



AMENDED AGENDA
Tuesday, May 28, 2019
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

*This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.*

6:00 PM - REGULAR MEETING CALLED to ORDER and ROLL CALL

ADOPTION OF AGENDA *(Opportunity for amendment or deletions to this evenings agenda.)*

OPEN PUBLIC HEARINGS *OPEN PUBLIC HEARING - Red Mountain Ranch Annexation, Planned Unit Development (PUD), Site Specific Development Plan (vesting of property rights) and Subdivision Sketch Plan - File #: AN17-01/ PUD18-01 and S18-02 and Reserve at Hockett Gulch Annexation, Planned Unit Development (PUD) and Site Specific Development Plan (vesting of property rights) - File#: AN 18-01 and PUD18-02 - Must be open for One Hour*

PUBLIC COMMENT - 5 MINUTES *- Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person per topic unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to sign in.*

CONSENT AGENDA - 5 MINUTES *Consent agenda items are routine Town business, items which have received clear direction previously from the board, final land use file documents after the public hearing has been closed, or which do not require board deliberation. (5 Minutes)*

1. Minutes
2. Resolution 27-2019 A Resolution Of The Board Of Trustees Of The Town Of Eagle, Colorado Approving The Final Plat For Creekside Lofts Condominiums Phase 3
3. Resolution 28-2019 A Resolution Of The Board Of Trustees Of The Town Of Eagle, Colorado Approving The Final Townhouse Plat For Soleil Homes At Brush Creek Filing 2, Phase 1

TOWN MANAGER AND DEPARTMENT UPDATE - 5 MINUTES

1. Town Manager Update

PUBLIC HEARING - QUASI JUDICIAL HEARING - 60 MINUTES

1. 717 Sylvan Lake Building Condominium Plat - File # CT19-01
 - a. Resolution 29-2019 A Resolution Of The Board Of Trustees Of The Town Of Eagle, Colorado Approving The Final Plat For Sylvan Lake Building Condominiums
2. Red Mountain Ranch Annexation, Planned Unit Development (PUD), Site Specific Development Plan (vesting of property rights) and Subdivision Sketch Plan - File #: AN17-01/ PUD18-01 and S18-02. *(Request for Continuance)*
 - a. OPEN PUBLIC HEARING

- b. EXECUTIVE SESSION: Executive Session pursuant to C.R.S. sections 24-6-402(4)(b) and (e) to receive legal advice on specific legal questions, and to develop a strategy and instruct negotiators regarding Red Mountain Ranch annexation agreement.
 - c. CLOSE PUBLIC HEARING
- 3. Reserve at Hockett Gulch Annexation, Planned Unit Development (PUD) and Site Specific Development Plan (vesting of property rights) - File#: AN 18-01 and PUD18-02. *(Request for Continuance)*
 - a. OPEN PUBLIC HEARING
 - b. EXECUTIVE SESSION: Executive Session pursuant to C.R.S. sections 24-6-402(4)(b) and (e) to receive legal advice on specific legal questions, and to develop a strategy and instruct negotiators regarding Reserve at Hockett Gulch Annexation Agreement and Planned Unit Development.
 - c. CLOSE PUBLIC HEARING

OLD BUSINESS - NONE

NEW BUSINESS - 5 Minutes

- 1. Recommendation of Notice of Intent to Award - Waste Water Treatment Plant Roof Replacement to Horizon Roofing for \$373,035.00 *(Contract will be presented on June 11, 2019)*

BOARD DISCUSSION AND FUTURE AGENDA ITEMS - 15 MINUTES

- 1. Conservation Colorado Request
- 2. NWCCOG Meeting Summary

ADJOURN - 7:30 PM

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI - TOEG – townofeagle2019



**Town Board of Trustees
Tuesday, May 14, 2019
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO**

*This agenda and the meetings can be viewed at www.Townofeagle.org.
Archived meetings are also aired online at <https://vimeo.com/channels/Townofeagle/>.
Times listed are approximate and are subject to change.*

TRUSTEES PRESENT

Kevin Brubeck, Mayor Pro Tem
Matt Solomon
Paul Witt
Mikel "Pappy" Kerst
Andy Jessen

TRUSTEES ABSENT

Anne McKibbin, Mayor
Scott Turnipseed

STAFF

Brandy Reitter, Town Manager
Matt Mire, Town Attorney
Bill Shrum, Assistant to the Town Manager
Jenny Rakow, Administrative Assistant
Carrie McCool Interim Town Planner
Colton Berck, Planner I
Jill Kane, Finance Director/Treasurer
Bryon McGinnis, Public Works Director
Joey Stauffer, Police Chief
Fred Tobias, Town Engineer
Jeremy Gross, Marketing and Events Manager

6:00 PM - REGULAR MEETING CALLED to ORDER and ROLL CALL

Mayor Pro Tem Brubeck noted for the record that Mayor McKibbin and Trustee Turnipseed were absent from tonight's meeting.

ADOPTION OF AGENDA

There were no changes to the agenda.

PUBLIC COMMENT

Mayor Pro Tem Brubeck opened Public Comment for items not on tonight's agenda, there was no public comment.

PRESENTATIONS - 10 Minutes

1. Cooper Gould, Fulbright Award Selection

Kate Turnipseed was present for this item and read a letter to the Town Board and audience regarding Cooper Gould being recognized for Fulbright Award and going to Switzerland. The Board congratulated Cooper on his accomplishment.

OPEN PUBLIC HEARING - Reserve at Hockett Gulch Annexation and Planned Unit Development - File#: AN 18-01 and PUD18-02.

Mayor Pro Tem Brubeck Opened the Public Hearing on Reserve at Hockett Gulch Annexation and Planned Unit Development - File#: AN 18-01 and PUD18-02 at 6:01 p.m.

Mayor Pro Tem opened public comment for Reserve at Hockett Gulch.

Gary Scanlon, 1720 Montgomerie Circle; provided comments that while he supports affordable employee housing, and this is an ideal site. Was opposed to waiving the \$3 million in water service fees and that would not be good for the community. Would like the Town to follow the Land Use Code requirement. This project did not provide enough green space and the land surrounding it was not usable. Height of the project was a concern and parking for this project was also concerning as the town was reducing the number required. Was not supportive of bending any of the Town's rules for his project.

Lisa Nerio, 40 Peach Street; provided comments that she was against the development, felt it was too large for the density and not attractive. Felt that the Town did not need this development and that the housing issue was manufactured. Traffic on trails and roads and parking were also a concern. Did not believe Eagle needed to grow anymore in population and that costs would exceed the infrastructure in place and the current residents would have to pay for it.

CONSENT AGENDA - 5 Minutes

Trustee Solomon stated he would abstain from voting on the Minutes. Mayor Pro Tem Brubeck indicated an edit to include marking Trustee Solomon absent.

MOTION: Trustee Mikel, Kerst motioned to Approve the Consent Agenda. Motion was seconded and Passed with a vote of 4 in favor, 0 opposed and one abstain.

1. **Minutes**
2. **Bill Pay**
3. **Resolution 22-2019 A Resolution Of The Board Of Trustees Of The Town Of Eagle, Colorado Establishing The Economic Vitality Committee**

TOWN MANAGER AND DEPARTMENT UPDATE - 10 Minutes

1. **Town Manager Update**

Brandy Reitter stated the Town is republishing Community Development Director position and using GovHR. Thanked the Eagle Fire District for their open space mowing operations. Announced that Jeff Dallman from Public Works was named employee of the year at the All Staff Meeting last week. Reminded the Board about the Eagle River Park ribbon cutting ceremony on May 24th
2. **Department Update**

Trustee Solomon requested a Board Budget year to date for review in an upcoming packet.

3. **River Park, NV5 John Usery**

John Usery was present for this item. The Ribbon Cutting is planned for May 24th. Biggest challenge has been rain. There will be some additional efforts finishing up after the opening for the monitoring systems in the river.

LIQUOR LICENSE AUTHORITY - 15 Minutes

Mayor Pro Tem convened the Town Board of Trustees as the Liquor License Authority.

1. **Pickups Pizza LLC Request for Beer and Wine License at 422 McIntire Ste. 1**

Mayor Pro Tem Brubeck opened the public hearing for the New Beer and Wine Liquor License being requested by Pickups Pizza LLC. There was no public comment.

Applicant for Pickups Pizza LLC Shannon Philpott was present.

Town Clerk Jenny Rakow indicated all reviews of the application had taken place with no issues and noted this is a concurrent review application with the state.

There were no board comments.

MOTION: Trustee Paul Witt motioned to Approve the New Beer and Wine License for Pickups Pizza LLC and directed Mayor to sign the Notice of Findings. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

PUBLIC HEARING QUASI JUDICIAL HEARING - 15 Minutes

Mayor Pro Tem Brubeck adjourned the Liquor License Authority and reconvened as the Board of Trustees.

3. **EXECUTIVE SESSION: Executive Session pursuant to C.R.S. sections 24-6-402(4)(b) and (e) to receive legal advice on specific legal questions, and to develop a strategy and instruct negotiators regarding Red Mountain Ranch and Reserve at Hockett Gulch annexation agreements.**

Mayor Pro Tem Brubeck motioned to enter into Executive Session pursuant to C.R.S. sections 24-6-402(4)(b) and (e) to receive legal advice on specific legal questions, and to develop a strategy and instruct negotiators regarding Red Mountain Ranch and Reserve at Hockett Gulch annexation agreements. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

MOTION: Trustee Kevin Brubeck motioned to Adjourn from the Executive Session and resume the regular meeting. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

2. **Reserve at Hockett Gulch Annexation and Planned Unit Development - File#: AN 18-01 and PUD18-02. (*Request for Continuance*)**

CLOSE PUBLIC HEARING - Reserve at Hockett Gulch Annexation and Planned Unit Development - File#: AN 18-01 and PUD18-02.

Mayor Pro Tem closed the public hearing for Reserve at Hockett Gulch Annexation and Planned Unit Development - File#: AN 18-01 and PUD18-02. 7:45 p.m.

MOTION: Trustee Kevin Brubeck motioned to Continue the Reserve at Hockett Gulch Annexation and Planned Unit Development - File#: AN 18-01 and PUD18-02 to the May 28, 2019 Town Board Meeting. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

1. **File# SU19-01 Special Use Review for 304 Wall Street (*Notice of Withdrawal*)**

Mayor Pro Tem Brubeck opened this file. Town Attorney Matt Mire indicated due to the request for withdrawal, there was no action to be taken.

OLD BUSINESS - 60 Minutes

1. **Ordinance 10-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado Adopting A Public Safety Impact Fee For New Development, Brandy Reitter, Town Manager**

Brandy Reitter presented this item.

Board Comments: indicated they have received support on this amendment to our code. Agreed with the proposed rates for commercial and that the funds were being properly earmarked. Inquiry if Police Department would be interested in using Old Town Hall. Concerns were expressed regarding parking and issues with the building for this purpose.

Chief Staufer stated approval would allow the Town to align with public safety entities in the future.

MOTION: Trustee Andy Jessen motioned to Approve Ordinance 10-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado Adopting A Public Safety Impact Fee For New Development. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

2. **Ordinance 11-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado, Authorizing The Creation Of Entertainment Districts In The Town Pursuant To C.R.S. § 44-3-301(11) And Establishing Application Procedures For Certification Of Promotional Associations To Operate Common Consumption Areas Within Entertainment Districts Town Clerk, Police and Events**

Board Comments: requested removal of language from Statute of the requirement of 20,000 square feet minimum to allow for state changes to this requirement and not having to update our code. Town Attorney Matt Mire indicated that the Board could approve with that condition.

MOTION: Trustee Matt Solomon motioned to Approve Ordinance 11-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado, Authorizing The Creation Of Entertainment Districts In The Town Pursuant To C.R.S. § 44-3-301(11) And Establishing Application Procedures For Certification Of Promotional Associations To Operate Common Consumption Areas Within Entertainment Districts with change made to eliminate the 20,000 square foot req. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

4. **Ordinance 14-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado Approving The Haymeadow Filing 1 Final Plat And Haymeadow Subdivision Improvements Agreement**

Town Attorney Matt Mire stated this was previously approved by Resolution and nothing has changed other than attorneys for the district requested and Ordinance. The changes were nothing the Town Board should be concerned about. This is Ordinance is aligned to the Town Code.

MOTION: Trustee Andy Jessen motioned to Approve Ordinance 14-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado Approving The Haymeadow Filing 1 Final Plat And Haymeadow Subdivision Improvements Agreement. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

NEW BUSINESS - 30 Minutes

1. **Ordinance 12-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado Amending Title 6 Of The Eagle Municipal Code By The Addition Of A New Chapter 6.05 Requiring A Special Event Permit For Certain Activities Affecting Town Property, Jeremy Gross Marketing & Events Manager**

Jeremy Gross stated the intent of the Ordinance is to allow for the Town to update our policies and procedures document so that it aligns with our Town Code. The previous section in Title 11 was outdated and needed updating. Staff felt the best option was to repeal and replace creating a new Chapter 6.05.

Board Comments: affirmed the intent was to create a more efficient process for both the community and staff. Clear and concise language will do a better job protecting the Town as it relates to public events. Inquiry regarding insurance limits, CIRSA approves and sets those standards, they have not changed in many years. Discussion about language and exempted parks. The exemption relates to the event being held at the park whether or not is is exempted. Discussion regarding appeals was resolved that Ordinance language would be amended to change the appeal process from Mayor to Town Manager. Discussion regarding event threshold being 50 people. This number was chosen in comparison with other municipalities and public safety issues for Eagle. Policy documents will spell out more defined situations and requirements. Some board members felt the code amendment language was too broad. Would like intent to create predictability for applicants and event promoters. Staff indicated this could be addressed by having policies approved in conjunction with this Ordinance that would go into effect at the same time to ensure that requirements are clear. Concern that approval process is not consistent and could change from event to event. Staff believed that each application does require case by case review and requirements could be different based upon the location, size and type of event not based solely on attendance or participants.

Town Attorney Matt Mire stated we can deal with these concerns offline and look at this again on May 28th.

Additional discussion regarding demonstrations and upholding constitutional rights of citizens were carefully reviewed by Police Department and issues surrounding them. Providing safe areas to demonstration is the goal. Supplemental police and fire requirements should be rational, and the Town should provide as much guidance and outline threshold standards within the process for applicants to provide predictability for planning and budgeting. Town Attorney Matt Mire stated he could add language to include reference to the policies of the Town as updated or amended from time to time to address these concerns if the Board wants to approve tonight on that condition.

MOTION: Trustee Andy Jessen motioned to Approve Ordinance 12-2019 An Ordinance Of The Board Of Trustees Of The Town Of Eagle, Colorado Amending Title 6 Of The Eagle Municipal Code By The Addition Of A New Chapter 6.05 Requiring A Special Event Permit For Certain Activities Affecting Town Property with amendment to appeal process changing Mayor to Town Manager, include amended language including reference to Town Policies as amended from time to time and that the Ordinance be approved by the Mayor

and Town Attorney before signing. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

2. **Resolution 26-2019 A Resolution Approving An Agreement Between Eagle County And The Town Of Eagle For Use, Operation And Maintenance Of The Eagle River Park At The Eagle County Fairgrounds Property**

Town Attorney Matt Mire opened this item that his firm works on tax assessment valuations with Christina Hooper the Eagle County Town Attorney. The Eagle County Town Attorney drafted this Agreement for the Town on behalf of the County, Matt stated his firm has no conflict we are not adverse in this agreement. Matt requested a waiver of any potential conflict of interest and a motion acknowledging our firm represents tax assessment litigation for the Eagle County. Requested the Board give authority to Brandy Reitter as Town Manager to execute this waiver as described.

MOTION: Trustee Paul Witt motioned to authorize the Town manager to execute a waiver on behalf of the Town Attorney as it relates to any potential conflict of interest in regard to working with the Eagle County Attorney on this Use Agreement. Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

Brandy Reitter stated that last year we reviewed an agreement that governed the construction of the river park, in that agreement phase one and phase two were addressed. Phase two is finished and the current request is to approve use and operations of the river park. This agreement is interim until County conveys and annexes to the Town of Eagle. This is to ensure we have communication and guidelines in coordinating events and activities in the river park. The Executive Committee has reviewed this agreement and we included their suggestions. The intent is to have this in place prior to opening on May 24th.

Board Comments: addressing law enforcement at the park remains the same, Eagle PD will respond to traffic, misdemeanors and petty offenses. Events with less than 30 days' notice has potential to be difficult but both parties have committed to work together to minimize short notice as it relates to coverage. This will be worked out into the annexation agreement. This is the best we could do for this current agreement in the timeframe allowed. Chief Stauter indicated that the Sheriff has extended the underlying IGA for this year and Eagle PD will remain primary for the offenses indicated at the river park. ECSO will resume primary enforcement during Fair and Rodeo. The IGA is referenced in this Use Agreement as it relates to public safety.

MOTION: Trustee Matt Solomon motioned to Approve Resolution 26-2019 A Resolution Approving An Agreement Between Eagle County And The Town Of Eagle For Use, Operation And Maintenance Of The Eagle River Park At The Eagle County Fairgrounds Property . Motion was seconded and Passed with a vote of 5 in favor and 0 opposed.

BOARD DISCUSSION AND FUTURE AGENDA ITEMS - 10 Minutes

1. **Mobile Vendor Permit Proposal, Brandy Reitter Town Manager**

Brandy Reitter stated that the Town has received a lot of interest from mobile vendors. Current staff uses the Encroachment Agreement process outlined in our as that is what we have to address these. This process helps us identify safety concerns. Our Code is silent on mobile vendors. The examples in your packet were obtained from several communities that address mobile vendors. My request tonight is if the Board would like us to continue to address mobile vendors into the community using encroachment process or research and draft an Ordinance to allow clearer guidance. The public seems supportive of this approach.

Board Comments: agreed that mobile vendors should be allowed and should align with the permit process for the River Park vendors so that it consistent and has boundaries. Protection of brick and mortar businesses is also a consideration. Expressed concern with over-regulating and making assumptions that the business community will not have a self-policing impact on how businesses like these will operate. Public Safety is a priority and addressing those issues first. It would be a lower priority for staff at this time due to the number of current projects the Town has. If a policy is needed to address current interest and applications, it can be brought for Board review.

Trustee Witt: Thanked public works for pavement projects.

Trustee Solomon Requested a monthly expense report for the Town Board as a separate accounting. Noted that he will only be attending one meeting a month through the summer and will not be here in October.

Trustee Jessen: Inquired about addressing the concerns with the holes in the dog park at Eagle Ranch.

9:00 PM - ADJOURN

APPROVED:

Kevin Brubeck, Mayor Pro Tem

Jenny Rakow, CMC Town Clerk

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 27
(Series of 2019)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO APPROVING THE FINAL PLAT FOR CREEKSIDE LOFTS PHASE 3 CONDOMINIUMS

WHEREAS, ERLI LOT 2, LLC (the "Applicant") owns the real property described as Tract A Creekside Lofts Phase 2, Town of Eagle, Eagle County, Colorado (the "Property");

WHEREAS, on April 9, 2019, the Applicant submitted an application to subdivide the Property (the "Application");

WHEREAS, Town staff has determined that the Application complies with the Town's subdivision and zoning regulations;

WHEREAS, the Town Planner held a properly-noticed administrative hearing on May 21, 2019 and recommended that the Board of Trustees approve the Application; and

WHEREAS, the Board of Trustees held a properly-noticed public hearing on May 28, 2019 to consider the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Board of Trustees finds that the Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety and welfare.

Section 2. Based on the foregoing findings, the Board of Trustees hereby approves the Application and the Final Plat for Creekside Lofts Phase 3 Condominiums.

INTRODUCED, READ, PASSED AND ADOPTED ON MAY 28, 2019.

TOWN OF EAGLE, COLORADO

Anne McKibbin, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Honorable Mayor McKibbin and Town Board of Trustees

From: Carrie McCool, Interim Town Planner

Date: May 28, 2019

Agenda Item: Creekside Lofts Condominium Plat (Final Plat, Creekside Lofts, Phase 3)

REQUEST:

The applicant, ERLI Lot 2 LLC is requesting approval of a Condominium Plat for the building addressed at 726, 728 and 730 Prince Alley and located on Tract A of Creekside Lofts Phase 2.

BACKGROUND:

In 2017, Phase 2 (CT17-02) was reviewed and approved for the condominiumization of the first building on Tract A; the subject building proposed for condominiumization is the second building on Tract A. In that plat, an area for the subject building was noted for future condominiumization and as such the current plat intends to fulfill that intent.

ANALYSIS:

The plat has been reviewed by Public Works, Engineering, Planning, Town Attorney, and a third-party surveyor to ensure that the document has been prepared accordingly. All comments provided to the applicant have been addressed and are sufficient to all review parties. Staff finds the application complies with the Town's subdivision and zoning regulations.

PUBLIC COMMENT:

Per the Land Use and Development Code, an Administrative Hearing was noticed and held on May 21, 2019. There were no members of the public present and there have been no comments submitted for the project.

BUDGET:

None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This project supports Major Objective 5 (Stimulate Economic Vitality, Development) and Major Objective 8 (Housing Availability and Affordability). The project began many years ago and staff has worked with the owner/developer to continue to support changing market conditions over time while maintaining the intent and vision for the neighborhood.

STAFF RECOMMENDATION:

Approval of the Creekside Lofts Phase 3 Condominiums.

ATTACHMENTS:

1. Final Plat, Creekside Lofts Phase 3
2. Resolution No 27

CERTIFICATE OF DEDICATION AND OWNERSHIP

I, ERLI LOT 2 LLC, the sole owner in fee simple of all that real property described as follows:

Tract A, Creekside Lofts Phase 2 Final Plat & Condominium Map as recorded at Reception Number 201723456 on December 11, 2017, said parcel containing a total of 0.924 acres more or less,

have by these presents laid out, platted and subdivided the same into lots as shown on this plat and designate the same as the CREEKSIDE LOFTS PHASE 3 Subdivision in the Town of Eagle, County of Eagle, State of Colorado, and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, State of Colorado the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only.

The dedication of easements shown hereon to the town preclude the installation of improvements, including but not limited to trees, shrubs and rocks, the deposit of materials, or the alteration of existing ground elevation, within the easement, as provided in this dedication area, which could in any manner impair the Town's or other service provider's use of the easement.

We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Eagle County, Colorado as Document No. _____.

I hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easement is established.

EXECUTED this _____ day of _____, 20__.

_____ as _____

Owner: ERLI LOT 2 LLC
232 W MEADOW DR
VAIL, CO 81657-5079

STATE OF COLORADO)
COUNTY OF EAGLE) ss.
The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 20__, by _____ as _____ of ERLI LOT 2 LLC.

Witness my hand and official seal.

My commission expires: _____
Notary Public

SUBORDINATION BY LIENHOLDERS

Eagle Ranch Lot Investors LLC, being the holder of a promissory note secured by a Deed of Trust dated _____, recorded _____, at Reception No. _____, in the office of the Clerk and Recorder of Eagle County, Colorado hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions, as shown on this Final Plat.

EXECUTED this _____ day of _____, 19 _____.

By: _____ as _____

STATE OF _____)
COUNTY OF _____) ss.

The foregoing was acknowledged before me this _____ day of _____, 20__, by _____ as _____ of Eagle Ranch Lot Investors LLC.

Witness my hand and official seal.

My commission expires: _____
Notary Public

SUBORDINATION BY LIENHOLDERS

Colorado Business Bank, being the holder of a promissory note secured by a Deed of Trust dated _____, recorded _____, at Reception No. _____, in the office of the Clerk and Recorder of Eagle County, Colorado hereby consents to the subdivision of the lands set forth in this Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the dedications, restrictions, covenants and conditions, as shown on this Final Plat.

EXECUTED this _____ day of _____, 19 _____.

By: _____ as _____

STATE OF _____)
COUNTY OF _____) ss.

The foregoing was acknowledged before me this _____ day of _____, 20__, by _____ as _____ of Colorado Business Bank.

Witness my hand and official seal.

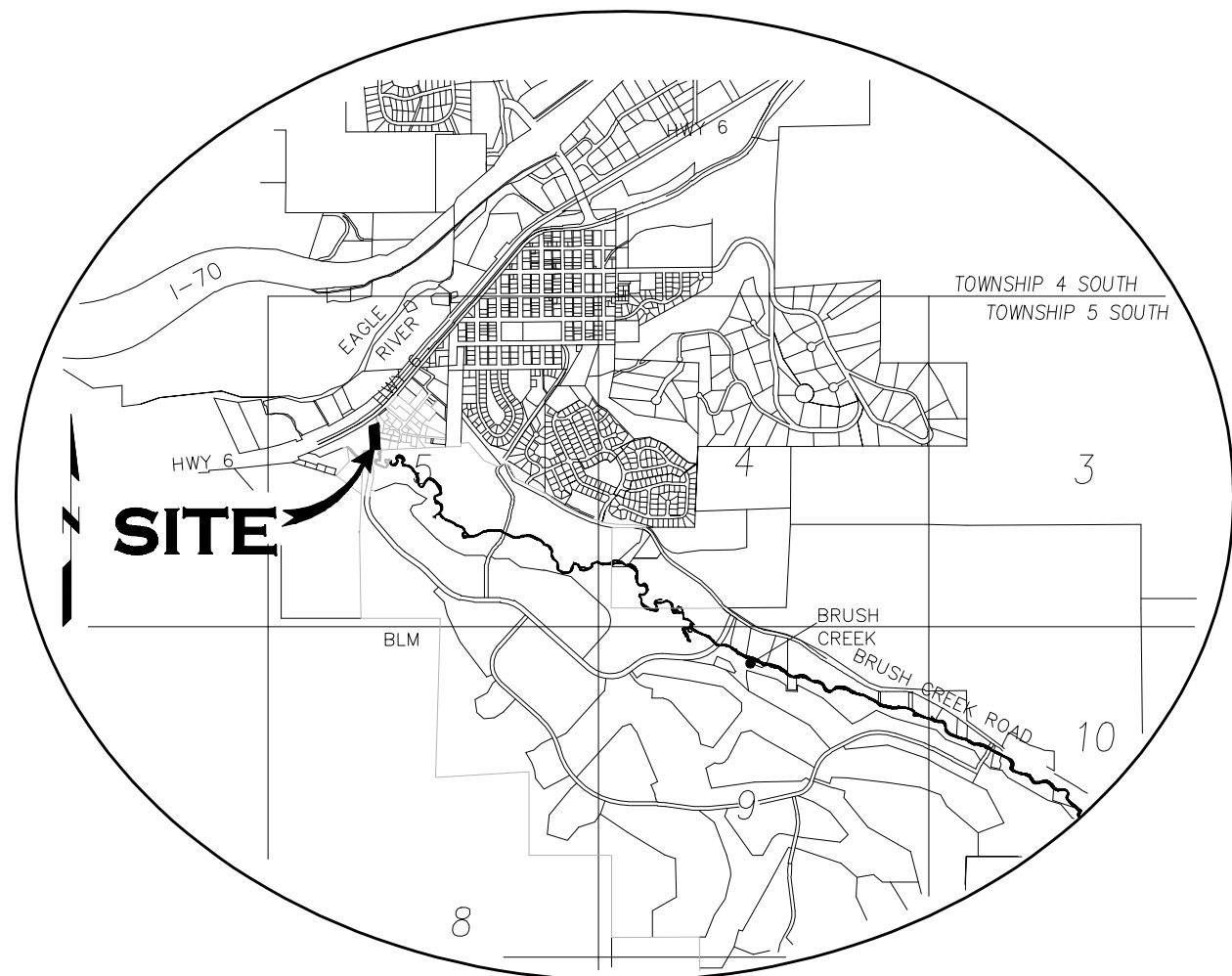
My commission expires: _____
Notary Public

FINAL PLAT & CONDOMINIUM MAP

CREEKSIDE LOFTS PHASE 3

A RESUBDIVISION OF TRACT A - CREEKSIDE LOFTS PHASE 2

TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO



VICINITY MAP - 1" = 3000'
TOWNSHIP 5 SOUTH - RANGE 84 WEST

LAND USE SUMMARY		
LOT/UNIT	AREA	ADDRESS
Unit 5	2,262 sq.ft.	0726 Prince Alley
Unit 6	2,317 sq.ft.	0728 Prince Alley
Unit 7	2,376 sq.ft.	0730 Prince Alley
Tract A	0.924 ac.	
Total	0.924 Acres	

NOTES:

- The purpose of this Final Plat & Condominium Map is to create Condominium Units 5-7 and define to Common Elements, Limited Common Elements, as shown hereon.
- BASIS OF BEARING: N87°26'50" E for the line between Tract Corner monuments being a 2.5" diameter aluminum cap stamped LS 26967 COR. 1 TR. 47 marking Corner 1 Tract 47 and a 4" diameter aluminum cap stamped Eagle County Surveyor 1971 COR.7 TR47 marking Corner 7 Tract 47, both being in Township 5 South, Range 84 West, of the 6th Principal Meridian, as shown hereon. Elevations contained hereon are based on NAVD88.
- Survey Date: January, 2019.
- Legal description, location of improvements, lot lines, record easements and rights of way are based upon the hereon referenced Plat for Creekside Lofts Phase 2, and survey monuments found at the time of this survey as shown hereon.
- Approval of this Final Plat shall create Vested Property Rights pursuant to Section 4.17.010 of the Town of Eagle Land Use and Development Code and 24-68-103 C.R.S., as amended.
- No permanent structures shall be located in Town of Eagle owned easements.
- All off-street parking shall comply with the provisions of Section 4.07.050, Parking Standards, Town of Eagle Land Use and Development Code.
- This property is subject to Holy Cross Electric Easement Agreements contained in documents recorded at Reception Numbers: 725251, 200625658, 200625659; which do not contain a mathematical location and are therefor not specifically shown hereon.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification hereon.

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete Final Plat of CREEKSIDE LOFTS PHASE 3, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with 38-51-105 C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this _____ day of _____, A.D. 20__.



Theodore J. Archibeque
Professional Land Surveyor
State of Colorado PLS 37902

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the _____ day of _____, 20__.

Chairman

CERTIFICATE OF TAXES PAID

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

Dated this _____ day of _____, A.D., 20__.

Treasurer of Eagle County, Colorado

BOARD OF TRUSTEES CERTIFICATE

This Plat approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 20__, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: _____
Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST: _____
Town Clerk

TITLE CERTIFICATE

_____, does hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in _____, free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this _____ day of _____, 19 _____.

Title Examiner

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock at ____M., on the _____ day of _____, 19 _____, and is duly recorded as Reception No. _____.

EAGLE COUNTY CLERK & RECORDER

By: _____

Deputy

Declarations or Protective Covenants are filed as Reception No. _____

FINAL PLAT & CONDOMINIUM MAP

CREEKSIDE LOFTS PHASE 3

A RESUBDIVISION OF TRACT A - CREEKSIDE LOFTS PHASE 2 TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO

DRAWN BY: TJA	JOB NUMBER: 12113	DRAWING NAME: 12113-FP_PH3.dwg
SHEET 1 OF 3	DATE: 02-26-2019	CHECKED BY: DDM

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Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

FINAL PLAT & CONDOMINIUM MAP CREEKSIDE LOFTS PHASE 3

A RESUBDIVISION OF TRACT A - CREEKSIDE LOFTS PHASE 2
TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO

FOUND SURVEY MONUMENT
CORNER 1 TRACT 47
2.5" ALUMINUM CAP ON REBAR
STAMPED COR.1 TR47 LS 26967

TRACT R-2
SYLVAN LAKE RD.
VARIABLE WIDTH R.O.W.
REC. NO. 200604681

R=307.00
L=135.03
Tan=68.63
Δ=25°12'05"
CH=S04°57'56"W
133.95

SYLVAN LAKE ROAD
PUBLIC RIGHT-OF-WAY

CENTERLINE 8' PUBLIC
PATH EASEMENT CREATED
BY THIS PLAT
(BASED ON AS-BUILT
LOCATION 03-06-2019)

WATERLINE EASEMENT
REC. NO. 201722069

LOT 1
0.346 ACRES

TRACT R-3
PRINCE ALLEY
REC. NO. 200604681

TRACT 096
EAGLE RANCH FILING 1
REC. NO. 700810

TRACT A
0.924 ACRES

FOUND SURVEY MONUMENT
2" ALUMINUM CAP ON
REBAR STAMP ILLEGIBLE

BASIS OF BEARINGS

TRACT 096
EAGLE RANCH FILING 1
REC. NO. 700810

COMMON AREA

FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP ON
REBAR STAMPED LS 4551

FOUND SURVEY MONUMENT
CORNER 7 TRACT 47
4.5" ALUMINUM CAP ON REBAR
STAMPED ECO, COUNTY SURVEYOR

LOT 11W
GOYEN-EAGLE
SUBDIVISION

TRACT A
RIGHT-OF-WAY

PRINCE ALLEY
22' PUBLIC RIGHT-OF-WAY
(RECEPTION NO. 147586 & RECEPTION NO. 200606149)

LOT 12B
WALKER MINOR SUB.
REC. NO. 200606695

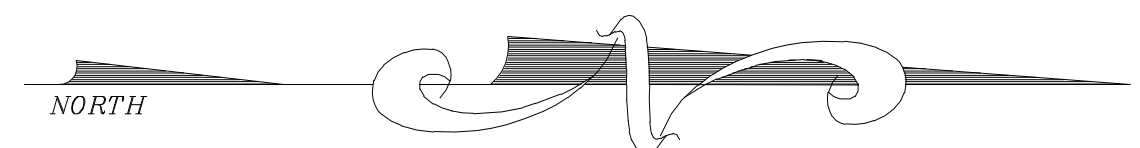
LOT 12A
WALKER MINOR SUB.
REC. NO. 200606695

PRINCE TOWNHOMES
REC. NO. 557543

LOT 10

LOT 11

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.30	S04°54'55"E
L2	2.82	S04°50'22"E



1 INCH = 20 FEET

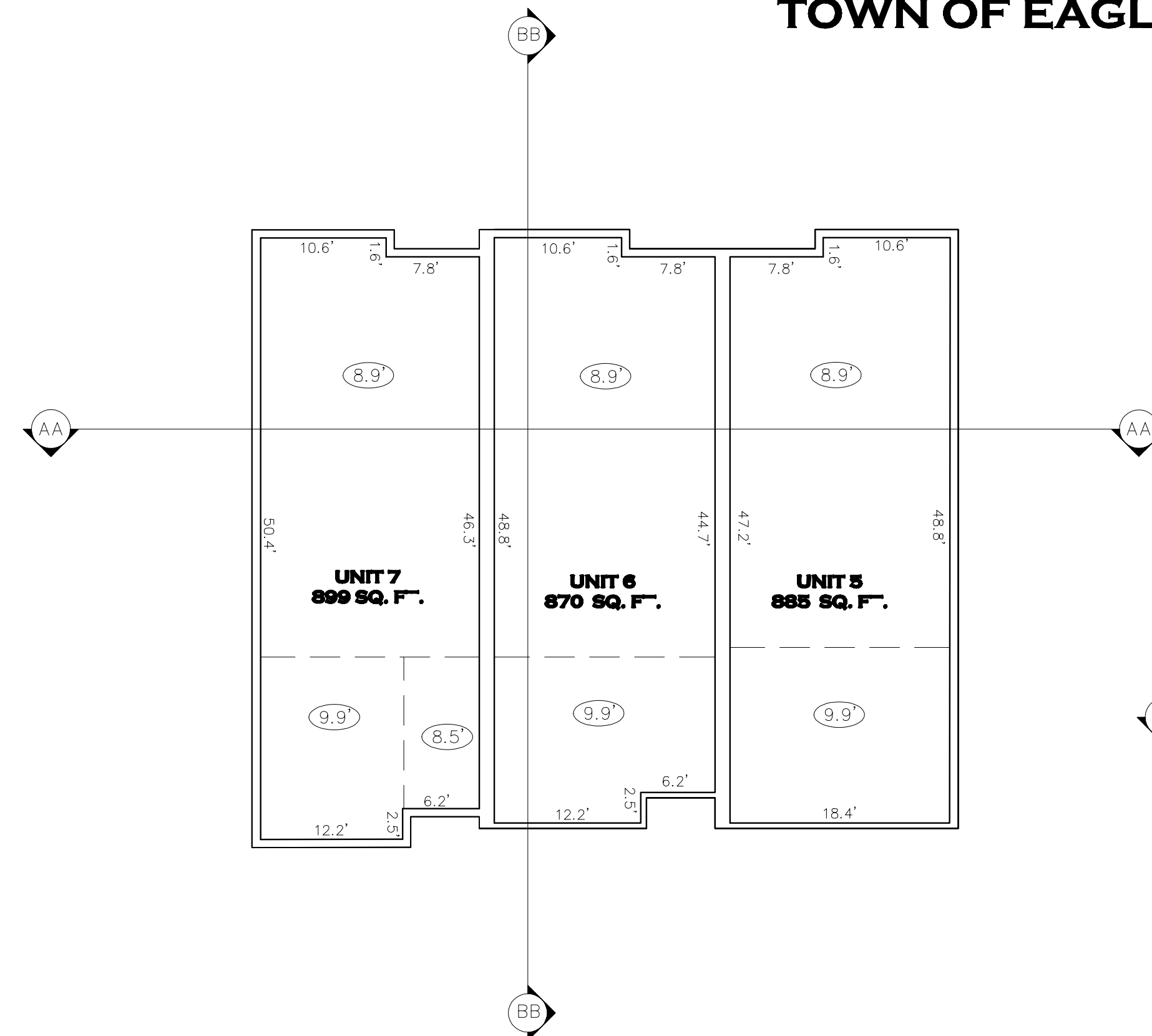
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FINAL PLAT & CONDOMINIUM MAP
CREEKSIDE LOFTS PHASE 3
A RESUBDIVISION OF TRACT A - CREEKSIDE
LOFTS PHASE 2 TOWN OF EAGLE - COUNTY OF EAGLE
- STATE OF COLORADO

DRAWN BY:	TJA	JOB NUMBER:	12113	DRAWING NAME:	12113-FP_PH3.dwg
SHEET	2	OF	3	DATE:	02-26-2019
				CHECKED BY:	DDM

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FINAL PLAT & CONDOMINIUM MAP
CREEKSIDE LOFTS PHASE 3
A RESUBDIVISION OF TRACT A - CREEKSIDE LOFTS PHASE 2
TOWN OF EAGLE - COUNTY OF EAGLE - STATE OF COLORADO

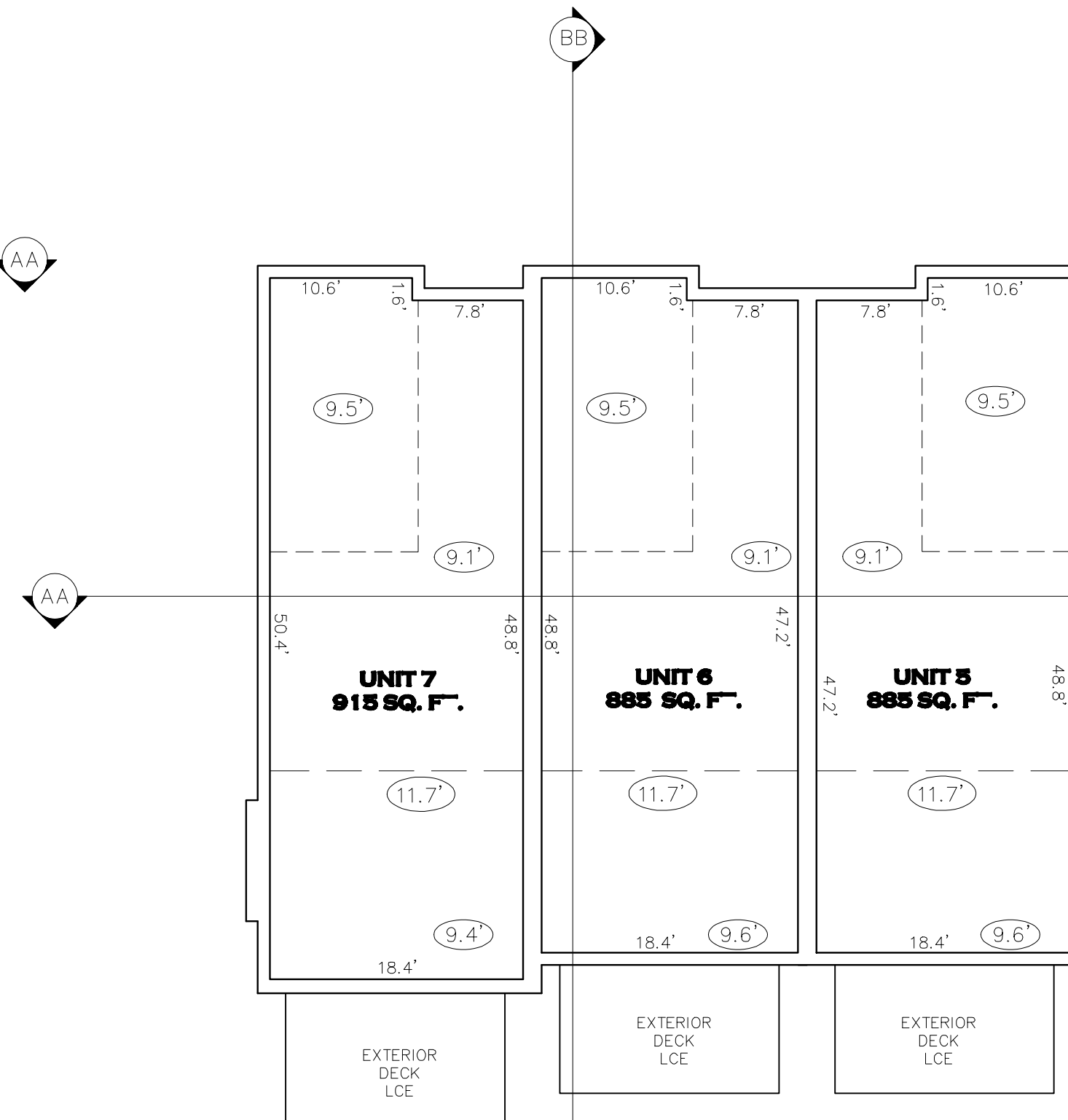


LOWER LEVEL

(10.0') = CEILING HEIGHT

— — = CEILING GRADE BREAK

INTERIOR WALL WIDTHS ARE 1.3'
EXTERIOR WALL WIDTHS ARE 0.9'



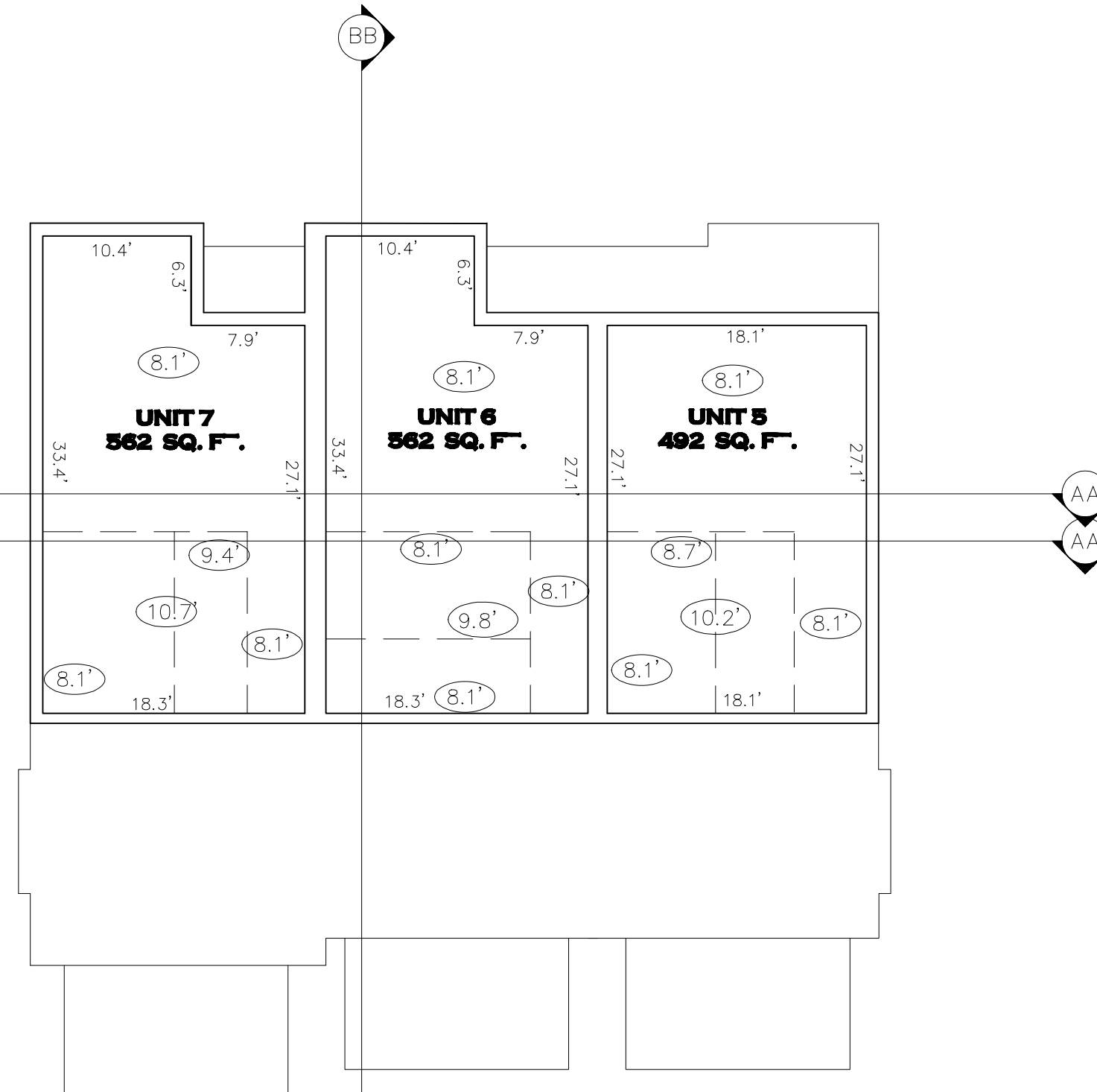
MAIN LEVEL

(10.0') = CEILING HEIGHT

— — = CEILING GRADE BREAK

----- = GARAGE SLAB
GRADE BREAK

INTERIOR WALL WIDTHS ARE 1.3'
EXTERIOR WALL WIDTHS ARE 0.9'

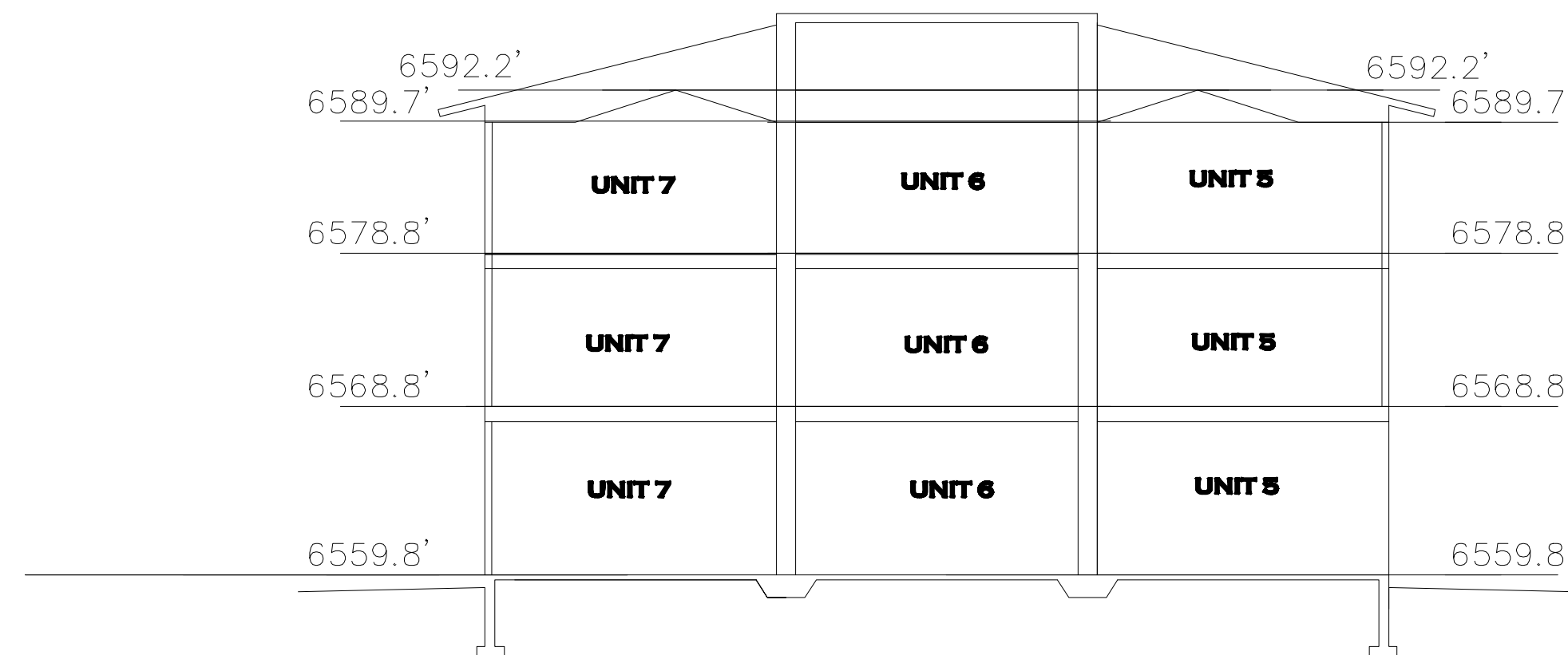


UPPER LEVEL

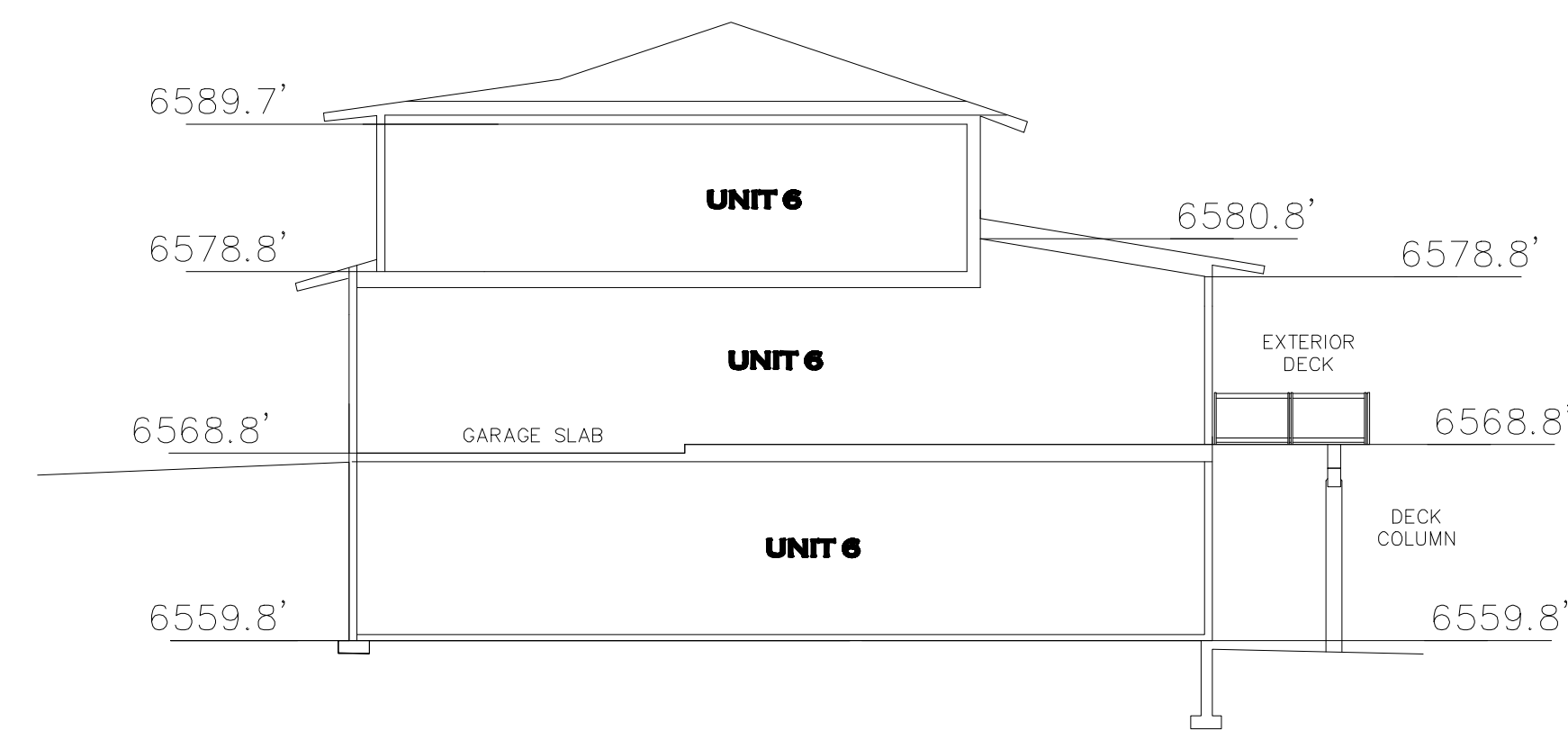
(10.0') = CEILING HEIGHT

— — = CEILING GRADE BREAK

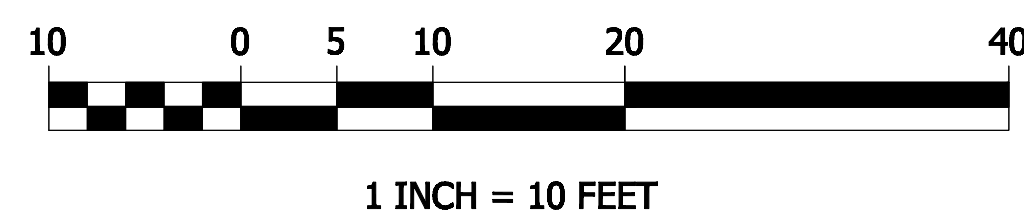
INTERIOR WALL WIDTHS ARE 1.3'
EXTERIOR WALL WIDTHS ARE 0.9'



SECTION AA



SECTION BB



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FINAL PLAT & CONDOMINIUM MAP
CREEKSIDE LOFTS PHASE 3
A RESUBDIVISION OF TRACT A - CREEKSIDE
LOFTS PHASE 2 TOWN OF EAGLE - COUNTY OF EAGLE
- STATE OF COLORADO

DRAWN BY:	TJA	JOB NUMBER:	12113	DRAWING NAME:	12113-FP_PH2ens.dwg
SHEET	3	OF	3	DATE:	02-26-2019
				CHECKED BY:	DDM

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TOWN OF EAGLE, COLORADO
RESOLUTION NO. 28
(Series of 2019)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO
APPROVING THE FINAL PLAT FOR SOLEIL HOMES AT BRUSH CREEK FILING 2, PHASE
1

WHEREAS, Wynton Homes, LLC owns the real property located at Lot 15, Soleil Homes at Brush Creek, Filing 2, Town of Eagle, Eagle County, Colorado (the "Property");

WHEREAS, on April 10, 2019, John Purchase (the "Applicant") submitted an application to subdivide the Property into two lots (the "Application");

WHEREAS, Town staff has determined that the Application complies with the Town's subdivision and zoning regulations; and

WHEREAS, the Town Planner held a properly-noticed administrative hearing on May 21, 2019 and recommended that the Board of Trustees approve the Application; and

WHEREAS, the Board of Trustees held a properly-noticed public hearing on May 28, 2019 to consider the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Board of Trustees finds that the Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety and welfare.

Section 2. Based on the foregoing findings, the Board of Trustees hereby approves the Application and the Final Plat for Soleil Homes at Brush Creek Filing 2, Phase 1.

INTRODUCED, READ, PASSED AND ADOPTED ON MAY 28, 2019.

TOWN OF EAGLE, COLORADO

Anne McKibbin, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Town Board of Trustees

From: Carrie McCool, Interim Town Planner

Date: May 28, 2019

Agenda Item: Soleil Homes Townhouse Plat (Final Plat, Soleil Homes at Brush Creek, Filing 2, Phase 1)

REQUEST:

The applicant, John Purchase is requesting approval of a Townhouse Plat to resubdivide lot 15 of Soleil Homes at Brush Creek Filing 2 into two lots (lot 15-A and lot 15-B) dividing an existing duplex.

BACKGROUND:

In 2016, a PUD Amendment was reviewed and approved for the addition of duplex lots to the southern boundary of the Soleil Homes development. Subsequently, Soleil Homes Filing 2 was approved in February of 2017 which included those duplex lots.

ANALYSIS:

The Townhome Plat proposes to divide a lot with an existing duplex into two lots, incorporating each duplex unit into its own lot in accordance with the PUD Amendment and Filing 2 approval. The plat has been reviewed by Public Works, Engineering, Planning, Town Attorney, and a third-party surveyor to ensure that the document has been prepared accordingly. All comments provided to the applicant have been adequately addressed. Staff finds the application complies with the Town's subdivision and zoning regulations.

PUBLIC COMMENT:

Per the Land Use and Development Code, an Administrative Hearing was noticed and held on May 21, 2019. There were no members of the public present and there have been no comments submitted for the project.

BUDGET:

None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This project supports Major Objective 5 (Stimulate Economic Vitality, Development) and Major Objective 8 (Housing Availability and Affordability). The project began many years ago and staff has worked with the owner/developer to continue to support changing market conditions over time while maintaining the intent and vision for the neighborhood.

STAFF RECOMMENDATION:

Approval of the Final Plat for Soleil Homes at Brush Creek Filing 2, Phase 1.

ATTACHMENTS:

1. Final Plat Soleil Homes at Brush Creek, Filing 2, Phase 1
2. Resolution No 28

FINAL PLAT

SOLEIL HOMES AT BRUSH CREEK, FILING 2, PHASE I

A RESUBDIVISION LOT 15, SOLEIL HOMES AT BRUSH CREEK, FILING 2
ACCORDING TO THE FINAL PLAT RECORDED MARCH 08, 2017 AS RECEPTION NO. 201704025
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

PURPOSE STATEMENT:

THE PURPOSE OF THIS FINAL PLAT IS TO RE-SUBDIVIDE LOT 15 INTO LOTS 15-A AND 15-B.

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, EASEMENTS AND BUILDING SETBACKS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE AS SHOWN IN THE TITLE COMMITMENT'S PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. VB50051819-4, DATED EFFECTIVE MARCH 25, 2019.

2) SURVEY DATE: MARCH 15, 2019.

3) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

4) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S02°59'06"W BETWEEN AP2 TRACT 38, A 1917 GLO BRASS CAP FOUND IN PLACE AND AP7 TRACT 44, A 2 1/2" ALUMINUM CAP L.S. 26967 FOUND IN PLACE.

5) THIS SURVEY IS BASED ON THE SOLEIL HOMES AT BRUSH CREEK VILLAGE, FILING 1 FINAL PLAT RECORDED APRIL 06, 2015 AS RECEPTION NO. 201505752. THE SOLEIL HOMES AT BRUSH CREEK VILLAGE, FILING 1 CORRECTION PLAT RECORDED NOVEMBER 16, 2016 AS RECEPTION NO. 201619459 AND THE SOLEIL HOMES AT BRUSH CREEK VILLAGE, FILING 2 FINAL PLAT RECORDED MARCH 08, 2017 AS RECEPTION NO. 201704025 OF THE EAGLE COUNTY CLERK AND RECORDERS OFFICE AND MONUMENTS FOUND IN PLACE.

6) AT THE TIME OF SURVEY LOT 15 WAS STILL UNDER CONSTRUCTION.

7) THIS PROPERTY IS SUBJECT TO THE FOLLOWING DOCUMENTS RECORDED IN THE EAGLE COUNTY CLERK AND RECORDERS OFFICE:

- A) RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 02, 1891, IN BOOK 35 AT PAGE 457 AND IN UNITED STATES PATENT RECORDED APRIL 30, 1892, IN BOOK 48 AT PAGE 172.
- B) RIGHT OF WAY EASEMENT AS GRANTED TO KINDER MORGAN, INC., A KANSAS CORPORATION IN INSTRUMENT RECORDED NOVEMBER 05, 1999, AT RECEPTION NO. 714014.
- C) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 14 (SERIES OF 2002) RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803392.
- D) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 15 (SERIES OF 2002) RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803393.
- E) TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803386 AND RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803387 AND AGREEMENT RELATING TO THE ANNEXATION RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803390.
- F) TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENT AGREEMENT RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803394 AND AMENDMENT RECORDED NOVEMBER 12, 2002 AT RECEPTION NO. 813411 AND AMENDMENT RECORDED MARCH 14, 2003 AT RECEPTION NO. 826858.
- G) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 23 (SERIES OF 2002) RECORDED NOVEMBER 12, 2002 AT RECEPTION NO. 813409.
- H) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRUSH CREEK MEADOWS RECORDED AUGUST 02, 2002 AT RECEPTION NO. 803395.
- I) TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENT DEED AND VACATION RECORDED AUGUST 10, 2004 AT RECEPTION NO. 887225.
- J) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 6 (SERIES OF 2012) RECORDED JUNE 01, 2012 AT RECEPTION NO. 201211316.
- K) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 4 (SERIES OF 2012) RECORDED JUNE 01, 2012 AT RECEPTION NO. 201211318.

- L) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 8 (SERIES OF 2012) RECORDED JUNE 01, 2012 AT RECEPTION NO. 201211322.
- M) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF BRUSH CREEK MEADOWS, FILING NO. 4 RECORDED JUNE 01, 2012 UNDER RECEPTION NO. 201211319.
- N) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 14 (SERIES OF 2014) RECORDED JUNE 13, 2014 AT RECEPTION NO. 201409815.
- O) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 24, 2008 AS RECEPTION NO. 200801657 AND RE-RECORDED JANUARY 29, 2008 AS RECEPTION NO. 200801997 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 12, 2008 AS RECEPTION NO. 200805319 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 14, 2008 AS RECEPTION NO. 200807879 AND AS AMENDED IN INSTRUMENT RECORDED MAY 14, 2008 AS RECEPTION NO. 200810122 AND AS AMENDED IN INSTRUMENT RECORDED MAY 23, 2008 AS RECEPTION NO. 200810914 AND AS AMENDED IN INSTRUMENT RECORDED JULY 11, 2008 AS RECEPTION NO. 200814602 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 15, 2008 AS RECEPTION NO. 200822100 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 29, 2009 AS RECEPTION NO. 200921355 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 11, 2010 AS RECEPTION NO. 201015711 AND 201015712 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 20, 2011 AS RECEPTION NO. 201107238 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 17, 2012 AS RECEPTION NO. 201220934 AND AMENDMENT RECORDED OCTOBER 31, 2012 AS RECEPTION NO. 201221885 AND AMENDMENT RECORDED MARCH 01, 2013 AS RECEPTION NO. 201303943 AND AS AMENDED IN INSTRUMENT RECORDED MAY 17, 2013 AS RECEPTION NO. 201309999 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 04, 2013 AS RECEPTION NO. 201311501 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 06, 2013 AS RECEPTION NO. 201311718 AND AS AMENDED IN INSTRUMENT RECORDED FEBRUARY 24, 2014 AS RECEPTION NO. 201402773 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 31, 2014 AS RECEPTION NO. 201404940 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 23, 2014 AS RECEPTION NO. 201410238 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 12, 2014 AS RECEPTION NO. 201415669 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 14, 2014 AS RECEPTION NO. 201417580 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 18, 2014 AS RECEPTION NO. 201421768 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 02, 2015 AS RECEPTION NO. 201505609 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 03, 2015 AS RECEPTION NO. 201516753 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 15, 2015 AS RECEPTION NO. 201520964 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 01, 2015 AS RECEPTION NO. 201522341 AND AS AMENDED IN INSTRUMENT RECORDED MARCH 22, 2016 AS RECEPTION NO. 201603996 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 20, 2016 AS RECEPTION NO. 201605472 AND AS AMENDED IN INSTRUMENT RECORDED MAY 24, 2016 AS RECEPTION NO. 201607925 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 14, 2016 AS RECEPTION NO. 201617168 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 31, 2016 AS RECEPTION NO. 201618420 AND AS AMENDED IN INSTRUMENT RECORDED APRIL 21, 2017 AS RECEPTION NO. 201706062 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 08, 2017 AS RECEPTION NO. 201710933 AND AS AMENDED IN INSTRUMENT RECORDED JUNE 21, 2017 AS RECEPTION NO. 201711934.

- P) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2 (SERIES OF 2015) RECORDED MARCH 18, 2015 AS RECEPTION NO. 201504607.
- Q) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SOLEIL HOMES AT BRUSH CREEK, FILING 1 RECORDED APRIL 06, 2015 AS RECEPTION NO. 201505752 AND NOTICE OF ADDRESSES RECORDED SEPTEMBER 16, 2015 AS RECEPTION NO. 201517581 AND CORRECTION PLAT RECORDED NOVEMBER 16, 2016 AS RECEPTION NO. 201619459.
- R) ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE WESTERN EAGLE COUNTY METROPOLITAN RECREATION DISTRICT, AS EVIDENCE BY INSTRUMENT RECORDED APRIL 30, 2015 AS RECEPTION NO. 201507223.
- S) TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED MAY 22, 2015 AS RECEPTION NO. 201509055.
- T) TERMS, CONDITIONS AND PROVISIONS OF IRRIGATION WATER FACILITIES AGREEMENT RECORDED JUNE 04, 2015 AS RECEPTION NO. 201510067.
- U) TERMS, CONDITIONS AND PROVISIONS OF CERTIFICATION OF FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS AND OTHER REQUIRED SUBDIVISION IMPROVEMENTS FOR SOLEIL HOMES AT BRUSH CREEK, FILING 1 RECORDED DECEMBER 17, 2015 AS RECEPTION NO. 201523491.
- V) TERMS, CONDITIONS AND PROVISIONS OF QUIT CLAIM DEED AND BILL OF SALE RECORDED DECEMBER 17, 2015 AS RECEPTION NO. 201523492.
- W) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 29 (SERIES OF 2016) RECORDED NOVEMBER 16, 2016 AS RECEPTION NO. 201619458.
- X) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED FEBRUARY 27, 2017 AS RECEPTION NO. 201703304.

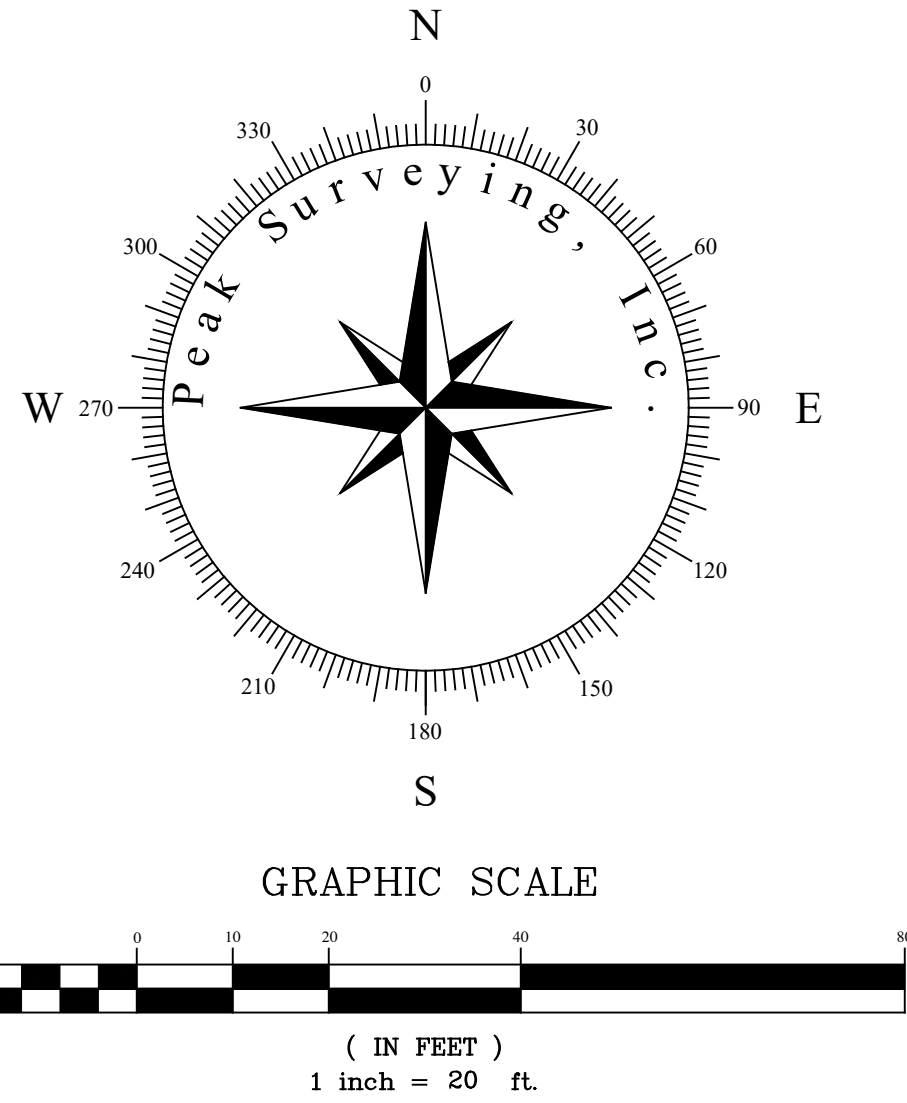
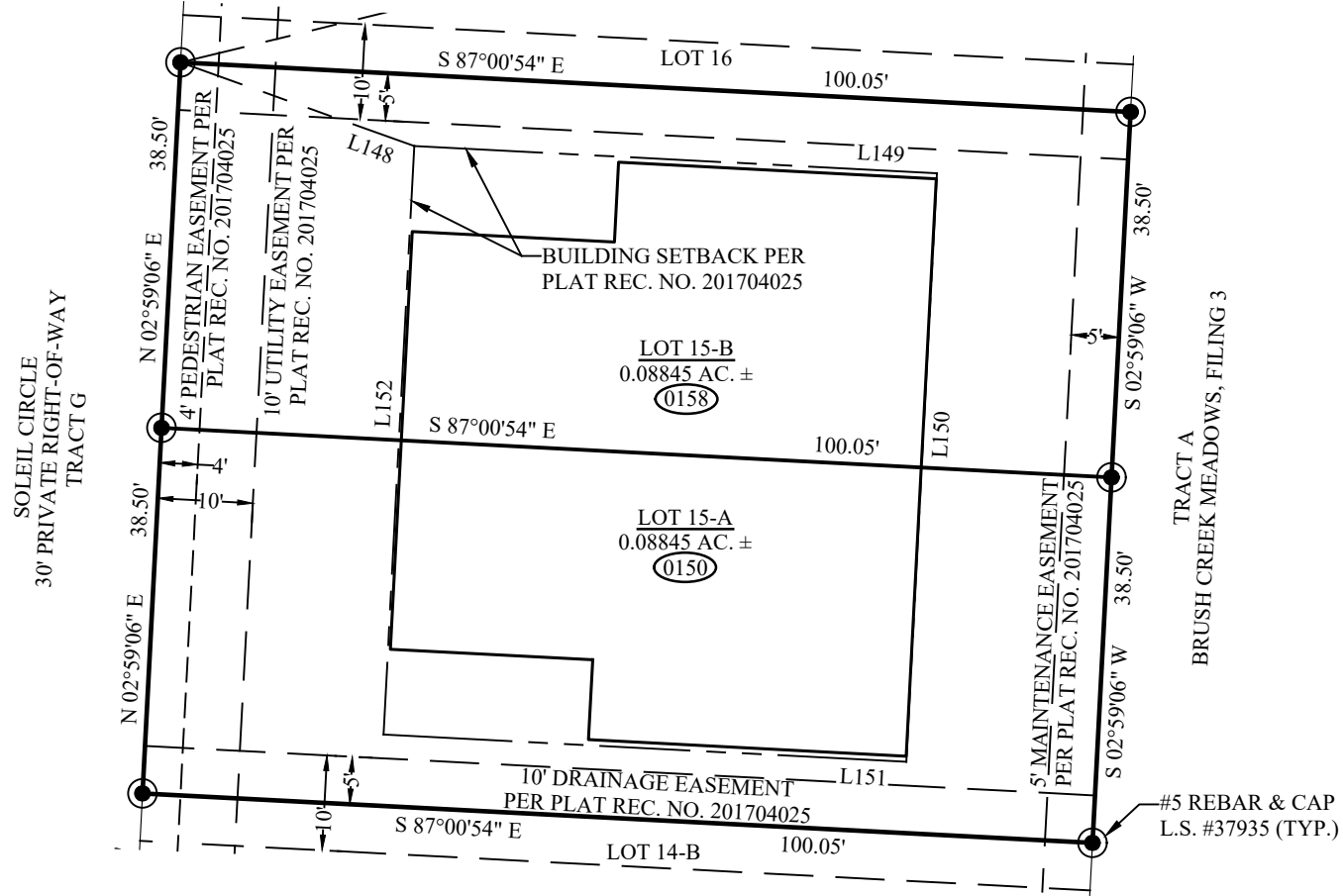
- Y) TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT SOLEIL HOMES AT BRUSH CREEK, FILING 2 RECORDED MARCH 08, 2017 AS RECEPTION NO. 201704024.
- Z) EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SOLEIL HOMES AT BRUSH CREEK, FILING 2 RECORDED MARCH 08, 2017 AS RECEPTION NO. 201704025.

AA) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 04 (SERIES OF 2017) RECORDED MARCH 09, 2017 AS RECEPTION NO. 201704070.

AB) TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENT AGREEMENT RECORDED APRIL 04, 2017 AS RECEPTION NO. 201705816.

AC) TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED APRIL 26, 2017 AS RECEPTION NO. 201707348.

AD) RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OF FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 14, 2017 AS RECEPTION NO. 201713497.



BOARD OF TRUSTEES CERTIFICATE:

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS _____ DAY OF _____, 2019, FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON SAID LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE. FURTHER, SAID APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR MAINTENANCE OF PUBLIC IMPROVEMENTS UNTIL CONSTRUCTION OF SAID IMPROVEMENTS HAS BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF EAGLE'S SPECIFICATIONS AND THE TOWN OF EAGLE HAS AGREED TO ACCEPT SAID IMPROVEMENTS. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUB-SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, DEVELOPMENT PERMIT, OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON AND NOT THE TOWN OF EAGLE, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING BY THE BOARD OF TRUSTEES.

TOWN OF EAGLE, COLORADO

BY: _____
ANNE MCKIBBIN, MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF EAGLE, COLORADO.

ATTEST:
JENNY RAKOW, TOWN CLERK

LINE TABLE		
LINE #	BEARING	DISTANCE
L148	N70°18'57"W	26.10'
L149	S87°00'54"E	55.05'
L150	S02°59'06"W	62.00'
L151	S87°00'54"E	55.05'
L152	S02°59'06"W	62.00'

LAND USE TABLE			
PARCEL	SQUARE FEET	LAND USE	ADDRESS
LOT 15-A	0.08845 AC. ±	RESIDENTIAL TOWNHOME	0150 SOLEIL CIRCLE
LOT 15-B	0.08845 AC. ±	RESIDENTIAL TOWNHOME	0158 SOLEIL CIRCLE
TOTAL	0.1769 AC. ±		

LIENHOLDER'S CERTIFICATE:

US BANK NATIONAL ASSOCIATION DOES HEREBY CERTIFY THAT IT IS THE HOLDER OF THE DEEDS OF TRUST RECORDED MARCH 07, 2017 AS RECEPTION NO. 201703892, RECORDED MARCH 07, 2017 AS RECEPTION NO. 201703893 AND RECORDED JULY 26, 2018 AS RECEPTION NO. 201812738 IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO AGAINST THE LANDS SHOWN ON THIS PLAT AND HEREBY CONSENTS TO THE SUBDIVISION OF THE LANDS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D., 2019.

US BANK NATIONAL ASSOCIATION

BY: _____
AS VICE PRESIDENT

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY _____ AS VICE PRESIDENT OF US NATIONAL BANK ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

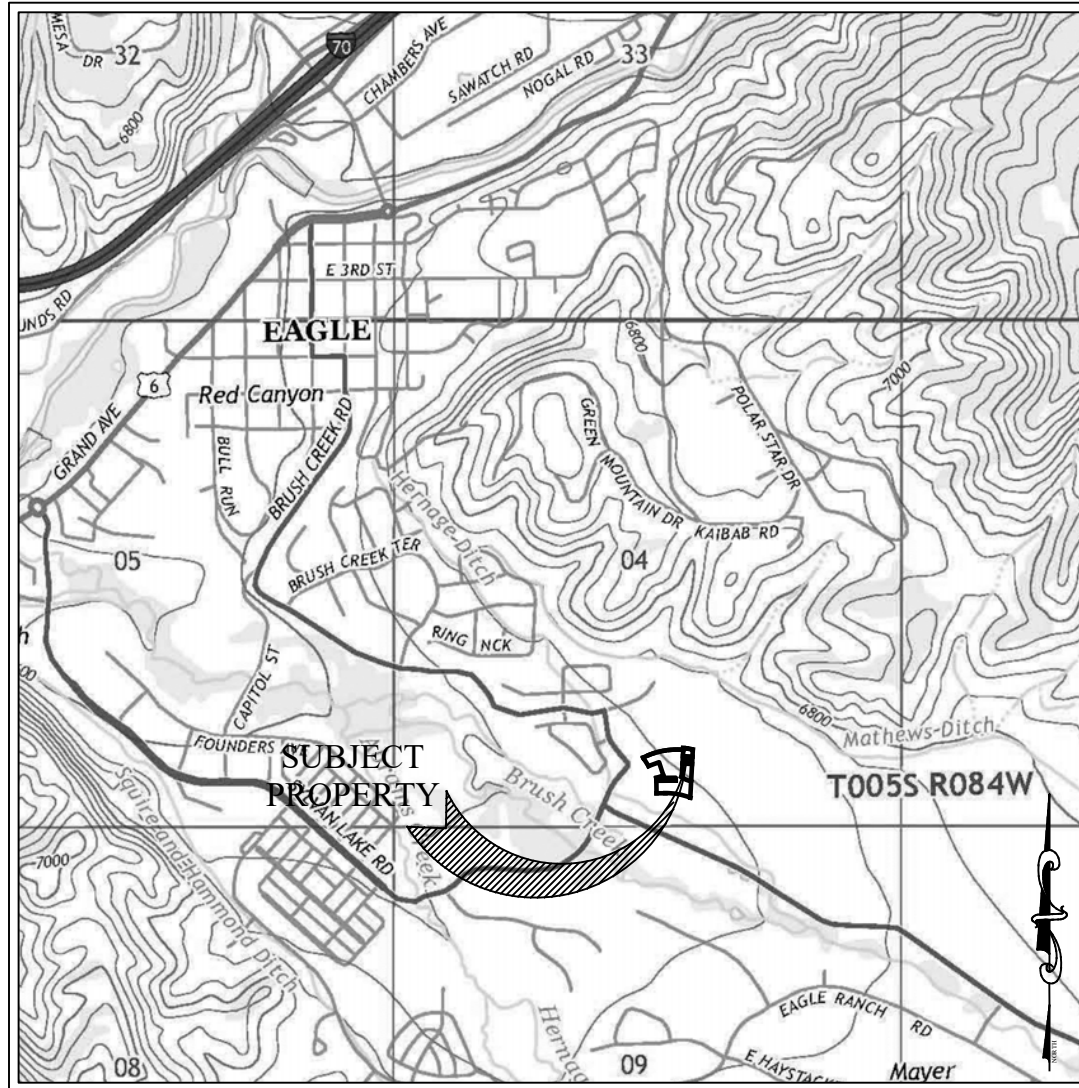
NOTARY PUBLIC

TITLE CERTIFICATE:

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN WYNTON HOMES, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS _____ DAY OF _____, 2019.

BY: _____
LAND TITLE GUARANTEE COMPANY



CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED, WYNTON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 4, TOWNSHIP 5 SOUTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, OF SAID TOWNSHIP AND RANGE, COUNTY OF EAGLE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 15, SOLEIL HOMES AT BRUSH CREEK, FILING 2, ACCORDING TO THE FINAL PLAT RECORDED MARCH 08, 2017 AS RECEPTION NO. 201704025 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT AND DESIGNATE THE SAME AS THE SOLEIL HOMES AT BRUSH CREEK, FILING 2, PHASE II SUBDIVISION IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

WE FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AS RECEPTION NO. _____.

EXECUTED THIS _____ DAY OF _____, 2019.

OWNER: WYNTON HOMES, LLC,
A COLORADO LIMITED LIABILITY COMPANY
PO BOX 3908
EAGLE, COLORADO 81631

BY: _____

NAME: _____

STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY JOHN L. PURCHASE AS MANAGER OF WYNTON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, JASON R. NEIL, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF SOLEIL HOMES AT BRUSH CREEK, FILING 2, PHASE II, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN COMPLIANCE WITH TITLE 38, ARTICLE 51, C.R.S., AS AMENDED. I FURTHER CERTIFY THAT THIS PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTION 38-33-3-209, C.R.S., CONTAINED WITHIN THE COLORADO COMMON INTEREST OWNERSHIP ACT.

EXECUTED THIS _____ DAY OF _____, 2019.

BY: _____
JASON R. NEIL, P.L.S. NO. 37955
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT _____ O'CLOCK ____ M. ON THE _____ DAY OF _____, 2019, AND IS DULY RECORDED AT RECEPTION NO. _____.

EAGLE COUNTY CLERK & RECORDER

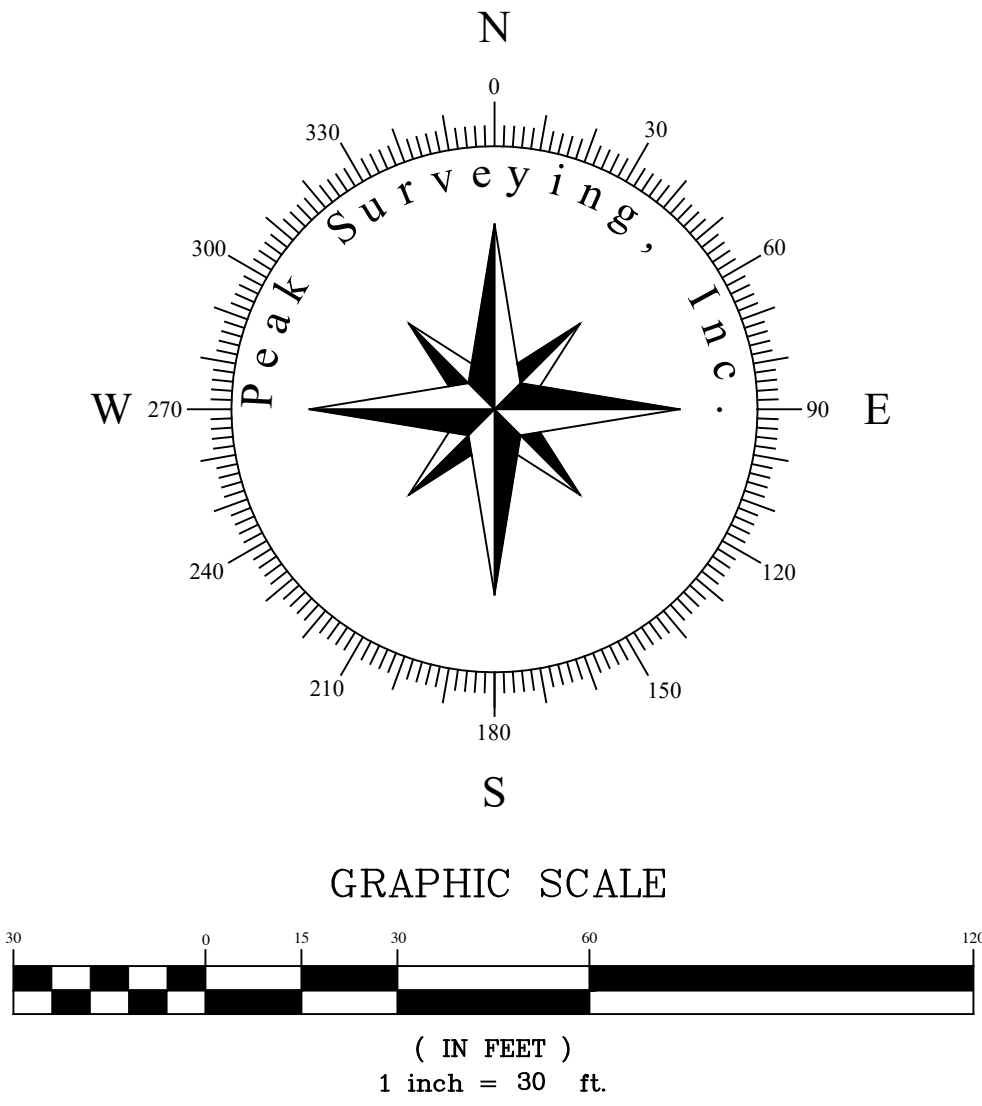
BY: _____
DEPUTY

DECLARATION OF PROTECTIVE COVENANTS ARE FILED AT RECEPTION NO. _____.

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

FINAL PLAT
SOLEIL HOMES AT BRUSH CREEK, FILING 2, PHASE II

A RESUBDIVISION LOT 15, SOLEIL HOMES AT BRUSH CREEK, FILING 2
ACCORDING TO THE FINAL PLAT RECORDED MARCH 08, 2017 AS RECEPTION NO. 201704025
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



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



Drawn By:	NO.	Date	Revision	By	WYNTON HOMES, LLC. TOWN OF EAGLE, COLORADO FINAL PLAT SOLEIL HOMES AT BRUSH CK, FLG 2 PHASE II, RESUB, OF LOT 15	Project NO.
JRN						15044-15
Checked By:						
JRN						
Date:						
APRIL 08, 2019						
Computer File:						
044-F2-L15-FP						2 OF 2



To: Mayor and Board of Trustees

From: Brandy Reitter, Town Manager

Date: May 28, 2019

Re: Town Manager Report

Administration & Organization

The process replacing the Planner 1 position is going well. The recruitment process has started, and we are reviewing resumes as they are submitted. If we are successful, the process will conclude with a candidate starting in early July. The Community Development Director recruitment is going well. The interview panel will conduct interviews on June 14.

Staff has provided you with a quarterly update. These will be more frequent going forward. The purpose is to provide information on financials and how the organization is executing the strategic plan. The financials are attached to this report and staff will provide the strategic plan update on June 11.

The Eagle County Housing Department met with staff to discuss the Eagle County Loan Fund and the groundbreaking of Castle Peak apartments on May 28 from 10:30 AM – 11:30 AM. Kim Williams will attend a BOT meeting in July to discuss the loan program. The county is asking for a contribution from each municipality to help support more down payment assistance loans for home buyers. The fund has been depleted because of the increased demand.

2020 Budget Development – The process is moving along. CIP budgets were submitted on May 17 and department meetings are scheduled May 29. We will score and rank the CIP and establish a target for 2020. The next steps are for departments to submit operating budgets in July.

The board's mini retreat is scheduled for June 26. Tim Gagen is facilitating the evening. Please think of agenda item ideas so I can work Tim on the structure for the meeting. I will remind you to share those ideas on Tuesday.

Economic Development and Planning

Alpine Lumber Art Wall – The town requested a letter of intent from Alpine Lumber that will memorialize our partnership. The art selection committee was announced this week. The next steps are to schedule a committee meeting in early June.

Home Rule – As part of our June outreach, we have confirmed a group of managers and elected officials to participate in a Home Rule roundtable. Participating communities include Minturn,

Avon, Castle Pines, and the Town of Eagle. The event is scheduled for June 17 at Town Hall starting at 5:30 PM. It will be recorded, and hopefully we can live stream the event.

Elevate Eagle – This project continues to move forward. Below are a few updates:

- We have scheduled several popup outreach events over the next several weeks to receive input from the community. We have also requested that the consultant conduct a mid-point audit to assess the progress, timelines, and status of deliverables. The popup schedule is below:
 - Eagle Climbing gym - May 28-31st
 - Eagle County Bldg - June 3rd-7th
 - Library - June 10-14th
 - Pool/Ice Rink - June 17-21st
 - Coworking space at Eagle Ranch - June 24-31st

Broadband – There are several updates on THOR and broadband in Eagle:

- The NWCCOG hosted a kickoff construction meeting on May 23. At the meeting the group discussed updates and schedules. The next steps for town are:
 - Broadband RFP closes on May 31 with interviews occurring in June.
 - Finish working with DOLA on the grant for the feasibility study.
 - Form a committee to help with the broadband strategy for the town.
 - Identify public-private partners over the summer.
 - October is when the Eagle meet-me-center will be constructed.

Downtown Revitalization – Work continues with this initiative. Below are a few updates:

- Town hosted a meeting with downtown stakeholders on May 13. Bill presented the final report from the Downtown Colorado, Inc. Challenge Studio and discussed next steps. The final report and executive summary are attached to this report.

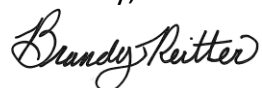
Outreach & Meetings – *Updates on participation on community outreach opportunities, regional/community meetings, and project specific meetings.*

- May 28 – Castle Peak Apartments groundbreaking ceremony at 10:30 AM at the site next to the senior facility.

Reminders – *Updates on events or meetings that might be of interest to the Board of Trustees.*

- None

Sincerely,



Brandy Reitter
Town Manager

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

	GENERAL FUND				
	<u>PY ACTUAL</u>	<u>YTD ACTUAL</u>	<u>% TO PY</u>	<u>BUDGET</u>	<u>% TO BUDGET</u>
TAX REVENUE					
General Property	\$ 291,498	\$ 133,101	46%	\$ 311,419	43%
Specific Ownership	14,765	3,605	24%	14,700	25%
Sales Tax /Special Marijuana Sales Tax	4,322,829	\$ 1,096,634	25%	\$ 4,351,797	25%
Severance Tax	212	-	0%	200	0%
Federal Mineral Tax	244	-	0%	200	0%
Franchise Tax	215,278	40,784	19%	220,000	19%
Marketing Tax	149,612	34,672	23%	143,820	24%
TOTAL TAX REVENUE	<u>\$ 4,994,438</u>	<u>\$ 1,308,796</u>	<u>26%</u>	<u>\$ 5,042,136</u>	<u>26%</u>
LICENSE & PERMIT REVENUE					
Business Licenses	\$ 29,889	\$ 27,030	90%	\$ 28,000	97%
Liquor Licenses	6,522	833	13%	6,000	14%
Marijuana Licenses	4,000	3,000	75%	4,000	75%
Marketing Fee	7,659	4,200	55%	8,000	53%
Building Permits	302,234	35,711	12%	223,000	16%
Electrical Permits	30,797	5,864	19%	25,000	23%
Road Cut Permits	300	-	0%	500	0%
Sign Permits	800	-	0%	300	0%
Special Event Permits	325	50	15%	500	10%
TOTAL LICENSE & PERMIT REVENUE	<u>\$ 382,526</u>	<u>\$ 76,688</u>	<u>20%</u>	<u>\$ 295,300</u>	<u>26%</u>
INTERGOVERNMENTAL REVENUE					
Motor Vehicle License Fee	\$ 30,625	\$ 7,163	23%	\$ 30,000	24%
Highway Users Tax	287,541	59,093	21%	246,965	24%
Cigarette Tax	11,417	2,601	23%	11,000	24%
Road & Bridge Fund	86,510	37,338	43%	83,000	45%
County Sales Tax	145,770	36,213	25%	142,140	25%
Grants	-	-	#DIV/0!	243,000	0%
TOTAL INTERGOVERNMENTAL REVENUE	<u>\$ 561,863</u>	<u>\$ 142,408</u>	<u>25%</u>	<u>\$ 756,105</u>	<u>19%</u>
CHARGES FOR SERVICES					
Planning & Zoning Fees	\$ 24,911	\$ 5,025	20%	\$ 15,000	34%
Planning & Zoning Reimbursable	50,486	9,371	19%	100,000	9%
Facility Usage Fees	50,373	13,001	26%	53,550	24%
Facility Usage Deposits	1,395	1,182	85%	-	#DIV/0!
Planning Contributions-Developers	-	-	#DIV/0!	100,000	0%
Sponsorship & Event Revenue	29,057	50	0%	22,000	0%
TOTAL CHARGES FOR SERVICES	<u>\$ 156,222</u>	<u>\$ 28,629</u>	<u>18%</u>	<u>\$ 290,550</u>	<u>10%</u>
FINES & FORFEITURES					
Fines & Forfeits	\$ 45,738	\$ 6,534	14%	\$ 45,000	15%
Police Surcharge	2,390	360	15%	3,000	12%
Police Miscellaneous	8,846	1,012	11%	2,000	51%
Police Grants	30,511	-	0%	20,654	0%
Special Duty Reimbursable	14,518	10,206	70%	39,432	26%
Charitable Organization Fee	505	100	20%	400	25%
TOTAL FINES & FORFEITURES	<u>\$ 102,508</u>	<u>\$ 18,212</u>	<u>18%</u>	<u>\$ 110,486</u>	<u>16%</u>

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

	GENERAL FUND				
	<u>PY ACTUAL</u>	<u>YTD ACTUAL</u>	<u>% TO PY</u>	<u>BUDGET</u>	<u>% TO BUDGET</u>
MISCELLANEOUS REVENUE					
Interest & Penalties Total	199,235	28,066	14%	40,000	70%
Information Center Total	175,723	15,996	9%	130,680	12%
Rental Income	15,163	4,800	32%	9,360	51%
Sales of Fixed Assets	43,000	-	0%	-	#DIV/0!
Insurance Proceeds	29,840	-	0%	-	#DIV/0!
Grants	25,000	-	0%	-	#DIV/0!
Other Miscellaneous Revenue Total	10,071	9,156	91%	35,000	26%
TOTAL MISCELLANEOUS REVENUE	<u>\$ 498,032</u>	<u>\$ 58,018</u>	<u>12%</u>	<u>\$ 215,040</u>	<u>27%</u>
TRANSFERS FROM OTHER FUNDS					
General Admin. Water	\$ 89,917	\$ -	0%	\$ -	#DIV/0!
General Admin. Wastewater	60,460	-	0%	-	#DIV/0!
General Admin. Refuse	19,500	-	0%	16,120	0%
TOTAL TRANSFERS FROM OTHER FUNDS	<u>\$ 169,877</u>	<u>\$ -</u>	<u>0%</u>	<u>\$ 16,120</u>	<u>0%</u>
TOTAL GENERAL FUND REVENUES	<u>\$ 6,865,466</u>	<u>\$ 1,632,751</u>	<u>24%</u>	<u>\$ 6,725,737</u>	<u>24%</u>
EXPENDITURES					
GENERAL GOVERNMENT	\$ 417,324	\$ 135,534	32%	\$ 431,714	31%
GENERAL ADMINISTRATION	761,956	177,947	23%	647,085	27%
COMMUNITY DEVELOPMENT	637,573	152,327	24%	1,012,442	15%
STREETS	1,287,966	229,072	18%	1,414,985	16%
ENGINEERING	262,253	71,127	27%	296,398	24%
BUILDINGS & GROUNDS	610,750	163,829	27%	718,170	23%
PUBLIC SAFETY	1,517,584	424,465	28%	1,873,038	23%
MUNICIPAL COURT	38,178	13,313	35%	72,756	18%
INFORMATION CENTER	182,778	23,422	13%	177,072	13%
MARKETING & EVENTS	295,655	41,740	14%	364,591	11%
TRANSFERS TO OTHER FUNDS	208,000	-	0%	350,000	0%
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 6,220,020</u>	<u>\$ 1,432,776</u>	<u>23%</u>	<u>\$ 7,358,251</u>	<u>19%</u>
NET REVENUES OVER(UNDER) EXPENDITURES	<u>\$ 645,446</u>	<u>\$ 199,975</u>	<u>31%</u>	<u>\$ (632,514)</u>	<u>-32%</u>

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

WATER FUND					
	PY ACTUAL	YTD ACTUAL	% TO PY	BUDGET	% TO BUDGET
REVENUES					
DEBT SERVICE SURCHARGE	\$ 263,351	\$ 79,389	30%	\$ 471,600	17%
WATER SALES - IN TOWN	2,948,617	326,204	11%	3,074,610	11%
WATER SALES - OUT OF TOWN	455,703	50,245	11%	461,860	11%
WATER MATERIALS & OTHER	84,566	12,828	15%	30,000	43%
PLANT INVESTMENT FEES (TAP FEES)	369,010	66,756	18%	275,000	24%
PLANT INVESTMENT FEES (DEVELOPER)	264,453	-	0%		#DIV/0!
WATER FUND INTEREST	234,921	80,525	34%	120,000	67%
WATER RIGHTS INTEREST	1,414	440	31%	900	49%
SERVICE CHARGE	14,357	2,475	17%	8,000	31%
REIMBURSABLE INCOME	1,758	-	0%	-	#DIV/0!
LOAN PROCEEDS	17,322,482	-	0%		#DIV/0!
BOND PREMIUM	353,835	-	0%		#DIV/0!
WATER MISCELLANEOUS	2,000	-	0%		#DIV/0!
TOTAL WATER FUND REVENUE	\$ 22,316,468	\$ 618,861	3%	\$ 4,441,970	14%
EXPENDITURES					
TOTAL WATER FUND EXPENDITURES	\$ 5,283,602	\$ 1,130,810	21%	\$ 21,330,402	5%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 17,032,867	\$ (511,948)	-3%	\$ (16,888,432)	3%

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

WASTEWATER FUND

	<u>PY ACTUAL</u>	<u>YTD ACTUAL</u>	<u>% TO PY</u>	<u>BUDGET</u>	<u>% TO BUDGET</u>
REVENUES					
WASTEWATER SALES	\$ 2,393,344	\$ 445,735	19%	\$ 2,469,600	18%
WASTEWATER TAP FEES	556,500	104,500	19%	300,000	35%
WASTEWATER INTEREST	11,347	18,473	163%	20,000	92%
MISCELLANEOUS	414	229,956	55588%	-	#DIV/0!
TOTAL WASTEWATER FUND REVENUE	<u>\$ 2,961,604</u>	<u>\$ 798,664</u>	<u>27%</u>	<u>\$ 2,789,600</u>	<u>29%</u>
EXPENDITURES					
TOTAL WATER FUND EXPENDITURES	<u>\$ 2,079,375</u>	<u>\$ 694,801</u>	<u>33%</u>	<u>\$ 2,813,427</u>	<u>25%</u>
NET REVENUES OVER(UNDER) EXPENDITURES	<u>\$ 882,229</u>	<u>\$ 103,863</u>	<u>12%</u>	<u>\$ (23,827)</u>	<u>-436%</u>

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

REFUSE FUND

	<u>PY ACTUAL</u>	<u>YTD ACTUAL</u>	<u>% TO PY</u>	<u>BUDGET</u>	<u>% TO BUDGET</u>
REVENUES					
TRASH FEES	\$ 553,846	\$ 98,962	18%	\$ 571,477	17%
YARDWASTE FEES	39,826	6,935	17%	39,481	18%
ADMIN FEE	19,887	3,452	17%	20,509	17%
INTEREST	2,760	1,564	57%	3,000	52%
TOTAL REFUSE FUND REVENUE	<u>\$ 616,319</u>	<u>\$ 110,914</u>	<u>18%</u>	<u>\$ 634,467</u>	<u>17%</u>
EXPENDITURES					
TOTAL REFUSE FUND EXPENDITURES	<u>\$ 580,855</u>	<u>\$ 95,504</u>	<u>16%</u>	<u>\$ 634,467</u>	<u>15%</u>
NET REVENUES OVER(UNDER) EXPENDITURES	<u>\$ 35,465</u>	<u>\$ 15,410</u>	<u>43%</u>	<u>\$ -</u>	<u>#DIV/0!</u>

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

CAPITAL IMPROVEMENTS FUND					
	PY ACTUAL	YTD ACTUAL	% TO PY	BUDGET	% TO BUDGET
REVENUES					
CAPITAL IMPROVEMENTS INTEREST	\$ 48,723	\$ 18,038	37%	\$ 60,000	30%
COMMUNITY ENHANCEMENT INTEREST	3,221	1,088	34%	2,000	54%
EAGLE ICE RINK INTEREST	35,182	10,951	31%	32,000	34%
COMMUNITY ENHANCEMENT FUND	45,547	-	0%	44,500	0%
STREET IMPACT FEES	41,177	-	0%	40,000	0%
USE TAX	353,198	28,141	8%	250,000	11%
TRANSFER FROM GENERAL FUND	200,000	-	0%	350,000	0%
TOTAL CAPITAL IMPROVEMENTS FUND REVENUE	\$ 727,049	\$ 58,218	8%	\$ 778,500	7%
EXPENDITURES					
TOTAL CAPITAL IMPROVEMENT FUND EXPENDITURES	\$ 477,869	\$ 25,532	5%	\$ 641,929	4%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 249,180	\$ 32,686	13%	\$ 136,571	24%

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

SALES TAX CAPITAL IMPROVEMENTS FUND (STCIF)					
	PY ACTUAL	YTD ACTUAL	% TO PY	BUDGET	% TO BUDGET
REVENUES					
SALES TAX	\$ 534,287	\$ 135,184	25%	\$ 538,349	25%
GRANTS	-	-	#DIV/0!	350,000	0%
INTEREST - COLOTRUST	14,560	5,214	36%	8,000	65%
INTEREST - PROJECT FUND	62,436	6,119	10%	10,000	61%
CONTRIBUTIONS & DONATIONS	95		0%		#DIV/0!
TOTAL STCIF REVENUE	\$ 611,378	\$ 146,518	24%	\$ 906,349	16%
EXPENDITURES					
TOTAL STCIF EXPENDITURES	\$ 4,618,476	\$ 335,123	7%	\$ 1,845,634	18%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ (4,007,098)	\$ (188,605)	5%	\$ (939,285)	20%

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

OPEN SPACE FUND					
	PY ACTUAL	YTD ACTUAL	% TO PY	BUDGET	% TO BUDGET
REVENUES					
LODGING TAX	\$ 149,612	\$ 34,672	23%	\$ 143,820	24%
PENALTY & INTEREST	30	741	2470%	-	#DIV/0!
OPEN SPACE INTEREST	8,693	1,710	20%	3,000	57%
OTHER GRANTS	8,585	-	0%	-	#DIV/0!
MISCELLANEOUS	500	500	100%	-	#DIV/0!
TRANSFER FROM GENERAL FUND	8,000	-	0%	-	#DIV/0!
TOTAL OPEN SPACE FUND REVENUE	\$ 175,420	\$ 37,623	21%	\$ 146,820	26%
EXPENDITURES					
TOTAL OPEN SPACE FUND EXPENDITURES	\$ 122,449	\$ 14,746	12%	\$ 210,456	7%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 52,971	\$ 22,877	43%	\$ (63,636)	-36%

TOWN OF EAGLE
REVENUES WITH COMPARISON TO PRIOR YEAR (PY) & BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2019

CONSERVATION TRUST FUND					
	PY ACTUAL	ACTUAL	% TO PY	BUDGET	% TO BUDGET
REVENUES					
LOTTERY PROCEEDS	\$ 34,163	\$ 12,763	37%	\$ 33,785	38%
CONSERVATION TRUST INTEREST	2,378	397	17%	1,200	33%
TOTAL CONSERVATION TRUST FUND REVENUE	\$ 36,541	\$ 13,160	36%	\$ 34,985	38%
EXPENDITURES					
TOTAL CONSERVATION TRUST FUND EXPENDITURES	\$ 75,000	\$ -	0%	\$ 25,000	0%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ (38,459)	\$ 13,160	-134%	\$ 9,985	132%



To: Mayor and Town Board of Trustees

From: Bill Shrum, Assistant to the Town Manager

Date: May 24, 2019

Executive Summary: Downtown Colorado Inc Challenge Studio on Broadway Revitalization

Monday, May 13th was the final meeting of the Downtown Colorado Inc. Challenge Studio process to revitalize Downtown Broadway. The final meeting report and appendices are attached.

BACKGROUND:

Downtown Colorado Inc and the CU-Denver School of Public Affairs conducted a Spring semester project to bring students to Eagle and focus on downtown revitalization. There were 3 stakeholder meetings, 2 community surveys, and a 3-day workshop conducted Apr 9-12 at the DCI annual conference that were a part of this process. As a student in the associated class, and as the Town of Eagle's Best and Brightest Intern I was the staff liaison and one of the student project managers for this project.

ANALYSIS:

The DCI Challenge Studio successfully built capacity, a collective vision, and engagement from the business and property owners along the downtown Broadway corridor. Our first public meeting had 5 stakeholders present. Our third had 34 attendees both in person and virtually and 12 volunteers to be on the leadership committee. Our first business survey started with 13 email address. Our most recent survey went to 72 email addresses, all of which have a real ownership stake on Broadway.

Desired outcomes include a list of 41 catalyst projects to activate Broadway, all themed to support the local vision for downtown to be more family friendly, and to celebrate artistic and recreational communities. These projects, along with 29 different funding opportunities identified through the Challenge Studio, will be coordinated by a newly created 501c3 non-profit. This organization will be constituted by those with a business and property interest on Broadway. A recommended 5-step plan includes regular meetings, seeking sustainable funding, and working with community partners.

ATTACHMENTS:

- 2019 Challenge Studio Report for Eagle Board of Trustees w/ Appendices

Town of Eagle Challenge Studio Process Map



TOWN OF EAGLE, COLORADO

CHALLENGE STATEMENT //

Eagle Challenge: **Activating Downtown Eagle**

Where the streets have no cars – Two minutes away from 30,000 cars per day is a place where the streets have no cars. Hardworking and notable local businesses struggle for attention, a beautiful streetscape longs for use, and a breathtaking mountain setting yearns for visitors. What should the businesses do? Should they band together and focus their attention on the 6,700 residents in town? Do they have the right instruments in the band, or should they reform? Do they need more events, better promotion, or a different organization?

EXECUTIVE SUMMARY OF STUDIO WORKSHOP //

While the Town is growing and I-70 traffic is flowing, the four-block long historic downtown Eagle businesses are struggling to reach customers. Eagle had made many attempts over the past decade to revitalize downtown. Unfortunately, these efforts did not generate the expected results. Therefore, Eagle applied to Downtown Colorado Inc.'s *In the Game* Challenge Studio where over the course of two days, representatives of towns and organizations all over Colorado would provide their

expertise to the downtown Eagle challenge. The vision is a thriving district where residents could enjoy an active streetscape, business flourished, and enough revenue could be generated to fund improvements.

TEAM MEMBERS //

Facilitator

Anna Jones, Clifton Larson Allen

University of Colorado Denver School of Public Affairs Coordinators

Alice Huang, City of Boulder, Master of Public Administration Student, University of Colorado Denver School of Public Affairs

Bill Shrum, Town of Eagle, Master of Public Administration Student, University of Colorado Denver School of Public Affairs

Local Stakeholders

- Kat Conner, Katch Studio
- Mary Ann Morrison, Eagle Chamber of Commerce
- Brandy Reitter, Town of Eagle

Specialists

- Karen Harkin, CHFA
- Amanda Kannard, Progressive Urban Management Associates

Designers

- Ashley Holland, Localworks
- Jason Jaynes, DHM Design
- MaryAnn Stuck, Design Workshop

Public Sector Partners

- Nancy Bennett, City of La Junta
- Chad Howell, City of Thornton
- Garrett Larimer, City of Aspen
- Kimberlee McKee, City of Longmont
- Jonathan Neely, Old Colorado Springs
- Karl Onsager, City of Littleton
- Jeffri Pruyn, Mayor of La Junta
- Abby Powell, Loveland Downtown Partnership & DDA
- Brandon Stam, Downtown Grand Junction
- Kaitlin Turner, City of Canon City
- Madeline Vandenhoeck, Town of Monument

Challenge Studio Participants

- Larry Lucas, Colorado Main Street Program
- Patrick Shannon, Clifton Larson Allen
- Greg Winkler, Department of Local Affairs



BACKGROUND INFORMATION //

Please see Appendix F: Community Profile for more information.

Population: 6800

Key Stakeholders + Partners:

- Local Broadway businesses
- Eagle Chamber

- Economic Vitality Committee
- Residents
- Downtown Broadway customers
- Town of Eagle + staff
- Please see Appendix D for the full list

Assets:

- Streetscape project: properties did not turnover and thus did not generate the expected excitement
- Extensive network of bike routes and trails
- Eagle River Park
- District Design Standards: finalized in 2017 but the lack of renovation/construction in building storefronts has not allowed these standards to be implemented

Obstacles:

- Off of I-70, no one knows to stop, and even if they do, Eagle is quiet and closed after 4pm and on weekends.
- Low sales tax generation in business district. Solutions will need to address generation so that financial funding for business improvements is self-sustaining.
- Current mix of business uses in district
- Business community do not have the resources to keep up with the reinvestments



FINDINGS + IDEAS //

Together, DCI workshop participants brainstormed different initiatives and projects into three categories based around existing assets and interests: **family, outdoor/recreation and arts + culture**. They also offered their expertise and knowledge to develop potential funding sources from the federal, state, municipal, and private foundation level to support these initiatives. For the full list of input, location of successful implementation, and possible funding source, please see Appendix A.

Workshop participants also shared their stories and experiences of how their local downtown business authority was founded and implemented, as well as lessons learned and ideas on organizational structure. This ranged from DDAs, programs, and partnerships. For the full list, please see Appendix C.

Using both of these resources, a coordinated approach among businesses and property owners to further activate downtown was developed, outlined in Next Steps.

NEXT STEPS //

1. **STEP ONE** : Form a stakeholder group of local business owners, the Town, and the Chamber to determine the initial organizational structure. The stakeholder group should have a lead person who commits to keep the ball rolling.
 - Purpose: The organization will build local capacity to run a non-profit organization to represent the collective interests and strategy of the Downtown Broadway business and property owners.
 - Communication Strategy: the communication strategy will focus on how a 501(c)(3) will be an instrument to pursue funding and build momentum.
 - Date: May 13
2. **STEP TWO**: Through stakeholder group meetings, develop a charter for the 501(c)(3), including:

- Organizational structure/chart
 - Roles and responsibilities
 - Critical success factors
 - Anticipated scope and schedule, including strategies to build momentum downtown
 - Communication structure
3. **STEP THREE:** Form the 501(c)(3). Requires application, association, registered agent, organizing documents, EIN, purpose for exemption, attorney, and a proposed budget for the next two years, including a detailed breakdown of revenue and expenses.
 4. **STEP FOUR:** Use events to build momentum and secure funding for more events/activation (see Appendix A for more details):
 - Build trust and rapport with stakeholders
 - i. Consistently and regularly share status updates, including other events hosted in downtown Broadway
 - ii. Engage stakeholders and resolve concerns
 - iii. Drive excitement and awareness for the fall's Downtown Assessment funded by DOLA.
 - Design and communicate calls to action to solidify partnership and spirit of cooperation with example projects provided (please see Appendix B).
 - Education and outreach, partnership with other supporting organizations
 5. **STEP FIVE:** Move towards sustainable funding and organizing entity such as a DDA for the district.

DESIRED OUTCOMES //

1. Programmed downtown to be more family friendly and celebrate our artistic and recreational activities.
2. Support the residents and business owners who appreciate the authentic historic downtown and want to activate the place they live in.
3. Activate the Broadway core to function as the gathering space of the community, a shared space where Eagle can come together. Engage and energize the community and downtown Eagle.

Appendices

Appendix A: Events, Programming, and Funding
 Appendix B: What are the Possibilities?
 Appendix C: Organizations and DDA's in Practice
 Appendix D: Stakeholder Analysis
 Appendix E: Space Assessment Survey
 Appendix F: Community Profile

Appendix A

Events, Programming, and Funding

The list of events below resulted from brainstorming and speaking of real world examples seen here in Colorado and around the country. Each of these events has had a transformational impact on their community and local businesses. Listening to our local stakeholders, we heard that Eagle is interested in promoting Family-friendly environments, Outdoor and Recreational use, and Arts and Culture. Each event is coded as contributing to one of these strategic values. The link to the real world example, news articles, or other informative links are hotlinked to the title, or in some cases to the town. Click the link for more information.

List of Catalyst Events

	Example Town	Family	Outdoor/ Rec	Arts + Culture
Makerspace	Santa Fe Arts District	x		x
Art Studio Tour - Longmont	Salida, CO	x		x
Meet and greet events with council/ community	Wheat Ridge, CO	x		
Repurpose Red Canyon High	Colorado Preservation Inc	x		x
Big District-wide Art Walk events	Santa Fe Arts District			x
Weeklong kids camps	Golden, CO	x		
Day care	New York Mills, MN	x		
Cornhole Tournament	Fort Collins, CO		x	x
Kids lunchtime activities hosted by businesses	Gorokan, NSW, AU	x		
Outdoor vendor fair	Canon City, CO		x	x
walkyourcity.org - wayfinding signage	Raleigh, NC	x	x	x
regional trail connection THROUGH downtown	New Castle, CO		x	
Parking for trails, biking downtown	Boulder, CO		x	
Collective marketing for trails connection to Broadway	Denver, CO		x	
Urban camping available next to town park	Aspen, CO	x	x	
Training ground for rafting/ mountain biking/ fishing	La Junta, CO	x	x	
Pool to river training program	Pagosa Springs, CO	x	x	
Engage the Eagle County Rodeo	La Junta, CO	x	x	x

Reach out to outdoor non-profits for event hosting/ marketing	Denver, CO	Family	Outdoor/ Rec	Arts + Culture
Digital 101 online presence for businesses	Paonia, CO			
Community service trade-off/ give and get program	Denver, CO	x		
Partner with the climbing gym for outdoor events	Colorado Springs, CO		x	
Recruit/ partner/ market with lodging options nearby	TEAM - Together Everyone Achieves More		x	
Promote bus access from gypsum to vail	Eco Transit	x	x	x
Painted piano project	La Junta, CO	x		x
Artwork around street utilities	Thornton, CO	x		x
Signage for kids, daytrippers to downtown	Iowa City, IA	x	x	x
Live-work-play, temporary childcare, partner with telecommute companies	Austin, TX	x		x
Build out community space/ coworking space	Union Station, Denver			x
Leverage THOR broadband for downtown development and businesses	Chattanooga, TN			x
Kids art shows within businesses	Kent, WA	x		x
Pop up retail in vacant buildings	Appear [here]	x	x	x
Close 2nd street and make it pedestrian space	Asheville, NC	x	x	x
More kids activities at bonfire block party, other festivals	Aspen, CO	x	x	x
High school bands at town park/ battle of the bands	Telluride, CO	x		x
Togo cup ordinance like greeley (actively being set up in Eagle Ranch)	Greeley, CO		x	x
Promoting contingent entrepreneurs downtown	Colorado			

List of Funding Sources

	What Can Qualify	Date to Apply	Funding Amount/ Requirements
Federal			
HUD Supportive housing for elderly	building and rent subsidy for elderly Section 202 housing	28-Aug-19	50k-5,000,000
USDA Water/ Wastewater	seed a revolving loan fund for improvements in water/wastewater in rural areas	27-May-19	\$1,000,000 RLF
RCDI Rural Community Development Initiative		5-Jun-19	50k-250k match 50%
NEH - Promotion of Humanities	infrastructure and development to support the humanities	15-May-19	up to 750k
REAP - Renewable Energy Systems and energy efficiency improvements	rural small businesses for energy efficiency improvements	ongoing	1,500-500k loans of 75%, grant of 25%
Hope 6 for residential development	build new or reconfigure commercial space for affordable housing- search www.grants.gov CFDA #14.878		up to \$500,000
Rural Community Development Grant	individual and community owned mutually-owned businesses	3-Jun-19	29 awards up to \$200,000 - 25% match
HPTC Tax credits	at least 50 years old, locally landmarked, income producing		up to \$1,000,00 per building per year
EPA	brownfield, pollution prevention		up to \$200,000
CDPHE	brownfields, block grants, supplemental environmental projects, water quality	ongoing	up to \$250,000
State			
Certified local government/ historic society	technical assistance, planning preservation	Jan-20	
State historic fund	stabilization, restoration, rehab, reconstruction, acquisition	April 1, Oct 1	mini grant < 35k - General 35k - 200k

[Colorado Health Fund – active health, parks, trails, adults + kids + disabilities](#)

Healthy Bodies, Healthy Minds, Community Health, Health Equity

Feb. 15, June 15, Oct. 15

DOLA

[CDBG – Community Development Block Grant \(via DOLA\)](#)

prevent / eliminate slums blight

15-Feb

\$292,000–600k

[REDI – Rural Economic Development Initiative \(dola\)](#)

econ planning, infrastructure, rural enterprise ecosystems

15-Mar

\$100k/ 500k

[Main street program](#)

mini-grant to assist with program goals

ongoing/
non-competitive

2,500–10k

OEDIT

[RTAP \(Rural Technical Assistance Program\)](#)

A series of assistance programs to build skills and planning around 6 areas: Tourism, Outdoor Rec, Co-working/ Biz development, Film Festivals, Placemaking, and Creative Districts

30-Jun

up to 30k plus

Municipal

[Enhanced Sales Tax Shareback financing](#)

Business and property support

ongoing

[TIF financing](#)

Financial and logistic facilitation of blighted property

[Service overlay district financing](#)

Provides for shared service provision at economies of scale, shared marketing and promotional capacity.

Private/ Foundations

[El Pomar](#)

arts and culture, civic and community initiatives, education, health, and human services

limit \$100,000

[Gates Family Foundation](#)

educational equity, natural resources, vibrant communities, arts and culture, comm dev, education, parks and rec, – capital, strategic, impact investments

Jan 1, Apr. 1, Oct 1

30% raised

[Boettcher Foundation](#)

education

not at this time

Appendix B

What Are the Possibilities?

Success and lessons learned from DDAs or similar organizations in Colorado
Includes local contacts in Colorado

Arvada

- The big box stores fund Old Towne, where the community decided that was where investment should go to create a main street. They also have an Urban Renewal Authority to focus on certain areas such as Old Towne and City Center.

Cañon City

Dolly Gonzales

- One catalyst was the town was a contender to be the filming location for a Netflix show. There were 6 months of promotions and engagement, with stores staying open later. It was a call to action, and the town hosted a contest for six businesses to win help creating and setting up their marketing strategy as the prize.

Colorado Springs

Jonathan Neely

- Downtown Partnership runs everything. It started with an existing committee/organization which became the foundation for their DDA.

Grand Junction

Brandon Stan

- Existing merchant association that had been around for a long time that became the driving force to create a Business Improvement District (BID). The BID handles more events and marketing. DDAs have more restrictions than BIDs.
- Merchants now have funding to put on events, but now they expect the BID to pay for all events when the BID itself cannot cover all expenses. The BID supports other businesses and activities.
- They also have a Downtown Partnership and a creative district for additional support.
- One very successful event is every Tuesday night is dinner and movie. Businesses build their schedules around the event since it is a big draw for families and neighbors.
- Learning lesson: clear rules about how entities interact with the city

Fairplay + Alma

- Created a sales tax incentive program where 50% of revenues go to facade improvements for businesses. There is a written agreements between the town and business owners.

La Junta

Jeffrey Prin, Shade

Larry Lucas - Main Street Program

- Applied for the Main Street Program, which brought in a facilitator and created more capacity. The program has policies around preservation, and the City bought property to create a co-working space. This helped reduce business owner burnout, extended store hours, and lowered rent and utilities.
- The La Junta Urban Renewal Authority (URA) is a partnership between the Chamber, Town, and Tourism. They provide grants and interest-free loans for storefront improvements and financial assistance for rehabilitation or construction project components.

Longmont

Kimberly

- They have diverse funding streams, including a Colorado Creative District. In order to gain buy-in, their communication focused on the fact that businesses were already paying property taxes, and with a DDA, stakeholders would have more control on where the money is going.

Loveland

- The Loveland Downtown Partnership has a business alliance with the DDA. The Downtown Loveland Foundation is a 501(c)(3) which folded into the DDA. The DDA was created in 2015 and is responsible for the "hardscape" or physical improvements of the downtown. The Plan of Development is planned out for 30 years (if revenue stream is available) and includes:
 - The Pulliam Building renovation

- The Foundry & public parking garage
- The Heartland block proposed redevelopment
- Funding for railroad quiet zones
- Underground electric power
- Beautification programs (including façade improvements)
- Pedestrian and circulation improvements

Oak Creek + [Hayden](#)

- Created a Business Improvement Grant Program (BIG), which required seed money. It is a revolving fund with both loans and grants and acts as a continual source of funding for businesses

[Silverthorne](#)

- Business Improvement (BID) program, enhanced sales tax incentive program, an Urban Renewal Plan, and very active programming

Lessons Learned

- Have a set of ground rules and base level of service.
- Memo of understanding covering the Town does x, y, and z, and the district does a, b, and c. Revisit it regularly.
- Determine target market and audience in general.
- Shift in culture needs to drive the action.

List of DCI Participants and Contacts Created Through the Process

- Bill Shrum, Town of Eagle
- Alice Huang, City of Boulder
- Anna Jones, Clifton Larson Allen
- Kat Conner, Katch Studio
- Patrick Shannon, Clifton Larson Allen
- Jason Jaynes, DHM Design
- Garrett Larimer, City of Aspen
- Kimberlee McKee, City of Longmont
- Larry Lucas, Colorado Main Street Program
- Karl Onsager, City of Littleton
- Brandy Reitter, Town of Eagle
- Kaitlin Turner, City of Canon City
- Amanda Kannard, Progressive Urban Management Associates
- Karen Harkin, CHFA
- Madeline Vandenhoeck, Town of Monument
- Jeffri Pruyn, Mayor of La Junta
- Ashley Holland, Localworks
- MaryAnn Stuck, Design Workshop
- Nancy Bennett, City of La Junta
- Jonathan Neely, Old Colorado Springs
- Chad Howell, City of Thornton
- Abby Powell, Loveland Downtown Partnership & DDA
- Brandon Stam, Downtown Grand Junction
- Greg Winkler, Department of Local Affairs
- Randy Harrison, CU-Denver School of Public Affairs
- Katherine Correll, Downtown Colorado Inc.

COLORADO IMPROVEMENT DISTRICTS

Prepared by Progressive Urban Management Associates (P.U.M.A.) and Spencer Fane Britt and Browne LLP

	Business Improvement District (BID)	Downtown Development Authority (DDA)	Urban Renewal Authority (URA)	General Improvement District (GID)	Special Improvement District (SID)	Metropolitan District
Background/ Summary	Quasi-municipal organization is a subdivision of the state. All property assessed in a BID must be commercial. Boundary may or may not be contiguous.	Quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in Central Business District.	Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development.	Quasi-municipal corporation which is subdivision of the state. Can provide a wide range of services.	An assessment district is not a subdivision of the state, nor is it separate from the municipality.	Quasi-municipal corporation is a subdivision of the state. Boundary may or may not be contiguous. Often used in large scale new developments.
Focus	Management, marketing, advocacy, economic development. (Can issue bonds for capital improvements.)	Real estate development, infrastructure, operations.	Real estate development, rehab financing, infrastructure.	Capital improvements, public facilities, maintenance.	Capital improvements, infrastructure.	Infrastructure finance, construction and operation. Can and usually does issue bonds for capital improvements.
Formation Steps	Approval by petition of property owners representing 50% of acreage and 50% of value of proposed district; Council ordinance; TABOR election.	City ordinance subject to vote by affected property owners. TABOR election.	Finding of blight; Petition by 25 electors; Council resolution. Separate approval for projects within the authority.	At least 200, or 30 percent of, whichever is less, electors of the proposed district must sign petitions. If all taxable property owners in the district sign a petition, public hearing can be waived.	Need petitions from property owners who will bear at least 50% of the cost of the improvement; Ordinance forms district.	Approval of service plan by city or county; Petition as in GID; election.
Assessment Method	Assessment or mill levy on commercial property.	TIF on property and/or sales and 5 mill property tax for operations.	TIF on property and/or sales tax.	Property tax and income from improvements.	Assessments on property.	Property tax. Can also collect fees and charges for services and facilities. Special assessments possible
Pros/Cons	Very flexible entity that can finance improvements and provide services. Can issue bonds.	Ability to finance improvements and provide services; can have a mill levy and TIF.	Can generate sales and/or tax increment to finance future development. Can be controversial.	Only those in the district can authorize and pay for improvements. Requires petition and election.	Equitable: only those who benefit pay. Difficult to form - requires election. City constructs improvements.	Very flexible for both infrastructure and operations. Board independence can be a concern.
Governance	Very flexible for both infrastructure and operations. Board independence can be a concern.	5- to 11-member board appointed by city council.	5- to 11-member board appointed by city council.	Governing of the city is ex-officio board.	City council	5- or 7-member board elected by District voters.
Condemn property?	No	No	Yes	Yes	No	Yes
Operate facilities?	Yes	Yes	Yes	Yes	No	Yes
Levy property tax w/ Voter Approval?	Yes	5 mill property tax for operations.	No, but can use TIF.	Yes	No	Yes
Levy sales tax with voter approval?	No but may create SID w/in BID.	No, but can use sales tax TIF	No, but can use TIF.	No	No	Yes, but for streets, street safety, transportation only.
Assess costs?	Yes	Yes	No	Yes	Yes	Yes
Issue GO bonds w/ voter approval?	Yes	Bonds secured by tax increment.	Bonds secured by tax increment	Yes	No	Yes
Issue revenue bonds?	Yes	Yes	Yes	Yes	Yes	Yes
Issue special assessment bonds?	Yes	No	No	Yes	Yes	Yes
CO Revised Statute Cite	31-25-1201, et seq CRS	31-25-801 et seq C.R.S.	31-25-101 et seq C.R.S.	31-25-601 et seq C.R.S.	31-25-501 et seq C.R.S.	32-1-101- et seq C.R.S.

WHAT IS A COLORADO DOWNTOWN DEVELOPMENT AUTHORITY (DDA)?

Downtown Development Authorities (DDAs) are quasi-public agencies that can provide both organizational focus and financing to support downtown improvements. DDAs facilitate partnerships, joining businesses and property owners with local government. In addition, DDAs create a self-sustaining organization to champion downtown for the long-term.

A DDA is authorized by the city or town council and managed by a board of directors appointed by the municipality. It is funded primarily through Tax Increment Financing (TIF) funds generated by the anticipated increase in sales and property taxes in the district. TIF funds are then reinvested into downtown. If approved by the town and the voters within the district, the DDA can also impose up to 5 mills for DDA operations.

DDAs have some distinct advantages including:

- DDAs do not have the power of eminent domain
- Bonding ability
- A potential mill levy for operations
- Residents, business owners, property owners and renters in the proposed DDA area have the opportunity to vote on the creation of the DDA

DDAs are formed in the following way:

- A downtown development plan is created to provide a road map for improvements and investment.
- Once it is determined that a DDA is the appropriate tool for financing improvements, an ordinance is drafted, which includes information on the powers of the proposed DDA, the financing methods (i.e. will tax increment go into the DDA or will it be shared with other sources, will there be an operational mill levy, etc.), the election date (typically the general November election) as well as the method of election (i.e. vote at a polling place or via mail ballot).
- The draft ordinance is submitted to the municipality staff for review and revisions, then submitted for city or town council consideration.
- The municipality gives public notice of a hearing to discuss the proposed DDA, holds the hearing and adopts the ordinance.
- The election is held. Voters include residents, landowners, lessees, and any person designated by a corporate entity to vote on behalf of the entity within the boundaries of the proposed DDA. A majority of electors must vote in favor of the DDA.

Once a DDA is formed, it is governed by a 5- to 11-member board appointed by the city or town council. A majority of the directors must reside or own property in the DDA.

DDAs have been established in Downtown Brighton, Colorado Springs, Crested Butte, Denver, Fort Collins, Glenwood Springs, Grand Junction, Greeley, Longmont, Nederland, Rifle, Thornton, and Woodland Park.



Progressive Urban Management Associates (P.U.M.A.) is an economic development and planning firm that delivers community-based solutions to create thriving downtowns, corridors and neighborhoods. A national leader in downtown and community development, P.U.M.A. advises clients on a wide range of management, marketing, financial, urban design and implementation tactics that help communities and organizations create and sustain dynamic places.

WHAT IS A COLORADO BUSINESS IMPROVEMENT DISTRICT?

A business improvement district (BID) is a private sector initiative to manage and improve the environment of a business district with services financed by a self-imposed and self-governed assessment. Similar to a common area maintenance (CAM) charge commonly found in shopping malls and office parks, a BID can help a business district increase its competitiveness in the regional marketplace. Services financed by a BID are intended to enhance, not replace, existing city services.

The International Downtown Association estimates that there are more than 1,000 BIDs currently operating throughout the United States and Canada. BIDs come in all shapes and sizes, ranging from large downtowns to neighborhood business districts.

Benefits from BIDs, which can stretch well beyond their boundaries, include:

- Creating and maintaining a cleaner, safer and more attractive business district
- Ensuring stable and predictable revenues
- Providing innovative management
- Responding quickly to market changes and community needs
- Helping to increase property values, sales and occupancies
- Promoting distinct identities in business districts
- Leveraging resources
- Maximizing accountability to stakeholders that pay into a district
- Creating a unified voice to increase a business district's influence

Colorado's Business Improvement District Law of 1988 includes the following key provisions:

- BIDs can finance a wide variety of services, including marketing, maintenance, economic development, public safety, planning, events and parking management.
- BIDs are accountable to those who pay through a BID board of directors comprised of property and business owners within the district.
- Services financed by a BID are usually provided by a private sector organization, not government.
- BIDs require demonstrated support from owners of personal and real property representing more than 50% of assessed value and acreage.
- The "Taxpayers Bill of Rights" requires a vote by owners of real and personal property and lessees and residents of commercial property within a district to approve the assessment.
- Controls and safeguards can include a cap on assessments and a periodic review to ensure that BID services are effective.

BIDs have been established in downtowns and commercial districts throughout the State of Colorado, including Havana Street in Aurora, Downtown Denver, East and West Colfax in Denver, Cherry Creek North, South Broadway in Englewood, Downtown Boulder, Grand Junction, Durango, Manitou Springs and Colorado Springs.



Progressive Urban Management Associates (P.U.M.A.) is an economic development and planning firm that delivers community-based solutions to create thriving downtowns, corridors and neighborhoods. A national leader in downtown and community development, P.U.M.A. advises clients on a wide range of management, marketing, financial, urban design and implementation tactics that help communities and organizations create and sustain dynamic places.

Appendix D

Stakeholder Analysis

The stakeholder analysis is an ongoing document that the Revitalize Broadway Project can use to strategically consider stakeholder engagement. The information included below has been developed based on a very brief preliminary discussion combined with experience in community and economic development. The Revitalize Broadway Project group should use this information as a starting point and adjust this information to accurately reflect the stakeholders and situation on Broadway as it changes over time. It is good practice to review and update the analysis at least annually and consider how relationships have changed or grown over time.

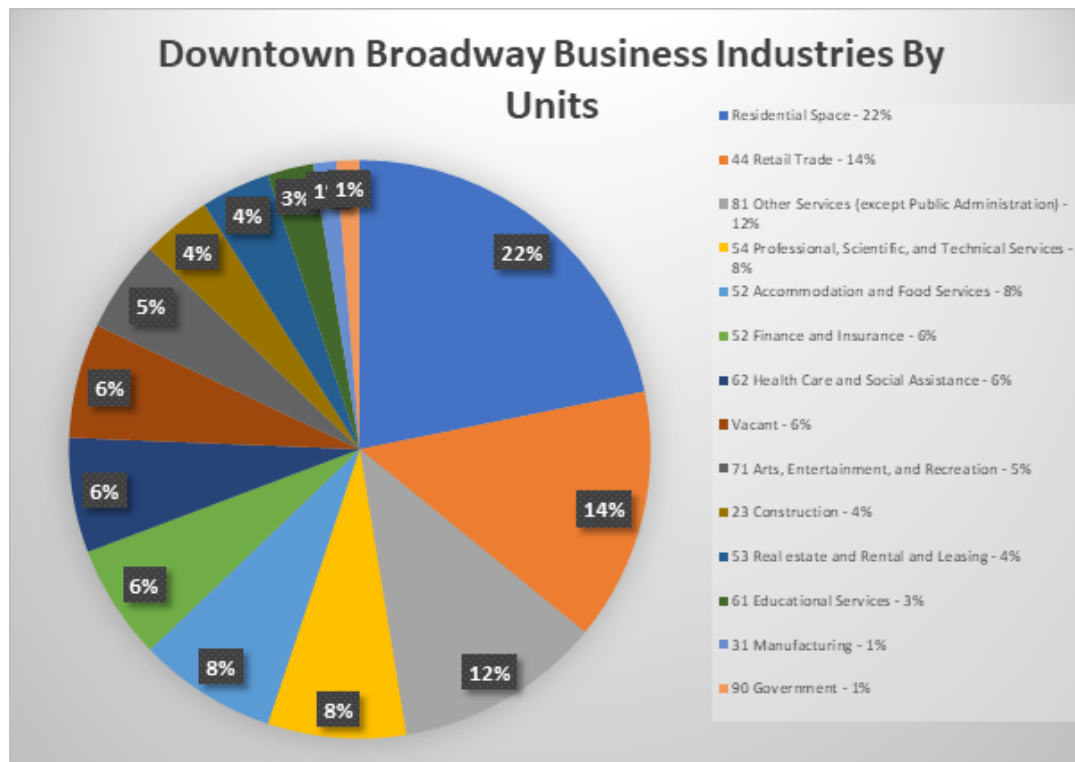
Stakeholder for Project	Stake or Interest	Supportive of Project		Importance (5 is high)	Potential Contribution or Withholding	Approach/Responsible
		Yes	No			
Organizing Authority for Downtown Broadway	A new or reformed existing Board to help coordinate district-wide strategy, services, and partner benefits. Board may have financial, marketing, or real property ownership stake based on potential formation capacity.				Creating stronger connections with all stakeholders locally and regionally. Financial resources, staff time, relationship with businesses.	- Maintain board enthusiasm and commitment to goals and projects through role development and delegation of tasks. - Develop reports and updates for the community highlighting positive work (stakeholder engagement) - Lead on metrics to evaluate success of Downtown Broadway - Communicate to all stakeholders the added value of collaborating and supporting each other (including Town, Chamber, Broadway businesses) - Build communication and community with business and property owners
The ARTS on Broadway - Revitalization Committee of the Business Advocacy Council	Organizational mission, resource and partnership development Vision of Broadway as an Arts district	X		4	Partnerships, volunteers, spread information	- Find businesses that want to be engaged - Post on social media - Build and sustain interest in this effort

Eagle Chamber of Commerce	Informing and engaging the community on pertinent topics. One central business body.	X		5	Create stronger relationships/partnerships, promotions, spread information, central communication hub, organizing body	- Find businesses that want to be engaged - Organize collaborative marketing campaigns, define programs and resources to assist businesses and property owners with enhancements - Form collaborative agreements, create and share press releases and invitations to all public meetings, partner to hold downtown events - Showcase Broadway businesses in newsletter - Create and send out regular newsletter - Promote impacts of Artwalk and other events - Celebrate successes - Provide business advice and networking opportunities, including those focused on local niches. - Do Friday Features ahead of time
Local business owners in the Downtown Broadway Core	Benefit from increased customers/foot traffic and selection of services to create more business for all.			5	- Promotions and donations, take lead in developing change - Formal participation in district-wide strategic plan	- Become engaged businesses and find other Broadway businesses that want to be engaged - Organize collaborative marketing campaigns, define programs and resources to assist businesses and property owners with enhancements. - Commitment to one incremental change, from facades to public art. - Commit to staying open later, for example, one night per week or month. - Attend Chamber events (once per quarter for example)
Downtown Broadway Property Owners	Local and out of town property owners determine rents and solicit new businesses to rent from them.			5	- Formal participation in district-wide strategic plan - Active partnership with business location services.	- Rent commercial space to businesses matching the quality of the space. - Actively participate in the district-wide strategic vision. - Communicate with other stakeholders on successes and challenges

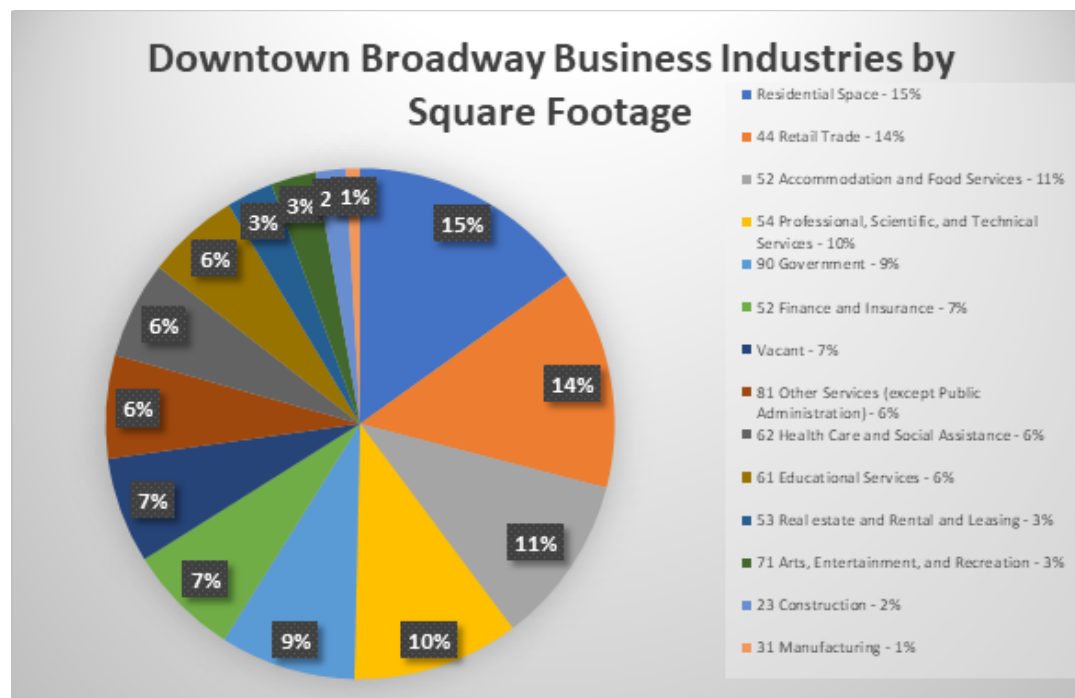
Town of Eagle Marketing and Events Advisory Committee	Deliver successful events that engage the local community and visitors	X		4	- Sharing opportunities for engagement with the community and informing them about the projects and progress.	- Create and share press releases, invitations to all public meetings. - Link/promote community and Chambers events (Artwalks, Chambers networking opportunities) to build a stronger community
Town of Eagle Staff	Creating a sustainable environment that preserves that spirit of Eagle and supports businesses to the Broadway core.	X		4	- In-kind staff, office space, equipment, and long-term infrastructure maintenance services. - Enforcement. - Regulatory processes. - Organize additional funding mechanisms	- Encourage and maintain a strong relationship between stakeholders (Broadway businesses, Chambers, etc.) with the Town. - Hold a facilitated dialogue as a part of the community assessment process to look at ways to maximize efficiency in the regulatory process. - Define a process and method to change regulatory processes to make it easier for businesses to make improvements and changes. Become a facilitator and not gatekeeper - Improve parking enforcement efforts - Provide or organize funding for businesses that would like to make capital improvements - Encourage Lights on Broadway
Town of Eagle Board of Trustees	Leveraging the Town to meet the goals of Eagle with a dedicated funding sources to reinvest in downtown.	X		4	Engagement with shaping vision and political will and support of projects.	- Have regular communication with individual Trustees and reports to the full Board. - Be a valuable partner and tool for the Town to use in reaching objectives.
Eagle County	Increased property taxes and engagement. Representation for residents in unincorporated lands.			2	- Support on roads and mobility, economic development grants, and access to other resources. - Communication with Summit County due to the flow of jobs and housing issues.	- Ensure a strategic and sustainable approach to development and engagement. - Communicate with the town on upcoming initiatives and funding opportunities

Residents	A role in shaping the community and participating in the planning processes.			3	Political support, volunteers	- Participate in developing a strategic and sustainable approach to development and engagement. - Attend community-wide events
Eagle County Residents	Visitor destinations, potential business locations, their municipality's relationship with Town of Eagle			2	- Time and money spent in Town of Eagle - Reputation of Eagle in the region	- Review business incentive and investment packages, connect regionally to others, work to create a pleasant experience for visitors, engage and involve county residents who are local business owners
School District (2 elementary schools, 1 middle school, 1 high school) + Parent Teachers Associations	A quality living and playing environment in the community will create a more engaged, prepared, and ready to learn group of students and parents and help with the image of the school. Support Eagle as a place for civic engagement. Brush Creek Elementary Eagle Valley Elementary Eagle Valley Middle School Red Canyon High School (downtown)			2	- Communication and engagement with local parents and kids - Fundraising - Participants and supply input - Customers for downtown	- Provide regular information and awareness of the and the projects that are helping to increase property values and spur investment in the County. - Attend community events - Participate in engagement surveys/questions to better understand how Broadway can be improved for parents and children.
Eagle County Historical Society	Preserving Downtown Eagle's heritage			2	Partnerships, volunteers, spread information.	- Create and share press releases and invitations to all public meetings, partner to hold downtown events - Attend community events

Appendix E Space Assessment Survey

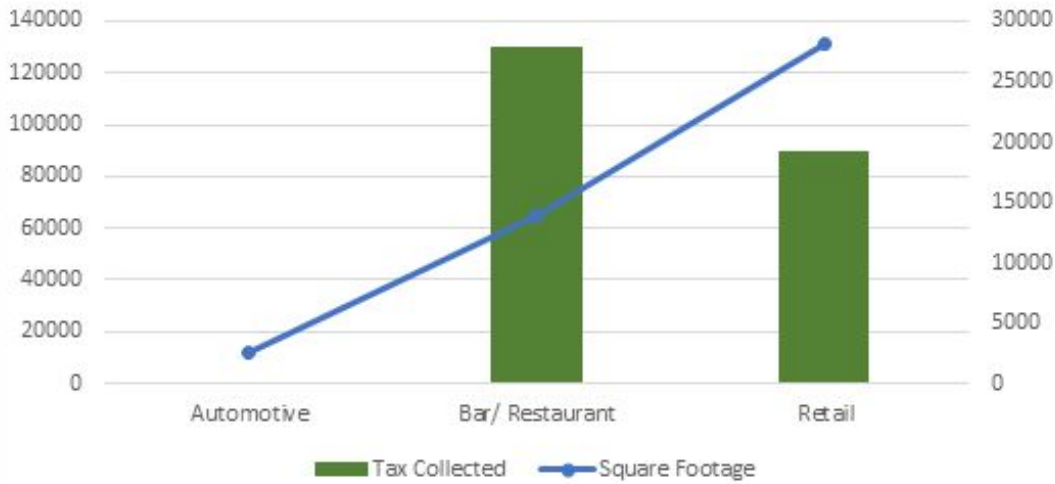


Downtown Broadway Space Study – Initial Findings
Only 24.46% (44,589 sq ft.) of the total square footage in the Downtown Broadway Core generates sales tax, meaning they are comprised of Bar/Restaurants, Retail, Automotive, Accommodations, or other taxable transactions. 49.29% (89,841 sq. ft.) is used for professional, technical, or other service-related industries. Generally, the ratio of industry units to square footage used on Broadway is similar, with a few exceptions. Government (Town Hall), is 9% of the space. Other services are 12% of businesses, but 6% of space, indicating small footprints.



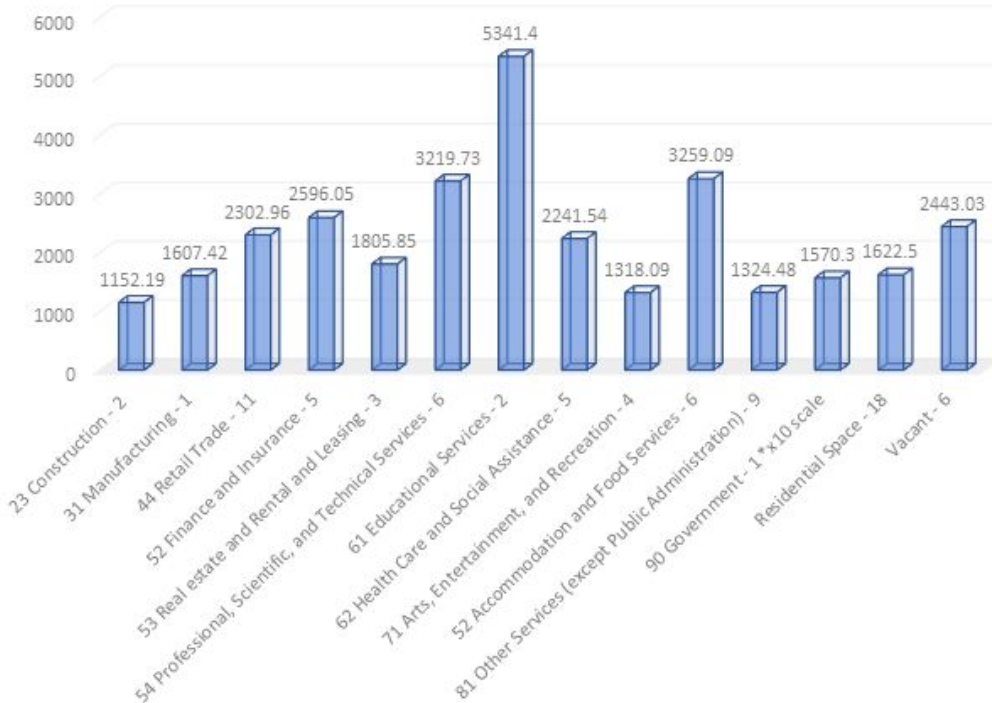
Looking at the ratios of Bar/ Restaurant sales tax collections and square footage needed, there are more sales through less square footage in Bars and Restaurants on Broadway. There are 13 retail sales tax collection businesses on Broadway, compared to 6 Bar/ Restaurant/ Accommodation establishments.

Sales Tax Collected by Industry/ Square Footage



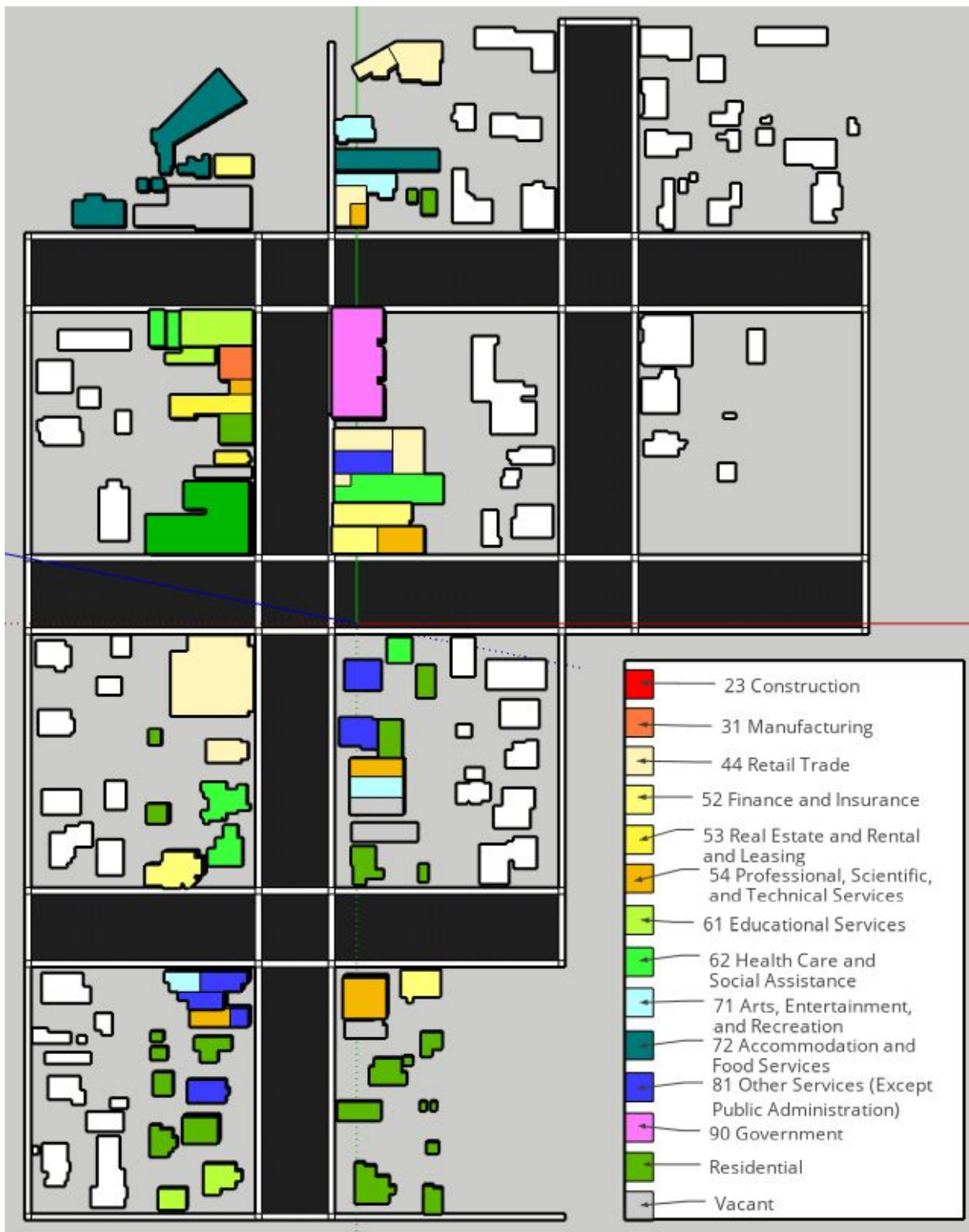
Based on the city sales tax collection, and assuming that sales tax remittance is 100%, Retail establishments are doing \$78.75 in annual sales per square foot, and Food Services are doing \$148.18 in sales per square foot annually.

Average Broadway Business Industry Unit in Sq. Ft.



The average space for a Broadway unit is 2,336.52 sq. ft. Accommodation and food service trend third highest at 3,259.09 sq. ft. The average retail space is 2,302.96 sq. ft. The average vacant space is 2,443.03 sq. ft.

Broadway Business District Building Use by NAICS Industry - Informal Survey conducted March, 2019





CERTIFICATE OF RECOMMENDATION

TO: Town Board of Trustees

FROM: Department of Community Development

DATE: May 28, 2019

PROJECT NAME: 717 Sylvan Lake Building Condominium Plat

FILE NUMBER: CT19-01

APPLICANT: Brush Creek Market LLC
Rick Pylman, Pylman & Associates

LOCATION: 717 Sylvan Lake Road

EXHIBIT(S):

- A. Application Form & Narrative
- B. Aerial Photo of Site
- C. Sylvan Lake Building Condominium Plat
- D. Resolution No 29
- E. May 7, 2019 Planning Commission Meeting Minutes

STAFF CONTACT: Carrie McCool, Interim Town Planner

REQUEST: Condominium Plat to divide existing commercial building into six (6) separate condominium units.

PROJECT DESCRIPTION AND BACKGROUND

The “Sylvan Lake Building” located at 717 Sylvan Lake Road (*left*) was originally constructed in 2006 (approved under minor development permit file DR-148 on August 16, 2005) and has been under single ownership (Brush Creek Market LLC) ever since. There are six commercial spaces of various size in the two buildings and common breezeway that make up “Sylvan Lake Building”. Some of the current tenants include James Lee Karate Studio, Yoga Off Broadway, Color Coffee, Vail Integrative Medical Group, and the Endorphins health club. As a current

tenant has expressed a desire to purchase their space, the owner has applied for a condominium plat to subdivide the existing building into six condominiumized commercial spaces in order to sell the spaces accordingly.

APPROVAL CRITERIA AND STAFF FINDINGS FOR A SPECIAL USE PERMIT

Per Section 4.12.050 of the Land Use and Development Code ("Code"), the condominium plat is required to follow the review and approval process for a Lot Line Adjustments per Section 4.12.040. Listed below are the findings required by Section 4.12.040 of the Code for the approval of a condominium plat:

1. The subdivision complies with the town's goals, policies, and plans.
2. That any adverse impacts resulting from the subdivision be reasonably and adequately mitigated by the applicant to minimize such impacts.

FINDINGS FOR A SUBDIVISION

As this condominium plat enables the ability for the variety of business owners to own the commercial spaces in which they operate, further investment is encouraged. This meets a number of goals, policies, and plans of the Town, including:

- Major Objective 5 of the Strategic Plan (Stimulate Economic Vitality, Development);
- Economic Development Business Values from the Strategic Plan; and
- Economic Development Policy 1.2 from Chapter 11 of the Eagle Area Community Plan (Expand retail diversity to reduce sales tax leakage).

The condominiumization of units does not impact the existing use or future use of the property. This adjustment does not create a substantial impact on the other existing residential or commercial uses of the area. The applicant has filed with the Town a copy of the condominium declaration as required by the State of Colorado's Condominium Ownership Act, C.R.S. § 38-33-101 as required by Section 4.12.050(D) of the Code. The condominium plat complies with the Town's regulations, goals and policies and the requirements for final subdivision plats.

Staff has not identified any adverse impacts resulting from this condominiumization. There are no changes to utilities or easements. Staff has also confirmed the proposed plat contains all contiguous single ownership and the plat is correct in accordance with surveying and platting standards of the State. The applications was reviewed by staff for conformance with requirements for a Lot Line Adjustment per Section 4.12.040 and finds that the application is in compliance, except as conditioned below. Along with the conditions of approval, the application complies with the findings required for approval of a condominium plat.

PUBLIC NOTICE AND COMMENTS

The public hearing for the condominium plat was publicly noticed in accordance with the applicable public notification requirements of the Eagle Land Use and Development Code. No public comments were received for this application.

STAFF RECOMMENDATION

Approval of Sylvan Lake Building Condominium Plat with the following conditions:

- 1) Minor errors or omissions on the plat identified by the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3rd Party Surveyor require correction prior to filing.
- 2) The title and references of "preliminary plat" shall be removed.
- 3) Land use summary shall be revised to include square footages per unit.

PLANNING AND ZONING COMMISSION SUMMARY AND RECOMMENDATION

On May 7, 2019 this application was heard by the Planning and Zoning Commission at a public hearing. Meeting minutes from the hearing are included as Exhibit E in this packet. After staff presentation, the Commission inquired about impacts to parking and staff responded that there were no parking impacts as a result of this plat. No public comment was received regarding this request at the public hearing. The Planning and Zoning Commission recommended **approval** of the Sylvan Lake Building Condominium Plat with the following staff recommended conditions.

- 1) Minor errors or omissions on the plat identified by the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3rd Party Surveyor require correction prior to filing.
- 2) The title and references of "preliminary plat" shall be removed.
- 3) Land use summary shall be revised to include square footages per unit.

TOWN BOARD POTENTIAL MOTIONS

Below are the Town Board of Trustees options related to the Sylvan Lake Condominium Plat:

1. I find the application substantially meets the standards for approval and move to **APPROVE** Sylvan Lake Condominium Plat with no conditions.

2. I find the application substantially meets the standards for approval, and move to **APPROVE** Sylvan Lake Condominium Plat with the following conditions of approval:

<insert conditions of approval>

3. I find that the Applicant has not provided sufficient information to review the application per the standards for approval and move to **CONTINUE** Sylvan Lake Condominium Plat to the next regularly scheduled meeting.
4. I find that the application does not substantially meet the standards for approval and move to **DENY** Sylvan Lake Condominium Plat.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	☐ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☒ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME Market Building

PRESENT ZONE DISTRICT Eagle Ranch PUD **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS 717 Market Street

PROPERTY DESCRIPTION

SUBDIVISION Eagle Ranch Filing 19, Lot 3A **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Condominium Plat

APPLICANT NAME Brush Creek Market LLC **PHONE** _____

ADDRESS PO Box 7270 Avon, CO 81620 **EMAIL** _____

OWNER OF RECORD same as above **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* Pylman & Associates, Inc. **PHONE** 970-926-6065

ADDRESS PO Box 2338 Edwards CO 81632 **EMAIL** rick@pylman.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.



March 8, 2019

Mr. Colton Berck
Planner
Town of Eagle
PO Box 609
Eagle, CO 81631

Re: Market Building Condo Plat

Dear Colton:

Please accept this letter and the attachments as a formal application for a Condominium Plat for the Market Building located at 717 Sylvan Lake Road. The Market Building was constructed in 2006 and has remained under the single ownership of Brush Creek Market LLC. This commercial building consists of two single story buildings connected by a common breezeway. Each building is approximately 6,100 square feet in size. The buildings are currently occupied by the James Lee Karate Studio, Yoga Off Broadway, Color Coffee, Vail Integrative Medical Group and the Endorphins health club.

One of the tenants has expressed a desire to purchase their space so the ownership group is requesting Town of Eagle approval for a condominium plat approval. The buildings will be divided into six separate condominium spaces, two in the western building and four in the eastern building. The proposed unit divisions follow the existing interior building layout with the James Lee Karate Studio consisting of two units.

A condominium association with appropriate declarations will be formed. The association will, among other duties typical of a condominium association, be responsible for the receipt and payment of common utility billings for the Town of Eagle for water and sewer services.

Please note that the plat and corresponding association have been titled the Sylvan Lake Building Condominium and the Sylvan Lake Building Condominium Association and will no longer be known as the "Market Building".

On behalf of the owners we look forward to working with you to complete this process.

If you have any questions or require additional information please contact me at your convenience.

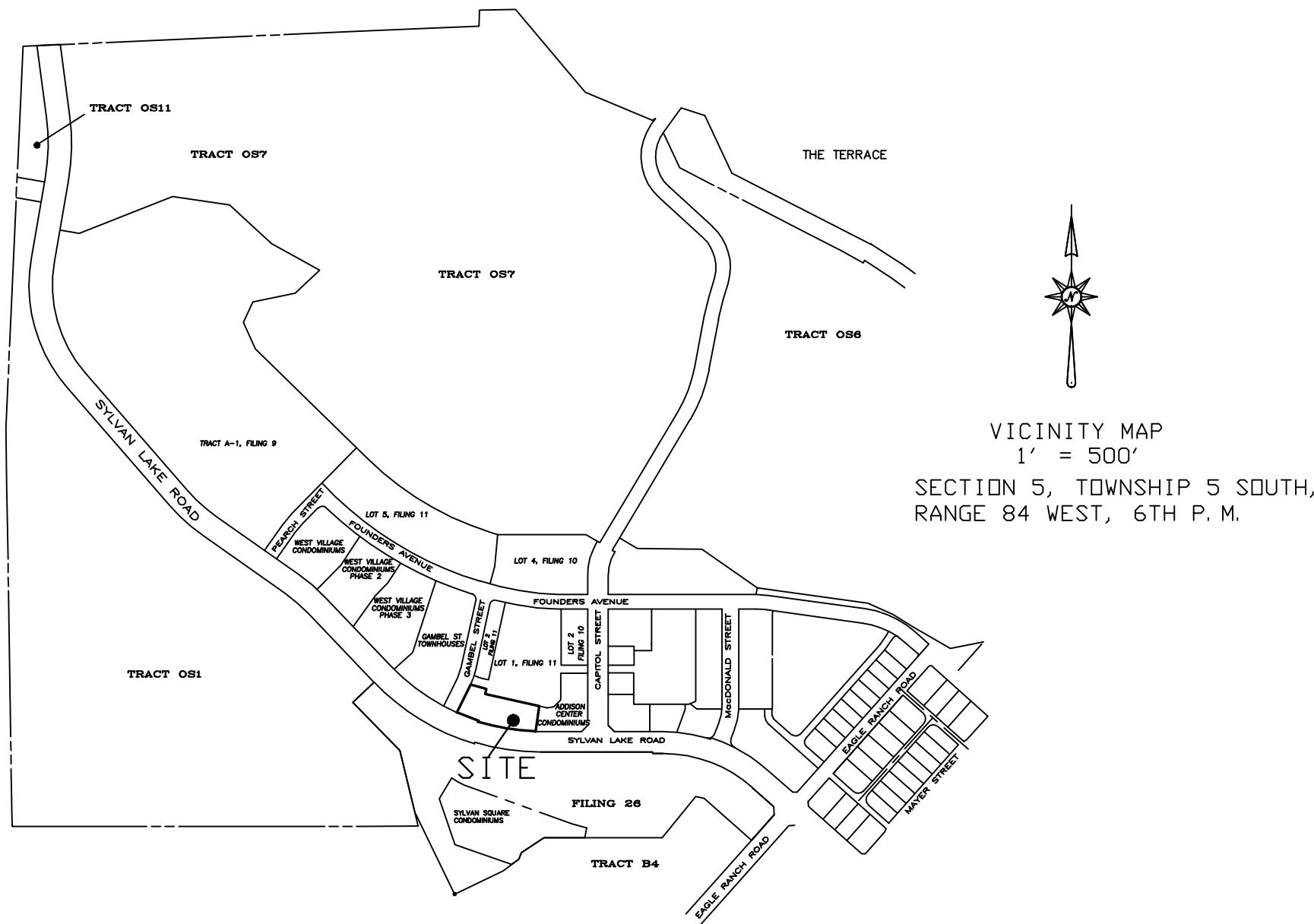
Sincerely,

Rick Pylman

Copy:
Jen Wright
Carol Glasson
Greg Perkins

137 Main Street, Suite C107W Edwards, Colorado 81632
Phone: (970)-926-6065 Fax: (970)-926-6064 Email: rick@pylman.com





NOTES:

- 1) All of the property depicted on this condominium map is subject to the Declaration for Eagle Ranch recorded June 23, 1999 at Reception No. 700815, and amendment thereto recorded November 23, 1999 at Reception No. 715599, and amendment thereto recorded June 18, 2002 at Reception No. 798949 in the Office of the Clerk and Recorder, Eagle County, Colorado, as amended and supplemented from time to time (the "Master Declaration").
- 2) All of the property depicted on this condominium map is subject to the Eagle Ranch Commercial Center Association (ERCCA) recorded at Reception No. 743935 dated 11/13/2000.
- 3) The purpose of this condominium map is to create condominium units, general common elements and limited common elements as shown hereon.
- 4) BASIS OF BEARINGS: A line connecting found nail and 1" brass washer LS #30116 at the northeast corner of Lot 3A, Eagle Ranch Filing No. 19, according to the plat thereof recorded at RN 895120 and a plain #5 rebar at the southeast angle point of Lot 2, Eagle Ranch Filing No. 27, according to the plat thereof recorded at RN 200825123 in the office of the Eagle County, Colorado, Clerk and Recorder being S67°56'57"E.
- 5) BASIS OF ELEVATIONS: U.S.G.S. Benchmark D280 elevation = 6620.78', located on the south side of Old Brush Creek Road.
- 6) DATE OF SURVEY: February 12, 2019.
- 7) Record easements and rights-of-way shown on this condominium map are per Land Title Guarantee Co. Commitment Order No. ABM50052140.1, dated 3/1/2019.
- 8) All lands shown hereon are subject to the following instruments, recorded in the Office of the Clerk and Recorder, Eagle County, Colorado:
 - a) Terms, conditions and provisions of the Eagle Ranch Planned Unit Development Guide recorded in the Eagle County records.
 - b) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification hereon.
- 10) The U.S. survey foot is the lineal unit used for the dimensions on this plat.

FINAL PLAT AND CONDOMINIUM MAP
SYLVAN LAKE BUILDING CONDOMINIUM
LOT 3A, EAGLE RANCH FILING NO. 19
TOWN OF EAGLE, EAGLE COUNTY, COLORADO

CERTIFICATE OF OWNERSHIP

The undersigned, Brush Creek Market, LLC, a Delaware limited liability company, being the sole owner in fee simple of all that real property described as follows:

Lot 3A, Eagle Ranch, Filing 19, according to the plat thereof as filed for record as Reception No. 895120 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.609 acres, more or less;

have by these presents laid out, platted and subdivided the same into condominium units and common elements as shown on this Final Plat and Condominium Map and designate the same as, Sylvan Lake Building Condominium, a subdivision of the Town of Eagle, County of Eagle, State of Colorado.

The undersigned further states that this Condominium shall be subject to the Condominium Declaration for Sylvan Lake Building Condominium, filed and recorded for this Subdivision in the office of the Clerk and Recorder of Eagle County, Colorado as Reception No. _____

EXECUTED this _____ day of _____, 2019.

OWNER:
Brush Creek Market, LLC
A Delaware Limited Liability Company

Address: _____

By: Eagle Ranch Village, LLC,
a Delaware limited liability company,
it's Manager
By: Matura Corp., a Delaware corporation
it's Manager

By: _____
Willis J. Wright
President

STATE OF COLORADO)
COUNTY OF EAGLE) ss.

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2019, by
Willis J. Wright as President of Matura Corp., a Delaware corporation, as
Manager of Eagle Ranch Village, LLC, a Delaware limited liability company, as
Manager of Brush Creek Market, LLC, A Delaware Limited Liability Company.

Witness my hand and official seal.
My commission expires: _____

Notary Public _____

LIENHOLDERS CERTIFICATE

FirstBank of Vail, being the holder of a promissory note secured by a deed of trust dated January 09, 2009, recorded January 22, 2009 under Reception No. 200900814, as modified by instruments recorded March 8, 2013 under Reception No. 201304423, July 13, 2016 under Reception No. 201610688, August 15, 2017 under Reception No. 201715660 and September 18, 2018 under Reception No. 201815846, all deeds of trust being recorded in the Office of the Clerk and Recorder of Eagle County, Colorado, against the lands shown on this Plat and Map and hereby consents to the subdivision of the lands shown hereon.

MORTGAGEE:
FirstBank of Vail
17 Vail Road
Vail, CO 81657

By: _____

Title _____

STATE OF COLORADO)
COUNTY OF EAGLE) ss.

The foregoing Lienholders Certificate was acknowledged before me this _____ day of _____, 2019, by _____ as _____ of _____

FirstBank of Vail.

Witness my hand and official seal.
My commission expires: _____

Notary Public _____

TITLE CERTIFICATE

Land Title Guarantee Company, does hereby certify that it has examined the title to all lands shown on this Final Plat and Condominium Map and that title to such lands is vested in Brush Creek Market, LLC, a Delaware limited liability company and Firstbank of Vail, free and clear of all liens and encumbrances, except as follows:

EXECUTED this _____ day of _____, 2019.

Land Title Guarantee Company

By: _____

Title _____

SURVEYOR'S CERTIFICATE

I, Michael J. Post, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this Final Plat and Condominium Map of Sylvan Lake Building Condominium fully and accurately depicts the improvements, including the condominium units and common elements, and identifies location, layout dimension, and horizontal and vertical boundaries; and that such map was prepared subsequent to substantial completion of the improvements, and that such map complies with, and contains all the information required by C.R.S. 38-33.3-209 and all other statutes and regulations applicable to maps of condominium common interest subdivision.

EXECUTED this _____ day of _____, 2019.

Michael J. Post
Professional Land Surveyor
State of Colorado PLS 30116

BOARD OF TRUSTEES CERTIFICATE

This Final Plat and Condominium Map approved by the Board of Trustees of the Town of Eagle, Colorado, this _____ day of _____, 2019, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: _____
Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST: _____
Town Clerk

CERTIFICATE OF TAXES PAID

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

Dated this _____ day of _____, 20____.

Treasurer of Eagle County, Colorado

CLERK AND RECORDER CERTIFICATE

This Final Plat and Condominium Map was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock ____M. on the _____ day of _____, 2019, and is duly recorded as

Reception No. _____

EAGLE COUNTY CLERK AND RECORDER

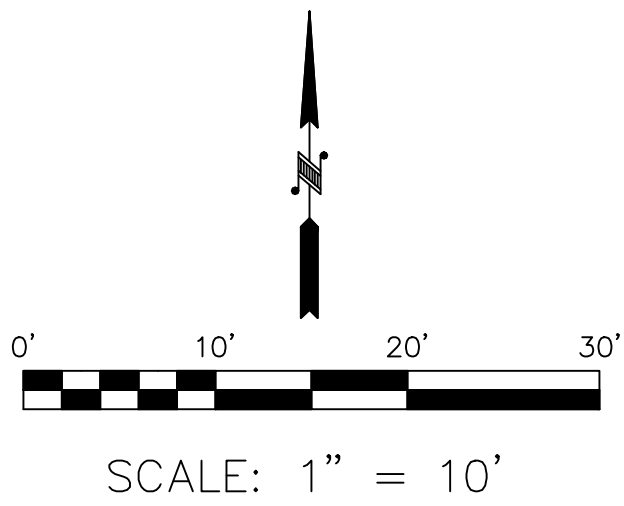
By: _____
Deputy

EAGLE VALLEY SURVEYING, INC.

41199 HIGHWAY 6 & 24, EAGLE-VAIL
P.O. BOX 1230
EDWARDS, CO. 81632
(970)949-1406

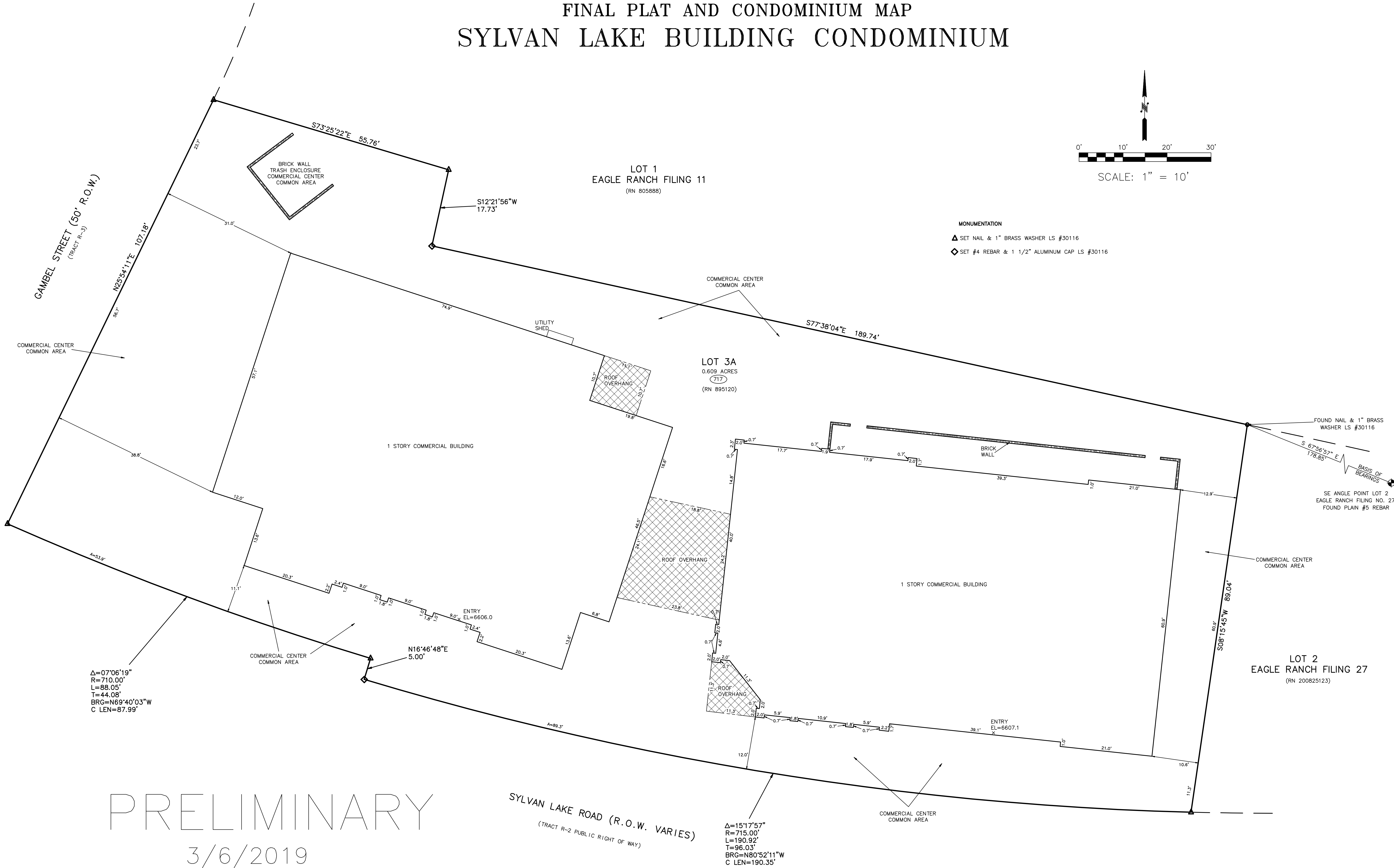
PRELIMINARY
3/6/2019

FINAL PLAT AND CONDOMINIUM MAP
SYLVAN LAKE BUILDING CONDOMINIUM



MONUMENTATION

- ▲ SET NAIL & 1" BRASS WASHER LS #30116
- ◆ SET #4 REBAR & 1 1/2" ALUMINUM CAP LS #30116



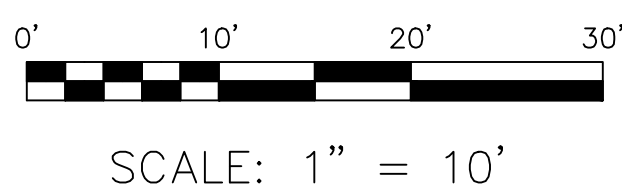
PRELIMINARY
3/6/2019

EAGLE VALLEY SURVEYING, INC.
41199 HIGHWAY 6 & 24, EAGLE-VALE
P.O. BOX 1230
EDWARDS, CO. 81632
(970)949-1406

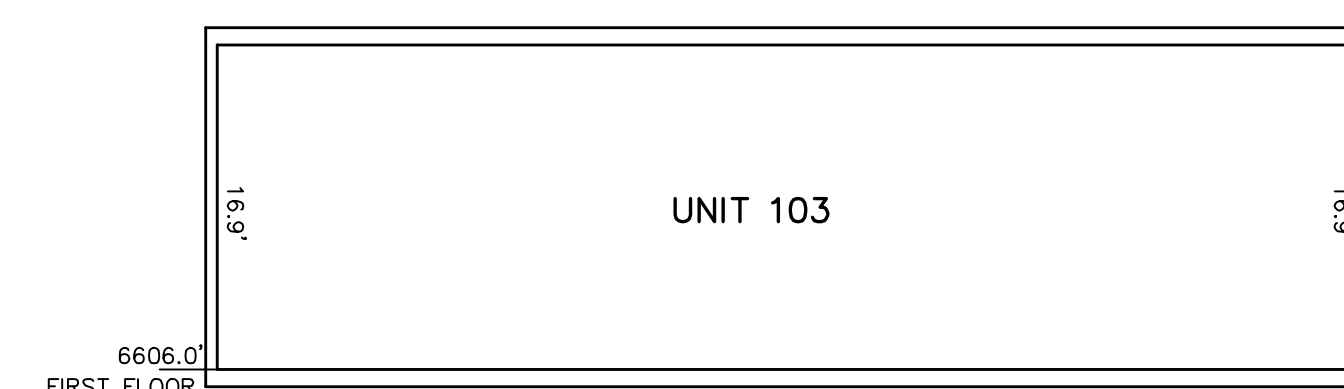
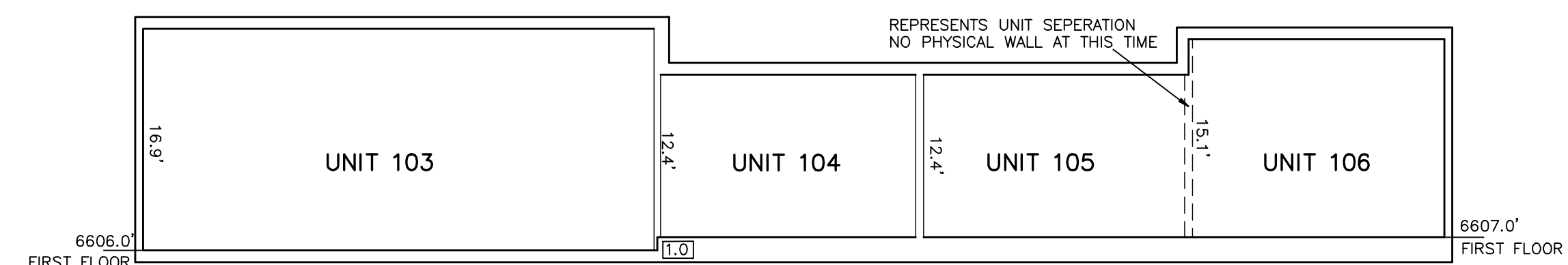
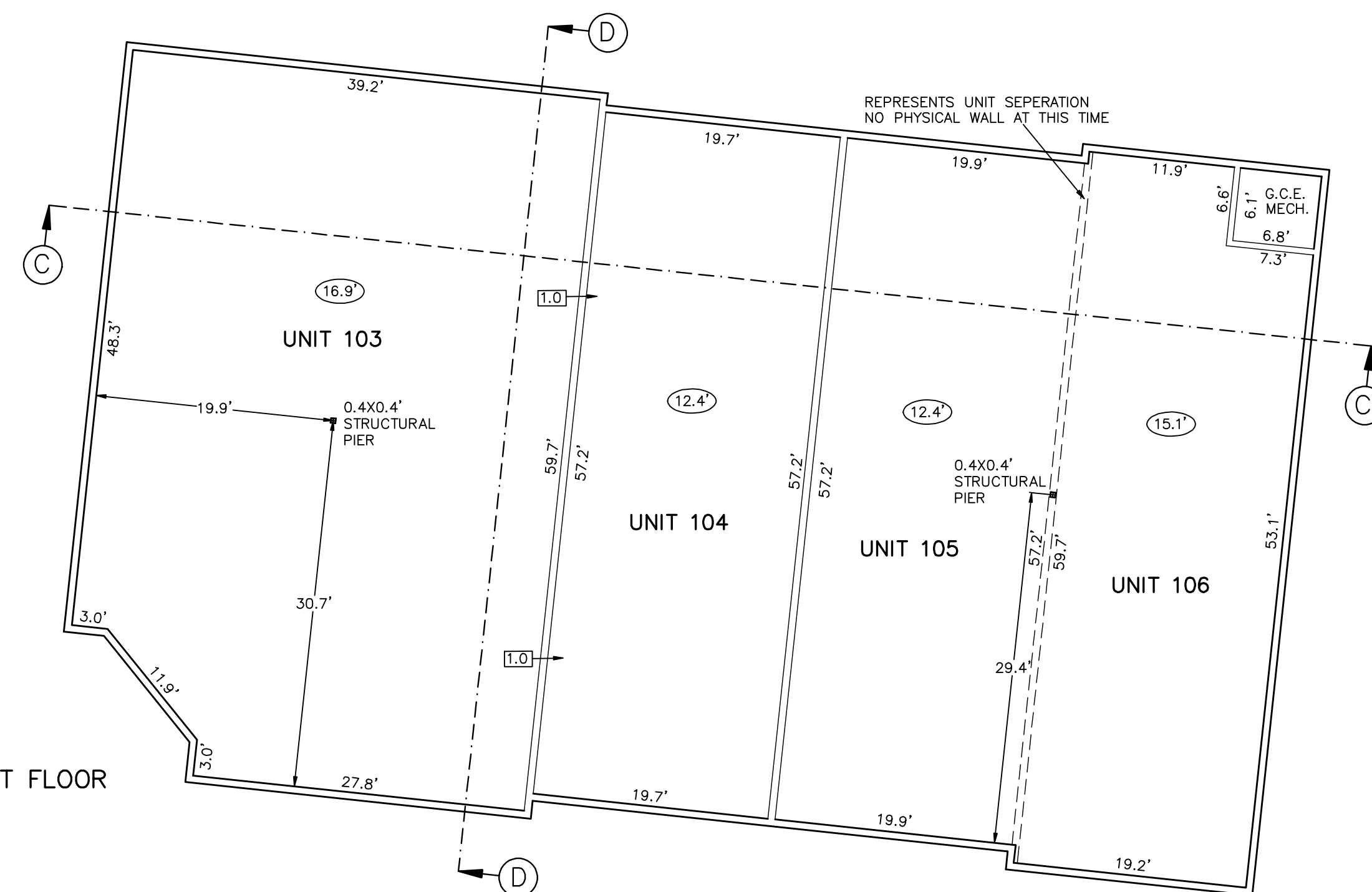
2896.1-CONDO-2019	JOB NO. 2896.1
DRN. BY M. POST DATE: 2/2019	PAGE: 2 OF 3

PRELIMINARY
3/6/2019

2896.1-CONDO-2019		JOB NO. 2896.1
DRN. BY M. POST	DATE: 2/2019	PAGE: 3 OF 3



SECTION D-D



TOWN OF EAGLE, COLORADO
RESOLUTION NO. 29
(Series of 2019)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO APPROVING THE FINAL PLAT FOR SYLVAN LAKE BUILDING CONDOMINIUM

WHEREAS, Brush Creek Market, LLC (the "Applicant") owns the real property described as Lot 3A, Eagle Ranch Filing No. 19, Town of Eagle, Eagle County, Colorado (the "Property");

WHEREAS, on March 8, 2019, the Applicant submitted an application to subdivide the existing commercial building on the Property into six separate condominium units (the "Application");

WHEREAS, Town staff has determined that the Application complies with the Town's subdivision and zoning regulations;

WHEREAS, the Planning Commission held a properly-noticed public hearing on May 7, 2019 and recommended that the Board of Trustees approve the Application; and

WHEREAS, the Board of Trustees held a properly-noticed public hearing on May 28, 2019 to consider the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Board of Trustees finds that the Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety and welfare.

Section 2. Based on the foregoing findings, the Board of Trustees hereby approves the Application and the Final Plat for Sylvan Lake Building Condominium.

INTRODUCED, READ, PASSED AND ADOPTED ON MAY 28, 2019.

TOWN OF EAGLE, COLORADO

Anne McKibbin, Mayor

ATTEST:

Jenny Rakow, Town Clerk



**Planning and Zoning Commission
Meeting Minutes
May 7, 2019**

PRESENT

Jason Cowles, Chair
Stephen Richards
Charlie Perkins
Jesse Gregg
Brent McFall
Matthew Hood
Bill Nutkins

STAFF

Carrie McCool-Interim Town Planner
Colton Berck- Planner I
Dawn Koenig- Admin Technician

ABSENT

Kyle Hoiland

This meeting was recorded. The following is a condensed version of the proceedings written by Dawn Koenig.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Jason Cowles at 6:30p.m.

APPROVAL OF MINUTES

Commissioner Richards made a motion to approve the minutes of the March 19th, 2019 meeting. Commissioner Nutkins seconded. McFall abstained as he was not present at the meeting. All others present voted in favor. The motion passed.

PUBLIC COMMENT

Celena Olden 1864 Eagle Ranch Road said that she is a member of the retail business community. She stated that she has concerns about mobile vending businesses and the zoning issues that these types of businesses may create. She stated that brick and mortar businesses pay commercial property taxes each year. Brick and mortar businesses pay increased expenses for utilities as well, she stated. Olden stated that she is making a significant investment in order to be in business in this community. When the mobile businesses are allowed to park on public right of way and do business, they do not pay into any of these

levels of taxation, Olden noted. She stated that it is inequitable competition. She said there needs to be some consideration of equalization. She suggested that retail business perhaps do not pay commercial property tax. She said that this comes down to a zoning issue. Brick and mortar businesses provide jobs and give back to the community in other ways that mobile vendors do not, Olden said.

Commissioner McFall stated that he is the Planning Commission Liaison for the Land Use Code update committee and would be happy to bring her concerns to the committee to see if they could be taken into consideration in the process of updating the Land Use Code.

LAND USE FILES

CT19-01 Sylvan Lake Building Condo Plat

Commissioner Cowles opened file CT19-01 an application for a condominium plat to divide an existing commercial building into six separate condominium units.

STAFF REPORT AND PRESENTATIONS

Planner I Colton Berck introduced project representative Rick Pylman and gave a brief overview of the file. He mentioned that staff has not received formal public comments, however there have been some misinformed posts observed on social media where members of the public assumed this was a request to convert commercial space to residential use. Berck said he has been able to address those concerns when he has received any phone calls regarding the inaccurate information.

He presented the standards of approval and sections of the guiding documents that support approval. He stated that staff is recommending approval of the file with the following conditions:

1. Minor errors or omissions on the plat identified by the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3rd Party Surveyor require correction prior to filing.
2. The title and references of "preliminary plat" shall be removed.
3. Land use summary shall be revised to include square footages per unit.

Q & A

Perkins asked if this change impacts parking requirements or how adequate parking is calculated. Beck said that it does not.

PUBLIC COMMENT

None.

DELIBERATION

McFall motioned to approve file CT19-01 with the staff recommended conditions. Hood seconded. All voted in favor and the motion passed.

TOWN BOARD OF TRUSTEE UPDATE

Haymeadow received approval for the first subdivision filing. The Red Mountain Ranch and Reserve at Hockett Gulch files are still going through the approval process.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Interviews for the Director position was last Monday. Elevate Eagle pop ups took place last week to get community feedback on the Community Plan rewrite. Berck state that there is a photo contest happening on the Elevate Eagle website.

Berck said that the Town hosted a water efficiency workshop on May 1st. Berck said he attended the growing water smart conference in Keystone at the end of April which was focused on integrating planning with water conservation.

ADJOURN

Commissioner Nutkins made a motion to adjourn and Commissioner Richards seconded. All voted in favor. The meeting adjourned at 6:49PM.

5/21/19
Date



Jason Cowles - Planning and Zoning Commission Chair

5.21.19
Date



Dawn Koenig- Admin Technician

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 29
(Series of 2019)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO APPROVING THE FINAL PLAT FOR SYLVAN LAKE BUILDING CONDOMINIUM

WHEREAS, Brush Creek Market, LLC (the "Applicant") owns the real property described as Lot 3A, Eagle Ranch Filing No. 19, Town of Eagle, Eagle County, Colorado (the "Property");

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WHEREAS, the Board of Trustees held a properly-noticed public hearing on May 28, 2019 to consider the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Board of Trustees finds that the Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety and welfare.

Section 2. Based on the foregoing findings, the Board of Trustees hereby approves the Application and the Final Plat for Sylvan Lake Building Condominium.

INTRODUCED, READ, PASSED AND ADOPTED ON MAY 28, 2019.

TOWN OF EAGLE, COLORADO

Anne McKibbin, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Honorable Mayor McKibbin and Town Board of Trustees

From: Carrie McCool, Interim Town Planner

Date: May 28, 2019

Agenda Items: Red Mountain Ranch Annexation, Planned Unit Development (PUD), Site Specific Development Plan (vesting of property rights) and Subdivision Sketch Plan

REQUEST: Continuance of the Annexation, Planned Unit Development (PUD), Site Specific Development Plan and Subdivision Sketch Plan public hearing to June 11, 2019.

BACKGROUND: On February 13, 2018, the Board of Trustees passed a resolution finding the Annexation Petition and Plat for Red Mountain Ranch to be in substantial compliance with Section 31-12-107(1) C.R.S. This resolution also set the date for the Public Hearing to determine if the proposed annexation complies with the Colorado Constitution and applicable sections of the Colorado Revised Statutes. The hearings have been continued in order to allow for the land use application process to continue.

ANALYSIS: The Planning and Zoning Commission considered the Red Mountain Ranch PUD, Subdivision Sketch Plan, Site Specific Development Plan (vesting of property rights) and Community Plan Exception Requests on February 19, 2019. The Annexation, PUD, Subdivision Sketch Plan and Site Specific Development Plan applications were noticed and heard at the March 26, 2019 Board of Trustees Public Hearing. The applicant proposed changes to their application at the March 26th public hearing. As such, the Town Board continued the applications to allow the applicant to finalize the scope of their revisions and submit an updated submittal package for Town Staff review. The Town Board continued the applications to May 28, 2019.

COMMUNITY INPUT: The Annexation Petition and Plat have been noticed per Section 31-12-108, C.R.S. Colorado Revised Statute outlines that when a zoning application accompanies the annexation petition and plat, the required noticing for the zoning process should be followed and those notices shall be completed separate from the annexation notices. Staff has noticed the land use hearings in accordance with the town's municipal code.

BUDGET:
None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This request is in alignment with Major Objective 10: Address Essential Planning and Land-Use Challenges. Specifically, the project is being reviewed according to the Town of Eagle Land Use and Development Code as well as the Colorado Revised Statutes.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to continue the Annexation, PUD, Site Specific Development Plan and Subdivision Sketch Plan Public Hearing for Red Mountain Ranch to June 11, 2019.

ATTACHMENTS:
None



To: Honorable Mayor McKibbin and Town Board of Trustees

From: Carrie McCool, Interim Town Planner

Date: May 28, 2019

Agenda Items: Reserve at Hockett Gulch Annexation, Planned Unit Development (PUD) and Site Specific Development Plan (vesting of property rights)

REQUEST: The applicant is requesting the Town Board of Trustees continue the Annexation, Planned Unit Development and Site Specific Development Plan public hearing to June 11, 2019.

BACKGROUND: On March 13, 2018, the Board of Trustees passed a resolution finding the Annexation Petition and Plat for Reserve at Hockett Gulch to be in substantial compliance with Section 31-12-107(1) C.R.S. This resolution also set the date for the Public Hearing to determine if the proposed annexation complies with the Colorado Constitution and applicable sections of the Colorado Revised Statutes. The hearings have been continued in order to allow for the land use application process to continue.

ANALYSIS: The applications were heard by the Planning and Zoning Commission on February 5th, 2019. The Annexation, PUD and Site Specific Development Plan (vesting of property rights) applications were noticed and heard at the May 14, 2019 Board of Trustees Public Hearing. The Town Board continued the applications to the May 28, 2019.

COMMUNITY INPUT: The Annexation Petition and Plat have been noticed per Section 31-12-108, C.R.S. Colorado Revised Statute outlines that when a zoning application accompanies the annexation petition and plat, the required noticing for the zoning process should be followed and those notices shall be completed separate from the annexation notices. Staff has noticed the land use hearings in accordance with the town's municipal code.

BUDGET / STAFF IMPACT:

None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This request is in alignment with Major Objective 10: Address Essential Planning and Land-Use Challenges. Specifically, the project is being reviewed according to the Town of Eagle Land Use and Development Code as well as the Colorado Revised Statutes.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to continue the Annexation, Planned Unit Development (PUD) and Site Specific Development Plan Public Hearing for Reserve at Hockett Gulch to either the next regularly scheduled meeting date of June 11, 2019.

ATTACHMENTS:

None.

NOTICE OF AWARD

Date: 5/29/19

TO: Horizon Roofing
(BIDDER)

ADDRESS: P.O. Box 1867
Eagle, CO 81631

PROJECT Waste Water Treatment Plant Roof Replacement

CONTRACT FOR Town of Eagle, Colorado

You are notified that your Bid dated 5/14/19 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a contract for

Waste Water Treatment Plant Roof Replacement

The Contract Price of your Contract is \$372,845.00.

3 copies of each of the proposed Agreement accompany this Notice of Award.

You must comply with the following conditions precedent within fifteen days of the date of this Notice of Award, that is by 6/13/19.

1. You must deliver to the **OWNER** 3 fully executed counterparts of the Agreement.
2. You must deliver with the executed Agreement, the Contract Security (Bonds) as specified General Conditions (paragraph 5.1).
3. (List other conditions precedent)

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid in default, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten days after you comply with the above conditions, OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents attached.

(OWNER) TOWN OF EAGLE, COLORADO

By: _____
(AUTHORIZED SIGNATURE) BRYON McGINNIS

(TITLE) PUBLIC WORKS DIRECTOR

ACCEPTANCE OF AWARD

(CONTRACTOR)

By: _____
(AUTHORIZED SIGNATURE)

(TITLE)

(DATE)

COPY TO ENGINEER

END OF DOCUMENT



To: Mayor and Town Board of Trustees

From: Bryon McGinnis

Date: May 23, 2019

Agenda Item: Waste Water Treatment Plant Improvements: Roof Replacement

REQUEST:

Staff is requesting the Board to approve the contract for the Waste Water Treatment Plant Roof Replacement to Horizon Roofing for \$373,035.00.

INTRODUCTION:

The town's Waste Water Treatment Plant's roof was installed approximately 13-years ago and was damaged recently. The damaged roof needs to be replaced with a new roof to protect one of the town's biggest assets. The town investigated the roof through insurance and determined the roof is under partial warranty. The town has allocated \$410,000 in fiscal year 2019, and insurance will reimburse the town approximately \$205,000.

ANALYSIS:

Town staff released a Waste Water Treatment Plant Roof Replacement Request for Proposals (RFP) published April 12, 2019. It requested proposals from qualified contractors to remove the existing Waste Water Treatment Plant roof and install a new roof. The RFP required bids for the roof with both 20-year roof warranty and 30-year roof warranty. Staff conducted a mandatory pre-bid meeting to review the project scope, budget, and schedule which also included a site visit. The town received four bids. Staff reviewed the four bids for completeness, organization, experience, project approach, and cost proposal schedule. Staff has selected and recommended Horizon Roofing to remove the existing roof and install a 30-year roof. Horizon Roofing was under budget, able to meet the town's schedule, and has the experience. Also, Horizon Roofing is local with their office located in Eagle. Horizon Roofing has completed the Town of Eagle's Town Hall roof and Avon Recreation Center roof with the same required roofing system.

COMMUNITY INPUT:

None

BUDGET / STAFF IMPACT:

Waste Water Enterprise Fund Budget:	\$410,000.00
Horizon Roofing Contract:	\$373,035.00
Insurance Reimbursement:	(\$205,000.00)

Impact to staff's time will be reduced after the roof is installed.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

Major Objective #7 Implement Priority Infrastructure Improvements

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to approve or deny Waste Water Treatment Plant Roof Replacement contract to Horizon Roofing for \$373,035.00.

ATTACHMENTS:

None

Anne McKibbin

From: Erin Riccio <erin@conservationco.org>
Sent: Friday, May 24, 2019 11:18 AM
To: Anne McKibbin
Subject: Letter to Senator Donovan- Funding the Colorado Water
Attachments: Water Plan Funding_Sign On Letter Template.docx; Colorado Water Plan_McCluskieLtr5.21.19.pdf

Mayor McKibbin,

We've never had the pleasure of meeting, but I work as a community organizer in Grand Junction for [Conservation Colorado](#). Conservation Colorado is a statewide environmental advocacy organization that engages around issues concerning our lands, air, and water.

While the 2019 state legislative session is now over, our lawmakers are already starting to think about what bills they'll be sponsoring next year. Given this, we are hoping to get the conversation started early among our legislators about prioritizing water conservation in the next legislative session.

One way we believe this can be accomplished, is by finding a sustainable source of funding for the Colorado Water Plan. If you are unfamiliar with the Colorado Water Plan, it is a road map for Colorado's present and future water usage that was created by stakeholders from the 8 major river basins in our state. It aims to improve overall water conservation and safeguard our water supplies.

Would you be willing to either send a letter to Senator Donovan as an individual council member (not speaking on behalf of the Eagle Board of Trustees), or work with the rest of the board on letter or resolution from the Town of Eagle calling on Senator Donovan and other state lawmakers to prioritize funding the Colorado Water Plan in the 2020 session?

I've attached a letter draft as well as a letter the Town of Breckenridge sent to Representative McCluskie for reference.

Thank you for taking the time to consider this.

Best,
Erin
--

Erin Riccio | Field Organizer
erin@conservationco.org | 720-470-7580
546 Main St #404, Grand Junction, CO 81501



Conservation Colorado

The future is worth the fight

Dear Legislators,

You already know this, but Colorado is a special place. Our mountains, rivers, valleys, plains, forests, wildlife, and wilderness are unparalleled and draw visitors from around the world. And with so much to love about our great state, it is unsurprising that our population has grown.

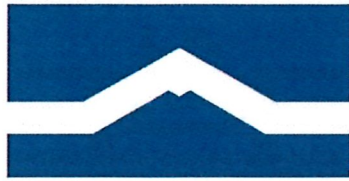
In 1930, one million Coloradans called our great state home. Today, more than five million residents live here, a figure that is expected to exceed 10 million by 2050. And as our state's population continues to grow and the effects of climate change take hold, it has been estimated that there will be severe water shortages -- equivalent to the yearly supply needed for approximately 2.5 million residents -- unless climate change and water consumption trends are sufficiently addressed.

We can mitigate this looming catastrophe by acting decisively and acting now. The consequences of inaction will be devastating. That is why we urge you to find a long-term, sustainable source of funding for the Colorado Water Plan and prioritizing the plan's conservation elements.

The same geological forces that shaped our mountains, rivers, valleys, and plains also made us a headwaters state. We are home to the headwaters for some of our nation's most important rivers, including the Colorado, Arkansas, South Platte, and Rio Grande. Our water supply is fundamental to meeting the state's current and future needs, including clean drinking water, agriculture, opportunities for outdoor recreation, and sustaining the natural environment.

Please protect the waterways we hold dear and the life -- and lifestyle -- they support. Please fund the Colorado Water Plan.

Sincerely,



TOWN OF
BRECKENRIDGE

May 14, 2019

Dear Rep. Julie McCluskie,

Breckenridge is a special place. Our mountains, rivers, valleys, forests, and wildlife are unparalleled and draw visitors from around the world. And with so much to love about Breckenridge and our great state, it is not surprising that the statewide population has grown to more than five million residents and is expected to exceed 10 million by 2050. The gap between existing statewide municipal water supplies and future demand is expected to be 500,000 acre feet – equivalent to the yearly supply needed for approximately 2.5 million residents. We applaud the State for taking the initiative in 2015 to draft the Colorado Water Plan which addresses the need to balance demand for future growth with conservation and responsible use of this important resource. Now it's time to fund it.

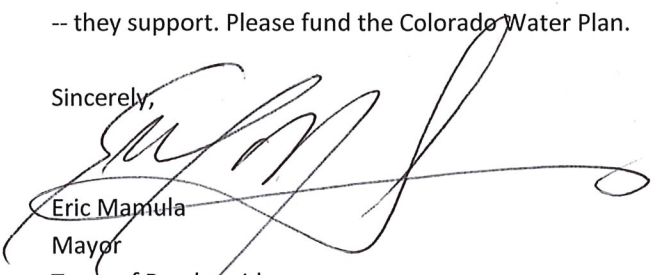
Although the Town of Breckenridge is not required under the Water Conservation Act of 2004 (HB04-1365) to have a State-approved water efficiency plan, the Town, along with neighboring water providers, set an example for other mountain communities by taking the initiative to adopt both a regional and municipal water efficiency plan (WEP) in 2018. This water efficiency plan serves to describe the Town's history of water saving activities and future plans. The Town also seeks to leverage regional partnerships to effect change and encourage all residents and visitors to reduce water use. The impetus for the WEP was the Colorado Water Plan and its recommendation for local communities to lead the way according to their own needs.

But as a headwaters community, water efficiency doesn't exist in a vacuum. For us to make a difference, projects and programs must be scaled up and deployed across our state. We can mitigate this looming catastrophe by acting decisively and acting now. The consequences of inaction will be devastating – water is life. That is why we urge you to find a long-term, sustainable source of funding for the Colorado Water Plan and prioritize the plan's conservation elements like we have done in Breckenridge.

The same geological forces that shaped our mountains, rivers, and valleys also made us a headwaters state and Breckenridge a headwaters community. Our water supply is fundamental to meeting not only the state's current and future needs, including clean drinking water, agriculture, and opportunities for outdoor recreation, but also our obligations to lower basin states under the Colorado River Compact.

The Colorado General Assembly and the State Engineer (Colorado Division of Water Resources) are critical to ensuring a secure water future for the state. Please protect the waterways we hold dear and the life -- and lifestyle -- they support. Please fund the Colorado Water Plan.

Sincerely,


Eric Mamula
Mayor
Town of Breckenridge

TOWN OF BRECKENRIDGE - 150 SKI HILL RD. PO BOX 168, BRECKENRIDGE, CO 80424 - 970-453-2251



To: Town Board of Trustees

From: Mayor, as the Town's Primary Representative to the NWCCOG Governing Board

Department:

Date: May 24, 2019

Re: May 23, 2019, NWCCOG meeting, Breckenridge, Colorado

REQUEST AND INTRODUCTION:

This is a summary of pertinent discussion items from the May 23, 2019 NWCCOG Board meeting.

There were three presentations to the Council:

Ski Area Fee Retention Bill. See attached memo from Jon Stavney. Very high level takeaway is continued pressure is being exerted to broaden the use of ski area fee monies so that it's not limited just to ski area work, but can be more broadly applied to related efforts, other recreational needs, and helping to eliminate or reduce the need for local communities to support the federal agency.

Updates from our federal representatives. From Sen. Gardner's office:

- 1) Working on change to 911 Operator status from "clerical"—will help open access to better mental health support services.
- 2) The Trace Act to help track and stop robocalls.
- 3) Updating the federal mapping of broadband coverage and adequacy and working to channel more monies to rural Colorado where it's most needed.
- 4) Re-introducing program to allow local law enforcement access to grants for better bullet-proof vests.

NWCCOG Member Survey results. Jon presented the results of the most recent member survey. Takeaways from Jon:

- Survey link sent to 68 members. Thirty two opened it, and 27 completed the survey (40% completion rate).
- QQ, Broadband and AAAA are our most highly valued programs, everything we do has value to someone
- We still have a challenge with many programs, including our most highly valued getting "don't know the program" answers
- 82% of our jurisdictions are "planning to be active in broadband efforts" in coming years
- Changed elected official training question from "what do you need" to "how prepared do you think others on your council" are?
- With similar results— Disaster Preparedness still low, just about any topic worth some effort
- Member Services— most valued for "cross jurisdiction idea sharing", "information sharing", "managing grants", "sharing local success stories"
- Newsletter has 50% valued and split 25%/25% with highly valued and not so much
- NWCCOG is still a 90% valued, highly valued proposition for our members
- In the comments, the inconsistency of video conferencing came up

Survey presentation materials attached.

The NWCCOG Broadband Steering Committee was meeting at the same time and joined the Council to give updates on progress on Project Thor. Brandy and Bill participated in that group. High level update: Thor is off and running with ten partner jurisdictions signed up.

COMMUNITY INPUT:

n/a

BUDGET / STAFF IMPACT:

None re: the Council's meeting. Staff travel time and expenses for the Broadband Steering Committee Meeting (Bill and Brandy)

TRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

Our membership and participation in NWCCOG supports all of our business values, and provides regional perspective, support, and resources that can and do contribute to most of our major objectives.

RECOMMENDED ACTION OR PROPOSED MOTION:

None at this time.

ATTACHMENTS:

NWCCOG Memo re: Ski Area Fee Retention Bill; and Member Survey presentation



MEMORANDUM

PO Box 2308 • 249 Warren Ave • Silverthorne, CO 80498 • 970-468-0295 •
Fax 970-468-1208 • www.nwccog.org

To: NWCCOG Council
From: Jon Stavney, Executive Director
Date: 10 May 2019
Re: Ski Area Fee Retention Bill Update and Question about Action

On May 5, John Whitney from Senator Bennet's office held a call for NWCCOG and CAST to speak with his colleagues and a representative from Senator Gardner's office about this legislation which is soon to be re-introduced. On the call were Margaret Bowes (CAST), Todd Brown (Town of Telluride, CAST), John Whitney and Pat Donovan (Bennet) and Dustin Sherer, Legislative Assistant (Gardner) and I. Because of our joint July 26th letter to the Colorado Delegation on last year's bill, Whitney wanted to provide a chance to weigh in with Gardner's office before the Senate version of the bill was introduced again this year. Bennet plans to co-sponsor. Congressman Tipton will again sponsor the House version of the bill.

Bottom Line: Sherer stated that the bill would "look different" this year though it would be "substantially the same" as last year. Sherer noted that the Senator confirmed with BLM and USFS staff that the bill will not negatively affect SRS or PILT, so references to these will be removed. He also said that at the request of Senator Bennet that one additional use would be allowed for the funds—allowing USFS to lease admin sites as was approved through this year's Farm Bill—allowing ski area fees could fund USFS staff time for such processing including NEPA. This small change will benefit mountain communities planning to collaborate with USFS to develop housing on those sites. Sherer listened to points made by the three of us as to why the bill should be modified to allow uses of the funds beyond "...improve ski areas, ski permit administration and improve the Ski Area Program" to either have no limit at all on use of funds (unlikely) or be broadened to also allow recreation management and wildfire mitigation. Sherer countered many points and in the end said he would have to "check with a couple people" to see if they were ok with any modifications. I asked if those people were in the ski industry or in Gardner's office and he stated that they were industry people.

Question: Since it appears unlikely that the bill will be modified. How should NWCCOG weigh in again? By actively oppose the bill, or campaigning again to amend once it is introduced?

Notes: Bowes stated that CAST members strongly believe this bill should have beneficiaries other than ski areas. She cited data from Colorado Ski Country that ski area visitors today are actively pursuing other non-ski area activities, many of which are on USFS lands during their winter visits. Brown, from the Telluride Town Council shared that they also pay \$5,000/year to fund Front Country rangers to educate people at trailheads. I stated that we are concerned about this bill "setting the management priorities, and that ski area management was actually a very small portion of the staffing needs." I also stated that the USFS is "severely underfunded" citing numbers from our letter. Here were some of our points, and the counter points we heard:

Ski Area Fee Retention Bill P. 2

Points

Only backed by narrow group
Why not expand narrow management focus
USFS is underfunded
Forest visits increased while rec funding has decreased
Shouldn't dictate priorities to local managers
Summer visits now larger than winter
Forests have many public uses
Forests are public and for public enjoyment not revenue
Winter visitors use forest activities than just skiing

Counterpoints

That is who requested it
Funding will "trickle down" to benefit other needs
USFS budget increased, and fire fix has not begun
Dispute "per capita" argument
Not sure where all the money is going
Ski areas have summer activities
Those uses are "non-revenue producing"
(Silence)
None

Inside Scoop: It is very likely that this bill again will have limited support due to a narrow focus. The optics of this benefitting a profit-making industry, while local communities shell out funds for a federal agency will likely be overshadowed by much more egregious giveaways of the public realm to industry by this administration. The bill also has a significant obstacle. Gardner and Bennet staff discussed that Alaska Senator Murkowski would be gatekeeper on this bill since she leads the committee in charge of Dept of Interior Appropriations. Alaska does not produce significant ski area revenue. This might effectively decrease other USFS funding to Alaska and other forests without big skier numbers. Murkowski is likely concerned about the impact this \$20 - \$25M carve out could have on the general fund revenues from USFS. There was talk that recreation management for USFS might not be a priority in Alaska. USFS staff are not supposed to weigh in but one was overheard saying that limited staffing in recent years from the ski industry POV might appear to slow down expansion processes but having more funding might actually allow more robust environmental review of such proposals than is currently possible. Gardner is unlikely to get "permission" from ski industry to expand use of funds.

2019 NWCCOG Member Survey

Tuesday, May 14, 2019

32

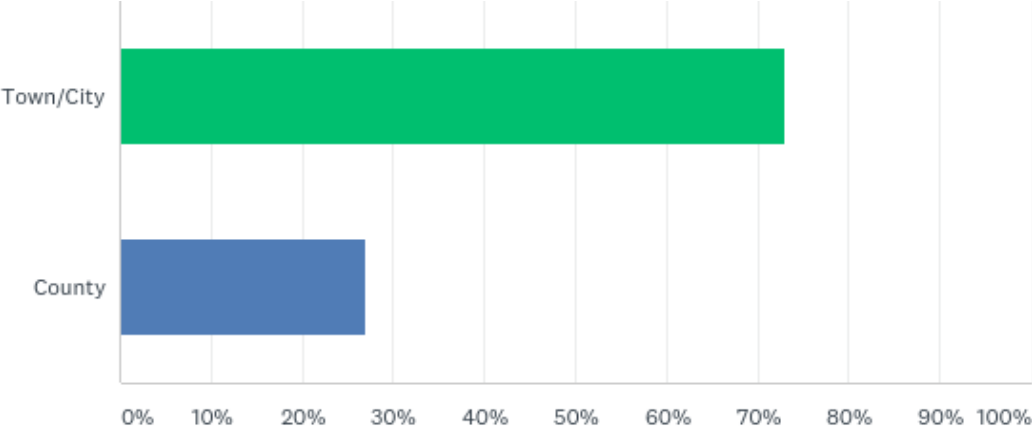
Total Responses

Date Created: Monday, March 18, 2019

Complete Responses: 27

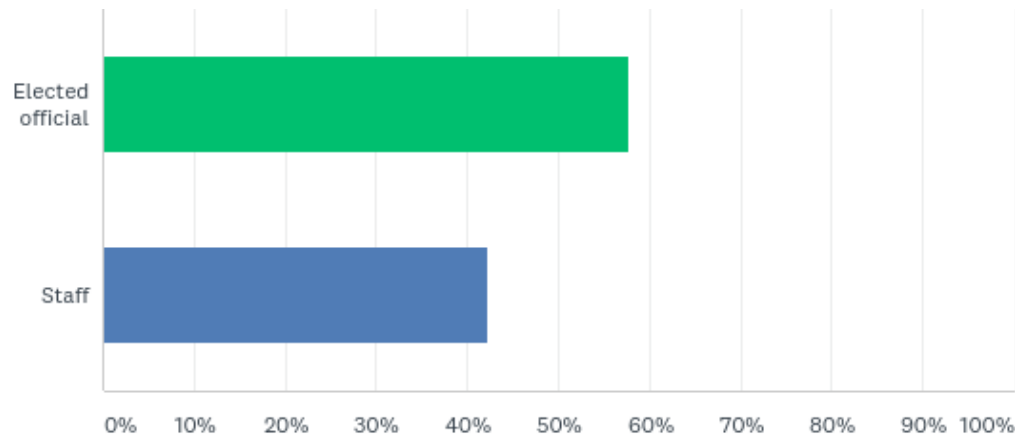
Q1: Do you represent a municipality or county?

Answered: 26 Skipped: 6



Q2: Are you an elected official or staff?

Answered: 26 Skipped: 6



Q3: Rate your perceived value of each of the following NWCCOG programs to the region:

Answered: 27 Skipped: 5

	1- MINIMAL VALUE	2 - VALUABLE	3 - VERY VALUABLE	DON'T KNOW PROGRAM	TOTAL	WEIGHTED AVERAGE
Elevator Inspection Program (1993)	7.41% 2	37.04% 10	33.33% 9	22.22% 6	27	3.33
Energy (Weatherization) Program (1977)	7.41% 2	37.04% 10	37.04% 10	18.52% 5	27	3.36
Economic Development District (2012)	15.38% 4	30.77% 8	42.31% 11	11.54% 3	26	3.30
Northwest Business Loan Fund (2013)	0.00% 0	33.33% 9	37.04% 10	29.63% 8	27	3.53
Alpine Area Agency on Aging (1978)	11.11% 3	33.33% 9	44.44% 12	11.11% 3	27	3.38
Volunteer Program (RSVP) (2015)	19.23% 5	19.23% 5	23.08% 6	38.46% 10	26	3.06

	1- MINIMAL VALUE	2 - VALUABLE	3 - VERY VALUABLE	DON'T KNOW PROGRAM	TOTAL	WEIGHTED AVERAGE
SHIP Medicare Assistance (2015)	7.41% 2	33.33% 9	22.22% 6	37.04% 10	27	3.24
RTCC Mobility Program (Mountain Ride Call Center) (2012)	3.70% 1	37.04% 10	33.33% 9	25.93% 7	27	3.40
Northwest All Hazards Emergency Management Region (2003)	3.70% 1	33.33% 9	33.33% 9	29.63% 8	27	3.42
Northwest Health Care Coalition (2018)	7.41% 2	25.93% 7	29.63% 8	37.04% 10	27	3.35
Watershed Services/208 Plan/Water Quality Monitoring Programs (1979)	0.00% 0	29.63% 8	48.15% 13	22.22% 6	27	3.62
QQ Committee (1979)	0.00% 0	22.22% 6	40.74% 11	37.04% 10	27	3.65
Broadband Program (2013)	3.70% 1	33.33% 9	48.15% 13	14.81% 4	27	3.52

Q4: Is your jurisdiction active or planning to be active in broadband efforts in coming years?

Answered: 26 Skipped: 6

ANSWER CHOICES	RESPONSES	
Yes	84.62%	22
No	15.38%	4
TOTAL		26

Answered: 27 Skipped: 5

Q5: NWCCOG is interested in development opportunities for elected officials. Rate how prepared or trained you believe others on your council or board are with regard to the following topics:

	1 - NOT PREPARED	2 - PREPARED	3 - VERY WELL PREPARED	N/A	TOTAL	WEIGHTED AVERAGE
Budgeting and Finance	11.11% 3	48.15% 13	40.74% 11	0.00% 0	27	2.30
Capital Planning/ Benchmark Metrics	18.52% 5	59.26% 16	18.52% 5	3.70% 1	27	2.00
Land Use Code/Framework	14.81% 4	55.56% 15	29.63% 8	0.00% 0	27	2.15
Strategic Planning	14.81% 4	66.67% 18	18.52% 5	0.00% 0	27	2.04
How to run a meeting	7.41% 2	55.56% 15	37.04% 10	0.00% 0	27	2.30
How to work together as a board	22.22% 6	37.04% 10	40.74% 11	0.00% 0	27	2.19
Relationship with manager/board	14.81% 4	40.74% 11	44.44% 12	0.00% 0	27	2.30
Public Works	7.41% 2	70.37% 19	22.22% 6	0.00% 0	27	2.15
Water & Wastewater systems	14.81% 4	51.85% 14	25.93% 7	7.41% 2	27	2.12
Police/Sheriff	18.52% 5	48.15% 13	29.63% 8	3.70% 1	27	2.12

Ar

	1 - NOT PREPARED	2 - PREPARED	3 - VERY WELL PREPARED	N/A	TOTAL	WEIGHTED AVERAGE
Community Development/Planning	14.81% 4	55.56% 15	29.63% 8	0.00% 0	27	2.15
Disaster Preparedness	37.04% 10	51.85% 14	11.11% 3	0.00% 0	27	1.74
Ethics in Public Office	25.93% 7	44.44% 12	29.63% 8	0.00% 0	27	2.04
Transparency/Executive Sessions	11.11% 3	51.85% 14	37.04% 10	0.00% 0	27	2.26
Encouraging and Managing Public Engagement	25.93% 7	40.74% 11	33.33% 9	0.00% 0	27	2.07
Marijuana or Liquor Laws	22.22% 6	40.74% 11	29.63% 8	7.41% 2	27	2.08
Community Marketing/Branding	29.63% 8	62.96% 17	7.41% 2	0.00% 0	27	1.78

Answered: 27 Skipped: 5

Q6: NWCCOG Regional Business/Member Services has been very adaptive to meeting emerging member needs over the years. Which of the following past, present, and potential roles do you place the most value on for the future?

	1 - NOT VALUABLE	2 - LITTLE VALUE	3 - VALUABLE	4 - VERY VALUABLE	TOTAL	WEIGHTED AVERAGE
Providing relevant regional level information to local leaders	0.00% 0	3.85% 1	73.08% 19	23.08% 6	26	3.19
Cross-jurisdictional idea sharing	0.00% 0	7.69% 2	46.15% 12	46.15% 12	26	3.38
Bringing a regional perspective to local issues	0.00% 0	7.41% 2	59.26% 16	33.33% 9	27	3.26
Technical assistance for Broadband efforts	0.00% 0	11.11% 3	51.85% 14	37.04% 10	27	3.26
Sharing information/ideas/resources across region via Newsletter	3.70% 1	25.93% 7	44.44% 12	25.93% 7	27	2.93
Providing access to State and Federal Grants	0.00% 0	18.52% 5	44.44% 12	37.04% 10	27	3.19
NWCCOG/DOLA Mini-Grant program	0.00% 0	11.11% 3	55.56% 15	33.33% 9	27	3.22

Q7: Of the Member Service roles NWCCOG has considered providing, rate the importance of this role in the future:

	1 - LITTLE VALUE	2 - VALUABLE	3 - VERY VALUABLE	TOTAL	WEIGHTED AVERAGE
Video interviews with your peers about how they do their job	62.96% 17	29.63% 8	7.41% 2	27	2.44
Focus groups on key topics of interest	7.41% 2	62.96% 17	29.63% 8	27	3.22
Professional development training opportunities for elected officials	7.41% 2	59.26% 16	33.33% 9	27	3.26
Providing Best Practices in local governance materials/self-assessment tools	7.41% 2	62.96% 17	29.63% 8	27	3.22
Expanding role in Emergency Preparedness for citizens	11.11% 3	51.85% 14	37.04% 10	27	3.26
Providing more opportunities to interact with peers	18.52% 5	48.15% 13	33.33% 9	27	3.15
Celebrating local success stories, innovations, best practices	11.11% 3	51.85% 14	37.04% 10	27	3.26
Member Profiles featured regularly	37.04% 10	37.04% 10	25.93% 7	27	2.89

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Q8: Of the Member Service roles NWCCOG has provided in the past, rate the importance of this role in the future:

	1 - LITTLE VALUE	2 - VALUABLE	3 - VERY VALUABLE	TOTAL	WEIGHTED AVERAGE
Facilitation for member board retreats, other meetings	22.22% 6	48.15% 13	29.63% 8	27	3.07
Emergency Preparedness workshop for local officials	23.08% 6	42.31% 11	34.62% 9	26	3.12
Economic Development Summit	15.38% 4	50.00% 13	34.62% 9	26	3.19
Sharing stories, data and ideas from other jurisdictions	3.70% 1	48.15% 13	48.15% 13	27	3.44
Contracting for professional shared services (i.e. GIS, HR)	18.52% 5	55.56% 15	25.93% 7	27	3.07
Perform regional studies (Gap Analysis, Second Homes, Cost of Living, etc)	3.70% 1	48.15% 13	48.15% 13	27	3.44
Advocating for region at state level	0.00% 0	40.74% 11	59.26% 16	27	3.59
Regional leadership on Federal Land Management issues	3.70% 1	55.56% 15	40.74% 11	27	3.37
Direct technical assistance to jurisdictions	18.52% 5	51.85% 14	29.63% 8	27	3.11
Managing complex grants and services on behalf of membership	11.11% 3	51.85% 14	37.04% 10	27	3.26

Q12: Rate NWCCOG's membership as a value proposition for the cost of the dues:

Answered: 21 Skipped: 11

2019

ANSWER CHOICES	RESPONSES	
1 - not valuable	0.00%	0
2 - little value	0.00%	0
3 - valuable	66.67%	14
4 - very valuable	33.33%	7
TOTAL		21

2017

Answer Choices	Responses	
1 - not valuable	4.55%	1
2 - little value	4.55%	1
3 - valuable	50.00%	11
4 - very valuable	40.91%	9
Total		22