in the Verzuh Annexation Agreement (504285), Subdivision Improvements Agreement (504289), Land Conservation Covenant (504291). This specific spur is not one of them, so staff have supported the vested right of the landowners to open/close it as they see fit to this point.

This trail segment also crosses Lot 6 of the McCormick Ranch HOA. There is no deeded easement on this property either. However, current landowners have been amenable to the trail.

Community members and local trail advocacy have supported the trail segment remaining open.

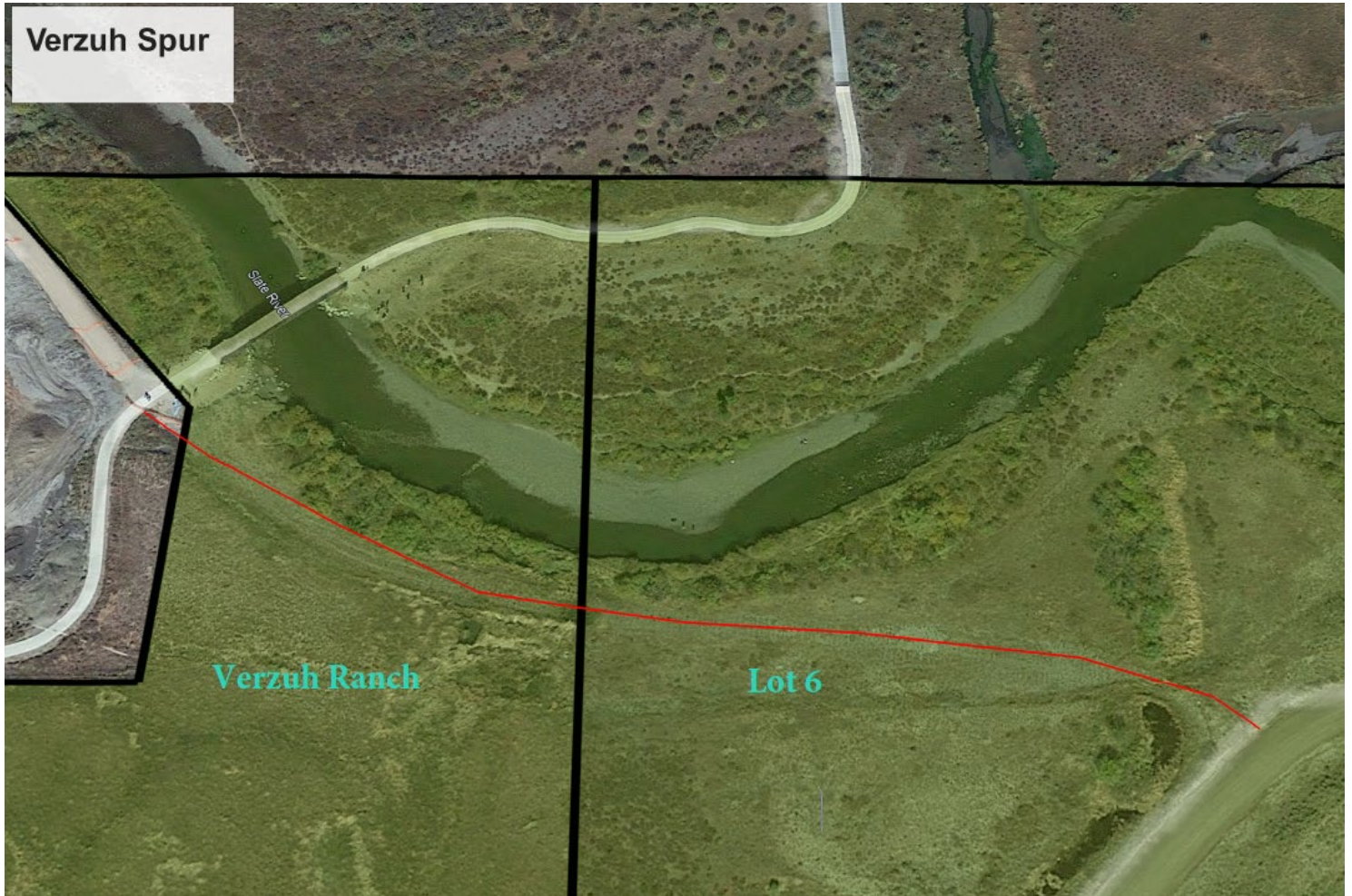
Climate Impact: No notable impacts. Increase ease of bike usage in the area.

Financial Impact: None of current.

Legal Review: In discussions with previous Town legal representation, it was determined that the trail segment does fall within the defined values of the Conservation Covenant (504291).

Recommendation: Send a letter to WCU Foundation requesting the trail segment be reopened due to its community value.

Map (Approximated Trail in Red)



Town of Crested Butte

P.O. Box 39 Crested Butte, Colorado 81224

-A National Historic District-

Phone: (970) 349-5338
FAX: (970) 349-6626
www.townofcrestedbutte.com

Western Colorado University Foundation
PO Box 1264
Gunnison, CO 81230

Dear WCU Foundation Board

The Town of Crested Butte sincerely appreciates the thoughtful and forward-looking approach you've brought to the stewardship of the Verzuh Ranch. Your positive engagement as new owners has already made a meaningful impact in our community.

In 2021, the previous landowners generously installed a trail segment connecting the Rec Path Bridge to McCormick Ranch Road. This connection has become a cherished asset, allowing residents and visitors to enjoy convenient access to the eastern trail network without needing to travel the full length of the Verzuh Ranch along McCormick Ranch Road.

With that in mind, the Town would welcome the opportunity to work together with the WCU Foundation to explore the possibility of reopening this important trail segment—from the Rec Path near 10th & Teocalli to McCormick Ranch Road—pending the support of the neighboring landowners on Lot 6.

Having convenient, stacked loop, trail systems near Town reduces human pressure in the more pristine outlying areas of our regional landscape. On a landscape conservation scale, utilizing connectors like these encourages users to recreate near Town, walk/bike more, drive less and prevents habitat fragmentation by keeping things confined to the more substantially developed areas.

We look forward to continued collaboration and are happy to support discussions with all parties involved to find a path forward.

Warm regards,

Ian Billick-Mayor



Memorandum

To: Town Council

From: Dara MacDonald, Town Manager

Subject: Manager's Report

Date: June 2, 2025

Town Manager

- 1) QQ Legislative Bill Tracker and Session Update – The Northwest Colorado Council of Governments convenes a [Water Quality/Quantity Committee \(QQ\)](#). QQ facilitates and augments member jurisdictions' efforts to protect and enhance the region's water resources while encouraging its responsible use for the good of Colorado citizens and the environment. QQ is the only group of local governments in the state dedicated to water quality and quantity protection of Colorado's headwaters. Crested Butte and Gunnison County are both members of QQ. Attached is QQ's summary of bills they actively tracked during the 2025 legislative session.
- 2) CC4CA Legislative Summary – The Town is a member of [Colorado Communities for Climate Action](#) (CC4CA), a coalition of 45 local governments across the state advocating for stronger state and federal climate policy. Attached is a quick summary of their activities during the 2025 legislative session.
- 3) Local Impacts of Federal Funding Cuts – I met with staff from the Community Foundation of the Gunnison Valley (CFGV), Gunnison County, City of Gunnison and Mt Crested Butte on Friday, May 23rd for an initial conversation about the impacts to local programs being seen across local governments and non-profits in Gunnison County. In terms of dollars, programs administered by the County appear to be most vulnerable to funding reductions as they receive a significant amount of funding for a variety of human services programming.

There are approximately 75 active, Gunnison County-based non-profits. Of those, CFGV has identified 9 who have been identified as having funding or AmeriCorps staffing at risk:

Mentors
Mt. Roots
Food Pantry
Cold Harbor
GV-Heat

RMBL
Project Hope
Six Points
Coal Creek Watershed

Any funding reductions may reasonably be anticipated to last at least 2 years (possible Congressional changes), if not for the full four years of this administration and into the future. CFGV has been advising that local governments are unable to backfill the unknown potential shortages that may come from the federal government. The County may choose to provide limited assistance to non-profits or programs that directly supplement health and human services programming with whom they already have established relationships. At this time, they are trying to assess potential impacts of funding they know is being reduced and impacts if additional funding or grants are not renewed. Mt. Crested Butte is likely to direct any requests to CFGV who administer their community grants program. The City of Gunnison is unlikely to be responsive to one-off requests as their budget is particularly tight with managing their services at this time.

- 4) Final Decree in Case No. 24CW3051 – See attached letter from water counsel Scott Miller explaining the final decree for the Town’s conditional rights for 15 c.f.s. in the Slate River. These water rights are important in the Town’s pursuit of a second water source.

Sustainability

- 1) Dannah welcomed a beautiful baby boy, Jack Bennet Gore, into the world on Tuesday, May 20 at 6:30 PM!
- 2) Staff are working on promoting the Town’s incentives on energy efficiency and electrification. Information can be found on the Town’s website for the [Cash-Back Program](#). Letters have been sent to all vacation rental properties with information about the EV Charger Cash Back Program for STR Properties. We are coordinating with GCEA and GVRHA to attend the Town Picnic and promote the GCEA/TriState rebate programs and the GreenDeed program. Elements Composting will also be at Town Picnic to promote the compost drop-off program.

Public Works

- 1) The barn at Town Ranch is scheduled to be removed from the property starting the week of May 26th. The material from the barn will be salvaged, if possible, and recycled into a future Town project.
- 2) Wildfire Ready Action Plan (WRAP) - The first stakeholder meeting occurred on Wednesday, May 21st. In attendance were representatives from the State Forest Service, Upper Gunnison River Water Conservation District, Coal Creek Watershed Coalition, Colorado Rural Water Association, Met Rec, Trout Unlimited, High Country Conservation Advocates, Colorado River Sustainability Campaign, Mt Crested Butte, Mt. Crested Butte Water and Sanitation District, United States Forest Service, Gunnison County Emergency Management Office, Colorado Water Conservation Board, SGM-JW Associates (Town contractor), and Town of Crested Butte Staff. Topics of discussion centered around hydraulic modeling, further identification of risks, and identification of values/assets at risk.
- 3) The Streets crew is scheduled to continue crack sealing operations throughout the month of June. As temperatures are on the rise, staff will begin striping and painting of stop bars, crosswalks, parking areas, etc., starting the first week of June.

Marshals

- 1) On May 20th the new Gunnison Police Chief, Sam Costello and the Communications Director, Jodie Chinn, ventured north to Crested Butte to meet with the north valley chiefs and tour the new Fire Station on Gothic Rd.

Parks, Recreation, Open Space and Trails

- 1) **Town Picnic:** The annual Town Picnic will be Friday the 6th from 11:30-2:30 at Rainbow Park. Janna will pass around a sign-up sheet during the meeting for volunteer opportunities.
- 2) **Weed Board Meeting Update:** The Town of CB Weed Board met on May 12th. These are the highlights:
 - a. Gunnison County
 - i. The Gunnison County Weed staff is working on a plan to hydroseed disturbed areas from the Whetstone utility extension project and the housing project
 - ii. They hope to hire a third weed manager this season (historically there have just been two) to help with requests for additional work in Marble.
 - iii. The County plans to support the USFS with their weed management efforts this summer in the face of federal staffing cuts
 - b. Saddle Ridge has been an area of concern for the past few years. The HOA has contracted with a local weed management company to perform mitigation work this summer.
- 3) **Summer Programs Update:** Youth skateboarding, softball, baseball and tennis are offered this summer in addition to adult softball and tennis. Many of these programs are full with wait lists and staff is working to see if we can accommodate additional participants.
- 4) **Keep it CO Summit:** Janna and Joey attended the [Keep it CO](#) Summit at WCU to further our education and network with the open space conservation community.

Community Development

- 1) Demolition of 902 Red Lady Barn: Next week, the existing Barn located at 902 Red Lady Avenue will be taken down. The Town had a structural assessment done on that building about a year and a half ago and there were significant concerns about its integrity. Through the assessment, the estimate to stabilize and rehabilitate the structure with a new foundation was about \$1,000,000. Based on a needs and use analysis of Town buildings, well as Town budget discussions, the building was deprioritized. Because this building is not designated as historic, it isn't eligible for any grant funds. Through the Verzuh Annexation, the building is technically not in Town boundary proper and is in the County, so it's deconstruction is going through an approval process with the County. The Town plans to save the materials to reuse for a future project.
- 2) Alley Survey Work: The Town's consultant Ron Sladek with Tatanka Historical Associates Inc. will pick up in mid-June where he left off last fall with the historic survey work within the alleys in town. The Town received a State Historic Fund mini grant for this work last year to survey the existing outbuildings from the current period of significance and also the attributes of the alleys themselves. This will help to inform the Design Standards and Guidelines update later this year.
- 3) Open Housing Opportunities:

As of Friday afternoon:

- a. Staff has received notice from five employees indicating interest in 815 Gothic, a two bedroom employee unit. Employees have until May 30th at 4:30pm to enter the lottery, which will be held on Tuesday June 3rd.
 - b. The qualification consultant has processed three applications for the two Paradise Park Workforce rental units that will be up for lottery in mid-June. The application window is open through June 2nd at midnight.
- 4) **Holiday Lighting Reminder:** In partnership with the Marshals, warning door tags were recently placed on residences that still have holiday lights up, as these should have been removed by January 15 per Town Code. This week, outreach efforts are expanding to commercial properties, which are expected to remove lights by April 15. Community Development staff have already contacted several businesses, and the Marshals will be issuing warning notices throughout the week to encourage compliance.

Town Clerk

- 1) Parklets will be installed for the season on Tuesday, June 17th, 2025. It will take team work to complete the installations, and thank you to Mel, Public Works crews, and Parks and Rec crews for all of their help with parklet implementation.
- 2) The third food cart/booth permit for space at the Four Way was issued to Crested Bucha to dispense from their bucha cart. The two existing permits are Log Dawgs and the Teocalli Tamale Burrito Bike.
- 3) Thank you to Heather, from the Chamber, for her willingness to help with notification on the Chamber's end for Coffee with the Council. Please reach out to Eric Treadwell for Coffee with Council sign up.
- 4) Thank you to Trevor and Eric for helping to facilitate the Memorial Day event at the cemetery!

Finance/HR/IT

1) April Revenue Report

TOWN SALES TAX APRIL 2025

Business Category	Total Amount 2025	Total Amount 2024	\$ Diff	% Diff	YTD 2025	YTD 2024	\$ Diff	% Diff
BARS/REST	52,828	42,558	10,270	24.13%	656,424	637,736	18,688	2.93%
ECOMMERCE	20,146	21,518	(1,372)	-6.38%	120,064	86,969	33,096	38.06%
GROCERY	32,829	30,200	2,630	8.71%	243,843	252,422	(8,579)	-3.40%
RETAIL	37,865	35,851	2,014	5.62%	347,465	345,534	1,931	0.56%
RETAIL:MMJ	5,208	5,799	(591)	-10.19%	39,330	45,721	(6,391)	-13.98%
LODGING	15,875	15,304	571	3.73%	266,596	254,830	11,765	4.62%
CONST/HRDWR/AUTO	33,967	30,241	3,726	12.32%	148,560	137,270	11,290	8.22%
SERVICE	20,136	26,003	(5,867)	-22.56%	129,157	135,649	(6,492)	-4.79%
Grand Total	218,854	207,473	11,381	5.5%	1,951,439	1,896,131	55,308	2.9%

OTHER REVENUE SOURCES

Vacation Rental Excise Tax	21,672	23,065	(1,394)	-6.0%	290,435	292,902	(2,467)	-0.8%
Tobacco & Nicotine Tax	10,270	10,076	195	1.9%	60,890	59,985	906	1.5%
RETT	3,894	387,323	(383,429)	-99.0%	958,895	641,213	317,682	49.5%
Carry Out Bag Fee	187	202	(15)	-7.4%	1,631	2,143	(512)	-23.9%

prepared 5.23.25

Upcoming Meetings or Events Council may choose to attend

June 6, noon-2:00pm Town Picnic, Rainbow Park

June 17, 6:00pm-7:30pm Gunnison BOCC Open House, The Depot

June 30, 6:00pm-8:00pm Intergovernmental Dinner, King Community Room, Center for the Arts

Upcoming Agenda ItemsSee attached **draft** list of upcoming Council agenda topics

* As always, please let me know if you have any questions or concerns. You may also directly contact department directors with questions as well.

QQ Legislative Update

May 15, 2025



The General Assembly wrapped up its legislative session on Wednesday May 7th.

Below is the summary of all bills QQ tracked that have either been signed by the Governor already or are headed to the Governor's desk to become law.

Thanks to QQ Members for your hard work and dedication that went into successes this session.

Senate Bills

[SB25-040. Future of Severance Taxes & Water Funding Task Force.](#) *Sens. Roberts & Simpson; Reps. McCormick and Martinez.*

QQ supported.

Establishes a ten-member task force to develop recommendations for sustaining water funding amidst declining severance taxes and water funding, with representatives from DNR, CWCB, Agriculture, DOLA, environmental advocacy, oil and gas industry, water conservation districts, agriculture, county government, and municipalities. A final report is due to the Water Resources and Agriculture Review Committee by July 15, 2026.

[SB25-054. Mining Reclamation-Only Permit.](#) *Sens. Roberts & Will; Reps McCormick & Martinez.*

QQ supported.

Creates a streamlined "reclamation-only" mining permit specifically designed for cleaning up abandoned mine waste on sites under five acres, with projects limited to three-year durations. The financial warranty requirement has been reduced from \$50M to \$30M to enable more reclamation projects to qualify.

[SB25-305. Water Quality Permitting Efficiency.](#) *Sens. Kirkmeyer, Bridges, Amabile; Reps Bird, Taggart, Sirota.*

QQ supported.

- Directs the Water Quality Control Commission (WQCC) to develop rules to establish permit processing deadlines
- Requires the Water Quality Control Division (WQCD) to implement comprehensive backlog tracking.
- For local governments, the WQCD must consider existing water infrastructure debt and financial capacity when setting compliance schedules, potentially extending timelines beyond 20 years to meet water quality standards.
- Authorizes the use of independent contractors to assist the WQCD in processing delayed permits.
- *Note* that the bill originated from the Joint Budget Committee, and the WQCD supported these changes.

House Bills

[HB25-1014](#). Increasing Efficiency Division of Water Resources Reps. Johnson & Lukens; Sens. Roberts & Simpson

QQ monitored.

Includes a number of efficiency measures for DWR, such as:

- Modifies the decennial abandonment process into two cycles starting in 2030 for Divisions 1-3, and 2035 for Divisions 4-7, which includes QQ members in the Colorado River Basin (Division 5) and Yampa River Basin (Division 6).
- Extends the time frame for well construction from one year to two years and allows reinstatement of expired permits if the well was completed timely and a \$30 fee is submitted.

Streamlining permitting in designated groundwater basins (none are located in the QQ Region). **[HB25-1029](#). Municipal Authority over Open Space and Natural Areas Outside Municipal Boundaries.** Reps. Boesenecker & Lindsay; Sen. Kipp.

QQ monitored.

Extends the authority of municipalities to acquire land outside their municipal limits for open space and natural areas, whether or not the land is open to the public.

[HB25-1077](#). Backflow Prevention Devices Requirements. Reps. Lieder & Ricks Sens. Roberts & Simpson.

QQ supported.

A legislative bill from last session inadvertently required backflow device inspectors to hold journey worker or master plumber licenses, disqualifying 85% of previously qualified inspectors. HB25-1077 resolves this issue by removing licensure requirements for inspection, testing, and repair while maintaining proper certification standards.

[HB25-1113](#). Limit Turf in New Residential Development. Reps. Smith & McCormick; Sen. Roberts.

QQ supported.

- Recall that last year, SB 24-005 prohibited local entities from installing nonfunctional turf, artificial turf, or invasive plant species in new development projects on "applicable properties," which did not include residential properties, starting January 1, 2026.
- HB25-1113 expands the definition of "applicable property" to include multifamily residential housing premises with more than twelve dwelling units, termed "applicable residential property." Thus, the prohibition on installation of nonfunctional turf starting Jan. 1, 2026 applies to "applicable residential property" as well.
- By January 1, 2028, local entities must enact or amend ordinances to regulate new developments and limit turf installation on **ALL** residential property. "Each local entity may choose the standard or mechanism by which" it limits turf.

[HB25-1165](#). Geologic Storage Enterprise & Geothermal Resources. Reps. Paschal & Soper; Sens. Simpson & Kipp.

QQ monitored.

Bill addresses both carbon storage/sequestration (CSS) and geothermal resources:

- **CSS:** Creates an enterprise fund for “geologic storage facilities,” the bill’s term for carbon capture/sequestration facilities, and addresses when an operator’s liability for a facility ceases.
- **Geothermal:** Exempts geothermal activities from requiring well permits from the Division of Water Resources when the activities are regulated by the Energy and Carbon Management Commission (ECMC) and requires applicants for permits to construct wells to notify existing geothermal operations of such applications.

HB25-1211. Tap Fees Imposed by Special Districts. *Reps. Stewart R. and Lieder; Sen. Bridges.*

QQ opposed.

- Requires water districts to set tap fees reasonably related to service costs and consider at least one factor from a prescribed list such as water usage, unit size, low-water appliances, number of bedrooms/bathrooms, and graywater systems in potentially setting proportionally reduced tap fees.
- Imposes a "duty to serve" provision when capacity exists.

HB25-1247. Expansion of County Lodging Tax. *Reps. Stewart K. & McCormick; Sens. Roberts & Simpson.*

QQ supported.

Increases the maximum county lodging tax from 2% to 6% and expands allowable uses of spending to include public infrastructure improvements and public safety measures (law enforcement, fire, EMS). Note mid-session the bill removed uses for the increased tax for the preservation of natural landscapes and wildlife habitats and promotion of sustainable tourism practices. While some of the uses of interest to QQ were removed, the tax can still be used to update wastewater and drinking water systems.

HB25-1332. State Trust Lands Conservation and Recreation Workgroup. *Rep. McCormick & Sens Roberts & Wallace.*

QQ supported.

Establishes a DNR-led workgroup to explore enhancing conservation and recreation on state trust lands while protecting revenue for public schools. The workgroup must deliver recommendations by July 1, 2026, with the State Land Board required to adopt final policies by December 15, 2026.

SUMMARY OF BILLS OF INTEREST FOR 2025

May 15, 2025

Legend: Green cells indicate a QQ position of support. Red cells indicate a QQ position of oppose.

Bill No.	Bill Description	Sponsors	Status	Notes	Recommended Position
Senate Bills					
SB25-040	Future of Severance Taxes & Water Funding Task Force	Sens. Roberts & Simpson; Reps. McCormick and Martinez	Signed Act	<i>Water Resource Review Committee</i>	Support
SB25-054	Mining Reclamation & Interstate Compact	Sen. Simpson & Bridges, McCormick & Martinez	Sent to Governor	<i>Water Resource Review Committee</i>	Support
SB25-305	Water Quality Permitting Efficiency	Sens. Bridges & Kirkmeyer, Reps Bird & Taggart	Sent to Governor		Support
House Bills					
HB25-1014	Increasing Efficiency Division of Water Resources	Reps. Johnson & Lukens; Sens. Roberts & Simpson	Sent to Governor	<i>Water Resource Review Committee</i>	Monitor
HB25-1029	Municipal Authority over Certain Land	Reps. Boesenecker & Lindsay; Sen. Kipp	Signed Act		Monitor
HB25-1077	Backflow Prevention Devices Requirements	Reps. Lieder & Ricks Sens. Roberts & Rich	Singed Act	<i>Water Resource Review Committee</i>	Support

Bill No.	Bill Description	Sponsors	Status	Notes	Recommended Position
HB25-1113	Limit Turf in New Residential Development	Reps. Smith & McCormick; Sen. Roberts	Sent to the Governor		Support
HB25-1165	Geologic Storage Enterprise & Geothermal Resources	Reps. Paschal & Soper; Sens. Simpson & Kipp	Sent to the Governor		Monitor
HB25-1211	Tap Fees Imposed by Special Districts	Reps. Stewart R. & Lieder; Sens. Bridges	Signed Act		Oppose
HB25-1247	Expansion of County Lodging Tax	Reps. Stewart K. & McCormick; Sens. Roberts & Simpson	Signed Act		Support
HB25-1332	State Trust Lands Conservation & Recreation Work Group	Reps McCormick; Sens. Roberts & Wallace	Signed Act		Support

Colorado Communities for Climate Action (CC4CA) - Legislative Updates

CC4CA and our members navigated a challenging legislative session that ranged from a \$1.2 billion shortfall in the state's budget and the need to play more defense on key climate policies than we expected. Even with these challenges, CC4CA and our partners secured significant wins this session, with the following highlights:

- CC4CA reviewed 88 bills out of the 650 that were introduced in the session, and our members took a position on 54 of these 88.
- CC4CA testified in 44 committee hearings this legislative session.
- CC4CA successfully supported climate-forward legislation, such as one bill that established a battery recycling program similar to Colorado's existing paint recycling program ([SB25-163](#)) and one that added embodied carbon improvements to eligible types of projects for the Industrial Clean Energy Tax Credit and the Colorado New Energy Improvement District ([SB25-182](#)). With our partners, we secured key amendments on problematic bills, such as [HB25-1096](#) that would have required local governments to adopt a particular permitting software that automatically issues permits but instead shifted to improving an existing grant program to support local governments that want to adopt automated permitting. Finally, we were able to ensure that bills which would erode Colorado's and local government's ability to achieve Colorado's climate goals were killed, including [SB25-280](#), which would have given extensive incentives to data centers with very limited climate protections, zero ratepayer or consumer protections, and no consideration for Disproportionately Impacted (DI) communities or local community concerns.
- While CC4CA's top priority bills to support vulnerable road user infrastructure improvements and fund wildlife crossings ([HB25-1303](#)) and on-bill financing to increase clean energy ([HB25-1268](#)) were not successful this year, we are already hearing from sponsors and the administration an interest in supporting these bills again in the 2026 session.



May 27, 2025

Scott C. Miller*
Shareholder
miller@waterlaw.com

Town of Crested Butte
c/o Dara MacDonald, Town Manager
dmacdonald@crestedbutte-co.gov

Via Email

Reply to Aspen or Basalt Office
*licensed in CO

RE: Case No. 24CW3051, Application of Town of Crested Butte

Dear Dara,

We are pleased to enclose for your records a copy of the Final Decree in Case No. 24CW3051, recently issued by the Water Judge on May 17, 2025. The Decree confirms the Crested Butte Town Pipeline (Slate River) as conditional for 15.0 c.f.s. for municipal use through the next diligence period.

ASPEN:
197 Prospector Dr.
Suite 2104 A
Aspen, CO 81611
T. 970.920.1030
F. 970.925.6847

The next application to make the above conditional water rights absolute, in whole or in part, or seek a finding of reasonable diligence in the development of the conditional water right is due by May 31, 2031. A conditional water right holds a priority date, but reflects that at the time of the decree, the water right has not been diverted or used. Therefore, Colorado law requires a return to water court every six years to make a conditional water right “absolute” once the structure is built and the water right used; or to show the applicant has been diligent in efforts to place the water to beneficial use. We will track this deadline in our internal docketing system. The court will also mail a reminder of the deadline a few months before it expires. If the Town does not file the required application by the deadline, the conditional water right will be cancelled.

BASALT:
Waterlaw Riverwalk
229 Midland Avenue
Basalt, CO 81621
T. 970.920.1030
F. 970.927.1030

During the upcoming diligence period of six years, it is important to make reasonable efforts towards making this conditional water right absolute. It will be helpful to keep a list of activities during this time period for easy reference when it is time to file for diligence or absolute. Such activities could include, but are not limited to:

DENVER:
999 18th St.
30th Floor
Denver, CO 80202
T. 303.893.9700
F. 303.893.7900

- Construction of all or part of the pipeline and facilities;
- Engineering and other investigation of feasibility of the pipeline project;
- Obtaining easements or any other necessary land or governmental approvals;
- Studies showing the growth of the Town and water demand for which the pipeline will help serve.
- Studies showing the need for additional water supplies and water availability.

SCOTTSDALE:
16427 N. Scottsdale Rd.
Suite 410
Scottsdale, AZ 85254
T. 800.282.5458
F. 970.927.1030



Town of Crested Butte
May 27, 2025
Page 2

Thank you, and as always, if you have any questions please do not hesitate to contact me.

Very truly yours,

Patrick | Miller | Noto
A Professional Corporation

By: _____

Scott C. Miller
miller@waterlaw.com

SCM/sbg
Enclosure

cc: Shea Early
Karl Hanlon, Town Attorney
Pete Foster, WWE

Crested Butte Town Council Upcoming Agenda

June 16 - Packets out Monday, June 9th – Dara out

Work session –

- PROST Plan
 - Define service and priority areas
 - Public engagement plan

Regular Meeting

- | | |
|--|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. 4th of July Special Event Application – Lynelle c. Community Grants – Kathy d. Q1 Financial Report - Kathy e. DC Fast Charging contract – Shea f. Whetstone utility easement – Shea g. Extinguishment Agreement for Deed Restrictions - Karl 2. <u>Presentation</u> <ol style="list-style-type: none"> a. Annual Report on Visitor Center operations – Chamber Director b. 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. Gourmet Noodle liquor license transfer - Lynelle | <ol style="list-style-type: none"> b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Community Plan Draft Consideration & Phase 2 overview (Community Spaces & Housing Plan) – Mel b. Center for the Arts property transfer – Kathy/Karl c. Continue discussion on Community grants – purpose and administration – Kathy/Grants Committee d. Consideration of comment letter to Gunnison County on Lower Verzuh Ranch Land Use Change – Mel e. Consideration of comment letter to Gunnison County on Scenic Butte project - Mel 5. <u>Exec Session</u> |
|--|---|

July 7 - Packets out Monday, June 30th – Ian out

Work session –

- Building Code
 - Debrief on electrification
 - Overview of changes with 2024 IBCC

Regular Meeting

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. <u>Consent Agenda</u> <ol style="list-style-type: none"> a. Minutes – Lynelle b. IGA with Gunnison County re: Red Lady roundabout – Shea (Placeholder – waiting on grant docs from Feds) c. CBCS easement for water line – Shea d. CBFPD easement for sewer access & maintenance - Shea 2. <u>Presentation</u> | <ol style="list-style-type: none"> a. MX 5-Year Plan – Jeremy b. Presentation of 2024 Financial Audit - 3. <u>Public Hearing</u> <ol style="list-style-type: none"> a. b. 4. <u>New Business</u> <ol style="list-style-type: none"> a. Annual Update of Affordable Housing Guidelines – Erin |
|---|---|

- b. Cost analysis of composting program – Dara
- c. Community Plan Adoption - Mel
5. Exec Session

July 21 - Packets out Monday, June 14th

Work session –

- Long-range financial planning work session #4

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. SH 135 Corridor Plan IGA – Mel
 - c. Ord ____, Ground Lease with GCEA for EV Chargers at Tennis Courts, 1st reading – Dara
 - d. CBFPD easement for electricity - Shea
2. Presentation
3. Public Hearing
 - a.
4. New Business
 - a.
5. Exec Session

August 5 Tuesday - Packets out Monday, July 28th

Work session –

- PROST Plan - Affirm goal statement and success measures

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
 - b. Ord ____, Amending Sec 13-5-60 to match SAYT program, 1st reading - Shea
2. Presentation
 - a.
3. Public Hearing
4. New Business
 - a. Ord ____, Ground Lease with GCEA for EV Chargers at Tennis Courts, 2nd reading - Shea
5. Exec Session
 - a. First Reading – 2024 Building Code adoption

August 18 - Packets out Monday, August 11th

Work session –

- Budget kick-off – Refining strategic plan and specific actions for 2026
- Compass kick-off and recap of planning efforts culminating in updated capital plans

Regular Meeting

1. Consent Agenda
 - a. Minutes – Lynelle
2. Presentation
 - b.
3. Public Hearing
 - a. Public hearing – 2024 Building Code adoption

- b. Ord __, Amending Sec 13-5-60 to match SAYT program, 2nd reading - Shea
- 4. New Business
 - a.
- 5. Exec Session

TUESDAY - September 2 - Packets out Monday, August 25th

Work session –

- Plastic Pollution Reduction Act, local implementation - Dannah

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
- 2. Presentation
 - a.
- 3. Public Hearing
- 4. New Business
 - a.
- 5. Exec Session

Joint meeting with Mt CB re: Mountain Express

September 15 - Packets out Monday, September 8th

Work session –

- Budget Work session

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
- 2. Presentation
 - a. Red Lady Roundabout 30% design – Shea/Mel
- 3. Public Hearing
- 4. New Business
 - a. Resolution, IGA with Mt CB Water & San for Solids Processing – Shea
 - a.
- 5. Exec Session

October 6 - Packets out Monday, September 29th

Work session –

-

Regular Meeting

- 1. Consent Agenda
 - a. Minutes – Lynelle
- 2. Presentation
 - a.
- 3. Public Hearing
- 4. New Business
 - a. Draft 2026 Budget –
 - b.
- Exec Session

Future/Annual Items

January – Resolution setting posting places

- Annual resolution approving Council Rules of Procedure
- Annual review of progress on Council goals/priorities
- Annual review of grant applications/awards
- Presentation from QQ (following elections)
- CIRSA elected officials training (following elections)
- Presentation from Region 10 (following elections)
- Town Attorney quarterly report

February – Year-end report from Chamber of Commerce

- Mt. Express annual report
- Year-end financial summary

March - Annual review of traffic calming and parking management (include bike safety) – 2nd meeting so can have President's Day data

April - Q1 review of progress on Council goals/priorities

- review of grant applications/awards
- Town Attorney quarterly report

May – Q1 financial summary

- Legislative Session summary
- review of grant applications/awards

June – Annual Report on Visitor Center operations – Chamber Director

July – Q2 review of progress on Council goals/priorities

- Town Attorney quarterly report

August – Initiate annual budget with Council

September – Q3 review of progress on Council goals/priorities

- Q2 financial summary
- review of grant applications/awards
- Annual budget work sessions with Council

October – Snow Plan

- Annual revisiting of the Climate Action Plan – strategies & actions
- 15th – deadline for presentation of the annual budget
- Annual rental agreement with WEHA
- Town Attorney quarterly report

November – Annual report by the Chair of the Weed Advisory Board on Weed Management in the Town of Crested Butte

- Q3 financial summary

- Board & Committee appointments (following election)
- Appointment of Mayor pro-tem (following election)
- Adoption of annual budget (Nov or Dec depending on election cycle)

December – Funding agreement with Chamber of Commerce

- Agreement with GVRHA for Green Deed
- PROST Plan - Finalize goal statement and success measures and review recommended priorities

DRAFT

Landscape Of Community Food Security

Prepared for: Crested Butte Town Council

Prepared by: Jodi Payne, Gunnison Country Food Pantry & Holly Conn, Mountain Roots Food Project
May 20, 2025



What is Food Security?

The USDA defines food security as consistent, reliable access to enough nutritious food for an active, healthy life. Food insecurity occurs when individuals or households do not have the means—financial, physical, or logistical—to meet this basic need.

Why It Matters in Gunnison County

Though often hidden by rural beauty and recreation-based wealth, **food insecurity is a persistent challenge** in our county. Limited housing, high cost of living, and seasonal employment combine to stretch household budgets thin—particularly in North Valley communities.

The Food Insecurity Landscape in Gunnison County - 2025

By the Numbers - Need

688 Students 1 in 3	Over one-third (33%) of Gunnison Watershed School District students qualify to receive free or reduced meals and activity fees
2,530 people	15% of the county population (2,530 people) received food assistance in 2024
60%	Increase in food assistance since 2019
1 in 5 / 20%	One in five people faces food insecurity, which is significantly higher than the pre-COVID level of 10-15%
\$15,650 \$32,150	Annual Income for a single person at 100% federal poverty level Annual Income for a family of four at 100% federal poverty level
\$975	Current monthly maximum SNAP benefit for a family of four
10%	People who fall below the federal poverty level (1 in 3) <i>(source: 2019-2023 Census data)</i>
\$74,680 (\$6,233 / month)	Self-Sufficiency Standard Annual/monthly income for a family with 2 adults and 1 school-age child living in Gunnison County to meet basic needs <i>(source: Gunnison County State of the Community Report, CFGV, 2025)</i>
1 in 3 (33%)	Residents who live below the Self-Sufficiency level but above the federal poverty line <i>(source: Gunnison County State of the Community Report, CFGV, 2025)</i>



About the Self-Sufficiency Standard

- The official poverty measure, developed half a century ago, is now methodologically out of date and no longer accurately measures the ability to provide for oneself and one's family. At best, it measures "deprivation."
- This measure describes how much income families of various sizes and compositions need to make ends meet without public or private assistance in each county in Colorado. The Self-Sufficiency Standard is a measure of income adequacy based on the costs of basic needs for working families: housing, child care, food, health care, transportation, and miscellaneous items, as well as the cost of taxes and the impact of tax credits.
- Throughout Colorado, the Self-Sufficiency Standard shows that incomes well above the official federal poverty thresholds are nevertheless far below what is necessary to meet families' basic needs. Note that the Standard is "bare bones," with just enough allotted to meet basic needs, but no extras. For example, the food budget is only for groceries. It does not allow for any takeout or restaurant food, not even a pizza or an ice cream. *University of*

Why is this Happening?**Underlying Factors Driving Food Insecurity in Gunnison County (2025)**

- **Cost of living continues to outpace wages, especially for essential workers.** Even full-time employment isn't enough to cover housing, food, and healthcare in Gunnison County, where the self-sufficiency wage is more than double the federal poverty level. The gap between what people *earn* and what it *costs to live* has widened significantly.
 - **Seasonal and tourism-based employment creates instability.** Many local jobs in the hospitality, recreation, and service sectors offer inconsistent hours, limited benefits, and seasonal layoffs, making it nearly impossible to maintain a stable household income or food access year-round.
 - **Housing pressures push workers to the edge.** With rising rents and limited inventory, many residents spend a disproportionate share of their income on housing, leaving little left for groceries. This is especially true in Crested Butte and Mt. CB, where affordability is out of reach for many workers who staff local businesses.
 - **Federal safety net programs are shrinking while need is growing.** Cuts to programs like SNAP, WIC, TANF and AmeriCorps have hit just as demand for assistance increases. These programs were never designed to fully address rural food insecurity on their own—and their erosion exposes the fragility of the current system.
-

Real People in our Community ... Who Is Experiencing Food Insecurity?

According to 2024–25 participant data from the Gunnison Country Food Pantry and Mountain Roots Backyard Harvest Program:

- **85%** of participants live at or below 150% of the Federal Poverty Level.
 - **52%** identify as BIPOC or Hispanic.
 - **60%** are employed—often in multiple part-time or seasonal jobs.
 - Participants include seniors, single parents, undocumented immigrants, individuals with disabilities, and essential workers.
 - Many are employed in the very communities where they cannot afford to live.
-

How Needs Are Being Met

Gunnison County Public Health - As of the end of May 2025, Department of Health and Human Services (DHHS) has had 693 cases that have SNAP attached to them, this includes 1,059 unique individuals across those cases. In May, DHHS issued \$210,289 in SNAP benefits, which has been a pretty standard amount post-pandemic.

- Supplemental Food Assistance Program (SNAP)
- Temporary Assistance to Needy Families (TANF)
- Women, Infants, and Children (WIC).

Gunnison Country Food Pantry - **1,283 people** asked for food assistance 11,783 times (2024)

- No Cost Grocery Distributions Monday, Wednesday, and Thursday. Home Deliveries Tuesday and Friday
- Support of Oh Be Joyful Food Pantry distributions (i.e., food and information sharing)
- Fresh Mobile Pantry/ Pop Up Pantries/ Outreach efforts
- Gunni Packs (weekend food for children)/ Healthy Snacks in Schools
- Emergency Boxes
- Mini Pantry at CBMR

Mountain Roots Food Project - **912 people** asked for food assistance 7,800 times (2024)

- Backyard Harvest weekly fresh food box distributions - 150 per week
- 78,000 pounds of food
- 75% sourced from local and regional farms - important revenue for farms & ranches
- 4 community gardens, seasonal, producing 3,500 pounds of food
- Home gardener network “Gunny Grows” valley-wide, with 149 participants

Gunnison Senior Center - **125 people** received 12,792 meals (2024)

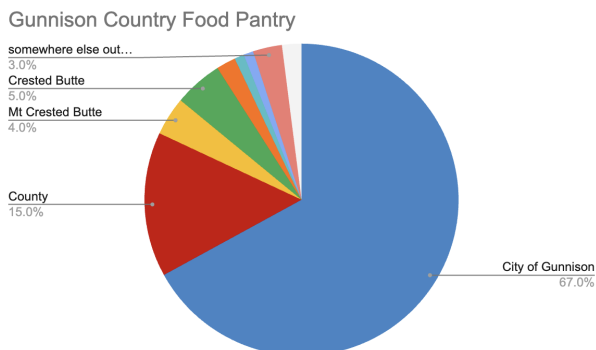
- Full meal served Mondays, Wednesdays & Fridays - \$6 per person.
- Deliveries are available for those who cannot attend in person
- 82 meals per day / 246 per week

Oh Be Joyful (2024) - **892 Visits over 29 distributions:** 80% adults and 20% children; Of those visits, 71% live in Gunnison, 21% live in Crested Butte, 8% live in Mt. Crested Butte, and 1% other.

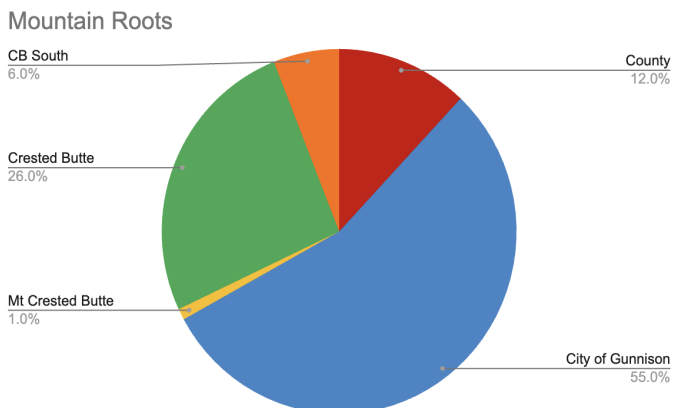
- Food Distributions open 1st and 3rd Thursday of the month
-

Where They Live

Gunnison Food Pantry



Mountain Roots

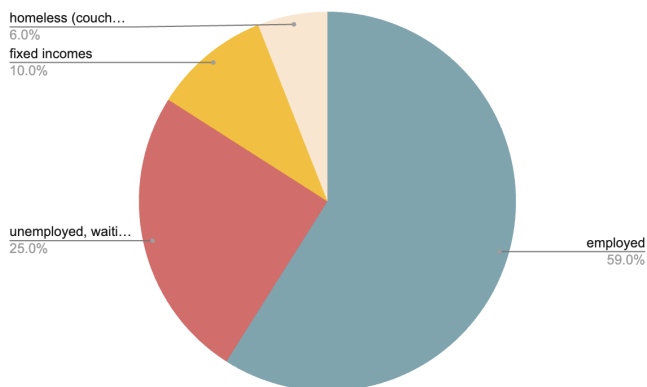


67% City of Gunnison
 15% Unincorporated Gunnison County
 4% Mt. Crested Butte
 5% Crested Butte
 2% Almont
 >1% were at Western Colorado University
 >1% were in Lake City or Sargents
 3% lived somewhere else outside of Gunnison County
 2% chose not to answer

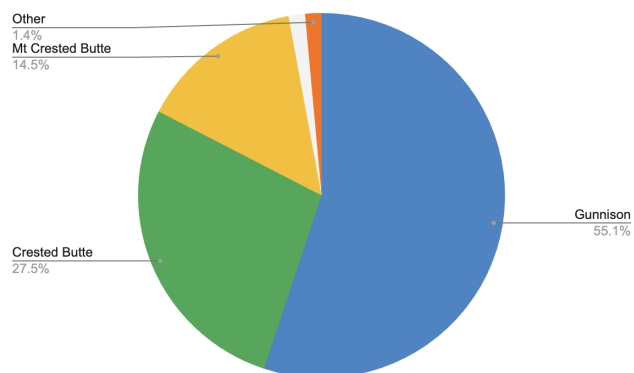
55% City of Gunnison
 12% Unincorporated Gunnison County
 1% Mt. Crested Butte
 26% Crested Butte
 6% CB South

Workforce Insights

59% of people receiving food assistance are employed
The Pantry Recipients



Mountain Roots Recipients



25% were unemployed, waiting for their first paycheck, or were anticipating returning to work

10% were on fixed incomes, such as Adults 60+ and disabled citizens

6% were homeless, a.k.a. couch-surfing, staying with friends, camping, or living in a hotel

59% of all guests served in 2024 were working full or part-time jobs, in job training, or were students.

Of these guests, 38% work in Gunnison; 19% work in Crested Butte; 10% work in Mt. Crested Butte; 1% work in Almont, and >1% Lake City or remotely. 1% were considered retired.

Vulnerable Funding Sources (2025) Shrinking Resources, Growing Needs

Food insecurity is intensifying at a time when key funding streams are being reduced or eliminated. This jeopardizes the ability of frontline organizations like GCFP and Mountain Roots to meet community needs. These cuts affect everything from staple grocery items to fresh produce and staffing capacity.

AmeriCorps Programs at Risk:

Serve Colorado AmeriCorps Programs

These national service programs support essential staffing and capacity-building.

- The Pantry: 3 service members \$41,600 funding at risk through Dec 2025
- Mountain Roots: 34 service members in 6 counties | \$500,000 overall
- Locally - Mountain Roots: 11 service members = \$88,000 through Dec 2025

Loss of AmeriCorps positions means fewer hands to coordinate volunteers, distribute food, and reach isolated residents.

More importantly, these service members deliver real, tangible services to our neighbors:

- Home deliveries to seniors and disabled residents who cannot get to a food pantry
- Nutrition and cooking education in schools and summer camps
- Weekly food box coordination and outreach in high-need areas
- Support for community events that connect residents with food access and resources

Without this capacity, many of these direct services **will be reduced or discontinued**—even though demand is rising.

The Emergency Food Assistance Program (TEFAP):

Staples like rice, pasta, and peanut butter are in short supply.

- TEFAP funding was cut by one-third, forcing The Pantry to spend \$8,000+ in supplemental purchases.
- In 2024, GCFP received 103,601 lbs. of TEFAP food.

Local Food Procurement Assistance (LFPA) – Funds Ended April 2025

This program brought local produce/product to families all over Gunnison County, and income to local farms.

- GCFP received:
 - \$25,319 (2023)

- \$5,186 (2024)
- Mountain Roots received:
 - \$180,000 in 2023–2024
 - \$28,000 (2025, final year)

LFPA infused healthy, local food into distributions and supported vital economic markets for Gunnison Valley farms and ranchers. Its loss will leave a **triple gap**—on pantry shelves, in reduction of fresh food in weekly boxes, and in local farm/ranch income.

Cuts to Federal Safety Net Programs

\$1 trillion in proposed federal cuts threaten programs essential to low-income families:

- Supplemental Nutrition Assistance Program (SNAP)
- Temporary Assistance to Needy Families (TANF)
- Medicaid: *18% of Gunnison County relies on Medicaid, including 900+ children*

Rising Needs, Limited Resources

Local requests for food assistance continue to rise, while funding sources dwindle:

- Summer lunch support for children without access to school meals
- Teachers requesting more snacks for hungry students in class
- Increased food insecurity among homebound seniors in low-income housing
- Higher foot traffic at GCFP distributions
- 70+ households on a waiting list for Mountain Roots' Backyard Harvest food boxes

What's Next

Taken together, the data paint a clear and urgent picture: food insecurity in Gunnison County is not a marginal issue; it is a widespread and deepening crisis affecting working families, seniors, children, and essential workers across the community.

The rising cost of living, seasonal employment, and limited affordable housing continue to outpace wages, pushing more people to the brink. At the same time, the very programs and resources designed to support them are being reduced or eliminated. Organizations like Gunnison Country Food Pantry and Mountain Roots Food Project are doing more than ever—reaching more people, sourcing more food, and adapting rapidly—but are being asked to fill a growing gap with shrinking tools. Without sustained investment and collaborative action, the progress we've made in building a stronger, more resilient local food system is at risk. Now is the time to recommit to solutions that ensure every resident has access to the food they need—not just to survive, but to thrive.



Staff Report

June 2, 2025

To: Mayor and Town Council

From: Janna Hansen, PROST Director

Thru: Dara MacDonald, Town Manager

Subject: Presentation: Gunnison County Metropolitan Recreation District (MetRec) Executive Director Derrick Nehrenberg Regarding their Master Plan

Summary: The Gunnison County Met Rec completed a regional recreation master plan in 2024. Derrick will provide highlights from that plan specific to the north valley and will allow time for Council questions. Staff encourages Council to consider the findings from the Met Rec Plan and the potential impacts and considerations for the PROST Plan.



metrec

Regional Rec Master Plan Overview

June 2, 2025

Full Plan Here:

https://drive.google.com/file/d/1GHequEtv_wMYmlpK75cnodlwV8TI8ret/view?usp=drive_link

Gunnison County Metropolitan Recreation District

2023 MetRec Survey

COMMUNITY SURVEY RESULTS metrec

COMMUNITY PARTICIPATION

NORTHERN SUBDISTRICT



642 RESPONSES
14.3% RESPONSE RATE

SOUTHERN SUBDISTRICT

22 MISSING ZIP CODE

366 RESPONSES
3.1% RESPONSE RATE

1,000+RESPONSES

1 = 5 RESPONDANTS

RECREATION IMPORTANCE



OUTDOOR IMPORTANCE



FREQUENCY



AVAILABILITY



INDOOR IMPORTANCE



FREQUENCY



AVAILABILITY



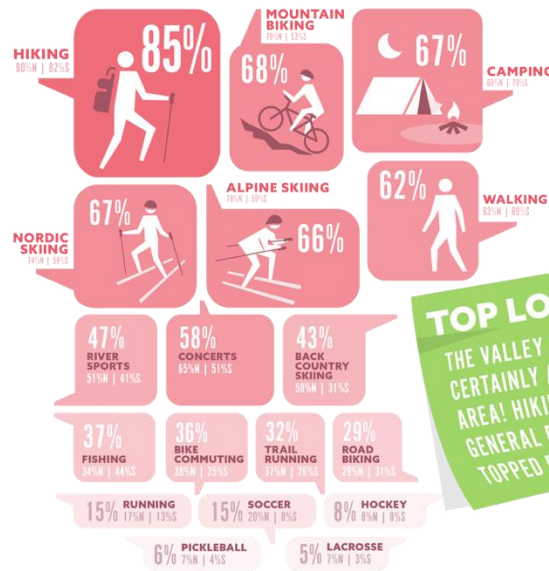
OUTDOORS!

RESPONSES SHOW A VALLEY WIDE CONSENSUS! OUTDOOR RECREATION IS IMPORTANT, AVAILABLE, AND REGULARLY ENJOYED.

OPPORTUNITIES!

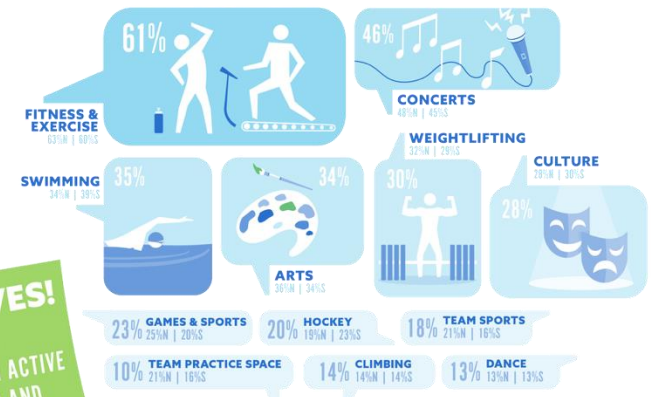
WHILE RATED LESS IMPORTANT THAN OUTDOOR RECREATION, AVAILABILITY FOR INDOOR RECREATION WAS STILL NOTED AS LOW.

OUTDOOR RECREATION WHAT WE LOVE!

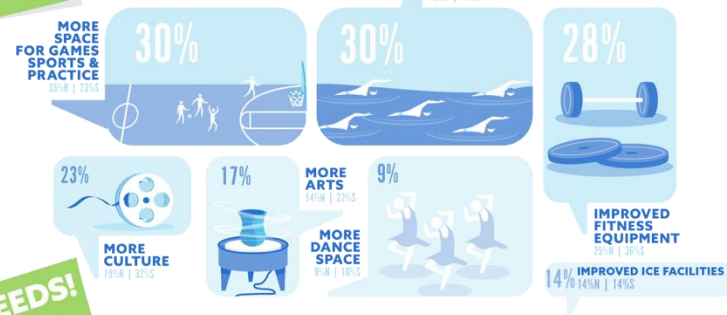


TOP LOVES!
THE VALLEY IS CERTAINLY AN ACTIVE AREA! HIKING AND GENERAL FITNESS TOPPED BOTH LISTS!

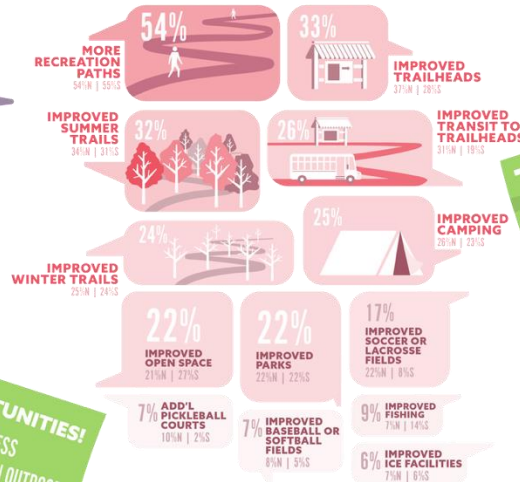
INDOOR RECREATION WHAT WE LOVE!



WHAT WE NEED!



WHAT WE NEED!



TOP NEEDS!
ALL THAT LOVE OF HIKING AND FITNESS NATURALLY LEADS TOWARDS A NEED FOR MORE PATHS AND MORE SPACE FOR GAMES, SWIMMING, AND PRACTICE!

REGIONAL RECREATION MASTER PLANNING

MASTER PLAN IMPORTANCE



YES!

Engagement for the master plan was outstanding!



COMMUNITY OUTREACH

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SUMMARY

During May - August 2024, extensive community and stakeholder outreach was conducted to inform the community about the MetRec Regional Recreation Master Plan project and gather input to help guide development of the Plan. The purpose of the community engagement was to gain a clear understanding of the community's **current and future recreation, arts and cultural needs**, with a focus on identifying **existing gaps and unmet priority needs** for indoor and outdoor recreation amenities, and recreation programs.



Community and stakeholder outreach included:

- **Primary Organizations Questionnaire**
 - » Emailed a questionnaire to 50+ organizations to survey the top needs of primary organizations.
 - » Conducted a level of service analysis involving 44+ programs and organizations to assess the range of programs and services currently provided within the District.
- **Online Community Survey**
 - » An online community survey (which returned 850+ responses) and an interactive map (which provided 450+ pins, tying comments to specific locations in the District).
- **Advisory Committees and Stakeholder Interviews**
 - » Monthly North and South Subdistrict Advisory Committee Meetings from June 2024 through January 2025.
 - » Conducted stakeholder interviews with the Town of Mt. CB, Town of CB, City of Gunnison, Gunnison County, CB South POA, and CBMR.
- **Live Community Events**
 - » Booths with informational materials at Community Events, including Mt. CB Community Concerts, Gunnison 4th of July, Gunnison and CB Farmers Markets, and Riverfest.
 - » Community Outreach Events in Gunnison and Crested Butte in June 2024 – Sundays @ 6 and Alpenglow.
 - » Community work sessions and MetRec Board meetings in April, August, and October 2024.

OUTDOOR MOST VITAL

WE ASKED WHICH THREE OUTDOOR AMENITIES WOULD BE MOST VITAL TO THE COMMUNITY AS A WHOLE

OVERALL

NORTH

SOUTH

#1 REC PATH
(HARDENED ALL WEATHER TRAIL)

#1 REC PATH
(HARDENED ALL WEATHER TRAIL)

#1 REC PATH
(HARDENED ALL WEATHER TRAIL)

#2 SOFT SURFACE TRAILS

#2 MULTI-USE FIELDS

#2 SOFT SURFACE TRAILS

#3 MULTI-USE FIELDS

#3 SOFT SURFACE TRAILS

#3 WINTER TRAILS

4. RIVER ACCESS
5. WINTER TRAILS
6. RECREATION PATH (HARD SURFACE)
7. OUTDOOR AQUATIC FACILITIES
8. PLAY AREAS/PLAYGROUNDS

4. OUTDOOR AQUATIC FACILITY
5. RECREATION PATH (HARD SURFACE)
6. WINTER TRAILS
7. RIVER ACCESS
8. DOG PARK

4. RIVER ACCESS
5. RECREATION PATH (HARD SURFACE)
6. MULTI-USE FIELDS
7. PLAY AREAS/PLAYGROUNDS
8. PARK AMENITIES

INDOOR MOST VITAL

WE ASKED WHICH THREE AMENITIES WOULD BE MOST VITAL TO THE COMMUNITY AS A WHOLE

OVERALL

#1 FITNESS AREAS



#2 LAP SWIMMING



#3 WARM WATER ACTIVITY POOL



4. MULTI-ACTIVITY GYMNASIUM
5. INDOOR ICE RINK/MULTI USE ARENA
6. TEEN ZONE
7. INDOOR CLIMBING
8. PICKLEBALL COURTS

NORTH

#1 LAP SWIMMING



#2 WARM WATER ACTIVITY POOL



#3 MULTI-ACTIVITY GYMNASIUM



4. FITNESS AREAS
5. INDOOR CLIMBING
6. TEEN ZONE
7. INDOOR ICE RINK/MULTI USE ARENA
8. INDOOR MULTI-USE FIELD

SOUTH

#1 FITNESS AREAS



#2 AFTER SCHOOL ACTIVITIES / CLASSROOMS



#3 TEEN ZONE



4. GROUP EXERCISE ROOMS
5. INDOOR ICE RINK/MULTI USE ARENA
6. PICKLEBALL COURTS
7. DROP-IN CHILD WATCH
8. HOT TUB / SPA

North Valley Rec Path Priorities

LEGEND

BOUNDARIES

- Town
- BLM
- State
- USFS
- USFS
- Wetlands
- Building
- Water Body

LINES

- Highway
- Major Road
- Road
- Track
- Multi-Use
- Hiking
- Winter

CONNECTIVITY

- Bike Lanes
- Proposed

Bike specific access using road infrastructure, either sharrow or striped bike lanes.

- Rec Paths
- Proposed

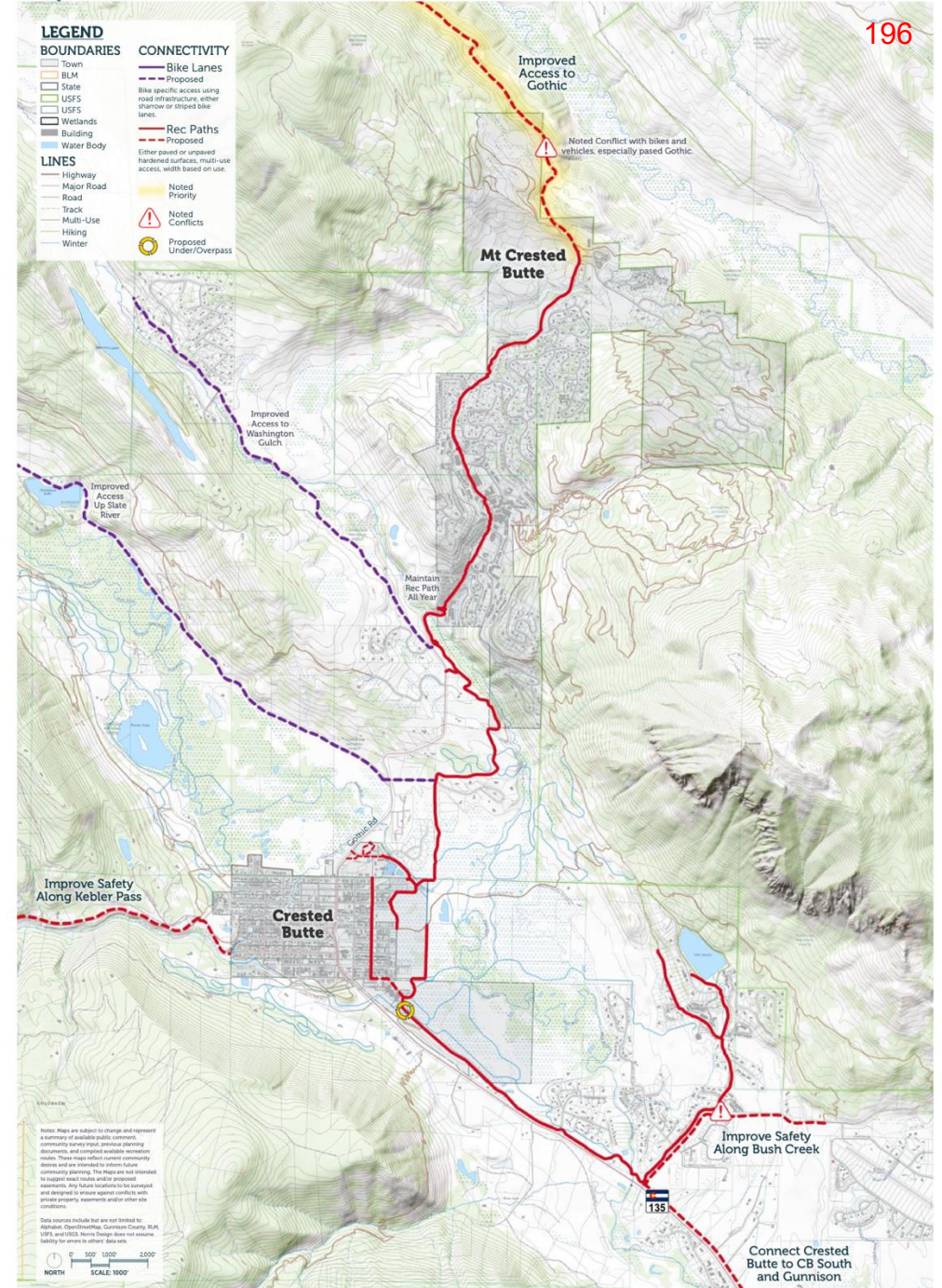
Either paved or unpaved hardened surfaces, multi-use access, width based on use.

- Noted Priority

- Noted Conflicts

- Proposed Under/Overpass

Map of North District Rec Path Priorities



Amphitheatre

OUTDOOR AMPHITHEATER

Two new outdoor amphitheaters are recommended (one in the North and one in the South), to serve the arts and cultural needs of the North and South Subdistrict. The planning team evaluated numerous outdoor amphitheaters as examples, and recommends a semi-formal layout, sized in between the Salida and Montrose examples described below.

Salida Riverside Park Pavilion:

- Layout:** Informal Outdoor Amphitheater
- Capacity:** Under 500 people
- Site Area:** Less than 1 acre
- Parking:** 50+ parking spaces recommended



Montrose Cerise Park Amphitheater:

- Layout:** Semi-formal Outdoor Amphitheater
- Capacity:** 5,700 people
- Site Area:** Approximately 6 acres
- Parking:** 300+ parking spaces recommended



Key planning recommendations for outdoor amphitheaters in Mt. CB and Gunnison include:

- Locations:** 1 in both the North and South Subdistricts
- Size & Layout:** Semi-formal layout, sized between Salida and Montrose examples
- Accessibility:** ADA accessibility should be provided and is an important consideration to be incorporated into the facility design.
- Parking:** Parking spaces can be greatly reduced if transit access is provided, and the amphitheater is located within walking and biking distance of a population center.
- Implementation:** Consider renovation of existing spaces and partnerships with current entities surrounding outdoor music, theater groups, wedding venue operators, etc.
- Cost:** Depending on location, size, formality, grading and access, amphitheater costs can range greatly from approximately \$3-10 million. Planning / budgeting for the mid to upper portion of the range (\$6 -10M) is recommended.



Programming needs

PROGRAMMING AVAILABLE

Program Areas	Low Level	Medium Level	High Level
Sports			
Fitness			
Cultural Arts			
Aquatics			
Youth			
Education			
General Interest			
Special Needs			
Special Events			
Outdoor Recreation			
Seniors			
Teens			
Self-Directed			
Social Services			

MetRec Master Plan Priorities

MetRec Implementation Priorities:

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During this planning process, the following implementation priorities have been established by the MetRec Board, and the policies and actions set forth in this section have been crafted to prioritize and guide short-term implementation of these priority efforts within the first 1-3 years following completion of the Plan.

ELEVATE THE METREC GRANT PROGRAM

Continue to improve and evolve the MetRec grant program and clarify MetRec's policies on allocation of grants and capital funding.

PROVIDE REGIONAL LEADERSHIP

MetRec will provide regional leadership, convene stakeholders, and lead collaborative work with the strategic partners identified in this Plan, to address the community's recreational needs..

IMPROVE REC PATH CONNECTIVITY

Guide regional efforts to plan and implement rec path and connectivity improvements throughout the District. Start by initiating a MetRec Regional Rec Path Master Plan in 2025.

SUPPORT DEVELOPMENT OF FIELDS, PARKS AND PLAYGROUNDS

Support renovation and implementation of fields, parks and playgrounds, including those already in process/planning by strategic partner agencies.

SUPPORT RECREATION PLANNING AND LAND USE

Support recreation master planning efforts being initiated by strategic partner agencies in 2025 (e.g., Town of CB and City of Gunnison).

PROMOTE DEVELOPMENT OF MULTI-USE INDOOR RECREATION FACILITIES

Support implementation of recreation master plan recommendations, which are anticipated to include the following key actions:

- » Expansion/renovation of South Subdistrict recreation facilities
- » Exploring implementation of a multi-use indoor recreation facility in the North Subdistrict. This may include expansion/renovation of existing facilities and/or construction of new facilities, as determined to be most appropriate by future feasibility studies.

Questions!



Contact:
derrick@gcmetrec.com
(719) 221-9125

Gunnison County Metropolitan Recreation District



Staff Report

June 2, 2025

To: Mayor and Town Council
Thru: Dara MacDonald, Town Manager
From: Lynelle Stanford, Town Clerk
Subject: Ordinance No. 4, Series 2025 - An Ordinance of the Crested Butte Town Council Amending Chapter 6, Article 5 of the Crested Butte Municipal Code.
Date: May 26, 2025

Summary:

A discrepancy in Article 5, Vacation Rental Licenses, Town Code Section 6-5-30, was identified between the definition of block face and the map depicting the number of unlimited vacation rental licenses allowed in zones by block face. According to the definition of block face, the Town allows 199 unlimited vacation rental licenses, while the map reflected the allowance of 198 unlimited vacation rental licenses. In 2025, the Town issued 189 unlimited vacation rental licenses. Ordinance No. 4, Series 2025 removes the map from the Town Code. The map will continue to exist as a tool for identifying the locations in which there are available unlimited vacation rental licenses per concentration within the zones.

Furthermore, per a suggestion from a Council member earlier this year, staff is proposing that primary occupant vacation rental licenses could be applied for throughout the year. The Town issued 23 primary occupant vacation rental licenses in 2025. The open enrollment period for unlimited vacation rental licenses would remain to be during the month of October.

Recommendation:

To approve Ordinance No. 4, Series 2025 during second reading and public hearing.

Recommended Motion:

Motion to approve Ordinance No. 4, Series 2025.

**ORDINANCE NO. 4
SERIES 2025**

**AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL
AMENDING CHAPTER 6, ARTICLE 5 OF THE CRESTED BUTTE
MUNICIPAL CODE.**

WHEREAS, the Town of Crested Butte, Colorado ("the Town") is a home rule municipality duly and regularly organized and now validly existing as a body corporate and public under and by virtue of the Colorado Constitution and laws of the State of Colorado; and

WHEREAS, pursuant to Article XX, Section 6 of the Colorado Constitution, Section 29-20-101, et seq., C. R. S. and other authorities granted to municipal governments, the Town has enacted and enforces regulations governing the use of property within the Town's jurisdiction; and

WHEREAS, Town Council finds it is necessary and proper to amend Chapter 6, Article 5 of the Crested Butte Municipal Code regarding Vacation Rental Licenses as provided on **Exhibit A**.

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

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

Section 2. Chapter 6, Article 5 is hereby amended as provided for on the attached **Exhibit A**.

Section 3. The codifier is hereby authorized to renumber the Code in conformance with these amendments.

INTRODUCED, READ, AND SET FOR PUBLIC HEARING THIS 19TH DAY OF MAY 2025.

ADOPTED BY THE TOWN COUNCIL UPON SECTION READING IN PUBLIC HEARING THIS ____ DAY OF _____ 2025.

TOWN OF CRESTED BUTTE, COLORADO

ATTEST:

By: _____
Ian Billick, Mayor

Lynelle Stanford, Town Clerk

EXHIBIT A

The following sections of the Municipal Code are amended as follows with double underlined text added and ~~strike through text~~ deleted.

CHAPTER 6 – Licensing

* * * *

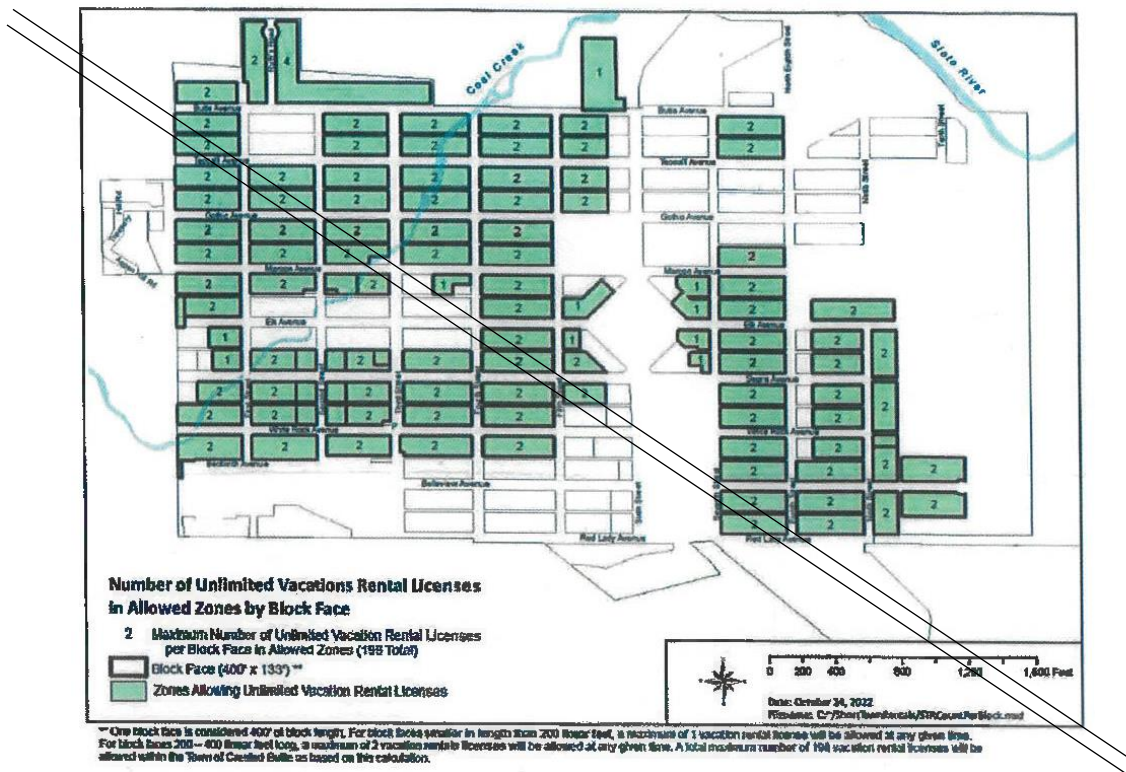
ARTICLE 5 - Vacation Rental Licenses

* * * *

Sec. 6-5-30. Definitions.

[The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Block Face: A block face is defined as four hundred (400) linear feet long along one (1) side of a Town block, typically running east to west, and one hundred thirty-three (133) linear feet wide, typically running north to south, as shown below, A block face is generally bounded by the public right-of-way, typically by two (2) street intersections and an alley.



* * * *

Sec. 6-5-40. License required; compliance.

* * * *

(c) No vacation rentals shall be operated without a valid license issued pursuant to this ~~Section 6-6~~ Article.

(d) Classes of Vacation Rental Licenses.

* * * *

(2) Unlimited license.

* * * *

f. ~~The maximum number of unlimited licenses allowed per block face shall conform to the map included within the definition for "Block Face" in Section 6-5-30. A total maximum number of one hundred ninety nine (199) ~~one hundred ninety eight (198)~~ unlimited vacation rental licenses will be allowed within the Town of Crested Butte.~~

* * * *

(e) Issuance, Renewals and Transfers.

(1) New license applications for unlimited licenses will be accepted annually between October 1—October 31 for the following calendar year subject to the process outlined in Paragraph (2) below. Primary license applications will be accepted throughout the year. The license term will begin on the date of application approval and will expire December 31. Applications will be on forms provided by the Town and shall include the following:

- a. Type of license being applied for.
- b. Evidence of ownership or evidence of a long-term lease for the Property with written permission of the owner.
- c. Evidence that the Property is not subject to a deed restriction or private covenant prohibiting vacation or short-term rentals.
- d. Evidence that the Property currently meets all applicable Town regulations, including but not limited to zoning, which will be verified by the Town via an inspection.

* * * *



Staff Report

June 2, 2025

To: Mayor and Town Council

Prepared By: Dara MacDonald, Town Manager

Subject: Ordinance No. 5, Series 2025 – An Ordinance of the Crested Butte Town Council Approving the Lease of a Portion of the Property at Avalanche Park (Tract I & II, Eccher Ranch) to Gunnison County Electric Association

Summary:

Ordinance No. 5, Series 2025, would approve a 30-year option and lease agreement between the Town of Crested Butte and Gunnison County Electric Association (GCEA), enabling the construction and operation of a 1.62 MW DC solar array at the Town’s Avalanche Park property south of town and adjacent to the GCEA substation. The project will support the Town’s adopted climate action goals and ensure long-term access to local renewable energy.

Previous Council Action:

- December 2019: Town Council adopted the Climate Action Plan (CAP) and declared a climate emergency.
- December 2020: Council approved a land lease with GV Solar LLC (Outshine Energy) for solar development at Avalanche Park.
- 2021–2023: Town supported PPA and REC subscription planning; Outshine Energy and GCEA finalized REC pricing and permitting.
- 2024: Outshine Energy received land use approval from Gunnison County for the project.
- Late 2024-current: GCEA and Outshine Energy are negotiating to change roles such that GCEA will now own the project and will contract with Outshine Energy to install.
- March 2025: GCEA presented project updates and reaffirmed REC pricing and construction timelines.
- April 2025: Council adopted an updated Climate Action Plan including a directive to decarbonize with a state action to “Partner with GCEA to support local renewable energy generation up to 100%”

Background:

The Town’s 2019 CAP outlined a strategy to support a utility-scale solar project to meet renewable electricity goals. Avalanche Park was identified as a viable location due to its proximity to GCEA infrastructure and favorable siting conditions. After site feasibility analysis, public lease authorization, and developer procurement, Outshine Energy was selected as the development

partner. GCEA and Outshine Energy have completed key studies, permitting, and financing negotiations, and are ready to proceed with construction pending final lease approval.

Discussion:

The proposed lease agreement will provide GCEA with site control of Avalanche Park, allowing for construction of the “Oh Be Joyful” (OBJ) community solar array. This is critical to ensure financing and interconnection approvals remain active.

GCEA is offering Renewable Energy Credits (RECs) from the OBJ array to the Town to offset 100% of its municipal electricity use. At full subscription, the Town would offset approximately 800 metric tons of CO_{2e} annually, about 44% of municipal emissions. RECs will be priced at \$0.068 per kWh (blended into GCEA base rates), with a projected annual premium of \$33,803.53 for full offset, based on the Town’s current usage. This translates to a marginal cost of \$43 per metric ton of CO_{2e} offset, providing a cost-effective means of advancing the Town’s carbon reduction goals.

GCEA has stated that the price per kWh for RECs will remain fixed over the contract term, although broader cost uncertainties may arise in 2026 due to changes in federal tax credit policies.

Some questions have been raised about possible other uses of the property. The Town has considered utilizing this site for a seasonal campground in the past. Concept designs and reports were prepared in 2012 and 2016 ranging from 24 tent sites to 40 RV and tent sites. Cost estimates in 2016 ranged from \$650,000 - \$1.1M depending on the level of amenity. The Town Council determined in 2016 that a campground at the site did not make financial sense. Use of the site for habitable structures is not feasible given the avalanche prone nature of the site.

Exhibit A-2 of the lease shows the avalanche risk areas identified by Art Mears in a report prepared for the Town in 2020. Southwest of the red line is the “high hazard zone”. Between the blue and red lines is “moderate hazard zone”. Northeast of the blue line is “very low hazard zone”.

1. High (Red) hazard zone - area where avalanches can be destructive *and/or* frequent; these are areas where avalanches have average return periods of 30 years or less *and/or* can produce impact pressures of 600 psf or more on flat surfaces normal to the flow.
2. Moderate (Blue) hazard zone - area where avalanches are not as frequent and are less destructive than in the high-hazard zone; these are areas where avalanches have average return periods of 30 to 300 years *and* produce impact pressures of less than 600 psf.
3. Very Low (White) hazard zone - areas outside of the High (Red) and Moderate (Blue) Hazard Zones where average return periods are greater than 300-years. The White zone may include areas subject to non-destructive limits of the suspension (powder) avalanche component.

Changes Since May 19th

Spann-Nettick Ditch – This active ditch crosses the property, shown on the site plan as “Halazon Ditch Diversion”. GCEA is proposing to install solar panels within the ditch setback recognized by Gunnison County – 25’ on each side of the ditch. GCEA, the Outshine Electric, and the ditch owners have agreed to the attached site plan with the allowance that ditch access will include 15’

on the northeastern side of the ditch and 35' on the southwestern side of the ditch. The new Section 8.2 and Exhibit A-3 of the lease addresses this maintenance access area.

Avalanche Mitigation – In the prior lease with Outshine Energy, the Town had agreed to provide avalanche mitigation on the site should that be necessary. During the course of site plan development Outshine Energy determined they would stay outside of the high hazard zone area. Further the Town discovered that the construction of avalanche mitigation would be more costly and required engineering and materials not previously contemplated. The land use approval with Gunnison County thus does not contemplate or require avalanche mitigation. GCEA is still evaluating the avalanche risk and available insurance options. We have inserted Section 9.2 of the lease in recognition that GCEA may want to pursue some avalanche mitigation, but not obligating the Town to construct such mitigation.

Climate Impact:

This project aligns directly with the CAP's renewable energy goals. By subscribing to RECs generated by a local solar array, the Town ensures its energy expenditures directly support new renewable energy generation.

Financial Impact:

There will be no payment to the Town from GCEA to lease the property, rather the Town is providing the space to advance goals to reduce emissions.

Recent GCEA estimates project a recurring annual premium of at least \$33,803.53 for REC subscriptions to offset the Town's full municipal electricity usage. This is an increase over previous projections (\$5,300–\$21,000 annually in 2020) and reflects rising energy costs, Town's ongoing transition away from natural gas towards electricity, and finalized REC pricing.

For context, the Town's recent electricity expenditures totaled:

- 2022: \$140,266.88
- 2023: \$149,556.04
- 2024: \$173,105.90

The REC subscription represents an approximately 19.5% increase over 2024 energy costs.

Legal Review:

The Town Attorney has reviewed and approved the lease agreement and ordinance for form and compliance with state and municipal requirements. All commitments are subject to annual appropriations under TABOR.

Recommendation:

Staff recommends approval of Ordinance No. 5, Series 2025, to authorize execution of the 30-year lease with GCEA for the Oh Be Joyful solar project at Avalanche Park.

Proposed Motion:

A Council member should make a motion to “set Ordinance No. 5, Series 2025, for second reading and public hearing on June 2, 2025,” as part of the Consent Agenda.

ORDINANCE NO. 05**SERIES NO. 2025****AN ORDINANCE OF THE CRESTED BUTTE TOWN COUNCIL APPROVING THE LEASE OF A PORTION OF THE PROPERTY AT AVALANCHE PARK (TRACT I & II, ECCHER RANCH) TO THE GUNNISON COUNTY ELECTRIC ASSOCIATION**

WHEREAS, the Town of Crested Butte, Colorado (the “Town”) is a home rule municipality duly and regularly organized and now validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado; and

WHEREAS, the Town is the owner of Tract I & II, Eccher Ranch, Crested Butte, County of Gunnison, and State of Colorado, also known as Avalanche Park; and

WHEREAS, on December 21, 2019, the Town declared a Climate Emergency and adopted the Town’s Climate Action Plan through Resolution No. 25, Series 2019 and on April 21, 2025, adopted the 2030 Climate Action Plan which solidified and furthered the Town’s commitment to identify Town-owned property to utilize for the purposes of developing renewable energy opportunities; and

WHEREAS, the Town identified Avalanche Park as a suitable property for renewable energy development and collaborated with Gunnison County Electric Association (“GCEA”) to solicit proposals for a large-scale solar array (“Solar Array”) to be located on Avalanche Park; and

WHEREAS, the Town in 2020 entered into a ground lease with GVS, LLC to install and operate the Solar Array; and

WHEREAS, on June 6, 2024 a site plan for the Solar Array was approved by Gunnison County; and

WHEREAS, GVS, LLC was unable to commence and complete the Solar Array and the ground lease has since terminated; and

WHEREAS, GCEA has determined that it will construct and operate the Solar Array as originally proposed by GVS, LLC; and

WHEREAS, the Town plans to purchase renewable energy credits from the Solar Array from Gunnison County Electric Association; and

WHEREAS, the Town and GCEA wish to enter into a long-term Lease Agreement to utilize a portion of the property at Avalanche Park for development of a large-scale solar array, the form of which is attached hereto as Exhibit A; and

WHEREAS the Town finds hereby that approving this Lease Agreement provides substantial public benefits to the Town by furthering the Town’s Climate Action Plan and providing the opportunity for the Town to purchase renewable energy credits to off-set the Town’s electric usage.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF CRESTED BUTTE, COLORADO, THAT:

1. **Findings.** The foregoing recitals are hereby fully incorporated herein as
2. **Authorization of Town Manager.** Based on the foregoing, the Town Council hereby authorizes the Town Manager to execute a lease in substantially the same form as attached hereto as Exhibit "A" and authorizes the Town Manager to revise the Lease to reflect the actual boundaries of the Premises and the easements described therein as defined by a metes and bounds legal description.

INTRODUCED, READ AND SET FOR PUBLIC HEARING THIS 19th DAY OF MAY, 2025.

ADOPTED BY THE TOWN COUNCIL UPON SECOND READING AND PUBLIC HEARING THIS 2nd DAY OF JUNE, 2025.

TOWN OF CRESTED BUTTE, CO

By:

Ian Billick, Mayor

ATTEST

Lynelle Stanford, Town Clerk

(SEAL)

GROUND LEASE AND OPTION AGREEMENT

THIS GROUND LEASE AND OPTION AGREEMENT (this "Lease") is made and entered into by and between the Town of Crested Butte, a Colorado municipal corporation ("Landlord") and Gunnison County Electric Association, a Colorado cooperative association ("Tenant"), effective as of June 16, 2025 (the "Effective Date"). Landlord and Tenant shall collectively be referred to as the "Parties," and each individually as a "Party."

WHEREAS, Landlord owns the real property described in **Exhibit A-1** attached hereto (the "Land").

WHEREAS, Tenant desires to lease a portion of the Land described in **Exhibit A-2** (the "Premises") in order to develop, construct and operate an approximately 1.125 MW AC solar photovoltaic array (the "System").

NOW THEREFORE, in consideration of the amounts to be paid to Landlord by Tenant and the other mutual promises and covenants set forth herein, the receipt and sufficiency of which is hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. Leased Premises.

- 1.1. Commencing on the Effective Date and continuing for a period of six months thereafter ("Option Period") (unless this Lease is earlier terminated in accordance with Section 4 below), Landlord hereby grants Tenant an exclusive, irrevocable option (the "Option") to lease the Premises on the terms and conditions set forth herein. Tenant may exercise the option at any time during the Option Period by written notice to Landlord (the date of such exercise by Tenant, the "Lease Commencement Date").
- 1.2. Effective as of the Lease Commencement Date, Landlord hereby agrees to lease the Premises to Tenant, and Tenant hereby agrees to lease the Premises from Landlord, upon the terms and subject to the conditions set forth herein.
- 1.3. The Premises shall comprise the area identified in **Exhibit A-2** together with all existing improvements and fixtures located on the Premises and all other rights, benefits and easements pertaining to or appurtenant to the Premises. **Exhibit A-2** sets forth the approximate location of the Premises, which may be changed or amended from time to time in accordance with Section 1.4 below.
- 1.4. Prior to the Construction Commencement Date, Tenant shall assess the Land to determine the most suitable location for the System and may propose changes to the Premises to Landlord for approval, not to be unreasonably withheld. Upon approval by Landlord, the exact location thereof shall be documented by Tenant delivering to Landlord a site plan or metes and bounds legal description of the Premises (collectively, "Premises Legal Description"). Upon delivery of

the Premises Legal Description to Landlord, the Parties agree that the Premises Legal Description will be deemed incorporated into **Exhibit A-2** without need for amendment to this Lease. Without limitation to the foregoing, Landlord agrees that if requested by Tenant, Landlord will enter into an amendment to this Lease replacing Exhibit A-2 with the Premises Legal Description provided such Premises Legal Description is consistent with the location of the Premises agreed by Landlord.

2. Cooperation.

- 2.1. Landlord shall provide to Tenant any of the following in Landlord's possession or control as of the Effective Date: (1) any notice of violation of any law or regulation, including zoning laws applicable to the Premises, (2) any "Phase I" and other environmental assessment reports regarding the Premises, (3) Landlord's most recent survey and title insurance policy relating to the Premises, (4) any governmental permits, licenses or approvals for the Premises, (5) contracts and agreements relating to the Premises, and (6) any other surveys, physical condition reports, or notices regarding zoning or government action with respect to the Premises.
- 2.2. Landlord will cooperate with and not oppose Tenant's efforts to obtain all necessary zoning, land use, interconnection and other approvals or permits required for the development, construction, operation and maintenance of the System, including without limitation delivering any required documents or authorizations; provided, that Landlord shall not be required to incur any cost or liability in connection with the foregoing.
- 2.3. Landlord acknowledges that Tenant may obtain, at Tenant's expense, a title insurance policy insuring Tenant's leasehold interest in the Premises. Landlord agrees to reasonably assist Tenant in obtaining such title policy by supplying any information reasonably requested by the title insurance company in connection with issuing such title policy.

3. Lease Term.

The Lease term ("Term") shall commence on the Lease Commencement Date and continue until the thirtieth (30th) anniversary of the date on which the System is interconnected to the local distribution grid and achieves all other requirements for commencement of commercial operations under any applicable power purchase agreement entered into by Tenant with respect to the System (such date, the "Commercial Operation Date"). Tenant will have the option to extend the Term for one five (5) year period from the end of the original thirty (30) year Term ("First Extension Period") by providing written notice thereof to Landlord no less than thirty (30) days prior to the end of the original Term. Additionally, Landlord may, upon request of Tenant, extend the term for an additional five (5) year period ("Second Extension Period") following the end of the First Extension Period. Such request shall be made by Tenant in writing to Landlord no less than thirty (30) days prior to the end of the First Extension Period, and such request shall not be

unreasonably denied by Landlord. If Landlord does not respond within fifteen (15) days of Tenant's request, the Second Extension Period shall be deemed to have been granted and the Term shall be deemed to have been extended accordingly.

4. Termination of Lease. This Lease may be terminated as follows:

- 4.1. Landlord shall have the right to terminate this Lease by thirty (30) days written notice to Tenant if the Construction Commencement Date has not occurred by the first anniversary of the Effective Date; provided, that if at any time (including after notice of termination has been provided but before the effective date of termination) the Construction Commencement Date occurs, the right of Landlord to terminate pursuant to this Section shall be deemed to have lapsed and this Lease shall continue in full force and effect. "**Construction Commencement Date**" means the date on which Tenant begins construction of the System on the Premises, as confirmed by written notice from Tenant to Landlord.
- 4.2. [Reserved].
- 4.3. Tenant shall have the right to terminate this Lease as to all or any part of the Premises upon thirty (30) days prior written notice to Landlord.
- 4.4. In accordance with Section 14 below, or as may otherwise be expressly provided in this Lease.

5. Rent; Payment Schedule;

- 5.1. As full consideration for the lease of the Premises and the other rights and benefits granted pursuant to this Lease, Tenant shall pay \$10 per year ("Rent"). Rent shall be payable in advance in annual installments due on the Effective Date and on January 15 of each subsequent year during the Term (each, a "Rent Payment Date").
- 5.2. If any overdue installment of rent is not received by Landlord within ten(10) days after Landlord provides Tenant written notice of the delinquency, Tenant will pay a late fee to Landlord in the amount of five percent (5%) of the unpaid delinquent rent amount, and Tenant shall pay interest of 1.5% per month on the unpaid balance due from the date of Landlord's notice until paid in full.

6. Utilities; Maintenance.

During the Term, (a) Tenant shall arrange and pay for all public utility services used on the Premises by Tenant, and (b) Tenant shall be responsible for the repair and maintenance of the entire Premises, including any portion of the Premises located outside of the proposed fenced area.

7. Tenant's Property.

- 7.1. The System and its constituent parts, together with any and all other improvements or other features constructed on, or personal property installed or placed on the Premises by or for Tenant, including without limitation, machinery, fixtures, trade fixtures, equipment, racking, inverters, cables, solar panels and other personal property (collectively, "**Tenant's Property**") are and shall remain the sole personal property of Tenant regardless of the manner of attachment to the Premises and shall not become fixtures. For the avoidance of doubt and without limiting the foregoing, Landlord hereby waives all rights to levy, distraint, possession or landlord's lien against Tenant's Property, if any, and shall not cause the creation of, or attachment to, Tenant's Property of any liens (including mechanics' and judgment liens) or other encumbrances. Tenant shall have the right in its sole discretion to file one or more precautionary financing statements with respect to the Tenant's Property, including fixture filings, in such jurisdictions as it deems appropriate.
- 7.2. The parties acknowledge that the Premises consists of land only and does not include Tenant's Property. Any claim to a lien or encumbrance upon the Premises, arising from any act or omission of Landlord, shall accrue only against the real estate owned by Landlord, and not against Tenant's Property, and shall be subject to this Lease. If any such lien or encumbrance shall be filed against Tenant's Property as a result of Landlord's actions, Landlord shall, without cost or expense to Tenant, promptly and within a reasonable time cause such lien or encumbrance to be discharged of record by payment, statutory lien release bond, court order or otherwise as provided by law. In the event Landlord fails to remove any lien or encumbrance affecting the Premises as required by this Section, Tenant shall have the right, but not the obligation, to discharge such lien or encumbrance and recover the cost thereof from Landlord.
- 7.3. Landlord acknowledges that it has no interest pursuant to this Lease in any renewable energy credits, environmental attributes, tax credits, or other incentives or credits associated with or generated by the System, all of which shall be the sole and exclusive property of Tenant and shall be included in Tenant's Property.

8. Use and Occupancy.

- 8.1. Tenant shall use the Premises for the development, construction, operation, and maintenance of the System, including such lawful uses that are incidental to, or not inconsistent with such use. Without limitation to the foregoing, Tenant (and its agents, representatives, consultants and affiliates) shall be permitted access to the Premises prior to the Construction Commencement Date at reasonable times and upon reasonable notice to Landlord, for purposes of conducting (at Tenant's expense) any and all investigations or testing of the Premises as Tenant may deem necessary, appropriate or convenient, including without limitation, the surveying or investigation of environmental, soils,

biological, cultural, historical, boundary or geotechnical matters. Tenant is hereby authorized to undertake direct discussions and/or negotiations with any governmental entity or other agency, body or organization that has jurisdiction over the Premises (including, without limitation, any city, county state or federal agency) in regards to the Premises and the System.

- 8.2. Tenant shall additionally have the right, during the Term of this Lease, to grant to Whetstone Mountain Ranch, as owner of the Spann-Nettick Irrigation Ditch (the “Ditch”) or its successors in interest (collectively, the “Ditch Owner”), a sublease or sublicense for access to such portion of the Premises (the “Ditch Maintenance Area”) as Tenant determines may be necessary for the purposes of providing Ditch Owner with the ability to conduct maintenance of the Ditch. A preliminary depiction of the anticipated location of the Ditch Maintenance Area is provided in **Exhibit A-3**, which may be subsequently modified by Tenant.

9. Alterations and Construction Rights.

- 9.1. Tenant may, at its expense, and subject to the written consent of Landlord and in compliance with applicable laws, remove and/or alter any existing improvements on the Premises. Subject to the foregoing, Tenant may make such alterations, additions, improvements and changes to the Premises that Tenant deems reasonably necessary in connection with the installation of the System, including without limitation installation of interconnection facilities, fencing, security devices and/or signage, and excavating, grading, leveling or otherwise modifying the Land where the Premises are located. Prior to the Construction Commencement Date, Tenant will provide Landlord with a proposed site plan for the System. Tenant shall use commercially reasonable efforts to incorporate any comments provided by Landlord; provided, that Tenant shall not be required to make changes to the design of the System that would materially increase the cost to construct the System or reduce anticipated production from the System. If Landlord does not respond to Tenant's submission of a proposed site plan within ten (10) business days, Landlord shall be deemed not to have comments. Landlord shall sign and deliver all applications and other documents, and shall take all such other actions, as are reasonably requested by Tenant in connection with obtaining any land use change permits or other approvals as Tenant shall deem necessary or desirable in connection with the operation of the Premises.
- 9.2. During the Term, Landlord and Tenant agree to confer on any mutually agreed avalanche mitigation measures to protect the Premises and the Tenant's Property.
- 9.3. Landlord will be solely responsible for the cost of relocating the existing trailhead located on the Premises, including the costs of constructing any additional roads required for access to such trailhead.

- 9.4. Tenant acknowledges that, other than the obligations of Landlord in this Section 9, or such other obligations as may otherwise be provided in this Lease, Tenant will have sole responsibility for satisfying any permit conditions required in connection with the System.

10. Decommissioning.

Within one hundred twenty (120) days after the expiration or earlier termination of the Term, Tenant shall completely remove all of Tenant's Property and vacate the Premises. The removal of Tenant's Property shall be completed in a manner that does not unreasonably and adversely affect the suitability of the Premises to be used for the same purposes existing as of the Effective Date, and Tenant shall leave the Premises free of any conditions created by Tenant which present a current unreasonable risk of harm to Landlord or members of the public. For the avoidance of doubt, Tenant shall have no obligation to restore any improvements demolished and removed from the Premises and shall not be required to replant any trees or farm crops removed in connection with the construction of the System. If Tenant fails to vacate the Premises in accordance with this, Landlord shall be entitled to holdover rent in the amount equal to one hundred twenty-five percent (125%) of Rent for the final year of the Term, prorated on a daily basis, for each day that Tenant fails to so vacate the Premises. Any such holdover shall be construed as a tenancy from month-to-month.

11. Taxes.

Landlord represents that Landlord is not subject to payment of real property taxes with respect to the Land or the Premises. In the event any real property or personal property taxes are levied on the Tenant's Property, Tenant shall be solely responsible for payment of such taxes. If requested by Tenant, Landlord will reasonably cooperate with any effort by Tenant to secure available tax exemptions or abatements in connection with the System and Tenant's Property.

12. Fire or Other Casualty.

If during the Term, all or part of the Premises or Tenant's Property are damaged by fire, wind, flood, earthquake or other casualty, with the result that, in Tenant's sole and absolute discretion, it would not be commercially or economically reasonable or desirable to repair and restore the Premises and/or Tenant's Property, as applicable, then Tenant may terminate this Lease by providing Landlord with written notice of the same and vacating the Premises in compliance with Section 10 hereof. Tenant, or its successor in interest, shall be entitled to 100% of any proceeds from casualty insurance policies maintained by Tenant

13. Condemnation.

- 13.1. If all or part of the Premises and/or Tenant's Property shall be subject to condemnation, the exercise of the power of eminent domain, or other governmental taking (the foregoing, collectively, a "Taking") with the result that, in Tenant's sole and absolute discretion, the unaffected portion of the

Premises is insufficient or otherwise unsuitable for Tenant's continued use of the Premises for the operation of the System or such other use as existed at the time of the Taking (a "Total Taking"), then Tenant may terminate this Lease by providing Landlord with written notice of the Total Taking, the Lease shall terminate effective as of the date set forth in such notice, and Tenant shall vacate the Premises in accordance with Section 10.

- 13.2. If all or part of the Premises and/or Tenant's Property shall be subject to a Taking that, in Tenant's sole and absolute discretion, does not constitute a Total Taking (a "Partial Taking") then (i) concurrently with such Taking this Lease shall terminate with respect to the affected portion of the Premises, which Tenant shall vacate in accordance with Section 10, (ii) and this Lease shall continue in full force and effect with respect to the unaffected portion of the Premises. For purposes of clarification only, Tenant shall be entitled to remove Tenant's Property from any portion of the Premises that is subject to a Taking.
- 13.3. Tenant shall have the right but not the obligation to participate in any proceedings with respect to a Taking; in such event Landlord shall cooperate with Tenant to facilitate such participation. Neither Landlord nor Tenant shall enter voluntarily into any binding agreement or settlement related to a Taking without the prior consent of the other party, which consent shall not be unreasonably withheld, conditioned or delayed.
- 13.4. If a Takings of Land and Premises occurs that results in compensation being awarded, the proceeds shall be apportioned between the Landlord and Tenant as follows: Landlord shall receive the share of any compensation awarded for a takings of the Land, but not the improvements constructed or placed by Tenant thereon, and Tenant shall receive such amounts as are awarded for the loss of use of the Premises so Taken, including any improvements constructed or placed by Tenant on the Land, and the loss or interruption of Tenant's business and the cost of any restoration or repair necessitated by such Taking, including consequential losses. If after giving effect to the foregoing there remain any un-apportioned proceeds, they will be equitably apportioned as between Landlord and Tenant.

14. Default; Remedies.

The failure by a party hereto to perform its obligations under this Lease, if not remedied within thirty (30) calendar days of written notice of such failure from the other party, or if such failure is not capable of being remedied within thirty (30) days, then if remedial action is not commenced and diligently pursued within such thirty (30) day period, shall constitute a default hereunder (a "Default"). Following and during the continuation of an event of Default, the non-defaulting party may pursue any available remedies at law or in equity, including specific enforcement to the extent permitted by applicable law, subject to Section 24. Notwithstanding the foregoing, the non-defaulting party shall take commercially reasonable measures to mitigate damages resulting from such Default. Tenant may, in its sole and absolute discretion, elect to

cure a Default on the part of Landlord, in which case Tenant shall be entitled to offset against future payments of Rent or other amounts due to Landlord hereunder the reasonable and documented out-of-pocket expenses incurred by Tenant in curing such Default.

15. Hazardous Materials

- 15.1. Tenant will not use, dispose of, or release on the Premises, or cause or permit to exist or be used, stored, disposed of, or released on the Premises as a result of Tenant's operations, any substance that is defined as a "hazardous material" or has a similar designation under applicable federal, state or local environmental laws, except in such quantities as may be required in its normal business operations and in full compliance with applicable environmental laws. Tenant shall, and shall cause its contractors to, comply in all respects with applicable environmental laws and regulations. Tenant agrees to indemnify, defend and hold harmless Landlord and its affiliates, directors, shareholders, members, managers, employees and representatives from any damages, claims, actions, demands, liabilities, costs and expenses (including reasonable attorneys' fees) incurred or arising as a result of any violation of environmental laws by Tenant, including without limitation any release of hazardous materials first introduced to the Premises by Tenant.
- 15.2. Landlord and Tenant acknowledge and agree that; other than Tenant's obligations pursuant to Section 15.1 above, Tenant will not be liable for any violations of environmental law occurring with respect to the Premises or the Land. Without limitation to the foregoing, in no event will Tenant be responsible for handling, removal, or treatment of any hazardous materials present at the Premises or the Land prior to the Effective Date, or which are brought onto the Land or the Premises or released by Landlord or its lessees, agents or contractors at any time, and no costs or liabilities incurred in connection with any of the foregoing shall be the responsibility of Tenant.
- 15.3. The provisions of this Section 15 shall survive termination of this Lease.

16. Indemnification.

- 16.1. Tenant shall indemnify, defend and hold harmless Landlord and Landlord's affiliates, directors, shareholders, members, managers, employees and representatives (collectively "Landlord Indemnified Parties"), from and against any and all damages, claims, actions, demands, liabilities, costs and expenses (including reasonable attorneys' fees) caused by: (i) the System or the use or occupancy of the Premises by Tenant, (ii) the negligence or willful misconduct of Tenant or its employees, contractors or agents, or (iii) Tenant's breach of this Lease, except in each case to the extent directly attributable to the negligence or willful misconduct of the applicable Landlord Indemnified Party.
- 16.2. The provisions of this Section 16 shall survive termination of this Lease.

17. Notices.

All notices, elections, demands, requests, and other communications hereunder shall be made in writing, and shall be given by personal delivery or shall be sent by certified or registered United States mail, postage prepaid, or by national overnight courier service which provides tracking and acknowledgement of receipts or by email transmission with acknowledgement of receipt, in each case at the address indicated below or at such other address as may hereafter be designated in writing by either party hereto.

If to Landlord: Town of Crested Butte
 Attention: Town Manager
 507 Maroon Avenue
 P.O. Box 39
 Crested Butte, CO 81224

If to Tenant: Gunnison County Electric Association
 Attention: CEO
 37250 US Hwy 50
 Gunnison, CO 81230

All notices sent in accordance with the above will be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by reputable overnight, express courier, then on the next business day immediately following the day sent, (iii) if sent by registered or certified mail, then on the day actually received, or (iv) if sent by email, then on the day when receipt is acknowledged.

18. Easements.

18.1. Landlord if necessary and subject to the limitations of this Paragraph 18.2 shall grant to Tenant during the Term of this Lease (a) an exclusive easement on, over and across the Land and any adjacent property owned by Landlord for access to solar irradiance by all parts of the System at all times of the day ("Solar Easement"), (b) a non-exclusive easement over, on and across the Land and any adjacent property owned by Landlord for ingress and egress to and from the Premises for the development, construction, use, maintenance, operation and repair of the System or for any other use permitted by this Lease, including the right to install, use and improve an access road for such purposes ("Access Easement"), (c) a non-exclusive easement over, on, under and across the Land and any adjacent property owned by Landlord for the development, construction, use, maintenance, operation and repair of electric transmission and distribution lines, wires, poles, towers, electrical transformers, substations, interconnection and switching equipment and facilities, and related foundations and footings, and other facilities and

equipment for the collection, transmission and distribution of electrical power from the System ("Interconnection Easement," and together with the Solar Easement and Access,"), (d) an easement for any and all encroachments of Tenant's Property onto Landlord's adjacent property ("Encroachment Easement"), and (e) an easement over, under and across the Landlord's adjacent property for audio, visual, view, light, flicker, noise, vibration and any other effects attributable to the System (the "Visual Easement," and together with the Solar Easement, the Access Easement, the Interconnection Easement, and the Encroachment Easement, the "Easements."). The Easements are temporary and shall terminate upon the expiration or earlier termination of this Lease. The Easements shall run with and against the land during the Term of this Lease and be binding upon and against Landlord and its successors, assigns, licensees and lessees, and may be recorded in the County records against the Land and/or any property adjacent to or in the vicinity of the Premises. During the term of this Lease, the Easements shall inure to the benefit of Tenant and its permitted transferees, successors and assigns. The easements specified herein shall be agreed to and finalized by separate written agreement at the completion of construction and based on actual as-built drawings of System and in conformance with the Site Plan approved by Gunnison County.

- 18.2. Additionally, if requested by the utility to which the System is interconnected (the "Utility") or the provider of telecommunications service to the System (the "Telecommunications Provider"), Landlord will grant directly to the Utility or Telecommunications Provider, using each of their standard forms, such easements as may be reasonably necessary to facilitate the development, construction, use, maintenance, operation and repair of the System, or otherwise in connection with Tenant's use of the Premises during the Term.

19. Non-Disturbance Agreements.

Landlord shall use reasonable efforts to cause any beneficiaries of any mortgages/deeds of trust, or any other parties with rights in, or interests secured by Landlord's interest in, the Land or any other property owned by Landlord which is subject to an Easement benefiting Tenant (collectively, "Landlord's Land") as of the Effective Date, to enter into an agreement with Tenant in form and substance reasonably acceptable to Tenant and Tenant's Financing Parties confirming such party will not disturb or extinguish Tenant's possession and use of the Premises pursuant to this Lease or any of Tenant's other interests in Landlord's Land or the Premises under this Lease or the Easements. Additionally, and without limitation to Section 23 below, in the event any right or interest in the Premises or Landlord's Land is granted to any party after the Effective Date, Landlord will deliver prior to the effective date of such right or interest an agreement for the benefit of Tenant and Tenant's Financing Parties in form and substance reasonably acceptable to Tenant and Tenant's Financing Parties pursuant to which such party subordinates its rights or interests in Landlord's Land to this Lease, and agrees that such party will not disturb or extinguish Tenant's possession and use of

the Premises pursuant to this Lease or any of Tenant's other interests in Landlord's Land or the Premises under this Lease or the Easements.

20. Landlord's Representations and Warranties.

Landlord hereby represents and warrants to Tenant that: (a) Landlord owns the Land in fee simple, and has all requisite right, power and authority to enter into this Lease; (b) the execution of this Lease will not constitute a violation of nor be in conflict with nor constitute a default under any term or provision of any agreement or instrument to which Landlord is a party or by which the Premises or any part thereof is bound; (c) to Landlord's knowledge, no hazardous or toxic substances have been released or manufactured, or are present on the Premises in amounts in excess of the lawful limit absent a permit, and no underground storage tanks (whether or not abandoned) exist on or under the Premises; (d) Landlord has not received any notice of zoning change or legal, regulatory or other noncompliance relating to the Premises, or of any possible widening of the streets abutting the Premises; (e) Landlord has not received any notice of proposed curtailment of utility services to the Premises; (f) to Landlord's knowledge, and with the exception of Gunnison County land use regulations, the Premises are free from any recorded or unrecorded use or occupancy restrictions or declarations of restrictive covenants, and there are no existing liens, mortgages, or deeds of trust encumbering all or any part of the Premises; (g) there are no service or maintenance contracts affecting the Premises; (h) there are no delinquent or outstanding taxes, liens or other impositions levied or assessed against the Premises or any larger parcel of property of which the Premises is a part; (i) to Landlord's knowledge and except for this Lease, there are no leases, options to purchase, license agreements or other third party rights to use or possess the Premises, whether written or oral, recorded or unrecorded; (j) Landlord is a Colorado municipal corporation under the laws of the state of Colorado and the undersigned representatives of Landlord have full power and authority to execute and deliver this Lease; (k) there is no underground septic system or leach field located upon the Land; (l) to Landlord's knowledge, there are no wells, dry wells, exploration wells or monitoring wells on the Land; (m) to Landlord's knowledge, no person or entity has buried any refuse, construction materials, garbage or any other matter of any kind or nature below the surface of the Land, (n) to Landlord's knowledge, the Land does not support or affect any endangered species and is not within an area that is subject to any "environmentally sensitive" or "non- disturbance" designation under any law or zoning ordinance, and (o) to Landlord's knowledge, no portion of the Land includes any archeological site, burial site, artifact or other condition of archeological, tribal or historical significance.

21. Insurance.

During the Term, Tenant shall maintain insurance on the terms set forth below, at Tenant's cost and expense:

- 21.1. Commercial general liability insurance covering Tenant and System operations, written on "occurrence" policy forms, including coverage for premises/operations, products/completed operations, blanket contractual

liability, and personal injury, with coverage limits of no less than \$1,000,000 for any one occurrence and \$2,000,000 general aggregate.

- 21.2. Automobile liability insurance covering Tenant, including coverage for owned, leased, non-owned and hired automobiles for both bodily injury and property damage in accordance with statutory legal requirements, with combined single limits of no less than \$1,000,000 per accident with respect to bodily injury, property damage or death. To the extent Tenant does not own any automobiles, contingent liability for hired, leased and non-owned automobiles may be obtained through endorsement to the general liability policy required in Section 21.1 above.
- 21.3. Workers' compensation insurance in accordance with statutory requirements at any time in which Tenant has employees, including coverage for employer's liability with a limit of not less than \$1,000,000 and such other forms of insurance which Tenant is required by applicable law to provide for loss resulting from injury, sickness, disability or death of each of their employees.
- 21.4. Umbrella or excess liability insurance with limits of not less than \$5,000,000 per occurrence and annual aggregate (inclusive of the coverage requirements and limits required in Section 21.1) covering Tenant and System operations, and with a term concurrent with that of the commercial general liability insurance and automobile liability insurance required in Sections 20.1 and 20.2 above. The umbrella or excess liability insurance shall include as insured all persons or entities that are named as additional insureds under Tenant's commercial general liability insurance.
- 21.5. All liability policies required by this Section 21 are maintained by the Tenant or on behalf of the Tenant shall expressly provide that all provisions thereof, except the limits of liability (which shall be applicable to all insureds as a group) shall operate in the same manner as if there were a separate policy covering each such insured and shall not contain an exclusion for cross liability.
- 21.6. Landlord shall be named as additional insureds under the commercial general liability insurance and umbrella/follow form excess insurance required above.
- 21.7. Upon Landlord's request, Tenant will promptly furnish Landlord with certificates of insurance evidencing the insurance required to be maintained under this Section.

22. Landlord Covenants.

From and after the Effective Date until the expiration or earlier termination of the Term:

- 22.1. Landlord shall not, without the prior written consent of Tenant, (i) institute or apply for any rezoning of the Premises; (ii) encumber, pledge, sell, grant and/or assign, sublease, mortgage or otherwise transfer the Premises,; or (iii)

cause or permit the violation of any applicable laws, rules, regulations or ordinances applicable to the Premises

- 22.2. Landlord will not cause or permit any activities or conditions on the Land or any adjacent properties owned by Landlord as identified by the easements and as-builts in accordance with Section 18 above that would impair operation of the System or access of the System to sunlight, including, without limitation, erecting or permitting to be erected any cell towers, water towers, billboards, silos, trees or any other natural or man-made structures (other than structures existing as of the Effective Date) that may diminish the quantity of sunlight that otherwise would reach the Premises or that may cause shade or shadows upon the Premises or any portion thereof, and Landlord shall not emit or permit the emission of suspended particulate matter, smoke, fog or steam or other air-borne impediments to insolation on the Premises, or burn or permit the burning of garbage, plant, shrub, and yard trimmings or other vegetation that could adversely affect insolation levels on the Premises. Upon written notice from Tenant, Landlord shall promptly remove any uses or improvements on any property owned or controlled by Landlord adjacent to in violation of the easements specified in Section 18 above (other than structures existing as of the Effective Date) that Tenant reasonably determines violate the requirements of this Section. If Landlord does not remove such uses or improvements within thirty (30) days after notice thereof from Tenant, Tenant shall have the right to cause such uses or improvements to be removed and deduct the cost thereof from any amounts owed to Landlord under this Lease.
- 22.3. Landlord shall promptly give Tenant a copy of any notice of any kind received by Landlord regarding the Premises.

23. Memorandum of Lease.

- 23.1. Within five (5) days following Tenant's request, Landlord and Tenant shall execute a memorandum of this Lease in recordable form setting forth, at minimum, the following provisions of this Lease: (a) all information required by law, (b) restrictions on transfers, (c) the Term of the Lease, (d) the existence of the Easement rights granted to Tenant hereunder, and (e) such other provisions of this Lease as the parties may mutually agree to incorporate therein. Tenant shall cause the memorandum of lease to be recorded in the County records against the Land and any other property of Landlord (if applicable).

24. Assignments; Transfers.

This Lease shall be binding upon and inure to the benefit of the parties hereto and their legal representatives, successors and assigns, subject to the following terms and conditions:

- 24.1. Tenant may not assign this Lease, in whole or in part, or sublet the Premises, or any part thereof, without Landlord's prior written consent; provided, that (i) Tenant may without Landlord's consent collaterally assign or mortgage its rights

under this Lease (which for the avoidance of doubt shall be limited to the leasehold estate granted by this Lease and not the fee simple interest of Landlord in the Premises) in accordance with Section 25, and (ii) Tenant may sublet or sublicense the Premises to the Ditch Owner as provided in Section 8.2. Upon a permitted assignment of its entire interest in this Lease to a party that expressly assumes in writing all obligations of Tenant under this Lease arising after the effective date of the assignment, Tenant shall be released or discharged from all of its covenants and obligations under this Lease, except such obligations as shall have accrued prior to the effective date of any such assignment or transfer, and Landlord agrees to look solely to Tenant's assignee for performance of such obligations. Any assignment made by Tenant in violation of this Section 24.1 will be void.

- 24.2. Landlord shall not sell, pledge, mortgage or otherwise transfer the Premises, the Land or any portion thereof (collectively, a "Landlord Transfer"). Without limitation to the foregoing, this Lease shall run with the land and survive any such Landlord Transfer, and any Landlord Transfer shall be expressly made subject to this Lease.

25. Financing Party Protections.

Tenant may pledge, sell, grant and/or assign, sublease, mortgage and otherwise transfer (each, a "Tenant Transfer") this Lease or Tenant's leasehold interest in the Premises and the Easements (which for the avoidance of doubt shall be limited to the leasehold estate granted by this Lease and not the fee simple interest of Landlord in the Premises), in whole or in part, without Landlord's prior consent, in connection with the financing or re-financing of the System or Tenant's Property. If Tenant shall notify Landlord in writing of the existence of, and contact information for, any third party (including, without limitation, any tax-credit equity providers) with a security interest or other interest in the Lease or the System, whether via a collateral Tenant Transfer or otherwise (any such third party, a "Financing Party"), then the following provisions shall apply until such time as Landlord shall receive written confirmation that such Financing Party's interests in this Lease, the System or the Premises are released:

- 25.1. No assignment, amendment, election by Tenant to terminate or other modification of this Lease shall be effective unless approved by the Financing Party in writing. In the event Tenant acquires fee ownership of the Land, or in the event of Tenant's voluntary surrender of the leasehold estate, there shall be no merger of the leasehold estate created by this Lease with the fee without the prior written consent of the Financing Party, which consent may be granted, conditioned or withheld in the Financing Party's sole and absolute discretion.
- 25.2. Landlord shall provide each Financing Party with copies of any notice of Default sent to Tenant. Each Financing Party will have a period equal to the greater of (i) sixty (60) days from such notice, and (ii) thirty (30) days after the period for cure of such Default permitted by this Lease ("Financing Party Cure Period"), during which it may, in its sole and absolute discretion, cure

such Default on Tenant's behalf. In the event that cure of any Default would require possession of the Premises, and if the Financing Party has initiated foreclosure proceedings to acquire the leasehold estate of Tenant, the Financing Party Cure Period shall be extended until Financing Party has completed such foreclosure proceedings and acquired Tenant's leasehold estate provided Financing Party is diligently pursuing such foreclosure. Notwithstanding anything in this Lease to the contrary, Landlord may not terminate this Lease or exercise any other remedy as a result of a Tenant Default until the expiration of the applicable Financing Party Cure Period. No notice shall be effective against a Financing Party unless and until actually received by such Financing Party.

- 25.3. Neither the bankruptcy nor the insolvency of Tenant shall be grounds for terminating this Lease as long as the Rent and all other obligations of Tenant hereunder are paid or performed by or on behalf of Tenant or the Financing Party in accordance with the terms of this Lease.
- 25.4. Subject to Section 24.2, if this Lease is terminated pursuant to a Tenant Default, Landlord shall, if requested by Financing Party, enter into a new lease with Financing Party or its nominee on the same terms as set forth herein, and for a term equal to the then-unelapsed portion of this Lease. Such new lease shall be effective as of the date of termination of this Lease. If more than one Financing Party makes a request for a new lease pursuant hereto, the new lease shall be delivered to the Financing Party with the security interest in this Lease which is prior in lien, and the request of any Financing Party without a security interest in this Lease or whose lien is subordinate shall be void and of no further force or effect.
- 25.5. A Financing Party shall have the right, subject to the terms and conditions of this Lease: (a) to assign its security interest; (b) to enforce its lien and acquire title to the leasehold estate by any lawful means; (c) to take possession of and operate the Tenant's Property, the leasehold estate or any portion thereof and to perform all obligations to be performed by Tenant hereunder, or to cause a receiver to be appointed to do so; and (d) to acquire the leasehold estate by foreclosure or by an assignment in lieu of foreclosure and thereafter to assign or transfer the leasehold estate to a third party, and no such exercise of rights by a Financing Party will be a Default under this Lease or give rise to a right of termination thereof. Landlord's consent shall not be required for the acquisition of the encumbered leasehold estate or subleasehold estate by a third party who acquires the same by or subsequent to foreclosure or assignment in lieu of foreclosure.

to the terms and conditions hereof, Landlord hereby waives any lien, security interest, or claim of any nature that Landlord now has or may hereafter have by statute, rule, regulation, common law, agreement or otherwise, in and to Tenant's Property and other of Tenant's property that is or may be from time to time hereafter located at the Premises and/or the Landlord's adjacent property as

specified in Section 18 above, , and to which Tenant at any time has granted or will grant a security interest to a Financing Party (all such property and the records relating thereto shall be hereafter called the "**Collateral**"). Landlord recognizes and acknowledges that any claim or claims ("**Claims**") that a Financing Party has or may have against such Collateral by virtue of any lien or security interest are superior to any lien, security interest, or claim of any nature that Landlord now has or may hereafter have to such Collateral by statute, rule, regulation, common law, agreement or otherwise. The waiver provided for herein shall be effective until the discharge of the Claims. Landlord further agrees to notify any purchaser of the Premises and/or the Landlord's adjacent property, as specified in Paragraph 18 above and any subsequent mortgagee or other encumbrance holder of the existence of the foregoing waiver of Landlord's lien rights, which shall be binding upon the executors, administrators, successors and transferees of Landlord, and shall inure to the benefit of the successors and assigns of a Financing Party. Landlord hereby irrevocably agrees and consents to refrain from taking any action to bar, restrain or otherwise prevent a Financing Party from the Premises for the purpose of inspecting the Collateral.

- 25.6. Landlord agrees to execute and deliver such documents and instruments, including, without limitation, an amendment to this Lease, an amendment to any recorded memorandum of lease or a subordination agreement or consent to assignment, as may be reasonably requested by a Financing Party or in furtherance of a Tenant Transfer related to the financing or re-financing of the System, to allow such Financing Party reasonable means to protect or preserve the System or its collateral interest in the Lease; provided, that Landlord shall not be required to amend this Lease in any way that would extend the Term, decrease the Rent or otherwise in any material respect adversely affect any rights of Landlord.
- 25.7. Each Financing Party is an express third-party beneficiary of the provisions of this Section 25.

26. Estoppel.

Upon the request of either party (or any Financing Party), the non- requesting party shall deliver to the requesting party a certificate setting forth the material terms of the Lease, the existence of any Default under the Lease, the date through which Rent has been paid and any amounts on deposit with Landlord, the current Rent rate, and such other reasonable terms requested by the requesting party.

27. Brokerage Commission.

Except as pursuant to a separate agreement between Tenant and Tenant's broker, if any, Landlord and Tenant each represent and warrant to the other that they have not dealt with any real estate agent or broker in connection with this transaction. Landlord and Tenant each hereby indemnify and save the other harmless from and against all losses, costs and expenses incurred by reason of a breach of such representation and warranty.

28. Governing Law.

This Lease shall be construed and enforced in accordance with the laws of the State of Colorado, and any disputes arising from or relating to this Lease shall be construed, governed and interpreted and regulated under the laws of such state. EACH PARTY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED ON THIS LEASE, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LEASE. THIS PROVISION IS A MATERIAL INDUCEMENT TO EACH OF THE PARTIES FOR ENTERING INTO THIS LEASE.

29. Interpretation; Amendment.

The terms of this Lease shall not be amended, restated, changed or otherwise modified except in a writing signed by Landlord, Tenant and any Financing Party, if applicable. If any term or provision of this Lease shall to any extent be invalid or unenforceable, the remainder of this Lease shall not be affected thereby and each other term and provision of this Lease shall be valid and enforced to the fullest extent permitted by law.

30. Integration; Anti-Merger.

This instrument, including the attached Exhibits, contains the complete agreement of the parties regarding the subject matter of this Lease, and there are no oral or written conditions, terms, understandings or other agreements pertaining thereto which have not been incorporated herein. This instrument creates only the relationship of landlord and tenant between the parties as to the Premises; and nothing in this Lease shall in any way be construed to impose upon either party any obligations or restrictions not expressly set forth in this Lease. This Lease shall continue until the expiration or termination of the Lease and Term, and shall not be extinguished by operation of law pursuant to the acquisition by a single party of the interests in both Tenant and Landlord hereunder.

31. Exclusive Control; Quiet Enjoyment.

Tenant shall have exclusive control, possession, occupancy, use and management of the Premises on and after the Construction Commencement Date, and Landlord shall warrant and defend Tenant's right to quietly hold and enjoy the Premises in accordance with this Lease. Tenant, and its agents, guests, subtenants and designees, and any Financing Party, shall have access to the Premises at all times after the Construction Commencement Date, and neither Landlord nor any agent of Landlord shall, without a Tenant representative, enter upon any portion of the Premises except as specifically permitted hereunder. For the avoidance of doubt, this Lease does not convey any subsurface oil, gas, mineral, liquid or other subsurface rights (collectively, "**Mineral Rights**") to Tenant; provided, however, that Landlord shall not engage in, and shall not permit, any activity, including, without limitation, the extraction of minerals, oil, gas, liquid or other substances, if such activity could result, in Tenant's sole and absolute discretion, in a failure of subsurface support for the Premises or otherwise impair or

adversely affect in any manner Tenant's Property or Tenant's use of the Premises. The foregoing sentence shall be a covenant running with the Land binding upon any party owning any interest in, or rights to develop or use such Mineral Rights.

32. Waiver.

The waiver by any party of any instance of a breach of any covenant or agreement herein shall not be deemed to constitute waiver of any subsequent breach of the same or any other covenant or agreement under this Lease.

33. Nonrecourse.

The performance of this Lease by Landlord and Tenant shall be secured by their respective interests in the Premises. Except for such interests in the Premises, neither Landlord's, nor Tenant's property or assets (including without limitation Tenant's Property), shall be subject to levy, execution or any other enforcement procedure in connection with the satisfaction of liability under this Lease.

34. Consents; Further Assurances.

Each party shall execute and deliver such further documents and perform such other acts, as may be reasonably necessary to achieve the parties' intent in entering into this Lease. The parties further agree that, to the extent the consent or approval of either of them is required, requested or appropriate under this Lease, such consent or approval shall not be unreasonably or unduly withheld, delayed, or conditioned, and except as may otherwise be expressly provided for herein, each party shall bear its own costs and expenses, including legal costs, in connection with such consent or approval.

35. Counterparts.

This Lease may be executed in any number of counterparts, each of which shall be deemed an original once executed and delivered. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing with the same force and effect as if such facsimile were an original thereof.

36. Survival.

Upon the expiration or earlier termination of this Lease in accordance with its terms, this Lease shall cease to have force and effect, except for those provisions that expressly survive termination, or which by their nature would be required to survive termination to achieve the parties' intent with respect thereto.

37. Attorneys' Fees.

In the event of any dispute under this Lease, the party against whom any final judgment is entered agrees to pay the prevailing party all reasonable costs, charges, and expenses, including attorneys' fees, expended or incurred in connection therewith.

38. Tax Credits.

If under applicable law the holder of a leasehold interest in the nature of that held by Tenant or Tenant's assignee becomes ineligible for any tax credit, benefit or incentive for alternative energy expenditure established by any local, state or federal government, then, at Tenant's option, Landlord and Tenant shall work in good faith to amend this Lease or replace it with a different instrument so as to convert Tenant's interest in the Premises to a substantially similar interest that makes Tenant eligible for such tax credit, benefit or incentive.

39. No Additional Obligations.

Except as expressly required in the Lease, Tenant shall not be obligated to pay any amount as rent, additional rent, expense reimbursements, real property taxes, transaction privilege taxes or otherwise.

40. No Third-Party Beneficiaries.

Except for any Financing Party in accordance with Section 25, or any Tenant Indemnified Party or Landlord Indemnified Party entitled to indemnification, no provision of this Lease is intended to inure to the benefit of any third party so as to constitute such third party a third-party beneficiary of this Lease

41. Consequential Damages Waiver.

NEITHER PARTY SHALL BE ENTITLED TO, AND EACH OF LANDLORD AND TENANT HEREBY WAIVES, ANY CONSEQUENTIAL, INCIDENTAL AND PUNITIVE OR EXEMPLARY DAMAGES, HOWEVER ARISING, WHETHER IN CONTRACT, IN TORT OR OTHERWISE, IN CONNECTION WITH THIS LEASE. THE FOREGOING LIMITATION WILL NOT BE CONSTRUED AS LIMITING THE INDEMNIFICATION OBLIGATIONS OF TENANT WITH RESPECT TO THIRD PARTY CLAIMS.

42. Specific Performance.

To the extent permitted by applicable law, and without waiving any of Landlord's governmental immunity, Tenant shall have the right to specific enforcement of this Lease, in addition to Tenant's other remedies at law, in equity or under this Lease.

43. Time is of the Essence.

The Parties agree and acknowledge that time is of the essence in the performance by each Party of its obligations herein.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease as of the Effective Date.

LANDLORD:

TOWN OF CRESTED BUTTE

Ian Billick, Mayor

ATTEST:

Lynelle Stanford, Town Clerk

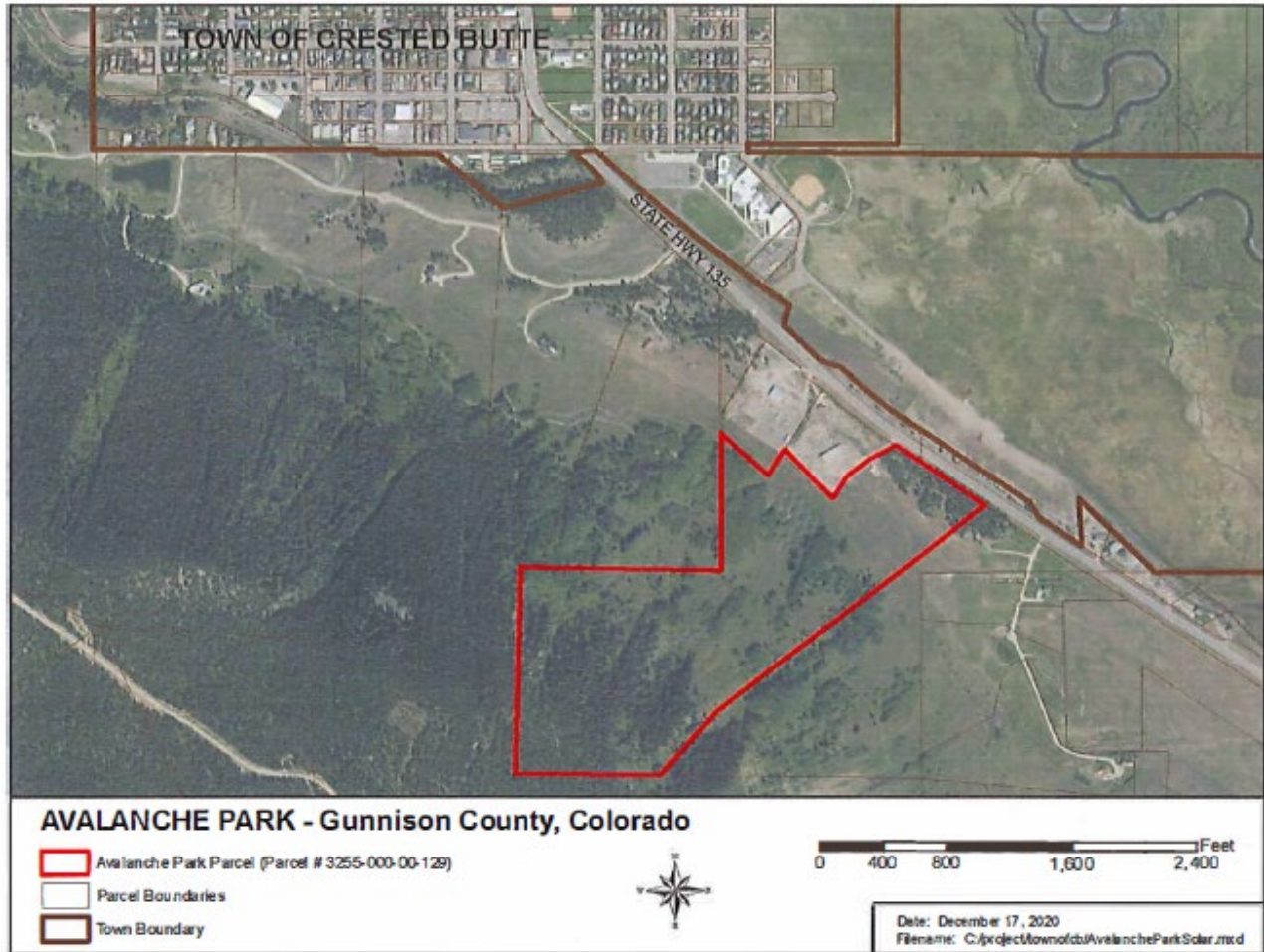
TENANT:

GUNNISON COUNTY ELECTRIC ASSOCIATION

By: _____
_____, _____

EXHIBIT A-1 LAND

A tract of land in Gunnison County, Colorado identified as parcel# 32-5500-000-129 and located within the north ½ of the northwest ¼ of Section 11, and the south ½ of the south ½ of Section 2, Township 14 South, Range 86 West, 6th Principal Meridian, as depicted below.



**EXHIBIT A-2
PREMISES**

A preliminary depiction of the Premises is depicted below, to be updated in accordance with the terms of this Lease:



CLIENT



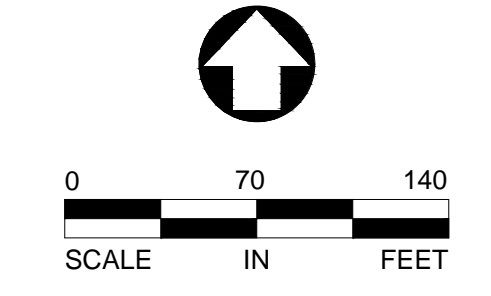
GVS, LLC.

PROJECT
GVS, LLC.

LOCATION
38.859556, -106.972417
GUNNISON COUNTY, CO

SUBMITTAL
BID SUPPORT

SCALE



#	DATE	DESCRIPTION
01	10.09.2020	REMOVED DITCH
02	11.16.2020	CHANGE ORIENTATION
03	11.23.2020	REMOVE TREES, NAMEPLATE
04	12.01.2020	MORE SPACE FOR TREES
05	12.08.2020	EXTEND LEASE AREA
06	12.16.2020	MODIFY LEASE AREA
07	01.08.2021	MOVE THE HAMMERHEAD
08	04.12.2021	REMOVE THE HAMMERHEAD
09	04.14.2021	UPDATED SYSTEM SIZE, PARKING
10	05.19.2021	UPDATED MODULES & LAYOUT
11	08.06.2021	HAZALDON DITCH INCLUDED

PROFESSIONAL CERTIFICATION

PRELIMINARY NOT FOR CONSTRUCTION OR PROCUREMENT

DRAWN BY
WG

CHECKED BY
RP

DATE
2021.03.23

PROJECT #
2020-184.1

SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
E-101-01

SYSTEM SUMMARY	
SOLAR PV SYSTEM INFORMATION	
MODULE MFR	TRINA
MODULE MODEL	TSM-DEGMC.20(II)
MODULE STC RATING (W)	490
MODULE QTY	3,276
STRING LENGTH	26
STRING QTY	126
TABLE QTY	126
MAX DC SYSTEM VOLTAGE	1,500V
TOTAL DC SYSTEM SIZE	1.605MW _{DC}
INV MFR	CHINT POWER SYSTEMS
INV MODEL	SCH125KTL-DO/US-600
INVERTER OUTPUT VOLTAGE	600V
INVERTER AC OUPUT	125kW
INVERTER QUANTITY	9
AC SYSTEM SIZE (@ INV)	1.125 MW _{AC}
POWER FACTOR (@ POI)	TBD
AVG SITE DC/AC RATIO	1.426
RACKING MFR	TBD
RACKING MODEL	TBD
RACK TYPE	FIXED TILT
MODULE ORIENTATION	[2] PORTRAIT
ARRAY TILT ANGLE	25
ARRAY AZIMUTH	180
ARRAY PITCH, GCR	22.3' (43%)
ASHRAE WEATHER STATION	GUNN CRESTED BUTTE REGL
ASHRAE 2% AVG HIGH TEMP	26.0
ASHRAE MIN EXTREME TEMP	-30.3

LEGEND

- PROPOSED LEASE PREMISES
- PROPOSED SITE FENCE
- OVERHEAD LINES (E)
- UNDERGROUND MV LINE
- MODULE AREA OUTLINE (3.99 AC)
- SITE ACCESS - ROAD
- TREE REMOVAL (4.19 AC)

NOTES:

- LAYOUT AND EQUIPMENT LOCATIONS ARE PRELIMINARY AND FOR REFERENCE ONLY.
- SITE DESIGN WILL CHANGE PENDING FINAL EQUIPMENT SELECTION, FIELD VERIFICATION OF EXISTING SITE CONDITIONS, AHJ REVIEW AND STAKE HOLDER COORDINATION.

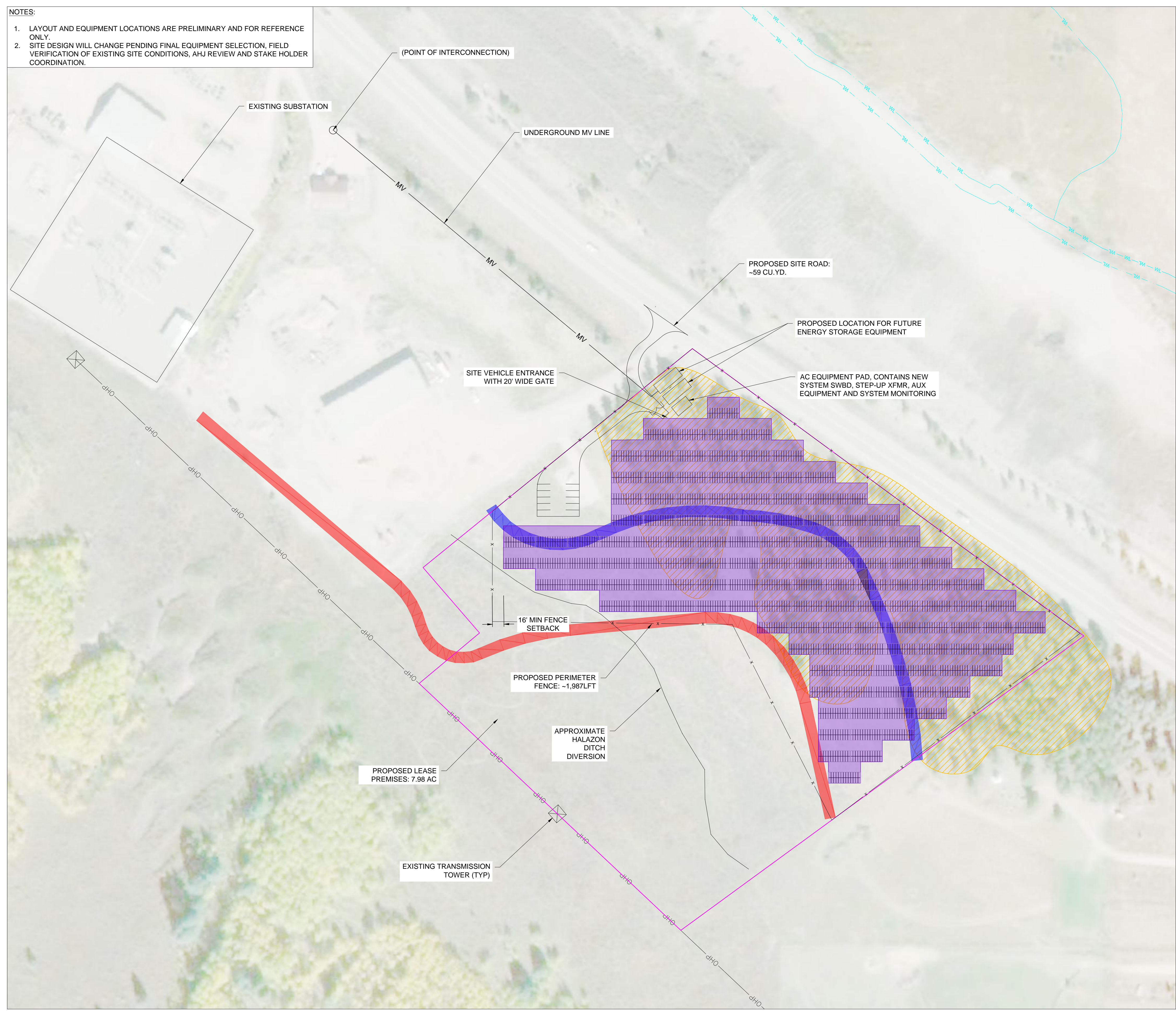
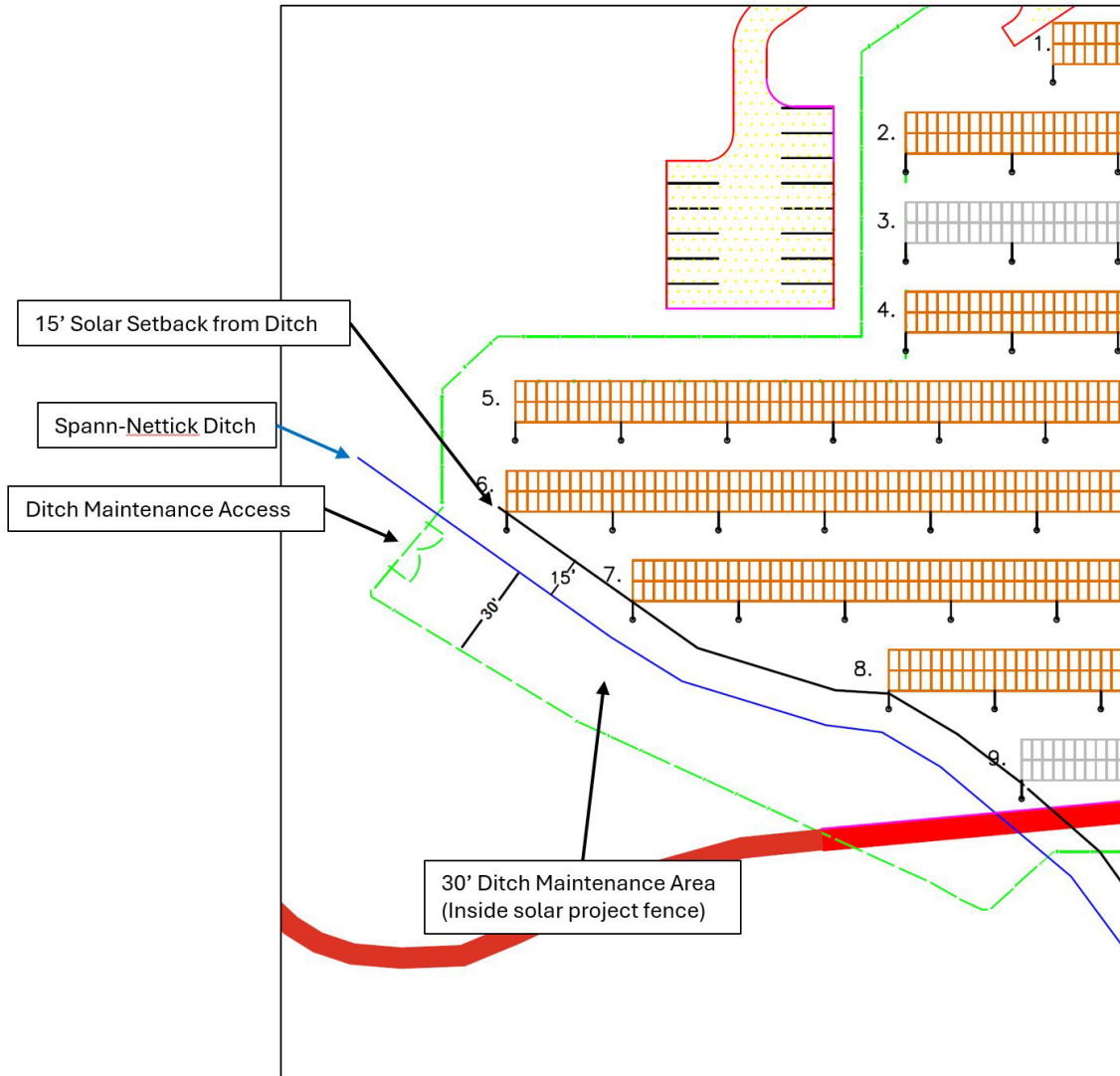


EXHIBIT A-3

DITCH MAINTENANCE AREA

A preliminary depiction of the Ditch Maintenance Area is depicted below, subject to modification by Tenant in accordance with Section 8.2:





City of Gunnison City Council & Planning & Zoning Commission

Joint Work Session

Wednesday, May 21, 2025

6:00pm

Council meeting is held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with Zoom remote access.

Approximate meeting time: 2.5 hours

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Work Session to Order (silent roll call)

II. Land Development Code Update

Background: This work session is intended to provide a visual representation of the zone districts, limitations on the land, and building types allowed. Feedback from this work session will allow staff to further refine the draft LDC and Zoning map. Staff is requesting review of the content and discussion to determine if the code is appropriately drafted to achieve the strategic imperatives listed above.

Staff Contact: Andie Ruggera, AICP, Senior Planner

Public Comment: not applicable.

Action Requested of Council: No action requested, discussion only.

Estimated Time: 150 minutes

III. Work Session Meeting Adjournment

The meeting agenda is subject to change. Regular Meetings and Special Meetings are recorded. Meeting minutes are posted at City Hall and on the City website within 10 business days following the meeting at www.gunnisonco.gov. Work sessions are recorded however minutes are not produced. For further information, contact the City Clerk's office at 970-641-8140.

TO REQUEST INTERPRETATION SERVICES OR TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY CLERK 48 HOURS BEFORE ALL MEETINGS AT 970.641.8140.

City of Gunnison City Council meeting video recordings can be viewed at City of Gunnison Colorado - [YouTube City of Gunnison](#)

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City of Gunnison City Council

Work Session

Tuesday, May 27, 2025

3:00pm

Council Work Session is held at Western Colorado University, Rady Building, 1 Western Way, Conference Room 137, Gunnison, CO 81230

Approximate meeting time: 2 hours

The public may attend this City Council work session in-person.

I. Presiding Officer Calls Work Session to Order (silent roll call)

II. Draft Economic Development Plan

Background: The purpose of the Economic Development Plan is to serve as a collective strategy for advancing economic prosperity. The analysis and strategies have been drafted. Works session is intended to reach informed consent on the recommendations before finalizing the implementation matrix, remaining project goals, and the plan proceeds to Council for potential adoption.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Action Requested of Council: No action requested, discussion only.

Estimated Time: 120 minutes

III. Work Session Meeting Adjournment

The meeting agenda is subject to change. Regular Meetings and Special Meetings are recorded. Meeting minutes are posted at City Hall and on the City website within 10 business days following the meeting at www.gunnisonco.gov. Work sessions are recorded however minutes are not produced. For further information, contact the City Clerk's office at 970-641-8140.

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City of Gunnison City Council Agenda

Regular Session

Tuesday, May 27th, 2025 at 5:30pm

Council meeting is held at City Hall, 201 West Virginia Avenue, Gunnison, Colorado 2nd floor Council Chambers with [Zoom remote access](#).

Approximate meeting time: 90 minutes

The public may attend this City Council meeting in-person or via Zoom with phone or computer access. For remote access please use [Zoom Registration](#).

I. Presiding Officer Calls Regular Session to Order (silent roll call)

II. Announcements

Background: Council and/or City Staff may give announcements related to upcoming City events, projects, or acknowledgements.

Staff Contact: Council and City Staff

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 10 minutes

III. Western Colorado University Liaison Announcements

Background: During the academic year, the Western Colorado University Liaison may give announcements related to upcoming University events and programs.

Staff Contact: Townes Bakke, Western Liaison

Public Comment: not applicable.

Action Requested of Council: No action requested; updates only.

Estimated Time: 5 minutes

IV. Public Input

At this time, members of the public may provide comments to Council in English or Spanish on topics that are not on the agenda. Any questions will be received as comments and potentially responded to by the appropriate staff or Council member, following the meeting. Per Colorado Open Meetings Law, no Council discussion or action will take place until a later date, unless an emergency situation is deemed to exist by the City Attorney. Each speaker has a time limit of 3 minutes to facilitate efficiency in the conduct of the meeting and to allow an equal opportunity for everyone wishing to speak.

V. Consent Agenda

None.

VI. Proclamations, Recognitions, and Appointments

A. Parks and Recreation Advisory Committee (PRAC) Appointment

Background: Resolution No. 3, Series 2020, reconstituted the Parks and Recreation Advisory Committee into its current form. The purpose of PRAC is to serve as an

advisory board to Parks and Recreation staff and City Council on facilities, programs, and services related to recreational opportunities within the City.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to appoint Joey Otsuka and Seth Lisowski to the Parks and Recreation Advisory Committee for terms that would begin on May 31, 2025, and expire on May 31, 2027.

Estimated time: 5 minutes

B. Senior Center Advisory Committee (SCAC) Appointments

Background: Resolution No. 15, Series 2019, established the Senior Center Advisory Committee. The purpose of SCAC is to serve as an advisory board to Parks and Recreation staff and City Council on facilities, programs, and services related to active seniors.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker.

Action Requested of Council: Consider a motion to appoint Barbara Klingman, Sharon Mills, and Nancy Ruehle to the Senior Center Advisory Committee for terms that would begin on May 31, 2025, and expire on May 31, 2027.

Estimated time: 5 minutes

VII. New Business

A. Public Hearing and Consideration of Approval for a Tavern Liquor License for Paddle Out, LLC dba Paddle Out

The City of Gunnison asks concerned citizens to submit their comments in writing for the scheduled Public Hearing by 12:00 pm on Tuesday May 27, 2025, to the City Clerk or attend the public hearing virtually or in person.

Background: Pursuant to the liquor laws of the State of Colorado and the City of Gunnison, Colorado, Paddle Out, LLC dba Paddle Out, has requested that the licensing authority of the City of Gunnison grant a Tavern License for dispensing malt, vinous and spirituous liquor by the drink for on-premises consumption at 120 N Boulevard Street, Gunnison, CO 81230.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to five minutes per speaker.

Action Requested of Council: To consider public input on the application for a new tavern liquor license for Paddle Out, LLC dba Paddle Out, 120 N Boulevard Street, Gunnison, Colorado 81230 and to consider a motion to approve, deny, or postpone the application, in accordance with specific findings.

Estimated time: 20 minutes

B. Update: Gunnison Valley Regional Housing Authority (GVRHA) First Quarter Report

Background: Executive Director of the Gunnison Valley Regional Housing Authority Melissa LaMonica will provide Council with an update on GVRHA's first quarter.

Staff Contact: Amanda Wilson, City Manager

Public Comment: not applicable.

Action Requested of Council: No action requested, report only.

Estimated time: 15 minutes

C. Youth Challenge Grant Report

Background: The Youth Challenge Grant Program is a way for the City of Gunnison to fund new and creative endeavors for our younger citizens in Gunnison.

Staff Contact: Ben Cowan, Finance Director

Public Comment: not applicable.

Action Requested of Council: No action requested, report only.

Estimated time: 10 minutes

VIII. Old Business

A. Contract Award, Authorization on Acoustic Assessment

Background: The Acoustic Assessment project for the City of Gunnison's wastewater collection system will provide a comprehensive analysis and identify flow restrictions within the collection (sewer) system to assist with prioritizing infrastructure maintenance.

Staff Contact: Andy Wolfe, Utility Manager

Public Comment: limited to three minutes per speaker

Action Requested of Council: Consider a motion to authorize the City Manager to execute a contract in the total amount of \$56,190 to QP Services for the acoustic assessment of the City of Gunnison's wastewater collection system.

Estimated time: 10 minutes

B. Authorization to Solicit RFP for an External Communications and Engagement Plan

Background: The City of Gunnison is soliciting Request for Proposals from a qualified firm or consultant to develop and support the implementation of an external Communications and Engagement Plan for the City of Gunnison. Defining structure and methods to foster an engaged community is essential to the City's ability to communicate and engage with the public, residents, and interested parties in a consistent and effective manner will reach diverse populations.

Staff Contact: Erica Boucher, City Clerk

Public Comment: limited to three minutes per speaker

Actions Requested of Council: 1) To provide staff with input on drafted scope of work for an external communications and engagement; and 2) Consider a motion authorizing staff to solicit a Request for Proposals for the External Communications and Engagement Plan, to include Council's suggestions.

Estimated time: 15 minutes

IX. Regular Session Meeting Adjournment

The City Council Meeting agenda is subject to change. The City Manager and City Attorney reports may include administrative items not listed. Regular Meetings and Special Meetings are recorded. Meeting minutes are posted at City Hall and on the City website within 10 business days following the meeting at www.gunnisonco.gov. Work sessions are recorded however minutes are not produced. For further information, contact the City Clerk's office at 970-641-8140.

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GUNNISON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

241

DATE: Tuesday, May 20, 2025 **Page 1 of 2**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY MEETING:

8:30 am

- Call to Order
- Special Event Liquor Permit 2-2025; Arrowhead Volunteer Fire Department; 7/5/2025 from 10:00 am to 3:00 pm
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:31 am

- Call to Order; Agenda Review
- Minutes Approval:
 1. May 6, 2025 Regular Meeting
- Scheduling
- Consent Agenda: These items will not be discussed unless requested by a Commissioner or citizen. Items removed from consent agenda for discussion may be rescheduled later in this meeting, or at a future meeting.
 1. Acknowledgment of County Manager Approval to Submit; 2025 Community Foundation of the Gunnison Valley Grant Application; Gunnison County Community Health Coalition Operating Expenses; \$7,000
 2. Amendment No. Five (5) to Contract Dated September 29, 2022 between Jviation, a Woolpert Company, LLC and Gunnison County Gunnison Colorado; Gunnison-Crested Butte Regional Airport; Pavement Maintenance; \$61,085
 3. Intergovernmental Agreement between San Miguel County and Gunnison County Regarding Fiscal Agent for State Homeland Security Grant
 4. Rocky Mountain Health Foundation Award Acceptance Letter; Gunnison County Health Coalition; \$10,000
 5. State of Colorado Department of Health Care Policy and Financing Agreement with Gunnison County Department of Health and Human Services for the Colorado Dental Health Care Program for Low-Income Seniors; 7/1/2025-6/30/2026; \$10,010
 6. Colorado Department of Early Childhood Grant Application; Community Based Child Abuse Prevention Implementation; 10/1/2025-9/30/2026; \$75,000
 7. State of Colorado Department of Public Health and Environment Task Order No. 2026*0298; Contract 23 FAA 00023; 7/1/2025-6/30/2026; \$97,661

8:35 am

- Gunnison County Road and Bridge Ballot Measure Discussion

8:45 am

- Resolution; Supporting Public Lands

8:50 am

- County Manager's Reports

*NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and **ACTION MAY BE TAKEN ON ANY ITEM.** Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

GUNNISON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

242

DATE: Tuesday, May 20, 2025 **Page 2 of 2**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

9:00 am

- Public Hearing; Amending the 2021 Editions of the International Building Code and International Residential Code; and Establishing a Schedule of Permit Fees:
 1. Resolution; Amending the 2021 Editions of the International Building Code and International Residential Code
 2. Resolution; Establishing a Schedule of Permit Fees
- Break

10:15 am

- Vouchers and Transfers
- Treasurer's Report

10:20 am

- Land Use Change Approvals:
 1. Boundary Line Adjustment; LUC-25-00005; Lot 32, Dos Rios Homesites; Stephanie Porter and William Gattis
 2. First Amendment to Declaration of Protective Covenants; LUC-25-00012; The Back Nine Townhomes
 3. Lot Cluster Agreement; LUC-25-00009; Parcels 3701-250-00-105 and 3701-250-00-114; Donald and Victoria Archuleta
- **Unscheduled Public Comment:** Limit to 5 minutes per item. No formal action can be taken at this meeting.
- **Commissioner Items:** Commissioners will discuss among themselves activities that they have recently participated in that they believe other Commissioners and/or members of the public may be interested in hearing about.
- Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,,*471302# US (Tacoma)

+13462487799,,82753657556#,,,,*471302# US (Houston)

**GUNNISON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MEETING AGENDA**

243

DATE: Tuesday, May 27, 2025 **Page 1 of 1**
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

8:30 am

- Quarterly Sheriff's Office Update

9:00 am

- Tourism and Prosperity Partnership Board (TAPP) Update

10:00 am

- Break

10:10 am

- Juvenile Services Performance Update
- Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

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One tap mobile

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+13462487799,,82753657556#,,,,*471302# US (Houston)

From: [Abby Whitaker](#)
To: [Town Council](#)
Date: Monday, May 5, 2025 9:58:45 PM

Some people who received this message don't often get email from abigailwhitaker94@gmail.com. [Learn why this is important](#)

Hi guys!

Thanks for the recent updates on how the town plans to move forward with lotteries. I know you're all doing your best to manage a complicated process, and I appreciate that this issue was addressed publicly. That said I wanted to follow up with a few questions, mainly around why we're continuing with a physical drawing system.

I understand Erin has said that we stick with the manual method because "that's what the people want". I'm just hoping to get some clarity on what that's based on. Was there a survey? a public meeting? Or some kind of outreach that confirmed that preference?

What really stands out is how far behind we are compared to other Colorado ski towns that have already made the shift to digital. In Summit County housing lotteries are managed by a third party vendor with all applications submitted online and results publicly posted. Telluride does the same. They ran the Voodoo Lottery online and even held hybrid info sessions. Vail and Aspen also has been using t platforms which are all digital.

I'm wondering whose lead CB is actually following here and what is keeping us from moving forward because this approach seems like it ensures a more efficient and organized system for managing applications and conducting lotteries and allows for broader accessibility. Not only do these towns have more existing affordable housing, but have also switched to digital lottery systems years ago to increase transparency and reduce errors. I've done a lot of research and it seems like we are the only town in Colorado who has had an error like this occur and it seems hard not to connect the dots when we're the outlier in both method and outcome.

It was a little unclear to me what's actually changing in the new lottery process besides less public access and more staff involved, but I might've missed something. If there are additional changes planned, will the town be adopting updated guidelines before the next lottery happens?

Thanks so much guys!

Abby Whitaker

From: [Amy Nolan](#)
To: [Town Council](#)
Cc: [Will Frischkorn](#); [Janna Hansen](#)
Subject: A follow-up to our request during Public Comment
Date: Tuesday, May 6, 2025 7:11:48 AM

Some people who received this message don't often get email from amy@crestedbuttedevo.com. [Learn why this is important](#)

Dear Crested Butte Town Council Members,

Thank you for your time yesterday evening and for your consideration of our request made during Public Comment.

Will and I wanted to follow-up with all of you to more clearly outline our ask, along with why we are hoping to have the support from Town Council in finding an appropriate location for the start of the headliner event of Junior Bike Week, the Junior Wildflower Classic Cross-Country race, on Sunday, June 30.

As both Will and I emphasized during our comments, safety is the absolute number one priority for CB Devo programming and our Junior Bike Week participants. Our historic location at Town Ranch is not a safe location this year. We have partnered with the Town of Mt. Crested Butte and CBMR to relocate all other festivities, including camping, up on the mountain so that we are out of the way and not adding to the multitude of logistical challenges that will be the reality of two massive construction projects operating in tandem at this location. On April 9, Will and I had a meeting with several Town Staff members (Janna, Shea, Lynelle, and Mel) and everyone agreed that there were simply too many unknown variables around the timelines of these projects to plan for a high impact event like Junior Bike Week at Town Ranch.

On April 23, we first requested to start this race from the Town Park Yelenick Pavilion and received the response below from PROST Director, Janna Hansen.

Unfortunately, Town Park is not an option. There is a WESA soccer tournament, youth and adult activities, and with this being the weekend before the 4th of July, general park use will be the highest use we see all summer. Please let me know if you would like to stay at Town Ranch or move to Big Mine.

As mentioned during Public Comment, Town Ranch is not a safe space this year and the Big Mine start location would require multiple road closures, and likely a police escort to get racers across town.

On April 24, after checking the online facilities calendar, I sent an email to Janna requesting the use of the Rainbow Park Pavilion to start this race as this location checks the two important boxes - safe access to the Rec Path and sanitation with the bathrooms at the race start. I received the following response.

We do not allow special events at Rainbow Park. Please let us know if you plan to keep this at Town Ranch. I hope Mt. CB works out well for your event.

As Will explained in detail during his Public Comment, this race start would have a very minimal impact on the Rainbow Park pavilion location. The race starts are from 8-9:30 am with no amplified sound, event tent, etc. Just one 10x10 EZ-UP tent for event visibility. We recognize that standard Town policy is that no special events are allowed at Rainbow Park; however, given the proceeds of this festival directly benefit our community (much like the

WESA Adult Soccer Tournament that is scheduled at this location during this weekend, we are requesting the support of Town Council to grant Junior Bike Week an exception to the current guidelines that prohibit special events at Rainbow Park due to these extenuating circumstances.

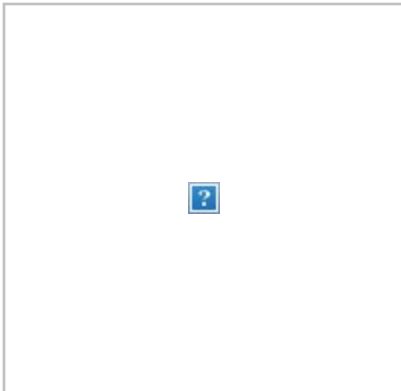
We have all other pieces in place to host another amazing festival that generates a net revenue of approximately \$40K to support the efforts of the Crested Butte Development Team, and sincerely appreciate Council's consideration to help us get this crucial race start location approved so we can move forward.

If any of you have any additional questions regarding this request, please reach out to us. Thank you all for your time and consideration.

Sincerely,

Amy Nolan | Event Director, Junior Bike Week

Will Frischkorn | Executive Director, Crested Butte Development Team



From: [Will Frischkorn](#)
To: [Janna Hansen](#)
Cc: [Amy Nolan](#); [Town Council](#); [Joey Carpenter](#); [Trevor Maltby](#)
Subject: Re: A follow-up to our request during Public Comment
Date: Wednesday, May 7, 2025 2:04:23 PM
Attachments: [Screenshot 2025-02-11 at 7.19.03 PM.png](#)

Some people who received this message don't often get email from will@crestedbuttedevo.com. [Learn why this is important](#)

Janna and Council,

A note to express my gratitude for your consideration and your approval of our ask. What it enables both in terms of race logistics but also in terms of improving participant and visitor experience is tremendous and will be felt by all who take part in the Junior Bike Week Festival. Know that we will be in close contact with Tom going into the event to ensure a smooth experience for all, and as one of his coaches, I can't have the boss get mad at me!;

The importance of this event to the sustainability of our small non-profit is hard to fully capture in words and while I apologize for likely rambling longer than needed on Monday evening, thank you all again for your time and for your understanding of this truly unique situation. While it's exciting seeing construction moving forward with such energy, I'm sure you will all enjoy a deep breath or two once this big round is buttoned up!

My very best,

Will

Will Frischkorn || Executive Director
Crested Butte Development Team, Inc 501(c)(3)
720.352.2331c
Will@CrestedButteDevo.com
[Crested Butte Devo](#)



On May 6, 2025, at 3:23 PM, Janna Hansen <jhansen@crestedbutte-co.gov> wrote:

Hi Amy,

Council approved your request to relocate the Wildflower Classic to Rainbow Park. We spoke with Tom Lewis with WESA and he confirmed that he is ok with sharing that space the morning of Sunday, June 29th. I have updated your reservation to remove all events at Town Ranch and have removed the camping fee. Your reservation for Jr. Bike Week is now only for Rainbow Pavilion on Sunday

morning. Please work with Trevor in the Clerk's office to update your Special Event Application. Please let me know if you have any questions or need additional support with Jr. Bike Week.

I wish you all the best with your event,

Janna

JANNA HANSEN | Director of Parks, Recreation, Open Space & Trails

(She|Her)

Town of Crested Butte

PO Box 39 | 507 Maroon Avenue

Crested Butte, CO 81224

970.349.5338 x110

www.crestedbuttere.com

www.townofcrestedbutte.com

Help Shape Crested Butte's Future!

Lean more at <https://www.crestedbutte-co.gov/getinvolved>

<image001.png><image002.png>

From: Amy Nolan <amy@crestedbuttedevo.com>

Sent: Tuesday, May 6, 2025 7:11 AM

To: Town Council <towncouncil@crestedbutte-co.gov>

Cc: Will Frischkorn <will@crestedbuttedevo.com>; Janna Hansen <jhansen@crestedbutte-co.gov>

Subject: A follow-up to our request during Public Comment

Dear Crested Butte Town Council Members,

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Will and I wanted to follow-up with all of you to more clearly outline our ask, along with why we are hoping to have the support from Town Council in finding an appropriate location for the start of the headliner event of Junior Bike Week, the Junior Wildflower Classic Cross-Country race, on Sunday, June 30.

As both Will and I emphasized during our comments, safety is the absolute

number one priority for CB Devo programming and our Junior Bike Week participants. Our historic location at Town Ranch is not a safe location this year. We have partnered with the Town of Mt. Crested Butte and CBMR to relocate all other festivities, including camping, up on the mountain so that we are out of the way and not adding to the multitude of logistical challenges that will be the reality of two massive construction projects operating in tandem at this location. On April 9, Will and I had a meeting with several Town Staff members (Janna, Shea, Lynelle, and Mel) and everyone agreed that there were simply too many unknown variables around the timelines of these projects to plan for a high impact event like Junior Bike Week at Town Ranch.

On April 23, we first requested to start this race from the Town Park Yelenick Pavilion and received the response below from PROST Director, Janna Hansen.

Unfortunately, Town Park is not an option. There is a WESA soccer tournament, youth and adult activities, and with this being the weekend before the 4th of July, general park use will be the highest use we see all summer. Please let me know if you would like to stay at Town Ranch or move to Big Mine.

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weekend, we are requesting the support of Town Council to grant Junior Bike Week an exception to the current guidelines that prohibit special events at Rainbow Park due to these extenuating circumstances.

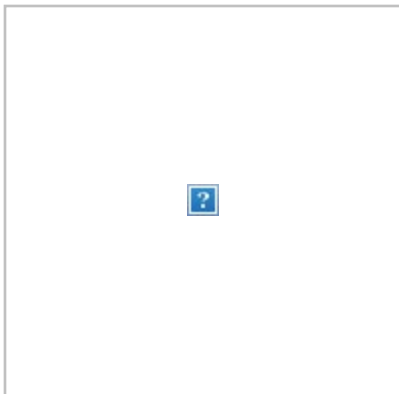
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If any of you have any additional questions regarding this request, please reach out to us. Thank you all for your time and consideration.

Sincerely,

Amy Nolan | Event Director, Junior Bike Week

Will Frischkorn | Executive Director, Crested Butte Development Team



From: [Mike Nolan](#)
To: [Town Council](#)
Subject: Solar panel setback-losing free energy
Date: Thursday, May 8, 2025 8:46:31 AM

Some people who received this message don't often get email from mikenolanincb@gmail.com. [Learn why this is important](#)

Town Council,

Hi, I just wanted to open some dialogue, gain some insight, and possibly make you aware of an issue that is costing the community free alternative energy. To the best of my knowledge, and what numerous people have told me, the 18" lower roof setback for solar panels imposed by the Crested Butte Fire Protection District (CBFPD) serves no purpose for fire hazards or codes, and is simply in place because the CBFPD does not want to address a revision? If this is the case, this ordinance limits the number of solar panels homeowners can put on their roofs, hence significantly decreasing KW hours available from the sun. We are adding solar panels to our home in town but can only install a 4 KW system because of this. It will cover about 60% of our load but could cover most of it without this setback.

Considering the importance of the Town's Climate Action Plan, I would assume this is something that could be addressed and supported by the Town Council at no additional cost? The roofs in town are small and every foot counts. It is my understanding that this ordinance has been appealed (and rejected) by the CBFPD; however, I thought it would be worth bringing this request to your attention for further discussion and consideration in case I am missing something. Perhaps the Town Council is already aware of this situation, but I wanted to seek additional insight and support for this request in hopes of a more climate-friendly outcome.

Thanks for your time,

Mike Nolan
Elk Mountain Lodge
mikenolanincb@gmail.com
www.elkmountainlodge.com
Crested Butte, CO 81224
970-596-7700