



MANAGER'S REPORT

Tuesday, March 18, 2025



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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.

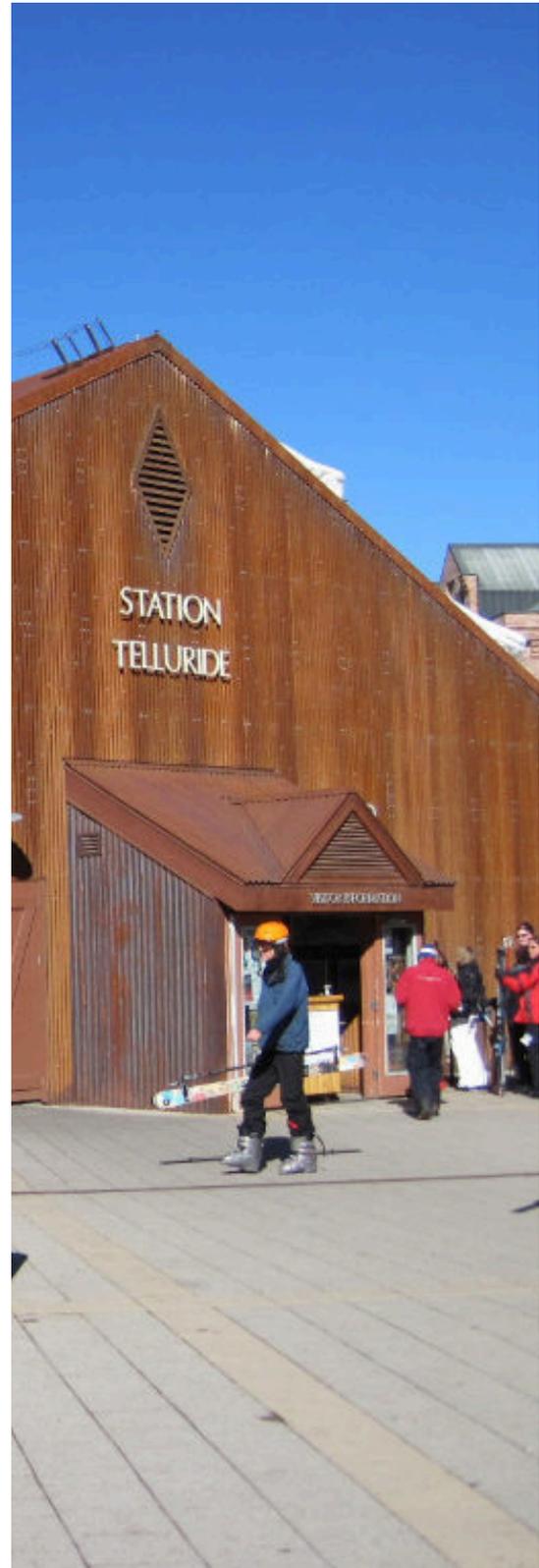
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

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, Gondola Station Planning, Lift 7 Neighborhood Planning, and Compost.

Housing Development: Updates on affordable housing projects, including Shandoka Building F, Voodoo Affordable Housing, and the Canyonlands/Townhouse partnership.

Clerk's Department: Updates around Summer Vending Applications.

Finance Department: Updates on 2024 sales tax and the Economic Dashboard.

Public Works: Main street accessibility project overview, new electric bus, and streets and utilities updates.

Parks and Recreation: Summer programming registration is live, the Hanley Pavillion transitions away from winter programming, and summer seasonal positions are now open.

Communications

- **Town of Telluride Merchant Meetings:** The Town will host 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 take place on Tuesday, April 8 at 1 pm. More information at bit.ly/totmerchantmtgs.

Gondola Station Planning

- **Pop-Up:** The Town of Telluride invites residents and visitors to participate in a Gondola Station Planning Pop-Up on Thursday, March 20, from 8:30 a.m. to 11:30 a.m. This is a great opportunity to learn about the future of Telluride's gondola stations and share your input on potential improvements. Town staff and project planners will be on-site to discuss ideas, answer questions, and gather community feedback. Whether you're a daily commuter or an occasional rider, your perspective is valuable in shaping the next phase of gondola station design and functionality. Stop by, grab a coffee, and help us create a more efficient, accessible, and user-friendly transit experience for Telluride!

Lift 7 Neighborhood Planning

- The Lift 7 Neighborhood Planning Project is moving into the next phase of planning, and the Town is seeking community input on the future of the Chair 7/Carhenge area.

MANAGER'S OFFICE

Lift 7 Neighborhood Planning (cont'd):

- Public engagement sessions will be held the first week of April, just before spring break, providing an opportunity for Lift 7 neighbors to share their ideas and priorities for this evolving neighborhood. Broader community engagement will continue into early summer to ensure ongoing collaboration and feedback.

Sustainability

- **Tour of Delta Compost:** Town staff recently toured Delta Compost with EcoAction Partners, gaining insight into large-scale composting and waste diversion. The visit showcased green waste processing, food scrap deliveries from grocery stores, and the integration of biosolids from the Telluride Regional Wastewater Treatment Plant into the composting process. The team also observed BPI-certified compostable packaging from Crested Butte being mixed with wood chips to create nutrient-rich soil. This hands-on experience highlighted opportunities to enhance Telluride's composting efforts and reduce landfill waste.



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 approximately 28-29 rental units, 8 for-sale deed-restricted housing units, and 3 free-market units, aimed at increasing workforce housing opportunities through a public-private partnership.
 - Team: Servitas LLC / BCC
 - Past Activities: Ground Lease, Replenishment Resolution, and THA Resolution approved on November 19th.
 - Status: Financing closed on February 13th; building permit issued—project underway.
 - Projected Completion Date: March 2026.
- **Virginia Placer Phases 2A & 2B**
 - Project Description: Virginia Placer Phase 2A includes 9 units designated for Town operational needs, such as on-call, temporary, recruitment, seasonal, and long-term housing. Phase 2B will provide an estimated 10-12 rental units to support in-town taxing districts and workforce housing needs.
 - Team: Caddis Design / Shaw Construction
 - Past Activities: HARC approval completed. First reading of COP financing ordinance approved on November 19th, with the second reading approved on February 4th.
 - Status: Value engineering continuing to optimize project costs and feasibility.
 - Projected Completion Date: TBD
- **Shandoka Building F Phase 1**
 - Project Description: This phase involved the remodel and refresh of 9 existing rental units, along with the addition of 3 new studio rental units, providing updated and expanded housing options for the local workforce.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: Certificate of Occupancy (CO) obtained on November 7th. Project is complete and currently in the warranty period.
 - Status: Move-ins completed.
 - Projected Completion Date: Project complete and under warranty.
 - 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 the remodel and refresh of 14 existing rental units, expansion of 2-3 units to increase capacity, and the addition of 3 new studio rental units, ensuring the continued improvement and availability of workforce housing.
 - **Team:** Cushing Terrell Architects / Shaw Construction
 - **Past Activities:** Authorization to proceed approved on November 5th. Financing ordinance approved on November 19th.
 - **Status:** Building permit issued—project is underway.
 - **Projected Completion Date:** November 2025.
 - **Approx. AMI Target:** 120%
- **Lot L Redevelopment**
 - **Project Description:** Designed to align with the Southwest Area Conceptual Plan (SACP), this project will incorporate approximately 30-40 housing units, a 900-vehicle parking structure, 2,000 sq. ft. of transit-oriented commercial space, and a childcare site to support local families and workforce retention.
 - **Team:**
 - **Feasibility Study & Conceptual Plan:** Cushing Terrell Architects / Desman
 - **Preliminary Plan Development:** Design Workshop / Cushing Terrell Architects
 - **Past Activities:** Feasibility Study & Conceptual Plan completed in 2022-2023. Town Council approved the MOU for Preliminary Plan development on January 14th.
 - **Status:** Preliminary planning and cost estimation process is currently underway.
 - **Next Steps:** Preliminary Plan, cost estimate, and financing approach expected to be completed 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**
 - **Project Description:** As a key component of the Southwest Area Conceptual Plan (SACP), this redevelopment project will feature 200-300 housing units, 10,000-20,000 sq. ft. of neighborhood-scale commercial space, community-supporting accommodations, and childcare facilities to enhance local livability and workforce sustainability.
 - **Team:** Design Workshop
 - **Past Activities:** In 2024, the Town entered into a Phase 1 MOU with TSG to jointly develop conceptual plans for the Carhenge and adjacent Lift 7 area. The Phase 2 MOU, aimed at advancing public engagement and plan development, was approved by Council on January 14th.
 - **Status:** Phase 2 planning and preliminary engineering are currently underway.
 - **Next Steps:** Neighborhood meetings are scheduled for late March / early April to gather community input. Conceptual PUD and preliminary subdivision applications are anticipated by mid-year 2025.
- **Voodoo Employee Rental Housing Project**
 - **Project Description:** This project consists of 27 rental housing units and 3,600 sq. ft. of commercial space, including the Youth Center and Free Box, providing much-needed workforce housing while also supporting community services.
 - **Team:** CCY Architects / Shaw Construction
 - **Past Activities:** Certificate of Occupancy (CO) obtained on October 1st. Commercial space leased to tenants.
 - **Status:** The Youth Center Shed white box finish has been completed, and tenant finish work is underway.
 - **Projected Completion Date:** Project is complete and currently in the warranty period.
 - **Approx. AMI Target:** 110-170%, averaging 140% (120% with grant assistance).

CLERK'S DEPARTMENT

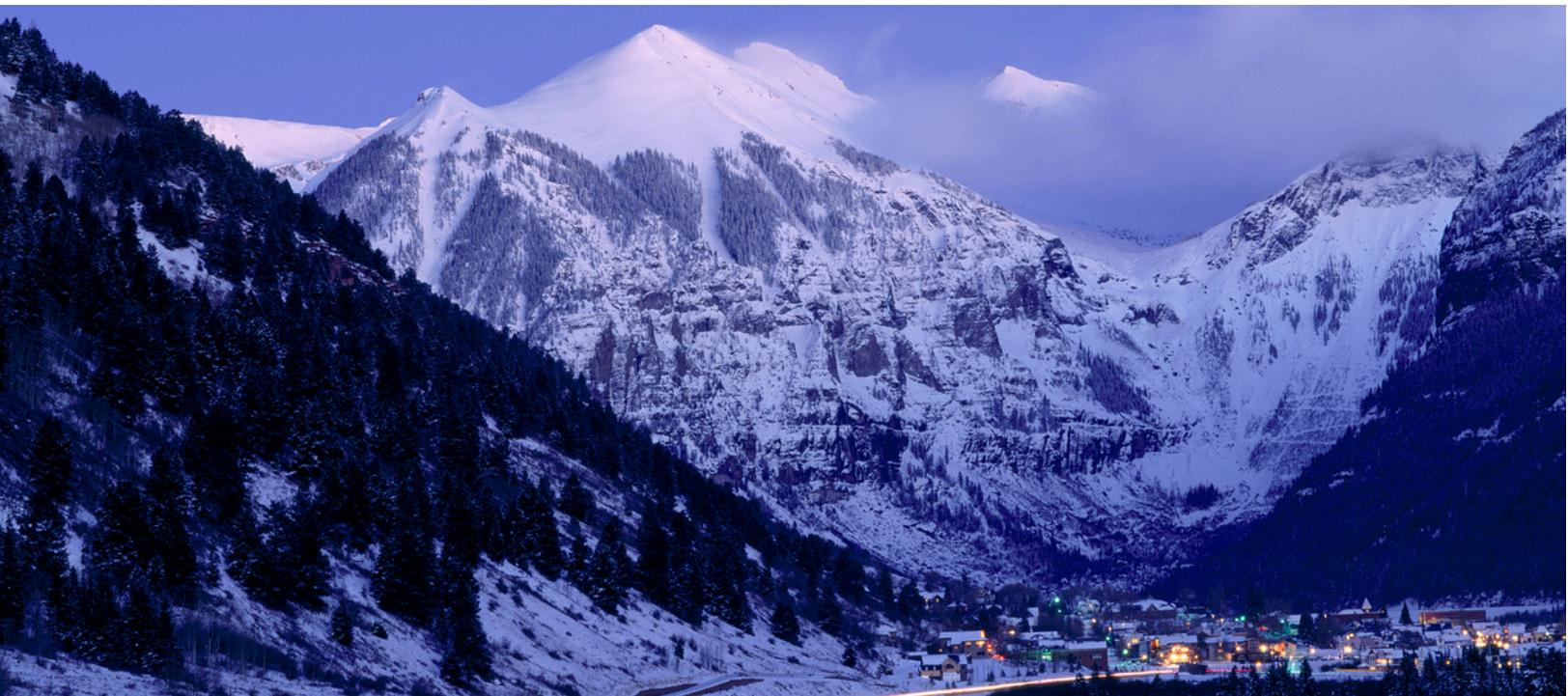
Summer Vending

- Summer vending applications are due Friday, March 14th. The Vending Subcommittee meeting will meet on March 27th to grant summer permits. Implementation of the new licensing platform, Eproval, was a success. Applications are now accepted online through Eproval.

FINANCE

Tax Update & Economic Dashboard

- **Tax Data for Sales Tax: Overall, STR, Retail, Food & Beverage:** As reflected in the most recent reconciled tax collection data ([Telluride Tax Data](#)), November sales tax revenue has decreased 10% year-over-year (YOY) from 2023. While lodging and short-term rental (STR) sales tax revenue has increased by 25%, retail and food & beverage (F&B) sectors have experienced declines of 22% and 28%, respectively.
 - For additional insights into broader economic trends, please refer to the [Telluride Economic Dashboard](#).



PARKS & REC

Facilities

- **Hanley Pavillion:** With the arrival of spring, all ice rinks have officially closed for the winter season. However, the sledding hill and Nordic ski track will remain open as long as conditions allow.
- **Temporary Winter Housing:** The Winter Housing Program in the Town Park parking lot is set to wrap up for the season on Sunday, April 13. Looking ahead, the Town Park Campground will open for the summer on May 16, with online reservation booking windows now available on the Town website. The first booking window, covering May 16 – June 13, opens at 9 a.m. on April 22.

Recreation

- **Open Gym:** Adult open gym programming will conclude for the season on March 27. Meanwhile, the Pavilion will be busy starting March 12, hosting after-school practices for youth lacrosse and soccer clubs.
- **Summer Programming:** Registration is currently open (as of March 5) for the following Parks & Recreation programs:
 - Youth baseball
 - Swim team
 - Adult softball

Seasonal Summer Positions

- **Work with us:** Parks & Recreation is actively hiring for the summer season, with opportunities available for both pool and maintenance staff. Those interested are encouraged to apply soon!



PUBLIC WORKS

Transit

- **Galloping Goose Goes Electric:** The Town's commitment to sustainable transit took a major step forward this month with the introduction of its first zero-emission, all-electric bus, which officially entered service on March 6, 2025. Funded through a grant award, this addition marks a significant milestone in reducing emissions and enhancing environmentally friendly transportation options for the community.

Regional Wastewater Treatment Plant

- Significant infrastructure improvements are underway at the Regional Wastewater Treatment Plant:
 - Headworks in-kind equipment replacement is in progress, with TKF replacing the grit chamber system, classifier, fine screen, and dry chemical feed system.
 - Ulliman Schutte Construction, LLC has been selected to install a redundant screw press dewatering system, enhancing operational efficiency.
 - The design team is finalizing plans for the laboratory renovation and preparing bid documents for the upcoming request for proposals/qualifications.



PUBLIC WORKS

Streets & Utility Maintenance

- The 2025 Mill, Patch, and Overlay Program has been published and is now open for bidding on Bidnet Direct.
- Public Works has received a CDOT and CMAQ grant for a future all-electric street sweeper and is awaiting official award confirmation from CMAQ.
- Scheduled to begin in April 2025, this project will enhance the Town's sewer infrastructure using trenchless technology. Public Works has engaged C&L to reline the existing sanitary sewer mains connecting the Town to the Wastewater Treatment Plant. This process will restore structural integrity to the sewer system while reducing inflow and infiltration (I&I) —ultimately decreasing the volume of excess water requiring treatment at the plant.
- Accessibility ramps on Colorado Avenue (between Aspen and Alder) are set for installation starting mid-April 2025.
- The S. Pacific Avenue project—which includes a 10-foot sidewalk and right-of-way enhancements between Mahoney and Davis—is currently open for bidding.
- Mahoney Bridge design is actively progressing.
- The Transit Addition Project is undergoing environmental review by the FTA, with construction scheduled to begin in April.
- The S. Fir Bridge Project has been suspended due to high bid amounts and funding constraints. Public Works is reassessing options.

