



MANAGER'S REPORT

Tuesday, April 29, 2025

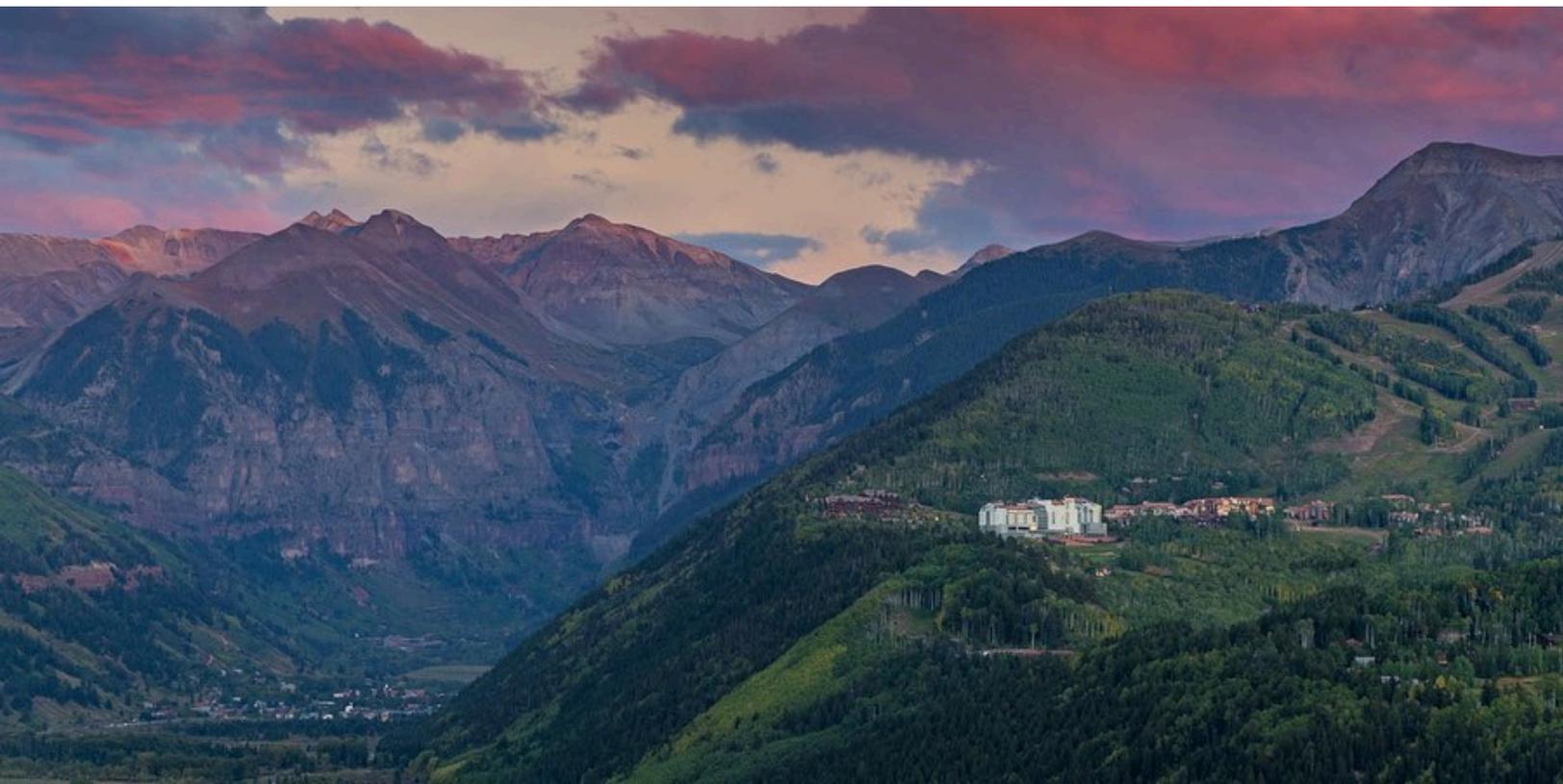


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COMMUNITIES THAT CARE WELCOMES YOU TO

The GRAND OPENING

MAY 2ND 4-6PM

THE SHED

PLEASE JOIN US FOR MUSIC WITH DJ SPARKLE, TACOS AND A LOOK INTO THE NEW YOUTH SPACE

FOR MORE INFO FOLLOW US ON INSTA @the_shedhouse @ctctelluride

TRI-COUNTY HEALTH NETWORK



INTRODUCTION

The Town of Telluride Manager's Report provides a comprehensive overview of the efforts, projects, and priorities shaping our community. Compiled by the Town Manager and department leaders, this report offers transparency and insight into municipal operations and is a resource for residents to stay informed about the work happening across Town departments. This report embodies the Town's commitment to open communication and a collaborative approach to addressing the needs of our residents, businesses, and visitors.

The Manager's Office oversees the town's strategic goals, partnerships, and policies to align projects with Telluride's values. It also comprises the following divisions:

- Communications keeps the public updated on town news, events, and developments through clear and timely outreach.
- Housing Development addresses affordable housing needs by managing current projects and planning for new housing solutions.
- Sustainability focuses on environmental initiatives, including renewable energy, waste reduction, and climate resiliency.

Clerk's Department manages town records, public meetings, elections, and licensing, ensuring transparency and accessibility in municipal processes.

Community Services manages town facilities and amenities to provide a clean, welcoming environment for all. Community Services also includes the following divisions:

- Childcare provides high-quality, accessible childcare services to support local families and foster community growth.
- Facilities Maintenance ensures that town-owned buildings and assets are well-maintained and safe for public use.
- Rental Housing manages town-owned rental units, offering affordable housing options to eligible residents and monitoring tenant satisfaction.

The Finance Department oversees the town's budget, financial planning, and fiscal policies, safeguarding Telluride's financial health and ensuring responsible stewardship of public funds.

The Historic Preservation, Building, and Planning Department protects Telluride's architectural heritage while ensuring sustainable development through comprehensive planning and regulatory oversight.

Marshal's Department is dedicated to maintaining public safety, focusing on law enforcement, crime prevention, and community engagement to enhance the well-being of residents and visitors.

Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

INTRODUCTION

Public Works maintains essential infrastructure, including streets, utilities, and water systems, ensuring safe and functional public spaces. It includes the following divisions:

- Streets and Sidewalks keeps town roads and sidewalks in safe, navigable condition through regular maintenance, upgrades, and seasonal work.
- Transit and Transportation works to improve public transit, road safety, and sustainable travel options within the town.
- Water and Wastewater oversees the town's water quality and treatment systems, ensuring clean drinking water and responsible wastewater management.

This Manager's Report serves as a snapshot of the town's ongoing projects, achievements, and future goals. By sharing updates from each department, the report enables residents to understand how Telluride's municipal government operates and how each division contributes to the town's mission and values. Our goal is for this report to be an open invitation to all residents to engage with their local government, stay informed, and participate in Telluride's continuous growth and improvement. Thank you for your interest in Telluride's future and for supporting a strong, connected community.



MANAGER'S OFFICE

In this week's Manager's Report, the Town of Telluride updates the public on several initiatives across departments:

Communications and Sustainability:

Highlights surrounding Town Merchant Meetings, Town of Telluride Website, ESPIOC, Spring Clean Up and Trash Bash.

Housing Development: Updates on affordable housing projects, including Shandoka Building F, Voodoo Affordable Housing, and the Canyonlands/Townhouse partnership. An update surrounding the timeline for the Housing Needs Assessment.

Community Services: Employee Rental Tenant Survey, Website Updates, Maintenance Punch List.

Finance: Distinguished Budget Award and Tax Updates.

Parks and Recreation: River Trail maintenance, Sidewalk and Curb Project, Summer Programming, KOTO Street Dance.

Public Works: Main Street Accessibility Project Overview, Sewer Line Cleaning, Pacific Avenue Improvement Project, Mahoney Bridge Replacement, Summer Paving and Maintenance Projects and more.

Communications

- **Town of Telluride Merchant Meetings:** The Town hosted its second bi-monthly Telluride Merchant Meetings on Tuesday, April 8, to discuss a variety of topics, including the single-use plastics ordinance, wayfinding, and more. The next meeting will be joint with Mountain Village and will take place on Tuesday, June 10 at 11 am. More information at bit.ly/totmerchantmtgs.
- **Town of Telluride Website:** The Town of Telluride launched its website redesign on April 2 and is continuing to overhaul existing content to enhance the end-user experience, improve navigation, and ensure accessibility for all. For questions, concerns, errors, or missing information, please don't hesitate to reach out to the Communications Division by emailing info@telluride.gov.
- **ESPIOC:** Communications Manager Lindsey Mills is currently attending the Emergency Services Public Information Officers of Colorado (ESPIOC), gathering with PIOs across Colorado to learn best practices for emergency communications, share experiences, build crisis communications plans, and learn from past events. Key sessions include reviews of the Highland Park and Olde Town Arvada Shooting as well as the Highway 50 closure.

MANAGER'S OFFICE

Sustainability

- **Spring Clean Up and Trash Bash:**

The Town of Telluride is partnering with the Towns of Mountain Village and Norwood, San Miguel County, and EcoAction Partners to host Spring Clean Up and the third annual Trash Bash, scheduled for May 16–18. These community events provide residents with an opportunity to responsibly dispose of unwanted items and help maintain clean public spaces. Spring Clean Up will take place in Telluride, Mountain Village, and Norwood, followed by the Trash Bash in Telluride on May 18 and a VCA Clean Up event on May 20. Community members are also encouraged to pick up litter throughout the spring as snow melts and trash becomes more visible.



MANAGER'S OFFICE

Housing Development

- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Canyonlands/Townhouse Public-Private Partnership**
 - Project Description: This project consists of 28 deed-restricted rental units, 8 for-sale deed-restricted units, and 3 free-market units. It aims to increase workforce housing through a collaborative public-private model.
 - Team: Servitas LLC / BCC
 - Past Activities: Ground Lease, Replenishment Resolution, and THA Resolution approved in 2024; preliminary and demo permits issued in January.
 - Status: Financing closed in February; project is under construction.
 - Projected Completion Date: March 2026
 - Approx. AMI Target: 120% average
- **Virginia Placer Phases 2A & 2B**
 - Project Description: Phase 2A will provide 9 rental units to support Town operational needs (on-call, temporary, recruitment, seasonal, and long-term). Phase 2B will offer an estimated 10–12 rental units serving in-town taxing districts.
 - Team: Keo Design / Shaw Construction
 - Past Activities: HARC approval completed; COP financing approved on February 4th.
 - Status: Value engineering is ongoing with a revised GMP expected by late May.
 - Projected Completion Date: TBD
- **Shandoka Building F Phase 1**
 - Project Description: This phase involved the remodel and refresh of 9 existing rental units and the addition of 3 studio units, expanding workforce housing options.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: CO obtained on November 7th.
 - Status: Project is complete, in the warranty period, and fully occupied.
 - Approx. AMI Target: 120%

MANAGER'S OFFICE

Housing Development

- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Shandoka Building F Phase 2**
 - Project Description: This phase includes remodeling 14 rental units, expanding 3 units, and adding 2 new studio units to improve the quality and quantity of available workforce housing.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: Authorization to proceed and building permit issued; financing approved in late 2024.
 - Status: Project is under construction.
 - Projected Completion Date: November 2025
 - Approx. AMI Target: 120%
- **Lot L Redevelopment**
 - Project Description: In alignment with the Southwest Area Conceptual Plan (SACP), this project envisions a 900-vehicle parking structure, 30–40 housing units, 2,000 sq. ft. of transit-oriented commercial space, and a childcare facility.
 - Team:
 - - Feasibility & Conceptual Planning: Cushing Terrell Architects / Desman
 - - Preliminary Plan: Design Workshop / Cushing Terrell Architects
 - Past Activities: Feasibility study and conceptual planning completed in 2022–2023; MOU for Preliminary Plan development approved in January.
 - Status: Preliminary planning, cost estimation, and public process are underway.
 - Next Steps: Completion of Preliminary Plan, cost estimates, and financing approach by mid-year 2025.



MANAGER'S OFFICE

Housing Development

- The Town of Telluride continues to make significant progress on several impactful housing and development projects, aimed at addressing community needs and supporting long-term growth:
- **Lift 7 Neighborhood Planning**
 - 10,000–20,000 sq. ft. of neighborhood-scale commercial space, childcare, and accommodations supporting community needs.
 - Team: Design Workshop / OK Architects
 - Past Activities: Phase 1 MOU with TSG approved in 2024; Phase 2 MOU approved in January.
 - Status: Phase 2 planning and preliminary engineering are underway; neighborhood meetings held in March and April.
 - Next Steps: Conceptual PUD and preliminary subdivision applications to be submitted by August.
- **Voodoo Employee Rental Housing Project**
 - Project Description: This project features 27 rental units and 3,600 sq. ft. of tenant-finished commercial space, including the Youth Center (Shed) and Free Box, serving both housing and community functions.
 - Team: CCY Architects / Shaw Construction
 - Past Activities: CO obtained October 1st; Youth Center Shed white box completed; commercial tenants secured.
 - Status: Tenant finishes in the commercial space are underway; Youth Center Shed tenant finish is near completion. **Communities that Care will be hosting a grand opening celebration on May 2nd from 4 to 6 pm.**
 - Projected Completion Date: Occupancy of Shed anticipated in May; project in warranty period.
 - Approx. AMI Target: 110–170%, averaging 140% (120% with grant)

HOUSING NEEDS ASSESSMENT

The Regional Housing Needs Assessment, led by the San Miguel Regional Housing Authority (SMRHA) in collaboration with the Town of Telluride, San Miguel County, and the Town of Mountain Village, is currently in progress.

This comprehensive analysis will identify workforce housing demand across the region and serve as a key tool to guide future policy, development priorities, and funding strategies.

Updated Timeline for Completion:

- **Draft Submission:** The initial draft was submitted in early April 2025 and is now under internal review by municipal partners.
- **Comment Period:** Feedback from participating jurisdictions will be compiled and finalized by May 2, 2025.
- **Revisions:** A revised draft, reflecting municipal input, is expected to be delivered by mid-May 2025.
- **Final Report:** The final Housing Needs Assessment will be released to the public by the end of May 2025, following two rounds of revisions.

For more information and to view a visual project timeline, visit smrha.org/needs-assessment





COMMUNITY SERVICES

Rental Housing

- **2025 Employee Rental Housing Survey:** A total of 72 tenants responded to the 2025 housing survey, representing approximately 17.7% of the adult tenant population. Responses were evenly distributed across three key residency ranges
 - One-third have lived in Telluride less than one year
 - One-third between one and five years
 - One-third more than five years
- Staff is reviewing this feedback in detail and will communicate action steps and updates with tenants in the coming months. This annual survey will continue moving forward, with staff committed to bolstering participation and improving communication around survey outcomes to ensure tenants feel heard and valued.
- Key themes and initial responses include:
 - Affordability Concerns
 - 38% of respondents reported their rent as unaffordable, with specific concerns about the 30% income-based rent model.
 - Staff will present tenant feedback during future policy discussions with the Telluride Housing Authority (THA) to ensure community voices are reflected in updates.
 - Maintenance & Property Upkeep
 - Some respondents noted the need for quicker maintenance response times and improved upkeep in areas such as snow removal, landscaping, parking, and general repairs.
 - The Town has contracted with a local company to assist with snow removal and is enhancing maintenance processes through new request tracking software.
 - Additional efforts are underway to address long-term maintenance at older properties, particularly Shandoka.



COMMUNITY SERVICES

Rental Housing

- **2025 Employee Rental Housing Survey**
- Key themes and initial responses include:
 - Communication & Responsiveness
 - Tenants shared concerns about delayed responses and inconsistent communication from staff.
 - In response, staff is conducting a full website audit and updating FAQs, rent tools, and appeal/complaint forms to improve transparency and access to information.
 - Community & Tenant Experience
 - While many respondents feel connected to the community, others expressed a sense of isolation.
 - Staff will explore low-cost community-building efforts and small-scale engagement events.
 - Amenities & Infrastructure
 - Requests were made for upgrades to infrastructure and amenities, including parking, laundry, lighting, and ventilation.
 - Staff is incorporating these needs into capital planning and encouraging tenant input during the Lot L redevelopment process.
 - Enforcement & Trash Management
 - A few respondents raised concerns about improper trash dumping at Shandoka.
 - Staff is working with the IT Division to review surveillance footage and apply appropriate disposal fees to those responsible.

COMMUNITY SERVICES

Rental Housing

- **Website Updates:** Following a review of feedback from the survey, we have completed a significant update to the Town’s Housing webpages to reflect the newly adopted Employee Rental Housing Policies. These updates are designed to improve clarity, transparency, and ease of access for tenants. Visit bit.ly/totrentalhousing to learn more.
 - Key enhancements include:
 - A Rent Calculator to help tenants and applicants estimate their rent tier based on income and allowable deductions found at bit.ly/totrentcalculator.
 - A detailed explanation of deduction eligibility, with a recommendation that all households submit applicable information at the time of application.
 - Streamlined maintenance request links to improve efficiency and service response through rentcafe.com.

Childcare

- **Elaine’s Place Program Openings:** Elaine’s Place currently has openings in its childcare program following several children “graduating” to preschool. Daily availability is open, with limited space on Thursdays.
- To learn more or to inquire about enrollment, please visit bit.ly/totchildcare or email childcare@telluride-co.gov.



COMMUNITY SERVICES

Facilities Maintenance

- **Periodic Maintenance:** Facilities staff is actively developing Standard Operating Procedures (SOPs) to support consistent, long-term maintenance across all Town-owned properties. This important initiative addresses both current needs and long-overdue tasks, including:
 - Boiler and furnace inspections
 - Water backflow system checks and repairs
 - Fire suppression system inspections
- These efforts are essential to ensuring the safety, longevity, and operational reliability of Town facilities.
- **Voodoo:** As with many new buildings, Voodoo is experiencing some early-stage maintenance needs as systems and appliances adjust to full-time use. Most concerns have involved plumbing and appliance performance. The building is still under warranty, and the construction team has been responsive in dealing with the covered issues. Staff continues to closely monitor conditions to ensure the property performs to expectations and supports both residential and community-serving uses.
- **Shandoka Apartments:** The Town continues to face challenges in securing contractors for necessary repairs to vacated units at Shandoka, primarily due to ongoing staffing shortages and a limited contractor market. External support is being pursued to ensure the timely turnover of these units. In addition, aging infrastructure—particularly related to plumbing—continues to require frequent attention. Staff is evaluating long-term solutions and identifying capital upgrade opportunities to improve reliability and tenant experience.





FINANCE

Distinguished Budget Presentation Award

- Our Finance team has been awarded the GFOA Distinguished Budget Presentation Award for the 2025 budget.

Discussion and Financial Analysis of Real Estate Transfer Tax, Sales & Excise Taxes

- **Real Estate Transfer Tax (3%):** A 3% tax is imposed on all transfers of real property located in the Town, whether by deeds, instruments, writings, leases, or any other documents. Real Estate Transfer Tax revenues through March are at 27% of the budget, which aligns with the 25% target for the year. This revenue source can be difficult to compare year over year for each month due to historical variability. It is, however, on track to meet the 2025 budgeted revenue.
- **Sales Tax (4.5%):** A sales tax of 4.5%, including a 0.5% sales tax for affordable housing, is levied on all sales of tangible personal property and specified services within the Town. This tax applies to all retail sales, certain leases of tangible property, and the provision of certain services. January sales tax revenues collected in February have increased by 7% overall. Retail in-town sales have risen by 10% compared to 2024, while retail food and beverage sales have increased by 6%. Revenues from lodging, property management, and short-term rentals have also grown by 10%.
- **Short Term Rental Excise Tax for Affordable Housing (2.5%):** All bookings in short-term rentals in the Town of Telluride are subject to a 2.5% excise tax. This tax does not apply to hotel units, accommodations, or other short-term rental units classified as commercial property by the San Miguel County Assessor. The purpose of this tax is to fund affordable housing and related programs. This revenue source increased by 18.3% in January and 22.1% in February compared to 2024.
- **Town Lodgers' Tax (2%):** Effective January 1, 2022, the Town imposes a 2% Lodgers' Tax on room rentals or accommodations for twenty-nine days or less. This tax funds activities related to tourism or marketing, managing the effects of tourism on the community, or other purposes as determined by the Town Council, including improving transportation services, the Town's wastewater treatment facility, and affordable housing. Revenue from this source increased by 10% in January and 13.6% in February compared to 2024.

Tax Reports



bit.ly/tottaxes

PARKS & REC

Facilities and Parks Maintenance

- **San Miguel River Trail Updates:** The section of the San Miguel River Trail located upstream of the large beaver dam—east of the Pine Street Bridge—was re-opened for public use on April 5 following successful mitigation efforts. The area had been compromised by rising water levels caused by ongoing beaver activity in the river and adjacent wetlands. Restoration and safety improvements included:
 - Removal of hazard trees along the trail
 - Removal of the beaver dam and fencing from the San Miguel River
 - Installation of protective measures for trees and vegetation along the river corridor
- **Pavilion Sidewalk, Curb & Gutter:** Installation of a new concrete sidewalk, gutter, curb, and V-pan between the pool fence and Pavilion entrance is now complete. These improvements enhance pedestrian access and stormwater management in this heavily used area.



PARKS & REC

Recreation

- **Spring & Summer Programming:** Registration is now open for several seasonal programs, with additional offerings coming soon.
 - Currently Open for Registration:
 - Youth Baseball
 - Swim Team
 - Adult Softball
 - Upcoming Registrations:
 - Pool Memberships – Opens April 23
 - Swim Lessons – Opens April 30

Special Events

- **KOTO Street Dance:** Held on April 4, kicking off the spring event season with strong community participation.

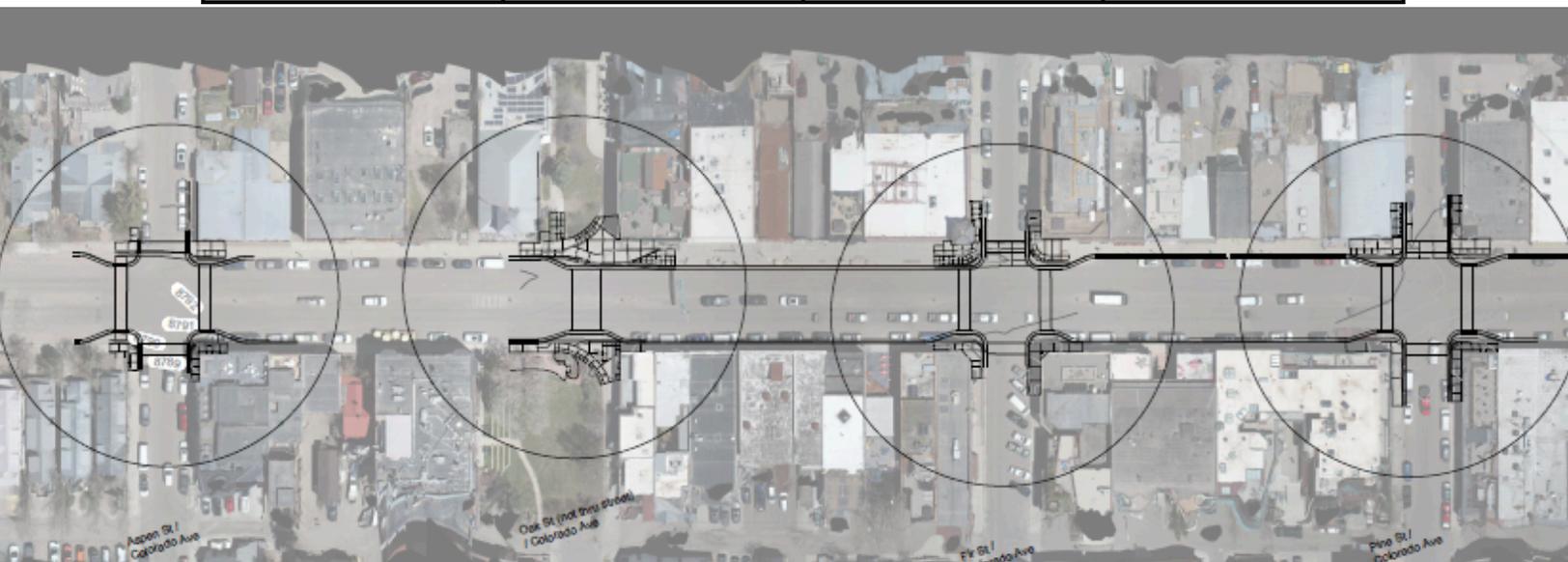


PUBLIC WORKS

Streets and Utilities

- **Colorado Accessibility Ramp Project:** This project supports Town Council’s goal of Enhancing Accessibility for Everyone by replacing non-compliant ramps and improving pedestrian safety from Aspen to Alder Streets.
 - Contractor: KSK (Grand Junction), selected via public bid
 - Scope:
 - ~5,725 SY of concrete, 1,750 LF of curb and gutter, 320 tons of asphalt
 - 2,800 SF of new heat coils
 - Replacement of 25 lamp posts and ADA ramp upgrades at seven intersections
 - All businesses will remain open and accessible. KSK will provide direct notice to businesses ahead of work at each location.
 - Schedule: Construction begins the week of May 5, 2025, starting at Pine Street with the below as a planned outline that is subject to change.

Location	Duration	Start	End
Mobilization	5 days	4/28/2025	5/2/2025
Pine Street	31 days	5/5/2025	6/17/2025
Fir Street	17 days	5/23/2025	6/17/2025
Spruce Mid-Block	15 days	6/10/2025	6/30/2025
Willow Street	19 days	6/20/2025	7/18/2025
Alder Street	24 days	7/11/2025	8/15/2025
Aspen Street	16 days	7/30/2025	8/22/2025
Oak Street	13 days	8/19/2025	9/9/2025
Final Cleanup	6 days	9/10/2025	9/19/2025



PUBLIC WORKS

Streets and Utilities

- **Pacific Avenue Improvement Project:** This project will reconstruct Pacific Avenue from Mahoney Drive to Davis Street, supporting safer and more functional multimodal transportation.
 - Contractor: Telluride Gravel Inc. (TGI), pending final legal review
 - Scope: Full ROW reconstruction, including sidewalks, curb and gutter, stormwater systems, ADA ramps, pedestrian lighting, and underground conduits
 - Schedule: TBD – accelerated mobilization expected upon contract execution
 - **The Town of Telluride will host a public meeting at Town Hall on Thursday, May 1, from 9 to 10 am for residents and businesses to learn more about the Pacific Avenue Improvement Project.**
- **2025 Crack Seal Program & Spur Bike Path Repairs:** Crack sealing extends the life of pavement by preventing moisture infiltration and surface deterioration.
 - Contractor: SealCo
 - Schedule: Off-season 2025 (TBD); operations will require temporary parking restrictions
 - Bike Path Repairs: Public Works is preparing an internal plan to repair approximately 290 wide cracks along the Spur Trail due to limited contractor availability.
- **2025 Paving Program:** The paving program will address priority streets identified in the 2024 Pavement Condition Index (PCI) Study.
 - Contractor: TGI
 - Schedule: Spring 2025; construction calendar is being finalized
 - Scope: Asphalt overlay and patching town-wide
 - Public Outreach: Notifications will be issued when the schedule and street segments are confirmed.



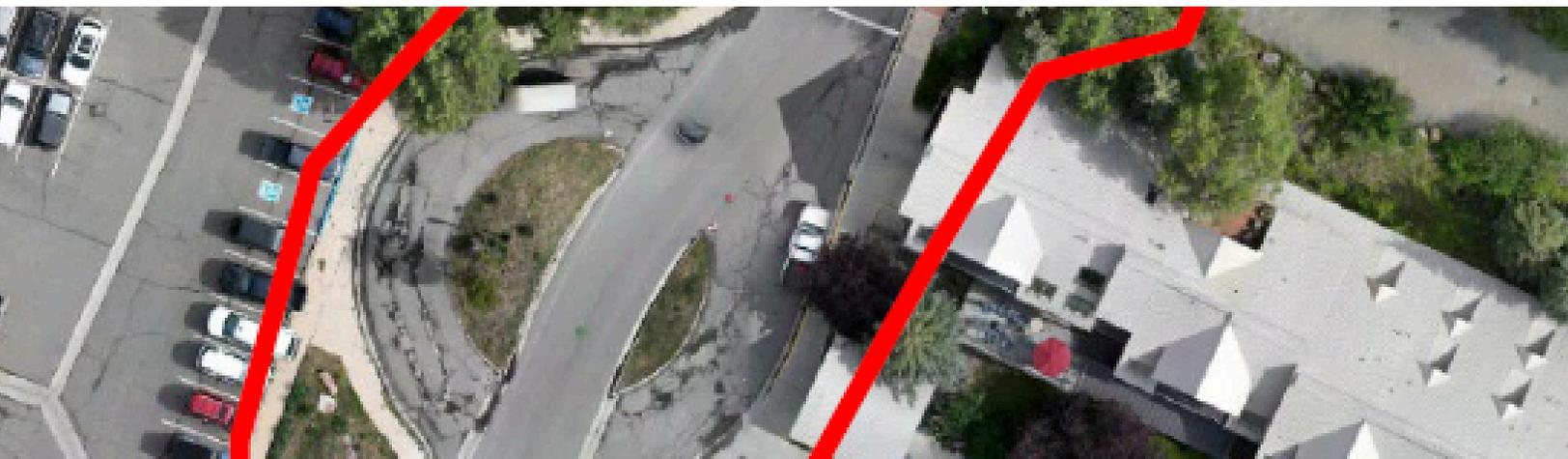
PUBLIC WORKS

Streets and Utilities

- **Mahoney Bridge Replacement – Design Phase:** KLJ is designing a replacement for the deteriorating double-barrel 72” CMP culverts with a clear-span bridge that will improve road geometry, flood resilience, and pedestrian connectivity.
 - Project Goal: Improve infrastructure reliability, meet CDOT/FEMA standards, and enhance pedestrian safety
 - Status:
 - Subsurface Utility Engineering (SUE), H&H analysis, and alignment planning underway
 - Minimal public impacts expected; potholing may require brief one-lane closures
 - Next Steps: Environmental documentation, concept development, and stakeholder review of 90% design expected later in 2025
 - Design Deliverables: Two bridge concepts (one with below-grade trail crossing), structural calculations, bid-ready documents, and traffic management plan
- **Public Works Facility Expansion – Phases I & II:** This multi-phase capital project will expand and modernize the Town’s Public Works Campus.
 - Phase I Scope: New office and admin space, transit staff facilities, training room, kitchen, restrooms, and relocation of the Streets & Utilities Division.
 - Phase II Scope: Material/equipment storage buildings, site redesign, fuel and snow/ice control systems, and expanded parking
 - Status: Design complete, HARC-approved (Oct 2024), FTA grant (\$2.2M) awarded but currently on hold
 - Next Steps: Release for bid upon confirmation of funding availability
 - Phase II Scope: Material/equipment storage buildings, site redesign, fuel and snow/ice control systems, and expanded parking
 - Status: Design approved; kickoff expected mid-2025

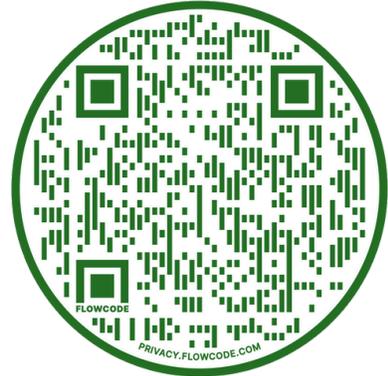
Water & Wastewater Divisions

- **Sanitary Sewer Main Rehabilitation:** C&L is completing sewer main cleaning and CCTV inspections to prepare for trenchless lining of pipes with known infiltration issues. Impacted residents are receiving advance notification with contact details.





ENGAGE TELLURIDE



engagetelluride.org

QUESTIONS?

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