



MANAGER'S REPORT

Tuesday, September 9, 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.

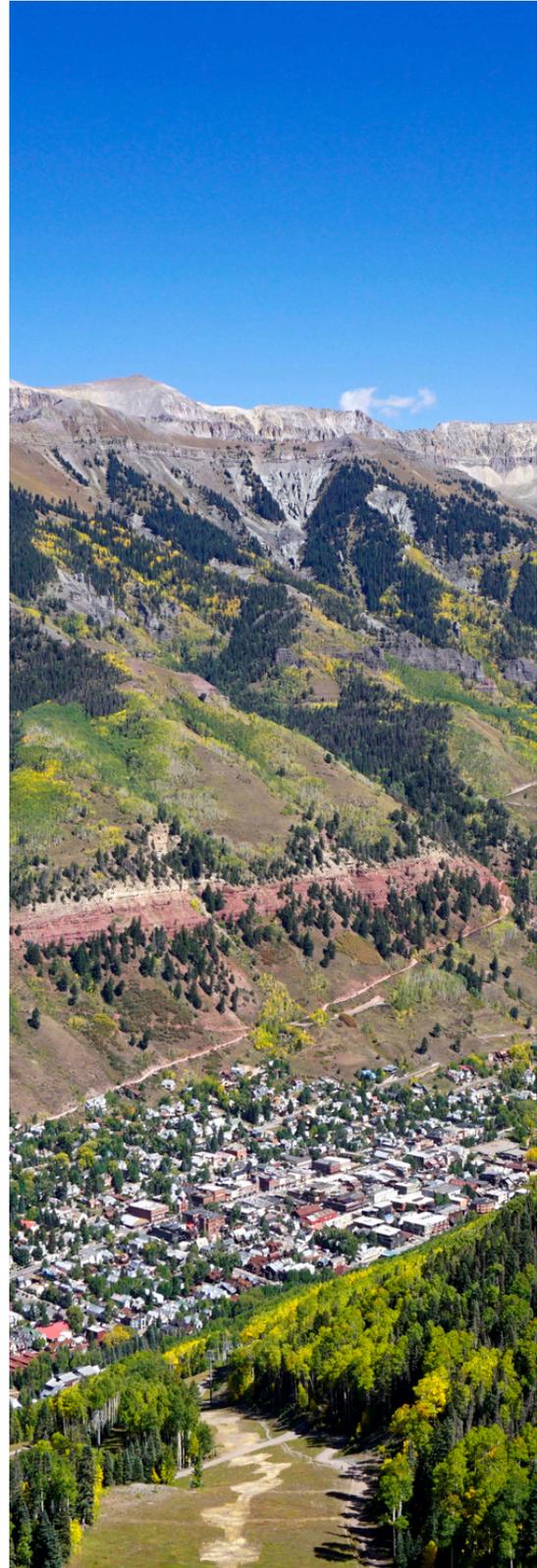
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

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:

- **Manager's Office:** Black Bear Awareness Week
- **Housing Development:** Canyonlands, Shandoka Building F, Voodoo Housing, Virginia Placer, Lift 7, Lot L, Carhenge, regional housing needs
- **Public Works:** Main Street ramps, Pacific Ave upgrades, paving program, water restrictions, Pandora plant repair, sediment pond excavation
- **Parks & Recreation:** Campground and pool, fall programs, recent and upcoming special events
- **Open Space:** Reach 3 River REstoration Project
- **Clerks:** Election Update
- **Historic Preservation, Planning & Building:** Comprehensive plan update

Sustainability

- **Black Bear Awareness Week:**

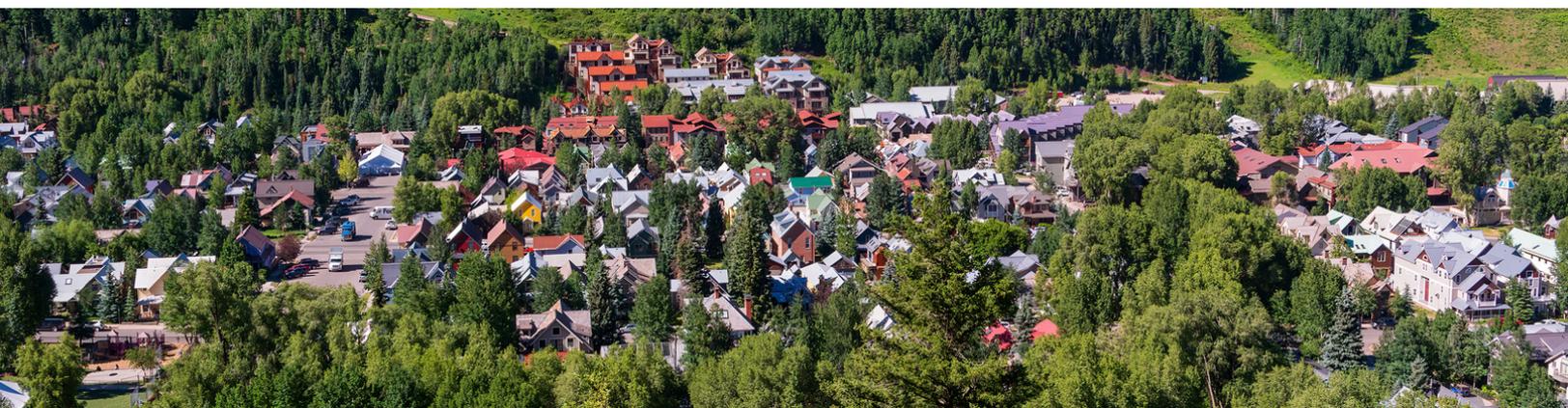
September 7 - 13 is Black Bear Safety Week in the Town of Telluride. The Town encourages all residents to redouble their efforts to protect local bears as they begin their increased feeding period to prepare for winter hibernation. This includes securing all waste streams by locking all waste containers and latching all bins, locking all windows and doors accessible from the ground (including on vehicles), keeping all pet food inside, and removing any bird feeders that could be reached by a bear from the ground or by climbing. Also remember to always keep a significant distance between yourself and any bear you might encounter in town or on the trail. more information at <https://www.telluride-co.gov/717/Bear-Safety>



MANAGER'S

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**
 - Scope: 36 deed-restricted units (28 rental, eight for-sale) and three free-market units.
 - Team: Servitas LLC / BCC
 - Past Activities: Ground Lease, Replenishment Resolution, and THA Resolution approved in 2024. Financing closed in February. Building permit for Canyonlands and Demo permit for Tower House issued in January—site-prep permit issued for Tower House in June.
 - Status: Under construction
 - Projected Completion Date: Spring 2026 Approx.
 - AMI Target: 120% average
- **Shandoka Building F Phase 1**
 - Scope: Remodel of 9 existing rental units and addition of 3 studio units.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: CO obtained on November 7, 2024
 - Status: Complete and in warranty.
 - Move-ins: Complete
 - Approx. AMI Target: 120%
- **Shandoka Building F Phase 2**
 - Scope: Remodel of 14 existing units, expansion of 3 units, and addition of 2 new studio units and one new 2-bedroom unit.
 - Team: Cushing Terrell Architects / Shaw Construction
 - Past Activities: Authorization to Proceed, Building Permit, and Financing approved in late 2024.
 - Status: Under construction
 - Projected Completion Date: Late November 2025, Approx.
 - AMI Target: 120%



MANAGER'S

Housing Development

- **Voodoo Employee Rental Housing Project**
 - Scope: 27 rental units and 3,600 sq. ft. of tenant-finished commercial space including the Youth Center (Shed) and Free Box.
 - Team: CCY Architects / Shaw Construction
 - Past Activities: CO obtained October 1st; Shed tenant finish completed. Commercial tenant improvements underway.
 - Status: Project complete and under warranty. Youth Center occupied and commercial space leased.
 - Projected Completion Date: Residency occupancy began October 2024, Shed occupancy began May 2025, Commercial tenant improvements underway.
 - Approx. AMI Target: 110–170%, averaging 140% (120% with grant)
- **Virginia Placer Phases 2A & 2B**
 - Scope: Phase 2A includes 9 units for Town operational needs (on-call, temporary, recruitment, seasonal, long-term). Phase 2B includes an estimated 10–12 rental units serving in-town taxing districts.
 - Team: Keo Studioworks / Shaw Construction
 - Past Activities: HARC approvals obtained for both phases. COP financing approved February 4th. Value engineering in progress; revised GMP for Phase 2A approved by TC at June meeting.
 - Status: Building Permit submitted for 2A – utility work underway; Pre-construction for 2B
 - Projected Completion Date: TBD Approx.
 - AMI Target: TBD



MANAGER'S

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:
- **Carhenge Redevelopment**
 - Scope: Conceptual Redevelopment of Carhenge property with 200–300 housing units, 10,000–20,000 sq. ft. of neighborhood commercial space, community-supporting accommodations, and childcare.
 - Team: Design Workshop / OK Architects
 - Past Activities: Phase 1 MOU with TSG approved in 2024; Phase 2 MOU approved in January. Neighborhood meetings held in March and April. Open House held in June
 - Status: Phase 2 planning and preliminary engineering underway; Town Council update scheduled for September 9th meeting
 - Next Steps: HARC Worksession; Complete Conceptual PUD and preliminary subdivision applications
- **Lot L Redevelopment**
 - Scope: Conceptual 900-vehicle parking structure, 30–40 housing units, 2,000 sq. ft. of transit-oriented commercial space, and a childcare facility, consistent with the SACP.
 - Team: Cushing Terrell Architects / Desman (Feasibility & Conceptual Planning), Design Workshop / Cushing Terrell Architects (Preliminary Plan)
 - Past Activities: Feasibility study and conceptual plan completed in 2022– 2023; MOU for Preliminary Plan development approved in January.
 - Status: Preliminary planning, cost estimation, and public process underway; HARC WS held on June 18th; Town Council update scheduled for September 9th meeting
 - Next Steps: Complete the Preliminary Plan, cost estimates, and financing strategy by mid-2025



CLERKS

2025 Regular Municipal Election

- Five candidates are running for Town Council: Dan Enright, J. Meehan Fee, Marisa Marshalka, Kristen Permakoff, and Mindy Smith. There will be four vacancies.
- There are no candidates for town meeting moderator.
- Ballot language will be certified to the county clerk and recorder on Friday, September 5th.

KEY DATES FOR THE 2025 MUNICIPAL ELECTION



HISTORIC PRES, PLANNING, BUILDING

Staff Training

- The Building Official and Building Inspector participated in “Code Readiness for Colorado Mountain Towns” on August 27th in Eagle. The event/training, hosted by Mountain Towns 2030 (“MT2030”), focused on the new State-mandated Wildfire and Resiliency Code and the Model Low Energy and Carbon Code (“LECC”) with presentations given by representatives from the State of Colorado Energy Office and the State of Colorado – Division of Fire Prevention & Control

HISTORIC PRES, PLANNING, BUILDING

Comprehensive Plan Update

- Staff have been working closely with the consulting team from Logan Simpson on Phase 1 of the three-phase project to develop a new Comprehensive Plan for the Town of Telluride. Community input remains central to shaping a plan that reflects Telluride’s collective vision for the future.

Community Engagement Highlights

- **Strong Kickoff Participation:** More than 380 community members participated in Comprehensive Plan Kickoff Week events and programs (July 21–24).
- **Bilingual Outreach:** English- and Spanish-speaking staff and consultants were present at all in-person and virtual events to ensure accessibility and inclusivity.
- **Survey Participation:** To date, 285 responses have been received for the first community input survey, which focuses on Vision and Core Values. The survey—available in both English and Spanish—remains open until September 30 on the Comprehensive Plan landing page.
- **Featured Project:** The Comprehensive Plan is highlighted as a “Featured Project” on the EngageTelluride.org homepage, providing residents with easy access to updates and opportunities to participate.
- **Community Engagement Map:** An interactive map has been launched to capture location-specific feedback and ideas from the community.
- **Ongoing Outreach:** Project updates are distributed in both English and Spanish, and bilingual Project Consultant Rocio Ramirez participated in the August CAFI meeting to expand awareness and gather additional input.

Next Steps

- **Monthly Work Sessions:** Staff continue to facilitate monthly Comprehensive Plan work sessions with the Planning & Zoning Commission to integrate feedback and guide development of draft materials.
- **Upcoming Engagement Opportunities:** Additional in-person, virtual, and hybrid events are being planned for the coming months to maximize participation and ensure the plan reflects the diverse voices of the Telluride community.
 - Click here to take our first brief survey to tell us what matters most to you.
 - Click here to interact with our community engagement map.
 - Visit bit.ly/totcompplan to stay connected throughout the planning process

- Town Park
Campground is
- Town Park Pool
is closed for the

PARKS & REC

Facilities and Parks Maintenance

- Town Park Campground is open and the online reservation booking windows are posted on the Town website. The last night for camping is October 5th.
- Town Park Pool is closed for the summer season.

Recreation Programming

- **Fall Programming**
 - Adult Coed Soccer League
 - P&R Youth Soccer (kindergarten and first grade)
 - Club Youth Soccer

Special Events

- **Recent Events on Town Property:**
 - Telluride Jazz Festival: August 8 – 10
 - Mushroom Festival: August 13 – 17
 - SHOW Bar Concert Series: August 21
 - Camp Alderwild (Planet Bluegrass Concert): August 22 & 23
 - Mountain Run: August 23
 - Film Festival: August 27 – September 1
 - Alley Fest: September 4
 - Imogene Pass Run: September 6
- **Upcoming events on Town property**
 - August Concert Series: September 9
 - When Dishwashers Were King Premiere: September 10
 - Blues & Brews Festival: September 12 - 14
 - Mountains to Desert Classic: September 20
 - Show Bar Concert Series: September 25
 - Autumn Classic: September 25 – October 1
 - Deep Creek: September 27
 - Suicide Awareness and Prevention Walk for Hope: September 28



OPEN SPACE

Valley Floor Reach 3 River Restoration Project

- Work has begun on the Reach 3 River Restoration Project on the Telluride Valley Floor Open Space. This project is being constructed in coordination with the Trout Unlimited/USFS river restoration project on federal land up- and downstream of the Boomerang Rd. Bridge. The Reach 3 Project will create 1,320 linear feet of new meandering channel downstream of the USFS/TU site and is projected to be completed by mid-November 2025.



PUBLIC WORKS

Streets and Utilities

- **Main Street Accessibility Improvements:** The several weeks of rain have caused delays in construction. All concrete ramps have been completed, and the items on the concrete punch list have been addressed. The only tasks remaining are the asphalt patchbacks at Alder and Willow. TGI is scheduled to arrive in late September to carry out the patchback work that was performed during the ramp installation.
 - Stay Informed
 - Learn more at bit.ly/totmainstreet
 - Text MAIN to 38276
- **Pacific Avenue Improvements:** Telluride Gravel (TGI) has finalized the construction of all ramps at the junction of W. Pacific and S. Davis. The subsequent significant task involves pouring the stamped crosswalks and stormwater valley pans at the Pacific/Davis intersection. .
 - This operation will necessitate the closure of the intersection for several days and will result in a detour directing traffic to S. Townsend towards Pacific or the southern alley, providing access to residents and businesses located along Pacific east of Davis, as well as S. Davis and the alley south of W. Pacific
- Public Works, Parks, and the project arborist met on-site to evaluate the Cottonwoods west of the Carhenge Bridge during excavation. Once roots were exposed, it became clear the trees were unlikely to survive and now pose a significant safety risk due to instability and the potential for falling. After expert consultation, removal is necessary to protect both crews and the community. To support long-term restoration, three additional trees will be included in the revegetation plan.
 - Stay Informed
 - Learn more at bit.ly/totpacificave
 - Text PACIFIC to 38276



PUBLIC WORKS

Streets and Utilities

- **2025 Paving Program:** The paving program will address priority streets identified in the 2024 Pavement Condition Index (PCI) Study.
 - Contractor: TGI
 - Schedule: Streets are planned to be milled Sept. 29 through October 1. The following week is scheduled for Overlay.
 - Parklets that are within the 2025 overlay program on Colorado must be removed by October 1.
 - Scope: Asphalt overlay and patching town-wide
 - Public Outreach: Notifications will be issued when the schedule and street segments are confirmed.
- **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
 - Current Status: The project’s 90% design is delayed pending completion of the final Geotechnical Report, which is required to finalize the foundation design. The overall schedule remains subject to change.
 - Next Steps: Final design this fall.
- **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 Streets & Utilities Division
 - 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

PUBLIC WORKS

Water and Wastewater

- **Water Restrictions**

- The Town of Telluride has implemented outdoor water restrictions starting, **Friday, August 22**, in response to ongoing drought conditions and reduced water availability. Public Works will be completing scheduled maintenance at the Pandora Water Treatment Plant over the next several weeks, which will require occasional shutdowns. During this period, Mill Creek will serve as the primary treatment facility. At the same time, raw water sources continue to show lower-than-normal flows for the season. These restrictions are a proactive measure taken out of an abundance of caution to ensure water resources remain reliable and that ongoing projects can move forward without interruption. Neighboring communities, including Mountain Village, have adopted similar measures in recent weeks. Staff will continue to closely monitor water supply conditions and make adjustments to restrictions as necessary, including easing them if circumstances improve. The Town appreciates the community's cooperation and support in conserving water during this time, which plays a vital role in protecting resources and maintaining reliable service for everyone.



- **Sanitary Sewer Rehabilitation**

- Contractor C&L has completed the planned pipe lining within the Town. Phase two will start late September and will be focused on lining the existing sewer main along the valley floor with UV trenchless technologies
 - Stay Informed:
 - Learn more at bit.ly/totsewerlining
 - Text 'TELLURIDE' to 38276

PUBLIC WORKS

Water and Wastewater

- **Sediment Pond South of Alder at Colorado**

- During the installation of stormwater systems at the intersection of Colorado and Alder, it was found that the sediment pond had reached its maximum capacity. To restore the bottom to the appropriate elevation, it is necessary to remove 4 to 5 feet of sediment from the pond.

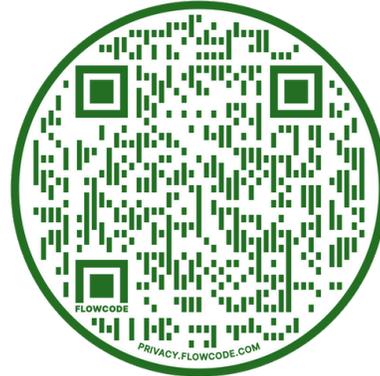


- **Pandora Water Plant – Emergency Liner Replacement**

- Telluride Public Works is moving forward with an emergency procurement to replace the failed liner in the Clean-in-Place (CIP) tank at the Pandora Water Plant. Following an assessment by Kinser Membrane Solutions and consultation with TMI, staff is proceeding with the installation of a fiberglass coating to ensure the plant remains operational and prepared to meet increased production demands this winter.



ENGAGE TELLURIDE



engagetelluride.org

QUESTIONS?

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