



MANAGER'S REPORT

Tuesday, October 21, 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.

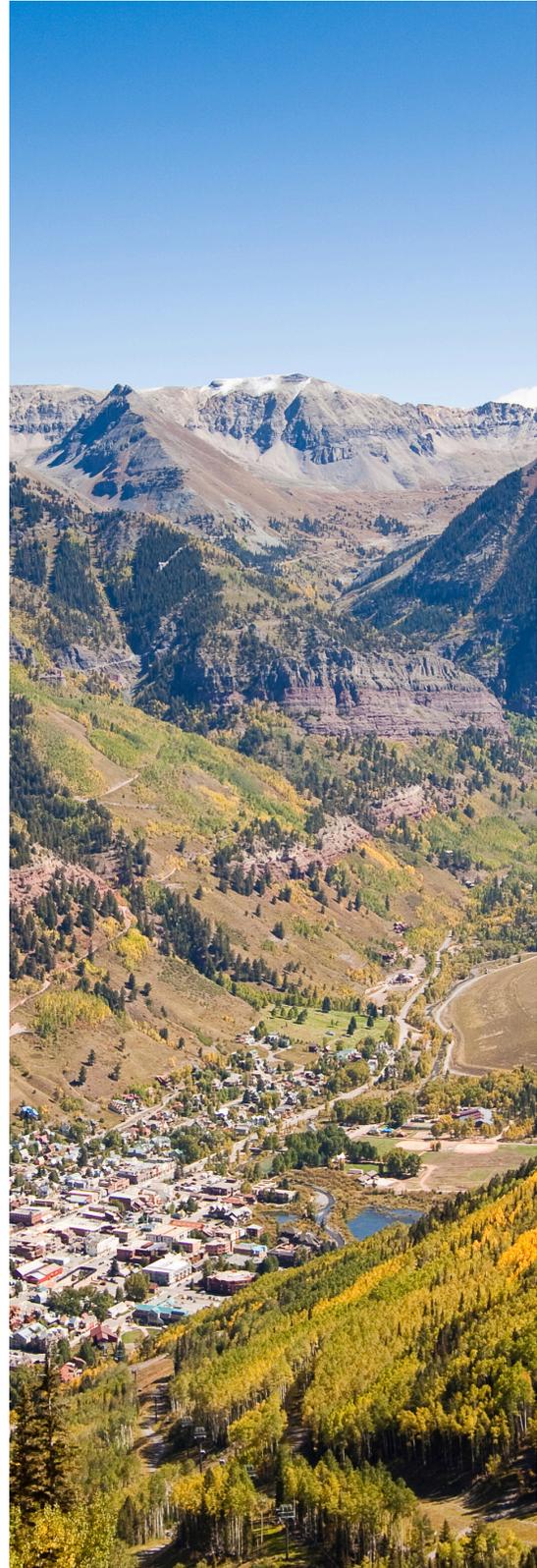
Parks and Recreation supports Telluride's outdoor lifestyle by maintaining parks, recreational facilities, and special events.

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:** Merchat Meetings, Noel Night Planning, EV Ride and Drive, River Restoration.
- **Housing Development:** Canyonlands, Shandoka Building F, Voodoo Housing, Virginia Placer, Lift 7, Lot L, Carhenge, regional housing needs
- **Clerks Department:** Regular Municipal Election coming up.
- **Finance:** RETT, Sales, STR Excise, and Town Lodgers' Tax Updates.
- **Historic Preservation, Planning & Building:** Comprehensive Plan, P&Z Training, Building Code Updates, Historic Preservation Awards.
- **Marshal's Department:** Public Safety Announcement: Secure Bikes and Personal Belongings.
- **Parks & Recreation:** CCAASE grant applications, fall programming, recent and upcoming special events
- **Public Works:** Milling and Paving, Pacific Avenue Improvements, Stillwell Emergency Line Replacement, Angled Parking Pilot Program Comes to an End.

Communications

- **Merchant Meeting:** The Town of Telluride hosted a Merchant Meeting on Tuesday, October 11, to discuss Noel Night, Fall Construction, 2026 Town Council Goals and Objectives, Fats, Oils, and Grease, and Wayfinding. The meeting recording can be found at bit.ly/totmerchantmtgs.
 - Feedback was gathered from attendees, relaying the following:
 - A Town-hosted meeting dedicated to Noel Night would be beneficial and will be held on Wednesday, November 5, at 1:00 pm.
 - A request that a multi-year lease for summer parklets be brought to Town Council for review.
- The next Town of Telluride Merchant Meeting will be held on Tuesday, December 9, at 1:00 pm. This will be a joint meeting held at Rebekah Hall - Council Chambers and on Zoom. TMVOA, the Town of Mountain Village, Telluride Tourism Board, and Colorado Flights Alliance will be present for season previews and more.

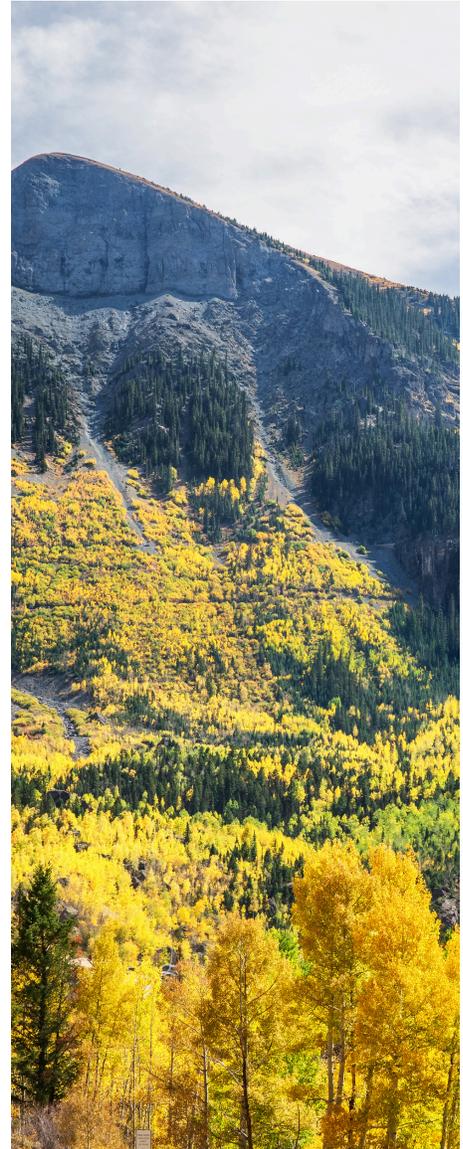
MANAGER'S OFFICE

Sustainability

- **Electric Vehicle Showcase, October 10:** The Town of Telluride partnered with the Town of Mountain Village, EcoAction Partners, and 4CORE to put on its annual Electric Vehicle Showcase on Friday, October the 10th. Despite inclement weather, members of both Town staffs, community volunteers, and car dealers brought electric vehicles and equipment ranging from the Parks & Recreation department's lawn equipment and snowblower, to the Transit Division's all-electric Galloping Goose, to a number of privately owned EVs and plug-in hybrids. Attendees tried out leaf blowers, test drove dealer EVs, and learned from current EV owners about driving and charging EVs in our region.
- This occasion is a good reminder for community members that SMPA offers rebates for purchasing electric equipment like string trimmers or electric leaf blowers, and that the State of Colorado still has significant rebate programs in place for fully electric and plug-in hybrid electric vehicles.
- The SMPA rebates can be found at smpa.com/energy#berebates, and the Colorado Energy Office EV rebates can be found at energyoffice.colorado.gov.

Open Space

- **Valley Floor Reach 3 River Restoration Project:** The Reach 3 River Restoration Project on the Telluride Valley Floor Open Space has been completed (October 14th) ahead of the mid-November 2025 deadline. This project was 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 created 1,320 linear feet of new meandering channel downstream of the USFS/TU site. Work by Trout Unlimited on the adjacent USFS land is planned to continue until early to mid-November.



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 issued for Canyonlands in January and Tower House in July.
 - Status: Under construction
 - Projected Completion Date: Canyonlands Q3 2026, Tower House Q4 2026
 - Approx. AMI Target: 120% average
- **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
 - AMI Target: 120%



MANAGER'S

Housing Development

- **Virginia Place Phases 2A and 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, potential partnerships with in-town taxing districts.
- Team: Keo Studioworks / Shaw Construction
- Past Activities: HARC approvals obtained for both phases; revised GMP for Phase 2A approved by TC at June meeting; COP financing completed
- Status: Building Permit submitted for 2A – utility work underway; 2B value-engineering in progress
- Projected Completion Date: 2A- September 2026
- AMI Target: TBD

- **Carhenge Redevelopment**

- Scope: Conceptual Redevelopment of Carhenge property with 220-240 housing units, +/-10,000 sq. ft. of neighborhood-serving and public uses (restaurant/bar, fitness center, music room and retail)
- Team: Design Workshop / Olson Kundig Architects
- Past Activities: Phase 1 MOU with TSG approved in 2024; Phase 2 MOU approved in January. Neighborhood meetings held in March, April, and August; Open House held in June; Town Council worksession in July. Town Council review of Concept Plan on September 9th; HARC worksession on September 17th.
- Status: Phase 2 Concept Plan/Engineering completed
- Next Steps: Complete Carhenge Conceptual PUD and Preliminary Subdivision applications

- **Lot L Redevelopment**

- Scope: Preliminary Plans for 900-vehicle parking structure, 50-60 housing units, 7,600 sq. ft. of transit-oriented and neighborhood-serving commercial/public uses, including childcare facility, fitness, food bank and small food and beverage 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.
- Neighborhood meetings held in March, April, and August; Open House held in June; HARC worksession in June; Town Council worksession in July.
- Status: Preliminary Plan completed (with an “Alternate 2”) and reviewed at September 9th Town Council worksession.
- Next Steps: Conduct additional community meetings on Alt. 2, develop plans for reviewing boards’ consideration, cost estimates, and operational and financing strategies, for the Alt. 2 Plan.

MANAGER'S

Housing Development: Complete Projects

- **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 completed.
 - Status: Project complete and under warranty. Youth Center occupied and commercial space leased.
 - Projected Completion Dates: Residency occupancy began in October 2024, Shed occupancy began in May 2025, and Commercial tenant improvements were completed in early September.
 - Approx. AMI Target: 110–170%, averaging 140% (120% with grant)
- **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%



CLERKS

2025 Regular Municipal Election

- The Town's informational mailing was sent to all households with a registered elector on October 2nd. This mailing included the ballot language as it will appear on the ballot, by title, and the full ballot language as referred by Town Council.
- Ballot Issue Notices were mailed by the County Clerk and Recorder on October 3rd. The Town Clerk received one con statement for Ballot Issue 2A, three con statements for Ballot Issue 2B, and one pro statement on Ballot Issue 2B. The pro statement for 2B was not received by the constitutional deadline and, therefore, was not included in the Ballot Issue Notice.
- Town Council Candidates Marisa Marshalka and Mindy Smith withdrew their candidacy on October 13th and October 16, respectively, by filing an Affidavit to Withdrawal with the town clerk. Since the ballots have already been printed, both names will still appear on the ballot; however, any votes cast for either Mashalka or Smith will not be counted. The Town will continue to communicate next steps to the electorate to ensure everyone is informed.



FINANCE

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 August are at 63% of the budget, which is slightly lower than anticipated, as we are 67% through the year. This revenue source can be difficult to compare month over month due to historical variability. It is, however, we are on track to meet the 2025 budgeted revenue, and staff will continue to monitor this revenue closely.
- **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.
 - August sales tax revenues collected in September have increased by 13% overall. Retail In-Town is up 31% compared to 2024, while retail food and beverage sales are up 4% compared to 2024. Revenues from lodging, property management, and short-term rentals have grown by 7%. Year-to-date sales tax is up 6% compared to the same period in 2024.
- **Short Term Rental Excise Tax for Affordable Housing (2.5%):** All bookings on 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 has increased by 4.1% for August compared to 2024. Year to date, this tax revenue is up 16.4% 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 has decreased by 5.1% for August compared to 2024. Year to date this tax revenue is up 9% year over year compared to 2024.

Tax Reports



bit.ly/tottaxes

HISTORIC PRES, PLANNING, BUILDING

Historic Preservation Division

- **2025 Preservation Awards:** HARC members will be reviewing nominations for the 2025 HARC Preservation Awards and making their recommendations for award recipients at the October 15th HARC Meeting. Town Council will approve and announce the 2025 Preservation Award recipients at the November Town Council meeting.

Planning Division

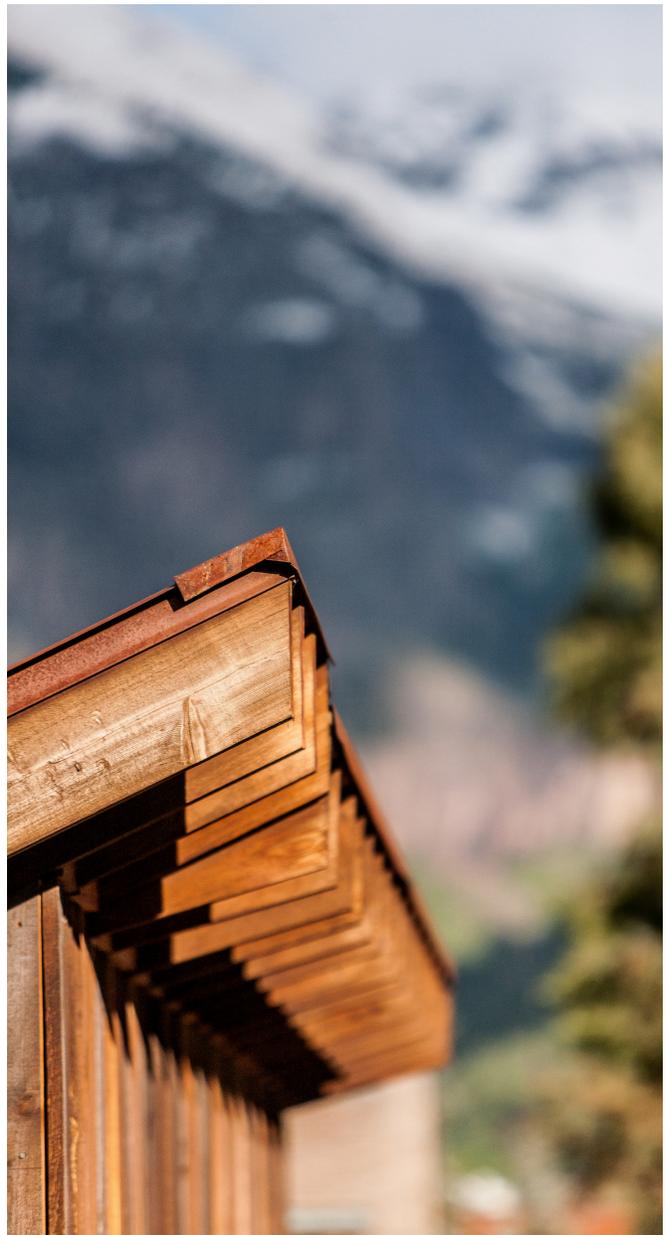
- **Comprehensive Plan Update:** Telluride Comprehensive Plan consultants from Logan Simpson and HPPB staff will be facilitating community engagement sessions (in person and hybrid) from October 27-30 as the next step in this year-long community planning effort. Programming will include roundtable discussions, a bilingual community engagement event, a Community Advisory Committee meeting, and a work session with the Planning & Zoning Commission. The roundtable discussions will focus on collecting community input on key themes to guide the next phase of the Comprehensive Plan project: Infrastructure & Housing, Community Character, Environment & Recreation, and Economy. Stay connected throughout the process by visiting Engage Telluride at bit.ly/totcompplan.
 - A Comprehensive Plan status update will be provided to Town Council at the November Town Council meeting.
- **P&Z Training:** On September 25th, the Planning and Zoning Commission participated in an annual P&Z training facilitated by Allie Slaten, Assistant Town Attorney. The interactive session was beneficial to both new and long-term Commissioners.



HISTORIC PRES, PLANNING, BUILDING

Building Division

- **Building Code Updates:** 40 contractors, builders, architects, and engineers participated in the Telluride Building Code Updates information session held on October 7, 2025. Building Division staff provided an overview of the key updates contained in the recently adopted codes and amendments. Staff then responded to questions from participants and referred them to additional resources. The HPPB Department thanks Telluride Fire Protection District, Public Works Department, and Marshal's Department staff for participating in the session to respond to questions and serve as a resource to the building community. The Building Inspector developed a 1-page summary handout for participants, and additional information/links to resources related to the code updates will soon be added to the Town website.



MARSHAL'S

Public Safety Reminder

Secure Personal Belongings

- The Marshal's Department would like to remind the community of the importance of securing personal property. In recent weeks, officers have received several reports of stolen bicycles—each of which had been left unsecured. In some cases, these incidents were reported weeks or even months after the fact, which significantly limits our ability to investigate and recover stolen property.
- We encourage all residents to help us reduce preventable thefts by locking up bikes and other valuables promptly and reporting any incidents to the Marshal's Office as soon as possible.



PARKS & REC

Facilities and Parks Maintenance

- Town Park curfew changed from 10pm to 9pm on October 1
- Town Park Campground closed for the 2025 season on October 6
- Hanley Rink opened for the 2025 -2026 season on October 8
- Seasonal facility winterizations are underway
- Warming Hut & Washstand Grand Opening and an Open House for Town Park Core Area Improvement Projects will take place on Thursday, October 23 from 4:00pm – 5:30pm
- A handful of small projects are underway: pavilion fire suppression improvements, pavilion boiler replacement and heat recapture project
- Last day of court reservations is October 31

Recreation Programming

- **Fall Programming**
 - Club Youth Soccer
- **Winter Programming**
 - Coed Current Club program operations:
 - Youth Hockey, Figure Skating, and Curling
 - Current P&R Department program operations:
 - Public Skating, Youth & Adult Drop-In Hockey, Men's Hockey, Women's Hockey, and the Adult Development Hockey Program
 - Upcoming P&R Department program operations:
 - Adult Open Gym Activities (pickleball, volleyball, basketball, soccer, and climbing) begin November 3
 - Adult Coed Hockey registration is underway, and games start mid-November

Special Events

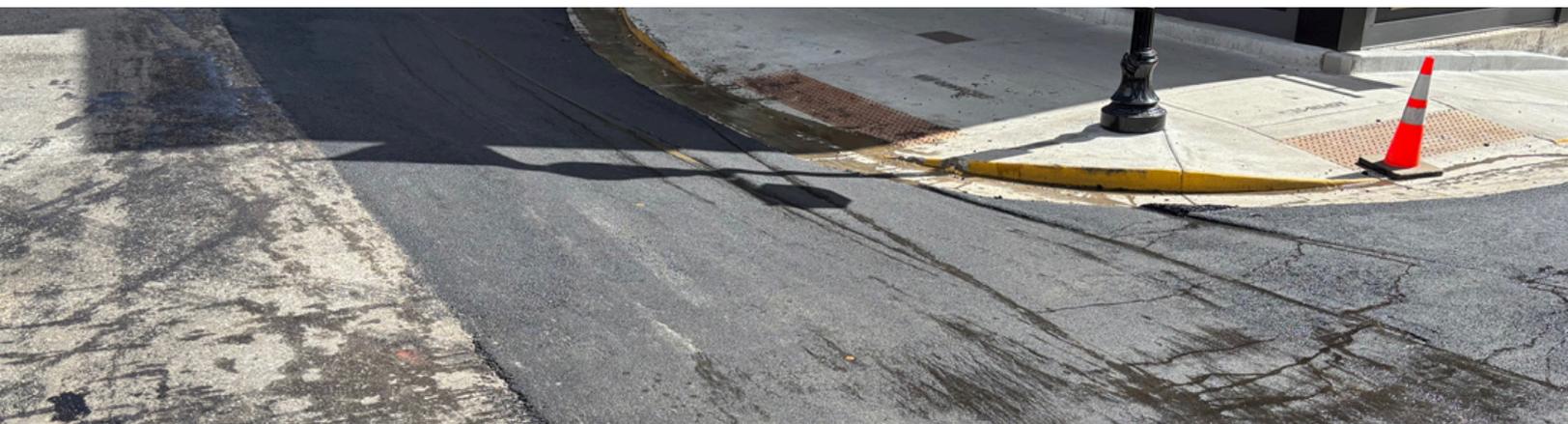
- **2026 CCAASE Grant Process**
 - The 2026 CCAASE grant application closed at 11:59 p.m. on September 22.
 - 30 Community Support and 13 Arts & Special Events applications
 - Grant allocation meeting will be January 7, 2026
- **Recent Events on Town Property:**
 - KOTO 50th Birthday Bash: October 4
 - Horror Show: October 10 - 13



PUBLIC WORKS

Streets and Utilities

- **Colorado Avenue Bump-Out – Accessibility Improvements:** The asphalt patches related to the ramps were milled and repaired by TGI. At the southeast corner of Aspen and Colorado, the asphalt hump was milled out and then patched to eliminate the hump and establish a straight grade.
- **Pacific Avenue Improvements - Complete Streets Project:** The intersection at S. Davis Street and W. Pacific Avenue has been completed and is now open to both vehicle and pedestrian traffic. Final grading will continue, with topsoil placement planned before winter to stabilize the area. Landscaping and finishing plantings will take place in spring 2026 when conditions are appropriate.
- W. Pacific Avenue between Mahoney Drive and S. Tomboy Street will remain closed through the duration of the project. The River Trail remains open for pedestrian access, and Carhenge parking continues to be accessible from Tomboy Street.
 - **Upcoming Work – What to Expect (Next 2 Months)**
 - 700 Block of Pacific (Mahoney to Tomboy) will remain an active construction zone through fall. Work will include utility work, curb and gutter installation, concrete v-pans, pedestrian crossings, and prep for winter stabilization.
 - Winterization Measures will begin in late October/November, including surface stabilization, cold-weather paving prep, and ensuring all pedestrian routes are safe and well-marked through the winter season.
 - Anticipated Weather Delays: Heavy rainfall in the coming weeks may cause intermittent schedule shifts. Any schedule shifts will be communicated through EngageTelluride.org and text/email alerts as soon as confirmed by the field team.
 - Temporary Surface Conditions: Residents should anticipate compacted gravel and temporary surfacing in some sections until final paving can occur under optimal temperatures.
 - Landscaping & Streetscape Elements will be installed once major utility and concrete work is complete, with most elements scheduled for spring installation.



PUBLIC WORKS

Streets and Utilities

- **Pacific Avenue Improvements - Complete Streets Project (Continued):**
 - **Community Access & Communication**
 - River Trail pedestrian access will remain prioritized throughout construction, even during road closures.
 - Carhenge will continue to be accessible from Tomboy Street, though circulation patterns may shift—wayfinding signage will be updated as closures move.
 - Weekly updates will continue to be provided via EngageTelluride.org, and the 3-week look-ahead schedule will be refreshed every Thursday.
 - **Overall Schedule**
 - The project remains on schedule for substantial completion before December 31, 2025, with final surfacing, landscaping, and amenity installations expected in spring 2026 when temperatures and conditions allow for high-quality finish work.
 - **Budget Changes**
 - The FY2025 Capital Fund reflects adjustments to align with the updated schedule for the Pacific Avenue and Southwest Area Improvements project. The project will now be completed in a single construction season rather than over two years (\$1.5 million in 2025 and \$2.5 million in 2026), which consolidates the previously planned funding into 2025.
- **Angled Parking Pilot Transitioning to Parallel for Winter Operations**
 - As part of the Angled Parking Pilot, the Town will transition the angled parking on the north side of West Colorado Avenue from Davis to Aspen back to a parallel parking configuration to support winter operations. Town crews will cover the angled striping with black paint during the first week of November, weather permitting.



PUBLIC WORKS

Streets and Utilities

- **2025 Paving Program:** The Milling, Patching, and Paving Fall Program is complete. Punchlist items will be addressed in the next few weeks.

Water and Wastewater

- **Sanitary Sewer Rehabilitation:** The sewer relining project has been completed for this year; however, the contractor, C&L, is scheduled to return in the spring of 2026 to finish two sections on the west end of the project, close to the Wastewater Treatment Plant, and to perform point repairs in areas where minor leaks in the sanitary sewer main are still present. The two sections that require completion will need further cleaning prior to the installation of the liner. This process requires specialized equipment that will not be accessible until after the winter season.
 - Purpose: These efforts are part of a larger rehabilitation strategy to extend the life of aging infrastructure and reduce groundwater infiltration into the sanitary sewer system.
 - Public Communication: Affected residents are receiving advance notification by mail from C&L outlining the work schedule, process details, and contact information for questions or concerns
 - Stay Informed:
 - Visit bit.ly/totsewerlining for meeting information, project updates, and more.
 - Visit bit.ly/totnews to sign up for Construction/Parking updates via email.
 - Text 'TELLURIDE' to 38276 to sign up for text notifications for all water outages and more



PUBLIC WORKS

Water and Wastewater

- **Emergency Stillwell fill pipeline replacement:** The Telluride Public Works Department is working on an emergency replacement of a key water main that supports the Town's potable water system. The 10-inch fill line, which supplies two 250-gallon storage tanks at the Cornet Water Treatment Plant, has developed several pinhole leaks. To maintain reliable service, Public Works is partnering with an engineer and contractor to quickly design and replace the failing spiral-wound steel pipe. Work is scheduled to begin this fall as water demand decreases.
 - **What to expect:**
 - Before excavation begins, temporary rockfall fencing will be installed along the alignment of the water main trench, located just north of Tomboy Road and extending about 75 feet on either side.
 - Once safety measures are in place and weather permits, crews will excavate the trench and install two new pipelines:
 - A 10-inch HDPE pipe to replace the existing fill line.
 - A 6-inch HDPE pipe to replace the current undersized 4-inch drain line.
 - The existing 4-inch line will stay active during construction to support future utility connections. After installation, the trench will be backfilled, compacted, and reseeded. A protective straw mesh will help stabilize the soil, retain moisture, and support new plant growth.
 - The temporary rockfall fencing will remain in place for about two years to ensure slope stability while vegetation is reestablished.



PUBLIC WORKS

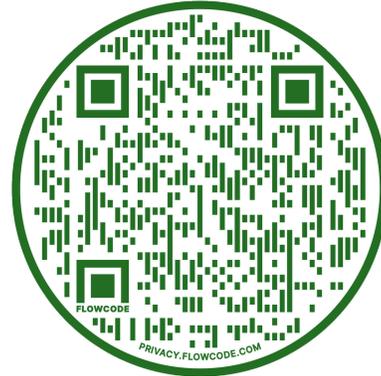
Water and Wastewater

- **Backflow Testing Requirements:** This is a follow-up to the last backflow update and a brief introduction to what backflow is and why it matters. Backflow occurs when water flows the wrong way in a pipe, potentially introducing contaminants into the drinking water system, which is why the State of Colorado requires annual testing of backflow prevention assemblies by a licensed tester. In Telluride, the Water Division manages this program using new Backflow BMP software, and property owners—particularly those with fire suppression or irrigation systems—are responsible for arranging testing, annually. We have recently sent overdue notices, and as expected during the transition to new software, staff are cleaning up records and fielding many questions. We ask for patience as we work directly with property owners to update backflow inventories and ensure compliance. For questions, please contact the Water Division at 970.728.6075. out their backflow assembly, please call the Water Division at 970.729.8548.





ENGAGE TELLURIDE



engagetelluride.org

QUESTIONS?

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