

If members of the public wish to attend the meeting digitally the meeting link is below in yellow.

## WINTER PARK TOWN COUNCIL MEETING

Winter Park Town Hall – 50 Vasquez Road

Tuesday, July 6, 2021 – 5:30 p.m.

*Dinner will be provided.*



### AGENDA

1. Meeting Call To Order
  - a. Pledge of Allegiance
  - b. Roll Call of Council Members
  
2. Town Hall Meeting (Public Comment)

*Public Comment is restricted to three minutes per person, and you must state your name and physical address for the record. Please be mindful of not reiterating other people's comments.*

  - a. Grand County EMS Chief Robert Good
  
3. Consent Agenda
  - a. Approval of June 15, 2021 Regular Meeting Minutes
  - b. Resolution 1874, A Resolution Declaring Unused Vehicles and Equipment as Surplus Property and Authorizing its Sale or Disposal
  - c. Town's Official Position Letter for CR522, Fraser Valley Parkway
  - d. Resolution 1875, A Resolution Approving an Eligible Capital Improvement to Lot 9, Hideaway Junction
  
4. Action Items
  - a. 2020 Audit Presentation
  - b. Public Hearing, Approval of Special Event Permits
    - Shining Stars
    - Adventure Film Festival
    - Blues Fest
    - Beer Fest
    - Crooked Gravel
    - USA Cycling, Mountain Bike Nationals
    - Winter Park Resort Beer Festival
  - c. Public Hearing (Local Liquor Licensing Authority) – Issuance of New Hotel & Restaurant Liquor License for Grayson Enterprises, LLC d/b/a Coffee and Tea Market



- d. TABLED Ordinance 559, An Ordinance of the Town of Winter Park Amending Chapter 2 of Title 3 of the Winter Park Town Code to Implement the Voter Approved Regulated Marijuana Sales Tax, Repealing Chapter 6 of Title 3 Prohibiting Medical Marijuana Businesses, Repealing and Reenacting Chapter 7 of Title 3 Regarding Regulated Marijuana Businesses, repealing and Reenacting Sections 7-3-19 and 7-3-21 Regarding Medical and Retail Marijuana Establishments, and Repealing and Reenacting Sections 7-5B-2(B) and 7-5D-2(B) of the Winter Park Town Code to Allow for Regulated Marijuana Businesses in Specified Zone Districts by Special Use Permit, Second Reading and Public Hearing
  - e. TABLED Resolution 1868, A Resolution of the Town Council of the Town of Winter Park to Establish Fees Related to Licensing for Regulated Marijuana Businesses
  - f. Ordinance 560, An Ordinance Appropriating Additional Sums of Money to Defray Expenses in Excess of Amounts Budgeted and Appropriated for the Fiscal Year in 2021 for the Town of Winter Park, Colorado, Second Reading and Public Hearing
5. Town Manager's Report
    - a. Council Retreat Follow-up
    - b. Mountain Migration Report
  6. Mayor's Report
  7. Town Council Items for Discussion

**You are invited to a Zoom webinar.**

**When: July 6, 2021 05:30 PM Mountain Time (US and Canada)**

**Topic: Town of Winter Park Regular Council Meeting**

**Register in advance for this webinar:**

**[https://us02web.zoom.us/webinar/register/WN\\_DWzbonYxRzOczSD94EVv3w](https://us02web.zoom.us/webinar/register/WN_DWzbonYxRzOczSD94EVv3w)**



## MINUTES

**DATE:** Tuesday, June 15, 2021

**MEETING:** Winter Park Town Council

**PLACE:** Town Hall Council Chambers and Zoom Meeting Call

**PRESENT:** Mayor Nick Kutrumbos, Mayor Pro Tem Michael Periolat, Councilors, Art Ferrari, Mike Davlin, Jeremy Henn via phone, Jennifer Hughes and Rebecca Kaufman, Town Manager Keith Riesberg, Assistant Town Manager Alisha Janes, Town Attorney Hilary Graham, and Town Clerk Dani Jardee

**OTHERS PRESENT:** Community Development Director James Shockey, Finance Director Lizbeth Lemley, Chief of Police Glen Trainor, Public Works Director Gerry Vernon, Transit Manager Ivy Compton, and Town Planner Hugh Bell

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Mayor Nick Kutrumbos called the meeting to order at 5:30 p.m.

Mayor Nick Kutrumbos led those present in reciting the Pledge of Allegiance.

**2. Town Hall Meeting**

Winter Park Resident, Jill Swent, 15 Idlewild Lane stated concerns with the Town Code in relation to building permit extensions. Town Manager Keith Riesberg stated Staff would work with the Building Department on a possible solution.

**3. Consent Agenda**

**3.a. Approval of May 25, 2021, Annual Retreat Minutes**

**3.b. Approval of June 1, 2021, Regular Meeting Minutes**

Councilor Art Ferrari moved and Councilor Rebecca Kaufman seconded the motion approving the Consent Agenda. Motion carried: 7-0.

**4. Action Items**

**4.a. Public Hearing, Approval of Special Event Permits**

**-Chamber of Commerce Events**

**-Cooper Creek Square**

**-Alpine Art Affair**

**-G3 Bike Race**

Town Clerk Danielle Jardee stated multiple special event applications have come in for the summer and stated brief descriptions of each event listed by the following applicants, Chamber of Commerce, Cooper Creek Square Merchants Association, Alpine Art Affair, Inc, and Rattler Racing. Ms. Jardee stated all applications have been reviewed by Staff and have been noticed properly, therefore Staff recommends approval. Mayor Kutrumbos opened the public hearing, hearing no comments, Mayor Kutrumbos closed the public hearing.

Councilor Mike Davlin moved and Councilor Jennifer Hughes seconded the motion approving Special Event Permits for Chamber of Commerce Events, Cooper Creek Square, Alpine Art Affair, and G3 Bike Race. Motion carried: 7-0.

**4.b. Ordinance 558, An Ordinance Amending Title 7 of the Winter Park Municipal Code by the Addition of a New Chapter 12 Entitled “Wireless Communications Facilities”, Second Reading and Public Hearing**

Community Development Director James Shockey stated this ordinance creates regulations for towers, small wireless communications facilities, and wall and roof mounted facilities. Mr. Shockey stated the regulations limit, location, number, size, number, and design of facilities and require colocation whenever possible. Mr. Shockey stated these regulations are required by State law. Mr. Shockey stated public notification did go out, no comments were received and Planning Commission reviewed this on May 25 and recommended approval as drafted. Mayor Nick Kutrumbos opened the public hearing, hearing no comments. Mayor Kutrumbos closed the public hearing.

Councilor Art Ferrari moved and Councilor Rebecca Kaufman seconded the motion approving Ordinance 558, An Ordinance Amending Title 7 of the Winter Park Municipal Code by the Addition of a New Chapter 12 Entitled “Wireless Communications Facilities”, Second Reading and Public Hearing. Motion carried by the following roll call vote:

Mike Davlin	“Aye”	Michael Periolat	“Aye”
Art Ferrari	“Aye”	Jennifer Hughes	“Aye”
Rebecca Kaufman	“Aye”	Jeremy Henn	“Aye”
Nick Kutrumbos	“Aye”		

**4.c. Ordinance 559, An Ordinance of the Town of Winter Park Amending Chapter 2 of Title 3 of the Winter Park Town Code to Implement the Voter Approved Regulated Marijuana Sales Tax, Repealing Chapter 6 of Title 3 Prohibiting Medical Marijuana Businesses, Repealing and Reenacting Chapter 7 of Title 3 Regarding Regulated Marijuana Businesses, repealing and Reenacting Sections 7-3-19 and 7-3-21 Regarding Medical and Retail Marijuana Establishments, and Repealing and Reenacting Sections 7-5B-2(B) and 7-5D-2(B) of the Winter Park Town Code to Allow for Regulated Marijuana Businesses in Specified Zone Districts by Special Use Permit, Second Reading and Public Hearing**

Town Manager Keith Riesberg stated this is the second reading of the ordinance to allow for regulated marijuana businesses. Mr. Riesberg stated one minor modification has been made to the ordinance following the first reading, the language now reflects that there will be a fee determined by resolution for the phase two application. Mr. Riesberg stated after the first reading we did receive questions about the timing of the permitting process, Staff believes the timing is sufficient. Mr. Riesberg stated an estimated timeline to Council of how the process will move forward. Mr. Riesberg stated Staff anticipates the timing for the random selection process will be conducted in late October of this year. Independent of that process the applicant would also have to go through the special use permit process which is also required per the ordinance. Mr. Riesberg stated if the ordinance is adopted tonight a resolution is also on the agenda which establishes the fees related to the marijuana application process. Councilor Rebecca Kaufman asked about transferring, is it possible for one owner to own two locations. Town Attorney Hilary Graham stated each license has to be owned by different entities. Ms. Kaufman asked about the signage requirement and if the Chamber takes a sponsorship banner is that in violation of the ordinance. Mr. Riesberg stated no, there is language that allows sponsorship signage at an event if it is a charitable organization. Mayor Kutrumbos opened the public hearing. Public comment was given by Winter Park Resident,

David Michael who represents Igadi, Ashley Block who represents a cannabis company, Winter Park Property Owner Ed Raegner, Berkshire Hathaway Representative Julie Ray, Serene Wellness Owner Daniel Volpe, and Co-worker to Ashley Block, Aiden (did not state last name). All public comments stated their concerns with the phase one application process and wished to see site control or stronger requirements in the phase one application process. Mayor Kutumbos closed the public hearing. Mr. Riesberg stated Staff is comfortable with this ordinance but if Council has concerns then Council can decide to take a step back and look at it further. Councilor Art Ferrari stated his concerns with the site acquisition and/or possible implementing a higher hurdle for the phase one application. Councilor Mike Davlin stated he is not opposed to implementing a higher hurdle for requirements in phase one. Councilor Rebecca Kaufman asked about being registered with the Secretary of State, and if marijuana applicants can get a federal tax id. Councilor Jeremy Henn asked what site control means. Town Attorney Hilary Graham stated like liquor license applications, they have to have proof that they have the legal right to control the premises. Ms. Graham stated it would be interesting to know is how many commentors supporting site control already have site control in place. Ms. Graham stated it was a conscious choice to remove obstacles to applying because those choices are fraught with peril as well.

Councilor Art Ferrari moved and Councilor Mike Davlin seconded the motion to Table Ordinance 559, An Ordinance of the Town of Winter Park Amending Chapter 2 of Title 3 of the Winter Park Town Code to Implement the Voter Approved Regulated Marijuana Sales Tax, Repealing Chapter 6 of Title 3 Prohibiting Medical Marijuana Businesses, Repealing and Reenacting Chapter 7 of Title 3 Regarding Regulated Marijuana Businesses, repealing and Reenacting Sections 7-3-19 and 7-3-21 Regarding Medical and Retail Marijuana Establishments, and Repealing and Reenacting Sections 7-5B-2(B) and 7-5D-2(B) of the Winter Park Town Code to Allow for Regulated Marijuana Businesses in Specified Zone Districts by Special Use Permit, Second Reading and Public Hearing to the July 6, 2021 Town Council Meeting. Motion carried: 5-2.

**4.d. Resolution 1868, A Resolution of the Town Council of the Town of Winter Park to Establish Fees Related to Licensing for Regulated Marijuana Businesses**  
TABLED

Councilor Art Ferrari moved and Councilor Mike Davlin seconded the motion to Table Resolution 1868, A Resolution of the Town Council of the Town of Winter Park to Establish Fees Related to Licensing for Regulated Marijuana Businesses to the July 6, 2021, Town Council Meeting. Motion carried: 7-0.

**4.e. Ordinance 560, An Ordinance Appropriating Additional Sums of Money to Defray Expenses in Excess of Amounts Budgeted and Appropriated for the Fiscal Year in 2021 for the Town of Winter Park, Colorado, First Reading**

Finance Director Lizbeth Lemley stated we are proposing some budget amendments tonight, and Council are already aware of the amendments. Ms. Lemley state a three percent increase for all of Staff is included in this ordinance which will be voted on later tonight, if it does not pass then there will be another budget amendment. Ms. Lemley stated the transit and trails fund will purchase a piece of land adjacent to the transit maintenance site which will be transferred from the affordable housing fund at cost. Ms. Lemley stated in capital equipment we received grant money for two busses in 2022 but we can get the busses in 2021 which include the wraps and the automated voice announcements. Ms. Lemley stated the three percent increases to staff are due to the fact that we are currently 200,000 dollars ahead in sales tax dollars, and we have state grants for busses and federal CARES Act grant dollars. Ms. Lemley stated the affordable housing fund has two requested

amendments, infrastructure for Hideaway Junction phase two, and water infiltration had to be fixed in Hideaway Place. Ms. Lemley stated the capital fund, the first is additional costs of capital outlay, we will be paying out for the public works facility, and holiday décor lighting, these additional expenses are offset by sales tax revenue. Ms. Lemley stated I have to present a transfer from the general fund just to balance the budget which is required by law however I do not anticipate the full amount being transferred. Ms. Lemley stated the law enforcement fund and building services fund are only changed by the three percent Staff increases. Ms. Lemley stated the general fund increase for salaries and wages, includes the three percent increase and two new positions. Ms. Lemley stated administrative services asking for additional \$10,000 dollars which covers changes to sales tax and licensing programming, includes transfer to capital fund, transfer to law enforcement and offsets with sales tax revenues, and includes short term registration fees, state funding and additional funds under the American Recovery Act.

Mayor Pro Tem Michael Periolat moved and Councilor Art Ferrari seconded the motion approving Ordinance 560, An Ordinance Appropriating Additional Sums of Money to Defray Expenses in Excess of Amounts Budgeted and Appropriated for the Fiscal Year in 2021 for the Town of Winter Park, Colorado, First Reading. Motion carried by following roll call vote:

Rebecca Kaufman	“Aye”	Jennifer Hughes	“Aye”
Art Ferrari	“Aye”	Michael Periolat	“Aye”
Mike Davlin	“Aye”	Jeremy Henn	“Aye”
Nick Kutumbos	“Aye”		

**4.f. Resolution 1869, A Resolution Recognizing the Contributions and Efforts of Winter Park Town Staff and Directing the Implementation of Raises for Town Employees**

Finance Director Lizbeth Lemley stated due to the uncertainty of the financial impact of COVID-19, the Town did not budget for Staff raises. Ms. Lemley stated Council asked to rereview after the ski season and is happy to report that we did have a successful winter. Ms. Lemley stated we are pleased with the efforts Staff put in knowing they were the only municipality in the area that did not get raises. Ms. Lemley stated it is a great sign of appreciation to be able to provide staff with this increase. Ms. Lemley stated the increase comes in right under \$120,000 and is covered by the budget amendment ordinance. Mayor Kutumbos stated to let Staff know how thankful Council is for their efforts.

Councilor Jeremy Henn moved and Councilor Jennifer Hughes seconded the motion approving Resolution 1869, A Resolution Recognizing the Contributions and Efforts of Winter Park Town Staff and Directing the Implementation of Raises for Town Employees. Motion carried: 7-0.

**4.g. Resolution 1870, A Resolution Approving the Second Amendment to the Employment Agreement with the Town Manger**

Finance Director Lizbeth Lemley stated this resolution is presented because Town Manager, Keith Riesberg is employed through an employment contract with Town. In 2018 Mr. Riesberg entered the contract and based on favorable reviews from Town Council his contract can be amended to reflect a three percent raise like Staff. Ms. Lemley asked if Council can amend the employment agreement so that raises given to Staff in the future can also be given to Mr. Riesberg without bringing it back to Council each time.

Councilor Art Ferrari moved and Councilor Jeremy Henn seconded the motion approving Resolution 1870, A Resolution Approving the Second Amendment to the Employment Agreement with the Town Manger. Motion carried: 7-0.

**4.h. Public Hearing, Resolution 1871, A Resolution Approving with Conditions the Preliminary Plat for Jane Creek, Lot 1B Condominiums**

Town Planner Hugh Bell stated this is a preliminary plat for Jane Creek, Lot 1B subdivision located in the Iron Horse Subdivision near Old Town. Mr. Bell stated in the interest of time he is only going to go over areas that have staff concerns or conditions for approval. Mr. Bell stated the project comprises of 42 dwelling units and will be laid out through three commercial buildings. Mr. Bell stated there are several parking spaces that are smaller than standard and the applicant must do an administrative variance request. Mr. Bell stated landscaping is satisfactory, and snow storage is unsatisfactory because the current amount proposed is half of what is required. Mr. Bell stated the applicant has verbally stated they are looking at a snow melt system however Staff will need that in writing. Mr. Bell stated there needs to be a five percent land dedication or else the applicant can pay a fee in lieu which needs to be calculated off fair market value. Mr. Bell stated the fee was calculated off the assessor's site but Council can request an appraisal if they do not agree with the fee. Mr. Bell stated there were some concerns from agencies such as the geological survey about slope and steepness, so the applicant will need to address those, and East Grand Fire had concerns about access. Mr. Bell stated Staff is about to prepare a redline print for the applicant so they will need to revise the plat in accordance with that which Staff will provide after this public hearing. Mr. Bell stated Planning Commission approved this preliminary plat at last Tuesday's meeting, and Staff recommends approval with 15 conditions. Council discussed with the applicant about East Grand Fire's concern. Council also discussed the land dedication in lieu of fee and that process. Town Manager Keith Riesberg stated what he is sensing from Council is that it is time to revisit our policies on the land dedication fee. Mayor Kutumbos opened the public hearing, hearing no comments. Mayor Kutumbos closed the public hearing.

Councilor Art Ferrari moved and Councilor Mike Davlin seconded the motion approving Public Hearing, Resolution 1871, A Resolution Approving with Conditions the Preliminary Plat for Jane Creek, Lot 1B Condominiums. Motion carried: 7-0.

**4.i. Public Hearing, Resolution 1872, A Resolution Approving the Rezoning of Kings Crossing Retail Center Condominiums from Residential Commercial District to Destination Center District**

Community Development Director James Shockey stated this a request to rezone Kings Crossing Retail Center from residential commercial to destination center. Mr. Shockey stated this request follows suit with the other rezoning requests Council has recently approved which were the Pub property and the Strip and Tail property.

Councilor Mike Davlin moved and Mayor Pro Tem Michael Periolat seconded the motion approving Public Hearing, Resolution 1872, A Resolution Approving the Rezoning of Kings Crossing Retail Center Condominiums from Residential Commercial District to Destination Center District. Motion carried: 7-0.

**4.j. Resolution 1873, A Resolution Adopting the Transit Advisory Committee's Recommendation to Deny Rendezvous Service Request of the Red Line Extension**

Transit Manager Ivy Compton stated on March 31, 2021, Rendezvous submitted a service request to expand the red line through Friendship Drive. Ms. Compton stated it was presented to the Transit Advisory Committee on April 5, 2021, it was also posted on the website and on May 3, 2021, the Transit Advisory Committee took public comment and decided it would be best to move forward with a public survey to gather more feedback. Ms. Compton stated the survey was live May 24 and closed on June 3 and 58.9 % of people were opposed to the service extension. Ms. Compton

stated the Transit Advisory Committee unanimously denied the request and is recommending Town Council also deny the request.

Councilor Art Ferrari moved and Councilor Jennifer Hughes seconded the motion approving Resolution 1873, A Resolution Adopting the Transit Advisory Committee's Recommendation to Deny Rendezvous Service Request of the Red Line Extension. Motion carried: 7-0.

**5. Town Manager's Report**

Town Manager Keith Riesberg stated as we are getting into summer season, construction projects are moving forward, and he wanted to thank Town staff for guiding people to and through these areas with signage. Mr. Riesberg stated we did have discussion earlier at Town Council Workshop with Excel Energy, and internally Staff will be working on our policies and approaches on communications with the development community.

**6. Mayor's Report**

Mayor Kutrumbos stated he talked with Town Manager Keith Riesberg and Winter Park Resort CEO Sky Foulkes about a proclamation or something to honor NSCD pioneer Hal O'Leary. Mayor Kutrumbos stated this Thursday he has a meeting with Senator Hickenlooper's staff which is an opportunity to lay out Council's concerns and give project updates.

**7. Town Council Items for Discussion**

Councilor Jennifer Hughes asked how we are going to get enlightened on marijuana before the next meeting. Mr. Riesberg stated Staff will spell out the options discussed today and send that out to Council with pros and cons before the July 6 meeting or we can workshop it before the July 6 meeting. Mr. Riesberg stated Council could also add this to a possible executive session on July 6.

Councilor Rebecca Kaufman stated today at the Grand County Board of County Commissioner's meeting it was decided that the County will be implementing Stage 1 fire restrictions starting tomorrow.

Mayor Kutrumbos stated there is a trash issue on Vasquez. Mr. Riesberg stated they have been notified that they will be brought into municipal court on a regular basis if it does not get resolved.

Councilor Jennifer Hughes stated there is an ambassador training at HTA tomorrow at 5:30 p.m.

Councilor Mike Davlin stated his thanks and appreciation to Chamber Director Catherine Ross and her Staff for getting all the events lined up and getting third party operators involved.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 7:26 p.m.

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The next scheduled meeting of the Town Council will be Tuesday, July 6, 2021, at 5:30 p.m.

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Danielle Jardee, Town Clerk



## MEMO

**TO:** Town Council  
**FROM:** Gerry Vernon, Public Works Director  
**DATE:** 07/06/2021  
**RE:** Consideration to Declare Surplus Property

### **BACKGROUND**

Over the past year, Public Works Staff has evaluated existing equipment to determine if it is beyond its useful life, if it still operates, and if it holds a place in our programmed “arsenal” of equipment to provide efficiency to our work. The steps that Town’s typically have taken to dispose of surplus equipment include: 1.) A list of surplus equipment is developed; 2.) Town Council formally declares the list of equipment as surplus and authorizes its disposition; 3.) the equipment is sold via public surplus auction service.

Staff plans to utilize the web-based auction services provided by Purplewave Auction. I have utilized their services several times in former cities, and we were very pleased with the ease of selling as well as the auction results from last year as we received \$99,450.00 for our efforts.

### **ANALYSIS**

The vehicles and equipment listed in the attachment are no longer useful and/or have exceeded their useful life expectancy. Most of the items are old, archaic, broken, and/or no longer hold any value to the Town’s operation. The volume of surplus items is taking up useful storage space and losing any value they still retain. The largest item of surplus equipment is the Zaugg Snow Blower. Public Works has attempted to utilize this piece of equipment since 2018, but it is too large for in-town applications and too dangerous to use around buildings. It is better suited for wide open areas such as airport runways and other applications with straight line snow removal areas. Sale of the surplus items will lower the Town’s insurance costs and should generate approximately \$175,000.00 in revenue to the General Fund.

### **RECOMMENDATION**

Staff recommends the Town Council adopt Resolution #1874 declaring the listed equipment as surplus property and authorizing its sale or disposal.

Alternative Motion

In the event the Town Council wishes to not declare the equipment as surplus then the following motion should be made:

I move to deny the declaration of surplus equipment with the following findings of fact:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**TOWN OF WINTER PARK  
RESOLUTION NO. 1874  
SERIES OF 2021**

**A RESOLUTION DECLARING UNUSED VEHICLES AND EQUIPMENT AS  
SURPLUS PROPERTY AND AUTHORIZING ITS SALE OR DISPOSAL**

**WHEREAS**, the Town of Winter Park owns vehicles and equipment that is no longer used or needed; and,

**WHEREAS**, these items can be classified as surplus property and made available for sale to private parties or disposed of; and

**WHEREAS**, the Town wishes to sell or dispose of said surplus property.

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Council of the Town of Winter Park, Colorado to declare as surplus property the vehicles and equipment described in Exhibit A attached hereto and incorporated herein by this reference and authorizes the sale/disposal of said surplus property.

**PASSED, ADOPTED AND APPROVED** this 6<sup>th</sup> day of July 2021 by a vote of \_\_\_\_\_ to \_\_\_\_\_.

**TOWN OF WINTER PARK**

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST: \_\_\_\_\_

Danielle Jardee, Town Clerk

PURPLE WAVE AUCTION ITEMS 2021

1. Landa Power Washer
2. Chicago Pneumatic Compressor
3. #18 2007 Chevy Silverado/w Western Plow
4. #88 2011 GMC Sierra 2500 Diesel w/ Western Plow
5. Tire Syper
6. Zaugg Snowblower for Loader
7. Wanco message board
8. Lift gate fits 2007 Chevy Silverado
9. 2013 Polaris Ranger
10. #86 2013 GMC 2500 Flat bed Diesel w/transfer tank
11. Polaris Deluxe Snowmobile
12. Polaris Longtrack Snowmobile
  
13. 31 BUS
14. 47 BUS
15. 48 BUS
16. 49 BUS
17. 56 BUS

Landa Power Washer



Chicago Pnumatic Compressor



#18 Chevy Silverado 2500 w/ Western Plow



#88 GMC Sierra 2500 Diesel w/ Western Plow



Tire Syper



Zaugg Snowblower for Loader



Wanco message board



Lift gate for 2007 Chevy



2013 Polaris Ranger



2013 GMC 2500 Diesel Flatbed



Polaris Snowmobile



Polaris Long track snowmobile





## MEMO

**TO** Mayor and Town Council  
**FROM** Keith Riesberg, Town Manager  
**CC**  
**DATE** July 1, 2021  
**RE** Letter re: Town position on the Fraser Valley Parkway construction

### **Background**

The Grand County Board of County Commissioners has requested the Town of Winter Park and the Town of Fraser provide the BOCC written affirmation of their positions on the proposed Fraser Valley Parkway. Attached is a proposed letter that outlines the position regarding the proposed roadway that was previously communicated to the BOCC.

### **Analysis**

Attached for your consideration is a letter that outlines the Town of Winter Park's position regarding the Fraser Valley Parkway construction. The letter reflects the position previously communicated by the Town to the County regarding the proposed roadway. As noted in the letter – the Town supports the construction of parallel roadways that create the opportunity for traffic to disperse and that serve as alternate routes in an emergency. The connection of Lions Gate Drive to Old Victory Road in Fraser is an example of such a road. The letter notes that roadway improvements within Winter Park prevent the Town from financial participation in the project. The letter also request the County explore the widening of Hwy 40 in the event the Fraser Valley Parkway cannot be constructed.

### **Recommendation**

The Town Council should amend the attached letter as needed to reflect the official position of the Town for this proposed roadway.

Once the letter reflects the Town Council's position on the issue, the following motion should be made:

I move to approve the position letter for the Fraser Valley Parkway as presented.

Should you have any questions or need additional information regarding this matter, please contact me.



July 6, 2021

Grand County Board of County Commissioners  
308 Byers Avenue  
PO Box 264  
Hot Sulphur Springs, CO 80451

Dear County Commissioners:

The Town of Winter Park is providing this letter to outline the Town's position on the proposed Fraser Valley Parkway.

As stated previously, the Town of Winter Park supports the construction of roads that creates parallel routes to existing roads. This allows traffic to disperse and serves as an alternate route in the event of an emergency. Within Winter Park, Lion's Gate Drive and its connection to Old Victory Road in Fraser serves as such a parallel road to Highway 40.

The capital needs within Winter Park – including the need for various roadway projects within our community – preclude the Town from being a financial participant in future development of the Fraser Valley Parkway.

The Town of Winter Park recognizes the proposed route for the Fraser Valley Parkway is encountering logistical challenges that may prohibit the construction of the road from moving forward. In that event, we encourage the County to work with CDOT and the Town of Fraser to explore options for widening Highway 40 to alleviate the backups and congestion that frequently occur.

Please contact us for further clarification regarding the Town's position on this matter.

Sincerely,

A handwritten signature in black ink that appears to read "Nick Kutrumbos".

Nick Kutrumbos  
Mayor

C: Winter Park Town Council members  
Keith Riesberg, Town Manager  
Ed Moyer, County Manager

TOWN OF WINTER PARK

RESOLUTION NO. 1875  
SERIES OF 2021

A RESOLUTION APPROVING AN ELIGIBLE CAPITAL IMPROVEMENT  
TO LOT 9, HIDEAWAY JUNCTION

WHEREAS, the Affordable Housing Restrictive Covenant and Agreement for Hideaway Junction Lots 1 through 10, inclusive, and Tracts A, B-1 and B-2, requires the Town of Winter Park in its capacity as grantor and declarant under the Agreement to approve any proposed eligible capital improvement to any property subject to the Agreement;

WHEREAS, specifically, no improvement to any Lot shall be permitted unless also approved by the Town of Winter Park in its capacity as grantor and declarant;

WHEREAS, the owners of Lot 9, Hideaway Junction, submitted a request for laminate flooring installation at an estimated cost of \$6013.20 (the "Improvement") to be deemed an eligible capital improvement;

WHEREAS, the Winter Park Affordable Housing Corporation ("WPAHC") considered the Improvement and granted conditional approval of it at the meeting of its Board of Directors on May 1, 2021; and

WHEREAS, the owner's request and WPAHC's conditional approval are attached hereto as **Exhibit A**, and Town Council has reviewed both.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Winter Park, as follows:

Section 1. Town Council hereby determines the Improvement is in keeping with the intent of the Affordable Housing Restrictive Covenant and Agreement for Hideaway Junction Lots 1 through 10, inclusive, and Tracts A, B- 1 and B-2, and hereby approves the same, as described in Exhibit A, as an eligible capital improvement to Lot 9, Hideaway Junction.

PASSED, ADOPTED AND APPROVED this 6th day of July, 2021.

TOWN OF WINTER PARK

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST:

\_\_\_\_\_  
Danielle Jardee, Town Clerk



July 2, 2021

Re: Capital Improvement Request for Hideaway Junction Lot 9

The Winter Park Housing Corporation at its May 21st meeting recommend conditional approval of your proposed capital improvement for Hideaway Junction Lot 9 of premium vinyl flooring at an estimated cost of \$6013.20. Vinyl flooring capital improvements are depreciated over a 20-year period following the installation.

The Town Council of Winter Park will consider a resolution approving the Capital Expense at their July 6<sup>th</sup> meeting. Once the installation is completed please follow up with Town staff to turn in copies of paid invoices to document the final cost and installation of the capital improvement.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Periolat", with a long horizontal flourish extending to the right.

**Mike Periolat**  
President, Winter Park Housing Corporation

# Town of Winter Park, Colorado



## Comprehensive Annual Financial Report

For the Fiscal Year Ended  
December 31, 2020

Prepared by:

Finance Department

Town of Winter Park  
50 Vasquez Road  
PO Box 3327  
Winter Park, CO 80482  
[www.wpgov.com](http://www.wpgov.com)  
970-726-8081

**Town of Winter Park, Colorado  
Comprehensive Annual Financial Report  
For the Fiscal Year Ended December 31, 2020**

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(Viewing Online, click [blue page](#) references for a quick link to that page)

## INTRODUCTORY SECTION

This section of the Town's Comprehensive Financial Report introduces the reader to the Town of Winter Park. Information included in this section is unaudited.

***Letter of Transmittal*** – This letter from the Town Manager and Finance Director provides a profile of the Town and Town government, a discussion of the local economy and economic outlook, major initiatives of the Town, and a brief discussion of policies and our independent audit.

***Town Council & Staff/Appointed Officials*** – A listing of our Town Council, Town Staff and Appointed Officials.

***Organization Chart*** – An overview of the organization is presented that includes Town Council, Appointed Officials and Town Staff.



## FORMAL TRANSMITTAL OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT



**Honorable Mayor, Town Council & Residents of Winter Park, CO:**

State statutes and the Town Charter require that all general-purpose local governments publish a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States (GAAP) and audited in conformance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to those requirements, we hereby issue the annual financial report of the Town of Winter Park, Colorado (“Town”) for the fiscal year ended December 31, 2020.

This report consists of management’s representations concerning the finances of the Town. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the Town has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft or misuse and to compile sufficient reliable information for the preparation of the financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Town has designed its internal controls to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects. Disclosures necessary to enable the reader to gain an understanding of the Town’s financial activities have been included.

The annual financial report provides a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management’s Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Town’s MD&A can be found immediately following the report of the independent auditors.

### PROFILE OF THE TOWN & GOVERNMENT

The Town of Winter Park is located approximately 90 minutes northwest of Denver in Grand County, Colorado nestled against the western slope of the Continental Divide. The total land area of the Town is approximately 16.8 square miles, approximately 13 square miles are located within United States Forest Service land, and is home to an estimated 1,077 full-time residents. While the town center lies at an elevation of 9,052 feet above sea level, its highest point of 12,060 feet makes it the highest incorporated town in the United States.

The Town is located in Grand County which has a land size of 1,846 square miles (larger than Rhode Island) and a population of 15,718 residents dispersed through its six incorporated towns and rural areas. Rail lines run through the Town in a North-South direction, as does US Highway 40, the area’s primary connection to Interstate 70 and the Front Range. Winter Park can be accessed by Amtrak, Greyhound and by car. There are small regional airports in both Kremmling and Granby for private planes.



The Town of Winter Park is a home rule community consisting of a council-manager form of government with power vested in an elected, seven-member Town Council. Policy-making and legislative authority remains the responsibility of the Town Council. The Council adopts the budget, appoints the boards and commissions, and hires the Town Manager, Town Attorney, and Municipal Judge. The Town

Manager is responsible for carrying out the policies and ordinances approved by Council, for overseeing the day-to-day operations of the Town, and for appointing the heads of various departments. Elected at large on a non-partisan basis, Council Members serve either two or four-year staggered terms. The Council appoints a Mayor from among the elected Council Members. The Council may take action through ordinances, resolutions, and motions. The Home Rule Charter establishes procedures to promote the expeditious and efficient handling of Town matters.

The Town provides a full range of services including police protection, cultural and recreational facilities and events, parks and trail development, public transportation, construction and maintenance of streets & infrastructure, planning and zoning, building enforcement, and marketing and economic development.

The Town operates on a calendar year basis. The Town Manager is required to prepare and submit to the Town Council an annual budget, capital program and accompanying explanation. The budget provides a complete financial plan of all Town funds and activities for the ensuing fiscal year, contain a general summary of its contents, and show comparative figures for income and expenditures of the preceding year. A public hearing on the proposed budget is required to be held by the Town Council no later than forty-five (45) days prior to the close of the fiscal year before the final adoption. The Town must adopt the budget by resolution on or before the first day of the new fiscal year. Adoption of the budget by Town Council constitutes appropriation of the amounts specified therein as expenditures from the funds indicated. The Town cannot overspend total budgeted expenditures at the fund level without the approval of the Town Council.

**LOCAL ECONOMY**

Not surprisingly, winter tourism encompasses the majority of the local economy though the area is becoming a four-season vacation destination. From the powder skiing and backcountry challenges of Winter Park Resort, a top 10 visited resort in North America, to guided snowmobile tours, sleigh rides, cross-country skiing, snowshoeing, and dog sledding, Winter Park has firmly established itself as a winter tourist destination. In the summer months, the idyllic climate, and activities such as mountain biking, hiking, fishing, golfing, rafting and camping become the major attractions of the region. To draw additional visitors in the summer months, the Town sponsors numerous events including music concerts, festivals, bike racing, and various competitions.



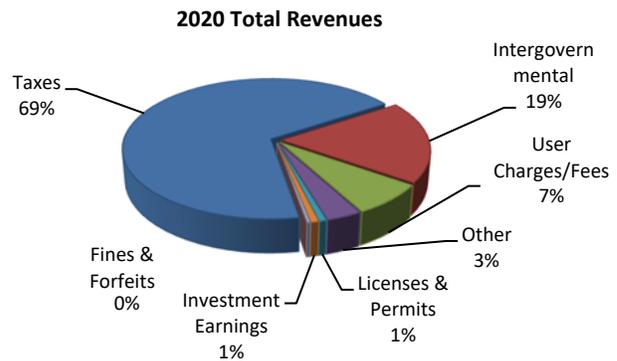
As noted in the Employment by Industry statistical section, the majority of employment in the area is tied into our tourism-based economy. The largest employer is the Resort along with property management companies, hotels, restaurants and government making up the remainder of large employers. The direct correlation between a successful ski season and revenues throughout the community encourages a cooperative approach to ensuring positive guest experiences on and off the mountain. This correlation also has fueled the efforts to strengthen the summer and fall tourism seasons to decrease the reliance upon the winter season.

**ECONOMIC ENVIRONMENT/OUTLOOK**

As a resort community, the condition of the global, national, state and local economy has an impact on the financial condition of the Town. Growth in residential and non-residential new construction, the real estate market, tourism, and consumer spending all play a role in the local economy and how the Town plans for revenues and expenditures. These external factors have experienced a

great deal of fluctuation over the past five years, and it has been a continuing challenge to address these issues with a correct response. In addition to these challenges, the Town began to feel the economic impact of the COVID-19 pandemic in March of 2020. Ski areas in Colorado were closed the second half of March 2020 and additional restrictions were put in place in an attempt to control the spread of COVID-19. The Town moved expeditiously to adjust spending to mitigate the impacts of the forecasted loss of sales tax revenue. While the economy has since reopened, the long-term effects of the pandemic cannot be determined at this time. The Town continues to closely monitor collections and adjust spending accordingly.

Outside the over-arching issues with our global economy and its effect on our national economy, investment and second home purchases have been impacted in our local community over the past several years. The Town's main revenue streams: Sales, Lodging, Transit/Trails and Real Estate Transfer taxes all experienced appreciable growth through 2019 but were impacted by the effect of COVID-19 restrictions on the tourism industry. Sales, Lodging, Transit & Trails and Accommodations tax collections, our largest revenue sources, ended 2020 with a 7% decrease from 2019. However, our 2020 Real Estate Transfer taxes increased 11% over 2019 which reflects continued growth in our real estate market through the pandemic. The growth in Real Estate Transfer taxes in 2020 helped to offset declines in sales tax revenue.



The COVID-19 pandemic and related financial impacts came on the heel of a period of sustained revenue growth that began in 2013 after the end of the recession. As we look to our own local economy and normal recovery, Winter Park tends to recover slower than some of our comparable resort towns as we tend to be a Colorado front-range draw for skiing and summer activities and less for destination tourism. However, this proximity to the front range appears to have led to strong visitor numbers in the summer and fall which helped to stabilize sales tax revenues as we moved to the end of 2020. Throughout the pandemic we continued to see strong interest in residential and commercial development in our community. These factors, coupled with the steps taken in 2020 to mitigate the financial impacts of the pandemic, have left the Town in a positive financial position as we enter 2021.

### MAJOR INITIATIVES IN 2020

While the COVID-19 pandemic brought changes to the Town's original plans for 2020, progress was made on the following initiatives.

- Construction of the Public Works facility
- Completion of the Town's first transit center located at Cooper Creek Square along with improvements to Cooper Creek Way to improve bus and pedestrian access
- The free year-round transit system entered its third fourth year of operation with expansions in service area and hours of operations
- Investment in design and pre-construction for the Town's transit facility
- New transit buses for our transit system

- Continued construction of new developments comprised of both residential and commercial space

## MAJOR INITIATIVES FOR 2021 AND SUBSEQUENT YEARS

While we look forward to 2021 and beyond, the Town continues to maintain a conservative posture in our projections of revenue and any expansion of Town services or programs. This conservative approach stems from the recent economic downturn, changes in spending patterns in our resort community, the recent recovery in our main revenue stream, and the return of major development at the ski area and throughout Town. During the economic downturn, Town Council and staff refocused priorities, streamlined operations, reduced operating costs while increasing the marketing and economic development initiatives to support our businesses and community.

As discussed in more detail in our budget document, the Town has focused the 2021 budget on the following strategic items:

- Advance affordable housing projects within Winter Park and the Fraser Valley
- Transit expansions and rolling capital
- Routine and one-time capital projects for infrastructure
- Expansion of Town amenities

The following are a few of the specific projects the Town has planned for 2021:

- Completion of the Town's new Public Works facility scheduled for January, 2021
- Continued pursuit of attainable housing projects and strategies through public/private partnerships and infrastructure investment by the Town.
- New residential development within the ROAM and Rendezvous annexations
- Investment in design and pre-construction for the Town's transit maintenance facility
- New transit buses for our transit system
- A sizeable expansion of our current Town trail system with the Roam annexation and work on trail connections in downtown

## INDEPENDENT AUDIT

State statutes and the Town Charter require an annual audit by certified public accountants. The accounting firm of McMahan and Associates, LLC was selected to complete the audit for 2020. The auditor's report covers the financial statements of the governmental activities, business-type activities, and each major fund, collectively comprising the Town's basic financial statements. The independent auditor's report is presented as the first component of the financial section of this report.

## AWARDS AND ACKNOWLEDGEMENTS

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Winter Park, Colorado for its comprehensive annual financial report for the fiscal year ended December 31, 2019. This was the seventh consecutive year that the government has achieved this prestigious award. In order to be awarded the Certificate of Achievement, a government must publish an easily

readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the dedicated services of the finance department and all Town staff. Special thanks are extended to all members of the independent certified public accounting firm for their able assistance and for the professional manner in which they have accomplished this assignment.

Respectfully submitted,

*Keith Riesberg*  
Town Manager

*June 24, 2021*



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**Town of Winter Park  
Colorado**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

December 31, 2019

*Christopher P. Merrill*

Executive Director/CEO

**LIST OF OFFICIALS AND STAFF  
As of December 31, 2020**

**Town Council**

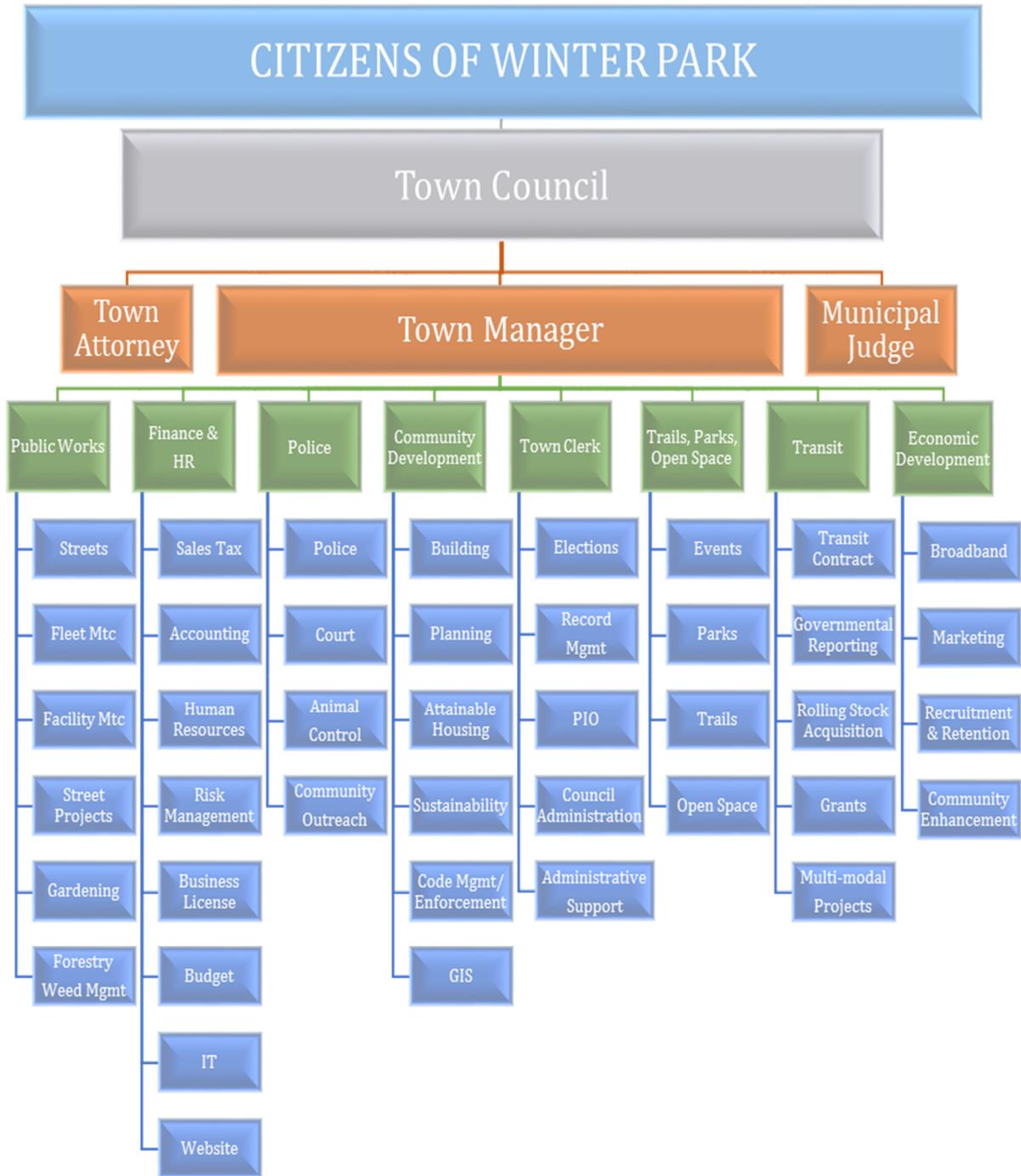
Nick Kutrumbos.....	Mayor
Mike Periolat.....	Mayor Pro Tem
Art Ferrari.....	Council Member
Mike Davlin.....	Council Member
Jeremy Henn.....	Council Member
Jennifer Hughes.....	Council Member
Rebecca Kaufman.....	Council Member

**Staff and Appointed Officials**

Keith Riesberg.....	Town Manager *
Hilary Graham.....	Town Attorney *
Ronald Carson.....	Municipal Court Judge *
Brad Holzwarth.....	Planning & Zoning Committee Chair *
Danielle Jardee.....	Town Clerk
Lizbeth Lemley.....	Finance & Human Resource Director
James Shockey.....	Community Development Director
Thomas Hawkinson.....	Building Official
Gerry Vernon.....	Public Works Director
Glen Trainor.....	Police Chief
Ivy Compton.....	Transit Manager

*\* Appointed by Town Council*

ORGANIZATION CHART



## FINANCIAL SECTION

This section of the Town's Comprehensive Financial Report contains the financial reports for the Town along with presented supplementary information. Information included in this section is audited by the Town's independent auditors.

***Independent Auditor's Report*** – Report issued by McMahan and Associates, LLC

***Management's Discussion and Analysis*** – Management of the Town offers readers of the Town's financial statements a narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2018.

***Government-Wide, Fund Financial Statements and Notes to the Financial Statements*** – Various required financial reports for the Town

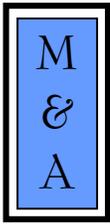
***Required Supplementary Information*** – Budget to actual comparisons for the Town's General Fund and Major Special Revenue Funds.

***Supplementary Information*** – Budget to actual comparisons for the Town's Special Project, Enterprise and Internal Service Funds.



# INDEPENDENT AUDITOR'S REPORT





## **INDEPENDENT AUDITOR'S REPORT**

### **To the Honorable Mayor and Town Council Town of Winter Park**

We have audited the accompanying financial statements of the governmental activities, business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Town of Winter Park (the "Town"), as of and for the year ended December 31, 2020, which collectively comprise the Town's basic financial statements as listed in the table of contents, and the related notes to the financial statements.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Winter Park as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

*Member: American Institute of Certified Public Accountants*

***Other Matters***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages xvii-xxv be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Management's Discussion and Analysis, as listed in the table of contents, in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in Section C is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statement or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's financial statements taken as a whole. The introductory section, the supplementary information in section D, the statistical tables in Section E, as listed in the Table of Contents, and the *Local Highway Finance Report* in section F, are presented for purposes of additional analysis and are not a required part of the Town's financial statements. The supplementary information in section D, as listed in the Table of Contents, is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole. The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

**McMahan and Associates, L.L.C.**

**MANAGEMENT'S DISCUSSION AND ANALYSIS**



# **Town of Winter Park, Colorado**

## **Management's Discussion and Analysis**

### **December 31, 2020**

As management of the Town of Winter Park (the "Town"), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with the transmittal letter, basic financial statements and accompanying notes to the financial statements.

#### **FINANCIAL HIGHLIGHTS**

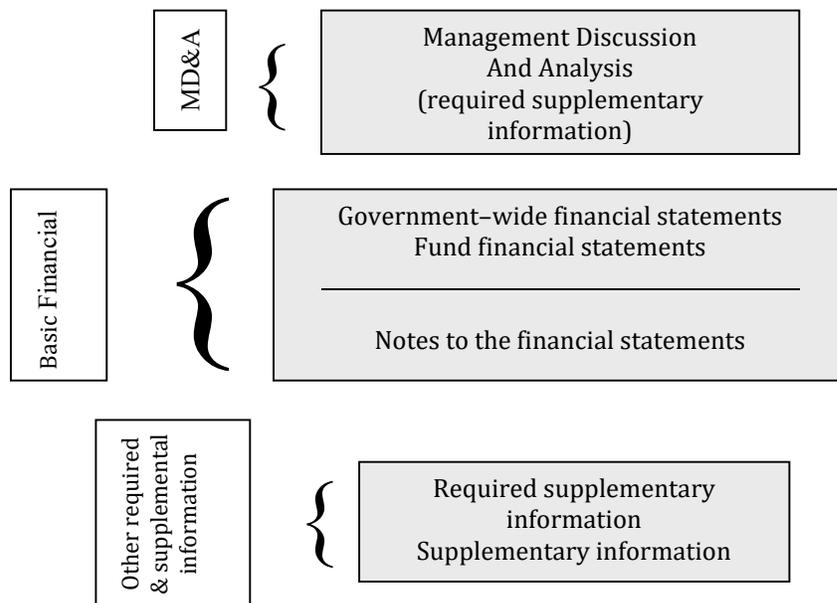
In 2020, the Town experienced significant uncertainty surrounding the financial impacts of the COVID-19 pandemic and the related impacts of restrictions on the local, national, and international economy. The Town acted swiftly to enact reductions in capital and operating expenditures to mitigate the financial impacts of the pandemic. The results of these actions are reflected in the various financial highlights noted below.

- The assets of the Town exceeded its liabilities and deferred inflows of resources at the close of fiscal year by \$38,367,556 (net position). Of this amount, \$11,451,278 (unrestricted net position) may be used to meet the Town's ongoing obligations or unforeseen expenses.
- The Town had an increase in governmental activities net position of \$2,997,041. This change measures the Town's financial results using a long-term view. The increase is largely attributed to reductions in capital and operating expenditures the Town made to mitigate the financial impacts of the COVID-19 pandemic. Additionally, the Town saw an increase real estate transfer tax collections due to a strong real estate market throughout the pandemic.
- As of the close of the year, the Town's governmental funds reported a combined ending fund balance of \$14,383,632. The Town's governmental funds decreased by \$9,928,375. This change measures the change in the Town's current resources. This decrease is the result of the use of debt issuance proceeds for the construction of the new Public Works Facility coupled with decreased sales tax collections offset by an increase in real estate transfer tax collections, grant funding and reduced expenditures to mitigate the financial impacts of the pandemic. See additional discussion in the Notes to the Financial Statements.
- The unassigned General Fund balance at year end totaled \$7,871,624.
- Overall General Fund revenues decreased by \$758,651 as compared to 2019, due mainly to decreases in sales and lodging tax and offset by an increase in real estate transfer tax.

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements, assist the reader in focusing on significant financial issues, provide an overview of the Town's financial activity and identify changes in the Town's financial position. The Town's basic financial statements consist of three components: 1) the government-wide financial statements, 2) the fund financial statements, and 3) the notes to the financial statements. The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of the Town.

The Town’s report contains the following reporting areas:



**BASIC FINANCIAL STATEMENTS**

The first two statements in the basic financial statements are the Government-wide Financial Statements. The next statements are Fund Financial Statements. The next section of the basic financial statements is the Notes to the Financial Statements. The notes explain in detail some of the data contained in those statements. The Required Supplementary Information contains additional information as required by generally accepted accounting principles. After the notes and required supplementary information, other supplementary information is provided. The other supplementary information shows details about the Town’s individual funds, departments and relevant information for the reader.

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The government-wide financial statements are designed to provide readers with a broad overview of the Town’s finances, in a manner similar to a private-sector business.

The **Statement of Net Position** presents information on all Town assets, liabilities and deferred inflows of resources, with the difference between the elements reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The **Statement of Activities** presents information showing how the Town’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in Deferred Inflow and Outflow of Resources in future fiscal periods (i.e. earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (Governmental Activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (Business-

type Activities). The governmental activities of the Town include general government, public safety, public works, economic development, community marketing and events, community enhancement and affordable housing. The Business-type activities of the Town include building services and the internal service activities that provide employee benefits to the Town’s operating departments. The government-wide financial statements can be found on pages A1 and A2 of this report.

**FUND FINANCIAL STATEMENTS**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s near-term financing requirements. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Town’s funds can be divided into two categories: Governmental Funds and Proprietary Funds.

The **Governmental Funds** are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s short-term financing requirements. This accounting method is called modified accrual accounting.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Town’s short term financing decisions. Both the governmental fund balance sheet and statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains seven separate governmental funds: the General Fund, Affordable Housing Fund, Open Space Fund, Conservation Trust Fund, Law Enforcement Fund, Transit & Trails Fund and Special Projects Fund each considered a major fund. Information is presented separately in the governmental fund balance sheet and statement of revenues, expenditures, and changes in fund balances for each separate governmental fund.

Much of the Town’s resources are administered through the **General Fund**. Activities that are accounted for in the General Fund include:

- Governance
- Administration & Planning
- Community Marketing & Development
- Parks & Trails
- Street, Facility & Equipment Maintenance
- Town Equipment

The **Law Enforcement Fund** is a special revenue fund which generate a portion of their own revenues to cover a portion of their operating expenses while the General Fund covers the unfunded portion. The Law Enforcement Fund accounts for the activities for the Towns of Winter Park and Fraser, CO for:

- Police Department
- Animal Control
- Court
- Community Outreach

The **Transit & Trails Fund** was established in 2015 as the Town’s voters approved a 2% sales and lodging tax increase for the purpose of funding the study, design, engineering, construction, acquisition, operation and maintenance of public transit, public multi-modal transportation improvements, and public trails

within and near the Town. In November 2015, the Town assumed the transit services from the local resort with funding from the transit sales tax, intergovernmental agreements with the Town of Fraser and Grand County, as well as transit service agreements with the resort and several other independent entities.

The **Special Projects Fund** accounts for the resources and expenditures for the purpose of acquisition, planning, construction, expansion and improvements to Town facilities and infrastructure. Revenues which are restricted for this purpose include the highway user tax, road and bridge tax, 10% of sales tax, and 50% of accommodations tax.

The remaining three funds are discussed in further detail in the Notes to the Financial Statements but are provided for specific purposes such as affordable housing, conservation trust funds, and open space fees.

The Town adopts an annual appropriated budget for each of its governmental funds. A budgetary comparison statement has been provided to demonstrate compliance with this approved budget. The governmental fund financial statements can be found on pages A3-A6.

The Town maintains two types of **Proprietary Funds** which are considered to be major funds. The Enterprise fund (Building Services Fund) is used to report the same functions presented as business-type activities in the government-wide financial statements. The **Building Services Fund** is utilized to account for the activities associated with the building services provided by the Town, Town of Fraser and Town of Granby, CO. The Internal Service fund (**Employee Benefits Fund**) is used to report the activities related to benefits provided by the Town for its operating departments.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for Building Services and Employee Benefits Funds. See the proprietary fund financial statements on pages A7-A9.

An annual appropriated budget is adopted for all funds. A budgetary comparison has been provided for all funds to demonstrate compliance with State budget statutes. See pages C1-C6 and D1-D3.

#### NOTES TO THE FINANCIAL STATEMENTS

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on pages B1 through B23 of this report.

#### SUPPLEMENTARY INFORMATION

**Required Supplementary Information** – This section contains budgetary comparison schedules for each of the Town’s General Fund and major special revenue funds and can be found on pages C1-C6.

**Additional Supplementary Information** – This section contains budget and actual statements of the Town’s Special Projects and Enterprise funds and the Annual Schedule of Revenues and Expenditures for Roads, Bridges and Streets. The information can be found on pages D1-D3 and F1-F2.

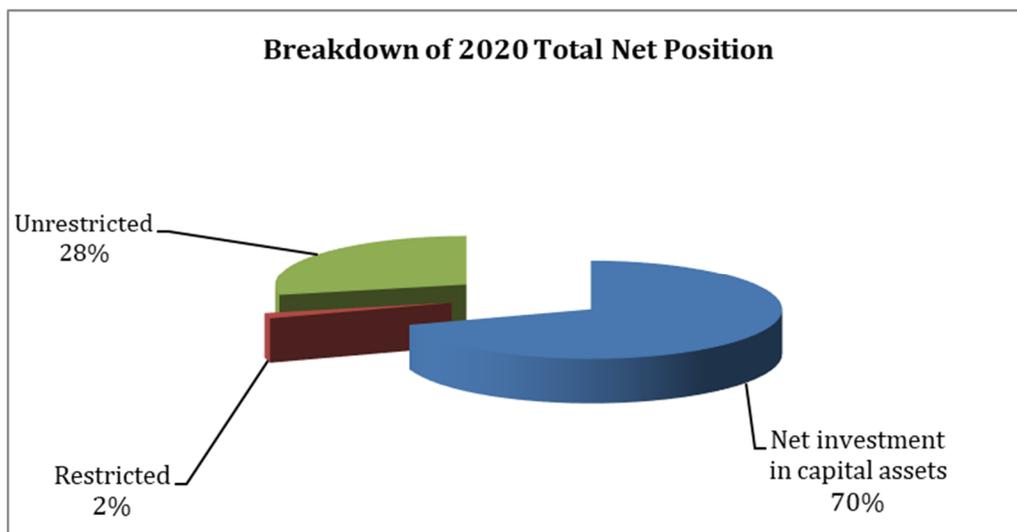
#### GOVERNMENT-WIDE FINANCIAL ANALYSIS

**Net Position** - The following is a summary of financial information relating to the Town’s assets, deferred inflows and liabilities, deferred outflows as well as its net position. The net position may serve over time as a useful indicator of a government’s financial position. For the Town, assets exceeded liabilities by \$38,367,556 at the end of 2020. The following chart shows the Town’s net position:

	Total Primary Governmental Activities			Total Business-Type Activities		
	2020	2019	Change	2020	2019	Change
<b>Assets:</b>						
Current assets	\$ 22,224,971	\$33,816,342	\$ (11,591,371)	\$ 1,043,404	\$ 798,423	\$ 244,981
Non-current assets	50,006,193	37,642,280	12,363,913	-	-	-
<b>Total Assets</b>	<b>72,231,164</b>	<b>71,458,622</b>	<b>772,542</b>	<b>1,043,404</b>	<b>798,423</b>	<b>244,981</b>
<b>Liabilities:</b>						
Current liabilities	5,013,180	6,150,385	(1,137,205)	228,039	20,064	207,975
Non-current liabilities	25,662,942	26,809,279	(1,146,337)	16,730	10,399	6,331
<b>Total Liabilities</b>	<b>30,676,122</b>	<b>32,959,664</b>	<b>(2,283,542)</b>	<b>244,769</b>	<b>30,463</b>	<b>214,306</b>
<b>Deferred Inflow of Resources</b>	<b>3,986,121</b>	<b>4,269,481</b>	<b>(283,360)</b>	<b>-</b>	<b>-</b>	<b>214,306</b>
<b>Net Position:</b>						
Net investment in capital assets	26,254,304	21,465,737	4,788,567	-	-	-
Restricted	661,974	839,352	(177,378)	-	-	-
Unrestricted	10,652,643	11,924,388	(1,271,745)	798,635	767,960	30,675
<b>Total Net Position</b>	<b>\$ 37,568,921</b>	<b>\$34,229,477</b>	<b>\$ 3,339,444</b>	<b>\$ 798,635</b>	<b>\$ 767,960</b>	<b>\$ 30,675</b>

Of the \$72,231,164 in Total Assets of the primary governmental activities, \$12,005,538 is made up of unrestricted cash, cash equivalents and investments. The Town has maintained a strong level of liquid assets by swiftly making adjustments to expenditures in order to offset the financial impacts of the pandemic.

The largest portion of the Town’s assets is reflected in the investment in capital assets (i.e. land, buildings, improvements, and equipment). Capital assets account for 69% of total assets and reflect an increase from 2019 on depreciation of \$2,151,901 offset by asset additions of \$14,673,210. The largest of these additions is attributable to the construction of the new Public Works Facility. These assets are used to provide services to our citizens. Accordingly, the assets are not an available source for payment of future spending.



In 2020, the Town had a decrease in unrestricted cash and investments of \$3.1 million due to a decrease in tax revenues due to the pandemic and capital spending committed capital outlay prior to the onset of the pandemic. The Town had a decrease of \$8.1 million in restricted cash and investments related to use of debt issuance proceeds to fund the construction of a new Public Works facility. At the end of 2020, the Town reports a strong balance in Unrestricted Net Position \$11,451,278. Unrestricted Net Position decreased \$1,241,070 from 2019.

**Changes in Net Position** - The following chart is a summary of financial information relating to the Town’s Statement of Activities. The statement presents information showing how the Town’s net position

changed during the most recent fiscal year. The beginning of year net position reflects a restatement related to capital assets. See Notes to the Financial Statements page B23 for additional information.

	Total Primary Governmental Activities			Total Business-Type Activities		
	2020	2019	Change	2020	2019	Change
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 1,278,112	\$ 1,492,603	\$ (214,491)	\$ 700,775	\$ 810,136	\$ (109,361)
Operating grant, contributions & Interest	2,511,690	2,132,542	379,148	-	-	-
Capital grants & contributions	876,572	516,429	360,143	-	-	-
General revenues:						
Sales taxes	8,205,076	9,338,129	(1,133,053)	-	-	-
Accommodations taxes	337,680	349,652	(11,972)	-	-	-
Property taxes	470,004	402,977	67,027	-	-	-
Specific ownership taxes	35,278	34,567	711	-	-	-
Real estate transfer taxes	1,962,426	1,763,468	198,958	-	-	-
Franchise tax	129,825	130,414	(589)	-	-	-
Other taxes	122,931	131,777	(8,846)	-	-	-
Investment earnings	127,978	314,985	(187,007)	4,635	10,019	(5,384)
Gain on sale of capital assets	99,650	262,109	(162,459)	-	-	-
Transfers	102,564	-	102,564	(102,564)	-	(102,564)
<b>Total Revenues</b>	<b>16,259,786</b>	<b>16,869,652</b>	<b>(609,866)</b>	<b>602,846</b>	<b>820,155</b>	<b>(217,309)</b>
<b>Expenses:</b>						
General government	1,527,955	4,482,902	(2,954,947)	-	-	-
Public safety	1,772,433	1,721,297	51,136	-	-	-
Public works	2,092,769	1,991,206	101,563	-	-	-
Economic development	1,473,965	2,026,553	(552,588)	-	-	-
Community enhancement	1,611,497	1,458,780	152,717	-	-	-
Transit	2,934,502	2,878,545	55,957	-	-	-
Affordable Housing	991,353	433,513	557,840	-	-	-
Interest expense	861,271	571,706	289,565	-	-	-
Building Services	-	-	-	572,170	355,836	216,334
<b>Total Expenses</b>	<b>13,265,745</b>	<b>15,564,502</b>	<b>(2,298,757)</b>	<b>572,170</b>	<b>355,836</b>	<b>216,334</b>
<b>Excess (Deficiency) of Revenues Over Expenses</b>	<b>2,994,041</b>	<b>1,305,150</b>	<b>1,688,891</b>	<b>30,676</b>	<b>464,319</b>	<b>(433,643)</b>
Transfers	-	-	-	-	-	-
<b>Change in Net Position</b>	<b>2,994,041</b>	<b>1,305,150</b>	<b>1,688,891</b>	<b>30,676</b>	<b>464,319</b>	<b>(433,643)</b>
<b>Net Position - Beginning of Year (Restated)</b>	<b>34,574,880</b>	<b>32,924,327</b>	<b>1,650,553</b>	<b>767,959</b>	<b>303,641</b>	<b>464,318</b>
<b>Net Position - End of Year</b>	<b>\$ 37,568,921</b>	<b>\$ 34,229,477</b>	<b>\$ 3,339,444</b>	<b>\$ 798,635</b>	<b>\$ 767,960</b>	<b>\$ 30,675</b>

Primary governmental activities net position increased the Town's net position by \$2,994,041 and increased \$30,676 for business-type activities. Key elements of this change are as follows:

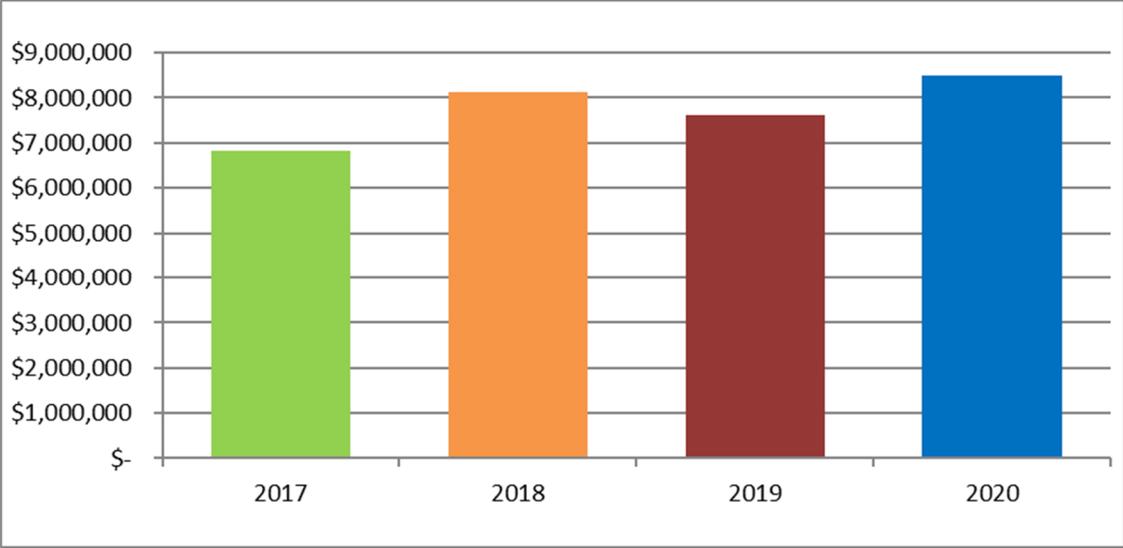
- Increased pandemic related operating grants were received.
- Capital grants for additional transit buses were received.
- Sales and accommodation tax revenue decreased due to the pandemic related restrictions that had a significant impact on tourism. This decrease in sales tax revenue was partially offset by an increase in real estate transfer taxes.
- The Town adjusted capital and operating expenditures to offset the decrease in projected revenue due to the pandemic.

### FINANCIAL ANALYSIS OF THE TOWN'S GENERAL FUND

As mentioned in this analysis, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**General fund:** The focus of the Town's general fund is to provide information on near-term inflows, outflows, and balances of spendable resources. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

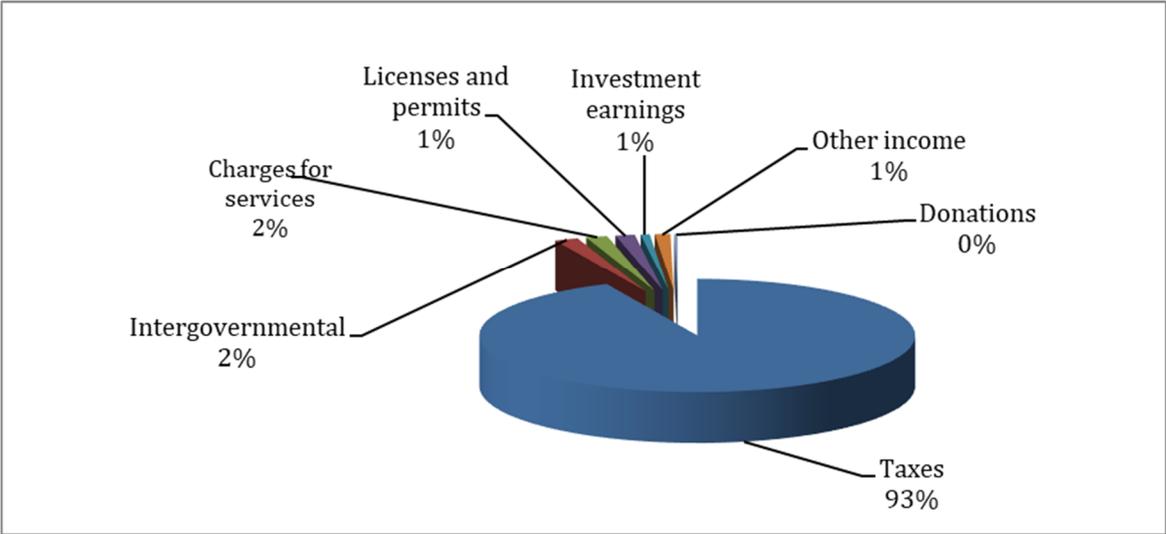
As of the end of the current fiscal year, the Town’s general fund reported combined ending fund balance of \$8,494,624. The Town’s general fund balance for the past three years and 2020 are presented in graph format below.



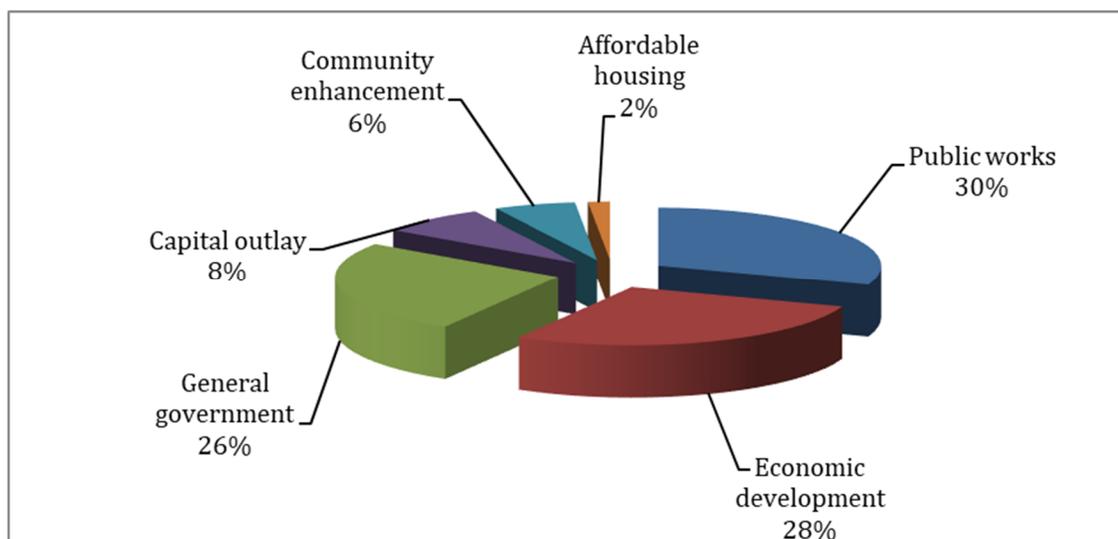
The Town’s general fund includes the majority of the financial transactions. The following describes the fund balance changes:

- At the end of 2020, the General Fund balance was \$8,494,624 and 93% of the fund balance was unassigned. This shows that the Town’s fund balance restrictions will not significantly affect the availability of fund resources for future use.
- The General Fund balance increased by \$888,879 in 2020 due mainly to the reductions in capital and operating the Town made in 2020 to mitigate the financial impacts of the COVID-19 pandemic.

The Town’s general fund had the following revenue sources:



The Town’s general fund had the following expenditures:



**Budget variances in the general fund:** The Town’s significant budget variances are:

	Final Budget	Actual	Variance	Reason
<b>Revenues:</b>				
Sales taxes	5,871,697	5,188,648	(683,049)	Decrease in sales tax due to COVID-19 pandemic
Real estate transfer tax	1,400,000	1,865,387	465,387	Increased activity/values in real estate transactions coupled with new development
Grant Revenue	-	144,992	144,992	CARES funding grant
Investment Income	137,400	55,497	(81,903)	Decrease in interest rates
Other Revenue	352,625	95,637	(256,988)	Deferred Hideaway Park naming rights principal payment. See page B12
<b>Expenditures:</b>				
Town Council	3,768,606	133,049	3,635,557	Litigation settlement originally budgeted in 2021 was accrued in 2020
Town Administration	294,329	201,386	92,943	Decrease in purchased services and operating expenditures
Public works	1,817,049	1,602,348	214,701	Decrease in payroll and related expenditures and operating expenditures
Economic development	2,150,986	1,473,965	677,021	Decrease in events expenditures due to COVID-19 pandemic
Capital Outlay	656,000	412,476	243,524	Decrease in equipment replacement expenditures

**AFFORDABLE HOUSING FUND**

Fund balance in the Affordable Housing Fund decreased by \$531,370 in 2020. This decrease was the result of expenditures for capital outlay.

**OPEN SPACE FUND**

Fund balance in the Open Space Fund increased by \$32,209 in 2020. This increase was due to the collection of open space fees.

**CONSERVATION TRUST FUND**

Fund balance in the Conservation Trust Fund increased by \$5,622 in 2020. This increase was due to the collection of lottery proceeds for the year.

**TRAILS AND TRANSIT FUND**

Fund balance in the Trails and Transit Fund increased by \$355,990 in 2020. The fund received pandemic related federal funding which offset the decrease in sales tax revenue attributed to the pandemic.

**SPECIAL PROJECTS FUND**

Fund balance in the Special Projects Fund decreased by \$10,679,705 in 2020. This was the result of construction of the Public Works Facility in 2020. The Town cut the majority of remaining capital projects for the year to address the financial impacts of the pandemic.

### BUSINESS-TYPE ACTIVITIES

Business type activities include building services for the Town, Fraser, CO and Granby, CO. Net position for building services increased \$30,676 for the year. The fund experienced stable revenues for the year and dispersed excess reserves to participating entities in accordance with the intergovernmental agreement dated June 3, 2020. Additional information regarding this agreement can be found in the Notes to the Financial Statements page B21.

### CAPITAL ASSETS

The Town's government-wide capital assets, net of depreciation, increased \$12,018,337 in 2020 due primarily to the construction of the Town's new Public Works facility. This increase was slightly offset by the sale of Town-owned surplus equipment. Additional information as well as a detailed classification of the Town's net capital assets can be found in the Notes to the Financial Statements page B13.

### LONG-TERM DEBT

Prior to 2020, the Town has entered into three Certificates of Participation to fund the Town's event center, a parking garage and attainable apartment units in the Hideaway Place complex, and a new Public Works facility.

Additional information as well as a detailed information for the COP's can be found in the Notes to the Financial Statements pages B15-B16.

### ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The Town began to see a stabilization of sales tax revenue during the summer of 2020 and has continued to see strengthening tourism trends with the loosening of pandemic related restrictions. Throughout the pandemic the Town experienced a strong real estate market and strong development interest. These factors give us some confidence that we can look forward to 2021 with a higher degree of confidence in our projections. In addition, the conservative steps the Town took to mitigate the financial impacts of the pandemic left us in a positive fiscal position to address additional investments in capital projects in 2021 and future years.

While we look forward to 2021 and beyond, the Town continues to maintain a conservative posture in our projections of revenue and any expansion of Town services or programs. This conservative approach stems from the previous economic downturns including the COVID-19 pandemic, changes in spending patterns in our resort community, the recent recovery in our main revenue stream, and the continuation of major development throughout Town. Town Council and staff have refocused priorities, streamlined operations, reduced operating costs while refocusing the marketing and economic development initiatives to support our businesses and community.

As our economy is heavily dependent upon tourism and second-homeowners, the Town continues to approach its strategic plans and budget based on the uncertainty that surrounds our main revenue source - sales, lodging and transit taxes. While we are seeing recovery in our sales tax collections, the uncertainty surrounding our weather patterns can cause substantial fluctuations in the Town's revenues. Each of these factors has required our budget planning and development to be conservative in the short-term thereby ensuring we stay the course in our budget priorities.

Throughout 2020, the Town felt the economic impact of the COVID-19 pandemic. Ski areas in Colorado were closed the second half of March and additional restrictions were put in place in an attempt to control the spread of COVID-19. While the economy has since reopened, the long-term effects of the pandemic on the tourism based communities cannot be determined at this time. The Town continues to closely monitor collections and adjust spending accordingly.

**REQUEST FOR INFORMATION**

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Town Finance, P.O. Box 3327, Winter Park, CO 80482-3327, [finance@wpgov.com](mailto:finance@wpgov.com), or call (970) 726-8081.

# GOVERNMENT-WIDE FINANCIAL STATEMENTS



Town of Winter Park, Colorado  
Statement of Net Position  
December 31, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Hideaway Junction Affordable Housing Corp.
<b>Assets:</b>				
<b>Current Assets:</b>				
Cash and investments - Unrestricted	\$ 12,005,538	\$ 1,043,404	\$ 13,048,942	\$ -
Cash and investments - Restricted	3,508,741	-	3,508,741	-
Accounts receivable	5,675,008	-	5,675,008	-
Due from component unit	248,162	-	248,162	-
Due from other governments	773,254	-	773,254	-
Prepaid expenses	14,268	-	14,268	-
<b>Total Current Assets</b>	<b>22,224,971</b>	<b>1,043,404</b>	<b>23,268,375</b>	<b>-</b>
<b>Non-current Assets:</b>				
Equity interest in joint venture (GC Ditch Company)	674,569	-	674,569	-
Nondepreciable capital assets	18,805,995	-	18,805,995	275,336
Depreciable capital assets, net	30,525,629	-	30,525,629	-
<b>Total Non-current Assets</b>	<b>50,006,193</b>	<b>-</b>	<b>50,006,193</b>	<b>275,336</b>
<b>Total Assets</b>	<b>72,231,164</b>	<b>1,043,404</b>	<b>73,274,568</b>	<b>275,336</b>
<b>Liabilities:</b>				
<b>Current Liabilities:</b>				
Accounts payable	2,242,775	222,864	2,465,639	-
Interest payable	75,744	-	75,744	-
Accrued payroll	99,181	2,223	101,404	-
Accrued expenses	36,181	-	36,181	-
Due to primary government	-	-	-	248,162
Deposits payable	1,391,266	-	1,391,266	-
Compensated absences	36,737	2,952	39,689	-
Debt payable	1,131,296	-	1,131,296	-
<b>Total Current Liabilities</b>	<b>5,013,180</b>	<b>228,039</b>	<b>5,241,219</b>	<b>248,162</b>
<b>Non-current Liabilities:</b>				
Compensated absences:	208,177	16,730	224,907	-
Debt payable	25,454,765	-	25,454,765	-
<b>Total Non-current Liabilities</b>	<b>25,662,942</b>	<b>16,730</b>	<b>25,679,672</b>	<b>-</b>
<b>Total Liabilities</b>	<b>30,676,122</b>	<b>244,769</b>	<b>30,920,891</b>	<b>248,162</b>
<b>Deferred Inflow of Resources:</b>				
Unavailable revenues	3,500,000	-	3,500,000	-
Unavailable property tax revenue	486,121	-	486,121	-
<b>Total Deferred Inflow of Resources</b>	<b>3,986,121</b>	<b>-</b>	<b>3,986,121</b>	<b>-</b>
<b>Net Position:</b>				
Net investment in capital assets	26,254,304	-	26,254,304	27,174
Restricted for:				
Emergencies	623,000	-	623,000	-
Other purposes	38,974	-	38,974	-
Unrestricted	10,652,643	798,635	11,451,278	-
<b>Total Net Position</b>	<b>\$ 37,568,921</b>	<b>\$ 798,635</b>	<b>\$ 38,367,556</b>	<b>\$ 27,174</b>

The accompanying notes are an integral part of these financial statements.

**Town of Winter Park, Colorado**  
**Statement of Activities**  
**For the Year Ended December 31, 2020**

Function / Programs	Program Revenues				Net (Expense) Revenues and Changes in Net Position			Component Unit
	Expenses	Charges for Services	Operating Grants, Contributions and Interest	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	Hideaway Junction Affordable Housing Corp.
<b>Governmental Activities:</b>								
General government	\$ 1,527,955	\$ 385,072	\$ 52,244	\$ -	\$ (1,090,639)		\$ (1,090,639)	
Public safety	1,772,433	70,265	656,763	11,516	(1,033,889)		(1,033,889)	
Public works	2,092,769	-	-	-	(2,092,769)		(2,092,769)	
Economic development	1,473,965	-	-	-	(1,473,965)		(1,473,965)	
Community enhancement	1,611,497	-	122,846	-	(1,488,651)		(1,488,651)	
Transit	2,934,502	134,627	1,679,837	865,056	(254,982)		(254,982)	
Affordable housing	991,353	688,148	-	-	(303,205)		(303,205)	
Interest expense	861,271	-	-	-	(861,271)		(861,271)	
<b>Total Governmental Activities</b>	<u>13,265,745</u>	<u>1,278,112</u>	<u>2,511,690</u>	<u>876,572</u>	<u>(8,599,371)</u>		<u>(8,599,371)</u>	
<b>Business-type Activities:</b>								
Building services	572,170	700,775	-	-		128,605	128,605	
<b>Total Business-type Activities</b>	<u>572,170</u>	<u>700,775</u>	<u>-</u>	<u>-</u>		<u>128,605</u>	<u>128,605</u>	
<b>Total Primary Government</b>	<u>13,837,915</u>	<u>1,978,887</u>	<u>2,511,690</u>	<u>876,572</u>	<u>(8,599,371)</u>	<u>128,605</u>	<u>(8,470,766)</u>	
<b>Component Unit:</b>								
Winter Park Affordable Housing Corporation	\$ 1,437	\$ 14,774	\$ -	\$ -				\$ 13,337
<b>General Revenues:</b>								
Sales taxes					8,205,076	-	8,205,076	-
Accommodation taxes					337,680	-	337,680	-
Property taxes					470,004	-	470,004	-
Specific ownership taxes					35,278	-	35,278	-
Real estate transfer taxes					1,962,426	-	1,962,426	-
Franchise Tax					129,825	-	129,825	-
Other taxes					122,931	-	122,931	-
Investment earnings					127,978	4,635	132,613	-
Gain on sale of capital assets					99,650	-	99,650	-
Transfers					102,564	(102,564)	-	-
<b>Total General Revenues, Special Items, and Transfers</b>					<u>11,593,412</u>	<u>(97,929)</u>	<u>11,495,483</u>	<u>-</u>
<b>Change in Net Position</b>					2,994,041	30,676	3,024,717	13,337
<b>Net Position Beginning of Year (restated)</b>					34,574,880	767,959	35,342,839	13,837
<b>Net Position End of Year</b>					<u>\$ 37,568,921</u>	<u>\$ 798,635</u>	<u>\$ 38,367,556</u>	<u>\$ 27,174</u>

The accompanying notes are an integral part of these financial statements.

## FUND FINANCIAL STATEMENTS



**Town of Winter Park, Colorado**  
**Balance Sheet**  
**Governmental Funds**  
**December 31, 2020**

	<u>General</u>	<u>Affordable Housing</u>	<u>Open Space</u>	<u>Conservation Trust</u>	<u>Law Enforcement</u>	<u>Transit and Trails</u>	<u>Special Projects</u>	<u>Total Governmental Funds</u>
<b>Assets:</b>								
Cash and investments:								
Unrestricted	\$ 8,253,273	\$ 1,453,993	\$ 203,712	\$ 38,974	\$ 93,530	\$ 1,945,688	\$ 16,368	\$ 12,005,538
Restricted	825,000	19	-	-	-	-	2,683,722	3,508,741
Receivables	1,249,796	2,525	-	-	4,950	706,468	125,455	2,089,194
Due from other governments	3,577	-	-	-	37,312	728,974	3,390	773,253
Due from component unit	-	248,162	-	-	-	-	-	248,162
Prepaid expenditures	-	-	-	-	14,268	-	-	14,268
<b>Total Assets</b>	<u>10,331,646</u>	<u>1,704,699</u>	<u>203,712</u>	<u>38,974</u>	<u>150,060</u>	<u>3,381,130</u>	<u>2,828,935</u>	<u>18,639,156</u>
<b>Liabilities:</b>								
Accounts payable	624,451	101,820	-	-	90,697	404,970	1,020,837	2,242,775
Accrued payroll	52,395	-	-	-	40,153	6,633	-	99,181
Accrued expenditures	16,971	-	-	-	19,210	-	-	36,181
Deposits	832,555	54,470	-	-	-	-	504,241	1,391,266
<b>Total Liabilities</b>	<u>1,526,372</u>	<u>156,290</u>	<u>-</u>	<u>-</u>	<u>150,060</u>	<u>411,603</u>	<u>1,525,078</u>	<u>3,769,403</u>
<b>Deferred Inflow of Resources:</b>								
Unavailable property tax revenue	310,650	-	-	-	-	175,471	-	486,121
<b>Total Deferred Inflow of Resources</b>	<u>310,650</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>175,471</u>	<u>-</u>	<u>486,121</u>
<b>Fund Balances:</b>								
Non-spendable	-	-	-	-	14,268	-	-	14,268
Spendable:								
Restricted	623,000	-	-	38,974	-	-	-	661,974
Committed	-	1,548,409	203,712	-	-	2,794,056	1,303,857	5,850,034
Unassigned	7,871,624	-	-	-	(14,268)	-	-	7,857,356
<b>Total Fund Balances</b>	<u>8,494,624</u>	<u>1,548,409</u>	<u>203,712</u>	<u>38,974</u>	<u>-</u>	<u>2,794,056</u>	<u>1,303,857</u>	<u>14,383,632</u>
<b>Total Liabilities, Deferred Inflow of Resources, and Fund Balances</b>	<u>\$ 10,331,646</u>	<u>\$ 1,704,699</u>	<u>\$ 203,712</u>	<u>\$ 38,974</u>	<u>\$ 150,060</u>	<u>\$ 3,381,130</u>	<u>\$ 2,828,935</u>	<u>\$ 18,639,156</u>

The accompanying notes are an integral part of these financial statements.

**Town of Winter Park  
Reconciliation of the Governmental Funds Balance Sheet  
to the Statement of Net Position  
December 31, 2020**

<b>Total Governmental Fund Balances</b>	\$	14,383,632
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**Amounts reported for governmental activities in the Statement of Net Position are different because:**

The Town has an equity interest in the Grand County Mutual Ditch and Reservoir Company. This is a non-current asset on the Town's government-wide financial statements		674,569
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Capital assets used in governmental activities are not financial resources and therefore not reported in the funds. However, in the Statement of Net Position the cost of these assets are capitalized and expensed over their estimated lives through annual depreciation expense:

Cost of capital assets	66,966,670	
Less accumulated depreciation	<u>(17,635,046)</u>	49,331,624

The Town has a memorandum of understanding that requires other entities to contribute to the Town for certain operations. These items are shown on the government-wide financial statements as receivables and deferred items.

The relate to the following operations:

Stage naming rights	2,000,000	
Transit	<u>1,500,000</u>	3,500,000

Affordable housing fees receivable are not available to pay for current period expenditures and, therefore, are not reported in the funds.		85,815
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Certain agreements that that Town is party to extend beyond the current period.

Amounts received or agreed to regarding future periods are shown as deferred items.

The Town had the following deferred items at year end:

Stage naming rights	(2,000,000)	
Transit	<u>(1,500,000)</u>	(3,500,000)

Liabilities, including compensated absences are not due and payable in the current period and therefore are not reported in the funds but are reported in the government-wide Statement of Net Position:

Certificates of participation	(25,321,531)	
Premium on issue of		
Certificates of Participation	(1,218,233)	
Note payable	(46,297)	
Interest payable	(75,744)	
Compensated absences	<u>(244,914)</u>	<u>(26,906,719)</u>

<b>Net Position of Governmental Activities</b>	<b>\$</b>	<b><u>37,568,921</u></b>
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**Town of Winter Park, Colorado**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2020**

	General	Affordable Housing	Open Space	Conservation Trust	Law Enforcement	Transit and Trails	Special Projects	Total Governmental Funds
<b>Revenues:</b>								
Taxes	\$ 7,745,642	\$ 97,039	\$ -	\$ -	\$ -	\$ 2,608,949	\$ 811,590	\$ 11,263,220
Licenses and permits	119,813	-	-	-	-	-	-	119,813
Intergovernmental revenue	144,992	-	-	5,432	628,397	2,244,893	-	3,023,714
Charges for services	131,617	883,961	31,250	-	16,706	134,627	-	1,198,161
Fines and forfeitures	-	-	-	-	53,559	-	-	53,559
Investment earnings	55,497	9,983	959	190	-	14,600	46,694	127,923
Other revenue	95,637	-	-	4,666	31,150	-	-	131,453
Donations and contributions	20,000	-	-	-	-	300,000	-	320,000
<b>Total Revenues</b>	<b>8,313,198</b>	<b>990,983</b>	<b>32,209</b>	<b>10,288</b>	<b>729,812</b>	<b>5,303,069</b>	<b>858,284</b>	<b>16,237,843</b>
<b>Expenditures:</b>								
General government	1,382,496	-	-	-	-	-	788	1,383,284
Public safety	-	-	-	-	1,608,099	-	-	1,608,099
Public works	1,602,348	-	-	-	-	-	-	1,602,348
Economic development	1,473,965	-	-	-	-	-	-	1,473,965
Community enhancement	310,785	-	-	4,666	-	196,766	-	512,217
Transit	-	-	-	-	-	2,547,978	-	2,547,978
Affordable housing	83,205	201,183	-	-	-	-	-	284,388
Debt service								
Principal	-	190,000	-	-	32,756	-	880,297	1,103,053
Interest	-	328,100	-	-	3,209	-	593,169	924,478
Issuance costs	-	3,000	-	-	-	-	-	3,000
Capital outlay	412,476	800,070	-	-	-	2,202,335	11,535,190	14,950,071
<b>Total Expenditures</b>	<b>5,265,275</b>	<b>1,522,353</b>	<b>-</b>	<b>4,666</b>	<b>1,644,064</b>	<b>4,947,079</b>	<b>13,009,444</b>	<b>26,392,881</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>3,047,923</b>	<b>(531,370)</b>	<b>32,209</b>	<b>5,622</b>	<b>(914,252)</b>	<b>355,990</b>	<b>(12,151,160)</b>	<b>(10,155,038)</b>
<b>Other Financing Sources (Uses):</b>								
Transfers in	209,718	-	-	-	1,003,712	-	1,471,455	2,684,885
Transfers (out)	(2,475,167)	-	-	-	(98,192)	-	-	(2,573,359)
Sale of assets	99,650	-	-	-	-	-	-	99,650
Insurance recoveries	6,755	-	-	-	8,732	-	-	15,487
<b>Total Other Financing Sources (Uses)</b>	<b>(2,159,044)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>914,252</b>	<b>-</b>	<b>1,471,455</b>	<b>226,663</b>
<b>Net Change in Fund Balances</b>	<b>888,879</b>	<b>(531,370)</b>	<b>32,209</b>	<b>5,622</b>	<b>-</b>	<b>355,990</b>	<b>(10,679,705)</b>	<b>(9,928,375)</b>
<b>Fund Balances Beginning of Year</b>	<b>7,605,745</b>	<b>2,079,779</b>	<b>171,503</b>	<b>33,352</b>	<b>-</b>	<b>2,438,066</b>	<b>11,983,562</b>	<b>24,312,007</b>
<b>Fund Balances End of Year</b>	<b>\$ 8,494,624</b>	<b>\$ 1,548,409</b>	<b>\$ 203,712</b>	<b>\$ 38,974</b>	<b>\$ -</b>	<b>\$ 2,794,056</b>	<b>\$ 1,303,857</b>	<b>\$ 14,383,632</b>

The accompanying notes are an integral part of these financial statements.

**Town of Winter Park, Colorado**  
**Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and**  
**Changes in Fund Balances of Governmental Funds to the Statement of Activities**  
**For the Year Ended December 31, 2020**

**Net Changes In Fund Balances - Total Governmental Funds** \$ (9,928,375)

**Amounts reported for governmental activities in the Statement of Activities are different because:**

The Town has an equity interest in the Grand County Mutual Ditch and Reservoir Company. This represents the change in the Town's share of their investment. 174

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlay exceeded depreciation expense in the current period.

	Depreciation expense	(2,151,901)	
	Capital outlay	<u>14,673,210</u>	12,521,309

The Town has sold assets which are shown at their sales price on governmental funds but are shown as a gain or loss on the sale of assets based upon sale price less the assets book value. (502,972)

The internal service fund, used by management to charge the the costs of dental insurance to individual funds, is not reported in the government-wide Statement of Activities. Governmental fund expenditures are reduced and the related internal service fund change in net position is eliminated. (8,907)

Interest expense reported in the Statement of Activities does not require the use of current financial resources and therefore, is not reported as expenditures in governmental funds. This represents the change in accrued interest during the year. 59,998

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

	Principal payments on debt		1,103,053
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Compensated absences reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds. This represents the change in compensated absences during the year. (54,426)

Affordable housing fees that are not available to pay for current period expenditures are not reported in the governmental funds. This represents the change in affordable housing fees receivable during the year. (195,813)

**Change In Net Position of Governmental Activities** \$ 2,994,041

Town of Winter Park, Colorado  
 Statement of Net Position  
 Proprietary Funds  
 December 31, 2020

	<b>Business-Type Activities</b>	<b>Governmental Activities</b>
	<b>Building Services Enterprise Fund</b>	<b>Employee Benefits Internal Service Fund</b>
<b>Assets:</b>		
<b>Current Assets:</b>		
Cash - Unrestricted	\$ 1,043,404	\$ -
<b>Total Current Assets</b>	1,043,404	-
<b>Total Assets</b>	1,043,404	-
<b>Liabilities:</b>		
<b>Current Liabilities:</b>		
Accounts payable	222,864	-
Accrued payroll	2,223	-
Compensated absences	2,952	-
<b>Total Current Liabilities</b>	228,039	-
<b>Non-current Liabilities:</b>		
Compensated absences	16,730	-
<b>Total Non-current Liabilities</b>	16,730	-
<b>Total Liabilities</b>	244,769	-
<b>Net Position:</b>		
Net investment in capital assets	-	-
Unrestricted	798,635	-
<b>Total Net Position</b>	\$ 798,635	\$ -

The accompanying notes are an integral part of these financial statements.

**Town of Winter Park, Colorado**  
**Statement of Revenues, Expenses and Changes in Fund Net Position**  
**Proprietary Funds**  
**For the Year Ended December 31, 2020**

	<b>Business-Type Activities</b>	<b>Governmental Activities</b>
	<b>Building Services Enterprise Fund</b>	<b>Employee Benefits Internal Service Fund</b>
<b>Operating Revenues:</b>		
Licenses and permits revenue	\$ 700,775	\$ -
<b>Total Operating Revenues</b>	700,775	-
<b>Operating Expenses:</b>		
Building inspection services	352,513	-
<b>Total Operating Expenditures</b>	352,513	-
<b>Operating Income (Loss)</b>	348,262	-
<b>Non-Operating Revenues (Expenses):</b>		
Investment revenue	4,635	55
<b>Total Non-Operating Revenues (Expenses)</b>	4,635	55
<b>Income (Loss) Before Transfers and Capital Contributions</b>	352,897	55
<b>Transfers, Net Intergovernmental Distributions</b>	(102,564) (219,657)	(8,962) -
<b>Change in Net Position</b>	30,676	(8,907)
<b>Net Position - Beginning</b>	767,959	8,907
<b>Net Position - Ending</b>	\$ 798,635	\$ -

The accompanying notes are an integral part of these financial statements.

**Town of Winter Park, Colorado**  
**Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended December 31, 2020**

	<u>Business-Type Activities</u>	<u>Governmental Activities</u>
	<b>Building Services Enterprise Fund</b>	<b>Employee Benefits Internal Service Fund</b>
<b>Cash Flows From Operating Activities:</b>		
Cash received from customers	\$ 702,378	\$ -
Cash paid to employees and vendors	(288,424)	(2,865)
Cash paid for goods and services	150,217	-
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>564,171</u>	<u>(2,865)</u>
<b>Cash Flows From Non-Capital Financing Activities:</b>		
Transfer (to) from other funds	(102,564)	(8,962)
<b>Net Cash Provided (Used) by Non-Capital Financing Activities</b>	<u>(102,564)</u>	<u>(8,962)</u>
<b>Cash Flows From Capital and Related Financing Activities:</b>		
Intergovernmental distribution	(219,657)	-
<b>Net Cash (Used) by Capital and Related Financing Activities</b>	<u>(219,657)</u>	<u>-</u>
<b>Cash Flows From Investing Activities:</b>		
Interest on investments	4,635	55
<b>Net Cash Provided by Investing Activities</b>	<u>4,635</u>	<u>55</u>
<b>Net Increase (Decrease) in Cash and Cash Equivalents</b>	246,585	(11,772)
<b>Cash and Cash Equivalents - Beginning</b>	796,819	11,772
<b>Cash and Cash Equivalents - Ending</b>	<u>1,043,404</u>	<u>-</u>
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:</b>		
<b>Operating income (loss)</b>	<u>348,262</u>	<u>-</u>
<b>Adjustments:</b>		
(Increase) decrease in accounts receivable	1,603	-
Increase (decrease) in accounts payable	210,743	-
Increase (decreases) in accrued wages and benefits	3,563	(2,865)
<b>Total Adjustments</b>	<u>215,909</u>	<u>(2,865)</u>
<b>Net Cash Provided (Used) by Operating Activities</b>	<u>\$ 564,171</u>	<u>\$ (2,865)</u>

The accompanying notes are an integral part of these financial statements.

**NOTES TO THE FINANCIAL STATEMENTS**



**I. Summary of Significant Accounting Policies**

The Town of Winter Park (the "Town") was founded in 1978. The Town became a home rule government when its Home Rule Charter (the "Charter") was approved by the Winter Park voters on April 12, 1983. The Town's Charter provides the broad general powers which guarantee the rights of its citizens to fully participate in their own municipal government without undue influence by the state and federal governments. The underlying philosophy is one of true local government with full control vested in the citizens of Winter Park. The Town is centrally located in Grand County and is known for its world class skiing and scenic terrain.

The Town Council consists of seven individuals, including a Mayor elected by the Council, who are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes. The Town's major operations include public safety, transit, community development, parks, trails, public works, building services and administration.

**A. Reporting Entity**

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the Town consists of all funds, departments, boards and agencies that are not legally separate from the Town.

Component units are legally separate organizations for which the Town is financially accountable. The Town is financially accountable for an organization if the Town appoints a voting majority of the organization's governing board and (1) the Town is able to significantly influence the programs or services performed or provided by the organizations; or (2) the Town is legally entitled to or can otherwise access the organization's resources; the Town is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the Town is obligated for the debt of the organization. Component units also may include organizations that are fiscally dependent on the Town in that the Town approves the budget, levies their taxes or issues their debt. The following component units have been incorporated into the Town's financial statements:

*Discretely Presented Component Unit:* The *Winter Park Affordable Housing Corporation* (the "Corporation") was created to accept conveyance and hold title to land from the Town, and others, for the purpose of entering into contracts for the design and construction of houses and residential facilities to ensure that an adequate supply of affordable housing is available within the Town. The Corporation is governed by a three-member board which was initially appointed by Town Council. While legally separate from the Town, it is reported as part of the reporting entity under the discretely presented method because the Corporation's primary source of financing is from the Town's Affordable Housing Fund. The completed financial statements of the Corporation can be obtained directly from their administrative offices at: P.O. Box 3327, Winter Park, CO 80482-3327.

*Blended Component Unit:* The *Winter Park Housing Authority* (the WPHA") was formed in 2018, as an entity separate from the Town, pursuant to Colorado Revised Statutes ("C.R.S.") section 29-4-204 et seq. The seven members of Town council act as the commissioners of WPHA. The WPHA has been formed to assist the Town in ensuring an adequate supply of affordable housing is available with the Town. The WPHA did not have any transaction during the year-ending December 31, 2020.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements**

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's major funds). The Town's general government, public safety, public works, economic development, and community enhancement are classified as governmental activities.

**1. Government-wide Financial Statements**

In the government-wide Statement of Net Position, the governmental activities column is (a) presented on a consolidated basis and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The Town's net position is reported in three parts— net investment in capital assets; restricted net position; and unrestricted net position.

The government-wide Statement of Activities reports both the gross and net cost of each of the Town's functions (general government, public safety, etc.). The functions are also supported by general government revenues (property and sales taxes, intergovernmental revenue, fines and permits, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function (public safety, public works, etc.). Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. The net costs (by function) are normally covered by general revenue (property and sales taxes, interest income, etc.).

The government-wide focus is on the sustainability of the Town as an entity and the change in the Town's net position resulting from the current year's activities.

**2. Fund Financial Statements**

The financial transactions of the Town are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, deferred outflows of resources, reserves, fund equity, revenues and expenditures/expenses.

The fund focus is on current available resources and budget compliance.

The Town reports the following major governmental funds:

The *General Fund* is the primary operating fund of the Town and is utilized to account for resources traditionally associated with government, which are not required legally or by sound financial management to be accounted for in another fund. The functions accounted for in the General Fund include general administration, finance, human resources, information technology, community development, parks, streets, and facility operations and maintenance.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements (continued)**

**2. Fund Financial Statements (continued)**

The *Affordable Housing Fund* accounts for the use of the affordable housing impact fees collected from developers prior to issuing a Certificate of Occupancy. The funds are restricted for the purposes of acquisition, development, and construction of property, infrastructure, and residential dwelling units to be used in supplying the community with affordable housing options. The fund primarily acts as a source of lending for the Affordable Housing Corporation, a component unit of the Town, which is responsible for the purchase, construction, marketing, and sale of affordable housing units.

The *Open Space Fund* accounts for the use of proceeds received in lieu of dedicated open space property. The funds collected are restricted for the purposes of acquisition of land and equipment for parks, trails, open space, scenic preservation easements, and historic preservation purposes.

The *Conservation Trust Fund* accounts for the use of lottery proceeds received from the State of Colorado. These funds are restricted for the purposes of acquisition, development, and maintenance of qualifying parks, recreation facilities, and infrastructure.

The *Law Enforcement Fund* accounts for the activities of the joint court, police, and animal control functions shared by the Town of Winter Park and the Town of Fraser. Activities are supported through revenues derived from fines and forfeits, grants, contract labor, and supplemental transfers from both towns.

The *Transit and Trails Fund* accounts for the acquisition, construction, operation, and maintenance of public transit and trails systems within and near the Town. Activities are supported by a two percent (2%) sales tax levy approved by voters on November 3, 2015 with collections beginning December 1, 2015.

The *Special Projects Fund* accounts for the resources and expenditures for the purposes of acquisition, planning, construction, expansion, and improvements of Town facilities and infrastructure except those required to be accounted for in another fund. Revenues which are restricted for this purpose include the highway user tax, road and bridge tax, 10% of sales tax, and 50% of accommodations tax.

The Town reports the following major proprietary or business-type funds:

The *Building Services Fund* accounts for the resources and expenditures associated with the activities of the joint Winter Park/Fraser/Granby Building Department including all revenues, expenditures, and capital. Building inspection fees are collected for all municipalities which in turn support the operations of the department.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide and Fund Financial Statements (continued)**

**2. Fund Financial Statements (continued)**

The *Employee Benefits Fund* accounts for the Town's self-funded dental program. Administrative costs and claims are funded through charges to user funds at a rate so as to ensure the liquidity and ability of the fund to meet the needs of the dental program. The Town closed this fund in 2020 as dental coverage is no longer provided through a self-funded program.

Certain eliminations have been made in regard to interfund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities, internal service fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated.

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

**1. Long-term Economic Focus and Accrual Basis**

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows. Therefore, revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. Non-exchange transactions, in which the Town receives value without directly giving equal value in return, include sales taxes, property taxes, accommodations taxes, grants and donations. On an accrual basis, revenue from sales taxes is recognized in the period in which the taxable sale takes place. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the Town must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Town on a reimbursement basis.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

**2. Current Financial Focus and Modified Accrual Basis**

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual: i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period, generally within sixty days of year end. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

Franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. Sales and lodging taxes collected by vendors at year end on behalf of the Town are also recognized as revenue if collected within 30 days after year end. Expenditure driven grants are recognized as revenue when qualified expenditures have been incurred and all other grant requirements have been met. All other revenue items are considered to be measurable and available only when cash is received by the Town.

**3. Financial Statement Presentation**

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's enterprise fund are charges to customers for fees. Operating expenses for the enterprise funds include the cost of providing services and administrative expenses. All revenue and expense not meeting this definition are reported as non-operating revenues and expenses.

**D. Financial Statement Accounts**

**1. Cash, Cash Equivalents, and Investments**

The Town pools deposits and investments of all funds. Each fund's share of the pool is readily identified by the Town's internal records.

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the Town.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**1. Cash, Cash Equivalents, and Investments (continued)**

Certain proceeds of debt issues, as well as certain resources set aside for their repayment, have been classified as restricted assets on the balance sheet because their use is limited by the applicable covenants. Restricted assets also include certain deposits that have been limited as to usage pursuant to escrow and similar agreements.

Investments are stated at fair value, net asset value, or amortized cost. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

The Town's investment policy permits investments which adhere to Federal, State, and local requirements and restrictions. The investments selected will be insured or collateralized by the U.S. government or its agencies or be rated in the highest category by at least two of the nationally recognized investment rating services.

**2. Receivables**

Receivables are reported net of an allowance for uncollectible accounts.

**3. Property Taxes**

Property taxes are assessed in one year as a lien on the property, but not collected by the governmental units until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded as a receivable and as unavailable property tax revenue.

**4. Capital Assets**

Capital assets, which include land, buildings, equipment, vehicles, and infrastructure assets (only infrastructure acquired after January 1, 2003) are reported in the applicable governmental activity columns in the government-wide financial statements. The Town defines capital assets as assets with an initial cost of \$5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is capitalized as part of the value of the assets constructed. There was no interest capitalized during 2020.

**Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)**

**II. Summary of Significant Accounting Policies (continued)**

**D. Financial Statement Accounts (continued)**

**4. Capital Assets (continued)**

Infrastructure, buildings, and equipment are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	15
Buildings and improvements	5 - 50
Machinery and equipment	3 - 25

**5. Compensated Absences**

Earned but unused paid time off, including personal sick leave bank benefits, is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. Compensated absences are being paid from the General Fund, Law Enforcement Fund, Transit and Trails Fund and Building Services Fund.

**6. Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town doesn't have any items that qualify for reporting in this category at December 31, 2020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Town has one type of item that qualify for reporting in this category. Accordingly, the item, deferred revenue (unavailable revenues from property tax revenue and long-term agreements), is deferred and recognized as an inflow of resources in the period that the amounts become available and earned, for additional details refer to Notes III.A and IV.C.

**E. Significant Accounting Policies**

**1. Use of Estimates**

The preparation of financial statements in conformity with GAAP requires the Town's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Summary of Significant Accounting Policies (continued)**

**E. Significant Accounting Policies (continued)**

**2. Credit Risk**

The receivables of the various funds of the Town are primarily due from other governments. Management believes that the credit risk related to the receivables is minimal.

**3. Categories and Classification of Fund Balance**

Governmental accounting standards establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications, include Non-spendable, Restricted, Committed, Assigned, and Unassigned. These classifications reflect not only the nature of funds, but also provide clarity to the level of restriction placed upon fund balance. Fund Balance can have different levels of restraint, such as external versus internal compliance requirements. Unassigned fund balance is a residual classification within the general fund. The general fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned is limited to negative residual fund balance. For further details of the various fund balance classifications refer to Note IV. G.

**II. Reconciliation of Government-wide and Fund Financial Statements**

The governmental fund Balance Sheet includes reconciliation between *fund balance – total governmental funds and net position of governmental activities* as reported in the government-wide Statement of Net Position. Additionally, the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances includes reconciliation between *net change in fund balances – total governmental funds and changes in net position of governmental activities* as reported in the government-wide Statement of Activities. The details of each reconciliation are separately presented on the face of the financial statements.

**III. Stewardship, Compliance, and Accountability**

**A. Budgetary Information**

An annual budget and appropriation resolution is adopted by Town Council in accordance with the Town's Home Rule Charter.

Budgets are prepared on the basis of GAAP for all funds.

Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end.

As required by the Town Charter and applicable state statutes, the Town followed the required timetable noted below in preparing, approving, and enacting its budget for 2020.

1. For the 2020 budget year, prior to August 25, 2019, the County Assessor sent to the Town an assessed valuation of all taxable property within the Town's boundaries.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**III. Stewardship, Compliance, and Accountability (continued)**

**A. Budgetary Information (continued)**

2. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2019, a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the Town's operating requirements.
3. Prior to December 15, 2019, a public hearing was held for the budget, the Council certified to the County Commissioners a levy rate that derived the necessary property taxes as computed in the proposed budget, and the Council adopted the proposed budget and an appropriating resolution that legally appropriated expenditures for the upcoming year.
4. After adoption of the budget resolution, the Town may make the following changes: a) it may transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) approve emergency appropriations; and d) reduce appropriations for which originally estimated revenues are insufficient.

Property taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2019 were collected in 2020 and taxes certified in 2020 will be collected in 2021. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16<sup>th</sup>.

During the year, the Town's Conservation Trust Fund and Building Service Fund expenditures and transfers out exceeded appropriations. This may be a violation of Colorado State Statutes.

**B. TABOR Amendment**

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending, as defined by TABOR. The Town has reserved \$623,000, which is the approximate required reserve at December 31, 2020.

**Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)**

**III. Stewardship, Compliance, and Accountability (continued)**

**B. TABOR Amendment (continued)**

On April 5, 1994, the Town's electorate approved a ballot question exempting the Town from certain provisions of TABOR. The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

**IV. Detailed Notes on All Funds**

**A. Deposits**

The Town's deposits are entirely covered by Federal Depository Insurance Corporation ("FDIC") or by the collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the Town's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. As of year-end, the carrying amount of the Town's demand deposits was \$314,768.

At December 31, 2020, the Town held deposits and investments with the following maturities.

	<u>Standard &amp; Poor's Rating</u>	<u>Carrying Amounts</u>	<u>Less than one year</u>	<u>Less than five years</u>
<b>Deposits:</b>				
Petty Cash		\$ 2,000	\$ 2,000	\$ -
Checking Accounts		314,768	314,768	-
Savings and Money Market Accounts		1,261,149	1,261,149	-
<b>Investments:</b>				
Investment Pools	AAAm	14,979,766	14,979,766	-
<b>Total</b>		<u>\$ 16,557,683</u>	<u>\$ 16,557,683</u>	<u>\$ -</u>

The Town's cash and investments are presented on the Statement of Net Position as follows:

<u>Reconciliation to Statement of Net Position:</u>	
Cash and investments - Unrestricted	\$ 13,048,942
Cash and investments - Restricted	3,508,741
<b>Total</b>	<u>\$ 16,557,683</u>

**B. Investments**

The Town has invested in the Colorado Government Liquid Asset Trust ("COLOTRUST") and Colorado Surplus Asset Fund Trust ("CSAFE"). The pools are an investment vehicle established for local government entities in Colorado to pool surplus funds. The fair value of the pool is determined by the pool's share price. They operate similarly to a money market fund and each share is equal in value to \$1. Investments of the pools consist of U.S. Treasury bills, notes, and note strips, and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST and CSAFE are rated AAAM by Standard and Poor's. The Town has no regulatory oversight for the pool.

Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)

IV. Detailed Notes on All Funds (continued)

B. Investments (continued)

<b>Investments Measured at Net Asset Value:</b>	
COLOTRUST	\$ 10,645,658
<b>Total</b>	<b>\$ 10,645,658</b>
	<b>\$ 10,645,658</b>
 <b>Investments Measured at Amortized Cost:</b>	
CSAFE	\$ 4,334,108
<b>Total</b>	<b>\$ 4,334,108</b>
	<b>\$ 4,334,108</b>

The Town is not subject to any limitations or restrictions on withdrawals from CSAFE.

*Interest Rate Risk.* In accordance with the Town’s investment policy, the Town limits its exposure to interest rate risk, by limiting its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years from the purchase date. As a result of the limited length of maturities the Town limits its interest rate risk.

*Credit Risk.* State law and Town policy limit investments to those authorized by State statutes including U.S. Agencies and 2a7-like pools. The Town’s general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to preserve capital, seek reasonable income; and, in general, avoid speculative investments.

*Concentration of Credit Risk.* The Town diversifies its investments by security type and institution. Financial institutions holding Town funds must provide the Town with a statement of collateral in the form of a listing of securities pledged, and a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository. Colorado’s PDPA requirement noted above mitigates concentration of credit risk. At December 31, 2020, the Town held no investments.

At December 31, 2020, the Town had no unrealized gains or losses.

Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)

IV. Detailed Notes on All Funds (continued)

C. Receivables

Receivables as of year-end for the Town's funds, including applicable allowances for uncollectible accounts, are as follows:

	General	Affordable Housing	Open Space	Conservation Trust	Transit and Trails
<i>Receivables:</i>					
Taxes receivable	\$ 1,200,550	\$ -	\$ -	\$ -	\$ 578,972
Accounts receivable	49,246	2,525	-	-	127,496
Due from other governments	3,577	-	-	-	728,974
Due from component unit	-	248,162	-	-	-
Gross receivables	<u>1,253,373</u>	<u>250,687</u>	<u>-</u>	<u>-</u>	<u>1,435,442</u>
Less: allowance for uncollectible	-	-	-	-	-
<b>Net Receivables</b>	<u><u>\$ 1,253,373</u></u>	<u><u>\$ 250,687</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 1,435,442</u></u>

	Law Enforcement	Special Projects	Employee Benefits	Building Services	Total
<i>Receivables:</i>					
Taxes receivable	\$ -	\$ 125,455	\$ -	\$ -	\$ 1,904,977
Accounts receivable	-	-	-	-	179,267
Other receivables	4,950	-	-	-	4,950
Due from other governments	37,312	3,390	-	-	773,253
Due from component unit	-	-	-	-	248,162
Gross receivables	<u>42,262</u>	<u>128,845</u>	<u>-</u>	<u>-</u>	<u>3,110,609</u>
Less: allowance for uncollectible	-	-	-	-	-
<b>Net Receivables</b>	<u><u>\$ 42,262</u></u>	<u><u>\$ 128,845</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,110,609</u></u>

Governmental funds report *unavailable property tax revenue* in connection with receivables or revenues that are not considered to be available to liquidate liabilities of the current period. This includes \$310,650 and \$175,471 of property taxes levied in 2020 but not available until 2021 in the General Fund and Trails and Transit Fund, respectively.

The Town's long-term receivables are reflected on the Town's Statement of Activities. They represent the following:

- i. The Town sold naming and marketing rights for the stage facility at Hideaway Park for \$2,500,000. The agreement requires annual payments of \$250,000 through 2027 with interest at 4.25%. The remaining balance of \$2,000,000 is shown as a receivable and deferred inflow of resources on the Statement of Activities. The Town executed an amendment to this agreement, effective in 2020, deferring the 2020 principal payment to 2028.
- ii. The Town signed a memorandum of understanding with the Intrawest/Winter Park Operations Corporation ("the Corporation"). The agreement calls for the Corporation to make annual payments of \$300,000 for a period of 10 years. The remaining balance of \$1,500,000 is shown as a receivable and deferred inflow of resources on the Statement of Activities.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**IV. Detailed Notes on All Funds (continued)**

**D. Capital Assets**

Capital asset activity for the year ended December 31, 2020 was as follows:

	<b>Beginning Balance (Restated)</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 6,428,014	\$ -	\$ -	\$ 6,428,014
Water rights	386,440	76,000	-	462,440
Construction in progress	2,314,930	12,039,522	(2,438,911)	11,915,541
<b>Total Capital Assets, Not Being Depreciated</b>	<u>9,129,384</u>	<u>12,115,522</u>	<u>(2,438,911)</u>	<u>18,805,995</u>
Capital assets, being depreciated:				
Infrastructure	14,055,418	1,216,897	-	15,272,315
Buildings	24,004,916	1,574,847	-	25,579,763
Machinery and equipment	5,898,172	1,701,883	(291,458)	7,308,597
<b>Total Capital Assets Being Depreciated</b>	<u>43,958,506</u>	<u>4,493,627</u>	<u>(291,458)</u>	<u>48,160,675</u>
Less accumulated depreciation for:				
Infrastructure	(8,037,297)	(817,713)	-	(8,855,010)
Buildings	(4,743,316)	(623,931)	-	(5,367,247)
Machinery and equipment	(2,993,990)	(710,257)	291,458	(3,412,789)
Public garage	-	-	-	-
<b>Total Accumulated Depreciation</b>	<u>(15,774,603)</u>	<u>(2,151,901)</u>	<u>291,458</u>	<u>(17,635,046)</u>
<b>Total Capital Assets, Being Depreciated, Net</b>	<u>28,183,903</u>	<u>2,341,726</u>	<u>-</u>	<u>30,525,629</u>
<b>Governmental activities capital assets, net</b>	<u>\$ 37,313,287</u>	<u>\$ 14,457,248</u>	<u>\$ (2,438,911)</u>	<u>\$ 49,331,624</u>

The Town reported depreciation expense and capital outlay for the following functions:

	<b>Depreciation Expense</b>	<b>Capital Outlay</b>
<b>Governmental activities:</b>		
General government	\$ 124,727	\$ -
Public safety	144,252	98,192
Public works	292,802	10,999,502
Economic development	-	76,000
Transit and Trails	386,534	800,070
Community enhancement	1,002,593	538,237
Affordable Housing	200,993	2,161,209
<b>Total</b>	<u>\$ 2,151,901</u>	<u>\$ 14,673,210</u>

At December 31, 2020, the Town had \$2,898,679 of fully depreciated assets in service.

See Note V.I for further discussion of the beginning balance.

**Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)**

**IV. Detailed Notes on All Funds (continued)**

**E. Interfund Receivables, Payables, and Transfers**

Interfund balances at December 31, 2020, consisted of the following amounts and represent charges for services or reimbursable expenses. These remaining balances resulted from the time lag between the dates that (1) interfund goods or services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting period, and (3) payments between funds are made. The Town expects to repay all interfund balances within one year.

Transfers are used to 1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, 2) move unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations, and 3) provide additional resources for current operations or debt service.

The following represents interfund balances and transfers at December 31, 2020.

	<u>Due From</u>	<u>Due To</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General Fund	\$ -	\$ -	\$ 209,718	\$ 2,475,167
Law Enforcement Fund	-	-	1,003,712	98,192
Special Projects Fund	-	-	1,471,455	-
Building Inspection Fund	-	-	-	102,564
Employee Benefits Fund	-	-	-	8,962
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,684,885</u>	<u>\$ 2,684,885</u>

The transfer between the General Fund and the Law Enforcement Fun are used to fund public safety operations. The Special Projects Fund transfer in from the General Fund is for capital outlay for infrastructure projects, new construction and other Town improvements.

**F. Long-term Liabilities**

**1. Certificates of Participation Series 2016A**

On October 11, 2016, UMB Bank, N.A. (“UMB”) issued \$3,773,500 of Taxable Certificates of Participation. The Certificates of Participation bear interest of 4.50%. The initial payment of \$23,584 for interest was due December 1, 2016. Thereafter, annual principal payments are due December 1<sup>st</sup> through 2031. Additionally, quarterly interest payments are due the 1<sup>st</sup> of March, June, September, and December through 2031. The net proceeds of \$3,694,300 were placed with the trustee with \$3,594,300 to be used to finance the acquisition, construction and installation of a new stage in Hideaway Park and \$100,000 as a debt service reserve fund. UMB will lease the constructed addition to the Town for a period that runs concurrent with the term to maturity of the Series 2016A Certificates of Participation.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**I. Detailed Notes on All Funds (continued)**

**F. Long-term Liabilities (continued)**

**2. Certificates of Participation Series 2016B**

On December 28, 2016, UMB Bank, N.A. ("UMB") issued \$4,567,800 of Non-taxable Certificates of Participation. The Certificates of Participation bear interest of 3.39%. The initial interest payment is due June 1, 2017 and semi-annually thereafter on the 1st of December and June through maturity. Annual principal payments are due December 1st through 2031. The net proceeds of \$4,500,000 were used to finance the acquisition of a parking structure. UMB will lease the constructed addition to the Town for a period that runs concurrent with the term to maturity of the Series 2016B Certificates of Participation.

**3. Certificates of Participation Series 2017**

On November 7, 2017, UMB Bank N.A. issued \$8,645,000 of Non-taxable Certificates of Participation. The Certificates of Participation bear variable interest of 3.00% through 2022 and thereafter of 4.00% through 2039. The initial interest payment of \$190,768 is due June 1, 2018 and semi-annually thereafter on the 1st of December and June through maturity. Annual principal payments are due December 1<sup>st</sup> through 2042. The net proceeds of \$9,362,380, including the original issue premium of \$717,380, were used towards the purchase of Hideaway Place Apartments ("Hideaway Place") to provide workforce rental housing. UMB will lease Hideaway Place to the Town for a period that runs concurrent with the term to maturity of the Series 2017 Certificates of Participation.

**4. Certificates of Participation Series 2019**

On December 30, 2019, UMB Bank N.A. issued \$11,010,000 of Non-taxable Certificates of Participation. The Certificates of Participation bear variable interest of 4.00% through 2030 and thereafter of between 2.125% and 2.625% through 2039. The initial interest payment of \$145,784 is due June 1, 2020 and semi-annually thereafter on the 1st of December and June through maturity. Annual principal payments are due December 1<sup>st</sup> through 2039. The net proceeds of \$11,662,155, including the original issue premium of \$652,155, will be used to finance the costs of design, acquisition, construction and installation of a new Town public works facility, UMB will lease the public works facility to the Town for a period that runs concurrent with the term to maturity of the Series 2019 Certificates of Participation.

**Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)**

**II. Detailed Notes on All Funds (continued)**

**F. Long-term Liabilities (continued)**

**5. Annual Debt Requirements – Certificates of Participation**

Annual debt service requirements to maturity for governmental activities are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
<b>Governmental Activities:</b>			
2021	\$ 1,098,540	\$ 908,925	\$ 2,007,465
2022	1,152,505	867,660	2,020,165
2023	1,217,220	824,444	2,041,664
2024	1,267,718	776,347	2,044,065
2025	1,314,028	726,237	2,040,265
2026-2030	7,400,621	2,808,301	10,208,922
2031-2035	4,660,899	1,394,468	6,055,367
2036-2040	6,140,000	799,049	6,939,049
2041-2042	1,070,000	64,600	1,134,600
<b>Total Governmental Activities</b>	<u>\$ 25,321,531</u>	<u>\$ 9,170,031</u>	<u>\$ 34,491,562</u>

The Town is compliant for ongoing disclosure requirements to the secondary bond market in accordance with Securities and Exchange Commission’s Rule 15c2-12.

**6. Note Payable**

February 1, 2019 the Town entered into a note payable with Station WP, L.L.C. in the amount of \$100,000 at a rate of 5.0%. The note requires 36 monthly principal and interest payments in the amount of \$2,997 due on the 1<sup>st</sup> of each month beginning May 1, 2019 and is unsecured. The balance remaining at December 31, 2020 is \$46,297.

Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)

III. Detailed Notes on All Funds (continued)

F. Long-term Liabilities (continued)

7. Changes in long-term liabilities

Changes in the Town's long-term liabilities consisted of the following for 2020:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Certificates of Participation					
Series 2016A	\$ 3,203,950	\$ -	\$ (207,187)	\$ 2,996,763	\$ 216,511
Series 2016B	3,817,878	-	(263,110)	3,554,768	272,029
Series 2017	8,360,000	-	(190,000)	8,170,000	210,000
Series 2019	11,010,000	-	(410,000)	10,600,000	400,000
Premium on Series 2017	659,989	-	(28,695)	631,294	-
Premium on Series 2019	619,547	-	(32,608)	586,939	-
Net Certificates of Participation	27,671,364	-	(1,131,600)	26,539,764	1,098,540
Note Payable	79,053	-	(32,756)	46,297	32,756
Accrued compensated absences	190,488	250,422	(195,996)	244,914	36,737
<b>Total governmental activities</b>	<u>\$ 27,940,905</u>	<u>\$ 250,422</u>	<u>\$ (1,360,352)</u>	<u>\$ 26,830,975</u>	<u>\$ 1,168,033</u>
<b>Business activities:</b>					
Accrued compensated absences	\$ 12,216	\$ 15,977	\$ (8,511)	\$ 19,682	\$ 2,952
<b>Total business activities</b>	<u>\$ 12,216</u>	<u>\$ 15,977</u>	<u>\$ (8,511)</u>	<u>\$ 19,682</u>	<u>\$ 2,952</u>

G. Fund Balances and Net Position

The Town classifies governmental fund balances as follows:

Non-spendable - includes fund balance amounts inherently non-spendable since they represent inventories, prepaid items, long-term portion of loans receivable, etc.

Spendable Fund Balance:

*Restricted* – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**IV. Detailed Notes on All Funds (continued)**

**G. Fund Balances and Net Position (continued)**

Spendable Fund Balance (continued):

*Committed* – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through adoption of a formal ordinance from highest level of decision making authority which is the Town Council. Once adopted the limitation imposed by the ordinance remains in place until a similar action is taken (i.e., the adoption of another ordinance to remove or revise the limitation).

*Assigned* – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Assigned fund balance represents amounts constrained by the Town's intent to use them for a specific purpose. The authority to assign has been delegated to the Town Council or its management designee (i.e., Town Manager). Any intended use of any amount will be expressed by the Council and recorded in the minutes of the meeting.

*Unassigned* - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The Town uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Town would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Town does not have a formal minimum fund balance policy. However, the Town's budget includes a calculation of targeted reserve positions and management calculates targets and reports them annually to the Town Council.

In the government wide financial statements, net position represents the difference between assets, liabilities, and deferred inflows (outflows) of resources. Net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**IV. Detailed Notes on All Funds (continued)**

**G. Fund Balances and Net Position (continued)**

As of December 31, 2020, fund balances are composed of the following:

	<b>General Fund</b>	<b>Other Governmental Funds</b>	<b>Total Governmental Funds</b>	<b>Description</b>
Non-spendable:				
Prepays	\$ -	\$ 14,268	\$ 14,268	
Restricted:				
Emergency Reserve	623,000	-	623,000	Legislative Restriction
Conservation Trust	-	38,974	38,974	Legislative Restriction
Committed:				
Affordable Housing	-	1,548,409	1,548,409	Aff. Housing Fees/Ordinance
Open Space	-	203,712	203,712	Open Space fee/Ordinance
Transit and Trail	-	2,794,056	2,794,056	Public transit and trail system
Special projects	-	1,303,857	1,303,857	Capital projects
Assigned:				
Unassigned	7,871,624	(14,268)	7,857,356	
<b>Total Fund Balances</b>	<b>\$ 8,494,624</b>	<b>\$ 5,889,008</b>	<b>\$ 14,383,632</b>	

**V. Other Information**

**A. Retirement Plans**

**1. Deferred Compensation Plan – Section 457**

The Town, as authorized by Council, offers its employees a deferred compensation plan (*Town of Winter Park 457 Deferred Compensation Plan*) created in accordance with Internal Revenue Code Section 457. The plan permits employees to defer a portion of their salary until future years. Employees are considered 100% vested upon entry into the plan and therefore the plan does not have any forfeitures. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. In 2007, the Town began offering a discretionary matching component to the plan of up to 4% of compensation. In 2020, the Town contributed \$104,683 to the plan in discretionary matching contributions for the 36 active participants; this amount is the Town's required contributions. The Town's accrued payroll includes \$8,523 related to the Town's 457 plan.

All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the plan participants and their beneficiaries.

Plan investment purchases are determined by the plan participant and therefore, the plan's investment concentration varies between participants. The Town is the Trustee of the 457 Plan and accordingly has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor. The Plan is administered by ICMA Retirement Corporation.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**V. Other Information (continued)**

**A. Retirement Plans (continued)**

**2. Retirement Plan - Section 401(a)**

The Town has established a defined contribution money purchase plan (*Town of Winter Park 401a Money Purchase Plan*) in the form of the ICMA Retirement Corporation Prototype Money Purchase Plan and Trust under Code Section 401 of the Internal Revenue code.

The Town's contributions are 7.65% of the participants' compensation and employees contribute 7.65% of the same compensation. The Town's contributions are 8% of police officer's compensation. The Town's total covered payroll was \$2,766,660 in 2020 for the 37 active participants. Total required and actual contributions to the plan were \$212,901 for both employee and employer. The Town's accrued payroll includes \$14,418 related to the Town's 401a plan. Employees are considered 100% vested upon entry into the plan and therefore the plan does not have any forfeitures.

**B. Other Employee Benefits**

**1. Employee Health Care Benefits**

The Town of Winter Park offers its employees and employee dependents participation in a health insurance plan provided by Cigna. Funding for the plan is provided by charges to Town departments and employees. The program is supplemented by a stop loss re-insurance plan which limits the Town's annual liability to \$20,000 and \$20,000 per claim. Expenditures consist of payments to a third-party administrator for medical claims, stop loss insurance premiums and administrative fees.

According to the terms of the policy, in any given annual policy period the Town can receive a rebate for the surplus amount of funds paid into the policy but not expended on claims. At December 31, 2020, the Town had a surplus of \$0 which can be used to offset future premium payments. This amount is reported in accrued payroll in the General Fund.

All Town employees may continue their health insurance due to a reduction in work hours or termination of employment pursuant to COBRA guidelines. Employees who elect continued coverage must pay the insurance carrier for premiums from the termination date of coverage and monthly thereafter. No cost to the Town is recognized as employees reimburse 100% of their premium cost.

**Town of Winter Park, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2020**  
**(Continued)**

**V. Other Information (continued)**

**C. Intergovernmental Agreements**

**1. Building Services Agreement**

On June 3, 2020, the Town entered into an intergovernmental agreement with the Towns of Fraser and Granby, in which the Town will provide building inspection, plan review and building related services for each entity through its Building Division. Winter Park will serve as the managing agency of the Building Division, providing staff, operational facilities, administrative and accounting support. The Town shall prepare an annual budget for consideration and approval by each entity. Additionally, the Town will prepare an annual Building Division report summarizing revenues and expenses which will be provided to each entity. Following the accumulation of a two-year operating reserve in the Building Division Fund, the Town will disperse excess reserves to each entity on an equitable basis. The agreement is subject to annual appropriation by each entity and automatically renews each January 1<sup>st</sup>, unless cancelled by any entity.

**2. Transit Agreements**

During 2018 the Town entered into intergovernmental agreements with the Towns of Fraser and Granby to provide the operation public transportation and service to these entities. Fraser and Granby will each pay the Town its proportional cost of transit service provided to each entity plus an administrative fee equal to 10% of these proportional costs. The agreements renew annually for 12 months for additional terms of 10 years for Fraser and 5 years for Granby. The agreements are subject to annual appropriation by each entity.

**3. Public Safety Agreement**

The Towns of Winter Park and Fraser entered into an intergovernmental agreement to establish a joint police department on May 1, 2005. Costs of the police department are shared based on the average call volume and Fraser pays a 2% administrative fee to Winter Park for administration, finance, procurement and human resource capacities of managing the police department.

**D. Risk Management**

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and general liability. The Town carries commercial coverage for these risks and does not expect claims to exceed their coverage.

The Town is also exposed to risks of loss related to torts; theft of, damage to, and destruction of assets; and errors and omissions. To address such risks, the Town is a participant in a public entity risk pool administered by Colorado Intergovernmental Risk Sharing Agency ("CIRSA").

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of \$50,000,000 per claim or occurrence for property, \$5,000,000 per claim or occurrence for liability, and \$500,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources. While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate such losses at December 31, 2020.

Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)

V. Other Information (continued)

D. Risk Management (continued)

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distribution from surplus for those years and funds.

The Town's share of CIRSA's assets, liabilities, and fund equity as of December 31, 2020 is as follows:

<b>Property and Casualty Pool:</b>	<b>Equity Ratio</b>
Operating Fund	0.236%
Loss Fund	0.214%
Excess Fund	0.530%
Reserve Fund	0.309%

<b>Workers' Compensation Pool</b>	<b>Equity Ratio</b>
Operating Fund	0.526%
Loss Fund	0.470%
Excess Fund	0.197%
Reserve Fund	0.133%

CIRSA's combined financial information for the year ended December 31, 2020, the most current year available, is summarized as follows:

<b>Assets:</b>	
Cash and other investments	\$ 85,609,779
Other assets	8,563,951
<b>Total Assets</b>	<u>\$ 94,173,730</u>
<b>Total liabilities</b>	<u>\$ 35,750,846</u>
<b>Net position</b>	<u>58,422,884</u>
Total contributions and other revenues	\$ 33,496,772
Total expenses and distributions	<u>(24,091,402)</u>
<b>Change in Net Position</b>	<u>\$ 9,405,370</u>

There were no significant reductions in insurance coverage from prior year and there have been no insurance settlements that have exceeded the Town's insurance coverage in any of the past 3 years.

**Town of Winter Park, Colorado  
Notes to the Financial Statements  
December 31, 2020  
(Continued)**

**V. Other Information (continued)**

**E. Construction Commitments**

The Town has active construction projects as of December 31, 2020. The projects include a new public works facility. At the end of the year the Towns commitments with certain contractors are as follows:

<u>Project</u>	<u>Spent to date</u>	<u>Remaining Commitment</u>
Public works facility	\$ 11,633,182	\$ 1,123,918

**F. Lease Agreement**

On September 15, 2017, the Town entered into an intergovernmental agreement with Grand County Water and Sanitation District No. 1 (the “District”) for 60 months. Per the agreement, the Town provides office space for the District in exchange for rights to water and sewer taps. The agreement provides one sewer and one water tap every six months to the Town in exchange for the leased space and can be extended annually by mutual consent of the Town and District. The cost and carry amount of leased space approximates the value of the exchanged water and sewer taps of \$76,000.

**G. Related Party Transactions**

The Town has a member of the Council that has ownership in a company that provided snow removal services for certain Town owned properties. The contract for snow removal services was approved after a competitive bidding process that the member abstained from voting upon. The related party relationship ended in May of 2020.

**H. Joint Venture**

The Town has an equity interest in the Grand County Mutual Ditch and Reservoir Company (the “Company”). The Company’s overall objective is to increase stream flows and water storage in the Upper Fraser River Basin (and its tributaries) and the Colorado River (through Grand County), as well as making water available for municipal uses. The Company was incorporated in Colorado on January 22, 2008 and is governed by a six member board elected by the shareholders. The Town currently holds 4 shares of Class A stock and 1.91 share of Class B stock giving the Town 17.615% of all shares outstanding. The Company’s Articles of Incorporation allow the Company to make annual assessments from shareholders as needed. In 2020 the Town was assessed \$6,700. The Town’s share of equity and income (loss) relating to the Company was \$674,569 and \$174, respectively. The Company is financially stable and the Town does not anticipate any future significant change in their financial benefit or burden. Separate financial statements for the Company can be obtained directly from the Town of Winter Park Finance Department ([finance@wpgov.com](mailto:finance@wpgov.com)).

**I. Restatement**

As of January 1, 2020 the Town determined its share of the Grand County Mutual Ditch Company (see note above) should be accounted for as a joint venture. As a result, the Town’s capital assets were reduced by \$328,992 and moved to equity in Joint Venture (See above note). The Town additionally increased its beginning Statement of Financial Position - Net Assets, to reflect their share of equity for past net income from their share of the Corporation.

**REQUIRED SUPPLEMENTARY INFORMATION**



**Town of Winter Park, Colorado**  
**General Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2020**  
**(With Comparative Actual Amounts For the Year Ended 2019)**

	2020			Final Budget	2019
	Original Budget	Final Budget	Actual	Variance Positive (Negative)	Actual
<b>Revenues:</b>					
Taxes:					
Property taxes	\$ 300,407	\$ 300,407	\$ 301,212	\$ 805	\$ 287,933
Specific ownership taxes	28,000	28,000	35,278	7,278	34,567
Sales/lodging taxes	5,871,697	5,871,697	5,188,648	(683,049)	5,913,489
Franchise taxes	-	-	129,825	129,825	130,414
Other taxes	47,432	47,432	56,452	9,020	55,683
Accommodation taxes	173,972	173,972	168,840	(5,132)	174,826
Real estate transfer taxes	1,513,430	1,513,430	1,865,387	351,957	1,673,749
Licenses and permits:					
Liquor license fees	13,400	13,400	10,623	(2,777)	14,395
Business licenses	87,000	87,000	104,940	17,940	116,035
Building permits	-	-	-	-	-
Other permits	3,000	3,000	4,250	1,250	4,890
Intergovernmental revenue:					
Grant revenue	-	-	144,992	144,992	-
Charges for services:					
Development review fees	48,000	48,000	41,742	(6,258)	16,475
Rents	85,500	85,500	89,800	4,300	85,500
Other charges for services	500	500	75	(425)	207
Investment income	137,400	137,400	55,497	(81,903)	187,402
Other revenue	352,625	352,625	95,637	(256,988)	356,284
Donations and contributions	20,000	20,000	20,000	-	20,000
<b>Total Revenues</b>	8,682,363	8,682,363	8,313,198	(369,165)	9,071,849
<b>Expenditures:</b>					
General government:					
Town Council / Committees	493,606	3,768,606	133,049	3,635,557	2,680,074
Clerk, finance & records	583,401	583,401	552,875	30,526	544,169
Town administration	294,329	294,329	201,386	92,943	175,465
Planning and development	474,655	474,655	495,186	(20,531)	517,631
Public works	1,817,049	1,817,049	1,602,348	214,701	1,468,721
Community & economic development	2,087,511	2,150,986	1,473,965	677,021	1,827,253
Community enhancement	353,100	353,100	310,785	42,315	288,637
Affordable housing	100,704	100,704	83,205	17,499	93,773
Capital outlay	656,000	656,000	412,476	243,524	1,534,573
<b>Total Expenditures</b>	6,860,355	10,198,830	5,265,275	4,933,555	9,130,296
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	1,822,008	(1,516,467)	3,047,923	4,564,390	(58,447)
<b>Other Financing Sources (Uses):</b>					
Transfers in	126,000	126,000	209,718	83,718	1,098,470
Transfers (out)	(4,517,636)	(4,517,636)	(2,475,167)	2,042,469	(1,814,785)
Sale of assets	20,000	20,000	99,650	79,650	248,527
Insurance recoveries	-	-	6,755	6,755	-
<b>Total Other Financing Sources (Uses)</b>	(4,371,636)	(4,371,636)	(2,159,044)	2,212,592	(467,788)
<b>Net Change in Fund Balances</b>	(2,549,628)	(5,888,103)	888,879	6,776,982	(526,235)
<b>Fund Balances Beginning of Year</b>	8,363,852	8,363,852	7,605,745	(758,107)	8,131,980
<b>Fund Balances End of Year</b>	\$ 5,814,224	\$ 2,475,749	\$ 8,494,624	\$ 6,018,875	\$ 7,605,745

**Town of Winter Park, Colorado**  
**Special Revenue Fund**  
**Affordable Housing Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2020**  
**(With Comparative Actual Amounts For the Year Ended 2019)**

	2020			Final Budget Variance Positive (Negative)	2019
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Real estate transfer assessment	\$ 50,000	\$ 50,000	\$ 97,039	\$ 47,039	\$ 89,719
Affordable housing fees	150,000	150,000	298,726	148,726	425,461
Rental income	585,000	585,000	585,235	235	570,958
Investment income	11,100	11,100	9,983	(1,117)	36,186
<b>Total Revenues</b>	<u>796,100</u>	<u>796,100</u>	<u>990,983</u>	<u>194,883</u>	<u>1,122,324</u>
<b>Expenditures:</b>					
Purchased services	370,650	370,650	176,183	194,467	151,749
Other	25,000	25,000	25,000	-	-
Debt service					
Principal	328,100	328,100	328,100	-	333,350
Interest	190,000	190,000	190,000	-	175,000
Cost of issuance	3,000	3,000	3,000	-	3,000
Capital outlay	1,000,000	1,000,000	800,070	199,930	-
<b>Total Expenditures</b>	<u>1,916,750</u>	<u>1,916,750</u>	<u>1,522,353</u>	<u>394,397</u>	<u>663,099</u>
<b>Net Change in Fund Balances</b>	(1,120,650)	(1,120,650)	(531,370)	589,280	459,225
<b>Fund Balances Beginning of Year</b>	<u>1,615,554</u>	<u>1,615,554</u>	<u>2,079,779</u>	<u>464,225</u>	<u>1,620,554</u>
<b>Fund Balances End of Year</b>	<u>\$ 494,904</u>	<u>\$ 494,904</u>	<u>\$ 1,548,409</u>	<u>\$ 1,053,505</u>	<u>\$ 2,079,779</u>

**Town of Winter Park, Colorado  
 Special Revenue Fund  
 Open Space Fund  
 Schedule of Revenues, Expenditures and  
 Changes in Fund Balances - Budget and Actual  
 For the Year Ended December 31, 2020  
 (With Comparative Actual Amounts For the Year Ended 2019)**

	<b>2020</b>			<b>Final Budget Variance Positive (Negative)</b>	<b>2019</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>					
Open space fees	\$ -	\$ -	\$ 31,250	\$ 31,250	\$ 15,875
Investment income	787	787	959	172	3,505
<b>Total Revenues</b>	<u>787</u>	<u>787</u>	<u>32,209</u>	<u>31,422</u>	<u>19,380</u>
<b>Expenditures:</b>					
Capital outlay	90,000	90,000	-	90,000	-
<b>Total Expenditures</b>	<u>90,000</u>	<u>90,000</u>	<u>-</u>	<u>90,000</u>	<u>-</u>
<b>Net Change in Fund Balances</b>	(89,213)	(89,213)	32,209	121,422	19,380
<b>Fund Balances Beginning of Year</b>	<u>154,423</u>	<u>154,423</u>	<u>171,503</u>	<u>17,080</u>	<u>152,123</u>
<b>Fund Balances End of Year</b>	<u>\$ 65,210</u>	<u>\$ 65,210</u>	<u>\$ 203,712</u>	<u>\$ 138,502</u>	<u>\$ 171,503</u>

**Town of Winter Park, Colorado  
 Special Revenue Fund  
 Conservation Trust Fund  
 Schedule of Revenues, Expenditures and  
 Changes in Fund Balances - Budget and Actual  
 For the Year Ended December 31, 2020  
 (With Comparative Actual Amounts For the Year Ended 2019)**

	2020			Final Budget Variance Positive (Negative)	2019
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Lottery proceeds	\$ 4,911	\$ 4,911	\$ 5,432	\$ 521	\$ 5,946
Investment income	250	250	190	(60)	640
Other revenue	-	-	4,666	4,666	-
<b>Total Revenues</b>	5,161	5,161	10,288	5,127	6,586
<b>Expenditures:</b>					
Purchased services	-	-	4,666	(4,666)	-
<b>Total Expenditures</b>	-	-	4,666	(4,666)	-
<b>Net Change in Fund Balances</b>	5,161	5,161	5,622	461	6,586
<b>Fund Balances Beginning of Year</b>	31,866	31,866	33,352	1,486	26,766
<b>Fund Balances End of Year</b>	\$ 37,027	\$ 37,027	\$ 38,974	\$ 1,947	\$ 33,352

**Town of Winter Park, Colorado**  
**Special Revenue Fund**  
**Law Enforcement Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2020**  
**(With Comparative Actual Amounts For the Year Ended 2019)**

	2020			Final Budget Variance Positive (Negative)	2019
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Intergovernmental	\$ 697,746	\$ 697,746	\$ 628,397	\$ (69,349)	\$ 622,869
Charges for services	30,500	30,500	16,706	(13,794)	25,962
Fines and forfeitures	62,200	62,200	53,559	(8,641)	50,413
Other revenue	-	-	31,150	31,150	-
<b>Total Revenues</b>	<u>790,446</u>	<u>790,446</u>	<u>729,812</u>	<u>(60,634)</u>	<u>699,244</u>
<b>Expenditures:</b>					
Police	1,723,226	1,723,226	1,547,522	175,704	1,520,152
Court	83,004	83,004	60,577	22,427	67,834
Debt service:					
Principal	-	-	32,756	(32,756)	20,947
Interest	-	-	3,209	(3,209)	3,030
<b>Total Expenditures</b>	<u>1,806,230</u>	<u>1,806,230</u>	<u>1,644,064</u>	<u>162,166</u>	<u>1,611,963</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	(1,015,784)	(1,015,784)	(914,252)	101,532	(912,719)
<b>Other Financing Sources (Uses):</b>					
Transfers in	1,141,784	1,141,784	1,003,712	(138,072)	1,070,884
Transfers (out)	(126,000)	(126,000)	(98,192)	27,808	(258,165)
Debt proceeds	-	-	-	-	100,000
Insurance recoveries	-	-	8,732	8,732	-
<b>Total Other Financing Sources (Uses)</b>	<u>1,015,784</u>	<u>1,015,784</u>	<u>914,252</u>	<u>(101,532)</u>	<u>912,719</u>
<b>Net Change in Fund Balances</b>	-	-	-	-	-
<b>Fund Balances Beginning of Year</b>	-	-	-	-	-
<b>Fund Balances End of Year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**Town of Winter Park, Colorado  
Special Revenue Fund  
Transit and Trails Fund  
Schedule of Revenues, Expenditures and  
Changes in Fund Balances - Budget and Actual  
For the Year Ended December 31, 2020  
(With Comparative Actual Amounts For the Year Ended 2019)**

	<b>2020</b>			<b>Final Budget Variance Positive (Negative)</b>	<b>2019</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>		<b>Actual</b>
<b>Revenues:</b>					
Property taxes	\$ 168,794	\$ 168,794	\$ 168,792	\$ (2)	\$ 115,044
Sales taxes	3,098,069	3,098,069	2,440,157	(657,912)	2,767,684
Transit user fees	122,696	122,696	134,627	11,931	107,131
Intergovernmental	1,502,179	1,502,179	2,244,893	742,714	1,653,677
Investment earnings	23,000	23,000	14,600	(8,400)	66,704
Donations and contributions	300,000	300,000	300,000	-	300,000
<b>Total Revenues</b>	<b>5,214,738</b>	<b>5,214,738</b>	<b>5,303,069</b>	<b>88,331</b>	<b>5,010,240</b>
<b>Expenditures:</b>					
Transit	2,878,945	2,878,945	2,547,978	330,967	2,677,390
Trails	240,971	240,971	196,766	44,205	190,363
Capital outlay	1,405,000	2,312,202	2,202,335	109,867	-
<b>Total Expenditures</b>	<b>4,524,916</b>	<b>5,432,118</b>	<b>4,947,079</b>	<b>485,039</b>	<b>2,867,753</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>689,822</b>	<b>(217,380)</b>	<b>355,990</b>	<b>573,370</b>	<b>2,142,487</b>
<b>Other Financing Sources (Uses):</b>					
Transfers (out)	-	-	-	-	(1,876,170)
Sale of Assets	-	-	-	-	300
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,875,870)</b>
<b>Net Change in Fund Balances</b>	<b>689,822</b>	<b>(217,380)</b>	<b>355,990</b>	<b>573,370</b>	<b>266,617</b>
<b>Fund Balances Beginning of Year</b>	<b>1,970,126</b>	<b>1,970,126</b>	<b>2,438,066</b>	<b>467,940</b>	<b>2,171,449</b>
<b>Fund Balances End of Year</b>	<b>\$ 2,659,948</b>	<b>\$ 1,752,746</b>	<b>\$ 2,794,056</b>	<b>\$ 1,041,310</b>	<b>\$ 2,438,066</b>

**Town of Winter Park, Colorado**  
**Notes to Required Supplementary Information**  
**For the Year Ended December 31, 2020**

**Budgetary Information** - The budget is prepared in accordance with accounting principles generally accepted in the United States of America by the Town's Finance Department and approved by the Town Council following a public hearing.

Any change in the total to a fund's budget requires approval of the Town Council. All unexpended annual appropriations lapse at year-end. Budgets for these projects are appropriated in the following year.

## SUPPLEMENTARY INFORMATION



**Town of Winter Park, Colorado**  
**Special Projects Fund**  
**Schedule of Revenues, Expenditures and**  
**Changes in Fund Balances - Budget and Actual**  
**For the Year Ended December 31, 2020**  
**(With Comparative Actual Amounts For the Year Ended 2019)**

	2020			Final Budget Variance Positive (Negative)	2019
	Original Budget	Final Budget	Actual		Actual
<b>Revenues:</b>					
Sales taxes	\$ 652,411	\$ 652,411	\$ 576,271	\$ (76,140)	\$ 656,956
Accommodation taxes	173,972	173,972	168,840	(5,132)	174,826
Other taxes	65,830	65,830	66,479	649	76,094
Investment earnings	16,000	16,000	46,694	30,694	20,091
Donations and contributions	-	-	-	-	46,479
<b>Total Revenues</b>	<b>908,213</b>	<b>908,213</b>	<b>858,284</b>	<b>(49,929)</b>	<b>974,446</b>
<b>Expenditures:</b>					
General government	-	-	788	(788)	-
Debt service:					
Principal	900,297	900,297	880,297	20,000	452,748
Interest	472,920	573,170	593,169	(19,999)	291,153
Issuance costs	9,000	9,000	-	9,000	269,536
Capital outlay	13,149,000	13,647,000	11,535,190	2,111,810	2,467,889
<b>Total Expenditures</b>	<b>14,531,217</b>	<b>15,129,467</b>	<b>13,009,444</b>	<b>2,120,023</b>	<b>3,481,326</b>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<b>(13,623,004)</b>	<b>(14,221,254)</b>	<b>(12,151,160)</b>	<b>2,070,094</b>	<b>(2,506,880)</b>
<b>Other Financing Sources (Uses):</b>					
Transfers in	3,346,672	3,944,922	1,471,455	(2,473,467)	1,779,766
Debt proceeds	-	-	-	-	11,662,155
Insurance recoveries	-	-	-	-	13,282
<b>Total Other Financing Sources (Uses)</b>	<b>3,346,672</b>	<b>3,944,922</b>	<b>1,471,455</b>	<b>(2,473,467)</b>	<b>13,455,203</b>
<b>Net Change in Fund Balances</b>	<b>(10,276,332)</b>	<b>(10,276,332)</b>	<b>(10,679,705)</b>	<b>(403,373)</b>	<b>10,948,323</b>
<b>Fund Balances Beginning of Year</b>	<b>10,276,332</b>	<b>10,276,332</b>	<b>11,983,562</b>	<b>1,707,230</b>	<b>1,035,239</b>
<b>Fund Balances End of Year</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,303,857</b>	<b>\$ 1,303,857</b>	<b>\$ 11,983,562</b>

Town of Winter Park, Colorado  
 Enterprise Fund  
 Building Services Fund  
 Schedule of Revenues, Expenditures and Changes in Fund Net Position  
 Budget (GAAP Basis) and Actual  
 For the Year Ended December 31, 2020  
 (With Comparative Actual Amounts For the Year Ended 2019)

	2020			2019	
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
<b>Operating Revenues:</b>					
Licenses and permits	\$ 650,000	\$ 650,000	\$ 700,775	\$ 50,775	\$ 810,136
<b>Total Operating Revenues</b>	<u>650,000</u>	<u>650,000</u>	<u>700,775</u>	<u>50,775</u>	<u>810,136</u>
<b>Operating Expenses:</b>					
Building inspection services	371,419	371,419	352,513	18,906	355,836
<b>Total Operating Expenses</b>	<u>371,419</u>	<u>371,419</u>	<u>352,513</u>	<u>18,906</u>	<u>355,836</u>
<b>Operating Income (Loss)</b>	278,581	278,581	348,262	69,681	454,300
<b>Non-Operating Revenues (Expenses)</b>					
Investment income	3,000	3,000	4,635	1,635	10,019
<b>Total Non-Operating Revenues (Expenses)</b>	<u>3,000</u>	<u>3,000</u>	<u>4,635</u>	<u>1,635</u>	<u>10,019</u>
<b>Income (Loss) Before Transfers and Capital Contributions</b>	281,581	281,581	352,897	71,316	464,319
<b>Intergovernmental distributions Transfer (out)</b>	-	(300,000)	(219,657)	80,343	-
	<u>-</u>	<u>-</u>	<u>(102,564)</u>	<u>(102,564)</u>	<u>-</u>
<b>Change in Net Position</b>	281,581	(18,419)	30,676	49,095	464,319
<b>Net Position Beginning of Year</b>	696,353	696,353	767,959	71,606	303,641
<b>Net Position End of Year</b>	<u>\$ 977,934</u>	<u>\$ 677,934</u>	<u>\$ 798,635</u>	<u>\$ 120,701</u>	<u>\$ 767,960</u>

**Town of Winter Park, Colorado**  
**Internal Service Fund**  
**Employee Benefits Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Net Position**  
**Budget (GAAP Basis) and Actual**  
**For the Year Ended December 31, 2020**  
**(With Comparative Actual Amounts For the Year Ended 2019)**

	2020			2019	
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
<b>Operating Revenues:</b>					
Premiums	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Operating Revenues</b>	-	-	-	-	-
<b>Operating Expenses:</b>					
Dental insurance	27,880	27,880	-	27,880	23,399
<b>Total Operating Expenses</b>	27,880	27,880	-	27,880	23,399
<b>Operating Income (Loss)</b>	(27,880)	(27,880)	-	27,880	(23,399)
<b>Non-Operating Revenues (Expenses)</b>					
Investment earnings	372	372	55	(317)	457
<b>Total Non-Operating Revenues (Expenses)</b>	372	372	55	(317)	457
<b>Income (Loss) Before Transfers and Capital Contributions</b>	(27,508)	(27,508)	55	27,563	(22,942)
<b>Intergovernmental distributions</b>					
Transfers in	29,180	29,180	-	(29,180)	-
Transfer (out)	-	-	(8,962)	(8,962)	-
<b>Change in Net Position</b>	1,672	1,672	(8,907)	(10,579)	(22,942)
<b>Net Position Beginning of Year</b>	33,768	33,768	8,907	(24,861)	31,849
<b>Net Position End of Year</b>	\$ 35,440	\$ 35,440	\$ -	\$ (35,440)	\$ 8,907

## STATISTICAL SECTION

This section of the Town's Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Town's overall financial health.

### Contents

### Schedules

#### *Financial Trends* –

These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.

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#### *Revenue Capacity* –

These schedules contain information to help the reader assess the government's most significant local revenue source, sales tax.

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#### *Debt Capacity* –

These schedule's present information to help the reader assess the affordability of the Town's current level of outstanding debt and the Town's ability to issue additional debt in the future.

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#### *Demographic and Economic Information* –

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

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#### *Operating Information* –

These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs.

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**Town of Winter Park, Colorado**  
**Net Position by Component**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**  
**Schedule 1**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Governmental Activities</b>										
Net Investment in Capital Assets	\$ 26,254,304	\$ 21,465,737	\$ 19,262,888	\$ 17,355,362	\$ 19,002,042	\$ 18,486,439	\$ 21,394,469	\$ 21,408,606	\$ 18,822,644	\$ 18,926,191
Restricted	661,974	839,352	771,000	702,000	350,988	227,183	273,437	373,437	348,437	323,437
Unrestricted	10,652,643	11,924,388	12,589,221	10,490,252	8,147,834	7,375,663	4,775,411	4,139,423	6,897,203	7,359,010
Subtotal Governmental Activities	37,568,921	34,229,477	32,623,109	28,547,614	27,500,864	26,089,285	26,443,317	25,921,466	26,068,284	26,608,638
<b>Business-type Activities</b>										
Unrestricted	798,635	767,960	303,642	(111,242)	(324,917)	(403,386)	(492,112)	(531,897)	(423,265)	(344,508)
Subtotal Business-type Activities	798,635	767,960	303,642	(111,242)	(324,917)	(403,386)	(492,112)	(531,897)	(423,265)	(344,508)
<b>Total Primary Government Net Position</b>	<b>\$ 38,367,556</b>	<b>\$ 34,997,437</b>	<b>\$ 32,926,751</b>	<b>\$ 28,436,372</b>	<b>\$ 27,175,947</b>	<b>\$ 25,685,899</b>	<b>\$ 25,951,205</b>	<b>\$ 25,389,569</b>	<b>\$ 25,645,019</b>	<b>\$ 26,264,130</b>

**Town of Winter Park, Colorado**  
**Changes in Net Position**  
**Last Ten Fiscal Years**  
**(accrual basis of accounting)**  
**Schedule 2**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Expenses</b>										
Governmental Activities:										
General Government	\$ 1,527,955	\$ 4,482,902	\$ 1,590,195	\$ 1,294,362	\$ 1,298,431	\$ 1,078,514	\$ 1,050,214	\$ 1,116,963	\$ 982,942	\$ 921,646
Public Safety	1,772,433	1,721,297	1,575,199	1,484,937	1,387,463	1,258,496	1,204,340	1,243,770	1,128,016	1,096,777
Public Works	2,092,769	1,991,206	1,698,104	1,774,617	1,517,406	1,171,295	1,310,628	1,256,168	1,377,678	1,370,913
Economic Development	1,473,965	2,026,553	1,927,431	1,711,456	1,400,518	2,540,149	1,574,314	1,647,291	1,545,570	1,406,425
Community Enhancement	1,611,497	1,458,780	1,350,025	1,211,670	1,205,930	1,323,307	1,170,388	1,165,150	984,555	977,593
Transit	2,934,502	2,878,545	2,705,682	2,581,805	2,507,622	483,864	-	-	-	-
Housing	991,353	433,513	505,020	770,267	84,515	349,477	-	-	959	29,792
Interest	861,271	571,706	631,003	361,285	48,703	-	-	-	-	-
Total Governmental Activities Expense	13,265,745	15,564,502	11,982,659	11,190,399	9,450,588	8,205,102	6,309,884	6,429,342	6,019,720	5,803,146
Business-type Activities:										
Building Services	572,170	355,836	343,854	294,759	270,322	191,599	214,659	250,862	242,614	220,602
Total Business-type Activities Expense	572,170	355,836	343,854	294,759	270,322	191,599	214,659	250,862	242,614	220,602
<b>Total Primary Government Expenses</b>	<b>\$ 13,837,915</b>	<b>\$ 15,920,338</b>	<b>\$ 12,326,513</b>	<b>\$ 11,485,158</b>	<b>\$ 9,720,910</b>	<b>\$ 8,396,701</b>	<b>\$ 6,524,543</b>	<b>\$ 6,680,204</b>	<b>\$ 6,262,334</b>	<b>\$ 6,023,748</b>
<b>Program Revenues</b>										
Governmental Activities:										
Charges for Services:										
General Government	385,072	609,661	552,095	249,124	199,971	162,007	165,143	164,433	154,458	172,985
Public Safety	70,265	76,375	99,486	103,397	75,552	72,393	77,245	88,746	68,908	89,992
Public Works	-	-	-	-	-	-	-	-	-	-
Transit	134,627	107,131	99,271	139,121	190,007	40,065	-	-	-	-
Housing	688,148	699,436	1,056,265	223,614	177,672	226,939	169,372	50,444	25,706	118,341
Economic Development	-	-	-	-	-	-	-	-	-	-
Operating Grants, Contributions & Interest	2,511,690	2,132,542	1,484,822	1,267,935	1,167,400	469,100	447,145	477,673	441,966	480,899
Capital Grants and Contributions	876,572	516,429	1,034,584	300,000	300,000	52,250	150,000	218,574	107,232	10,955
Total Governmental Activities Program Revenues	4,666,374	4,141,574	4,326,523	2,283,191	2,110,602	1,022,754	1,008,905	999,870	798,270	873,172
Business-type Activities:										
Charges for Services:										
Building Services	700,775	810,136	787,438	510,177	349,667	281,982	256,202	143,908	165,545	175,365
Total Business-type Activities Program Revenues	700,775	810,136	787,438	510,177	349,667	281,982	256,202	143,908	165,545	175,365
<b>Total Primary Government Program Revenues</b>	<b>\$ 5,367,149</b>	<b>\$ 4,951,710</b>	<b>\$ 5,113,961</b>	<b>\$ 2,793,368</b>	<b>\$ 2,460,269</b>	<b>\$ 1,304,736</b>	<b>\$ 1,265,107</b>	<b>\$ 1,143,778</b>	<b>\$ 963,815</b>	<b>\$ 1,048,537</b>
<b>Net (Expense)/Revenue</b>										
Governmental Activities	(8,599,371)	(11,422,928)	(7,656,136)	(8,907,208)	(7,339,986)	(7,182,348)	(5,300,979)	(5,429,472)	(5,221,450)	(4,929,974)
Business-type Activities	128,605	454,300	443,584	215,418	79,345	90,383	41,543	(106,954)	(77,069)	(45,237)
Total Primary Government Net Expense	<b>\$ (8,470,766)</b>	<b>\$ (10,968,628)</b>	<b>\$ (7,212,552)</b>	<b>\$ (8,691,790)</b>	<b>\$ (7,260,641)</b>	<b>\$ (7,091,965)</b>	<b>\$ (5,259,436)</b>	<b>\$ (5,536,426)</b>	<b>\$ (5,298,519)</b>	<b>\$ (4,975,211)</b>
<b>General Revenues and Transfers</b>										
Governmental Activities:										
Sales Tax	\$ 8,205,076	\$ 9,338,129	\$ 8,516,207	\$ 7,715,664	\$ 6,927,745	\$ 5,136,644	\$ 4,327,260	\$ 3,919,138	\$ 3,470,153	\$ 3,573,617
Accommodation Tax	337,680	349,652	324,470	308,854	261,421	287,990	233,106	207,301	178,879	184,041
Property Tax	470,004	402,977	392,300	365,955	359,394	359,010	355,571	386,539	387,487	492,034
Specific Ownership Tax	35,278	34,567	27,843	25,979	21,960	22,339	18,245	17,925	16,378	17,097
Real Estate Transfer Tax	1,962,426	1,763,468	1,417,262	1,146,190	920,352	804,658	659,528	524,366	441,992	388,956
Franchise Tax	129,825	130,414	121,152	115,840	112,425	112,697	116,939	107,117	105,967	94,240
Other Tax	122,931	131,777	117,112	101,440	100,761	90,861	89,884	90,662	87,316	95,011
Investment Earnings	127,978	314,985	236,007	147,293	46,631	12,461	8,247	10,168	22,925	16,180
Gain (Loss) on Sale of Capital Assets	99,650	262,109	550,573	25,000	-	-	12,292	17,760	(31,689)	(5,670)
Transfers	102,564	-	28,700	1,743	876	1,656	1,758	1,678	1,688	1,278
Special Item	-	-	-	-	-	-	-	-	-	-
Total General Revenues, Special Items, and Transfers	11,593,412	12,728,078	11,731,626	9,953,958	8,751,565	6,828,316	5,822,830	5,282,654	4,681,096	4,856,784
Business-type Activities:										
Investment Earnings	4,635	10,019	-	-	-	-	-	-	-	-
Transfers	(102,564)	-	(28,700)	(1,743)	(876)	(1,656)	(1,758)	(1,678)	(1,688)	(1,278)
Total Business-type Activities	(97,929)	10,019	(28,700)	(1,743)	(876)	(1,656)	(1,758)	(1,678)	(1,688)	(1,278)
Total Primary Government	<b>\$ 11,495,483</b>	<b>\$ 12,738,097</b>	<b>\$ 11,702,926</b>	<b>\$ 9,952,215</b>	<b>\$ 8,750,689</b>	<b>\$ 6,826,660</b>	<b>\$ 5,821,072</b>	<b>\$ 5,280,976</b>	<b>\$ 4,679,408</b>	<b>\$ 4,855,506</b>
<b>Changes in Net Position</b>										
Governmental Activities	2,994,041	1,305,150	4,075,490	1,046,750	1,411,579	(354,032)	521,851	(146,818)	(540,354)	(73,190)
Business-type Activities	30,676	464,319	414,884	213,675	78,469	88,727	39,785	(108,632)	(78,757)	(46,515)
<b>Total Changes in Net Position</b>	<b>\$ 3,024,717</b>	<b>\$ 1,769,469</b>	<b>\$ 4,490,374</b>	<b>\$ 1,260,425</b>	<b>\$ 1,490,048</b>	<b>\$ (265,305)</b>	<b>\$ 561,636</b>	<b>\$ (255,450)</b>	<b>\$ (619,111)</b>	<b>\$ (119,705)</b>

**Town of Winter Park, Colorado**  
**Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**  
**Schedule 3**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>General Fund</b>										
Reserved	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unreserved	-	-	-	-	-	-	-	-	-	-
Nonspendable	-	199,607	11,975	-	-	-	-	-	3,669	4,209
Restricted	623,000	806,000	771,000	702,000	350,988	227,183	273,437	273,437	273,437	273,437
Committed	-	-	-	-	-	17,483	34,264	143,766	413,000	413,000
Assigned	-	-	-	-	125,000	125,000	125,000	100,000	75,000	50,000
Unassigned	7,871,624	6,600,137	7,349,003	6,137,487	5,801,984	5,666,000	3,412,962	2,982,086	5,503,155	5,844,420
<b>Total General Fund</b>	<b>\$ 8,494,624</b>	<b>\$ 7,605,744</b>	<b>\$ 8,131,978</b>	<b>\$ 6,839,487</b>	<b>\$ 6,277,972</b>	<b>\$ 6,035,666</b>	<b>\$ 3,845,663</b>	<b>\$ 3,499,289</b>	<b>\$ 6,268,261</b>	<b>\$ 6,585,066</b>
<b>All Other Governmental Funds</b>										
Unreserved, reported in special revenue funds:										
Affordable Housing Fund	-	-	-	-	-	-	-	-	-	-
Equipment Replacement	-	-	-	-	-	-	-	-	-	-
Conservation Trust	-	-	-	-	-	-	-	-	-	-
Law Enforcement	-	-	-	-	-	-	-	-	-	-
Capital Projects	-	-	-	-	-	-	-	-	-	-
Nonspendable, Law Enforcement Fund	-	-	-	-	-	-	22,873	20,173	20,173	19,798
Restricted, Conservation Trust Fund	38,974	33,352	26,766	21,115	16,167	10,837	6,350	1,831	6,072	12,052
Committed, reported in:										
Affordable Housing	1,548,409	2,079,779	1,620,554	2,018,809	2,198,605	1,274,382	1,175,553	1,077,937	1,042,927	994,583
Open Space Fund	203,712	171,503	152,123	100,244	10,042	-	-	-	-	-
Transit and Trails	2,794,056	2,438,066	2,171,449	1,299,952	489,225	-	-	-	-	-
Special Projects Fund	1,303,857	11,983,562	1,035,240	1,027,227	7,326,746	366,818	-	-	4,890	74,394
Unassigned, reported in:										
Law Enforcement Fund	-	-	-	-	-	-	(22,873)	(20,173)	(20,173)	(19,798)
Open Space Fund	-	-	-	-	-	-	-	-	-	-
Transit and Trails Fund	-	-	-	-	-	(156,169)	-	-	-	-
<b>Total All Other Governmental Funds</b>	<b>\$ 5,889,008</b>	<b>\$ 16,706,262</b>	<b>\$ 5,006,132</b>	<b>\$ 4,467,347</b>	<b>\$ 10,040,785</b>	<b>\$ 1,495,868</b>	<b>\$ 1,181,903</b>	<b>\$ 1,079,768</b>	<b>\$ 1,053,889</b>	<b>\$ 1,081,029</b>

Note: GASB 54 was implemented in 2011, changing fund balance categories

**Town of Winter Park, Colorado**  
**Changes in Fund Balances - Governmental Funds**  
**Last Ten Fiscal Years**  
**(modified accrual basis of accounting)**  
**Schedule 4**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Revenues</b>										
Taxes (1)	\$ 11,263,220	\$ 12,074,890	\$ 10,840,618	\$ 9,717,663	\$ 8,642,789	\$ 6,753,191	\$ 5,741,226	\$ 5,194,056	\$ 4,629,224	\$ 4,781,341
Licenses and Permits	119,813	135,320	104,681	88,898	92,721	76,241	82,956	81,562	84,543	77,611
Intergovernmental Revenue (2)	3,023,714	2,358,586	2,275,134	1,310,194	1,208,668	562,358	636,453	735,240	587,545	534,907
Charges for Services	1,198,161	1,247,569	1,063,757	506,901	505,527	281,480	198,107	137,055	184,724	103,493
Fines and Forfeitures	53,559	50,413	62,056	66,678	46,203	43,832	45,032	60,254	44,524	58,107
Investment Earnings	127,923	314,528	235,412	147,269	46,626	12,455	8,241	10,154	22,909	16,171
Other Income	131,453	356,284	257,407	2,426	80,732	15,082	12,124	7,997	7,509	25,644
Donations and Contributions	320,000	366,479	320,000	320,000	320,000	20,000	20,000	20,000	20,600	20,600
<b>Total Revenues</b>	<b>16,237,843</b>	<b>16,904,069</b>	<b>15,159,065</b>	<b>12,160,029</b>	<b>10,943,266</b>	<b>7,764,639</b>	<b>6,744,139</b>	<b>6,246,318</b>	<b>5,581,578</b>	<b>5,617,874</b>
<b>Expenditures</b>										
General Government	1,383,284	3,917,339	1,468,966	1,122,938	1,047,281	973,037	954,518	977,145	837,674	791,558
Public Safety	1,608,099	1,587,986	1,490,653	1,390,071	1,286,139	1,148,859	1,132,480	1,179,437	1,061,070	1,033,406
Public Works	1,602,348	1,468,721	1,418,302	1,347,175	1,109,820	948,188	996,389	964,887	901,993	942,513
Economic Development	1,473,965	1,827,253	1,927,431	1,711,456	1,400,518	1,601,269	1,574,314	1,647,291	1,545,570	1,387,234
Community Enhancement	512,217	479,000	462,517	320,411	539,661	513,507	510,747	512,640	424,607	435,195
Transit	2,547,978	2,677,390	2,599,222	2,570,478	2,507,622	483,864	-	-	-	-
Affordable Housing	284,388	245,522	317,029	398,346	84,515	45,857	-	-	51,897	29,792
Capital Outlay	14,950,071	4,002,462	3,472,906	16,748,947	2,340,844	614,582	1,122,474	3,715,879	1,081,595	842,742
Debt Service:										
Principal	1,103,053	648,695	545,866	430,858	-	-	-	-	-	-
Interest	924,478	627,533	676,128	502,972	164,650	-	-	-	-	-
Issuance Costs	3,000	272,536	-	-	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>26,392,881</b>	<b>17,754,437</b>	<b>14,379,020</b>	<b>26,543,652</b>	<b>10,481,050</b>	<b>6,329,163</b>	<b>6,290,922</b>	<b>8,997,279</b>	<b>5,904,406</b>	<b>5,462,440</b>
Excess of Revenues Over/(Under) Expenditures	(10,155,038)	(850,368)	780,045	(14,383,623)	462,216	1,435,476	453,217	(2,750,961)	(322,828)	155,434
<b>Other Financing Sources (Uses)</b>										
Transfers In	2,684,885	3,949,120	3,496,673	1,751,628	1,651,844	802,434	1,090,311	2,329,720	779,624	764,080
Transfers Out	(2,573,359)	(3,949,120)	(3,467,973)	(1,767,310)	(1,669,370)	(820,748)	(1,110,419)	(2,350,994)	(800,741)	(781,419)
Lease proceeds	-	100,000	-	-	-	-	-	-	-	-
Debt proceeds	-	11,010,000	-	8,645,000	8,341,300	-	-	-	-	-
Premium on debt issued	-	652,155	-	717,380	-	-	-	-	-	-
Insurance proceeds	15,487	13,282	375	-	1,233	-	-	-	-	-
Sale of Assets	99,650	248,827	1,022,154	25,000	-	1,086,805	15,400	29,142	-	2,387
<b>Total Other Financing Sources (Uses)</b>	<b>226,663</b>	<b>12,024,264</b>	<b>1,051,229</b>	<b>9,371,698</b>	<b>8,325,007</b>	<b>1,068,491</b>	<b>(4,708)</b>	<b>7,868</b>	<b>(21,117)</b>	<b>(14,952)</b>
<b>Net Change in Fund Balances</b>	<b>\$ (9,928,375)</b>	<b>\$ 11,173,896</b>	<b>\$ 1,831,274</b>	<b>\$ (5,011,925)</b>	<b>\$ 8,787,223</b>	<b>\$ 2,503,967</b>	<b>\$ 448,509</b>	<b>\$ (2,743,093)</b>	<b>\$ (343,945)</b>	<b>\$ 140,482</b>
Debt Service as a % of Noncapital Expenditures	17%	9%	13%	11%	2%	-	-	-	-	-

(1) Detail of Taxes as major component included in Schedule 5.

(2) Intergovernmental Revenue consists mainly of charges for the shared police department with the Town of Fraser, CO which began during 2005 and transit services which began in 2016. See Notes to the Financial Statements for additional information.

**Town of Winter Park, Colorado**  
**Tax Revenues by Source - Governmental Funds**  
**(Major Component of Revenue Base)**  
**Last Ten Fiscal Years**  
**Schedule 5**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Tax Revenue Source</b>										
Sales, Lodging & Transit Tax (1)	\$ 8,205,076	\$ 9,338,129	\$ 8,516,207	\$ 7,715,664	\$ 6,927,745	\$ 5,136,644	\$ 4,327,260	\$ 3,919,138	\$ 3,470,154	\$ 3,573,617
Accommodations Tax	337,680	349,652	324,470	308,854	261,421	287,990	233,106	207,301	178,878	184,040
Property Tax	470,004	402,977	392,300	365,955	359,394	359,010	355,571	386,540	387,487	492,034
Real Estate Transfer Tax	1,962,426	1,763,468	1,417,262	1,146,190	920,352	804,658	659,528	524,366	441,992	388,956
Franchise Tax	129,825	130,414	121,152	115,840	112,425	112,697	116,939	107,117	105,967	94,240
Specific Ownership Tax	35,278	34,567	27,843	25,979	21,960	22,339	18,245	17,925	16,378	17,097
Other Tax	122,931	131,777	41,384	39,181	39,493	29,853	89,884	31,669	28,368	31,357
<b>Total Tax Revenue</b>	<b>\$ 11,263,220</b>	<b>\$ 12,150,984</b>	<b>\$ 10,840,618</b>	<b>\$ 9,717,663</b>	<b>\$ 8,642,790</b>	<b>\$ 6,753,191</b>	<b>\$ 5,800,533</b>	<b>\$ 5,194,056</b>	<b>\$ 4,629,224</b>	<b>\$ 4,781,341</b>
% Change from Prior Year	-7.3%	12.1%	11.6%	12.4%	28.0%	16.4%	11.7%	12.2%	-3.2%	#REF!
<b>Percentage of Total Tax Revenues</b>										
Sales, Lodging & Transit Tax	72.8%	76.9%	78.6%	79.4%	80.2%	76.1%	74.6%	75.5%	75.0%	74.7%
Accommodations Tax	3.0%	2.9%	3.0%	3.2%	3.0%	4.3%	4.0%	4.0%	3.9%	3.8%
Property Tax	4.2%	3.3%	3.6%	3.8%	4.2%	5.3%	6.1%	7.4%	8.4%	10.3%
Real Estate Transfer Tax	17.4%	14.5%	13.1%	11.8%	10.6%	11.9%	11.4%	10.1%	9.5%	8.1%
Franchise Tax	1.2%	1.1%	1.1%	1.2%	1.3%	1.7%	2.0%	2.1%	2.3%	2.0%
Specific Ownership Tax	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.4%	0.4%
Other Tax	1.1%	1.1%	0.4%	0.4%	0.5%	0.4%	1.5%	0.6%	0.6%	0.7%
% of Total Tax Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
% of Total Governmental Fund Revenues	69.4%	71.9%	71.5%	79.9%	79.0%	87.0%	86.0%	83.2%	82.9%	85.1%

(1) A 2% Transit and Trails sales tax was passed by voters in 2015 and took effect on December 1, 2015.

**Town of Winter Park, Colorado**  
**Taxable Sales and Sales & Lodging Tax Collections by Category**  
**Last Ten Fiscal Years**  
**Schedule 6**

	Fiscal Year									
	2020 <sup>(1)</sup>	2019 <sup>(1)</sup>	2018 <sup>(1)</sup>	2017 <sup>(1)</sup>	2016 <sup>(1)</sup>	2015 <sup>(1)</sup>	2014	2013	2012	2011
<b>Taxable Sales</b>										
Retail	\$ 42,435,929	\$ 47,123,300	\$ 40,720,529	\$ 34,545,486	\$ 30,258,757	\$ 28,898,265	\$ 26,513,200	\$ 24,007,200	\$ 20,158,840	\$ 20,879,560
Restaurant & Bar	32,510,757	41,825,986	39,885,557	37,310,029	34,788,257	32,986,340	28,863,480	25,789,660	23,539,140	24,193,340
Lodging & Accommodations	33,768,071	34,965,143	32,446,986	30,885,471	26,181,171	28,456,197	23,988,600	21,029,680	18,331,260	18,798,020
Utilities	8,300,286	8,661,286	8,263,400	8,159,429	7,999,300	8,064,994	8,563,560	8,338,940	8,238,400	8,393,000
Service & Other	5,024,329	5,821,157	4,978,914	3,735,557	3,474,886	3,545,534	3,278,480	3,405,480	2,713,000	2,889,220
<b>Total Taxable Sales</b>	<b>\$ 122,039,371</b>	<b>\$ 138,396,871</b>	<b>\$ 126,295,386</b>	<b>\$ 114,635,971</b>	<b>\$ 102,702,371</b>	<b>\$ 101,951,330</b>	<b>\$ 91,207,320</b>	<b>\$ 82,570,960</b>	<b>\$ 72,980,640</b>	<b>\$ 75,153,140</b>
<b>Sales, Lodging, &amp; Transit Tax Collections</b>										
Retail	\$ 2,970,515	\$ 3,298,631	\$ 2,850,437	\$ 2,418,184	\$ 2,118,113	\$ 1,580,022	\$ 1,325,660	\$ 1,200,360	\$ 1,007,942	\$ 1,043,978
Restaurant & Bar	2,275,753	2,927,819	2,791,989	2,611,702	2,435,178	1,743,923	1,443,174	1,289,483	1,176,957	1,209,667
Lodging & Accommodations	2,363,765	2,447,560	2,271,289	2,161,983	1,832,682	1,488,668	1,199,430	1,051,484	916,563	939,901
Utilities	581,020	606,290	578,438	571,160	559,951	420,392	428,178	416,947	411,920	419,650
Service & Other	351,703	407,481	348,524	261,489	243,242	191,629	163,924	170,274	135,650	144,461
<b>Total Sales &amp; Lodging Tax Collections</b>	<b>\$ 8,542,756</b>	<b>\$ 9,687,781</b>	<b>\$ 8,840,677</b>	<b>\$ 8,024,518</b>	<b>\$ 7,189,166</b>	<b>\$ 5,424,634</b>	<b>\$ 4,560,366</b>	<b>\$ 4,128,548</b>	<b>\$ 3,649,032</b>	<b>\$ 3,757,657</b>
<b>Percentage of Total Sales, Lodging &amp; Transit Tax</b>										
Retail	34.8%	34.0%	32.2%	30.1%	29.5%	28.3%	29.1%	29.1%	27.6%	27.8%
Restaurant & Bar	26.6%	30.2%	31.6%	32.5%	33.9%	32.4%	31.6%	31.2%	32.3%	32.2%
Lodging & Accommodations	27.7%	25.3%	25.7%	26.9%	25.5%	27.9%	26.3%	25.5%	25.1%	25.0%
Utilities	6.8%	6.3%	6.5%	7.1%	7.8%	7.9%	9.4%	10.1%	11.3%	11.2%
Service & Other	4.1%	4.2%	3.9%	3.3%	3.4%	3.5%	3.6%	4.1%	3.7%	3.8%
<b>% of Total Sales &amp; Lodging Tax Revenue</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

(1) Sales and lodging tax increase of 2% effective December 1, 2015 for transit and trails.

**Town of Winter Park, Colorado**  
**Direct and Overlapping Sales, Lodging & Accommodations Tax Rates**  
**Last Ten Fiscal Years**  
**Schedule 7**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015 <sup>(1)</sup>	2014	2013	2012	2011
<b>Taxing Entity</b>										
Town of Winter Park	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	5.0%	5.0%	5.0%	5.0%
Grand County	1.3%	1.3%	1.3%	1.3%	1.3%	1.0%	1.0%	1.0%	1.0%	1.0%
State of Colorado	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Total Sales, Lodging &amp; Accommodations Tax Rate</b>	<b>11.2%</b>	<b>11.2%</b>	<b>11.2%</b>	<b>11.2%</b>	<b>11.2%</b>	<b>10.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>	<b>8.9%</b>

(1) Sales and lodging tax increase of 2% effective December 1, 2015 for transit and trails.

**Town of Winter Park, Colorado  
Assessed Value and Actual Value of Taxable Property  
Last Ten Fiscal Years  
Schedule 8**

<b>Fiscal Year Ended December 31</b>	<b>Vacant</b>	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Agricultural</b>	<b>Natural Resources</b>	<b>State Assessed</b>	<b>Total Taxable Assessed Value</b>	<b>Total Direct Tax Rate</b>	<b>Actual Taxable Value</b>	<b>Assessed Value as a Percentage of Actual</b>
2011	15,524,990	63,024,750	21,249,430	-	5,550	-	2,827,240	102,631,960	3.765	915,207,020	11.21%
2012	15,734,230	63,351,210	21,058,270	-	5,550	-	2,876,630	103,025,890	3.765	919,137,700	11.21%
2013	11,042,450	59,633,110	19,798,150	-	5,910	-	3,890,860	94,370,480	3.765	853,077,390	11.06%
2014	11,595,400	59,919,810	19,729,430	-	5,910	-	3,940,030	95,190,580	3.765	859,358,480	11.08%
2015	10,967,030	60,290,120	19,929,380	-	7,060	-	4,133,670	95,327,360	3.765	861,503,450	11.07%
2016	11,487,790	61,175,240	20,319,560	-	7,060	-	4,244,370	97,234,020	3.765	875,852,580	11.10%
2017	11,404,870	67,333,800	22,820,630	-	7,610	-	4,160,910	105,727,820	3.765	1,050,792,480	10.06%
2018	10,800,060	68,540,970	23,644,830	-	7,610	-	4,278,170	107,271,640	3.765	1,064,960,030	10.07%
2019	12,845,940	92,320,550	27,195,850	-	7,990	-	4,109,530	136,479,860	3.765	1,423,596,190	9.59%
2020	11,911,880	97,361,280	27,219,450	-	9,160	-	4,117,640	140,619,410	3.765	1,491,760,130	9.43%

Source: State of Colorado Department of Local Affairs, Property Tax Division Annual Report and Grand County Assessor

(1) Tax-Exempt property is netted against the Assessed Value of each category. Separate tax exempt amounts are not available for all years.

**Town of Winter Park, Colorado  
Property Tax Levies and Collections  
Last Ten Fiscal Years  
Schedule 9**

<b>Tax Year</b>	<b>Collection Year</b>	<b>Total Tax Levy</b>	<b>Current Tax Collections</b>	<b>Percent of Levy Collected</b>	<b>Collections / Refunds</b>	<b>Total Tax Collections</b>	<b>Percent of Total Tax Collections to Levy</b>
2010	2011	492,268	491,847	99.91%	187	492,034	99.95%
2011	2012	386,589	386,396	99.95%	91	386,487	99.97%
2012	2013	388,476	387,280	99.69%	(740)	386,540	99.50%
2013	2014	355,349	354,999	99.90%	71	355,070	99.92%
2014	2015	358,421	358,417	100.00%	(68)	358,349	99.98%
2015	2016	358,810	357,796	99.72%	111	357,907	99.75%
2016	2017	366,152	366,437	100.08%	(482)	365,955	99.95%
2017	2018	391,019	392,300	100.33%	(1,592)	390,708	99.92%
2018	2019	403,323	402,808	99.87%	169	402,977	99.91%
2019	2020	469,481	468,859	99.87%	1,145	470,004	100.11%

Source: Grand County Treasurer's Office

(1) Property taxes are levied the tax year and are due/collectible in the following year

**Town of Winter Park, Colorado  
Direct and Overlapping Property Tax Rates  
Last Ten Fiscal Years  
Schedule 10**

Direct			Overlapping								
Fiscal Year	Town of Winter Park	Grand County	Grand County Water & San. District # 1 (1)	Winter Park Water & San. District (2)	Fraser Valley Recreation District	East Grand School District	Grand County Library	East Grand Fire District #4	Village at Winter Park Metro Resort District (3)	Colorado River Water Conservation District	Middle Park Water Conservancy District
2011	3.765	15.155	13.361	7.151	6.861	21.269	2.410	6.131	30.000	0.228	0.056
2012	3.765	15.155	13.286	7.061	6.761	21.172	2.410	6.121	30.000	0.242	0.056
2013	3.765	15.155	14.175	4.911	7.188	21.400	2.410	6.143	30.000	0.254	0.056
2014	3.765	15.155	14.054	7.082	7.096	21.927	2.410	6.120	30.000	0.253	0.056
2015	3.765	15.155	14.054	7.082	7.096	21.927	2.410	6.120	30.000	0.253	0.056
2016	3.765	15.155	13.951	7.040	6.969	22.412	2.410	6.139	30.000	0.243	0.055
2017	3.765	15.155	13.895	6.984	6.941	21.938	3.360	6.118	30.000	0.253	0.055
2018	3.699	16.610	12.698	6.836	7.351	23.464	3.602	7.561	30.000	0.254	0.055
2019	3.765	15.155	4.701	8.485	6.731	21.157	4.602	6.117	30.000	0.256	0.055
2020	3.457	15.155	3.870	6.356	5.699	20.857	3.366	6.123	30.000	0.502	0.048

Source: State of Colorado Department of Local Affairs, Property Tax Division Annual Report

(1) The Grand County Water & Sanitation District #1 boundary includes Beaver Village, downtown Winter Park, Leland Creek subdivision, and Hi Country Haus and therefore does not service all areas within the Town of Winter Park. The mill levy is subject to only properties within thier service area.

(2) The Winter Park Water & Sanitation District services Old Town, Winter Park Resort, and the areas directly surrounding the resort and therefore does not service all areas within the Town of Winter Park. The mill levy is subject to only properties within their service area.

(3) The district boundary is the main village core of the resort including one unit at the Zephyr Mountain Lodge, The Lofts (above the commercial property), village commercial property, and Fraser Crossing and Founders Point. The mill levy is subject to only properties within the district boundaries.

**Town of Winter Park, Colorado**  
**Computation of Legal Debt Margin and Outstanding Debt by Type**  
**Last Ten Fiscal Years**  
**Schedule 11**

	Fiscal Year									
	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Actual Taxable Value</b>	\$ 1,491,760,130	\$ 1,423,596,190	\$ 1,064,960,030	\$ 1,050,792,480	\$ 969,463,643	\$ 967,246,880	\$ 957,427,140	\$ 954,289,430	\$ 915,207,020	\$ 1,195,559,970
<b>Legal Debt Margin:</b>										
Legal Debt Limit (1)	44,752,804	42,707,886	31,948,801	31,523,774	29,083,909	-	-	-	-	-
Debt Applicable to Limitation (2)	-	-	-	-	-	-	-	-	-	-
Legal Bond Debt Limit	\$ 44,752,804	\$ 42,707,886	\$ 31,948,801	\$ 31,523,774	\$ 29,083,909	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Debt by Type:</b>										
Bonds Payable	-	-	-	-	-	-	-	-	-	-
Certificates of Participation	26,539,764	27,671,364	16,698,261	17,272,822	8,341,300	-	-	-	-	-
Note Payable	46,297	79,053	-	-	-	-	-	-	-	-
<b>Debt Per Capita (3)</b>	\$ 24,685	\$ 25,766	\$ 16,087	\$ 16,737	\$ 8,671	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Debt Per Capita Income (4)</b>	47.57%	51.69%	34.96%	40.17%	21.17%	0%	0%	0%	0%	0%
<b>Governmental Activities Outstanding Debt</b>	\$ 26,586,061	\$ 27,750,417	\$ 16,698,261	\$ 17,272,822	\$ 8,341,300	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Business-Type Activities Outstanding Debt</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Note: See additional discussion in the Notes to the Financial Statements on page B 14 through B 16.

(1) Per Colorado Revised Statutes, Section 31-15-302, legal debt margin is limited to 3% of actual taxable value, excepting general obligation debt serviced by enterprise funds and revenue bonds. Under the Town's charter Section 10.11, there is no limitation on the amount of bonds or other securities the Town may issue. **Section 10.11 Limitations; Sale and Redemption of Obligations** - There shall be no limitation on the amount of bonds or other securities the Town may issue, except as may be stated in the documents pertaining thereto, provided that the notice of any election or any ordinance to authorize the creation of any debt pledging Town tax revenues shall contain the following information: (a) The amount of the total valuation for assessment of the taxable property within the Town as shown by the last assessment thereof; (b) The amount of the Town's total bonds outstanding and unrefunded as of the date of the resolution calling an election or ordinance authorizing the bonds and the amount thereof assuming the issuance of the proposed bonds; (c) With regard to the general obligation bonds, the percentage of debt to assessed valuation, and with regard to bonds pledging tax revenues other than from ad valorem taxes, the percentage of debt to the previous year's revenue from the particular tax source pledged; (d) Bond rating information, if any; (e) A statement of purpose for incurring the particular indebtedness. (f) All obligations issued pursuant to the provisions of this Charter shall be sold at public or private sale to the best advantage of the Town at, above or below par. Bonds may contain provisions for redemption prior to maturity with or without the payment of a premium. The maximum premium payable on prior redemption of any general obligation bonds may, but need not be specified in the bond question approved by the qualified electors.

(2) The Town had no outstanding debt for the six year period up to 2015. Certificates of Participation are not included in the debt limitation.

(3) Population data can be found in the Demographic and Economic Statistics Schedule 13.

(4) Income information detailed on Schedule 13

**Town of Winter Park, Colorado**  
**Direct and Overlapping Governmental Activities Debt**  
**December 31, 2020**  
**Schedule 12**

<b>Jurisdiction</b>	<b>Debt Outstanding <sup>(1)</sup></b>	<b>Estimated Percentage Applicable</b>	<b>Estimated Share of Overlapping Debt <sup>(2)</sup></b>
<b>Direct Debt (Town of Winter Park, CO):</b>			
2016A Certificates of Participation	\$ 2,996,763	100%	\$ 2,996,763
2016B Certificates of Participation	3,554,768	100%	3,554,768
2017 Certificates of Participation	8,170,000	100%	8,170,000
2019 Certificates of Participation	10,600,000	100%	10,600,000
Premium on 2017 Certificates of Participation	631,294	100%	631,294
Premium on 2019 Certificates of Participation	586,939	100%	586,939
Note Payable	46,297	100%	46,297
<b>Total Direct Debt</b>	<b>\$ 26,586,061</b>		<b>\$ 26,586,061</b>
<b>Overlapping Debt:</b>			
East Grand School District No. 2	17,325,000	18%	3,118,500
Fraser Valley Metropolitan Rec District	13,595,000	34%	4,622,300
Grand County Water & Sanitation District	-	100%	-
Winter Park Water & Sanitation District	182,800	100%	182,800
<b>Total Overlapping Debt</b>	<b>31,102,800</b>		<b>7,923,600</b>
<b>Total Direct and Overlapping Debt</b>	<b>\$ 57,688,861</b>		<b>\$ 34,509,661</b>

Sources: Assessed value data used to estimate applicable percentages provided by Grand County Assessor's Office. Debt outstanding data provided by each governmental/district unit.

(1) Debt outstanding represents net general obligation debt only as provided by each jurisdiction.

(2) Determined by ratio of assessed valuation of taxable property within the Town to assessed valuation of the overlapping unit.

**Town of Winter Park, Colorado  
Demographic and Economic Statistics  
Last Ten Fiscal Years  
Schedule 13**

<b>Year</b>	<b>Winter Park Population (1)</b>	<b>Grand County Population (1)</b>	<b>Grand County Personal Income (2)</b>	<b>Grand County Per Capita Income (2)</b>	<b>Median Age (3)</b>	<b>East Grand School Enrollment (4)</b>	<b>Unemployment Rate (1)</b>
2011	972	14,548	560,163,000	39,104	36.2	1,273	8.3%
2012	933	14,195	587,339,000	41,122	36.8	1,245	7.3%
2013	929	14,289	612,391,000	42,858	39.1	1,264	5.9%
2014	963	14,790	562,108,000	38,643	41.1	1,299	3.9%
2015	944	14,505	598,681,000	40,963	38.7	1,304	2.9%
2016	962	14,615	625,317,000	41,667	39.6	1,243	2.3%
2017	1,032	15,039	704,968,000	46,013	42.3	1,301	2.4%
2018	1,038	15,501	772,647,345	49,845	37.7	1,358	2.6%
2019	1,077	15,718	815,622,738	51,891	43.5	1,354	2.1%
2020	*	*	*	*	*	1,271	6.2%

(1) State of Colorado, Department of Local Affairs, Demography Office.

(2) US Department of Commerce, Bureau of Economic Analysis.

(3) US Census Bureau, American Community Survey

(4) Colorado Department of Education

\* Not available at time of publication

**Town of Winter Park, Colorado  
Top Employers by Area in County  
Year Ended December 31, 2020  
Schedule 14**

<b>Employer</b>	<b>Area</b>
Winter Park Resort	Winter Park
East Grand School District	Fraser & Granby, CO
Devils Thumb Ranch & Resort	Winter Park Area
Middle Park Medical Center	Granby, CO
Intrawest Resort Holdings, Inc.	Winter Park
Grand County Government	Hot Sulphur Springs, CO
Freeport McMoran Inc.	Grand County
City Market	Granby, CO
Mountain Parks Electric	Granby, CO
U.S. Forest Service	Grand County

Source: Northwest Colorado Council of Governments. Actual employee numbers are unavailable for the ten year period.

**Town of Winter Park, Colorado**  
**Total Employment by Industry - Grand County**  
**Ten Year Analysis**  
**Schedule 15**

NAICS Industry	2019	2014	2009	2009-2019			2014-2019		
				Total	Annual Chg.	Annual %	Total	Annual Chg.	Annual %
Construction	1,128	953	1,136	(8)	(1)	-0.1%	175	35	3.7%
Retail & Wholesale Trade	938	828	921	17	2	0.2%	110	22	2.7%
Real Estate and Rental/Leasing	800	655	708	92	9	1.3%	145	29	4.4%
Arts, Entertainment, & Recreation	1,287	1,203	1,068	219	22	2.1%	84	17	1.4%
Accommodation and Food Service	2,069	1,850	1,614	455	46	2.8%	219	44	2.4%
Agriculture	332	343	305	27	3	0.9%	(11)	(2)	-0.6%
Mining	35	20	28	7	1	2.5%	15	3	15.0%
Utilities	66	66	82	(16)	(2)	-2.0%	-	-	0.0%
Manufacturing	130	151	134	(4)	(0)	-0.3%	(21)	(4)	-2.8%
Transportation	152	192	155	(3)	(0)	-0.2%	(40)	(8)	-4.2%
Information	40	63	42	(2)	(0)	-0.5%	(23)	(5)	-7.3%
Professional and business services	609	533	586	23	2	0.4%	76	15	2.9%
Health services	317	219	278	39	4	1.4%	98	20	8.9%
Education	57	37	41	16	2	3.9%	20	4	10.8%
Government	1,479	1,399	1,326	153	15	1.2%	80	16	1.1%
Other Industries	863	817	790	73	7	0.9%	46	9	1.1%
<b>Total Employment</b>	<b>10,302</b>	<b>9,329</b>	<b>9,214</b>	<b>1,088</b>	<b>109</b>	<b>1.2%</b>	<b>973</b>	<b>195</b>	<b>2.1%</b>

Source: Colorado Department of Local Affairs - Demographer

Note: Information for 2020 was unavailable at time of publication.

**Town of Winter Park, Colorado  
Commercial and Residential Activity  
Last Ten Fiscal Years  
Schedule 16**

Year	Commercial		Residential (1)		Total	
	Number of Permits	Valuation	Number of Permits	Valuation	Number of Permits	Valuation
2011	22	204,503	39	1,285,879	61	1,490,382
2012	35	759,094	60	1,456,823	95	2,215,917
2013	33	892,364	55	2,683,624	88	3,575,988
2014	20	2,080,188	56	5,528,222	76	7,608,410
2015	38	1,481,106	64	8,040,327	102	9,521,433
2016	35	3,343,924	69	7,502,584	104	10,846,508
2017	35	2,770,634	99	12,397,202	134	15,167,836
2018	36	1,741,014	57	18,450,360	93	20,191,374
2019	65	3,338,294	124	17,000,439	189	20,338,733
2020	37	9,344,761	148	17,690,143	185	27,034,904

(1) Includes Multi-family

Source: Town of Winter Park Building Department

**Town of Winter Park, Colorado**  
**Town Government Full-Time Equivalency by Function/Program**  
**Last Ten Fiscal Years**  
**Schedule 17**

Function/Program	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
General Government:										
Town Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Town Clerk	1.00	1.00	1.00	1.00	1.50	1.25	1.50	2.00	2.00	2.00
Finance	3.00	3.00	3.00	2.00	1.50	1.75	2.00	2.00	2.00	2.00
Community Development	3.25	3.25	3.25	2.50	1.50	1.50	1.50	1.50	1.50	1.50
Public Safety & Municipal Court	11.00	11.00	11.50	11.50	10.00	9.00	10.00	10.00	9.00	9.00
Public Works, Parks, Trails & Forestry	16.00	16.00	19.00	18.75	16.50	16.00	16.00	16.00	16.00	16.00
Transit Services	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-
Building & Enforcement	2.75	2.75	2.75	2.50	2.50	1.75	2.00	2.50	2.50	2.50
<b>Total</b>	<b>39.00</b>	<b>39.00</b>	<b>42.50</b>	<b>40.25</b>	<b>35.50</b>	<b>32.25</b>	<b>34.00</b>	<b>35.00</b>	<b>34.00</b>	<b>34.00</b>

Note: General Government full-time equivalency does not include the Town Council (7 members)

**Town of Winter Park, Colorado  
Operating Indicators by Function  
Last Ten Fiscal Years  
Schedule 18**

Function/Program	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>General Government:</b>										
Council Meetings	27	29	28	26	27	25	27	23	24	25
Business Licenses	1,949	1,778	1,543	1,523	1,517	1,483	1,402	1,435	1,428	1,426
Elections	2	-	1	-	1	1	1	-	1	-
Active Sales Tax Accounts	1,572	1,431	1,215	1,429	1,490	1,267	1,258	1,203	1,096	1,054
Active Liquor Licenses	51	50	46	43	43	45	45	45	43	40
<b>Planning &amp; Development:</b>										
Development Reviews	19	29	16	15	18	14	6	8	10	5
SF/Duplex Design Reviews	24	30	24	21	8	10	9	5	1	4
Multi-Family/Commercial Design Projects	7	8	9	7	14	7	4	3	1	2
<b>Public Safety &amp; Municipal Court:</b>										
Court Cases	88	142	156	125	120	82	130	136	126	131
Part 1 Crimes	112	110	124	97	124	101	87	85	83	78
Other Incidents	609	568	609	611	435	458	470	482	463	477
Traffic Crashes	126	159	156	155	145	147	150	125	118	127
<b>Public Works, Parks &amp; Forestry</b>										
Road Lane Miles Maintained	28	28	28	28	28	28	28	28	26	26
Miles of Trails Maintained	16	16	15	14	13	12	10	8	5	3
Park Acres Maintained	27	27	27	27	27	27	27	27	24	24
<b>Building:</b>										
Permits Issued	357	395	438	357	211	172	194	268	247	242

Source: Various departments within the Town.

**Town of Winter Park, Colorado**  
**Capital Asset Statistics by Function/Program**  
**Last Ten Fiscal Years**  
**Schedule 19**

Function/Program	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
<b>Public Safety:</b>										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	10	10	10	10	9	9	9	9	9	9
<b>Public Works, Parks &amp; Forestry</b>										
Miles of Streets	28	28	28	28	28	28	28	28	26	26
Miles of Maintained Trails	16	16	15	14	13	12	10	9	5	3
Parks	3	3	3	3	3	3	3	3	3	3
Skateboard Parks	1	1	1	1	1	1	1	1	1	1
Basketball Courts	1	1	1	1	1	1	1	1	1	1
Tennis Courts	1	1	1	1	1	1	1	1	1	1
Playgrounds	2	2	2	2	2	2	2	2	2	2
Traffic Lights	5	5	5	5	5	5	5	5	4	4
Street Lights	227	227	227	216	216	216	216	211	209	209
Parking Garage	2	2	2	2	1	1	1	1	1	1
<b>Attainable/Workforce Housing</b>										
Single Family Homes	10	10	10	10	10	10	10	10	10	10
Workforce Apartments	38	38	38	38	-	-	-	-	-	-

Source: Various departments within the Town.

## COMPLIANCE SECTION

This section includes reporting for Federal or State programs. Information included in this section is audited by the Town's independent auditors.

***Local Highway Finance Report*** – This report is issued to the State of Colorado to present the Town's revenues and expenses for roads, bridges and streets.



The public report burden for this information collection is estimated to average 380 hours annually.

<b>LOCAL HIGHWAY FINANCE REPORT</b>		City or County: <b>Town of Winter Park, CO</b>
		YEAR ENDING : <b>December 2020</b>
This Information From The Records Of (example - City of _ or County of	Prepared By: Phone:	<b>Lizbeth Lemley 970-726-8081 ext. 204</b>

**I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE**

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

**II. RECEIPTS FOR ROAD AND STREET PURPOSES**

**III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES**

ITEM	AMOUNT	ITEM	AMOUNT
<b>A. Receipts from local sources:</b>		<b>A. Local highway disbursements:</b>	
1. Local highway-user taxes		1. Capital outlay (from page 2)	676,308
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	665,000
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	
2. General fund appropriations	2,440,922	b. Snow and ice removal	612,008
3. Other local imposts (from page 2)	35,278	c. Other	108,269
4. Miscellaneous local receipts (from page 2)	40,103	d. Total (a. through c.)	720,277
5. Transfers from toll facilities		4. General administration & miscellaneous	
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	506,303
a. Bonds - Original Issues		6. Total (1 through 5)	2,567,888
b. Bonds - Refunding Issues		<b>B. Debt service on local obligations:</b>	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	0	a. Interest	
7. Total (1 through 6)	2,516,303	b. Redemption	
<b>B. Private Contributions</b>		c. Total (a. + b.)	0
<b>C. Receipts from State government</b> (from page 2)	51,585	2. Notes:	
<b>D. Receipts from Federal Government</b> (from page 2)	0	a. Interest	
<b>E. Total receipts (A.7 + B + C + D)</b>	2,567,888	b. Redemption	
		c. Total (a. + b.)	0
		3. Total (1.c + 2.c)	0
		<b>C. Payments to State for highways</b>	
		<b>D. Payments to toll facilities</b>	
		<b>E. Total disbursements (A.6 + B.3 + C + D)</b>	2,567,888

**IV. LOCAL HIGHWAY DEBT STATUS**

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
<b>A. Bonds (Total)</b>				0
1. Bonds (Refunding Portion)				
<b>B. Notes (Total)</b>				0

**V. LOCAL ROAD AND STREET FUND BALANCE**

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	0	2,567,888	2,567,888	0	(0)

Notes and Comments:

**LOCAL HIGHWAY FINANCE REPORT**

STATE:  
Colorado  
YEAR ENDING (mm/yy):  
December 2020

**II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL**

ITEM	AMOUNT	ITEM	AMOUNT
<b>A.3. Other local imposts:</b>		<b>A.4. Miscellaneous local receipts:</b>	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	40,103
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	35,278	g. Other Misc. Receipts	
6. Total (1. through 5.)	35,278	h. Other	
c. Total (a. + b.)	35,278	i. Total (a. through h.)	40,103
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
<b>C. Receipts from State Government</b>		<b>D. Receipts from Federal Government</b>	
1. Highway-user taxes	44,105	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	7,480	d. Federal Transit Admin	
d. Other (Specify) - DOLA Grant		e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	7,480	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	51,585	3. Total (1. + 2.g)	
			(Carry forward to page 1)

**III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL**

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
<b>A.1. Capital outlay:</b>			
a. Right-Of-Way Costs			0
b. Engineering Costs		6,926	6,926
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements		475,577	475,577
(3). System Preservation		193,805	193,805
(4). System Enhancement & Operation		0	0
(5). Total Construction (1) + (2) + (3) + (4)	0	669,382	669,382
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	676,308	676,308
			(Carry forward to page 1)

Notes and Comments:



TOWN OF WINTER PARK  
TOWN COUNCIL  
July 6, 2021

**SPECIAL EVENT PERMITS –PUBLIC HEARING**

**Applicants:** 1. Shining Stars, 2. Chris Michalowski, 3. Grand County Blues Society 4. Radiate Live Events, 5. Roll Massif, 6. Winter Park Resort, 7. Winter Park Resort

**Staff Contact:** Dani Jardee, Town Clerk

**Event Description:**

1. Shining Stars Foundation will host their annual half marathon and 5K on July 31<sup>st</sup>, 2021, in the Town of Fraser with race route utilizing Town of Winter Park roads.
2. Chris Michalowski and Stoke Factory Mountain Sports will host an Adventure Film Festival Fundraiser at the Rendezvous Event Center at Hideaway Park Stage on August 6, 2021, from 6-10 p.m.
3. Grand County Blues Society will have their Annual Blues Festival Concert at Rendezvous Event Center at Hideaway Park on August 14, 2021, from 10:30 a.m. to 6:30 p.m.
4. Radiate Live Events and Chamber of Commerce will host Winter Park’s Annual Beer Fest at Rendezvous Event Center at Hideaway Park on August 7, 2021.
5. Roll Massif and Chamber of Commerce will host the Crooked Gravel/Sunrise to Sunset Mountain Bike Race at the Rendezvous Event Center at Hideaway Park and the Rendezvous Trail System on July 23 & 24, 2021.
6. Winter Park Resort is hosting USA Cycling Mountain Bike National Championships at Winter Park Resort from July 5- July 11, 2021.
7. Winter Park Resort will be having a Beer Festival at Winter Park Resort on July 24, 2021, from noon – 5 p.m.

**Staff Comments:** The Special Event Permits applications were received, reviewed, and approved by Town staff. Notification of the Public Hearings on the permits was published in the Sky Hi News on May 26, June 2, June 16, and June 25 and in the Middle Park Times on May 27, June 3, June 17, and July 1. No comments have been received.

**Attachments:** Applications, Operations Plans, Diagrams, Certificates of Good Standing

**Staff Recommendation**

Staff recommends the Town Council grant the Special Events Permits.



# Special Event Permit Application



Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.

Name of Applicant:

Mailing Address of Applicant:

Contact Name:  Contact Number:

Contact Email:

Type of Special Event (i.e. fundraiser, concert):

Address of Special Event:

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event:

Explain the nature of your organization, its function, and who/what benefits from its operations:

Who or what organization will be the recipient of the funds derived from this event?

Number of expected attendees:

Describe the premises where the event will take place:

What type of security will be provided?

Number of security personnel:  How will they be identified?

If the event is being held outdoors, how will the exterior boundaries of the premises be marked?

What type of entertainment will be provided at the event?



January 21<sup>st</sup>, 2021

Town of Winter Park  
Attn: Danielle Jardee, Town Clerk  
50 Vasquez Road  
P.O. Box 3327  
Winter Park, CO 80482

RE: Permission for 2021 Shining Stars Foundation Half Marathon & 5K

Dear Danielle:

Grand Park Development, LLC gives permission to the Shining Stars Foundation to access the property at the Village at Grand Park (46 Market Street and Old Victory Road) in Fraser, CO for the annual Half Marathon & 5K fundraising event to be held on July 31<sup>st</sup>, 2021.

Please contact our office if you have any questions.

Sincerely,

Grand Park Development, LLC

A handwritten signature in black ink, appearing to read "Lisa Steckler", written over a light blue horizontal line.

Lisa Steckler for  
Clark Lipscomb  
President

# **TRAFFIC CONTROL – NEIGHBOR NOTIFICATION PLAN**

## ***Shining Stars Foundation***

### ***Winter Park Half Marathon – July 31, 2021***

**Hours and Course:** The race will begin at 8:00am starting and finishing at Grand Park. The half marathon will run clockwise from Grand Park via the following:

- E. King's Crossing
- Forest Trail
- CO 725 (Sunken Bridges)
- CO 72
- Connect with trails on private property of Grand Park

The 5K course will take place on Grand Park's trail system.

**Neighbor Notification:** An ad will be run in the paper to notify the public that the race will be going on approximately 4 weeks prior to the event. We will also personally send letters to any residents, businesses, or land owners that will be affected approximately 4 weeks prior to the event. Lastly, signs will be posted along the route the week prior to the race to alert all local residents that a race will be coming through the area.

#### **Traffic Control:**

- We will have at least 4-5 signs on the course notifying the public that there is a special event going on, to use caution, and to drive slowly. These will be posted, along with the event date, during the week prior to the race. These will be posted at any main intersections and along the course. We will also post at least one marshal to help with traffic control at each major intersection and railroad crossing during the race.
- We will have several course marshals and volunteers along the course especially as it travels through Winter Park when the racers are most congested.

#### **Other Notes:**

- 3-4 aid stations will be on course. All trash and waste will be picked up promptly and disposed of.
- An ambulance from Grand County EMS will be on notice for the duration of the event.

— = Race Route

# WINTER PARK HALF MARATHON & 5K Race Route

CO 72 turns into CO 725 approx. 1  
mile past the Elk Creek Parking Lot  
(Also marked on signs as Sunken  
Bridges trail by the Forest Service)

CO  
72

Old Victory Rd.

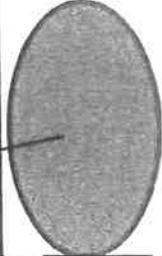
Gate to dirt road behind  
Bank of the West



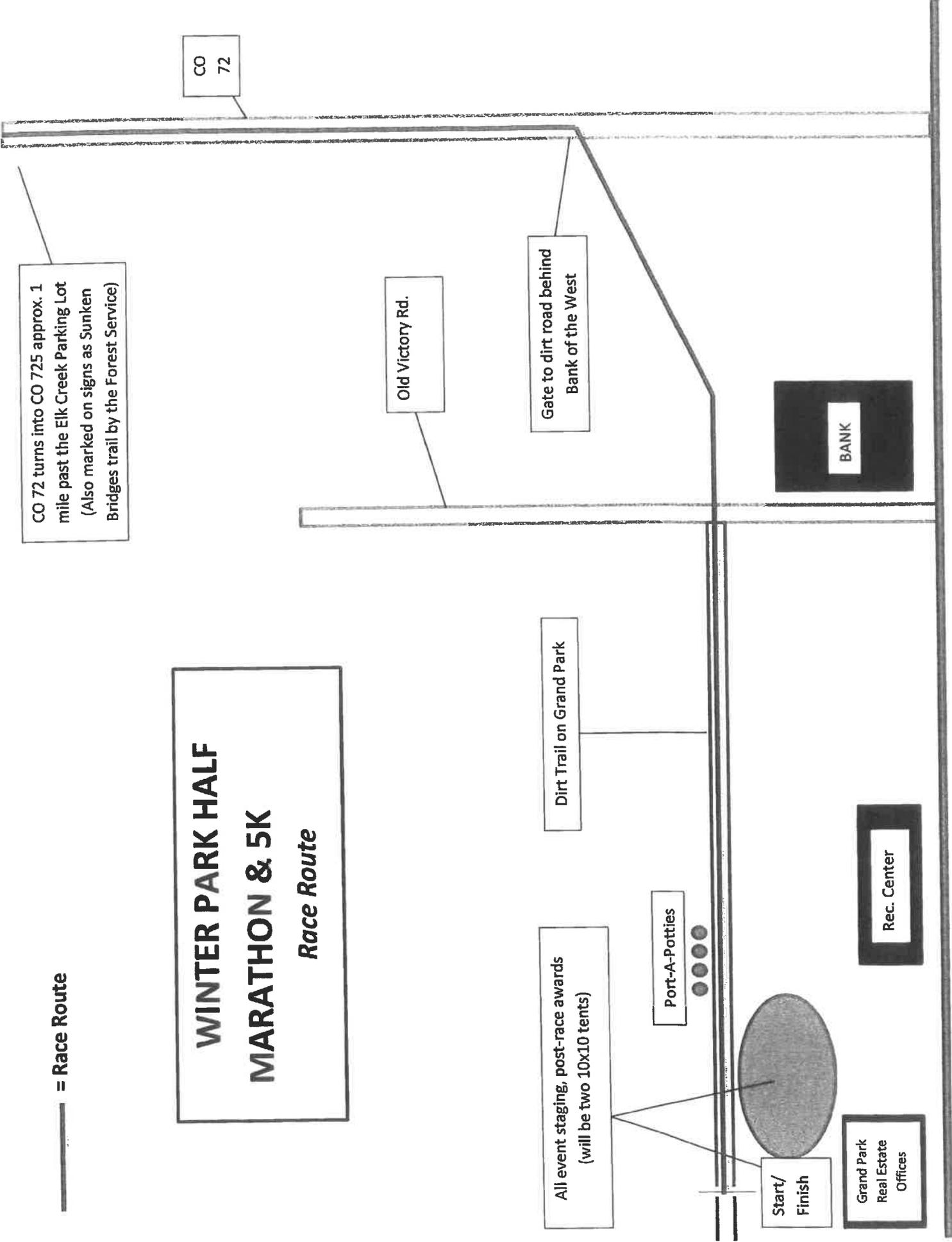
Dirt Trail on Grand Park

All event staging, post-race awards  
(will be two 10x10 tents)

Port-A-Potties



Start/  
Finish



OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

SHINING STARS FOUNDATION

is a

Nonprofit Corporation

formed or registered on 05/18/2001 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/25/2021 that have been posted, and by documents delivered to this office electronically through 02/26/2021 @ 13:59:44 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/26/2021 @ 13:59:44 in accordance with applicable law. This certificate is assigned Confirmation Number



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*



# Special Event Permit Application



Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.

Name of Applicant: Chris Michalowski

Mailing Address of Applicant: PO 931 Granby, CO 80446

Contact Name: Chris Michalowski Contact Number: 970 376-2974

Contact Email:

Type of Special Event (i.e. fundraiser, concert): Adventure Film Festival / Fundraiser

Address of Special Event: Rendezvous Event Center

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event:  
August 6th 2021 6pm-10pm

Explain the nature of your organization, its function, and who/what benefits from its operations:  
We are a 501(c)3 who promote youth climbing in Grand County. Stoke Factory.co

Who or what organization will be the recipient of the funds derived from this event?  
Stoke Factory Mountain Sports

Number of expected attendees: 150

Describe the premises where the event will take place:  
It will be an outdoor screening of the Spoint Adventure Film Festival. Films will be shown using the facility's A/V equipment.

What type of security will be provided? N/A Our team + Chamber Staff will be present.

Number of security personnel: N/A How will they be identified? N/A

If the event is being held outdoors, how will the exterior boundaries of the premises be marked?  
N/A

What type of entertainment will be provided at the event?  
Adventure Film Festival

How will attendees be checked for proper age (i.e. at the door, at the bar)?  
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

NO alcohol

How will the conduct of attendees be monitored and by whom?

Our team + chamber staff will be present.

What type of beverages and food or snacks will be available?

onsite food trucks

Organization State Sales Tax Number: State ID # - - - - -

Organization Town Sales Tax Number: N/A

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

Marketed with WP Chamber. Outdoor enthusiasts + lovers of film + story telling are our target audience.

Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.

*[Signature]*  
Applicant's Signature

5-5-2021  
Date

Applicant's Email Address

PO 931 Grandy, CO 80446

Applicant's Mailing Address

529 New Church Circle Grandy, CO 80446

Applicant's Physical Address

470 376-2974

Applicant's Main Phone Number

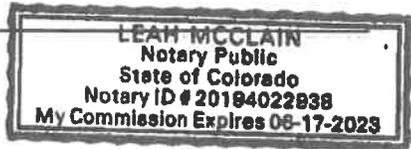
Applicant's Alternate Phone Number

STATE OF COLORADO  
COUNTY OF GRAND  
TOWN OF WINTER PARK

Subscribed and sworn to me this 6<sup>th</sup> day of May 2021

Witness my head and official seal:

*Leah McClain*  
Notary Public



06/17/2023  
My commission expires

# Special Event Operations Plan

## 5Point Adventure Film Festival

8/6/2016

### Event Overview

The Never Summer Senders are hosting the 5Point Adventure Film Festival at the Rendezvous Event Center as a fundraiser for our youth climbing team. The event will include a van life rally, food trucks, gear raffle and screening of adventure films. We anticipate selling 150 general admission tickets which can be purchased online or at the event.

From 6pm-7:30pm food trucks and the van life rally will take place in the parking lot directly north of the main stage. These activities will be free and open to the community. No alcohol will be served at the event.

From 7:30pm-10pm the films will be screened at the main stage. A general perimeter will be set in front of the stage's video screen to designate seating for paid ticket holders. Attendees are expected to use existing town parking and will be exiting the venue at 10pm once all of the films have been shown.

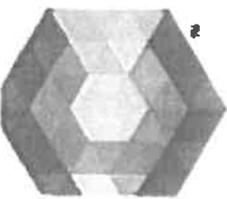
### Event Coordination

The Never Summer Senders and the WP Chamber will have a team of people on site to facilitate with all aspects of the event. Set up and take down for the event will take place on 8/5.

### Event Personnel

Never Summer Senders  
Chris Michalowski  
Chris Olivier  
Kristen Spronz

WP Chamber  
Megan Moore  
Catherine Ross



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[Business Home](#)  
[Business Information](#)  
[Business Search](#)

[FAQs, Glossary and Information](#)

## Summary

<b>Details</b>		
<b>Name</b>	Stoke Factory Mountain Sports	
<b>Status</b>	Good Standing	<b>Formation date</b> 11/11/2019
<b>ID number</b>		<b>Form</b> Nonprofit Corporation
<b>Periodic report month</b>	November	<b>Jurisdiction</b> Colorado
<b>Principal office street address</b>	529 New Church Circle, Granby, CO 80446, United States	
<b>Principal office mailing address</b>	PO Box 931, Granby, CO 80446, CO, United States	

<b>Registered Agent</b>	
<b>Name</b>	Christopher James Michalowski
<b>Street address</b>	529 New Church Circle, Granby, CO 80446, United States
<b>Mailing address</b>	PO Box 931, GRANBY, CO 80446, United States

### [Filing history and documents](#)

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# Special Event Permit Application

Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.



Name of Applicant:

Mailing Address of Applicant:

Contact Name:  Contact Number:

Contact Email:

Type of Special Event (i.e. fundraiser, concert):

Address of Special Event:

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event:

Explain the nature of your organization, its function, and who/what benefits from its operations:

Who or what organization will be the recipient of the funds derived from this event?

Number of expected attendees:

Describe the premises where the event will take place:

What type of security will be provided?

Number of security personnel:  How will they be identified?

If the event is being held outdoors, how will the exterior boundaries of the premises be marked?

What type of entertainment will be provided at the event?



# Application for a Special Events Permit

Departmental Use Only

In order to qualify for a Special Events Permit, You Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)

- |                                    |   |   |
|------------------------------------|---|---|
| <input type="checkbox"/> Social    | <input type="checkbox"/> Athletic                           | <input checked="" type="checkbox"/> Philanthropic Institution |
| <input type="checkbox"/> Fraternal | <input type="checkbox"/> Chartered Branch, Lodge or Chapter | <input type="checkbox"/> Political Candidate                  |
| <input type="checkbox"/> Patriotic | <input type="checkbox"/> National Organization or Society   | <input type="checkbox"/> Municipality Owned Arts Facilities   |
| <input type="checkbox"/> Political | <input type="checkbox"/> Religious Institution              |   |

<b>LIAB</b> Type of Special Event Applicant is Applying for:		<b>DO NOT WRITE IN THIS SPACE</b>	
2110	<input checked="" type="checkbox"/> Malt, Vinous And Spirituous Liquor	\$25.00 Per Day	Liquor Permit Number
2170	<input checked="" type="checkbox"/> Fermented Malt Beverage	\$10.00 Per Day	

1. Name of Applicant Organization or Political Candidate <b>Grand County Blues Society</b>		Slate Sales Tax Number (Required)
---	--	-----------------------------------

2. Mailing Address of Organization or Political Candidate (include street, city/town and ZIP) <b>PO Box 1530 Winter Park, CO. 80482</b>	3. Address of Place to Have Special Event (include street, city/town and ZIP) <b>Rendezvous Event Center Hideaway Park 78841 US-40 Winter Park, CO. 80482</b>
---	---

4. Authorized Representative of Qualifying Organization or Political Candidate <b>Lindsay Windler</b>		Date of Birth	Phone Number <b>303-356-7219</b>
--	--	---------------	-------------------------------------

Authorized Representative's Mailing Address (if different than address provided in Question 2.) <b>PO Box 1530 Winter Park, Co. 80482</b>	
--	--

5. Event Manager <b>Lindsay Windler</b>		Date of Birth	Phone Number <b>303-356-7219</b>
--	--	---------------	-------------------------------------

Event Manager Home Address (Street, City, State, ZIP) <b>411 Hi Country Drive #10 Winter Park, CO 80482</b>		Email Address of Event Manager
--	--	--------------------------------

6. Has Applicant Organization or Political Candidate been Issued a Special Event Permit this Calendar Year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes How many days? _____	7. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes License Number: _____
---	--

8. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed? <input type="checkbox"/> Yes <input type="checkbox"/> No
--

List Below the Exact Date(s) for Which Application is Being Made for Permit											
Date	Hours	From	To	Date	Hours	From	To	Date	Hours	From	To
08/14/20		6:00a	6:30p								

**Oath of Applicant**

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Signature	Title <b>Operations Manager</b>	Date <b>05/10/20</b>
-----------	------------------------------------	-------------------------

**Report and Approval of Local Licensing Authority (City or County)**

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

**THEREFORE, THIS APPLICATION IS APPROVED.**

Local Licensing Authority (City or County)	<input type="checkbox"/> City <input type="checkbox"/> County	Telephone Number of City/County Clerk
--	--	---------------------------------------

Signature	Title	Date
-----------	-------	------

**DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY**

Liability Information			
License Account Number	Liability Date	State	Total
		-750 (999)	\$

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

GRAND COUNTY BLUES SOCIETY

is a

Nonprofit Corporation

formed or registered on 08/19/2002 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 04/16/2021 that have been posted, and by documents delivered to this office electronically through 04/19/2021 @ 16:00:21 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/19/2021 @ 16:00:21 in accordance with applicable law. This certificate is assigned Confirmation Number

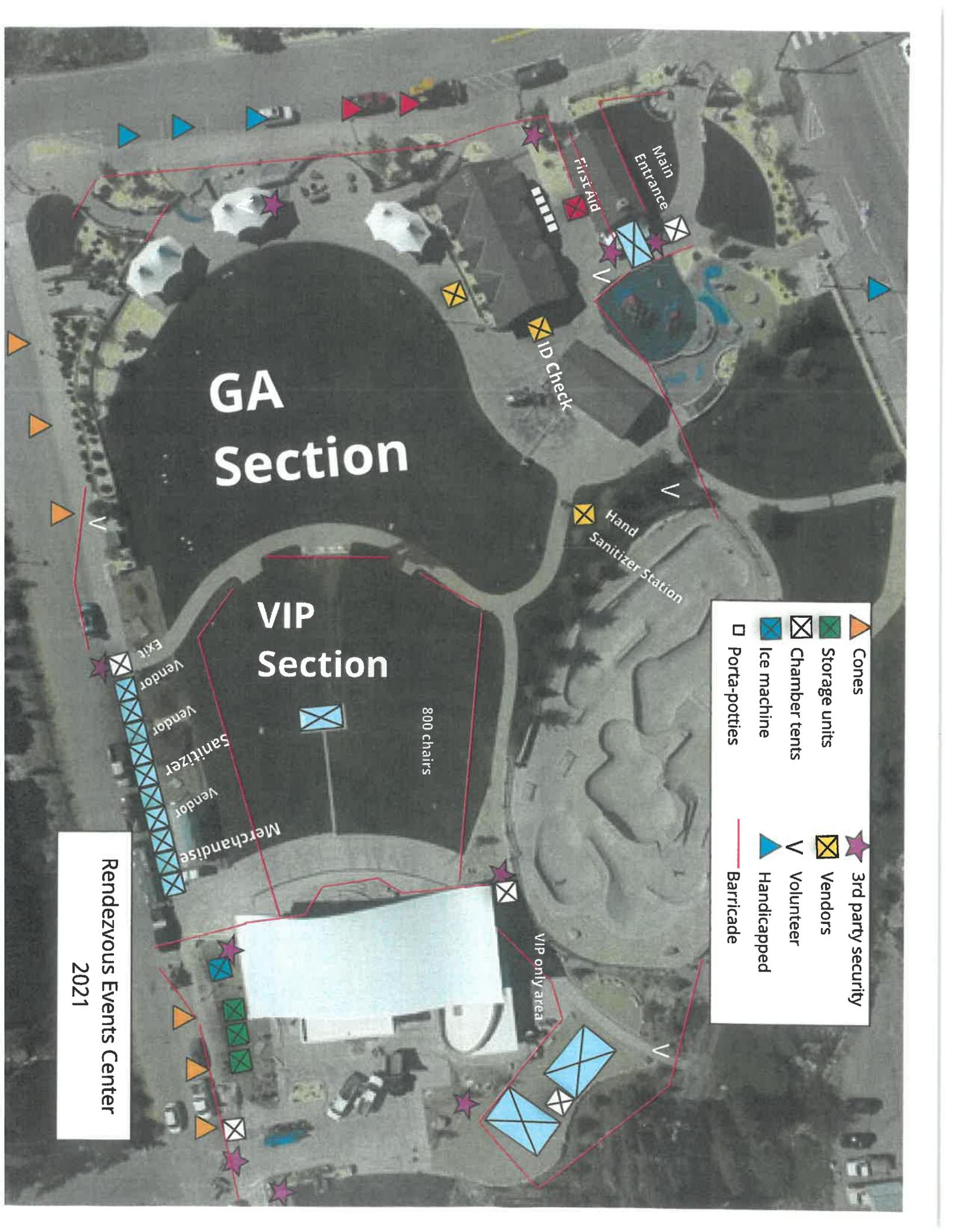


*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/bi:/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*



# GA Section

# VIP Section

800 chairs

VIP only area

Main Entrance

First Aid

ID Check

Hand Sanitizer Station

Exit

Vendor

Vendor

Sanitizer

Vendor

Merchandise

	Cones		3rd party security
	Storage units		Vendors
	Chamber tents		Volunteer
	Ice machine		Handicapped
	Porta-potties		Barricade

Rendezvous Events Center  
2021



# Special Event Permit Application

Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.



Name of Applicant: Megan Moore / Winter Park & Fraser Chamber / Radiate Live Events

Mailing Address of Applicant: P.O. Box 3236 Winter Park, CO 80482

Contact Name: Megan Moore / Krista Benedetti Contact Number: 970-531-9748

Contact Email:

Type of Special Event (i.e. fundraiser, concert): Beer tasting

Address of Special Event: Rendezvous Event Center

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event: August 7, 2021

Explain the nature of your organization, its function, and who/what benefits from its operations: Radiate Live Events / Partnership TBD

Who or what organization will be the recipient of the funds derived from this event? TBD

Number of expected attendees: ~2,500

Describe the premises where the event will take place: Rendezvous Event Center

What type of security will be provided? Staff, Fraser / WP police / paid

Number of security personnel: TBD How will they be identified? Uniforms

If the event is being held outdoors, how will the exterior boundaries of the premises be marked? Fencing

What type of entertainment will be provided at the event? Live music, food, beer tasting

How will attendees be checked for proper age (i.e. at the door, at the bar)?  
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

TIPS certified volunteers/staff

How will the conduct of attendees be monitored and by whom?

Staff/ police

What type of beverages and food or snacks will be available?

Beer, soda, water, etc.

Organization State Sales Tax Number:

Organization Town Sales Tax Number:

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

**Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Email Address

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's Physical Address

\_\_\_\_\_  
Applicant's Main Phone Number

\_\_\_\_\_  
Applicant's Alternate Phone Number

STATE OF COLORADO  
COUNTY OF GRAND  
TOWN OF WINTER PARK

Subscribed and sworn to me this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Witness my head and official seal:

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My commission expires



**Winter Park Chamber of Commerce  
Proposal for Winter Park Beer Festival 2021  
August 7, 2021**

The following is a proposal to host the 2021 Winter Park Beer Festival at the Rendezvous Event Center on August 7, 2021. It will be a joint venture between the Winter Park & Fraser Chamber, and Radiate Live Events with the goal of continuing the annual event that started in 2010. This event is a micro-brew beer tasting event that features 40 brewers select spirit tastings, food and merchandise vendors, and live music from noon to 5pm.

This is a sustainable event that not only drives tourism and hotel stays to Winter Park but also offers a great event that fits with the community and visitor lifestyle. Radiate Live will be the event promoter and producer and take care of all aspects of the event. Winter Park Chamber would act as the host and provide infrastructure, staffing, location and other details outlined below. We offer local businesses in Grand County to participate as sponsors the day of the event to interact with guests and provide marketing for their businesses. We host events like a mug pick up party and post event gatherings at local bars and if allowed by the health department. We have partnered with other events, like the half-marathon, to offers their participants a discount to attend our event after their morning run.

The Grand Foundation has been the non-profit partner in the past, but this has not been confirmed as of this date. We will partner with a local non-profit that will benefit from the ticket sales and provide volunteer staff.

**Event Contact:** Krista Benedetti  
Owner, Radiate Live Events  
PO BOX 7205 Avon, CO 81620  
303-915-3161

**Target Audience:** Adults 21+ Past audience demographics attached.

**Attendance:** Past events have been 2500+ in ticket sales. We will adjust the number of tickets available based on the Colorado Department of Public Health and Environment's guidelines for public gatherings.

**Hotel and Lodging Partners:** Winter Park Mountain Lodge, Best Western Alpenglow, Stay WinterPark.

**COVID-19 Protocol:** We will adhere to all guidelines required by the CDPHE. We will adjust our ticket sales to be able to accommodate everyone at safe distances. We will monitor temperatures and have hand-sanitizer at every booth. Masks will be required to move about the venue when attendees are getting their tastings, and only remove masks when they are with their group. We may divide the day in to 2 sessions, to keep the number of people in the park at the same time at lower levels. More detailed protocols will be implemented at the guidance of the health department.

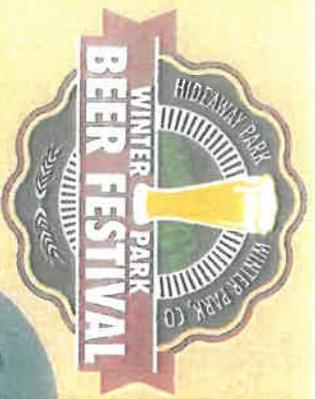
**Radiate Live Events will provide:**

- Live music
- Sound and backline
- Stage Manager
- Porta Potties (additional to Park restrooms - Up to 10 additional)
- Unlimited Tasting & VIP Mugs for guests
- 3<sup>rd</sup> Party Security Hired
- 3<sup>rd</sup> Party Health and Safety hired
- Liquor License with a 501(c)3
- Secure and submit all event / tent permits necessary
- Up to 30 VIP Mugs (\$2250 value pre-sale) & 50 Unlimited Tasting Cups (\$1750 value pre-sale) for WP Chamber
- Breweries (up to 40)
- Refer Truck for beer storage
- Coordinate Food and craft/goods vendors (i.e. cowboy hats, beer cooking books)
- Minimum of \$15,000 in Marketing for the event including radio, digital, social media and newspaper ads
- Administration of the event
- Staffing
- Donation to non-profit for event Volunteers & Volunteer Coordination & liquor permit
- Sponsorship Sales
- VIP Area Set Up: Food Service & Beer, Soda & Water
- Volunteer food
- Brewer food
- Emcee for event
- 3x5 Banners for the event for WP Chamber to hang on the building
- Pre-event promotional materials
- Signage for pre-event & day of promotion
- Insurance Certificate naming Winter Park Chamber of Commerce as additionally insured for the event

**Winter Park will provide as part of the partnership:**

- Stage
- Staffing (2 staff onsite day of from the Chamber)
- Arrange Winter Park Police presence throughout the day
- Set Up & Tear Down of Park Facilities including trash service throughout the day
- Trash & Recycling for the event
- Water Stations during the event (Chamber to provide cooler and table equipment with water but not staff to provide it and maintain it before, during, and after the event)
- Fencing to close in the event area
- Ice (arrange for delivery on Saturday, August 3<sup>rd</sup>) – paid for by Radiate Live Events
- Tents (upon request and availability)
- Cleaners for restrooms
- PR and Marketing assistance (including the event in the PR/Marketing you currently do and on your website)
- Assistance in procuring local chamber member sponsors and lodging partners
- Green Room for the bands

- Insurance Certificate naming the following as additionally insured on your event policy:
    - Radiate Live Events
    - Non-profit partner TBD
-



# 2019 Event Demographics via Survey Monkey Survey

## Over 2,500 Attendees

96%

Plan on Attending  
Next Year

99%

Will  
Recommend  
to a Friend

55% / 45%

Male Vs. Female  
Attendees

17%

25-34 Age

57%

35-54 Age

79% Unlimited Tasting Ticket

20% VIP Experience Ticket

1% VIP Designated Driver Ticket

67% over 100K in  
household income

65% booked their vacation  
1-4 months in advance

44% Paid For Lodging

74% Stayed 2+ Nights

51% Stayed in Winter Park

80% have previously attended

### MARKETING SWAPSHOT

Radio, Digital,  
Newspaper, Social Media

45M

Media

Impressions

31%

Saw Event  
Online

40,000

Email  
Database

3 mo.

Radio & Digital  
Campaign Length

Campaign Length



## What's On Tap

40+ breweries  
100+ beers  
30+ vendors  
2 music stages  
1 epic event

## Very VIP

400+ VIP tickets sold  
40+ exclusive beers  
Private Seating &  
Tents  
2 Cicerones  
1 Distillery

## WHO'S COMING

2400+ attendees  
55% Male/45% Female  
57% between 35-54 years  
80% Past Attendees



# Special Event Permit Application



Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.

Name of Applicant: Megan Moore / Winter Park & Fraser Chamber / Roll Massif

Mailing Address of Applicant: P.O. Box 3236 Winter Park, CO 80482

Contact Name: Megan Moore Contact Number: 970-726-4118

Contact Email:

Type of Special Event (i.e. fundraiser, concert): Crooked Gravel / Sunrise to Sunset Mountain Bike Race

Address of Special Event: Rendezvous Event Center at Hideaway Park / Rendezvous Trails

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event: July 23-24

Explain the nature of your organization, its function, and who/what benefits from its operations: Roll Massif is a third party organizer producing the event

Who or what organization will be the recipient of the funds derived from this event? Roll Massif

Number of expected attendees: 600 racers for Crooked Gravel; 300 racers for StS

Describe the premises where the event will take place: The start / finish plus vendors, team tents, and live entertainment will take place at the Rendezvous Event Center.

What type of security will be provided? Race marshalls, and bike patrol, EMS

Number of security personnel: N/A How will they be identified?

If the event is being held outdoors, how will the exterior boundaries of the premises be marked? Race will be marked and will be cleaned up after race. There will also be activation (live music) at Rendezvous Event Center July 24.

What type of entertainment will be provided at the event? Music/ DJ/Announcements

How will attendees be checked for proper age (i.e. at the door, at the bar)?  
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

certified wristbands

How will the conduct of attendees be monitored and by whom?

Roll Massif employees along with Chamber employees / staff. Fraser/WP PD will be monitoring at times

What type of beverages and food or snacks will be available?

Beer, Wine, Soda, Water

Organization State Sales Tax Number:

Organization Town Sales Tax Number:

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

Online, collateral, posters, newspaper, radio, social, etc.

**Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Email Address

\_\_\_\_\_  
Applicant's Mailing Address

\_\_\_\_\_  
Applicant's Physical Address

\_\_\_\_\_  
Applicant's Main Phone Number

\_\_\_\_\_  
Applicant's Alternate Phone Number

STATE OF COLORADO  
COUNTY OF GRAND  
TOWN OF WINTER PARK

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Witness my head and official seal:

\_\_\_\_\_  
Notary Public

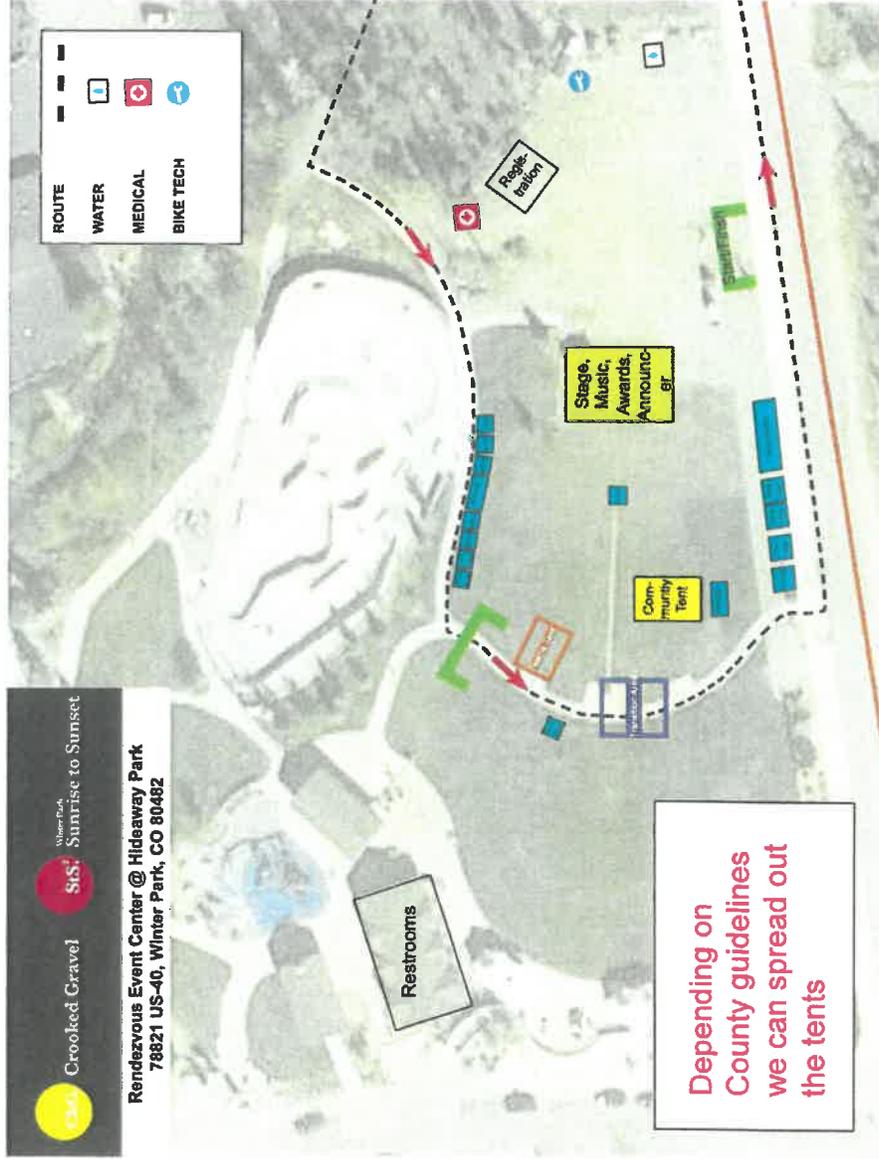
\_\_\_\_\_  
My commission expires



## EVENT STAGING AREA

Crooked Gravel  
**Sis!** Sunrise to Sunset

Rendezvous Event Center @ Hideaway Park  
 78821 US-40, Winter Park, CO 80482



## PARKING

One of the primary benefits of hosting the event at Winter Park is the town's abundance of parking spaces both on its streets and in parking garages. The town will be able to easily handle our anticipated number of participants. Ample signage and event staff will help to facilitate parking at the desires of town officials and law enforcement.



Crooked Gravel



Sunrise to Sunset



## **Proposal For Roll Massif Crooked Gravel & Sunrise to Sunset MTB Race**

### **Name of Event**

Crooked Gravel & Sunrise to Sunset MTB Race

### **Brief Description / Purpose of the Event**

The 2nd Annual Roll Massif Winter Park Cycling Festival will include a 12 HR MTB Race called Sunrise to Sunset as well as a recreation gravel ride called Crooked Gravel. Both events will happen simultaneously, starting and ending at Rendezvous Event Center @ Hideaway Park on July 24th

Winter Park Sunrise to Sunset capitalizes on two well-established strengths: our Sunrise to Sunset model that originated in Castle Rock and Winter Park's deep mountain-bike roots. Ideal for a 12-hour relay format, the Rendezvous trails used in Sunrise to Sunset are just above town, making access and relaxation between laps super easy. While some events cater specifically to beginners or experts, Sunrise to Sunset offers fun for all; the level of challenge is self-selected by how fast you go!

A portion of registration proceeds will benefit the Winter Park Ski Education Foundation, Headwaters Trail Alliance and Colorado High School Cycling League.

Crooked Gravel takes a few cues from an exploratory event the legendary Ron Kiefel put together a decade ago called Crooked Roubaix. Back before gravel bikes were really a thing, Kiefel and some friends set out on a 95-mile dirt-road adventure from Winter Park up into the high mountains on road bikes.

Fast forward to 2021 and gravel bikes are a thing. Our two routes take in the very best of Grand County gravel, with long, winding climbs up through aspen and pine forests and wide open descents under the massive Colorado sky. While the long route will tackle some secret tracks out towards Kremmling, the shorter route will bear north towards Hot Sulphur Springs and then both routes will come together to grind up and over Cottonwood Pass through a flash of Aspens.

## **Destination Event or Activation Event**

Destination Event - The Winter Park Cycling Festival will be staged at the Rendezvous Event Center @ Hideaway Park. The park will serve as the start / finish for Crooked Gravel and Sunrise to Sunset to include its transition zone.

## **Target Audience**

More than 59.2 million Americans ride bicycles. Women comprise 46 percent of these cyclists. This segment of the market is not only growing in numbers, but increasing their spending clout.

America's cyclists can be described as upscale, active, and open-minded. This can make them an attractive target for industries other than cycling. The average age of all American cyclists is 27. The average age of all participants is 45.

The cyclists attracted to all events are older, married, and have more disposable income to spend on their passions. Cycling ranks third behind walking and swimming as the most popular participation sport.

## **THE COLORADO CYCLIST**

\$1,184,126,635 - Annual spend on road biking

\$612,380,202 - Annual spend on mountain biking

2.3 million Coloradans own a bike or 73% of Colorado residents. 25% own three or more bikes, and 43% of all Coloradans reported riding recreationally at least once in the previous year.

Generally, the higher your income the more likely you were to have ridden a bike. About 50% of people with income over \$76,000 reported riding more that 3 times per week.

**Date - July 23 - 24, 2021**

## **Anticipated attendance**

600 Riders for Crooked Gravel

300 Racers for Sunrise to Sunset

## **Budget**

Est. Revenue = \$75,000

Est. Expense = \$60,000

Total - \$15,000

## **Contact Information**

### **Main Contact**

Scott Olmsted

Cell - 720.339.8018

Email - [scott@trillium.com](mailto:scott@trillium.com)

### **Secondary Contact**

Chandler Smith

Cell - 303.263.0082

Email - [chandler@trillium.com](mailto:chandler@trillium.com)

## **COVID-19 Protocols**

The safety and well-being of our riders, volunteers, partners and staff are our number one priority. The safety and well-being of our riders, volunteers, partners and staff are our number one priority. Here is our current list of ideas and recommendations. We are also exploring new measures as well as safety initiatives to help combat COVID-19, and for everyone to have a safe ride.

### **Pre-Event**

- Create additional safety copy and videos as part of our participant's onboarding experience; materials to be available online and included in their Ride Guide
- Provide a "mail" option for ride credentials upon registration in order to minimize the number of participants needing to pick up their packets the day prior or morning of the ride

### **Host Venue**

- Sanitize cooler spigots at Hydration Station every 30 minutes
- Clean port-a-lets and or bathrooms every hour
- Increase number of handwashing stations
- Expand footprint of Beer Garden to allow for more space and separation
- Position exhibitors 6 ft. apart from one another; pre-COVID distance was 1 ft.
- Place markers indicating 6 ft. of separation for any waiting / service lines (i.e. Registration, Food Service, Beer Garden, Port-a-lets, Tech Support, etc.)
- Increase registration hours and/or segment registration / packet pick-up timeline by last name alpha to eliminate large gatherings at any one time; control individual entries into the registration room based on advised capacity from healthcare advisors; mandate that all registration volunteers wear facial masks and that they sterilize table tops every 30 minutes
- Adjust post-ride meals so they are either grab and go or buffet style; mandating that all F&B servers wear gloves and facial masks
- Eliminate massages if advised by healthcare professionals

- Promote / sell buffs and bandanas at RMF's merchandise tent for additional rider safety and protection
- Purchase face masks to have available for volunteers, staff and attendees

### **Route / Course**

- Release riders in waves / start times to help space and separate cyclists if our permitted start window is narrow or Keep our rolling start and let cyclists go at their leisure - enforce a no hang out policy at the start
- Educate and enforce new spacing rules / riding etiquette to address proper separation between cyclists

### **Aid Stations**

- Sanitize cooler spigots at Hydration Station every 30 minutes
- Clean port-a-lets every hour
- Increase number of handwashing stations
- Mandate that all aid station support personnel wear gloves and facial masks
- Set a limit to number of minutes cyclists can congregate at an aid station
- Place markers indicating 6 ft. of separation for any waiting / service lines (i.e. Hydration Coolers, Food, Port-a-lets, Tech Support)
- Ensure non-perishable food items are individually packaged and served as such
- Have hand-sanitizer bottles onsite for both volunteers and cyclists
- Hand out plastic gloves for riders to use while at the aid station
- Consider handing out food prior to the start and only use aid stations for water and toilets - no hanging around. This would be in pre - made bags "muzettes" for riders to grab and go for Wild Horse Gravel and Crooked Gravel only.



# Special Event Permit Application

Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.



Name of Applicant: Winter Park Resort

Mailing Address of Applicant: PO Box 36, Winter Park, CO 80482

Contact Name: Tonia Shaw Contact Number: (772) 321-4601 - cell

Contact Email:

Type of Special Event (i.e. fundraiser, concert): Series of Bike Competitions with an expo area at the base

Address of Special Event: 85 Parsenn Rd, Winter Park, CO 80482

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event:

Please see tentative calendar: <https://s3.amazonaws.com/usac-craft-uploads-production/assets/MTB-Nats-Schedule.pdf>  
USAC MTB National Champs runs July 5 thru 11th. It is immediately followed with the High School National Champs funning the 12th thru 14th.

Explain the nature of your organization, its function, and who/what benefits from its operations:

USA Cycling is the party that is putting on this event. Winter Park Resort is the host site and partner for the production.

Who or what organization will be the recipient of the funds derived from this event?

USA Cycling will be recieving money brought in. They will pay Winter Park Resort a site fee and other ancillary fees relevant.

Number of expected attendees: Based on 2019 - roughly 12,000 competitors plus fans

Describe the premises where the event will take place:

The event is a compile of a series of races across multiple disciplines including Cross Country, Downhill, Enduro, etc. Throughout the disciplines, races are broken out onto different courses for different abilities and age groups.

What type of security will be provided? WP Resort will have normal security operations. In addition, we will request additional covera

Number of security personnel: Varies How will they be identified? Uniform

If the event is being held outdoors, how will the exterior boundaries of the premises be marked?

This is a difficult question to answer based on the multiple courses that will have markings and tape to define them. If this needs to be broken down specifically, please contact me.

What type of entertainment will be provided at the event?

The primary entertainment will be the competitions occuring throughout the event.

How will attendees be checked for proper age (i.e. at the door, at the bar)?  
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

Attendees visiting our regular F&B operations will be appropriately checked for age verification. Outside vendors that are present that may serve alcohol will have to follow both resort and CO State guidelines.

How will the conduct of attendees be monitored and by whom?

This event isn't under the same nature as most events that apply for these. It is competition based. Majority of the spectators will be sober and respectful to rules. We anticipate the nature of the event to be similar to that of most sporting events.

What type of beverages and food or snacks will be available?

Our regular F&B operations will be available as well as whatever outside vendors are able to join us.

Organization State Sales Tax Number:

Organization Town Sales Tax Number:

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

USA Cycling is the primary party marketing this event. The WP marketing team will provide some support via reposts on social media.

**Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.**

Applicant's Signature

6-9-21

Date

Applicant's Email Address

PO Box 36, Winter Park, CO 80482

Applicant's Mailing Address

85 Parsenn Rd, Winter Park, CO 80482

Applicant's Physical Address

(970) 726-1589

(772) 321-4601

Applicant's Main Phone Number

Applicant's Alternate Phone Number

STATE OF COLORADO  
COUNTY OF GRAND  
TOWN OF WINTER PARK

Subscribed and sworn to me this 9 day of June 2021

Witness my head and official seal:

Notary Public

5/27/2023

My commission expires

HEATHER J RUTH  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20114032607  
MY COMMISSION EXPIRES MAY 27, 2023



# MOUNTAIN BIKE NATIONAL CHAMPIONSHIPS

JULY 2021 • WINTER PARK, CO

Updated: 5/14/2021

Date	Type	Race Time	Location
<b>Monday, July 5</b>			
7:00 a.m. - 2:00 p.m.	Registration/Packet Pick-Up		
TBA	Meeting: XC		
8:00 a.m. - 8:45 a.m.	Practice: Walking DH		All Tracks
9:45 a.m. - 12:45 p.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Am Downhill Track
10:00 a.m. - 1:45 p.m.	Practice: XC - All Non-Championship Categories		All Courses
1:00 p.m. - 4:00 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
2:00 p.m. - 6:00 p.m.	Practice: DS - All Categories		No Gate
2:00 p.m.	XC M Non-Championship 15-18 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 19-24 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 25-29 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 30-34 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 35-39 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 40-44 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 45-49 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC M Non-Championship 50-54 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 15-18 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 19-24 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 25-29 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 30-34 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 35-39 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 40-44 Cat 2/Novice	80-100 min	White XC Course
2:00 p.m.	XC F Non-Championship 45-49 Cat 2/Novice	80-100 min	White XC Course
4:00 p.m.	XC M Non-Championship 13-14	50-60 min	Blue XC Course
4:00 p.m.	XC F Non-Championship 13-14	50-60 min	Blue XC Course
5:00 p.m. - 7:00 p.m.	Practice: XC - All Categories		All Courses
4:00 p.m. - 6:50 p.m.	Practice: DH - All Non-Championship Cat 2/3, Men 55+, Women 50+, Juniors 14 & Under		Pro Downhill Track
5:30 p.m.	Awards		
7:15 p.m.	Meeting: Tomorrow's DH and DS		
<b>Tuesday, July 6</b>			
7:00 a.m. - 2:00 p.m.	Registration/Packet Pick-Up		
TBA	Practice: Enduro		
8:00 a.m. - 8:30 a.m.	Practice: Walking DH		All Tracks
9:30 a.m. - 11:35 a.m.	Practice: DH - All Non-Championship, Men 55+, Women 50+, Juniors 14 & Under		Am Downhill Track
9:30 a.m. - 10:45 a.m.	Practice: XC - Non-Championship Categories		White XC Course
11:00 a.m. - 12:30 p.m.	Practice: XC - 15-16 Cat 1/2, 17-18 Cat 1/2, U23, Pro		Red XC Course
11:45 a.m.	Finals: DH M Non-Championship 15-18 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 19-24 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 25-29 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 30-34 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 35-39 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 40-44 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 45-49 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 50-54 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 13-14		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 11-12		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 9-10		Am Downhill Track
11:45 a.m.	Finals: DH M Non-Championship 6-8		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 15-18 Cat 2/Novice		Am Downhill Track

11:45 a.m.	Finals: DH F Non-Championship 19-24 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 25-29 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 30-34 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 35-39 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 40-49 Cat 2/Novice		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 13-14		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 11-12		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 9-10		Am Downhill Track
11:45 a.m.	Finals: DH F Non-Championship 6-8		Am Downhill Track
1:15 p.m. - 4:00 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
2:00 p.m. - 4:05 p.m.	Practice: DS - All Categories		With Gate
4:00 p.m. - 7:00 p.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Pro Downhill Track
4:15 p.m.	Qualifying: DS F Non-Championship 19+ Cat 2/Novice		
4:15 p.m.	Qualifying: DS F Non-Championship 15-18 Cat 2/Novice		
4:15 p.m.	Qualifying: DS F Non-Championship 6-10		
4:15 p.m.	Qualifying: DS F Non-Championship 11-14		
4:15 p.m.	Qualifying: DS M Non-Championship 6-10		
4:15 p.m.	Qualifying: DS M Non-Championship 11-14		
4:15 p.m.	Qualifying: DS M Non-Championship 19-29 Cat 2/Novice		
4:15 p.m.	Qualifying: DS M Non-Championship 15-18 Cat 2/Novice		
4:15 p.m.	Qualifying: DS M Non-Championship 30-39 Cat 2/Novice		
4:15 p.m.	Qualifying: DS M Non-Championship 40+ Cat 2/Novice		
To follow	Finals: DS F Non-Championship 6-14		
To follow	Finals: DS F Non-Championship 15-18 Cat 2/Novice		
To follow	Finals: DS F Non-Championship 19+ Cat 2/Novice		
To follow	Finals: DS M Non-Championship 6-14		
To follow	Finals: DS M Non-Championship 15-18 Cat 2/Novice		
To follow	Finals: DS M Non-Championship 19-29 Cat 2/Novice		
To follow	Finals: DS M Non-Championship 30-39 Cat 2/Novice		
To follow	Finals: DS M Non-Championship 40+ Cat 2/Novice		
1:30 p.m. - 3:30 p.m.	Practice: XC - Juniors 14 & Under		Blue XC Course
3:45 p.m. - 5:45 p.m.	Practice: XC - Senior and Master Categories		White XC Course
6:30 p.m.	Awards		
6:45 p.m.	Meeting: Tomorrow's DS, XC		
<b>Wednesday, July 7</b>			
7:00 a.m. - 2:00 p.m.	Registration/Package Pick-Up		
TBA	Practice: Enduro		
7:00 a.m. - 7:30 a.m.	Practice: Walking DH		All Tracks
7:30 a.m. - 8:00 a.m.	Practice: XC Junior, Senior, Masters		Gold, Green, White XC Courses
8:00 a.m. - 11:00 a.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Am Downhill Track
8:00 a.m.	XC M Non-Championship 11-12	45-55 min	Gold XC Course
8:00 a.m.	XC F Non-Championship 11-12	45-55 min	Gold XC Course
9:15 a.m.	XC M Non-Championship 9-10	35-45 min	Green XC Course
9:15 a.m.	XC M Non-Championship 6-8	35-45 min	Green XC Course
9:15 a.m.	XC F Non-Championship 9-10	35-45 min	Green XC Course
9:15 a.m.	XC F Non-Championship 6-8	35-45 min	Green XC Course
11:15 a.m. - 3:15 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
11:45 a.m.	XC M Master 55-59	80-100 min	White XC Course
11:45 a.m.	XC M Master 60-64	80-100 min	White XC Course
11:45 a.m.	XC M Master 65-69	80-100 min	White XC Course
11:45 a.m.	XC M Master 70-74	80-100 min	White XC Course
11:45 a.m.	XC M Master 75-79	80-100 min	White XC Course
11:45 a.m.	XC M Master 80-84	80-100 min	White XC Course
11:45 a.m.	XC M Master 85-89	80-100 min	White XC Course
11:45 a.m.	XC F Master 50-54	80-100 min	White XC Course
11:45 a.m.	XC F Master 55-59	80-100 min	White XC Course
11:45 a.m.	XC F Master 60-64	80-100 min	White XC Course
11:45 a.m.	XC F Master 65-69	80-100 min	White XC Course
11:45 a.m.	XC F Master 70+	80-100 min	White XC Course
1:45 p.m. - 3:50 p.m.	Practice: DS - Championship		With Gate

2:00 p.m.	XC M Junior 13-14	55-60 min	Blue XC Course
3:15 p.m.	XC F Junior 13-14	55-60 min	Blue XC Course
3:30 p.m. - 6:50 p.m.	Practice: DH - Juniors 14 & Under, Men 55+, Women 50+		AM Downhill Track
5:00 p.m.	Qualifying: DS M Junior 11-14		
5:00 p.m.	Qualifying: DS F 11+		
5:00 p.m.	Qualifying: DS M Master 30-39 Cat 1		
5:00 p.m.	Qualifying: DS M Master 40+ Cat 1		
5:00 p.m.	Qualifying: DS M Senior 19-29 Cat 1		
To follow	Finals: DS M Junior 11-14		
To follow	Finals: DS F 11+		
To follow	Finals: DS M Master 30-39 Cat 1		
To follow	Finals: DS M Master 40+ Cat 1		
To follow	Finals: DS M Senior 19-29 Cat 1		
5:00 p.m. - 6:00 p.m.	Practice: XC - All Championship Categories		All Courses
7:00 p.m.	Awards		
6:00 p.m.	Meeting: Tomorrow's DH, XC and Team Relay		
<b>Thursday, July 8</b>			
7:00 a.m. - 2:00 p.m.	Registration/Packet Pick-Up		
TBA	Practice: Enduro		
7:00 a.m. - 7:20 a.m.	Practice: XC - Junior 11-12		Gold XC Course
7:30 a.m.	XC M Junior 11-12	45-55 min	Gold XC Course
8:30 a.m.	XC F Junior 11-12	45-55 min	Gold XC Course
8:00 a.m. - 10:55 a.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Pro Downhill Track
9:45 a.m. - 10:15 a.m.	Practice: XC - Cat 1/2 15+, Singlespeed		Red and White XC Course
10:20 a.m.	XC M Junior 15-16 Cat 1/2 Qualifier 1	2 laps	Red XC Course
10:50 a.m.	XC M Junior 15-16 Cat 1/2 Qualifier 2	2 laps	Red XC Course
11:20 a.m.	XC M Junior 17-18 Cat 1/2 Qualifier 1	2 laps	Red XC Course
11:50 a.m.	XC M Junior 17-18 Cat 1/2 Qualifier 2	2 laps	Red XC Course
12:20 p.m.	XC F Master 35-39 Cat 1/2	80-100 min	White XC Course
12:20 p.m.	XC F Master 30-34 Cat 1/2	80-100 min	White XC Course
12:20 p.m.	XC F Single Speed	80-100 min	White XC Course
12:20 p.m.	XC F Master 45-49 Cat 1/2	80-100 min	White XC Course
12:20 p.m.	XC F Master 40-44 Cat 1/2	80-100 min	White XC Course
12:20 p.m.	XC F Senior 25-29 Cat 1/2	80-100 min	White XC Course
12:20 p.m.	XC F Senior 19-24 Cat 1/2	80-100 min	White XC Course
11:00 a.m. - 1:45 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
2:00 p.m.	XC M Master 35-39 Cat 1/2	100-120 min	White XC Course
2:00 p.m.	XC M Master 30-34 Cat 1/2	100-120 min	White XC Course
2:00 p.m.	XC M Senior 25-29 Cat 1/2	100-120 min	White XC Course
2:00 p.m.	XC M Senior 19-24 Cat 1/2	100-120 min	White XC Course
2:00 p.m. - 3:50 p.m.	Practice: DH - Juniors 14 & Under, Men 55+, Women 50+		Am Downhill Track
3:40 p.m.	XC M Master 50-54 Cat 1/2	100-120 min	White XC Course
3:40 p.m.	XC M Master 45-49 Cat 1/2	100-120 min	White XC Course
3:40 p.m.	XC M Master 40-44 Cat 1/2	100-120 min	White XC Course
3:40 p.m.	XC M Single Speed	100-120 min	White XC Course
4:00 p.m.	Seeding: DH M Master 55-59 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH M Master 60-64 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH M Master 65-69 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH M Master 70-74 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH M Master 75-79 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH M Junior 13-14		Am Downhill Track
4:00 p.m.	Seeding: DH M Junior 11-12		Am Downhill Track
4:00 p.m.	Seeding: DH F Master 50-54 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH F Master 55-59 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH F Master 60-64 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH F Master 65-69 Cat 1/2/Novice		Am Downhill Track
4:00 p.m.	Seeding: DH F Junior 13-14		Am Downhill Track
4:00 p.m.	Seeding: DH F Junior 11-12		Am Downhill Track
5:00 p.m. - 6:00 p.m.	Practice: XC - 15-16 Cat 1/2, 17-18 Cat 1/2, U23, Pro		Red XC Course
6:45 p.m.	Non-championship Team Relay	4 laps	Blue XC Course
7:30 p.m.	Meeting: Tomorrow's DH, DS, XC and STXC		
7:00 p.m.	Awards		

<b>Friday, July 9</b>			
7:00 a.m. - 2:00 p.m.	Registration/Package Pick-Up		
TBA	Practice: Enduro		
7:30 a.m. - 8:00 a.m.	Practice: STXC		STXC Course
8:00 a.m. - 11:10 a.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Pro Downhill Track
8:00 a.m.	STXC F Junior 11-14	10 min + 1 lap	STXC Course
8:30 a.m.	STXC M Junior 11-14	10 min + 1 lap	STXC Course
9:00 a.m.	STXC M Master 40+ Cat 1	20 min + 3 laps	STXC Course
9:45 a.m.	STXC M Master 30-39 Cat 1	20 min + 3 laps	STXC Course
10:30 a.m.	STXC M Senior 19-29 Cat 1	20 min + 3 laps	STXC Course
11:15 a.m. - 2:30 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
11:30 a.m. - 12:00 p.m.	Practice: XC - 15-16 Cat 1/2, 17-18 Cat 1/2, U23, Pro		Red XC Course
12:00 p.m.	XC F Junior 15-16 Cat 1/2	60-75 min	Red XC Course
1:30 p.m.	XC M Junior 15-16 Cat 1/2- Riders will have an onsite qualifier on July 8 if more than 70 riders register.	60-75 min	Red XC Course
2:45 p.m. - 4:50 p.m.	Practice: DH - Juniors 14 & Under, Men 55+, Women 50+		Am Downhill Track
3:00 p.m.	XC F Junior 17-18 Cat 1/2	60-75 min	Red XC Course
4:30 p.m.	XC M Junior 17-18 Cat 1/2 - Riders will have an onsite qualifier on July 8 if more than 70 riders register.	60-75 min	Red XC Course
5:00 p.m.	Finals: DH M Master 55-59 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH M Master 60-64 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH M Master 65-69 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH M Master 70-74 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH M Master 75-79 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH M Junior 13-14		Am Downhill Track
5:00 p.m.	Finals: DH M Junior 11-12		Am Downhill Track
5:00 p.m.	Finals: DH F Master 50-54 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH F Master 55-59 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH F Master 60-64 Cat 1/2/Novice		Am Downhill Track
5:00 p.m.	Finals: DH F Junior 13-14		Am Downhill Track
5:00 p.m.	Finals: DH F Junior 11-12		Am Downhill Track
5:00 p.m. - 6:20 p.m.	Practice: DS - Pro Women & Men, Cat 1 Men 15-18		With Gate
6:30 p.m.	Awards for DH, XC and STXC		
6:30 p.m.	Qualifying: DS M Junior 15-18 Cat 1		
6:30 p.m.	Qualifying: DS F Pro		
6:30 p.m.	Qualifying: DS M Pro		
To follow	Finals: DS M Junior 15-18 Cat 1		
To follow	Finals: DS F Pro		
To follow	Finals: DS M Pro		
To Follow.	Awards for DS		
7:40 p.m.	Meeting: Tomorrow's DH, EN, XC, STXC		
<b>Saturday, July 10</b>			
7:00 a.m. - 2:00 p.m.	Registration/Package Pick-Up		
8:00 a.m.	ED F 15+ Pro/Open	4-6 Stages	
8:00 a.m.	ED F Junior 15-18	4-6 Stages	
8:00 a.m.	ED F Master 30-39	4-6 Stages	
8:00 a.m.	ED F Master 40-49	4-6 Stages	
8:00 a.m.	ED F Master 50-59	4-6 Stages	
8:00 a.m.	ED F Master 60+	4-6 Stages	
8:00 a.m.	ED F Senior 19-29	4-6 Stages	
8:00 a.m.	ED M 15+ Pro/Open	4-6 Stages	
8:00 a.m.	ED M Junior 15-18	4-6 Stages	
8:00 a.m.	ED M Master 30-39	4-6 Stages	
8:00 a.m.	ED M Master 40-49	4-6 Stages	
8:00 a.m.	ED M Master 50-59	4-6 Stages	
8:00 a.m.	ED M Master 60+	4-6 Stages	
8:00 a.m.	ED M Senior 19-29	4-6 Stages	
8:30 a.m. - 9:30 a.m.	Practice: U23, Pro		Red XC Course
9:30 a.m.	XC F U23 19-22	75-90 min	Red XC Course
11:15 a.m.	XC M U23 19-22	75-90 min	Red XC Course
11:30 a.m. - 1:20 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
1:00 p.m. - 1:30 p.m.	Practice: STXC		STXC Course

1:30 p.m.	Seeding: DH M Pro		Pro Downhill Track
1:30 p.m.	Seeding: DH M Junior 17-18 Cat 1		Pro Downhill Track
1:30 p.m.	Seeding: DH F Pro		Pro Downhill Track
1:30 p.m.	Seeding: DH F Junior 17-18 Cat 1		Pro Downhill Track
1:30 p.m.	STXC F Junior 15-16	20 min + 3 lap	STXC Course
2:15 p.m.	STXC M 15-16 Qualifier 1		STXC Course
2:30 p.m.	STXC M 15-16 Qualifier 2		STXC Course
2:45 p.m.	STXC M 17-18 Qualifier 1		STXC Course
3:00 p.m.	STXC M 17-18 Qualifier 2		STXC Course
3:00 p.m. - 5:05 p.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Pro Downhill Track
3:30 p.m.	XC F Pro	90-105 min	Red XC Course
5:15 p.m.	Seeding: DH M Senior 19-24 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Senior 25-29 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Junior 15-16 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Master 30-34 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Master 35-39 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Master 40-44 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Master 45-49 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH M Master 50-54 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH F Senior 19-29 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH F Master 40-49 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH F Master 30-39 Cat 1		Pro Downhill Track
5:15 p.m.	Seeding: DH F Junior 15-16 Cat 1		Pro Downhill Track
5:30 p.m.	XC M Pro	90-105 min	Red XC Course
7:45 p.m.	Awards		
7:30 p.m.	Meeting: DH and STXC		
<b>Sunday, July 11</b>			
7:00 a.m. - 12:00 p.m.	Registration/Package Pick-Up Only for Sunday Races		
7:00 a.m. - 7:20 a.m.	Practice: STXC		STXC Course
7:30 a.m.	STXC F 17-18 Cat 1	20 min + 3 laps	STXC Course
8:00 a.m. - 9:50 a.m.	Practice: DH - Cat 1 Men 15-16, Cat 1 Men 19-54, Cat 1 Women 15-49		Pro Downhill Track
8:15 a.m.	STXC F 19+ Cat 1	20 min + 3 laps	STXC Course
9:00 a.m.	STXC M 15-16 Cat 1	20 min + 3 laps	STXC Course
9:45 a.m.	STXC M 17-18 Cat 1	20 min + 3 laps	STXC Course
10:00 a.m.	Finals: DH M Senior 19-24 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Senior 25-29 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Junior 15-16 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Master 30-34 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Master 35-39 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Master 40-44 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Master 45-49 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH M Master 50-54 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH F Senior 19-29 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH F Master 30-39 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH F Master 40-49 Cat 1		Pro Downhill Track
10:00 a.m.	Finals: DH F Junior 15-16 Cat 1		Pro Downhill Track
11:15 a.m.	STXC M U23	20 min + 3 laps	STXC Course
11:30 a.m. - 1:20 p.m.	Practice: DH - Pro Women, Pro Men, Cat 1 Men 17-18, Cat 1 Women 17-18		Pro Downhill Track
12:00 p.m.	STXC F Pro	20 min + 3 laps	STXC Course
12:45 p.m.	STXC M Pro	20 min + 3 laps	STXC Course
1:00 p.m. - 5:00 p.m.	High School Festival Load-in, Registration and Packet Pickup		
1:30 p.m.	Finals: DH M Junior 17-18 Cat 1		Pro Downhill Track
1:30 p.m.	Finals: DH F Junior 17-18 Cat 1		Pro Downhill Track
1:30 p.m.	Finals: DH F Pro		Pro Downhill Track
1:30 p.m.	Finals: DH M Pro		Pro Downhill Track
2:00 p.m. - 3:00 p.m.	Practice: XC - High School Only		High School XC Course
4:00 p.m. - 6:00 p.m.	Practice: XC - High School Only		High School XC Course
3:00 p.m.	Awards		
6:30 p.m.	High School Rider Meeting		Virtual
<b>Monday, July 12</b>			

7:00 a.m. - 2:00 p.m.	High School Registration/Package Pick-Up		
7:30 a.m. - 8:00 a.m.	Practice: XC - High School Only		High School XC Course
8:15 a.m.	Fresh Boys D1 Qualifying		
8:45 a.m.	Fresh Boys D1 Qualifying		
9:15 a.m.	Fresh Boys D1 Qualifying		
9:45 a.m.	Fresh Boys D2 Qualifying		
10:15 a.m.	Fresh Boys D2 Qualifying		
10:45 a.m.	Fresh Boys D2 Qualifying		
11:15 a.m.	Fresh Boys D2 Qualifying		
11:45 a.m.	Fresh Boys D2 Qualifying		
12:15 p.m.	Fresh Girls Qualifying		
12:45 p.m.	Fresh Girls Qualifying		
1:15 p.m.	Fresh Girls Qualifying		
1:45 p.m.	Fresh Girls Qualifying		
2:15 p.m.	Soph Boys D1 Qualifying		
2:45 p.m.	Soph Boys D1 Qualifying		
3:15 p.m.	Soph Boys D1 Qualifying		
3:45 p.m.	Soph Boys D1 Qualifying		
4:15 p.m.	Soph Boys D2 Qualifying		
4:45 p.m.	Soph Boys D2 Qualifying		
5:15 p.m.	Soph Boys D2 Qualifying		
5:45 p.m.	Soph Boys D2 Qualifying		
<b>Tuesday, July 13</b>			
7:00 a.m. - 2:00 p.m.	Registration/Package Pick-Up		
7:30 a.m. - 8:00 a.m.	Practice: XC - High School Only		High School XC Course
8:15 a.m.	Soph Girls Qualifying		
8:35 a.m.	Soph Girls Qualifying		
8:55 a.m.	Soph Girls Qualifying		
9:15 a.m.	Junior Boys D1 Qualifying		
9:35 a.m.	Junior Boys D1 Qualifying		
9:55 a.m.	Junior Boys D1 Qualifying		
10:15 a.m.	Junior Boys D1 Qualifying		
10:35 a.m.	Junior Boys D2 Qualifying		
10:55 a.m.	Junior Boys D2 Qualifying		
11:15 a.m.	Junior Boys D2 Qualifying		
11:35 a.m.	Junior Boys D2 Qualifying		
11:55 a.m.	Junior Girls Qualifying		
12:15 p.m.	Junior Girls Qualifying		
12:35 p.m.	Junior Girls Qualifying		
12:55 p.m.	Senior Girls Qualifying		
1:15 p.m.	Senior Girls Qualifying		
1:35 p.m.	Senior Girls Qualifying		
1:55 p.m.	Senior Girls Qualifying		
2:15 p.m.	Senior Boys Qualifying		
2:35 p.m.	Senior Boys Qualifying		
2:55 p.m.	Senior Boys Qualifying		
3:15 p.m.	Senior Boys Qualifying		
3:35 p.m.	Senior Boys Qualifying		
4:30 p.m. - 6:00 p.m.	Collegiate Fair		
<b>Wednesday, July 14</b>			
2:00 p.m. - 6:00 p.m.	Package Pickup Only		
7:30 a.m. - 8:00 a.m.	Practice: XC - High School Only		High School XC Course
8:00 a.m.	Fresh Boys D1 Finals		
8:50 a.m.	Fresh Boys D2 Finals	50	
9:40 a.m.	Fresh Girls Finals	50	
10:30 a.m.	Soph Girls Finals	50	
11:20 a.m.	Soph Boys D1 Finals	50	
12:10 p.m.	Soph Boys D2 Finals	50	
1:00 p.m.	Junior Boys D1 Finals	50	
2:00 p.m.	Junior Boys D2 Finals	60	
3:00 p.m.	Junior Girls Finals	60	
4:00 p.m.	Senior Girls Finals	60	
5:20 p.m.	Senior Boys Finals	80	
7:00 p.m.	Awards		



# Special Event Permit Application



Please complete each section; additional sheets may be used if necessary. If your group will be serving alcohol, please complete Form DR 8439 also. Alcohol served in bottles or cans are never permitted at events.

Name of Applicant: Winter Park Resort

Mailing Address of Applicant: Attn: Marketing, 85 Parsenn Rd. Winter Park, CO 80482

Contact Name: Nicole Knox Contact Number: 407-865-2244

Contact Email:

Type of Special Event (i.e. fundraiser, concert): Beer Festival

Address of Special Event: 85 Parsenn Rd. Winter Park, CO 80482

Do you have written permission to use the premises?  Yes  No

Exact dates and times of the event: July 24, 2021 from 12-5pm

Explain the nature of your organization, its function, and who/what benefits from its operations: Winter Park Resort is a four season mountain resort with activities and mountain biking in the summer.

Who or what organization will be the recipient of the funds derived from this event? Gum Pop Presents, LLC (event organizer)

Number of expected attendees: 600

Describe the premises where the event will take place: Winter Park Resort village from Doc's Roadhouse to the start of the Cabriolet

What type of security will be provided? Private security or off duty police

Number of security personnel: min. 2 How will they be identified? Security or police badges

If the event is being held outdoors, how will the exterior boundaries of the premises be marked? Barriers marked with "no alcohol permitted past this point." Employees working each exist to ensure guidelines are adhered to.

What type of entertainment will be provided at the event? Alcohol tastings, shopping vendors, live music

How will attendees be checked for proper age (i.e. at the door, at the bar)?  
How will underage attendees be identified so they are not served alcohol (i.e. wristbands)?

ID check at ticket pick up. After verifying guests are over the age of 21, they will receive a wristband to identify they are 21+ at the event. Only guests with wristbands will be served.

How will the conduct of attendees be monitored and by whom?

Security around the event

What type of beverages and food or snacks will be available?

Sampling of beer and liquor. Food and snacks will be available for purchase at Village restaurants surrounding the event.

Organization State Sales Tax Number:

[Empty box for State Sales Tax Number]

Organization Town Sales Tax Number:

[Empty box for Town Sales Tax Number]

Explain how the event will be marketed; what kinds of advertising material will be distributed and who are the targeted recipients?

Target recipients are adults 21+. Will be marketed on our website, e-mail, and social channels. Gum Pop Presents, who will be helping to organize the festival, will also market the event on their website and e-mails. The Town of Winter Park chamber has also committed to helping to promote the festival on their website and in e-mails.

Thereby certify, under penalty of perjury, that the information provided to the Town of Winter Park contained in this application is true and accurate to the best of my knowledge.

*[Handwritten Signature]*

6/18/2021

Applicant's Signature

Date

Applicant's Email Address

Attn: Nicole Knox, Marketing, 85 Parsenn Rd. Winter Park, CO 80482

Applicant's Mailing Address

85 Parsenn Rd. Winter Park, CO 80482

Applicant's Physical Address

407-865-2244

n/a

Applicant's Main Phone Number

Applicant's Alternate Phone Number

STATE OF COLORADO  
COUNTY OF GRAND  
TOWN OF WINTER PARK

Subscribed and sworn to me this 22 day of June 2021

Witness my head and official seal:

*[Handwritten Signature: Heather Ruth]*

Notary Public

HEATHER J RUTH  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20114032607  
MY COMMISSION EXPIRES MAY 27, 2023

5/27/2023

My commission expires

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that,  
according to the records of this office,

INTRAWEST/WINTER PARK OPERATIONS CORPORATION

is an entity formed or registered under the law of Delaware, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/10/2021 that have been posted, and by documents delivered to this office electronically through 02/11/2021 @ 14:01:51 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/11/2021 @ 14:01:51 in accordance with applicable law. This certificate is assigned Confirmation Number



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*  
*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*



PARKING

EXIT

RESTROOM

SAMPLE TENTS THROUGHOUT BOUNDARY

BAR

EXIT

RESTROOM

EXIT

PARKING

EXIT

## APPLICATION FOR A SPECIAL EVENTS PERMIT

Department Use Only

**IN ORDER TO QUALIFY FOR A SPECIAL EVENTS PERMIT, YOU MUST BE NONPROFIT AND ONE OF THE FOLLOWING (See back for details.)**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> SOCIAL | <input type="checkbox"/> ATHLETIC                              | <input type="checkbox"/> PHILANTHROPIC INSTITUTION           |
| <input type="checkbox"/> FRATERNAL         | <input type="checkbox"/> CHARTERED BRANCH, LODGE OR CHAPTER    | <input type="checkbox"/> POLITICAL CANDIDATE                 |
| <input type="checkbox"/> PATRIOTIC         | <input type="checkbox"/> OF A NATIONAL ORGANIZATION OR SOCIETY | <input type="checkbox"/> MUNICIPALITY OWNING ARTS FACILITIES |
| <input type="checkbox"/> POLITICAL         | <input type="checkbox"/> RELIGIOUS INSTITUTION                 |  |

<b>LIAB TYPE OF SPECIAL EVENT APPLICANT IS APPLYING FOR:</b> 2110 <input checked="" type="checkbox"/> MALT, VINOUS AND SPIRITUOUS LIQUOR \$25.00 PER DAY 2170 <input checked="" type="checkbox"/> FERMENTED MALT BEVERAGE (3.2 Beer) \$10.00 PER DAY	<b>DO NOT WRITE IN THIS SPACE</b> LIQUOR PERMIT NUMBER
--	---

1. NAME OF APPLICANT ORGANIZATION OR POLITICAL CANDIDATE Winter Park Resort	State Sales Tax Number (Required)
--	-----------------------------------

2. MAILING ADDRESS OF ORGANIZATION OR POLITICAL CANDIDATE (include street, city/town and ZIP)  Attn: Marketing 85 Parsenn Rd. Winter Park, Co 80482	3. ADDRESS OF PLACE TO HAVE SPECIAL EVENT (include street, city/town and ZIP)  85 Parsenn Rd. Winter Park, Co 80482
--	---

NAME	DATE OF BIRTH	HOME ADDRESS (Street, City, State, ZIP)	PHONE NUMBER
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4. PRES./SECY OF ORG. or POLITICAL CANDIDATE		
--	--	--

5. EVENT MANAGER Nicole Knox	139 Mill Ave. East Unit, Fraser, CO 80442	4078652244
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6. HAS APPLICANT ORGANIZATION OR POLITICAL CANDIDATE BEEN ISSUED A SPECIAL EVENT PERMIT THIS CALENDAR YEAR? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES HOW MANY DAYS? _____	7. IS PREMISES NOW LICENSED UNDER STATE LIQUOR OR BEER CODE? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES TO WHOM? <u>Intrawest WinterPark (no fee)</u>
---	---

8. DOES THE APPLICANT HAVE POSSESSION OR WRITTEN PERMISSION FOR THE USE OF THE PREMISES TO BE LICENSED?  Yes  No

LIST BELOW THE EXACT DATE(S) FOR WHICH APPLICATION IS BEING MADE FOR PERMIT

Date	From	To	Hours	From	To	Hours	From	To	Hours	From	To
July 24, 2021	8am	6pm									

### OATH OF APPLICANT

*I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.*

SIGNATURE	TITLE <u>Director of Marketing</u>	DATE <u>6/22/2021</u>
-----------	------------------------------------	-----------------------

### REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY OR COUNTY)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 12, Article 48, C.R.S., as amended.

**THEREFORE, THIS APPLICATION IS APPROVED.**

LOCAL LICENSING AUTHORITY (CITY OR COUNTY)	<input type="checkbox"/> CITY <input type="checkbox"/> COUNTY	TELEPHONE NUMBER OF CITY/COUNTY CLERK
--	--	---------------------------------------

SIGNATURE	TITLE	DATE
-----------	-------	------

### DO NOT WRITE IN THIS SPACE - FOR DEPARTMENT OF REVENUE USE ONLY

#### LIABILITY INFORMATION

License Account Number	Liability Date	State	TOTAL
			-750 (999) \$

# Winter Park Resort

## Special Event Operations Plan

### Winter Park Resort Beerfest

#### 7/24/2021

**Event Synopsis**

Winter Park Resort is hosting an afternoon of beer and liquor tasting at the Village at Winter Park Resort. Live music, tastings from breweries and distilleries, and a bar will be available at the event. All Village and Resort restaurants will be open for attendees to purchase food. The event is expected to draw 300 to 600 people into the Village at Winter Park Resort. The event is 12-5pm with early tastings starting at 12pm and general public tastings starting at 1pm. Early and General admission tickets will be available. Guests who do not wish to participate in the tastings will not need to purchase a ticket but can still access the Village.

A separate bar will be available for purchase of items. Only Beer Fest ticket holders will be able to taste beer and liquor and will be identified by wristbands with an ID check located at entrance by TIPS trained staff.

It is expected that there will be pedestrians for a brief time in the area as they return to their cars following the conclusion of the event. Pedestrians will follow resort designated paths to the Village parking garage or North Bench lot. This should not interrupt traffic. Guests may congregate after the event and go up the Gondola at the resort or visit Village businesses. Transportation from The Lift bus service will be available for participants before, during, and after event.

Paid security staff will monitor the participants before, during, and after the event.

**Event Coordination**

Gum Pop Presents, LLC will be providing staff to coordinate the event set up, during the event, and tear down of the event. Winter Park Resort will be supplying a TIPS certified staff member at each station that is serving alcohol. Staff will also be monitoring all exists to ensure alcohol does not leave the premise. Paid security will also be onsite monitoring all entrances with a bag check at main entrance.

Chamber schedule is as follows

<b>Task</b>	<b>Date</b>	<b>Details</b>
Vendors and Venue set-up	Sat July 24 2021	8:30am – 11:30am – Gum Pop Presents and breweries, distilleries, and event vendors will be setting up the event. All tents must be set up by 10am and vehicles can longer access the area by 10am.
ID check/tickets opens	Sat July 24 2021	11:30AM – ID check begins for all ticket holders. Tickets can be purchased day of if the event is not sold out.
Event starts	Sat July 24 2021	12pm – early tasting starts, main tasting starts at 1pm
Live Music on stage	Sat July 24 2021	12-5pm
Event ends	Sat July 24 2021	5pm, clean up event

### **Weather Forecast**

Forecast TBD -- Indoor areas will be available in case of inclement weather (Village businesses, Zephyr Mountain Lodge, Balcony House, Parking garage)

### **Traffic Control Plan**

Parking will be available for attendees at the North Bench lot, Vintage lot, and Village parking garage. We do not anticipate this event will impact traffic in the Town of Winter Park or around Winter Park Resort.

### **Scheduled personnel**

Nicole Knox – Winter Park Resort

Brad Lewis – Gum Pop Presents, LLC

TBD – PD on duty supervisor



**TOWN OF WINTER PARK  
TOWN COUNCIL  
July 6, 2021**

**NEW HOTEL & RESTAURANT LICENSE – PUBLIC HEARING**

**Applicant:** Grayson Enterprises, LLC d/b/a Coffee and Tea Market

**Initiated By:** Laura Gray and Garrett Olson

**Action Proposed:** Conduct a Public Hearing to Consider the Application for new Hotel & Restaurant Liquor License

**Presented By:** Danielle Jardee, Town Clerk

**Introduction:** Grayson Enterprises, LLC d/b/a Coffee and Tea Market has applied for a new Hotel & Restaurant Liquor License. The Applicant’s business is located at 33 Parsenn Road (the old Coffee and Tea location at Balcony House at Winter Park Resort). The application has been reviewed and is in order.

**Neighborhood Boundaries:** The town limits of Winter Park are the neighborhood boundaries.

**Financial Details:** The respective license fees have been paid.

**Background Check:** The application was turned over to the Fraser/Winter Park Police Department for investigation; please see attached memo from Fraser/Winter Park Police Department.

**Legal Requirements:**

**Posting:** Notice of Hearing was posted at 33 Parsenn Rd. – June 3, 2021

**Publication:** Notice of Hearing was published in the Sky Hi News – June 2, 2021  
Notice of Hearing was published in the Middle Park Times – June 3, 2021

**Conflicts and/or Complications:** Are the needs of the neighborhood currently being met by the existing liquor licenses and are there any concerns regarding the moral character of the applicants.

**Attachments:** Exhibit A – Application, Diagram, Questionnaire, Individual History Record; Exhibit B – Financial and Food Service Affidavit; Exhibit C – Petition and Affidavit of Circulator; Exhibit D – Articles of Organization, Certificate of Good Standing and LLC Operating Agreement; Exhibit E – Fraser/Winter Park Police Department Memo



**Staff Recommendation**

Staff recommends the Town Council approve the Application with this motion:

I move to approve the Application for New Hotel & Restaurant Liquor License as requested by Grayson Enterprises, LLC d/b/a Coffee and Tea Market based upon the following findings of fact:

1. The adult inhabitants of the neighborhood desire that the Application be granted; and
2. The Application does not conflict with the reasonable requirements of the neighborhood.

and I direct the Town Attorney to prepare written findings consistent with the Town Council's discussion, findings, and decision.

In the event the Town Council does not see fit to grant the Application, following is an alternative motion:

I move to deny the Application for New Hotel & Restaurant License as requested by Grayson Enterprises, LLC d/b/a Coffee and Tea Market, based upon the following findings of fact:

1. The adult inhabitants of the neighborhood do not desire that the Application be granted; AND/OR
2. The Application conflicts with the reasonable requirements of the neighborhood.

and I direct the Town Attorney to prepare written findings consistent with the Town Council's discussion, findings, and decision.

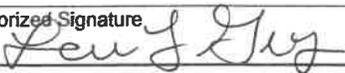


## Application Documents Checklist and Worksheet

**Instructions:** This checklist should be utilized to assist applicants with filing all required documents for licensure. All documents must be properly signed and correspond with the name of the applicant exactly. All documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable. **Questions? Visit: [www.colorado.gov/enforcement/liquor](http://www.colorado.gov/enforcement/liquor) for more information**

<b>Items submitted, please check all appropriate boxes completed or documents submitted</b>	
<b>I.</b>	<b>Applicant information</b> <input type="checkbox"/> A. Applicant/Licensee identified <input type="checkbox"/> B. State sales tax license number listed or applied for at time of application <input type="checkbox"/> C. License type or other transaction identified <input type="checkbox"/> D. Return originals to local authority <input type="checkbox"/> E. Additional information may be required by the local licensing authority <input type="checkbox"/> F. All sections of the application need to be completed
<b>II.</b>	<b>Diagram of the premises</b> <input type="checkbox"/> A. No larger than 8 1/2" X 11" <input type="checkbox"/> B. Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.) <input type="checkbox"/> C. Separate diagram for each floor (if multiple levels) <input type="checkbox"/> D. Kitchen - identified if Hotel and Restaurant <input type="checkbox"/> E. Bold/Outlined Licensed Premises
<b>III.</b>	<b>Proof of property possession (One Year Needed)</b> <input type="checkbox"/> A. Deed in name of the applicant (or) (matching question #2) date stamped / filed with County Clerk <input type="checkbox"/> B. Lease in the name of the applicant (or) (matching question #2) <input type="checkbox"/> C. Lease assignment in the name of the applicant with proper consent from the Landlord and acceptance by the Applicant <input type="checkbox"/> D. Other agreement if not deed or lease. (matching question #2) (Attach prior lease to show right to assumption)
<b>IV.</b>	<b>Background information and financial documents</b> <input type="checkbox"/> A. Individual History Records(s) (Form DR 8404-I) <input type="checkbox"/> B. Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State using code 25YQHT with Identogo. The Vendors are as follows: <b>Identogo</b> - <a href="https://uenroll.identogo.com/">https://uenroll.identogo.com/</a> Phone: (844)539-5539 (toll-free) <b>Identogo FAQs:</b> <a href="https://www.colorado.gov/pacific/cbi/identification-faqs">https://www.colorado.gov/pacific/cbi/identification-faqs</a> <b>Colorado Fingerprinting by American Bioidentity</b> – Details to be announced <input type="checkbox"/> C. Purchase agreement, stock transfer agreement, and/or authorization to transfer license <input type="checkbox"/> D. List of all notes and loans (Copies to also be attached)
<b>V.</b>	<b>Sole proprietor/husband and wife partnership (if applicable)</b> <input type="checkbox"/> A. Form DR 4679 <input type="checkbox"/> B. Copy of State issued Driver's License or Colorado Identification Card for each applicant
<b>VI.</b>	<b>Corporate applicant information (if applicable)</b> <input type="checkbox"/> A. Certificate of Incorporation date stamped by the Colorado Secretary of State's Office <input type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Certificate of Authorization if foreign corporation <input type="checkbox"/> D. List of officers, directors and stockholders of applying corporation (If wholly owned, designate a minimum of one person as principal officer of parent)
<b>VII.</b>	<b>Partnership applicant information (if applicable)</b> <input type="checkbox"/> A. Partnership Agreement (general or limited). Not needed if husband and wife <input type="checkbox"/> B. Certificate of Good Standing (If formed after 2009)
<b>VIII.</b>	<b>Limited Liability Company applicant information (if applicable)</b> <input type="checkbox"/> A. Copy of articles of organization (date stamped by Colorado Secretary of State's Office) <input type="checkbox"/> B. Certificate of Good Standing <input type="checkbox"/> C. Copy of operating agreement <input type="checkbox"/> D. Certificate of Authority if foreign company
<b>IX.</b>	<b>Manager registration for Hotel and Restaurant, Tavern, Lodging &amp; Entertainment, and Campus Liquor Complex licenses when included with this application</b> <input type="checkbox"/> A. \$75.00 fee <input type="checkbox"/> B. Individual History Record (DR 8404-I) <input type="checkbox"/> C. If owner is managing, no fee required

Name <b>GRAYSON ENTERPRISES, LLC</b>		Type of License <b>Hotel/Restaurant</b>		Account Number	
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):					
(a) Been denied an alcohol beverage license?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Had an alcohol beverage license suspended or revoked?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Had interest in another entity that had an alcohol beverage license suspended or revoked?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
If you answered yes to 8a, b or c, explain in detail on a separate sheet.					
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.				<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?				<input type="checkbox"/>	<input checked="" type="checkbox"/>
				or	
				Waiver by local ordinance?	<input type="checkbox"/>
				Other:	
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.				<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.				<input type="checkbox"/>	<input checked="" type="checkbox"/>
13a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?				<input type="checkbox"/>	<input type="checkbox"/>
13b. Are you a Colorado resident?				<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.				<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?				<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Ownership <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:					
Landlord		Tenant		Expires	
INTRAWEST/WINTER PARK OPERATIONS CORPORATION		GRAYSON ENTERPRISES, LLC		4/30/2024	
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.				<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".					
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.					
Last Name		First Name		Date of Birth	
INTRAWEST/WINTER PARK OPERATIONS CORPORATION		OPERATIONS CORPORATION			
Last Name		First Name		Date of Birth	
Interest/Percentage		FEIN or SSN			
79%					
<b>Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.</b>					
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:				<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has a local ordinance or resolution authorizing optional premises been adopted?					
Number of additional Optional Premise areas requested. (See license fee chart)					
18. Liquor Licensed Drugstore (LLDS) applicants, answer the following:					
(a) Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? If "yes" a copy of license must be attached.				<input type="checkbox"/>	<input type="checkbox"/>
				N/A	
19. Club Liquor License applicants answer the following: <b>Attach a copy of applicable documentation</b>					
(a) Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?				<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?				<input type="checkbox"/>	<input type="checkbox"/>
(c) How long has the club been incorporated?					
				N/A	
(d) Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?				<input type="checkbox"/>	<input type="checkbox"/>
20. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:					
(a) Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)				<input type="checkbox"/>	<input type="checkbox"/>
				N/A	

Name <b>GRAYSON ENTERPRISES, LLC</b>		Type of License <b>Hotel/Restaurant</b>	Account Number	
<b>21. Campus Liquor Complex applicants answer the following:</b> (a) Is the applicant an institution of higher education? <span style="float:right">N/A</span> Yes <input type="checkbox"/> No <input type="checkbox"/> (b) Is the applicant a person who contracts with the institution of higher education to provide food services? If "yes" please provide a copy of the contract with the institution of higher education to provide food services. Yes <input type="checkbox"/> No <input type="checkbox"/>				
<b>22. For all on-premises applicants.</b> a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprint submitted to approved State Vendor through the Vendor's website. See application checklist, Section IV, for details. b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager <b>OLSON</b>		First Name of Manager <b>GARRETT</b>		
<b>23. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.</b> <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
<b>24. Related Facility - Campus Liquor Complex applicants answer the following:</b> a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. <span style="float:right">N/A</span> Yes <input type="checkbox"/> No <input type="checkbox"/> b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager		First Name of Manager		
<b>25. Tax Distraint Information. Does the applicant or any other person listed on this application including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? If yes, provide an explanation and include copies of any payment agreements.</b> <span style="float:right"><input type="checkbox"/> <input checked="" type="checkbox"/></span>				
<b>26. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.</b>				
Name <b>LAURA GRAY</b>	Home Address, City & State <b>10434 HOYT PL, WESTMINSTER CO</b>	DOB	Position <b>managing member</b>	%Owned <b>50</b>
Name <b>GARRETT OLSON</b>	Home Address, City & State <b>10434 HOYT PL, WESTMINSTER, CO</b>	DOB	Position <b>managing member</b>	%Owned <b>50</b>
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: <input checked="" type="checkbox"/> Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.				
Name <b>GRAYSON ENTERPRISES, LLC</b>		Type of License	Account Number	
<b>Oath Of Applicant</b>				
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.				
Authorized Signature 		Printed Name and Title <b>Laura L. Gray, managing member</b>		Date <b>5/19/21</b>
<b>Report and Approval of Local Licensing Authority (City/County)</b>				
Date application filed with local authority <b>5/24/21</b>		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application) <b>7/16/21</b>		

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

Fingerprinted  
 Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

Date of inspection or anticipated date \_\_\_\_\_  
 Will conduct inspection upon approval of state licensing authority

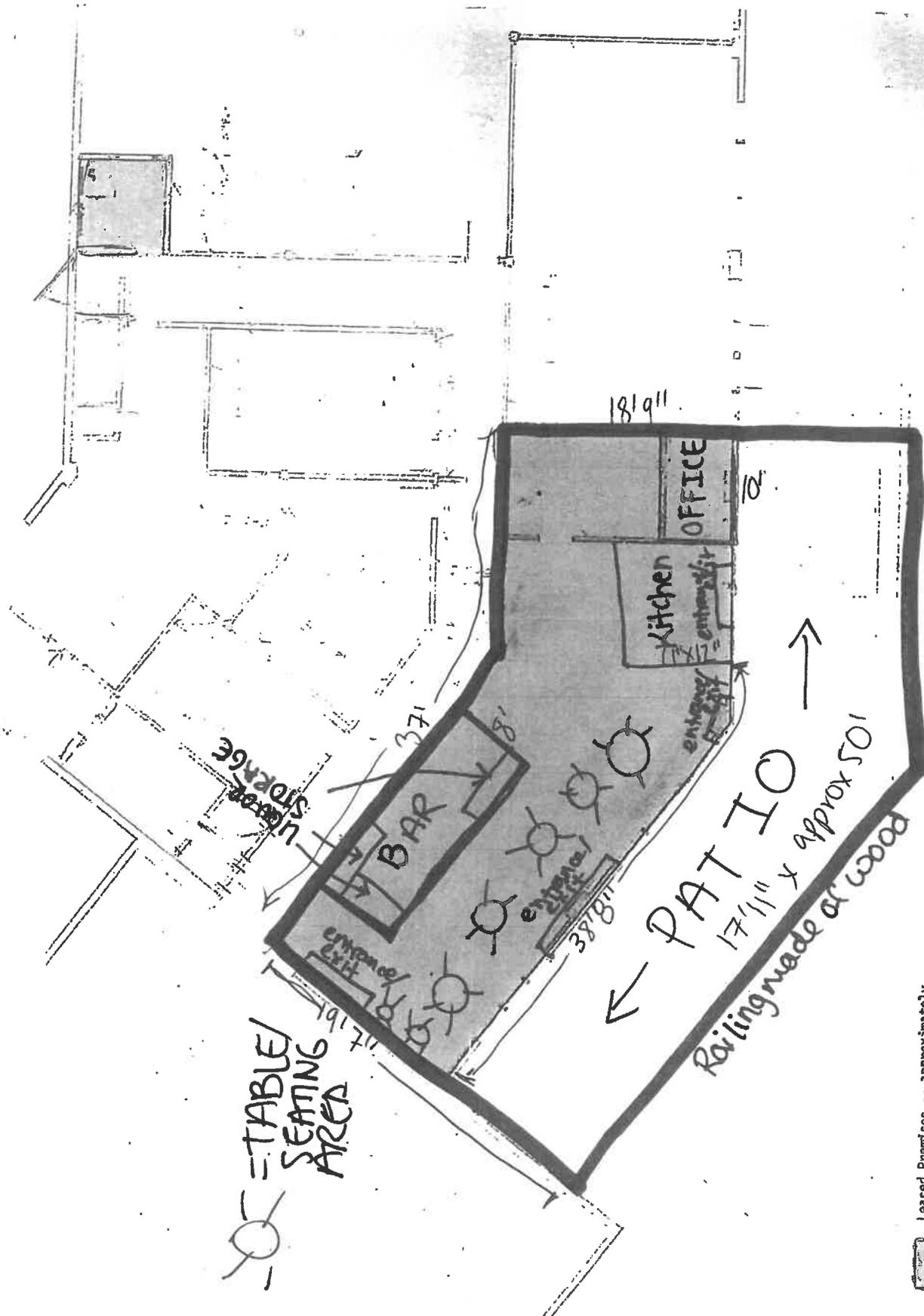
<input type="checkbox"/> Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
<input type="checkbox"/> Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Local Licensing Authority for	Telephone Number	<input type="checkbox"/> Town, City <input type="checkbox"/> County	
Signature	Print	Title	Date
Signature	Print	Title	Date



**EXHIBIT A**  
To Fourth Modification Agreement



Leased Premises -- approximately 1140 square feet of commercial/retail space on second level of Balcony House at the Winter Park Ski Area.

Application Questionnaire and Affidavit

1. What is the nature and target market of the proposed establishment?  
CAFE/BAR, EMPLOYEES + GUESTS OF WINTER PARK RESORT
2. What are the proposed hours and days of operation of the establishment?  
7AM-5PM MONDAYS-SUNDAYS
3. How many individuals will you employ, what will their rolls be (manager, wait staff, etc.), and how many will be full-time vs. part-time?  
~10 employees, 2 managers, 4 full-time, 6 part-time
4. What is your past training and experience in the sale/service of alcoholic beverages?  
Garrett (owner) has been a chef for 13 years, Laura (owner) has worked in restaurants as a bartender for 4 years
5. How will you train operating managers in the sale/service of alcoholic beverages?  
require TIPS training Garrett is TIPS certified
6. How will you train general staff for safe and legal sale of alcoholic beverages?  
~~hold~~ hold mandatory trainings
7. What methods will be used to check identification of patrons and how will underage patrons be identified so as not be served alcoholic beverages?  
all customers appearing to be 40+ under will be asked to provide ID
8. What type of entertainment will be provided, if any (pool tables, etc.)?  
TV
9. Do you plan to host live music/performance at the establishment? Please describe.  
maybe open mic night 5 - where 1-2 musicians play at a time, for a short period of time
10. What type of security will be provided, if any?  
N/A
11. What types of alternate food, beverages, and snacks will be provided at the proposed establishment?  
pizza, sandwiches, seltzers, coke products, gatorade, Juice
12. What is the estimated ratio of food sales to alcohol sales at the proposed establishment?  
70% food 30% alcohol

I hereby certify, under penalty of perjury, that the information provided to the Town Winter Park contained in this affidavit is true and accurate to the best of my knowledge.

Jean J. Gray  
Applicant's Signature

5/19/2021  
Date

## Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

**Notice:** This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". Any deliberate misrepresentation or material omission may jeopardize the license application. (Please attach a separate sheet if necessary to enable you to answer questions completely)

1. Name of Business <b>GRAYSON ENTERPRISES, LLC</b>		Home Phone Number	Cellular Number <b>970-531-7608</b>			
2. Your Full Name (last, first, middle) <b>OLSON, GARRETT SKYLR</b>		3. List any other names you have used				
4. Mailing address (if different from residence) <b>10434 HOYT PL, WESTMINSTER, CO 80021</b>		Email Address				
5. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)						
<b>Street and Number</b>		<b>City, State, Zip</b>		<b>From</b>	<b>To</b>	
Current <b>10434 HOYT PL</b>		<b>WESTMINSTER, CO 80021</b>		<b>09/2018</b>	<b>Present</b>	
Previous <b>10931 W. 106th AVE</b>		<b>WESTMINSTER, CO 80021</b>		<b>03/2018</b>	<b>09/2018</b>	
6. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)						
<b>Name of Employer or Business</b>		<b>Address (Street, Number, City, State, Zip)</b>		<b>Position Held</b>	<b>From</b>	<b>To</b>
<b>Leisure Care</b>		<b>2525 Taft Dr, Boulder, CO 80302</b>		<b>Executive Chef</b>	<b>01/2019</b>	<b>Present</b>
<b>The Academy</b>		<b>970 Aurora Ave, Boulder, CO 80302</b>		<b>Sous Chef</b>	<b>09/2009</b>	<b>01/2019</b>
7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.						
<b>Name of Relative</b>	<b>Relationship to You</b>	<b>Position Held</b>	<b>Name of Licensee</b>			
8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.)						
				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.)						
				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)  Yes  No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)  Yes  No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)  Yes  No

**Personal and Financial Information**

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth 6/1/1981 b. Social Security Number 123-45-6789 c. Place of Birth Denver, CO d. U.S. Citizen  Yes  No

e. If Naturalized, state where \_\_\_\_\_ f. When \_\_\_\_\_ g. Name of District Court \_\_\_\_\_

h. Naturalization Certificate Number \_\_\_\_\_ i. Date of Certification \_\_\_\_\_ j. If an Alien, Give Alien's Registration Card Number \_\_\_\_\_ k. Permanent Residence Card Number \_\_\_\_\_

l. Height 5'10" m. Weight 180 n. Hair Color Brown o. Eye Color Hazel p. Gender Male q. Race White r. Do you have a current Driver's License/ID? If so, give number and state.  Yes  No # \_\_\_\_\_ ate Colorado

**14. Financial Information.**

a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. \$ 100,000

b. List the total amount of the personal investment, made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. \$ 100,000

\* If corporate investment only please skip to and complete section (d)  
 \*\* Section b should reflect the total of sections c and e

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount
cashiers check	Business Checking	1st Bank	100,000

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount

e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount
Invisible, Inc.	PO BOX 3370 winterpark, CO	5 years	N/A	100,000

**Oath of Applicant**

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature [Signature] Print Signature Garnett Skylr Olson Title managing member Date 5/18/21

## Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

**Notice:** This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

1. Name of Business <b>Grayson Enterprises, LLC</b>		Home Phone Number	Cellular Number <b>720-899-7303</b>	
2. Your Full Name (last, first, middle) <b>Gray, Laura Lynn</b>		3. List any other names you have used		
4. Mailing address (if different from residence)		Email Address		
5. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)				
<b>Street and Number</b>		<b>City, State, Zip</b>		<b>From</b>
<b>To</b>				
Current	<b>10434 Hoyt Pl</b>	<b>Westminster, CO 80021</b>	<b>09/2018</b>	<b>Present</b>
Previous	<b>10931 W. 106th Ave</b>	<b>Westminster, CO 80021</b>	<b>03/2018</b>	<b>09/2018</b>
6. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)				
<b>Name of Employer or Business</b>		<b>Address (Street, Number, City, State, Zip)</b>		<b>Position Held</b>
<b>From</b>		<b>To</b>		
Self employed <b>Real Estate</b>		<b>4875 Pearl E. Circle, Boulder, CO 80501</b>		<b>Realtor</b>
<b>Colorado RE, LLC</b>		<b>9586 Brentwood Way, Westminster, CO 80021</b>		<b>Realtor</b>
				<b>06/2015</b>
				<b>Present</b>
				<b>06/2017</b>
				<b>10/2018</b>
7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.				
<b>Name of Relative</b>		<b>Relationship to You</b>		<b>Position Held</b>
<b>Name of Licensee</b>				
8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.)				
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.)				
				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)  Yes  No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)  Yes  No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)  Yes  No

**Personal and Financial Information**

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth \_\_\_\_\_ b. Social Security Number \_\_\_\_\_ c. Place of Birth Fairfax, VA d. U.S. Citizen  Yes  No

e. If Naturalized, state where \_\_\_\_\_ f. When \_\_\_\_\_ g. Name of District Court \_\_\_\_\_

h. Naturalization Certificate Number \_\_\_\_\_ i. Date of Certification \_\_\_\_\_ j. If an Alien, Give Alien's Registration Card Number \_\_\_\_\_ k. Permanent Residence Card Number \_\_\_\_\_

l. Height \_\_\_\_\_ m. Weight \_\_\_\_\_ n. Hair Color brown o. Eye Color blue p. Gender female q. Race white r. Do you have a current Driver's License/ID? If so, give number and state.  Yes  No # \_\_\_\_\_ State Colorado

14. Financial Information.  
 a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. \$ \_\_\_\_\_  
 b. List the total amount of the personal investment, made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. \$ \_\_\_\_\_  
 \* If corporate investment only please skip to and complete section (d)  
 \*\* Section b should reflect the total of sections c and e

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount
Cashier's check	Shared business checking	1st Bank	\$ _____

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount

e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount
Invisible, Inc.	PO BOX 5370 Winter Park, CO 80482	5 years	N/A	\$ _____

**Oath of Applicant**

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature Laura L. Gray Print Signature Laura L. Gray Title Managing Member Date 5/19/21

Previous Addresses for BOTH  
Garrett Skylr Olson +  
Laura Lynn Gray

---

- ① 213 Short Pl, Louisville, CO 80027  
05/2017 - 03/2018
- ② 490 W. Spearhead Rd, AZ 85737  
08/2016 - 05/2017
- ③ 1623 Centaur Circle, Lafayette, CO 80026  
08/2014 - 08/2016

FINANCIAL AFFIDAVIT

I/We LAURA GRAY

\_\_\_\_\_ hereby stated that the total amount invested in the business known as COFFEE AND TEA MARKET located in Winter Park, Colorado is \$ \_\_\_\_\_). The funds were derived from the following sources:

- 1) \$ \_\_\_\_\_ shared checking account at First Bank
- 2) \$ \_\_\_\_\_, loan with Invisible, Inc
- 3).
- 4).
- 5).
- 6).

The above is/are the sole sources of the funds invested and no other person or parties have a financial interest. I/We declare under penalty of perjury in the second degree that I/We have read the foregoing information and all attachments thereto, and that I/We know the contents thereof, and that all information set forth therein is true, correct and complete to the best of my/our knowledge.

Laura Gray  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO <sup>MRT</sup>  
COUNTY OF ~~GRAND~~ Boulder

Subscribed and sworn to before me this 19<sup>th</sup> day of May 2021.

**MELAINA RHAE TOMKO**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20194011063**  
**MY COMMISSION EXPIRES 03/20/2023**

Melaina Tomko  
\_\_\_\_\_  
Notary Public

My Commission Expires: March 20<sup>th</sup>, 2023

**FOOD SERVICE AFFIDAVIT**

FOR USE IN APPLICATION FOR  
HOTEL/RESTAURANT LIQUOR LICENSES

REGARDING SERVICE OF FOOD

I, LAURA GRAY, depose and say,  
(Print name of President, Partner, or Owner)

this 19 day of May 2021 that 25% of the gross  
revenue of COFFEE AND TEA MARKET  
(Name of establishment)

will be derived from the sale of food.

Signed: *Laura Gray*  
(President, Partner, or Owner)

Address: 10434 HOYT PL  
WESTMINSTER, CO 80021

STATE OF COLORADO  
COUNTY OF ~~GRAND~~ <sup>meT</sup> Boulder

Subscribed and sworn to before me this 19<sup>th</sup> day of May 20 21.

**MELAINA RHAЕ TOMKO**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20194011063**  
**MY COMMISSION EXPIRES 03/20/2023**

*Melaina Tomko*  
Notary Public

My Commission Expires: March 20<sup>th</sup>, 2023

**NOTE: THIS AFFIDAVIT MUST BE COMPLETED, SIGNED, NOTARIZED AND MUST ACCOMPANY ALL APPLICATIONS FOR HOTEL/RESTAURANT LIQUOR LICENSES.**

**PETITION TO THE LOCAL LICENSING AUTHORITY OF WINTER PARK, COLORADO**

Name of Applicant: GRAYSON ENTERPRISES, LLC

Doing Business As: COFFEE AND TEA MARKET

Location: 33 PARSENN ROAD, WINTER PARK, CO 80482

**INSTRUCTIONS AND QUALIFICATIONS FOR SIGNING PETITION:**

1. To sign this petition, you must be at least 21 years of age or older and a Resident/Business Owner/Business Manager in the Town of Winter Park.
2. You must execute your signature in the presence of the petition circulator.
3. You shall have the opportunity to read, or have read to you the petition in its entirety and understand its meaning.
4. You cannot have signed another petition concerning this license application.
5. You must sign your own given name, i.e. first name or first initial, middle name or middle initial (if applicable), and last name. No individual may sign for another individual.

IF YOU SUPPORT THIS APPLICATION FOR A restaurant/hotel LIQUOR LICENSE BECAUSE PRESENT OUTLETS ARE INSUFFICIENT FOR YOUR NEEDS, AND IT IS YOUR DESIRE THIS LICENSE BE ISSUED, CHECK THE "YES" COLUMN.

IF YOU OPPOSE THIS APPLICATION FOR A restaurant/hotel LIQUOR LICENSE BECAUSE PRESENT OUTLETS ARE SUFFICIENT FOR YOUR NEEDS, AND IT IS YOUR DESIRE THIS LICENSE NOT BE ISSUED, CHECK THE "NO" COLUMN.

Print Name Signature	STREET ADDRESS	Yes	No	Age	Date
Dillon Picone <i>Dillon Picone</i>	807 Vasquez Rd	✓		25	5/24/21
Lilija Timmin <i>Lilija Timmin</i>	P.O. Box 1143 W.P. CO 80482	✓		29	5/24/21
Kevin Yazzie <i>Kevin Yazzie</i>	P.O. Box 2815 Winter Park CO 80482	✓		28	5-24-21
Carrie McManis <i>Carrie McManis</i>	310 Arapahoe Rd W.P. 80482	✓		52	5/24/21
Jim <i>Jim</i>	78737 HWY 40 WINTER PARK, CO 80482	✓		31	5/24/21
Steve <i>Steve</i>	PO Box 1727 WP, CO 80482	X		52	5/24
Ken <i>Ken</i>	78737 Hwy 40 WP, 80482	X		34	5/24
Bradley Leverenz <i>Bradley Leverenz</i>	78665 US Hwy 40 WP, 80482	X		36	5/24
Brent Dahley <i>Brent Dahley</i>	PO Box 2533 WP, CO. 80482	X		54	5-24

Name of Applicant: GRAYSON ENTERPRISES, LLC

Doing Business As: COFFEE AND TEA MARKET

Location: 33 PARSENN ROAD, WINTER PARK, CO 80482

Print Name Signature	STREET ADDRESS	Yes	No	Age	Date
Kramer Ragsdale	PO BOX 821 80442 Winter park, CO	X		29	5/29
JOHN WILLIAMS John Williams	PO BOX 3029 WINTER PARK, CO 80482	X		32	5/27
SCOTT OLSON Scott Olson	PO Box 2218 Winter Park CO.	X		62	5/27
Georgianne Dominguez Georgianne Dominguez	Box 374 Winter Park, CO. 80482	X		65	5/27
Arlsea Day	240 Vasquez Rd Ct Winter Park, CO 80482	X		27	5/24
Milda Kristuparis	240 Vasquez Rd Winter Park, CO 80482	X		26	5/24
Hailey Woods	Box 2681 Winter park, Co 80482	X		28	5/24
ELAN GREGORY	COPELS CREEK WINTER PARK	X		32	5/24
Jim Zaslowski	401 Trailhead Lodge #433 Winter Park, CO	X		61	5/24
Kari May	P.O. Box 401 Green C.O. 80482	X		26	5/24
March Petzinger	P.O. Box 3167, Winter Park, Co 80482	X		26	5/24
Matt Almer	601 Trailhead Ctr.	X		33	5/24
Kat ESTEP	SNOWBLAZE UNIT 306	X		26	5/24
Andy Brunerlechner	78927 vs Hwy 40	X		38	5/24
Daniel Zabinster	46 Kings Crossing, Unit 2	X		29	5/24
SCOTT HEBEL Scott Hebel	384 Forest Trl #3 WINTER PARK, CO 80482	X		47	5/24

NAMES	ADDRESSES	YES	NO	AGE	DATE
SHANNON HANN	#B. 3192 WINTER PARK, CO 80882	✓		45	5/24/21
Abby Wurmnest	172 Pinecone Lane Winter Park, CO 80882	✓		41	5/24/21
Jennifer Cowin	172 Pine Cone Lane Winter Park, CO 80882	✓		39	5/24/21
Dave Dahl	85 Parson Rd. Winter Park, CO 80882	✓		45	5/24/21
Brian Kightlinger	78911 US Hwy 40	✓		29	5/24/21
Leigha Kline	171 Ski Idlewild Rd 80882-2121	✓		36	5/24/21
Mark Blean	171 Ski Idlewild Rd Winter Park, CO 80882	✓		36	5/24/21

NAME	ADDRESS	YES	NO	AGE	DATE
STANWYN HANW	#B. 3192 WINTER PARK, CO 80482	✓		45	5/24/21
Abby Wurmnest	172 Pinecone Lane Winter Park, CO 80482	✓		41	5/24/21
Jennifer Cowin	172 Pine Cone Lane Winter Park, CO 80482	✓		39	5/24/21
Dave Dahl	85 Passen Rd. Winter Park, CO 80482	✓		45	5/24/21
Brian Kightlinger	78911 US Hwy 40	✓		29	5/24/21
Leigha Kline	171 Ski Idlewild Rd 80482-2121	✓		36	5/24/21
Mark Blean	171 Ski Idlewild Rd Winter Park, CO 80482	✓		36	5/24/21

**AFFIDAVIT OF CIRCULATOR**

I, LAURA GRAY, do hereby certify that I was the circulator of the attached petition and further, that I personally witnessed each signature appearing on the petition. To the best of my knowledge, each signature thereon is the signature of the person whose name it purports to be, each address given opposite each name is the true address of the person that signed, that each person who signed the petition represented themselves to be 21 years of age or older, and that each person who signed the petition had the opportunity to read, or have read to them, the petition in its entirety and understands its meaning. I also hereby affirm that no promises, threats, or inducements were employed whatsoever in connection with the presentation of this petition and that every signature appearing hereon was completely free and voluntarily given.

Laura Gray  
Circulator

STATE OF COLORADO

COUNTY OF ~~GRAND~~ <sup>WRT</sup> Boulder

Subscribed and sworn to before me this 19<sup>th</sup> day of May 20 21.

**MELAINA RHAЕ TOMKO**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20194011063**  
**MY COMMISSION EXPIRES 03/20/2023**

Melaina Tomko  
Notary Public

My Commission Expires: March 20<sup>th</sup>, 2023

**Articles of Organization for a Limited Liability Company**  
filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

**The domestic entity name of the limited liability company is** Grayson Enterprises, LLC

**The principal office street address is** 10434 Hoyt Place  
Westminster CO 80021  
US

**The principal office mailing address is** 10434 Hoyt Place  
Westminster CO 80021  
US

**The name of the registered agent is** Laura Gray

**The registered agent's street address is** 10434 Hoyt Place  
Westminster CO 80021  
US

**The registered agent's mailing address is** 10434 Hoyt Place  
Westminster CO 80021  
US

The person above has agreed to be appointed as the registered agent for this limited liability company.

**The management of the limited liability company is vested in** Members

There is at least one member of the limited liability company.

**Person(s) forming the limited liability company**

Laura Gray  
10434 Hoyt Place  
Westminster CO 80021  
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if

applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

**Name(s) and address(es) of the individual(s) causing the document to be delivered for filing**

Laura Gray  
10434 Hoyt Place  
Westminster CO 80021  
US

OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Grayson Enterprises, LLC

is a

Limited Liability Company

formed or registered on 05/04/2021 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/14/2021 that have been posted, and by documents delivered to this office electronically through 05/17/2021 @ 20:08:35 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/17/2021 @ 20:08:35 in accordance with applicable law. This certificate is assigned Confirmation Number



*Jena Griswold*

Secretary of State of the State of Colorado

\*\*\*\*\*End of Certificate\*\*\*\*\*

*Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."*

## OPERATING AGREEMENT FOR MEMBER-MANAGED LIMITED LIABILITY COMPANY

### I. PRELIMINARY PROVISIONS

(1) *Effective Date:* This operating agreement of **Grayson Enterprises, LLC** effective **05/04/2021**, is adopted by the members whose signatures appear at the end of this agreement (the "Agreement").

(2) *Formation:* This limited liability company (LLC) was formed by filing Articles of Organization, a Certificate of Formation or a similar organizational document with the LLC filing office of the state of **Colorado** on **05/04/2021**. A copy of this organizational document has been placed in the LLC's records book.

(3) *Name:* The formal name of this LLC is as stated above. However, this LLC may do business under a different name by complying with the state's fictitious or assumed business name statutes and procedures.

(4) *Registered Office and Agent:* The registered office of this LLC and the registered agent at this address are as follows:

Laura Gray

10434 Hoyt Place, Westminster CO 80021

The registered office and agent may be changed from time to time as the members may see fit, by filing a change of registered agent or office form with the state LLC filing office. It will not be necessary to amend this provision of the operating agreement if and when such a change is made.

(5) *Business Purposes:* The specific business purposes and activities contemplated by the founders of this LLC at the time of initial signing of this agreement consist of the following:

#### **Owning, Managing, and Running a café/bar in Winter Park, CO**

It is understood that the foregoing statement of purposes shall not serve as a limitation on the powers or abilities of this LLC, which shall be permitted to engage in any and all lawful business activities. If this LLC intends to engage in business activities outside the state of its formation that require the qualification of the LLC in other states, it shall obtain such qualification before engaging in such out-of-state activities.

(6) *Duration of LLC:* The duration of this LLC shall be **50 Years**. Further, this LLC shall terminate when a proposal to dissolve the LLC is adopted by the membership of this LLC or when this LLC is otherwise terminated in accordance with law.

### II. MEMBERSHIP PROVISIONS

(1) *Non-liability of Members:* No member of this LLC shall be personally liable for the expenses, debts, obligations or liabilities of the LLC, or for claims made against it.

(2) *Reimbursement for Organizational Costs:* Members shall be reimbursed by the LLC for organizational expenses paid by the members. The LLC shall be authorized to elect to deduct organizational expenses and start-up expenditures ratably over a period of time as permitted by the Internal Revenue Code and as may be advised by the LLC's tax advisor.

(3) *Management:* This LLC shall be managed exclusively by all Members.

(4) *Members' Percentage Interests:* A member's percentage interest in this LLC shall be computed as a fraction, the numerator of which is the total of a member's capital account and the denominator of which is the total of all capital accounts of all members. This fraction shall be expressed in this agreement as a percentage, which shall be called each member's "percentage interest" in this LLC.

(5) *Membership Voting*: Except as otherwise may be required by the Articles of Organization, Certificate of Formation or a similar organizational document, other provisions of this operating agreement, or under the laws of this state, each member shall vote on any matter submitted to the membership for approval in proportion to the member's percentage interest in this LLC. Further, unless defined otherwise for a particular provision of this operating agreement, the phrase "majority of members" means the vote of members whose combined votes equal more than 50% of the votes of all members in this LLC.

(6) *Compensation*: Members shall not be paid as members of the LLC for performing any duties associated with such membership, including management of the LLC. Members may be paid, however, for any services rendered in any other capacity for the LLC, whether as officers, employees, independent contractors or otherwise.

(7) *Members' Meetings*: The LLC shall not provide for regular members' meetings. However, any member may call a meeting by communicating his or her wish to schedule a meeting to all other members. Such notification may be in person or in writing, or by telephone, facsimile machine, or other form of electronic communication reasonably expected to be received by a member, and the other members shall then agree, either personally, in writing, or by telephone, facsimile machine or other form of electronic communication to the member calling the meeting, to meet at a mutually acceptable time and place. Notice of the business to be transacted at the meeting need not be given to members by the member calling the meeting, and any business may be discussed and conducted at the meeting. If all members cannot attend a meeting, it shall be postponed to a date and time when all members can attend, unless all members who do not attend have agreed in writing to the holding of the meeting without them. If a meeting is postponed, and the postponed meeting cannot be held either because all members do not attend the postponed meeting or the non-attending members have not signed a written consent to allow the postponed meeting to be held without them, a second postponed meeting may be held at a date and time announced at the first postponed meeting. The date and time of the second postponed meeting shall also be communicated to any members not attending the first postponed meeting. The second postponed meeting may be held without the attendance of all members as long as a majority of the percentage interests of the membership of this LLC is in attendance at the second postponed meeting. Written notice of the decisions or approvals made at this second postponed meeting shall be mailed or delivered to each non-attending member promptly after the holding of the second postponed meeting. Written minutes of the discussions and proposals presented at a members' meeting, and the votes taken and matters approved at such meeting, shall be taken by one of the members or a person designated at the meeting. A copy of the minutes of the meeting shall be placed in the LLC's records book after the meeting.

(8) *Membership Certificates*: This LLC shall be authorized to obtain and issue certificates representing or certifying membership interests in this LLC. Each certificate shall show the name of the LLC, the name of the member, and state that the person named is a member of the LLC and is entitled to all the rights granted members of the LLC under the Articles of Organization, Certificate of Formation or a similar organizational document, this operating agreement and provisions of law. Each membership certificate shall be consecutively numbered and signed by one or more officers of this LLC. The certificates shall include any additional information considered appropriate for inclusion by the members on membership certificates. In addition to the above information, all membership certificates shall bear a prominent legend on their face or reverse side stating, summarizing or referring to any transfer restrictions that apply to memberships in this LLC under the Articles of Organization, Certificate of Formation or a similar organizational document and/or this operating agreement, and the address where a member may obtain a copy of these restrictions upon request from this LLC. The records book of this LLC shall contain a list of the names and addresses of all persons to whom certificates have been issued, show the date of issuance of each certificate, and record the date of all cancellations or transfers of membership certificates.

(9) *Other Business by Members*: Each member shall agree not to own an interest in, manage or work for another business, enterprise or endeavor, if such ownership or activities would compete with this LLC's business goals, mission, profitability or productivity, or would diminish or impair the member's ability to provide maximum effort and performance in managing the business of this LLC.

### **III. TAX AND FINANCIAL PROVISIONS**

(1) *Tax Classification of LLC*: The members of this LLC intend that this LLC be initially classified as a LLC for federal and, if applicable, state income tax purposes. It is understood that all members may agree to change the tax treatment of this LLC by signing, or authorizing the signature of, IRS Form 8832, Entity Classification Election, and filing it with the IRS and, if applicable, the state tax department within the prescribed time limits.

(2) *Tax Year and Accounting Method:* The tax year of this LLC shall be **2021**. The LLC shall use the **professional** method of accounting. Both the tax year and the accounting period of the LLC may be changed with the consent of all members if the LLC qualifies for such change, and may be effected by the filing of appropriate forms with the IRS and state tax authorities.

(3) *Tax Matters Partner:* If this LLC is required under Internal Revenue Code provisions or regulations, it shall designate from among its members a "tax matters partner" in accordance with Internal Revenue Code Section 6231 (a) (7) and corresponding regulations, who will fulfill this role by being the spokesperson for the LLC in dealings with the IRS as required under the Internal Revenue Code and Regulations, and who will report to the members on the progress and outcome of these dealings.

(4) *Annual Income Tax Returns and Reports:* Within 60 days after the end of each tax year of the LLC, a copy of the LLC's state and federal income tax returns for the preceding tax year shall be mailed or otherwise provided to each member of the LLC, together with any additional information and forms necessary for each member to complete his or her individual state and federal income tax returns. If this LLC is classified as a partnership for income tax purposes, this additional information shall include a federal (and, if applicable, state) Form K-1 (Form 1065 - Partner's Share of Income, Credits, Deductions) or equivalent income tax reporting form. This additional information shall also include a financial report, which shall include a balance sheet and profit and loss statement for the prior tax year of the LLC.

(5) *Bank Accounts:* The LLC shall designate one or more banks or other institutions for the deposit of the funds of the LLC, and shall establish savings, checking, investment and other such accounts as are reasonable and necessary for its business and investments. One or more members of the LLC shall be designated with the consent of all members to deposit and withdraw funds of the LLC, and to direct the investment of funds from, into and among such accounts. The funds of the LLC, however and wherever deposited or invested, shall not be commingled with the personal funds of any members of the LLC.

(6) *Title to Assets:* All personal and real property of this LLC shall be held in the name of the LLC, not in the names of individual members.

#### IV. CAPITAL PROVISIONS

(1) *Capital Contributions by Members:* Members shall make the following contributions of cash, property or services as shown next to each member's name below. Unless otherwise noted, cash and property described below shall be paid or delivered to the LLC on or by N/A. The fair market values of items of property or services as agreed between the LLC and the contributing member are also shown below. The percentage interest in the LLC that each member shall receive in return for his or her capital contribution is also indicated for each member.

<u>NAME &amp; ADDRESS</u>	<u>CONTRIBUTION</u>	<u>% INTEREST IN LLC</u>
(1) _____ _____ _____	_____	_____
(2) _____ _____ _____	_____	_____

(3) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) *Additional Contributions by Members:* The members may agree, from time to time by unanimous vote, to require the payment of additional capital contributions by the members, on or by a mutually agreeable date.

(3) *Failure to Make Contributions:* If a member fails to make a required capital contribution within the time agreed for a member's contribution, the remaining members may, by unanimous vote, agree to reschedule the time for payment of the capital contribution by the late-paying member, setting any additional repayment terms, such as a late payment penalty, rate of interest to be applied to the unpaid balance, or other monetary amount to be paid by the delinquent member, as the remaining members decide. Alternatively, the remaining members may, by unanimous vote, agree to cancel the membership of the delinquent member, provided any prior partial payments of capital made by the delinquent member are refunded promptly by the LLC to the member after the decision is made to terminate the membership of the delinquent member.

(4) *No Interest on Capital Contributions:* No interest shall be paid on funds or property contributed as capital to this LLC, or on funds reflected in the capital accounts of the members.

(5) *Capital Account Bookkeeping:* A capital account shall be set up and maintained on the books of the LLC for each member. It shall reflect each member's capital contribution to the LLC, increased by each member's share of profits in the LLC, decreased by each member's share of losses and expenses of the LLC, and adjusted as required in accordance with applicable provisions of the Internal Revenue Code and corresponding income tax regulations.

(6) *Consent to Capital Contribution Withdrawals and Distributions:* Members shall not be allowed to withdraw any part of their capital contributions or to receive distributions, whether in property or cash, except as otherwise allowed by this agreement and, in any case, only if such withdrawal is made with the written consent of all members.

(7) *Allocations of Profits and Losses:* No member shall be given priority or preference with respect to other members in obtaining a return of capital contributions, distributions or allocations of the income, gains, losses, deductions, credits or other items of the LLC. The profits and losses of the LLC, and all items of its income, gain, loss, deduction and credit shall be allocated to members according to each member's percentage interest in this LLC.

(8) *Allocation and Distribution of Cash to Members:* Cash from LLC business operations, as well as cash from a sale or other disposition of LLC capital assets, may be distributed from time to time to members in accordance with each member's percentage interest in the LLC, as may be decided by **100%** of the members.

(9) *Allocation of Noncash Distributions:* If proceeds consist of property other than cash, the members shall decide the value of the property and allocate such value among the members in accordance with each member's percentage interest in the LLC. If such noncash proceeds are later reduced to cash, such cash may be distributed among the members as otherwise provided in this agreement.

(10) *Allocation and Distribution of Liquidation Proceeds:* Regardless of any other provision in this agreement, if there is a distribution in liquidation of this LLC, or when any member's interest is liquidated, all items of income and loss shall be allocated to the members' capital accounts, and all appropriate credits and deductions shall then be made to these capital accounts before any final distribution is made. A final distribution shall be made to members only to the extent of, and in proportion to, any positive balance in each member's capital account.

**V. MEMBERSHIP WITHDRAWAL AND TRANSFER PROVISIONS**

(1) *Withdrawal of Members:* A member may withdraw from this LLC by giving written notice to all other members at least **30** days before the date the withdrawal is to be effective.

*(2) Restrictions on the Transfer of Membership:* A member shall not transfer his or her membership in the LLC unless all non-transferring members in the LLC first agree to approve the admission of the transferee into this LLC. Further, no member may encumber a part or all of his or her membership in the LLC by mortgage, pledge, granting of a security interest, lien or otherwise, unless the encumbrance has first been approved in writing by all other members of the LLC. Notwithstanding the above provision, any member shall be allowed to assign an economic interest in his or her membership to another person without the approval of the other members. Such an assignment shall not include a transfer of the member's voting or management rights in this LLC, and the assignee shall not become a member of the LLC.

## **VI. DISSOLUTION PROVISIONS**

*(1) Events That Trigger Dissolution of the LLC:* The following events shall trigger dissolution of the LLC, except as provided:

- (a) the death, permanent incapacity, bankruptcy, retirement, resignation or expulsion of a member, except that within **90** of the happening of any of these events, all remaining members of the LLC may vote to continue the legal existence of the LLC, in which case the LLC shall not dissolve;
- (b) the expiration of the term of existence of the LLC if such term is specified in the Articles of Organization, Certificate of Formation or a similar organizational document, or this operating agreement;
- (c) the written agreement of all members to dissolve the LLC;
- (d) entry of a decree of dissolution of the LLC under state law.

## **VII. GENERAL PROVISIONS**

*(1) Officers:* The LLC may designate one or more officers, such as a President, Vice President, Secretary and Treasurer. Persons who fill these positions need not be members of the LLC. Such positions may be compensated or non-compensated according to the nature and extent of the services rendered for the LLC as a part of the duties of each office. Ministerial services only as a part of any officer position will normally not be compensated, such as the performance of officer duties specified in this agreement, but any officer may be reimbursed by the LLC for out-of-pocket expenses paid by the officer in carrying out the duties of his or her office.

*(2) Records:* The LLC shall keep at its principal business address a copy of all proceedings of membership meetings, as well as books of account of the LLC's financial transactions. A list of the names and addresses of the current membership of the LLC also shall be maintained at this address, with notations on any transfers of members' interests to nonmembers or persons being admitted into membership in the LLC.

Copies of the LLC's Articles of Organization, Certificate of Formation or a similar organizational document, a signed copy of this operating agreement, and the LLC's tax returns for the preceding three tax years shall be kept at the principal business address of the LLC. A statement also shall be kept at this address containing any of the following information that is applicable to this LLC:

- the amount of cash or a description and value of property contributed or agreed to be contributed as capital to the LLC by each member;
- a schedule showing when any additional capital contributions are to be made by members to this LLC;
- a statement or schedule, if appropriate, showing the rights of members to receive distributions representing a return of part or all of members' capital contributions; and
- a description of, or date when, the legal existence of the LLC will terminate under provisions in the LLC's Articles of Organization, Certificate of Formation or a similar organizational document, or this operating agreement.

If one or more of the above items is included or listed in this operating agreement, it will be sufficient to keep a copy of this agreement at the principal business address of the LLC without having to prepare and keep a separate record of such item or items at this address. Any member may inspect any and all records maintained by the LLC upon reasonable notice to the LLC. Copying of the LLC's records by members is allowed, but copying costs shall be paid for by the requesting member.

(3) *All Necessary Acts:* The members and officers of this LLC are authorized to perform all acts necessary to perfect the organization of this LLC and to carry out its business operations expeditiously and efficiently. The Secretary of the LLC, or other officers, or all members of the LLC, may certify to other businesses, financial institutions and individuals as to the authority of one or more members or officers of this LLC to transact specific items of business on behalf of the LLC.

(4) *Indemnification:* The LLC shall indemnify the Member and those authorized officers, agents, and employees of the LLC identified in writing by the Member as entitled to being indemnified under this section for all costs, losses, liabilities and damages paid or accrued by the Member (as the Member or officer, agent, or employee) or any such office, agent, or employee in connection with the business of the LLC, except to the extent prohibited by the laws of the state that governs this Agreement. In addition, the LLC may advance costs of defense of any proceeding to the Member or any such officer, agent, or employee upon receipt by the LLC of an undertaking by or on behalf of such person to repay such amount if it shall ultimately be determined that the person is not entitled to be indemnified by the LLC.

(5) *Mediation and Arbitration of Disputes Among Members:* In any dispute over the provisions of this operating agreement and in other disputes among the members, if the members cannot resolve the dispute to their mutual satisfaction, the matter shall be submitted to mediation. The terms and procedure for mediation shall be arranged by the parties to the dispute. If good-faith mediation of a dispute proves impossible or if an agreed-upon mediation outcome cannot be obtained by the members who are parties to the dispute, the dispute may be submitted to arbitration in accordance with the rules of the American Arbitration Association. Any party may commence arbitration of the dispute by sending a written request for arbitration to all other parties to the dispute. The request shall state the nature of the dispute to be resolved by arbitration, and, if all parties to the dispute agree to arbitration, arbitration shall be commenced as soon as practical after such parties receive a copy of the written request. All parties shall initially share the cost of arbitration, but the prevailing party or parties may be awarded attorney fees, costs and other expenses of arbitration. All arbitration decisions shall be final, binding and conclusive on all the parties to arbitration, and legal judgment may be entered based upon such decision in accordance with applicable law in any court having jurisdiction to do so.

(6) *Governing Law:* This Agreement shall be governed by, and interpreted and enforced in accordance with, the substantive laws of the State in which the LLC was formed, without reference to the conflicts of law rules of that or any other jurisdiction.

(7) *Entire Agreement:* This operating agreement represents the entire agreement among the members of this LLC, and it shall not be amended, modified or replaced except by a written instrument executed by all the parties to this agreement who are current members of this LLC as well as any and all additional parties who became members of this LLC after the adoption of this agreement. This agreement replaces and supersedes all prior written and oral agreements among any and all members of this LLC.

(8) *Severability:* If any provision of this agreement is determined by a court or arbitrator to be invalid, unenforceable or otherwise ineffective, that provision shall be severed from the rest of this agreement, and the remaining provisions shall remain in effect and enforceable.

## VIII. SIGNATURES OF MEMBERS

*Execution of Agreement:* In witness whereof, the members of this LLC sign and adopt this agreement as the operating agreement of this LLC.

Date: 05/04/2021  
Signature: *Laura Gray*  
Printed Name: Laura Gray, Member

Date: 05/04/2021 \_\_\_\_\_

Signature: *Garrett Skylr Olson* \_\_\_\_\_

Printed Name: Garrett Skylr Olson \_\_\_\_\_, Member

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_, Member



# Memo

**To:** Danielle Jardee  
**From:** Carol McHenry  
**Date:** June 2, 2021  
**Re:** Coffee & Tea Market; Garrett Olson and Laura Gray

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The Fraser/Winter Park Police Department has conducted a review/background check on the individuals mentioned above. The Fraser Winter Park Police Departments records do not indicate any negative contact with Laura Gray.

However, Garrett Olson was arrested September 4, 2005, he plead guilty to Possession/Consumption of alcohol-underage. Mr. Olson entered into a deferred judgment, all deferred judgment requirements were complete and the guilty plea was set aside with case dismissed and closed.

There are no records found with CBI or the FBI from results of sent fingerprints on Laura Gray.

Also, a local background check was done on the above individuals with the Granby Police Department and the Grand County Sheriff's Department with no record found.

If you have any questions, please do not hesitate to contact me.

CM

*"COMMITTED TO EXCELLENCE"*

MEMO

TO Mayor and City Council  
 FROM Keith Riesberg, Town Manager  
 CC  
 DATE May 28, 2021  
 RE Ordinance amending Town code re: marijuana regulations

**Please note that one change has occurred since the first reading, in section 3-7-5(G), the language now reflects a phase II application fee will apply.**

**Background**

In April, 2020 the voters of Winter Park approved the levying of a tax on marijuana sales within the community. The Town has worked over the past year to develop regulations governing the licensing and operation of retail and medical marijuana dispensaries in addition to other associated marijuana regulations. The proposed regulations were discussed with the Town Council during several workshops over the past year with much public comment and input being received. An overview of the ordinance and the proposed regulations is provided below.

1. Adds a section to the Town Code to implement the sales tax of 5% on all sales of regulated marijuana and regulated marijuana products. One half of the revenues

**Analysis**  
 The ordinance was drafted for the City initiative consideration. The following will be used for general municipal purposes.

2. The ordinance adopts the definitions and provisions into Town Code for the regulation of marijuana and the licensing of businesses.
3. Establishes two types of permitted business licenses – medical marijuana center and retail marijuana store. The ordinance does allow for dual licenses, meaning a store could hold both types of licenses.
4. Outlines the local licensing authority of the Town. The Town Council shall serve as the local licensing authority for regulated marijuana business license applications and changes in ownership or modifications of existing licenses. The Municipal Court will serve as the local licensing authority for all disciplinary actions associated with the marijuana regulations.
5. Establishes the process to apply for a license to operate a regulated marijuana business in Winter Park. Licenses are valid for one year and may be renewed

annually. The ordinance establishes the criteria for an entity to receive and hold a license from the Town. The ordinance authorizes the establishment of fees to be set by resolution.

6. The ordinance creates the potential for a licensed medical marijuana center to deliver medical marijuana to private residences. Deliveries are limited to Grand County. Delivery of retail marijuana and retail marijuana products is prohibited. The ordinance establishes the criteria for delivery and a surcharge to be levied on each delivery.
7. The ordinance spells out the operational requirements for regulated marijuana businesses. These requirements include:
  - a. Limits the storage, display, sales or distribution to areas not visible from the exterior of the licensed premises.
  - b. Limiting hours of operation to 8 am through 10 pm.
  - c. Limiting retail sales to persons 21 years of age or older in quantities permitted by the state law.
  - d. Establishing guidance for signage required to be posted on the premises;
  - e. Establishing security measures to be taken by each business.
  - f. Other regulations as spelled out by state law.
8. Establishes regulations and limitations for signage and advertising by regulated marijuana businesses. The maximum sign area for any regulated business shall be one-half of the sign area permitted under the Town Code.
9. Establishes districts within the Town where marijuana businesses can locate and limits the number of licenses permitted in each district. The Town shall have two districts – the old town district, limited to one regulated business, and the downtown district, limited to two regulated businesses. Both districts are within the D-C and C-1 zoning districts. The ordinance allows a regulated marijuana business operating in good standing to be annexed and not count toward the limit on the licenses. Businesses cannot be located within 500' of another regulated marijuana business and cannot exceed 3,000 sf in area.
10. Establishes that licenses will be awarded by a lottery that is a random drawing from a pool of qualified applicants. Applications for licenses would be accepted starting 30 days after the effective date of the ordinance for a period of 60 days. The drawing to award the licenses would occur after that.
11. The ordinance outlines criteria for the inspection of regulated marijuana records and premises.
12. Establishes acts that would be unlawful, including:
  - a. Employing persons under the age of 21;

- b. Allowing marijuana to be consumed on site;
  - c. Selling marijuana to persons under 21;
  - d. Selling medical marijuana to non-patients;
  - e. Permit the consumption or sale of alcohol on site;
13. Establishes regulations pertaining to changes in ownership or management of the license business.
14. Requires reporting requirements to the Winter Park Police Department for various acts.
15. Amends the Town zoning regulations to establish Regulated marijuana businesses as a special use in the D-C and C-1 zoning districts. In addition to licensing requirements, the special use permit process will apply to prospective businesses. Staff will be prepared to speak in detail regarding the various regulations and procedures outlined in the ordinance.

Because the ordinance does amend the Town’s zoning regulations, the proposed ordinance was submitted to the Planning Commission for their review and consideration. The Planning Commission considered the proposed ordinance only from a land-use regulation point of view. After consideration, the Planning Commission forwarded a favorable recommendation of the ordinance land-use amendments. The Planning Commission did not consider or discuss the other policy decisions within the proposed ordinance.

**Recommendation**

The adoption of the ordinance amending the Town Code regulation of marijuana in Winter Park is a policy decision to be made by the Town Council. The Planning Commission reviewed the ordinance from a land-use component and supports the recommended land-use regulations outlined within the proposed ordinance.

Should the Town Council wish to approve the ordinance amending the Town Code regarding the regulation of marijuana in Winter Park, the following motion should be made:

I move to approve Ordinance 559 amending the Town Code regarding the regulation of marijuana in Winter Park as presented.

Should the Town Council wish to deny the proposed ordinance, the following motion should be made:

I move to deny Ordinance 559 amending the Town Code regarding the regulation of marijuana in Winter Park as presented.



If the ordinance is not adopted, the regulations pertaining to marijuana as currently outlined in Town Code would continue to apply.

Should you have any questions or need additional information regarding this matter, please contact me.

**TOWN OF WINTER PARK  
ORDINANCE NO. 559  
SERIES OF 2021**

**AN ORDINANCE OF THE TOWN OF WINTER PARK AMENDING CHAPTER 2 OF TITLE 3 OF THE WINTER PARK TOWN CODE TO IMPLEMENT THE VOTER APPROVED REGULATED MARIJUANA SALES TAX, REPEALING CHAPTER 6 OF TITLE 3 PROHIBITING MEDICAL MARIJUANA BUSINESSES, REPEALING AND REENACTING CHAPTER 7 OF TITLE 3 REGARDING REGULATED MARIJUANA BUSINESSES, REPEALING AND REENACTING SECTIONS 7-3-19 AND 7-3-21 REGARDING MEDICAL AND RETAIL MARIJUANA ESTABLISHMENTS, AND REPEALING AND REENACTING SECTIONS 7-5B-2(B) AND 7-5D-2(B) OF THE WINTER PARK TOWN CODE TO ALLOW FOR REGULATED MARIJUANA BUSINESSES IN SPECIFIED ZONE DISTRICTS BY SPECIAL USE PERMIT**

WHEREAS on November 6, 2012, the voters of the State of Colorado approved Amendment 64. Amendment 64 added § 16 of Chapter 18 to the Colorado Constitution, and legalized the possession, use, display, purchase, transport, transfer, and consumption of marijuana accessories or one ounce or less of marijuana by persons twenty-one (21) years of age or older within the State of Colorado;

WHEREAS, by Ord. No. 441 in 2010 and by Ord. No. 474 in 2013, the Town Council adopted a prohibition against medical and retail marijuana businesses in Town;

WHEREAS, the Town Council wishes to amend the Winter Park Town Code to allow for and regulate a limited number of regulated marijuana businesses in the Town;

WHEREAS, the Town Council finds and determines that, by requiring that regulated marijuana businesses be operated in a manner that minimizes potential health and safety risks, it mitigates the negative impacts that regulated marijuana businesses might have on surrounding properties and persons;

WHEREAS, the Town Council finds and determines that through this Ordinance, it intends to establish a nondiscriminatory mechanism by which the Town can permit and control, through appropriate regulation, the location and operation of a limited number of regulated marijuana businesses within the Town;

WHEREAS, at the regular municipal election held on November 3, 2020, the Town Council submitted, and the voters approved, a ballot issue regarding the imposition of a five percent (5%) tax on the sale of regulated marijuana and regulated marijuana products;

WHEREAS, after a thoughtful drafting process, the Town desires to implement a licensing process and the tax approved at the election.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL FOR THE TOWN OF WINTER PARK, COLORADO, THAT:

Section 1. Section 3-2-3 of the Winter Park Town Code is hereby amended by the addition of the following new Subsection E:

E. Marijuana Sales Tax: In addition to the taxes set forth in Subsections B and D hereof, there is hereby imposed on all sales of regulated marijuana and regulated marijuana products a tax equal to five percent (5%) of the gross receipts. One-half of the revenues derived from such tax shall be used exclusively to promote mental health efforts in the Town. The other one-half the revenues derived from such tax shall be used for general municipal purposes.

Section 2. Section 3-2-5 of the Winter Park Town Code is hereby amended by the addition of the following new definitions, to be inserted in alphabetical order:

REGULATED MARIJUANA: Medical marijuana and retail marijuana.

REGULATED MARIJUANA PRODUCTS: Medical marijuana products and retail marijuana products, including without limitation marijuana concentrate.

Section 3. Chapter 6 of Title 3 of the Winter Park Town Code is hereby repealed in its entirety.

Section 4. Chapter 7 of Title 3 of the Winter Park Town Code is hereby repealed in its entirety and reenacted to read as follows:

## **CHAPTER 7 - REGULATED MARIJUANA BUSINESSES**

### **3-7-1: AUTHORITY:**

The Town Council hereby finds, determines, and declares that it has the power to adopt this Chapter pursuant to: Chapter XVIII, section 16 of the Colorado Constitution; Colorado Revised Statutes section 44-10-104(3); Chapter XX of the Colorado Constitution; the Town of Winter Park Home Rule Charter; and the Local Government Land Use Control Enabling Act, Chapter 20 of title 29, Colorado Revised Statutes.

### **3-7-2: DEFINITIONS:**

For purposes of this Chapter, the following terms shall have the following meanings:

APPLICANT: A person twenty-one (21) years of age or older who has submitted an application for a license or renewal of a license issued pursuant to this Chapter. If the applicant is an entity and not a natural person, applicant shall include all persons who are the members, managers, officers, and directors of such entity.

COLORADO MARIJUANA CODE: Chapter 10 of Title 44, Colorado Revised Statutes, as may be amended from time to time.

DUAL OPERATION: A regulated marijuana business that operates as both a licensed medical marijuana center and a licensed retail marijuana store in accordance with this Chapter.

GOOD CAUSE: For the purpose of denying, refusing to renew, suspending, or revoking a license, or exercising other discretionary authority granted the local licensing authority, means:

1. The applicant or licensee has violated, does not meet, or has failed to comply with any of the terms, requirements, conditions, or provisions of this Chapter, the Colorado Marijuana Code, its rules, or any applicable state or local law, rule, or regulation;

2. The local licensing authority has determined that the applicant or licensee's character, record, or reputation is not satisfactory after consideration of factors, which include without limitation the following:

a. The applicant or licensee has knowingly submitted false application(s), made willful misrepresentations, or knowingly committed fraudulent acts;

b. The applicant or licensee has a criminal history of crimes of moral turpitude, which may include without limitation murder, burglary, robbery, arson, kidnapping, sexual assault, and illegal drugs or narcotics convictions;

c. The applicant or licensee has had any previous retail or medical marijuana license denied or revoked as a result of violations of law, rule, or regulation, or a finding of bad moral character by any licensing authority;

d. The applicant or licensee has been found to be currently delinquent in the payment of any state or local taxes;

e. The applicant or licensee has an established pattern of multiple statutory violations which resulted in the revocation or denial of any other professional license, leading to the finding of bad moral character by any licensing authority; or

f. The licensed premises has been operated in a manner that adversely affects the public health, safety, or welfare. Evidence to support such a finding, may include without limitation a continuing pattern of disorderly conduct or drug related criminal conduct upon or in the immediate vicinity of the premises, continuing pattern of criminal conduct directly related to or arising from the operation of the regulated marijuana business, or an ongoing nuisance condition emanating from or caused by the regulated marijuana business.

3. The applicant or licensee has failed to comply with any special terms or conditions of a license, including without limitation those terms and conditions that were established at the time of issuance of the license and those imposed as a result of any renewal or suspension proceedings held subsequent to the date of issuance of the license; or

4. The licensed premises has been operated in a manner that adversely affects the public health, welfare, or safety of the immediate neighborhood in which the licensed business is located. Evidence to support such a finding can include without limitation a continuing pattern of disorderly conduct or continuing pattern of drug-related criminal conduct within the business.

LICENSE: A document issued by the Town officially authorizing an applicant to operate a regulated marijuana business pursuant to this Chapter.

**LICENSEE:** The person to whom a license has been issued pursuant to this Chapter.

**LICENSED PREMISES:** The premises specified in an application for a license under this Chapter, which is owned or in possession of the licensee and within which the license is authorized to distribute, store, transport, or sell regulated marijuana or regulated marijuana products in accordance with state and local law.

**MARIJUANA:** All parts of the plant of the genus Cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate, but excluding industrial hemp, fiber produced from the stalks, oil, or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.

**MARIJUANA CULTIVATION FACILITY:** An entity licensed to cultivate, prepare, and package marijuana and sell marijuana to marijuana businesses, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

**MARIJUANA PRODUCT MANUFACTURING FACILITY:** An entity licensed to purchase marijuana; manufacture, prepare, and package marijuana products; and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to marijuana businesses, but not to consumers.

**MARIJUANA PRODUCTS:** Products that are comprised of marijuana and other ingredients that are intended for use or consumption, including without limitation edible products, ointments, and tinctures.

**MARIJUANA TESTING FACILITY:** An entity licensed by the state to analyze and certify the safety and potency of marijuana.

**MEDICAL MARIJUANA:** Marijuana that is grown and sold for a purpose authorized by section 14 of article XVIII of the Colorado Constitution.

**MEDICAL MARIJUANA CENTER:** A person authorized to be licensed to operate a business as described in the Colorado Marijuana Code that sells medical marijuana to registered patients or primary caregivers as defined in section 14 of article XVIII of the Colorado constitution, but is not a primary caregiver, and which a municipality is authorized to prohibit as a matter of law.

**MEDICAL MARIJUANA PRODUCT:** A product infused with medical marijuana that is intended for use or consumption other than by smoking, including but not limited to edible products, ointments, and tinctures.

**PATIENT:** Has the meaning provided in section 14(1)(c) of article XVIII of the Colorado Constitution.

**PRIMARY CAREGIVER:** Has the meaning provided in section 14(1)(f) of article XVIII of the Colorado Constitution.

REGULATED MARIJUANA: Medical marijuana and retail marijuana.

REGULATED MARIJUANA PRODUCTS: Medical marijuana products and retail marijuana products, including without limitation marijuana concentrate.

RETAIL MARIJUANA: Marijuana that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana store.

RETAIL MARIJUANA PRODUCT: A product infused with retail marijuana that is intended for use or consumption other than by smoking, including but not limited to edible products, ointments, and tinctures.

RETAIL MARIJUANA STORE: An entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and to sell marijuana and marijuana products to consumers.

STATE LICENSING AUTHORITY: The authority created by the Colorado Department of Revenue for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, sale, and testing of regulated marijuana in the State of Colorado pursuant to C.R.S. § 44-10-201.

**3-7-3: LICENSE REQUIRED:**

A. The Town hereby authorizes the operation of regulated marijuana businesses in the Town as set forth in this Chapter. It is unlawful for any person to operate a regulated marijuana business in the Town without first obtaining a license to operate such business in accordance with the requirements of this Chapter. A separate license is required for each specific business or business entity and for each geographical location. Such license shall be kept current at all times, and the failure to maintain a current license shall constitute a violation of this Section.

B. The local licensing authority may issue the following regulated marijuana business licenses:

1. Medical marijuana center;
2. Retail marijuana store.

C. Notwithstanding the foregoing, marijuana cultivation facilities, marijuana products manufacturers, and marijuana testing facilities remain illegal in the Town. No marijuana cultivation facility, marijuana products manufacturer, or marijuana testing facility shall be licensed under this Chapter.

D. The dual operation of a medical marijuana business with its retail marijuana equivalent at a single location is permitted so long as both licenses are held by the same owners, all applicable state and local licenses have been issued, such licenses remain valid and active for both operations, and both operations are in compliance with all applicable state and local requirements.

E. The license requirement set forth in this Chapter are in addition to, and not in lieu of, any other licensing and permitting requirements imposed by any other federal, state, or local law, rules, or regulations, including without limitation the Colorado Marijuana Code, its rules, and any applicable local zoning or building code.

#### **3-7-4: LOCAL LICENSING AUTHORITY:**

A. The local licensing authority shall have two (2) divisions as follows: the Town Council shall serve as the local licensing authority for all new regulated marijuana business license applications, regulated marijuana business renewal applications, applications for change of manager, applications for transfer of ownership, applications for modification or change of location of existing licenses, and applications for delivery permits; and the Municipal Court shall serve as the local licensing authority for all disciplinary actions including without limitation imposing fines, suspensions, and revocations. The Town Council may delegate any of its duties under this Section to the Town Clerk, by ordinance.

B. The local licensing authority shall have the power to promulgate rules and regulations as are reasonable and necessary to implement and administer the requirements of this Chapter.

C. The local licensing authority shall have the authority to deny any application that does not meet the requirements of the Colorado Marijuana Code, its rules, this Chapter, and any other applicable state or local law, rule, or regulation. The local licensing authority shall also have the authority to deny any application that contains any false, misleading, or incomplete information. Denial of an application for a license shall not be subject to administrative review, but only to review by a court of competent jurisdiction.

D. The local licensing authority may, after notice and hearing, suspend, revoke, or refuse to renew a license for good cause. The local licensing authority is authorized to adopt rules and procedures governing the conduct of such hearings. No portion of any application or operating fees previously paid shall be refunded in the event of any suspension or revocation of a license.

E. The local licensing authority may, in its discretion, revoke or elect not to renew any license if it determines that the licensed premises has been inactive, without good cause, for at least one year.

F. When making a determination as to character, record, and reputation when determining whether good cause exists for denying, refusing to renew, suspending or revoking a license, or exercising other discretionary authority granted the local licensing authority, the licensing authority shall also consider evidence of rehabilitation. Such evidence may include without limitation evidence of no criminal record information, educational achievements, financial solvency, community standing, lack of additional arrests or convictions, or the lack of parole or probation violations since the date of last conviction.

G. The local licensing authority shall have the authority to impose such reasonable terms and conditions on a license as may be necessary to protect the public health, safety, and welfare, and to obtain compliance with the requirements of this Chapter and applicable law.

### 3-7-5: APPLICATION; PHASE 1 AND PHASE 2

A. A person seeking a license issued pursuant to this Chapter shall submit a Phase 1 application to the local licensing authority on forms provided by the Town Clerk. The purpose of the Phase 1 application is to determine whether an applicant can be entered into the random selection process in subsection (E) below. At the time of the Phase 1 application, each applicant shall pay a nonrefundable fee to the Town in an amount to be determined by the Town by separate Resolution to defray the costs incurred by the Town including without limitation for inspection, administration, and enforcement. In addition, the applicant shall present one (1) of the following forms of identification:

1. An operator's, chauffer's, or similar type of driver's license issued by any state within the United States or a U.S. Territory;
2. An identification card, issued by any state for purpose of proving age using requirements similar to those in C.R.S. §§ 42-2-302 and 42-2-303;
3. A United States military identification card;
4. A valid passport; or
5. An enrollment card issued by the government authority of a federally recognized tribe located in the State of Colorado.

B. The applicant shall also provide the following information on a form approved by, or acceptable to the Town, which information shall be required for the applicant, including the proposed manager of the regulated marijuana business, and all controlling beneficial owners, as that term is defined in the Colorado Marijuana Code, of the business or entity that is applying:

1. Name, address, and date of birth, demonstrated by one of the forms of identification listed in subsection (A) above;
2. Suitable evidence of proof of lawful presence, residence, if applicable, and good character and reputation that the Town may request;
3. Proof of the State's finding of suitability to own a regulated marijuana business;
4. If the applicant is a business entity, information regarding the entity, including without limitation, the name and address of the entity, identification of all controlling beneficial owners of the entity, as that term is defined in the Colorado Marijuana Code, proof of entity's legal status, and proof of the entity's registration with, or a certificate of good standing from, the Colorado Secretary of State, as applicable;

C. The intent of the Phase 1 application process is to provide a fair opportunity for qualified and eligible persons and entities be selected for a Phase 2 review and to potentially obtain a license in the Town. As such, the following restrictions apply:

1. Multiple Phase 1 applications by the same person or entity or applications by multiple entities with substantially the same ownership are prohibited and will be rejected. For purposes of this Ordinance "substantially the same ownership" means that entities share 50% or more ownership in common, as determined by the Town Clerk.
2. No person or entity may apply on behalf of another person or entity. The applicant for a license must be the true applicant and may not be a shell or strawman for a third party. The selected applicant may not transfer an application to a third party at any time during the Phase 1 and Phase 2 review process.

D. Review of Phase 1 Application: The Town Clerk shall review a Phase 1 application for completeness. The Town Clerk shall reject a Phase 1 application if any of the information required as part of the application was not submitted. After a review of a Phase 1 application, the Town Clerk shall notify the applicant in writing of the results of the review.

1. If an application is complete, the Town Clerk shall notify the applicant that they will be entered into the random selection process in Subsection (E) below.
2. If an application is rejected, the applicant may appeal the Town Clerk's decision to the Town Manager by filing an appeal with the Town within ten (10) days of the notification of the rejection by the Town Clerk. The notice of appeal shall specify the grounds for the appeal and the relief sought by the appellant. Upon receipt of an appeal, the Town Manager shall hold a hearing on the appeal within ten (10) days of the receipt of the appeal. The Town shall provide at least five (5) days' notice to the appellant of the hearing. The Town Manager shall make a determination of the appeal within five (5) days of the hearing and shall notify the appellant of the decision in writing.

E. Random Selection. Within thirty (30) days of the effective date of the Ordinance adopting this Chapter, the Town shall post notice on its website indicating that Phase 1 applications for medical and retail marijuana store licenses shall be accepted for a sixty (60) day period, the Town shall review the Phase 1 applications. Once the sixty (60) day period has ended, the Town Clerk has reviewed all Phase 1 applications, the appeal deadline in Subsection (D)(2) above has expired, and all appeals, if any, have been decided, the Town may conduct the random selection of applicants for Phase 2 applications.

F. Once the maximum number of medical marijuana center and retail marijuana store licenses have been issued, the Town shall not accept any further applications for such use until an existing license is either revoked or expires. When the number of licensed medical marijuana centers and retail marijuana stores is less than the limit provided for in this Chapter for any reason, including the cessation of operation of a medical marijuana center and retail marijuana store either by license revocation or expiration, notice shall be posted on the Town's website as provided for in Subsection E above, and the Town shall process applications as provided for herein in the two-phase process.

G. Phase 2 Application: If the applicant is randomly selected, the applicant shall pay a nonrefundable Phase 2 application fee to the Town in an amount to be determined by the Town by separate Resolution and shall provide the following information for a Phase 2 application on a form provided by the Town within ninety (90) days from the date of notification of the applicant's selection:

1. The name and complete address of the proposed regulated marijuana business, including the facilities to be used in furtherance of such business, whether or not such facilities are, or are planned to be, within the territorial limits of the Town;
2. A copy of any deed, lease, contract, or other document reflecting the right of the applicant to possess and operate the proposed licensed premises for its proposed purpose along with the conditions of occupancy of the premises. If the applicant is not the owner of the proposed licensed premises, upon initial application, a notarized statement from the owner of such property authorizing the use of the property for a regulated marijuana business;
3. Evidence of a valid business license for the business;
4. Evidence of the reasonable requirements of the neighborhood for a regulated marijuana business and the desires of the adult inhabitants of the neighborhood related to such business by petitions, remonstrances, or otherwise. For purposes of this section, the neighborhood is defined as the residents and business owners or managers within a 1500-foot radius of the proposed business location.
5. A "to scale" diagram of the premises showing without limitation a site plan, building layout, all entry ways and exits to the marijuana store, loading zones and all areas in which regulated marijuana will be stored or dispensed;
6. A comprehensive business operation plan for the regulated marijuana business which shall contain without limitation the following:
  - i. A security plan;
  - ii. A description by category of all products to be sold;
  - iii. A signage plan that is in compliance with all applicable requirements of this Chapter and other applicable provisions of the Winter Park Town Code, as well as the Colorado Marijuana Code and all rules and regulations promulgated thereunder; and
  - iv. A plan for the disposal of marijuana.
7. Proof of application for and receipt of the special use permit in compliance with Section 7-5B-2 or Section 7-5D-2, as appropriate, of the Winter Park Town Code.

8. Any additional information that the local licensing authority reasonably determines to be necessary in connection with the investigation and review of the application.
9. The applicant shall verify the truthfulness of the information required by this Section by the applicant's signature on the Phase 2 application.

H. Review of Phase 2 application. Upon receipt, the Town Clerk shall review the application for completeness and conformity with the requirements of this Chapter. If the application is incomplete, the Town Clerk shall notify the applicant in writing of the application's deficiencies within fifteen (15) days of receipt of the application. The applicant shall have sixty (60) days from the date of notification of any deficiencies by the Town Clerk to remedy the deficiencies.

1. If the applicant fails to remedy the deficiencies within the period provided for in Subsection (E) above, the Town Clerk shall deny the application and notify the applicant of the denial.
2. Determination that the application is incomplete or denial of an application because it is incomplete are appealable to the Town Manager pursuant to Subsection D-2.
3. Once the appeal period has run or the appeal has been determined by the Town Manager, the Town may randomly select another applicant to submit a Phase 2 application.

I. Upon receipt of completed Phase 2 application, the Town Clerk shall circulate the application to all affected departments of the Town to determine whether the application is in full compliance with all applicable laws, rules, and regulations, and the local licensing authority shall schedule a public hearing on the application to be held not less than thirty (30) days after the date of receipt of the completed Phase 2 application. The local licensing authority shall cause a notice of such hearing to be posted as follows:

1. In a conspicuous place upon the proposed licensed premises and published in a newspaper of general circulation within the Town not less than ten (10) days prior to the hearing. Such posted notice given by posting shall include a sign of suitable material, not less than twenty-two (22) inches wide and twenty-six (26) inches high, composed of letters of not less than one (1) inch in height. Both the posted and the published notice shall state the type of license applied for, the date of the hearing, the name and address of the applicant, and other information as may be required to fully apprise the public of the nature of the application; and
2. The applicant shall pay the actual costs of having the Town Clerk's Office mail a notice via United States mail to landowners within a one-half mile radius of the proposed licensed premises. Such payment shall be made at least fifteen (15) days prior to such hearing to cause the Town Clerk's Office to mail such notice postmarked at least seven (7) days, but no earlier than fourteen (14)

days, prior to the date of the public hearing on the application. The Town Clerk's Office shall provide the state licensing authority an affidavit of said mailing.

J. Not less than five (5) days prior to the date of the public hearing for a new license, the local licensing authority shall cause its preliminary findings based on its investigation to be known in writing to the applicant. The local licensing authority shall deny any application that does not meet the requirements of this Chapter. The local licensing authority shall also deny any application that contains any false, misleading, or incomplete information. The local licensing authority shall also deny or refuse to issue a license for good cause. Denial of an application for a license shall not be subject to further administrative review but only to review by a court of competent jurisdiction.

K. Before entering a decision approving or denying the application for a local license, the local licensing authority may consider, except where this Chapter specifically provides otherwise, the facts and evidence adduced as a result of its investigation, as well as any other facts pertinent to the type of license for which application has been made, including the number, type and availability of regulated marijuana businesses located in or near the premises under consideration, and any other pertinent matters affecting the qualifications of the applicant for the conduct of the type of business proposed. In addition, the local licensing authority shall consider whether approval of the application would result in any of the following demonstrable negative impacts on the surrounding neighborhood:

1. An undue concentration of regulated marijuana businesses that would require the use of additional law enforcement resources;
2. An increase in traffic congestion;
3. A shortage of available parking; or
4. Other demonstrable negative impacts caused by the new regulated marijuana business.

L. A local license shall not be issued until a state license has been granted and the building in which the business is to be conducted has passed all applicable inspections and is ready for occupancy with such furniture, fixtures, and equipment in place as are necessary to comply with any applicable provisions of the code or any state law, rule, or regulation.

M. The local licensing authority shall issue its decision within ninety (90) days of the hearing on the complete license application. Such decision shall be by Resolution and shall state the reasons for the decision. The Resolution shall be sent via certified mail to the state licensing authority and the applicant at the address shown in the application.

### **3-7-6: ISSUANCE, DURATION, RENEWAL OF LICENSE:**

A. Upon issuance of a license, the Town shall provide the licensee with one (1) original of such license for each regulated marijuana business to be operated by the licensee in the Town. Each such copy shall show the name and address of the licensee, that the license

is issued for a regulated marijuana business, and the address of the licensed premises at which it is to be displayed.

B. Each license issued pursuant to this Chapter shall be valid for one (1) year from the date of issuance and may be renewed only as provided in this Chapter. All renewals of a license shall be for no more than one (1) year. An application for the renewal of an existing license shall be made to the local licensing authority not more than ninety (90) days and not less than sixty (60) days prior to the date of expiration of the license. A licensee may submit to the local licensing authority a late renewal application on the prescribed forms and pay a non-refundable late application fee in an amount determined by the Town by separate resolution for a renewal application made less than sixty (60) days prior to the date of the expiration of the license. All other provisions concerning renewal applications apply to a late renewal application. The timely filing of a completed renewal application or a late renewal application shall extend the current license until a final decision is made on the renewal.

C. Notwithstanding state law to the contrary, a licensee whose license expires and for which a renewal application has not been received by the expiration date shall be deemed to have forfeited its license under this Chapter. The Town shall not accept renewal applications after the expiration date of such license.

D. A licensee whose license expires shall not distribute or sell regulated marijuana or regulated marijuana products until all necessary new licenses have been obtained.

E. In the event that there have been no violations of this Chapter or Colorado Marijuana Code during the preceding year, and if there is no other derogatory information regarding the licensee, its partners, officers, directors, managers, or shareholders, then the Town Clerk may administratively grant the renewal of a regulated marijuana business license, transfer of ownership, change of corporate status, a request for modification of the licensed premises that does not include an expansion of the licensed premises, or manager registration on behalf of the local licensing authority. If, however, the Town Clerk's investigation discloses any proved or alleged violations of the Colorado Marijuana Code or this Chapter or derogatory information as described above, the Clerk shall schedule action on the application before the licensing authority.

### **3-7-7: PERSONS PROHIBITED AS LICENSEES AND EMPLOYEES:**

- A. No license shall be issued to, held by, or renewed by any of the following:
  - 1. Any person until all applicable fees have been paid;
  - 2. Any person who is not of good moral character satisfactory to the local licensing authority;
  - 3. Any corporation, any of whose officers, directors or stockholders are not of good moral character satisfactory to the local licensing authority;
  - 4. Any partnership, association or company, any of whose officers are not of good moral character satisfactory to the local licensing authority;

5. Any person employing, assisted by, or financed in whole or in part by any other person who is not of good character and reputation satisfactory to the local licensing authority;
  6. Any sheriff, deputy sheriff, police officer, prosecuting officer, and state or local licensing authority or any of its members, inspectors or employees;
  7. Any natural person under twenty-one (21) years of age;
  8. Any person for a licensed location that is also a retail food establishment or wholesale food registrant;
  9. Any person who has discharged a sentence for a felony conviction within the past five (5) years;
  10. Any person who, at any time, has been convicted of a felony for drug possession, distribution, or use, unless such felony drug charge was based on possession or use of marijuana or marijuana concentrate that would not be a felony if the person were convicted of the offense on the date he or she applied for the license;
  11. Any entity whose directors, shareholders, partners, or other persons having a financial interest in said entity do not meet the criteria set forth above;
  12. Any person who employs another person at a regulated marijuana business who has not submitted fingerprints for a criminal record history check or whose criminal record history check reveals the employee is ineligible;
  13. Any person who has made a false, misleading, or fraudulent statement on his or her application;
  14. Any person who fails to file any tax return with a taxing agency, stay out of default on a government-issued student loan, pay child support, or remedy outstanding delinquent taxes; or
  15. Any person whose license for a regulated marijuana business in another Town, Town and county or state has been revoked.
- B. In addition to the prohibitions listed in Subsection A above, no medical marijuana business license will be issued to or held by:
1. A licensed physician making patient recommendations.
  2. An individual or other person whose authority to be a primary caregiver has been revoked by the state health agency.
- C. No licensee shall employ or contract with any person to perform work functions directly related to the possession, dispensing, selling, serving, or delivering of marijuana for a licensed regulated marijuana business, any of the following:

1. Any person who is not of good moral character satisfactory to the local licensing authority;
2. Any person who is under twenty-one (21) years of age;
3. Any person who has discharged a sentence for a felony conviction within the past five (5) years;
4. Any person who, at any time, has been convicted of a felony for drug possession, distribution, or use, unless such felony drug charge was based on possession or use of marijuana or marijuana concentrate that would not be a felony if the person were convicted of the offense on the date he or she applied for the license; or
5. Any sheriff, deputy sheriff, police officer, prosecuting officer, and state or local licensing authority or any of its members, inspectors, or employees.

D. In investigating the qualifications described herein, the local licensing authority may have access to criminal history record information furnished by a criminal justice agency subject to any restrictions imposed by such agency. In the event the local licensing authority takes into consideration information concerning the applicant's criminal history record, the local licensing authority shall also consider any information provided by the applicant regarding such criminal history record, including without limitation evidence of rehabilitation, character references, and educational achievements, especially those items pertaining to the period of time between the applicant's last criminal conviction and the consideration of the application for a license.

### **3-7-8: ANNUAL OPERATING AND ADMINISTRATIVE FEES:**

In addition to application, renewal, late renewal, and an annual operating fee, the Town shall impose administrative fees for services, which include without limitation the transfer of ownership, background investigations, change of business manager, employee application, modification of premises, change of location, application modification, license modification, change of corporate structure, change of financier, zoning verification, duplicate license, temporary permit, change of trade name, with all such fees to be established by resolution of Town Council.

### **3-7-9: MEDICAL MARIJUANA DELIVERY**

A. The Authority may issue to any duly licensed medical marijuana center a marijuana delivery permit, subject to obtaining a state delivery permit by the State Licensing Authority, which shall authorize the permit holder to deliver medical marijuana and medical marijuana products to private residences only. A marijuana delivery permit is valid for one year and may be renewed annually upon renewal of the retail marijuana store license or medical marijuana center license.

B. Only duly licensed medical marijuana centers with a valid marijuana delivery permit may deliver medical marijuana and medical marijuana products to private residences in Grand County; provided that such delivery complies with C.R.S. § 44-10-501(11) and any

applicable rules or regulations of the Colorado Marijuana Code. Delivery outside of Grand County is prohibited.

C. Delivery of medical marijuana and medical marijuana products from businesses located outside of the Town's jurisdictional boundaries to an address within the Town's jurisdictional boundaries is permitted so long as the delivery is made by a licensed medical marijuana center delivering medical marijuana and medical marijuana products only, which holds a delivery permit issued by the state or another local entity, and which is located in Grand County. Delivery of retail marijuana and retail marijuana products is prohibited, regardless of whether the business holds a delivery permit issued by the state or another local entity.

D. A licensed medical marijuana center with a marijuana delivery permit may deliver medical marijuana and medical marijuana products only to the patient or parent or guardian who placed the order and who:

1. Is a current registrant of the medical marijuana patient registry and is twenty-one years of age or older or the parent or guardian of a patient who is also the patient's primary caregiver;
2. Receives the delivery of medical marijuana or medical marijuana products pursuant to rules adopted by the state; and
3. Possesses an acceptable form of identification.

E. Prior to transferring possession of the order to an individual, the person delivering the order shall inspect the individual's identification and verify that the information provided at the time of the order matches the name and age on the individual's identification.

F. The licensed medical marijuana center shall charge a one-dollar surcharge on each delivery. The licensee shall remit the surcharges collected on a monthly basis to the Town for local law enforcement costs related to marijuana enforcement. Failure to comply with this subsection may result in nonrenewal of the delivery permit.

G. All sales of medical marijuana and medical marijuana products delivered to an address within the Town are subject to the Town's applicable sales tax.

H. A delivery permit issued by the Authority is deemed a revocable privilege of a licensed medical marijuana center. A violation related to a delivery permit is grounds for a fine or suspension or revocation of the delivery permit or medical marijuana center license.

**3-7-10: OPERATIONAL RESTRICTIONS OF REGULATED MARIJUANA BUSINESSES:**

A. Any storage, display, sales, or other distribution of marijuana shall occur only within the restricted area of a regulated marijuana business and shall not be visible from the exterior of the licensed premises.

B. A regulated marijuana business shall be closed to the public and no sale or other distribution of marijuana shall occur upon the premises between the hours of 10:00 p.m. through and including 8:00 a.m.

C. A retail marijuana store may sell retail marijuana or retail marijuana products to persons twenty-one (21) years of age or older only in the quantities permitted by state law.

D. A medical marijuana center may sell within any seven-day period of time to any one registered patient or primary caregiver only the quantities of medical marijuana or medical marijuana products permitted by state law.

E. Dual operations.

1. If a medical marijuana center that allows medical marijuana patients under the age of twenty-one (21) years to be on the premises is dually located with a retail marijuana store, the medical marijuana store and the retail marijuana store must maintain complete and distinct physical separation of the licensed premises, including without limitation separate sales and storage areas, separate entrances and exits, separate inventories, separate point-of-sale operations, and separate record-keeping. For other dual operations, the licensee shall maintain visual and operational separation of the two (2) licensed operations.

2. A medical marijuana center that does not authorize patients under the age of twenty-one (21) years to be on the premises may hold a retail marijuana store license and operate a dual operation retail business at a shared licensed premises with the same entrances and exits to the shared premises and medical and retail marijuana may be separately displayed on the same floor.

3. Licensees of a dual operation shall maintain separate and distinct inventory tracking processes for medical marijuana and retail marijuana inventories. The inventories must be clearly tagged or labeled so that the products can be reconciled to a particular medical or retail business.

F. The regulated marijuana offered for sale and distribution must be packaged and labeled in accordance with state law.

G. Regulated marijuana businesses are prohibited from selling, soliciting, or receiving orders for regulated marijuana or regulated marijuana products over the internet.

H. Regulated marijuana business licensees are prohibited from selling or giving away any consumable product that is not a regulated marijuana product, including without limitation cigarettes or tobacco products, alcohol beverages, and food products or non-alcoholic beverages that are not regulated marijuana products.

I. A regulated marijuana business shall be ventilated to ensure the odor of marijuana cannot be detected by a person with a normal sense of smell at the exterior of the regulated marijuana business or at any adjoining property.

J. No regulated marijuana business may store regulated marijuana or any regulated marijuana product in any off-premises storage facility located within the Town.

K. Licensees who are natural persons shall either manage the licensed premises themselves or employ a separate and distinct manager on the premises and report the name of such manager to the local licensing authority. Licensees that are entities shall employ a manager on the premises and report the name of the manager to the local licensing authority. All managers must be natural persons who are at least twenty-one (21) years of age. No manager shall be a person who has discharged a sentence for a felony conviction within the past five (5) years, or who has been convicted of a felony for drug possession, distribution or use, unless such felony drug charge was based on possession or use of marijuana or marijuana concentrate that would not be a felony if the person were convicted of the offense on the date he or she applied for the license. The manager must be a Colorado resident at the time of reporting and at all times the individual is acting as manager for the licensed premises.

L. A legible sign shall be posted in a conspicuous location in each regulated marijuana business containing the following warnings:

1. That the use of marijuana or marijuana products may impair a person's ability to drive a motor vehicle or operate machinery, and it is illegal under state law to drive a motor vehicle or to operate machinery when under the influence of or impaired by marijuana;
2. That loitering in or around a regulated marijuana business is prohibited by law;
3. That possession and distribution of marijuana is a violation of federal law; and
4. That no one under the age of twenty-one (21) years is permitted on the premises.

M. Security measures at regulated marijuana businesses shall follow all requirements of state law and shall include, at a minimum, the following:

1. Security surveillance cameras installed to monitor all entrances, along with the interior and exterior of the premises, to discourage and facilitate the reporting of criminal acts and nuisance activities occurring at the premises. All security recordings shall be preserved for at least forty (40) days by the licensee and be made available to the Fraser Winter Park Police Department upon request for inspection;
2. Robbery and burglary alarm systems that are professionally monitored and maintained in good working condition;
3. A locking safe permanently affixed to the premises or secure room that is suitable for the storage of cash if cash will be stored overnight on the licensed premises;

4. Exterior lighting that illuminates the exterior walls of the licensed premises and complies with applicable provisions of this Chapter and other applicable provisions of the Winter Park Town Code; and
5. Deadbolt locks on all exterior doors.

### 3-7-11: SIGNAGE:

A. All signage and advertising for a regulated marijuana business shall comply with all applicable state laws as well as the provisions of this Chapter and other applicable provisions of the Winter Park Town Code.

B. It is unlawful for any person licensed under this Chapter or any other person to advertise any retail marijuana or retail marijuana product anywhere in the Town where the advertisement is visible to members of the public from any street, sidewalk, park, or other public place, including advertising, utilizing any of the following media: any billboard; any sign mounted on a vehicle, any hand-held or other portable sign; or any handbill, leaflet or flier directly handed to any person in a public place, left upon a motor vehicle, or posted upon any public or private property without the consent of the property owner. The prohibition set forth in this Section shall not apply to:

1. Any sign located on the same lot as a regulated marijuana business that exists solely for the purpose of identifying the location of the regulated marijuana business and that otherwise complies with the Town's zoning requirements and any other applicable Town laws and regulations; provided, however, that the maximum sign area for any regulated marijuana business shall be one-half of the sign area otherwise permitted by Section 6-2-7-7 of the Winter Park Town Code, as amended.
2. Any advertisement contained within a newspaper, magazine, or other periodical of general circulation within the Town; or
3. Advertising that is purely incidental to sponsorship of a charitable event by a regulated marijuana business.

### 3-7-12: NUMBER AND LOCATION OF REGULATED MARIJUANA BUSINESSES:

A. Subject to the following number limits, a regulated marijuana business shall be permitted to locate only within the following two districts, defined as follows for purposes of this Chapter only: the old town district, and the downtown district, both as described on the map attached to this Ordinance as **Exhibit A**. Within both districts, zoning regulations and all land use approvals and requirements continue to apply.

1. Within the old town district: one (1) retail marijuana store, licensed medical marijuana center or dual operation.
2. Within the downtown district: up to two (2) retail marijuana stores or licensed medical marijuana centers or dual operations or any combination thereof not exceeding two (2) businesses.
3. The maximum aggregate number of regulated marijuana business within the Town shall not exceed three (3) at any point in time, which may be retail marijuana stores, licensed medical marijuana centers, dual operations, or any combination thereof.

4. For purposes of this limitation, a dual operation shall be considered a single marijuana business.
5. If a regulated marijuana business is operating and in good standing with the Colorado Department of Revenue Marijuana Enforcement Division at the time of annexation into the Town, the existing regulated marijuana business shall not count toward these number limits. Except for the random selection process in Section 3-7-5 (E) and this exemption from the number limits, all licensing requirements of this Chapter shall apply.
  - B. No regulated marijuana business may be located within:
    1. Five hundred (500) feet of any other regulated marijuana business; or
    2. Upon any Town of Winter Park owned property.
    3. The distances set forth in this Section are to be computed by direct measurement from the nearest property line, right-of-way boundary, or portion of the footprint of the land uses set forth herein to the nearest portion of the footprint of the regulated marijuana business.
  - C. The licensed premises of a regulated marijuana business shall not exceed three thousand (3,000) square feet.
  - D. Each regulated marijuana business shall be operated from a permanent location. No regulated marijuana business shall be permitted to operate from a moveable, mobile or transitory location.
  - E. The suitability of a location for a regulated marijuana business shall be determined at the time of the issuance of the first license for such business. The fact that changes in the neighborhood occurring after the issuance of the first license might render the site unsuitable for a regulated marijuana business under this Section shall not be grounds to suspend, revoke or refuse to renew the license for such business so long as the license for the business remains in effect.

### **3-7-13: INSPECTION OF BOOKS, RECORDS, AND LICENSED PREMISES:**

- A. Every licensee shall maintain an accurate and complete record of all regulated marijuana purchased, sold, or dispensed by the regulated marijuana business in any usable form. Such record shall include the following:
  1. The identity of the seller and purchaser involved in each transaction;
  2. The total quantity of and amount paid for the regulated marijuana and/or the regulated marijuana product(s); and
  3. The date, time, and location of each transaction.

B. All transactions shall be kept in a numerical register in the order in which they occur.

C. All records required to be kept under this Chapter must be kept in the English language in a legible manner and must be preserved and made available for inspection for a period of three (3) years after the date of the transaction. Information inspected by the Winter Park Police Department or other Town departments pursuant to this Chapter shall be used for regulatory and law enforcement purposes only and shall not be a matter of public record.

D. The licensed premises shall be subject to inspection by the local licensing authority, its duly authorized representatives, and the Winter Park Police Department during all business hours and other times of apparent activity, for the purpose of inspection or investigation. For examination of any inventory or books and records required to be kept by the licensees, access shall be required during business hours. Where any part of the licensed premises consists of a locked area, upon demand to the licensee by the local licensing authority or any other authorized Town personnel, such area shall be made available for inspection without delay.

**3-7-14: UNLAWFUL ACTS:**

It shall be unlawful for any person or licensee to:

A. Employ any person at a regulated marijuana business who is not at least twenty-one (21) years of age or who has a criminal history as described in Section 3-7-7.

B. Allow marijuana or marijuana products to be consumed upon its licensed premises.

C. Sell regulated marijuana or regulated marijuana products to a person under twenty-one (21) years of age or to a person who does not present a government-issued identification at the time of purchase.

D. Sell medical marijuana or medical marijuana products to non-patients.

E. Purchase or otherwise obtain regulated marijuana from any source that is not properly authorized under state and local law to sell or dispense regulated marijuana.

F. Permit the sale or consumption of alcohol beverages on the licensed premises.

G. Dispense regulated marijuana to a person that is or appears to be under the influence of alcohol or under the influence of any controlled substance, including marijuana.

H. Refuse to allow inspection of a regulated marijuana business upon request of an authorized Town employee. Any licensee, owner, business manager, operator of a regulated marijuana business, or owner of the property where a regulated marijuana business is located may be charged with violation of this requirement.

I. Violate any provision of this Chapter or any condition of an approval granted pursuant to this Chapter, or any law, rule, or regulation applicable to the use of regulated

marijuana or the operation of a regulated marijuana business, including without limitation any provision, term, condition, or requirement of the Colorado Marijuana Code.

J. Engage in any form of business or commerce involving the sale, distribution, or consumption of marijuana other than that form of business and commerce that is expressly permitted by Section 16 of Chapter XVIII of the Colorado Constitution, the Colorado Marijuana Code, and this Chapter, which permits only regulated marijuana business.

**3-7-15: CHANGE IN MANAGER; CHANGE IN FINANCIAL INTEREST; TRANSFER OF OWNERSHIP; CHANGE IN LOCATION:**

A. Change in Manager. Each licensee shall report any change in managers to the local licensing authority within thirty (30) days after the change. Such report shall include all information required for disclosing managers under this Chapter.

B. Change in Financial Interest. Each licensee shall report in writing to the local licensing authority any transfer or change of financial interest in the license holder or in the regulated marijuana business that is the subject of the license. Such report must be filed with the local licensing authority within thirty (30) days after any such transfer or change. A transfer application shall be required for any transfer of the capital stock of a corporation or any other interest totaling more than ten percent (10%) of the stock in any one (1) year, as well as any transfer of a controlling interest in the corporation whenever a sufficient number of shares have been transferred to effectuate the transfer of a controlling interest. No person having or acquiring a financial interest in the regulated marijuana business that is the subject of a license shall be a person who has discharged a sentence for a felony conviction within the past five (5) years, or who has been convicted of a felony for drug possession, distribution or use, unless such felony drug charge was based on possession or use of marijuana or marijuana concentrate that would not be a felony if the person were convicted of the offense on the date he or she applied for the license.

C. Transfer of ownership. For a transfer of ownership, a license holder shall apply to the state and local licensing authority on forms provided by the state and local licensing authority. In considering whether to permit a transfer of ownership, the local licensing authority shall consider only the requirements of this Chapter, the Colorado Marijuana Code, and the regulations promulgated in conformance therewith. The local licensing authority may hold a hearing on the application for a transfer of ownership, but such hearing shall not be held until a notice of such hearing has been posted on the licensed regulated marijuana business premises for a period of at least ten (10) days prior to such hearing, and the applicant has been provided at least ten (10) days prior notice of such hearing.

D. Change of location.

1. A licensee from another jurisdiction that has previously obtained a license from the state and any other local licensing authority as applicable may move his or her permanent location to the Town of Winter Park so long as the applicant and the new location conform to the requirements of this Chapter, and a new local license is obtained.

2. A licensee within the Town that seeks to change its location, may move his or her permanent location so long as the new location conforms to the requirements of this Chapter. The local licensing authority shall schedule a public hearing on the application, provided however, the local licensing authority shall only consider the proposed location of the licensed premises pursuant to this Chapter.

### **3-7-16: REPORTING REQUIRED:**

Licensees shall immediately report to the Winter Park Police Department any unlawful act, conduct, or disturbance committed upon the premises. In no case shall the report be provided later than seventy-two (72) hours of the event.

### **3-7-17: VIOLATIONS AND PENALTIES:**

In addition to the possible denial, suspension, revocation or nonrenewal of a license under the provisions of this Chapter, any person, including without limitation any licensee, manager or employee of a regulated marijuana business, or any customer of such business, who violates any of the provisions of this Chapter, shall be subject to the following penalties:

- A. Any person convicted of having violated any provision of this Chapter shall be punished as set forth in Section 1-4-1C of this Code.
- B. The operation of a regulated marijuana business without a valid license issued pursuant to this Chapter may be enjoined by the Town in an action brought in a court of competent jurisdiction, including the Winter Park Municipal Court.
- C. The operation of a regulated marijuana business without a valid license issued pursuant to this Chapter is specifically determined to be a public nuisance.

### **3-7-18: NO TOWN LIABILITY; INDEMNIFICATION:**

- A. By accepting a license issued pursuant to this Chapter, the licensee waives and releases the Town, its officers, elected officials, employees, attorneys, and agents from any liability for injuries, damages or liabilities of any kind that result from any arrest or prosecution of regulated marijuana business owners, operators, employees, clients, or customers for a violation of state or federal laws, rules, or regulations.
- B. By accepting a license issued pursuant to this Chapter, all licensees, jointly and severally, if more than one (1), agree to indemnify, defend and hold harmless the Town, its officers, elected officials, employees, attorneys, agents, insurers and self-insurance pool against all liability, claims and demands on account of any injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever arising out of or in any manner connected with the operation of the regulated marijuana business that is the subject of the license.

Section 5. Section 7-2-3 of the Winter Park Town Code is hereby amended by the addition of the following new definitions, to be inserted in alphabetical order:

REGULATED MARIJUANA BUSINESS: Any business authorized and duly licensed by Chapter 7 of Title 3 of this Code to sell regulated marijuana and regulated marijuana products.

Section 6. Section 7-3-19 of the Winter Park Town Code is hereby repealed and reenacted to read as follows:

**7-3-19: MEDICAL MARIJUANA PROHIBITIONS:**

A. Authority: The Town Council hereby finds, determines, and declares that it has the power to adopt this section pursuant to: article XVIII, section 16 of the Colorado Constitution; Colorado Revised Statutes section 44-11-104(6); article XX of the Colorado Constitution; the Town of Winter Park Home Rule Charter; and the Local Government Land Use Control Enabling Act, article 20 of title 29, Colorado Revised Statutes.

B. Findings: Based on the foregoing authority and after careful consideration and evaluation of the potential secondary impacts associated with the operation of medical marijuana establishments, the Town Council finds and determines that such businesses, other than a limited number of licensed medical marijuana businesses, would have an adverse effect on the health, safety and welfare of the Town and its inhabitants and that no suitable location exists in the Town for the operation of medical marijuana establishments other than the limited number of licensed medical marijuana businesses permitted by Chapter 7 of Title 3 of this Code.

C. Prohibition: It is unlawful for any person to operate, cause to be operated, or permit to be operated any medical marijuana establishment, other than a duly licensed medical marijuana business, in the Town, and all such uses are hereby prohibited in any location in the Town.

D. Penalty: Violations of this Section shall be punished as set forth in subsection 1-4-1C of this Code.

Section 7. Section 7-3-21 of the Winter Park Town Code is hereby repealed and reenacted to read as follows:

**7-3-21: RETAIL MARIJUANA ESTABLISHMENTS:**

A. Authority: The Town Council hereby finds, determines, and declares that it has the power to adopt this section pursuant to: article XVIII, section 16 of the Colorado Constitution; Colorado Revised Statutes section 44-11-104(6); article XX of the Colorado Constitution; the Town of Winter Park Home Rule Charter; and the Local Government Land Use Control Enabling Act, article 20 of title 29, Colorado Revised Statutes.

B. Findings: Based on the foregoing authority and after careful consideration and evaluation of the potential secondary impacts associated with the operation of retail marijuana establishments, the Town Council finds and determines that such businesses, other than a limited number of regulated marijuana businesses, would have an adverse effect on the health, safety and welfare of the Town and its inhabitants and that no suitable location exists in the Town for the operation of retail marijuana establishments other than the limited number of regulated marijuana businesses permitted by Chapter 7 of Title 3 of this Code.

C. Prohibition: It is unlawful for any person to operate, cause to be operated, or permit to be operated any retail marijuana establishment, other than a duly licensed retail marijuana store, in the Town, and all such uses are hereby prohibited in any location in the Town.

D. Penalty: Violations of this Section shall be punished as set forth in subsection 1-4-1C of this Code.

Section 8. Section 7-5B-2(B) of the Winter Park Town Code is hereby repealed and reenacted to read as follows:

**7-5B-2: USES PERMITTED:**

\* \* \*

B. Special Use Permit: The following uses are permitted in the D-C district subject to the provisions of this title and upon the issuance of a special use permit:

1. Commercial parking lots or structures;
2. Drive-through business;
3. Gasoline convenience stores;
4. Loading docks;
5. Mall and shopping center;
6. Outdoor storage;
7. Outdoor vendor;
8. Permanent outdoor sales and storage;
9. Public utilities;
10. Street vendor; and
11. Regulated marijuana businesses.

Section 9. Section 7-5D-2(B) of the Winter Park Town Code is hereby repealed and reenacted to read as follows:

**7-5D-2: USES PERMITTED:**

\* \* \*

B. Special Use Permit: The following uses are permitted in the C-1 district subject to the provisions of this title and upon the issuance of a special use permit:

1. Commercial parking lots or garages;
2. Drive-through business;
3. Gasoline convenience stores;
4. Loading docks;
5. Outdoor storage;
6. Places of commercial recreation or amusement;
7. Public utilities; and
8. Regulated marijuana businesses.

INTRODUCED, APPROVED ON FIRST READING, AND ORDERED PUBLISHED IN FULL this \_\_\_ day of \_\_\_\_\_, 2021. A public hearing shall be held at the regular meeting of the Winter Park Town Council on the \_\_\_ day of \_\_\_\_\_, 2021 at 5:30 p.m., or as soon thereafter as possible, at the Winter Park Town Hall.

TOWN OF WINTER PARK

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST:

\_\_\_\_\_  
Danielle Jardee, Town Clerk

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of \_\_\_\_\_ to \_\_\_\_\_ on the \_\_\_ day of \_\_\_\_\_, 2021.

TOWN OF WINTER PARK

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST:

\_\_\_\_\_  
Danielle Jardee, Town Clerk

## MEMO

**TO** Mayor and Town Council  
**FROM** Dani Jardee, Town Clerk  
**CC** Keith Riesberg, Town Manager  
**DATE** June 15, 2021  
**RE** Marijuana Fee Structure

### **Background**

In November 2020, Winter Park voters approved a regulated marijuana sales tax of 5% for the Town of Winter Park. Council has since discussed the topic of marijuana regulations at the January 19, February 2, and April 6, 2021, Town Council Workshops. The Town Council Workshops helped Staff and Legal Counsel to develop Ordinance 559 which amends the Town Code to allow regulated marijuana businesses to operate in the Town of Winter Park. Ordinance 559 had its first reading on June 1, 2021 and was approved with a vote of 7-0. On June 15, 2021, the second reading and public hearing will occur.

### **Analysis**

If Ordinance 559 is approved tonight per sections 3-7-5(A), 3-7-5(G), 3-7-6(B), and 3-7-8 of the Winter Park Town Code fees are to be established by a separate resolution. Resolution 1868 presented tonight establishes fees related to licensing for regulated marijuana business for the Town of Winter Park. The fee structure presented on Resolution 1868 will cover the administrative costs of processing marijuana applications, renewals, etc. for the Town. Town Council may review and change fees as they deem necessary.

### **Recommendation**

It is Council's discretion whether to approve the Fee Structure presented in Resolution 1868.

- Should the Town Council wish to approve Resolution 1868 the following motion should be made:

I move to approve Resolution 1868, A Resolution of the Town Council of the Town of Winter Park to Establish Fees Related to Licensing for Regulated Marijuana Businesses.



- Should the Town Council wish to deny Resolution 1868, the following motion should be made:

I move to deny Resolution 1868, A Resolution of the Town Council of the Town of Winter Park to Establish Fees Related to Licensing for Regulated Marijuana Businesses.

TOWN OF WINTER PARK  
RESOLUTION NO. 1868  
SERIES OF 2021

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINTER PARK TO ESTABLISH FEES RELATED TO LICENSING FOR REGULATED MARIJUANA BUSINESSES

WHEREAS, pursuant to C.R.S. § 44-10-803(3), as amended, a local jurisdiction may adopt and impose fees on regulated marijuana businesses in the local jurisdiction in an amount determined by the local jurisdiction; and

WHEREAS, Ordinance 559, Series of 2021, repealed and reenacted Chapter 7 of Title 3 of the Winter Park Town Code ("W.P.C."), and authorized certain fees to be set by Town Council resolution related to marijuana licensing; and

WHEREAS, the Town Council desires that marijuana businesses should cover the administrative processing costs the Town incurs in reviewing and processing such license applications and in administering the licenses once issued; and

WHEREAS, such local fees are in addition to the State licensing fees.

NOW THEREFORE, BE IT RESOLVED that the Town Council of Winter Park, Colorado, marijuana licensing fees shall be as follows:

Type of Fee	Amount	Source
Annual Operations Fee	\$2,000.00	W.P.C. § 3-7-8
Phase 1 Application Fee	\$1750.00 (non-refundable application fee)	W.P.C. § 3-7-5(A)
Phase 2 Application Fee	\$2,000.00 (non-refundable application fee)	W.P.C. § 3-7-5(G)
Annual Renewal Application Fee	\$1500.00 (non-refundable application fee)	W.P.C. § 3-7-8
Late Renewal Application Fee	\$500.00	W.P.C. § 3-7-6(B)
Change of Location	\$1,000.00	W.P.C. § 3-7-8
Change of Ownership	\$1,000.00	W.P.C. § 3-7-8

Modification of Premise	\$250.00	W.P.C. § 3-7-8
Personnel Changes	\$100.00	W.P.C. § 3-7-8
Delivery Permit – Medical Only	\$1000.00	W.P.C. § 3-7-8

APPROVED AND PASSED this \_\_\_\_day of \_\_\_\_2021 by a vote of \_\_\_\_to \_\_\_\_.

TOWN OF WINTER PARK

\_\_\_\_\_  
Nick Kutrumbos, Mayor

ATTEST:

\_\_\_\_\_  
Danielle Jardee, Town Clerk



## MEMO

**TO** Town Council  
**FROM** Lizbeth Lemley, Finance & HR Director  
**CC** Keith Riesberg, Town Manager  
**DATE** June 10, 2021  
**RE** 2021 Budget Amendment Ordinance 560

Attached for your review is an Ordinance titled “An ordinance appropriating additional sums of money to defray expenses in excess of amounts budgeted and appropriated for the fiscal year 2021 for the Town of Winter Park, Colorado”. The Ordinance revises the original amounts budgeted and appropriated in the 2021 Budget by the Town Council adopted on December 1, 2020.

This ordinance is being brought forward to address events that have occurred subsequent to the approval of the 2021 budget. The proposed revisions are explained below. Please note all funds with personnel expense include a 3% increase and additional costs related to the increase (payroll taxes, retirement match, worker’s compensation insurance, etc). Additionally, increases in sales tax revenues reflected below represent sales tax collected in excess of budget for the months of January through April 2021.

**Transit & Trails Fund** – The Trails & Transit Fund will be transferring funds to the Affordable Housing Fund to acquire the piece of property originally purchased by the Affordable Housing Fund. This property is located adjacent to the site of the new Transit Maintenance Facility and will be needed to address site constraints of the proposed project. In addition, our transit bus manufacturer will have two buses originally scheduled for purchase in 2022 available in 2021. Purchasing the buses will allow the Town to have these buses placed in service prior to expected price increases in 2022. State grants have been awarded to cover 80% of the total cost of the buses. The amount below includes the two buses, wraps and the voice announcement system approved by Council earlier this year. These additional expenditures will be covered with sales tax dollars and grant funds. This fund will also be receiving additional federal grant funds under the Coronavirus Response and Relief Supplemental Appropriations Act in 2021.

	<u>Expenditures</u>	<u>Revenues</u>
Transfer to Affordable Housing Fund	800,000	
Capital Equipment	1,004,000	
Salaries	5,000	
Benefits	900	
Sales Tax		200,000
State Grants		787,608
Federal Grants		1,565,133
Total	<u>1,809,900</u>	<u>2,552,741</u>

**Affordable Housing Fund** – The bids for the Hideaway Junction Phase II horizontal infrastructure came in significantly over original estimates. Council has approved the bid to move forward with this project. Additionally, annual inspections of the apartments at Hideaway Place identified and required system repairs. These specific repairs were not included in the original 2021 budget but were necessary to properly maintain this facility. Lastly, as discussed above, the Trails & Transit Fund will be transferring funds to acquire a piece of property originally acquired by the Affordable Housing fund.

	<u>Expenditures</u>	<u>Revenues</u>
Capital Outlay	600,000	
Repairs and Maintenance	19,000	
Transfer from Trails & Transit Fund		800,000
Total	<u>619,000</u>	<u>800,000</u>

**Capital Fund** - At the time the 2021 budget was approved the Town forecasted the cost to complete the Public Works Facility project would be \$1,000,000. We now estimate the expenditures related to this project will exceed this estimate by \$230,000 in 2021. These expenditures are not project overruns but are the result to timing variances at year end. Additionally, the Town is purchasing new lighted Christmas decorations at a significant discount. These were included in the 2020 budget but were not expended. These expenditures will be covered by increased sales tax revenue and a transfer from the General Fund.

	<u>Expenditures</u>	<u>Revenues</u>
Capital Outlay	257,000	
Sales Tax Revenue		90,000
Transfer from General Fund		167,000
Total	<u>257,000</u>	<u>257,000</u>

**Law Enforcement Fund** –The are no addition appropriations requested in this fund in addition to the 3% wage increase discussed above. These expenditures will be covered by a transfer from the General Fund as well as a related increase in intergovernmental revenue in accordance with the Town’s IGA with the Town of Fraser.

	<u>Expenditures</u>	<u>Revenues</u>
Salaries/Wages	31,000	
Benefits	6,000	
Intergovernmental Revenue		13,690
Transfer from General Fund		<u>23,310</u>
Total	<u>37,000</u>	<u>37,000</u>

**Building Services Fund** – The are no addition appropriations requested in this fund in addition to the 3% wage increase discussed above. These expenditures will be covered by fund balance.

	<u>Expenditures</u>	<u>Revenues</u>
Salaries/Wages	6,200	
Benefits	1,200	
Fund Balance		<u>7,800</u>
Total	<u>7,800</u>	<u>7,800</u>

**General Fund** – In addition to the 3% wage increase, the chart below includes an additional position in the Finance department to manage the short-term rental registration process and other finance duties. We have also included one additional employee to further sustainability initiatives through the state’s Best and Brightest program. This position anticipates receiving state grants to fund a portion of the position costs. Administrative expenses reflected below represent the programming costs to expand our current business license/sales tax platform to include short term rental registrations, retail marijuana tax and other updates. This chart also reflects the transfers to the Capital Fund and Law Enforcement Fund discussed in the corresponding funds above. These additional expenditures will be funded by an increase in sales tax revenue, projected short term rental registration fees and a state grant. The Town will also be receiving additional federal grant dollars under the American Rescue Plan Act of 2021.



	<u>Expenditures</u>	<u>Revenues</u>
Salaries/Wages	102,000	
Benefits	18,500	
Administrative Services	10,000	
Transfer to Capital Fund	167,000	
Transfer to Law Enforcement Fund	23,310	
Sales Tax Revenue		400,000
Short Term Rental Registration Fees		75,000
State Grants		12,500
Federal Grants		136,986
Total	<u>320,810</u>	<u>624,486</u>

**Recommended Motions**

Staff recommends the Town Council approve the 2021 Budget Revisions as presented by approving the attached Ordinance.

TOWN OF WINTER PARK

ORDINANCE NO. 560  
SERIES OF 2021

AN ORDINANCE APPROPRIATING ADDITIONAL SUMS OF MONEY TO DEFRAY EXPENSES IN EXCESS OF AMOUNTS BUDGETED AND APPROPRIATED FOR THE FISCAL YEAR 2021 FOR THE TOWN OF WINTER PARK, COLORADO

WHEREAS, Section 9.12 of the Town of Winter Park Home Rule Charter provides that the Town Council by ordinance may make supplemental appropriations; and

WHEREAS, Keith Riesberg, Town Manager, has certified funds available in excess of the appropriated expenditures as presented in the 2021 Adopted Budget.

WHEREAS, upon due and proper notice, published or posted in accordance with state law, a public hearing was held on July 6, 2021, and interested taxpayers were given the opportunity to file or register any objections to said supplemental appropriations, and;

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Winter Park, Colorado:

Section 1. That the 2021 supplemental appropriations shall be added to the following funds:

**Transit & Trails Fund**

	<u>Expenditures</u>	<u>Revenues</u>
Transfer to Affordable Housing Fund	800,000	
Capital Equipment	1,004,000	
Salaries/Wages	5,000	
Benefits	900	
Sales Tax Revenue		200,000
State Grants		787,608
Federal Grants		1,565,133
Total	<u>1,809,900</u>	<u>2,552,741</u>

**Affordable Housing Fund**

	<u>Expenditures</u>	<u>Revenues</u>
Capital Outlay	600,000	
Repairs and Maintenance	19,000	
Transfer from Transit & Trails Fund		800,000
Total	<u>619,000</u>	<u>800,000</u>

**Capital Fund**

	<u>Expenditures</u>	<u>Revenues</u>
Capital Outlay	257,000	
Sales Tax Revenue		90,000
Transfers from General Fund		167,000
Total	257,000	257,000

**Law Enforcement Fund**

	<u>Expenditures</u>	<u>Revenues</u>
Salaries/Wages	31,000	
Benefits	6,000	
Intergovernmental Revenue		13,690
Transfers from General Fund		23,310
Total	37,000	37,000

**Building Services Fund**

	<u>Expenditures</u>	<u>Revenues</u>
Salaries/Wages	6,600	
Benefits	1,200	
Fund Balance		7,800
Total	7,800	7,800

**General Fund**

	<u>Expenditures</u>	<u>Revenues</u>
Salaries/Wages	102,000	
Benefits	18,500	
Administrative Services	10,000	
Transfer to Capital Fund	167,000	
Transfer to Law Enforcement Fund	23,310	
Sales Tax Revenue		400,000
Short Term Rental Registrations		75,000
State Grants		12,500
Federal Grants		136,986
Total	320,810	624,486

Section 2. That the supplemental appropriation as submitted, amended and herein above summarized by fund, hereby is approved and adopted providing additional appropriations to the Budget of the Town of Winter Park for the year stated above.

INTRODUCED, APPROVED ON FIRST READING, AND ORDERED PUBLISHED IN FULL this 15<sup>th</sup> day of June 2021. A public hearing shall be held at the regular meeting of the Winter Park Council on the 6<sup>th</sup> day of July, 2021 at 5:30 p.m., or as soon thereafter as possible, at the Winter Park Town Hall.

TOWN OF WINTER PARK

---

Nick Kutrumbos, Mayor

ATTEST:

---

Danielle Jardee, Town Clerk

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of \_\_\_\_\_ to \_\_\_\_\_ on the 6<sup>th</sup> day of July, 2021.

TOWN OF WINTER PARK

---

Nick Kutrumbos, Mayor

ATTEST:

---

Danielle Jardee, Town Clerk

### Council objectives/priorities for 2021 - 2022

1. Advance housing projects within Winter Park and Fraser Valley
2. Increase Winter Park's efforts for developing a year-round economy consistent with the Town's adopted vision statement
3. Pursue infrastructure improvement plans (broadband & community connectivity through transit, trails, train) and address negative impacts where infrastructure is lacking or fire mitigation is needed (dispersed camping areas) to preserve Winter Park's natural areas
4. Improve communication and relationship building w/ Town's strategic partners
5. Advance environmental sustainability initiatives through commitment of staff resources, pursuit of grant funding and working with community partners
6. Form an economic development committee
7. Continue planning efforts for the downtown/resort connection (gondola)
8. Financial planning and stabilization – diversification of revenues, development of planning models
9. Continue the Town's marketing strategy through partnerships with the Chamber of Commerce, Winter Park Resort, and other community partners.
10. Update zoning code and development regulations

### Council objectives/priorities for 2020 - 2021

1. Coordinated response to COVID-19 impacts – short-term needs and long-term effects
2. Advance housing projects within Winter Park and Fraser Valley
3. Increase Winter Park's year-round population = be in line w/ the vision statement
4. Pursue infrastructure improvement plans (broadband & community connectivity through transit, trails, train) and address negative impacts where infrastructure is lacking (Vasquez Road dispersed camping issues)
5. Improve communication and relationship building w/ Town's strategic partners
6. Update the Town's marketing/special events strategy and direction for the Chamber of Commerce
7. Form an economic development committee
8. Continue planning efforts for the downtown/resort connection (gondola)
9. Financial planning and stabilization – diversification of revenues, development of planning models
10. Environmental sustainability initiatives
11. Update zoning code and development regulations

Council objective for 2019-2020

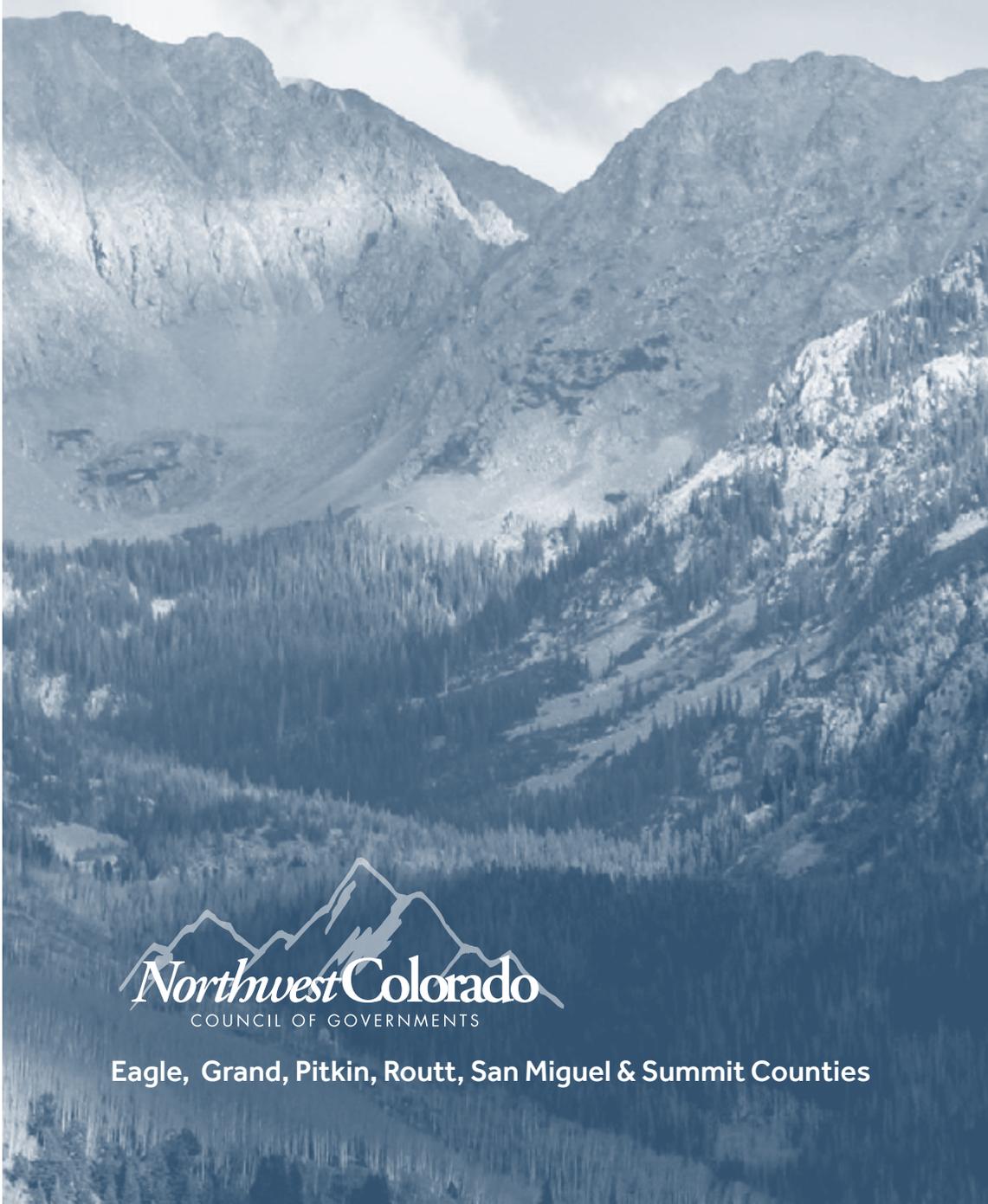
1. Housing projects – want substantive movement (beds on-line in 18 months)
2. Creation of a new/updated vision statement
3. Analysis and outline of direction for activation and management of Hideaway Park
4. Clearly outline budgets and expectations for Chamber of Commerce agreement
5. Develop measure for gauging the health of the community/citizen satisfaction
6. Elevate community awareness, pursue partnerships and research options for addressing community health issues.
7. Maintain strong inter-governmental relationship efforts – including USFS
8. Develop and host a citizen academy/Winter Park 101 program
9. Advance the Public Works and Transit facility projects
10. Pursue the voluntary annexation of Beaver Village
11. Formalize sustainability action plan and implement projects, pursue membership in policy formation group such as CC4CA
12. Continue efforts/plans for the annexation and potential development of the Pyne property



# The Mountain Migration Report

2021

Are COVID Impacts on Housing & Services Here to Stay?



Eagle, Grand, Pitkin, Routt, San Miguel & Summit Counties

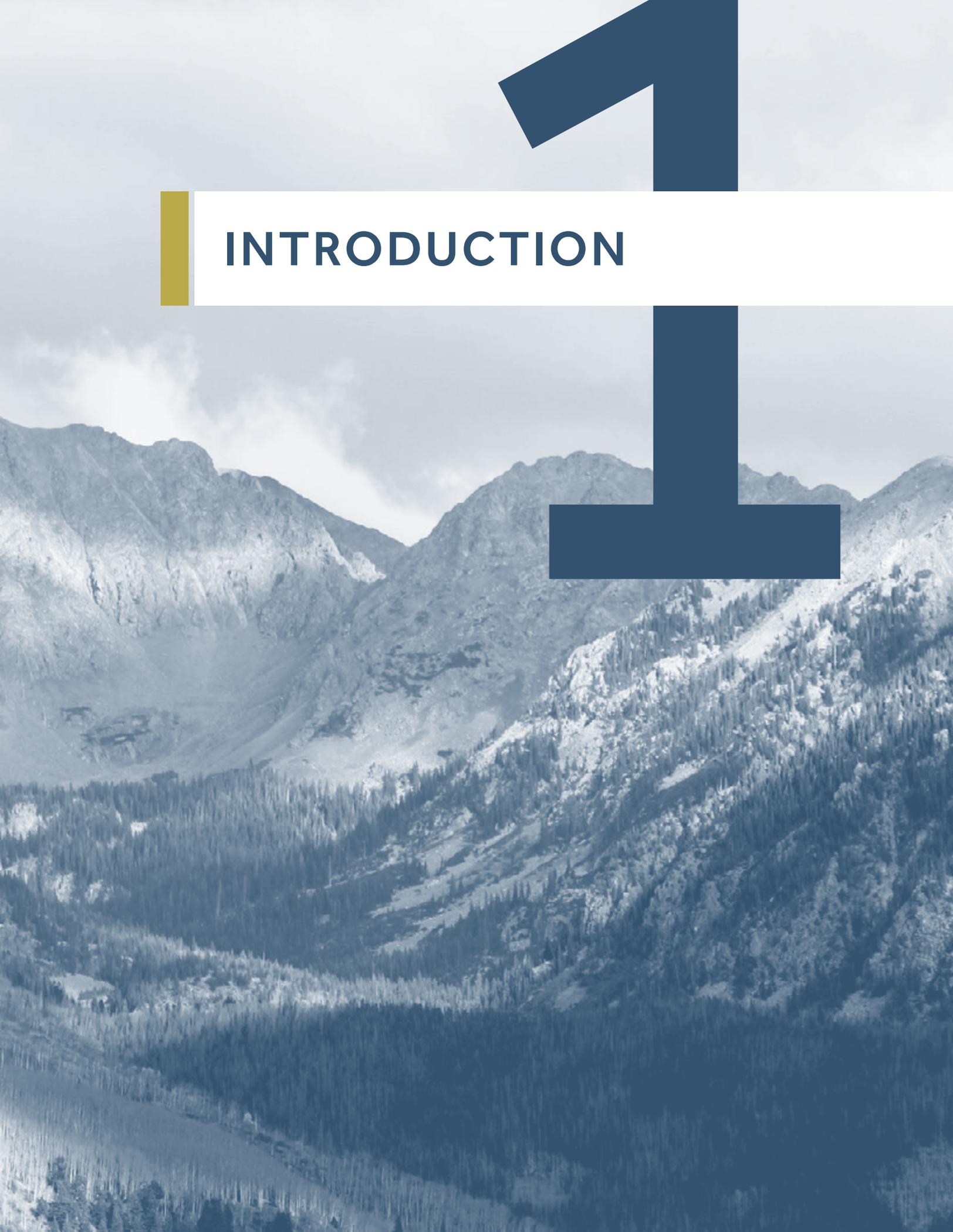


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# INTRODUCTION



# Study Purpose

Since the COVID-19 pandemic escalated in March of 2020, national media reported an outflow of residents flocking from cities to high quality-of-life places such as the mountain resort communities covered in this report. Residents of these communities observed that their communities were busier—and consistently so, breaking the typical patterns of high and low visitation. But was the in-migration real? And what did we know about the people coming to these places who appeared more like residents than visitors? Was it only a COVID driven wave that would recede? How would it impact known community challenges such as workforce retention, affordable housing, rental stock and that mountain community holy grail that is quality-of-life? A desire for a better understanding of the answers to these and many other questions being asked led to this Mountain Migration report.

We listened to our membership through 2020, there was a sense among those reflecting already that the COVID Mountain Migration experiment might prove instructive, providing a glimpse ahead for those who drive policy. That idea was the origin of this report. To get it done, Northwest Colorado Council of Governments (NWCCOG) sought a partnership with Colorado Association of Ski Towns (CAST) to scope and fund this report. That partnership led to a grant from the Colorado Department of Local Affairs (DOLA), and funding from a recovery grant from the Economic Development Administration (EDA) to match dues from NWCCOG and CAST membership. NWCCOG is deeply appreciative of these partners, the many contributors listed in the Acknowledgements page and the amazing communities that we are honored to serve.

The findings of this report should help local leaders better understand current trends and motivate them to address evolving community needs. While the data was gathered from six Colorado mountain resort counties, the results should provide widespread insights for other high amenity places throughout the Mountain West. In Colorado, most solutions are local, but many of the impacts outlined in this report can only be addressed through regional and state-level cooperation, and in some cases structural changes to policy, practice and law.

Many public and private sector professionals have spent their careers on these issues, many of the communities studied have been “doing housing” for decades, and many are innovating in the housing sector right now, though, few are putting all options on the table. There is always that sticky matter of political courage and public resistance to change. We think this Mountain Migration trend reveals a tipping point for these communities that cannot be ignored.

We thought such a report without ANY suggestions would be a mistake. To that, NWCCOG and CAST would like to thank Wendy Sullivan and Melanie Rees, the consultants who we sought out for this work. The Possible Solutions/ Next Steps section at the end derived from their years of experience combined with input during this project. Although they tolerated edits and input from us as NWCCOG and CAST Executive Directors, the report is their work, and is intended as a tool for reference. It is not a reflection of the positions of either organization or our membership.

That said, we don't mind going out on a limb here. May this report be a wakeup call for local leaders, a renewed call to action for those already involved in tackling community challenges, and a reference point for those seeking to understand the trends so they can have a positive impact on the places they live. The consequences are real.

Will some communities reach a tipping point of unfillable jobs that are necessary to sustain their reputations and quality of life? Will some communities be fully commoditized and lose their soul? The report notes that no place yet has “built their way out” of the issue. Is that possible? Does that mean that a community “couldn't?” There are many approaches to the issue. We recommend looking at each of them again.

We hope this report may provide some cover for bold elected officials partnering with others to propose such structural changes. Policies that made sense need to be reassessed, could include reviewing deed restriction language to address remote work, or recalibrating Area Medium Income limits because even locally employed professionals are being priced out. These are incremental, known things to tweak. Some things that were taboo may need to be put on the table, those could include inventorying all lands owned by public taxing entities for viability for affordable housing – school lands, oversized parking lots, and prized civic properties like adjacent federal lands and, (gasp) open space. There is open talk these days about whether STRs should be taxed as commercial properties? The conversation these days isn't all about local or state policies. What about federal lending practices that favor single family homes over multi-family developments? This is returning as an equity issue. Some states such as California have streamlined multi-family developments as a by-right development for affordable projects where density is not a public input point. Others states legislatures in the West are discussing abandoning single family zoning altogether. And then there is the question, where is that in the budget? Most solutions like public land banking, purchasing deed restrictions from existing residents cost money and often require additional taxes. For those who wish to open the barn door, break the glass (insert your metaphor here), there are no shortage of ideas being discussed somewhere out there today.

The countervailing challenge is this. People really like it up here because it isn't the city. Periods of intense growth pressure in mountain communities often result in a not-in-my-backyard backlash which creates resistance to the very actions necessary to address the challenges outlined in this report. Such reactions often impact attempts to create affordable housing more than they do higher-end projects. Whether this dynamic can be overcome will require considerable finesse, vision and community buy-in earned by community leaders. We applaud those who endeavor to do so.



**Jon Stavney**  
*Executive Director NWCCOG*

*Margaret Bowes*

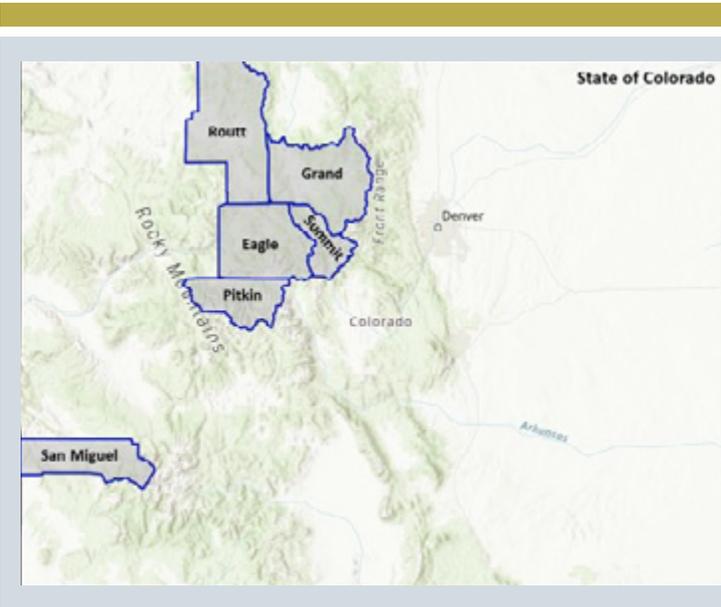
**Margaret Bowes**  
*Executive Director CAST*



# Geographic Area

Aside from each county or municipality therein being members of NWCCOG and/or CAST, additional criteria were used to focus the study area to ensure that this analysis will have wide applicability to a variety of other amenity-rich communities throughout the west. First, high-profile resort communities are located in each county. These have long attracted investment from second homeowners and strong interest from visitors. On average only about 50% of homes are occupied by full-time residents in the entire study area, with the rest being owned and occupied by part-time residents, investment buyers, and visitors. Second, each county differs in its relative accessibility from population centers, with some being easily accessible from the more urban Colorado Front Range cities and others being relatively isolated. This leads to variability among these counties, reflected in other unique factors such as each county's demographic, economic, and visitor profiles. Communities not directly included in the study should, therefore, be able to reference a county or combination of counties that best resemble their area to get a picture of the most applicable migration profiles presented in this report.

This study includes six counties within the NWCCOG and CAST network:  
 Eagle County, Pitkin County, Summit County, Routt County, Grand County, and San Miguel County.



# Methodology

## ONLINE RESIDENT SURVEY

The resident survey conducted as part of this study provides the core information presented in this report. The survey was distributed with significant local assistance to reach full-time residents, part-time residents, and new residents. Nearly 5,000 responses were received, about one-fourth of which were from part-time residents, as summarized in the table below.

RESIDENCY STATUS	COUNTY						TOTAL
	Eagle	Grand	Pitkin	Routt	San Miguel	Summit	
Full-time	508	769	254	400	496	1,048	3,475
Part-time	91	446	192	64	62	380	1,235
<b>TOTAL</b>	<b>599</b>	<b>1,215</b>	<b>446</b>	<b>464</b>	<b>558</b>	<b>1,428</b>	<b>4,710</b>

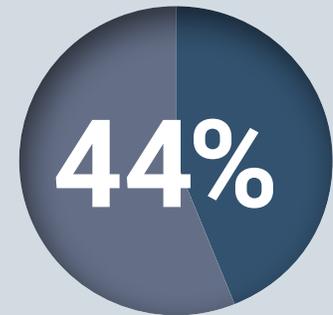
Reaching the desired mix of respondents required a diverse outreach plan. The survey was advertised through local media and newspapers and distributed with the cooperation of local boards of REALTORS®, school districts, water and utility billings, chambers of commerce, and local non-profits, among other avenues, as indicated in the Acknowledgements section.

Results were weighted to coincide with the proportion of total full- and part-time resident households that each county comprises in the study region. Given that the purpose of the study was to gauge differences in home usage and service needs in the community based on residency status, other weighting was not applied. The demographic profile of respondents is provided in the Appendix.

Survey results are primarily reported based on the residency status of respondents, as follows:

- **PART-TIME RESIDENT:** include respondents that reported that they do not live in their respective county on a full-time or primary residence basis. Part-time respondents predominately reside in their respective mountain county for 6-months or less each year (90%).
- **FULL-TIME RESIDENT:** include respondents that reported that they live in their respective county on a full-time or primary residence basis. Full-time respondents predominately reside in their respective mountain county for more than 6-months each year (91%).
- **NEWCOMERS:** include respondents that started residing in the area as a full- or part-time resident within the past two years. Forty-four percent of newcomers did not spend time in their respective mountain county on a regular basis prior to the COVID outbreak in 2020.
- **LONG-TIMERS:** include respondents that have resided in their respective mountain county for ten years or more either full-time, part-time, or both.

Significant differences that were observed by county are also noted.



Forty-four percent of newcomers did not spend time in their respective mountain county on a regular basis prior to the COVID outbreak in 2020.

## PROPERTY MANAGERS, REAL ESTATE AGENTS & HOUSING MARKET DATA

Interviews were conducted with nine property managers throughout the six counties. A focus group was conducted with eight real estate agents representing each county within the study area. The purpose was to gather housing market changes (prices, availability and competition), gain insights into changes in unit use, such as from year-round rentals into short-term rentals, and understand new resident motivations, preferences and needs. Housing market analyses from Land Title Guarantee Company, the predominant title company for each county in the study area, provided the housing sales data presented in this report.

## OTHER LOCAL DATA

Discussions with various water and sanitation districts, school districts, chambers of commerce, and tourism boards and districts were conducted to identify various local indicators that communities in the study area were tracking to try to understand changes. This research led to compilation of several indicators presented in this report, including sales and lodging tax collections, vacation rental occupancy through DestiMetrics and Key Data tracking systems, and water usage and wastewater data. It is important to note that the scope of this report did not attempt to capture information about traditional tourism or visitors.

Base Survey Data is available only to members for CAST and NWCCOG upon request.



**SUMMARY OF KEY  
FINDINGS**

# Key Findings

## Have part-time residents changed the amount of time they spend in the region?

The short answer is yes. About one-fifth did spend more time in their part-time residence in 2020. Interestingly, however, about an equal number spent less time, effectively balancing out their impacts over the year.

This does not mean that the impacts of part-time residents that increased their stay was not felt. Many did so during periods when they have typically been elsewhere and, therefore, did help to boost sales tax collections and contribute to the busier-than-usual feeling in most communities during typically slower times of the year (i.e., mid-week and fall months).

There was much speculation before this study that the increased crowds, parking impacts, and other effects of having more people than typical in these communities was due primarily to part-time owners occupying their homes. While part-time residents were a contributor, the greater population surge and the crowds about which so many residents commented were instead caused by a combination of:

- Newcomers moving in and either buying or renting;
- Growth in the demand for and use of homes for a month or season;
- Visitors who stayed in lodging, short-term, and mid-term rentals, or camped with many others in the backcountry;
- Residents and visitors alike staying for consistent and longer stretches, rather than coming up only on the weekends or during holidays, thereby flattening out the typical peaks and valleys in visitation during the week and certain times of the year;
- Year-round residents traveling out of the area less frequently during COVID;
- Day trippers and drive-in traffic seeking relief from COVID isolation; and, also,
- Part-time residents occupying their homes.

This surge illustrated yet another impact of the strong part-time and visitor occupancy of homes in these counties. With currently only 50% of housing units in the study area being occupied by full-time residents, the influx of more owners and visitors staying in part-time homes and short- and mid-term accommodations can, in theory, allow the population in the area to double seemingly overnight; and this does not include visitors that may be in commercial (hotel) lodging units. This, for example, occurred in Telluride last fall when the total population in town was about twice the resident population of 4,145 people.

When stays are increased and extended over longer periods of time, as occurred during COVID, the stress on the community and infrastructure is felt by all.

With currently only 50% of housing units in the study area being occupied by full-time residents, the influx of more owners and visitors staying in part-time homes and short- and mid-term accommodations can, in theory, allow the population in the area to double seemingly overnight; and this does not include visitors that may be in commercial (hotel) lodging units.

## Do part-time residents have plans to permanently relocate?

Part-time residents expect to increase the time they spend in their homes by an average of 30% (1.2-month increase) in 2022 to 2025 from pre-COVID averages. A small percentage, however, plan to become full-time residents, which are largely offset by plans of full-time residents to leave the area or reduce the time they spend in the county.

Newcomers are also mixed, with some stating that they will move out of the county and others hoping to buy a home in the county. About 18% are uncertain.

Evaluating the motivations for newcomers and part-time residents to move to or spend more time in the area sheds light on factors that will influence their staying power:

- Changes in employer remote work policies. Home is now the workplace for most newcomers and part-timers. One-half of newcomers were motivated to spend more time in the area because they could work remotely. About 20% who work remotely are uncertain about their ability to do so in the future, pending remote worker policy changes by their employer.
- Concerns about COVID and, to a lesser extent, civil unrest. Safety/security was one of the most important considerations among residents when choosing where to live. Newcomers will stay and more people will want to move in should the pandemic continue and possibly worsen.
- The availability of housing stock to absorb newcomers. The housing shortage is felt by all. Newcomers earn much higher incomes and are in a stronger position to compete for homes than are existing residents who make their living in the community. As raised in more detail below, however, for sale inventory is at historic lows and rental inventory is largely non-existent, meaning that even newcomers cannot acquire housing if it is not available. The housing crisis is at a peak.

**Part-time residents expect to increase the time they spend in their homes by an average of 30% (1.2-month increase) in 2022 to 2025 from pre-COVID averages.**

## Are residents working remotely, employed locally or retired?

The location neutral, or remote, worker is a trend that was already occurring, which the pandemic rapidly accelerated. It is also a trend that will continue to make mountain towns popular places to live for location neutral workers.

Over half of all newcomers, full-time residents, and part-time residents surveyed include at least one person who works at home. About 60% of newcomers and 70% of part-time residents work for an employer outside of the county, compared to about one-fourth of full-time residents.

This accelerated location-neutral worker trend brings potentially positive changes, but also brings some challenges:

- Rising interest from location neutral workers to relocate to the mountain communities has the potential to bring more economic diversification. New location-neutral worker residents earn more and can spend more at local businesses. Their incomes are not tied to employment generated in the mountains. If the ability for location neutral workers to work from home changes, instead of leaving the community to again commute to their job, some may instead choose to stay in the community, increasing the entrepreneurial potential in these communities.
- In addition, with more residents to support local businesses, shifting economic priorities for some communities may be on the horizon. For example, tourism marketing and expenditures focused primarily on the visitor experience may become less of a need, with increased focus on capital projects that support livability and quality-of-life improvements for new residents. Visitors may always anchor the resort economy, but as these communities add year-round residents, tourism may become a less dominant economic driver.
- On the other hand, finding employees to fill resident and visitor service jobs necessary to maintain a community will likely become even more challenging. Incoming location-neutral workers will not be filling local jobs and will outcompete local workers for housing. This hurts the ability for local businesses to find, keep, and attract employees, lowering the level and quality of services they can provide to residents and visitors alike. This has been a struggle for resort communities for years; and is primed to get worse, at least in the near term. Businesses, existing residents, and communities may face a tough transition in the years ahead.

About 60% of newcomers and 70% of part-time residents work for an employer outside of the county, compared to about one-fourth of full-time residents.

## Will the sharp rise in home prices and high demand for housing continue & what does this mean for residents holding local jobs?

The ability for people working in these mountain towns to live in the same communities as they work took a big hit from the pandemic. Housing availability and affordability, which were by no means new problems, became significantly worse.

- Home prices reached record highs.
- Rents increased 20% to 40% in one year.
- Availability of homes for rent and purchase plummeted to critical levels in many communities.
- Newcomers with significantly higher incomes than year-round residents more often won the competition for scarce housing units.

Some correction is possible for home prices and rents; however, the wide perception among area real estate agents was that the high-demand, short supply housing market is here to stay, at least for a while. Construction activity picked up, but current activity levels cannot produce anywhere near the rate nor volume to meet the demand. The shortage in construction labor and building materials, lack of developable land, topography constraints, and limited infrastructure capacity are just a few of the limiting factors. It is widely recognized that these communities have been unable to build their way out of this problem.

Home prices in mountain towns tend to be more volatile than in diversified urban areas, as witnessed during the Great Recession of 2008, when downward adjustments were significant. Given how far prices have moved beyond levels affordable for locally employed residents, however, property values would need to plummet further than they did during the Great Recession to bring affordability back for local workers in these communities. It seems unlikely that prices will correct to the extent that year-round residents will be able to purchase market homes or compete with part-time renters and newcomers for rental housing. In most communities in the six-county region this is already the case, where the only housing that the majority of local employees can afford are homes that are deed restricted for local workforce occupancy and/or price limited. There are fewer and fewer full-time residents employed locally that will be able to afford free market construction if trends continue.

The negative impacts on housing affordability and availability were recognized by newcomers, long-time residents, and part-time residents to almost the same extent as full-time residents. With the increase in the severity of the problem and the widespread acknowledgment of it, now is the time to mobilize governments, communities, and regions to strengthen, broaden, and reinvent workforce housing policies, programs, and efforts.

The rising focus of residential units being used as employment centers by location-neutral workers presents new challenges for the traditional housing programs implemented in many of these communities. Innovative strategies to increase the supply of deed restricted homes that are limited to occupancy by persons who are employed in local businesses allow local workers to compete against the strong outside demand for housing in these amenity-rich communities. Practices protecting those deed restrictions are clearly needed to fill local jobs, support the economy, and sustain communities. The "Next Steps" section of this report presents several concepts for consideration.

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## Do community service needs differ among existing and new residents and what are their priorities?

One purpose of this study was to evaluate if significant shifts in current community service priorities would occur as new migrants came to the area and some part-time residents increased their time in their homes.

Results indicate that there is not much difference in community and business service priorities and needs among newcomers, full-time, and part-time residents. Full-time residents may use services more frequently, but all residents report a similar need for each service. Interestingly, part-time residents generally feel that existing services are higher quality than do full-time residents.

The results indicate that communities do not need to make significant changes to the way they deliver basic services to their residents, but they will need more of the same if increased home usage continues and newcomers keep coming. Providing higher levels of services to meet the larger population should be the focus rather than necessarily providing different or new services.



**UNDERSTANDING CHANGES  
IN HOUSING OCCUPANCY**



The number of homes occupied by full-time and part-time residents was higher in all counties in the study area in June through December 2020 compared to the prior year. The scale of this increase and whether increased home occupancy by part-time residents in particular are here to stay are larger questions that this section seeks to address.

This section first summarizes several indicators that communities in the study region have been tracking to varying degrees to better understand changes experienced during the COVID pandemic in 2020. The indicators presented herein – sales and lodging tax collections, vacation rental occupancy, and water usage and wastewater data – all point to increased occupancy of homes by residents in the summer and fall of 2020, after COVID-19 public health restrictions were put into place at state, county, and local levels in the region.

This is followed by information from the resident survey to understand more specifically how much more time residents spent in their homes, future resident plans, and motivations behind occupancy changes.

## Sales & Lodging Taxes

Despite COVID-19 restrictions that were tough on businesses, the counties and communities in the six-county study area experienced less negative effect on sales taxes than anticipated, with some areas showing sales tax gains from the prior year.

Overall, for the region sales<sup>1</sup> taxes declined by about 5% in 2020 compared to 2019. As illustrated in the following chart, sales tax collection changes varied throughout the year:

- The largest negative impact occurred in March, when COVID-19 public health orders closed or decreased capacity for many businesses, including in particular restaurants, hotels/short-term rentals, and retailers. This impact was felt throughout the spring.
- Some recovery and positive gains occurred throughout the summer as public health orders were lifted, lodging occupancy permissions were increased, and businesses reopened.
- Collections again dropped in the late fall when COVID cases started rising and tighter restrictions were again put into place in many counties.

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<sup>1</sup> Sales taxes by month were consolidated for the region and included collections for five of the six counties, plus many of the primary resort communities in each county for 2019 and 2020 tax years. Routt County and Steamboat Springs; Summit County and Breckenridge, Frisco and Silverthorne; Eagle County and Vail; Pitkin County and Aspen and Snowmass Village; Winter Park in Grand County; and San Miguel County and Telluride.

## PERCENTAGE CHANGE IN SALES & LODGING TAX COLLECTIONS Six County Region • 2019-2020



Source: Town and County Finance Departments, Sales Tax Reports

The hardest hit tax collection sectors included businesses with a higher reliance on tourism and visitor traffic:

- Lodging tax collections were down about 14% in total for the region and as much as 40% in some areas. Residential vacation rental collections, where tracked separately from commercial lodging (e.g., hotels, etc.), and were much less impacted, with some communities reporting increased 2020 collections (e.g., Frisco, Breckenridge, Vail); and
- Bar/restaurant collections falling 20% or more were not uncommon.

Sectors that tend to be more impacted by resident spending, including essential businesses which stayed open throughout the pandemic, were more likely to show collection gains. This includes, for example, grocery and home improvement/construction. If the migration persists these trends are likely to continue.

Online tax collections were able to begin in November 2018 in Colorado, although many communities did not receive distributions until well into 2019 after 2020 budget revenue projections were established. This unpredictable windfall from the Wayfair Supreme Court decision was timely during the COVID year. The increases will be predicted and absorbed in upcoming years. The ability to collect online sales taxes helped make up for declines from local business collections. As online sales continue to weaken main street businesses it will be interesting how it plays out over time for Colorado communities which are largely dependent on sales tax to provide many basic services.

Finally, liquor and marijuana sales were generally up in every county and community, attributed to a mix of resident and visitor spending. This could be simply a COVID isolation bump.

## Vacation Rental Occupancy

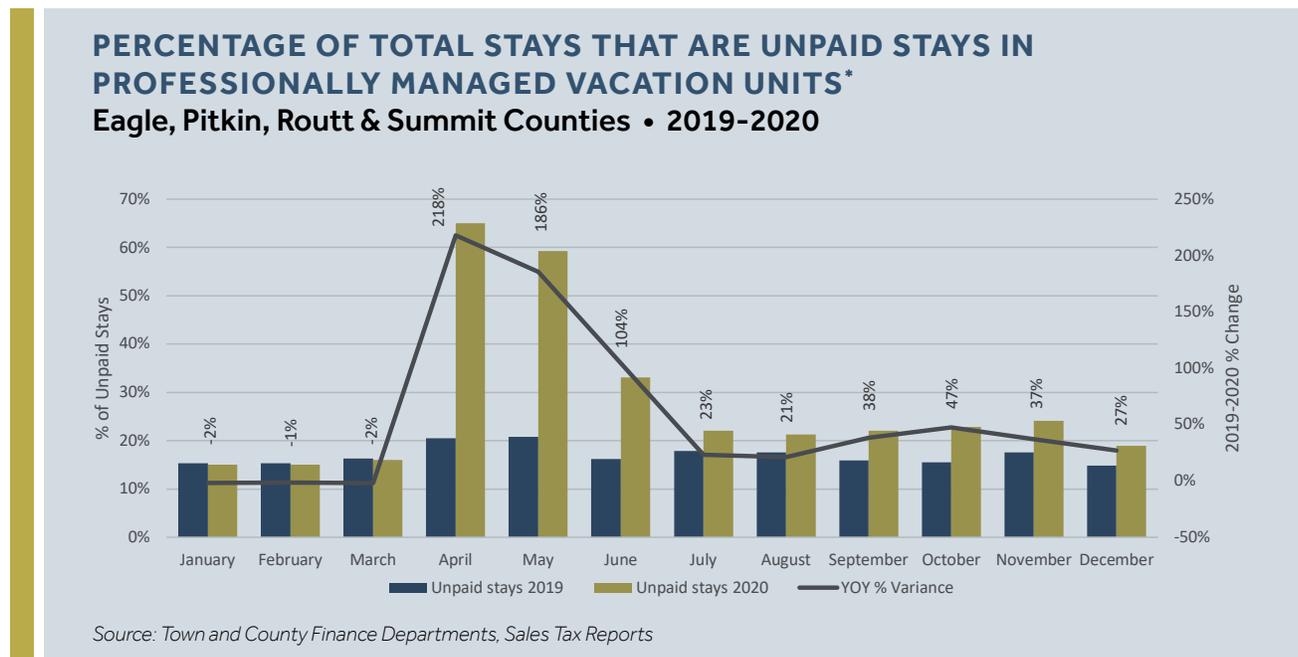
Information was available for five of the six counties in the study area that track lodging occupancy stays for a portion of the professionally managed commercial and residential vacation properties.<sup>2</sup> Overall, the below information substantiates the perceptions by residents that more part-time residents were occupying their homes in the summer and fall of 2020 compared to 2019.

Paid stays by visitors can be differentiated from unpaid stays, which typically means owners and/or friends/family of owners are occupying the unit.<sup>3</sup> In general, increases in unpaid stays decreases the availability of units for visitors and impacts lodging tax revenue. Longer-term part-time resident use of units also impacts infrastructure, traffic, parking, services, and many other factors, as discussed later in this report.

Eagle, Routt, Pitkin, and Summit counties collect occupancy data for approximately 67% (10,225 units) of the professionally managed inventory in the four-county region utilizing DestiMetrics. For purposes of this study, Inntopia compiled this information and evaluated the percentage of total stays that were due to unpaid (or owner) stays in 2019 compared to 2020. As shown below:

- Unpaid stays as a percentage of total lodging stays showed a dramatic increase beginning in April 2020, with increased owner stays lasting through December 2020. The large increase in April was due a combined reduction in total stays (due to lodging occupancy restrictions beginning in March) and a rise in owners occupying their units.
- The percentage of unpaid stays decreased in mid-summer as lodging occupancy restrictions were reduced and more paying visitors returned, but still remained 20 percent higher through the summer than in 2019.
- Unpaid stays were over 30 percent higher in September through November compared to 2019, contributing to the more crowded feel of the mountain communities during this period when visitors typically decline.

Each of the four counties follow a similar pattern, just with different degrees of change throughout the year. Generally, the trend is most pronounced in communities that are more isolated from a combination of urban center or major interstate access (e.g., Pitkin County) and less pronounced in more readily accessible communities (e.g., Eagle and Summit Counties).



The Telluride area in San Miguel County followed a similar pattern as well. About 63% (over 1,000 units) of professionally managed lodging in the Telluride area in San Miguel County is monitored through the Key Data system by the Telluride Tourism Board. Unpaid (i.e., owner) stays of non-commercial units increased from 2019 levels beginning in June through December 2020. The percentage of units occupied by owners increased by about 40% in September and November and near 50% in October and the typical peaks and valleys associated with visitor fluctuations throughout the week flattened out.

<sup>2</sup> Confidentiality concerns limit the level of detail that can be presented from this information, but permitted data and summaries are presented in this section.

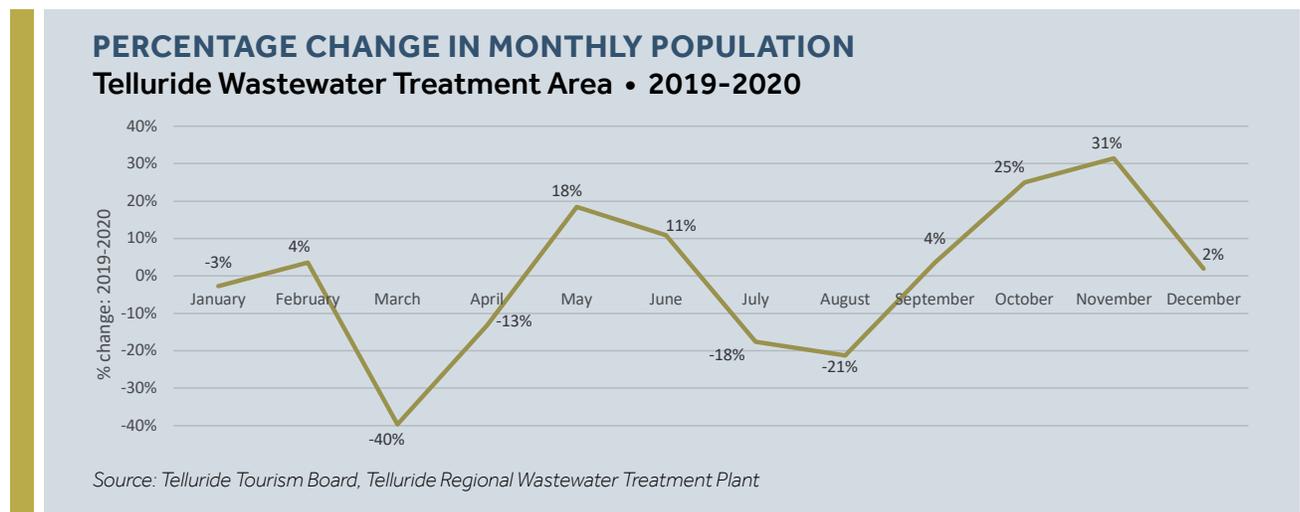
<sup>3</sup> While unpaid stays typically means that the unit is occupied by the owner and/or friends/family, the unit may also be vacant or occupied by an unreported renter. This measure is an indicator of increased owner usage rather than a definitive count.

# Water Usage

Many communities do not track water usage as a data point for community policy and planning; one exception is Telluride.

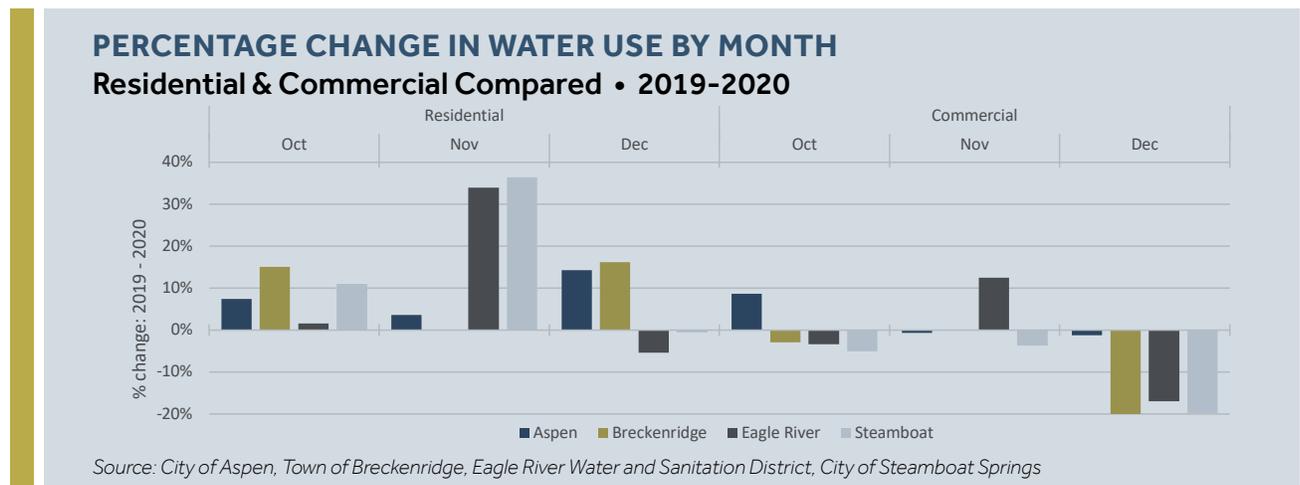
The Telluride Tourism Board monitors wastewater data and associated daily population estimates that are provided by the Telluride Regional Wastewater Treatment Plant. While estimating population from wastewater information is not a simple task, with many complicated variables to consider, with diligent wastewater tracking and proper adjustments, population estimates can be made.

Based on tracking wastewater volumes, the average daily population in the Telluride treatment area in October and November 2020 was 25% to 31% higher than in 2019. It is estimated that 1,600 units, in addition to full-time resident homes, were occupied during October. Assuming an average 2.6-people per unit, the population in the area in October 2020 was about twice the resident population of 4,145 people. Key Data visitation information, presented above, indicates that a significant proportion of the population rise was due to more owners occupying their homes.



Water usage can also be used as an indicator of residential occupancy and commercial use; however, it has limited utility to provide a clear narrative during high-irrigation periods. Comparing water usage in 2019 and 2020 for communities within Pitkin, Summit, Eagle and Routt counties during the low irrigation months of October, November, and December exhibits a similar trend as that noted for Telluride, above.

Residential water usage was up in most communities during this period and down among commercial users. November had the largest increase in residential water consumption, which is typically a low visitation month. December had the greatest drop in commercial water use.



# Change in Resident Occupancy of Homes

The indicators presented above do not indicate whether increased usage of homes by part-time residents will continue. To understand future resident plans, survey respondents were asked a series of questions regarding the estimated amount of time that they spent in their homes in each respective county in 2019 pre-COVID and 2020, expected use this year (2021) and anticipated use in the next few years (2022-2025). This was followed by questions on home use pattern changes that occurred in 2020 and how they expect their residency in the county to change in coming years.

All residents on average have increased time spent in their respective county and expect to continue a higher rate of usage of their homes. Existing and future home usage varied, however, depending upon the residency status of respondents. This includes new residents who moved to a county in the study area within the past year, existing part-time residents, and existing full-time residents. As shown below:

- New residents expect to reside in their respective county for close to 9-months per year on average this year and in future years, increasing their time spent in the county pre-COVID by over 6-months. About 44% of new residents did not spend any time in their respective county on a regular basis pre-COVID.
- Even though 17% of part-time residents increased their time in their county home in 2020 for an average of about 3-months, about 20% decreased their time in county since 2019. As a result, part-time residents showed little change in their average length of stay in total last year (0.1 months). Looking ahead, however, part-time residents expect to increase their time in their county home by about 30% (1.2-months) by 2022-2025.
- Full-time residents showed little change in home occupancy and expect to continue to reside in county for over 11-months per year on average.

Part-time residents in five of the six counties also expect to increase their stay by about 30% by 2022-2025 from pre-COVID stays, which is consistent with the region overall. Part-time resident respondents in Routt County, however, indicated potentially doubling their average time in the county to about 6-months on average by 2022-2025.

## ESTIMATED LENGTH OF STAY IN COUNTY HOME (MONTHS)

ESTIMATED LENGTH OF STAY	NEW RESIDENTS* (<1 year)	FULL-TIME RESIDENTS	PART-TIME RESIDENTS
Pre-COVID	2.5	11.0	3.6
Year 2020	4.9	11.4	3.7
Current year (2021)	8.8	11.4	4.1
Future years (2022-2025)	8.9	11.2	4.8
Net change: pre-COVID to 2022-25	6.4	0.2	1.2

Source: 2021 Mountain Migration Survey

\*New residents are differentiated from "newcomers" in that these are residents that moved within the past year. Newcomers moved within the past two years (see definition on page 3). New residents may have spent time in the area on a regular basis as a visitor, but not a part-time or full-time resident, which is why "pre-COVID" is not 0.

The motivation for residents to alter their time in the study area also varied – COVID was not the sole reason. Residents were asked whether certain COVID-related or civil unrest factors affected resident travel and occupancy in 2020. As shown below:

- The ability to work remotely was a larger factor for newcomers (49%) and part-time residents (36%) to spend more time in the county than COVID contagion risks and concerns about civil unrest combined.
- Residents that increased their time in the study area in 2020 were more likely to cite each of the below factors as influencing their decision. The ability to work remotely (50%) and COVID contagion risks (44%) were most common. Civil unrest influenced a lower 15% of respondents.

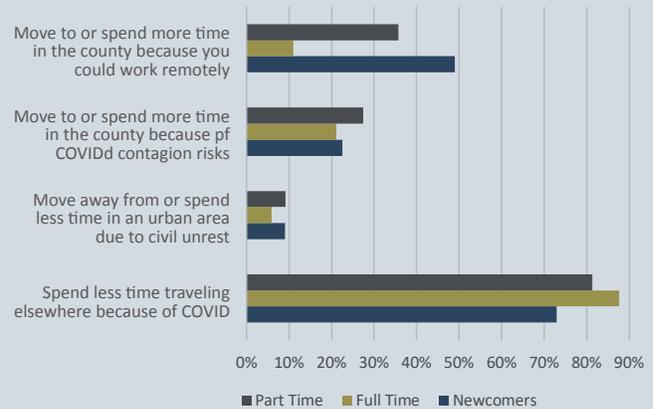
Finally, respondents were asked whether they expect to change their residency status (e.g., from part-time to full-time, full-time to part-time, leave the area, etc.) within the next three years. As shown below:

- Newcomers are more likely than other residents to make changes in the coming years, but the changes are relatively mixed. About 8% indicated they will leave the county and 16% desire to purchase a home in the county. About 18% are unsure.
- Most part-time residents will remain part-time; however, about 9% desire to become full-time residents. Another 12% are unsure.
- Of full-time residents, about 6% plan to leave the county and 8% desire to buy a home.

Results are fairly consistent across all counties in the study area, with part-time residents being more likely to indicate they will become full-time residents in Grand and Routt counties.

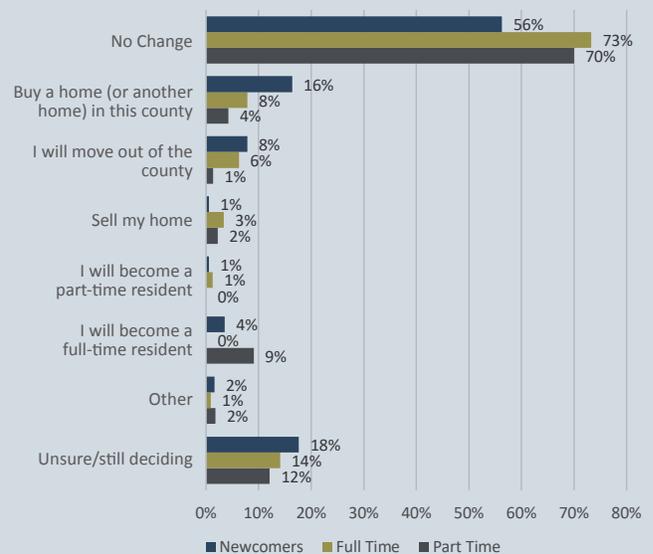
Responses from full-time residents that rent shows the relative instability and uncertainty of renters in the study area. Renters are much more likely to leave, desire to buy a home, or be uncertain of future changes.

## TRAVEL & RESIDENCY CHANGES RELATED TO COVID



Source: 2021 Mountain Migration Survey

## HOW DO YOU EXPECT YOUR RESIDENCY IN THE COUNTY TO CHANGE OVER THE NEXT 3 YEARS?



Source: 2021 Mountain Migration Survey

## HOW DO YOU EXPECT YOUR RESIDENCY IN THE COUNTY TO CHANGE OVER THE NEXT 3 YEARS?

FULL-TIME RENTERS	
I will move out of the county	17%
Buy a home (or another home) in this county	32%
No change	35%
Unsure/still deciding	28%

Source: 2021 Mountain Migration Survey

The primary motivating factors for the changes or indecision noted by residents included:

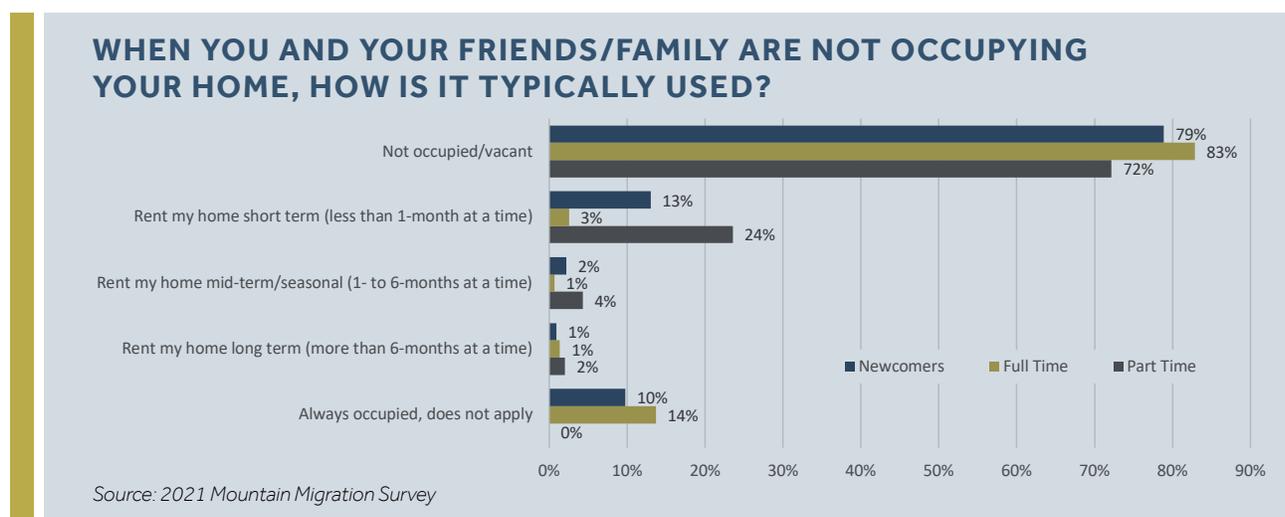
- Housing reasons (30%). This encompassed both sides, from those looking to cash in, move in, or purchase homes to those being unable to afford to rent or purchase, having a lack of housing opportunities or inventory, and housing uncertainty and instability for those working locally;
- Job, retirement, age/health or other family changes (30%);
- Undesirable changes or conditions in the county, mostly related to growth over the years (15%); and
- Enjoyment of the area and a desire to stay (15%).

Lesser factors included financial conditions and cost of living, uncertainty about COVID and related concerns, and the climate/cold winters.

## Use of Homes

The majority of homeowners use the property themselves or for friends and family at least part, if not all, of the time. When homes are not in use:

- Part-time residents (24%) and newcomers (13%) are much more likely than full-time residents (3%) to lease their homes short-term (less than one month at a time).
- A small percentage of part-time owners rent their home mid-term for more than 30 days (4%), and a handful lease homes long-term for 1- to 5-months.
- Usage was similar across all counties in the study area, with the exception that part-time residents are more likely to lease homes short-term in Pitkin County (32%) and less likely in Eagle County (11%). Mid-term was more prominent in San Miguel County (11%).



Over the next three years, another 8% of part-time owners and 4% of newcomers anticipate also renting their homes short term.

### HOW WILL THE USE OF YOUR HOME CHANGE OVER THE NEXT 3 YEARS?

	PART-TIME	FULL-TIME	NEWCOMERS
Rent my home out short-term	8%	1%	4%
Rent my home out long-term	2%	1%	2%

Source: 2021 Mountain Migration Survey



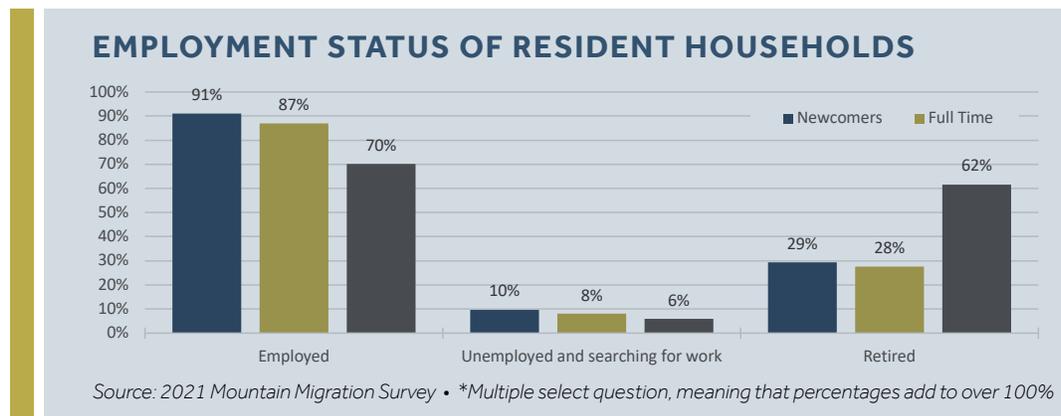
**RESIDENT EMPLOYMENT  
PATTERNS**



With the increase in residents occupying homes, it is important to understand whether residents are working remotely, employed locally or retired. The source of employment can affect the potential stability of new residents and the extent to which remote work policy changes may impact their ability or desire to stay. It also impacts the local sustainability of businesses and their ability to keep and attract employees if, for example, new residents with outside employment or retired part-time residents are displacing local employees that fill jobs.

## Employment Status

The employment status of newcomer households is more similar to full-time resident households than part-time, with about 90% of households having at least one employed person. Part-time residents are much more likely to have at least one retired person in their household than other residents.

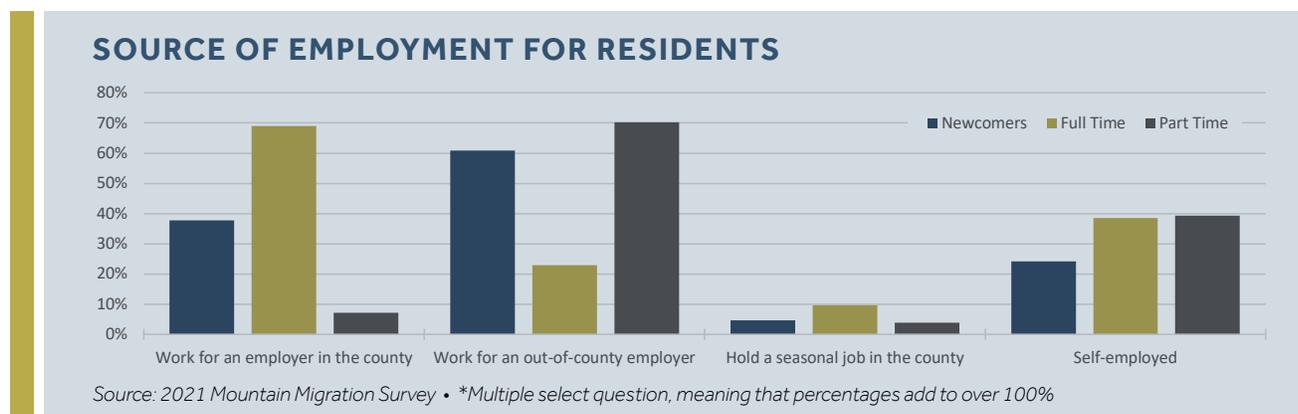


Ninety percent of newcomer and full-time resident households have at least one employed person.

## Employment Location

Potential changes in remote working policies may affect newcomers more so than other residents. Newcomers are mostly employed by an out-of-county employer and are less likely to be self-employed than full-time or part-time residents.

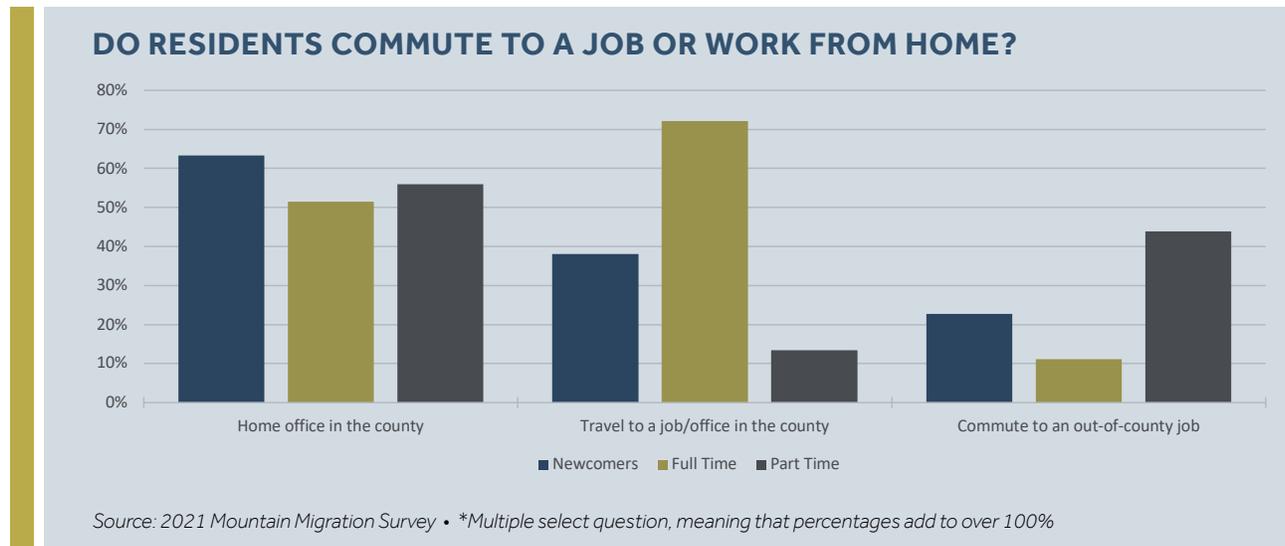
Employment location patterns were relatively consistent across all counties in the region, with the exception that full-time residents in Routt and Grand counties were slightly more likely to have a household member working for an out-of-county employer.



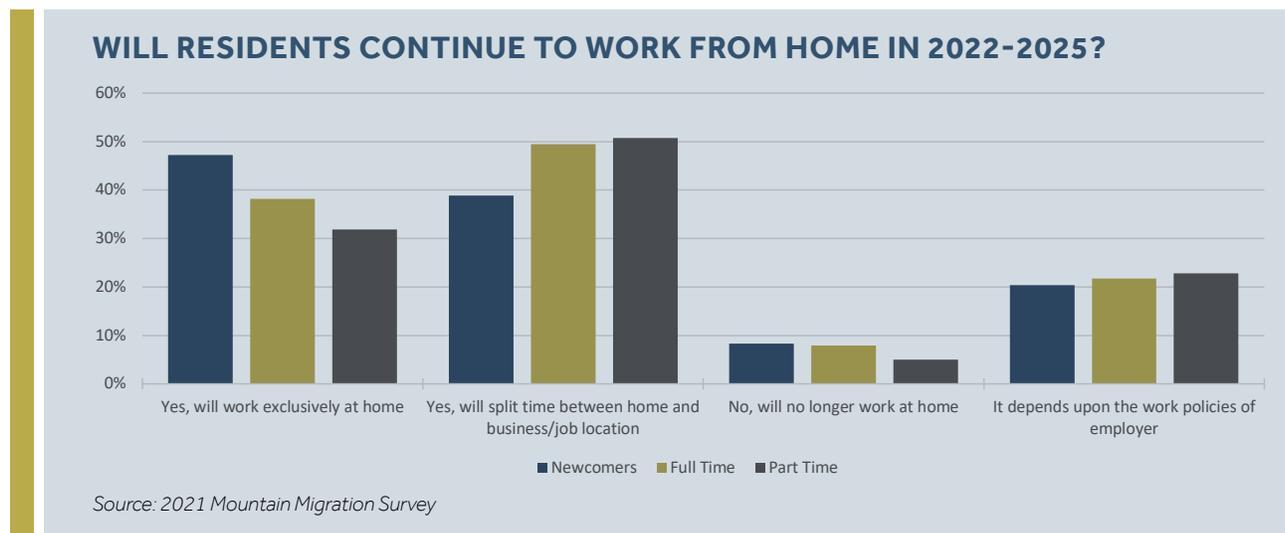
Over 50% of all households have someone working from home. Newcomers are more likely than other residents to have a household member working from a home office.

Over fifty percent of all households have someone working from home.

The majority of full-time households have at least one person who commutes to a job in the county. With the high proportion of visitor service, retail, bar/restaurant, and lodging jobs in the study area, not to mention construction, many full-time residents have jobs that require at least some, if not all, of their work to occur at their place of employment.



Most respondents expect to be able to continue working from home. About 20% indicated, however, that it depends upon work policies of their employer. Changes in work policies is a key factor that can impact how many new and part-time residents can stay in their respective county and for how long.

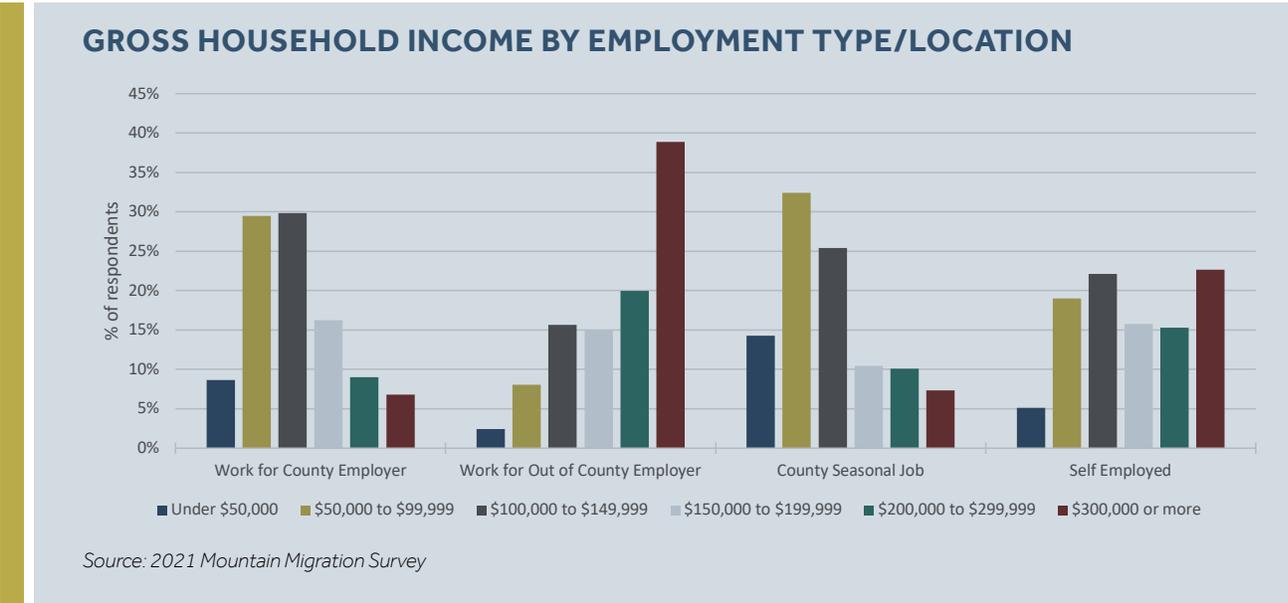


# Household Income by Employment Location

The household incomes of residents who work in local county jobs compared to residents who work for out-of-county employers illustrates the extreme difficulty that residents employed locally have when competing for homes with newcomers and part-time residents. As shown below:

- The majority of households working for county employers within the study area earn under \$150,000 per year (70%).
- Households working for out-of-county employers, which predominately include newcomers and part-time residents, mostly earn over \$150,000 per year (75%).

In other words, the majority of full-time residents employed locally cannot successfully compete for housing when escalated demand and prices are driven by households earning much higher incomes.





# HOUSING MARKET IMPACTS

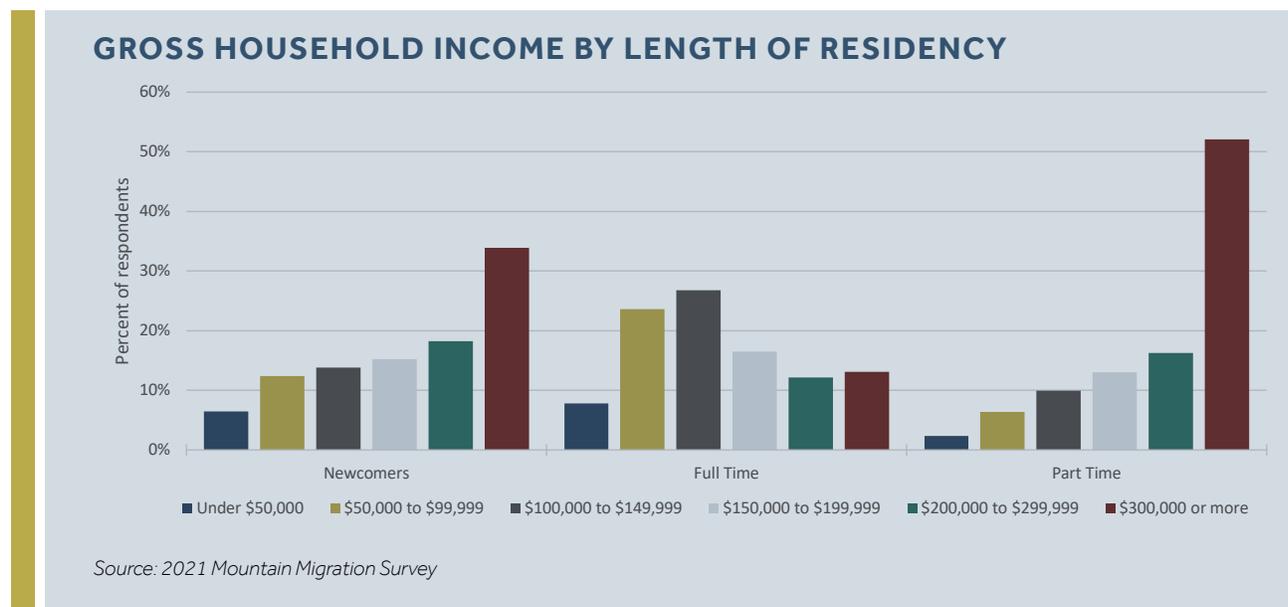
The COVID pandemic rapidly accelerated trends that have been going on for years in amenity rich mountain communities. Prior to COVID-19, the housing markets in the six-county study area were already in a state of too much demand for too little supply, resulting in fast rising prices. High part-time resident demand for homes, visitor demand for vacation rentals, and investment buyers were all competing for the scarce housing inventory with residents who make their living locally. The increased housing demand fueled by the ability to work from home and, to a lesser extent, COVID fears and civil unrest, has further added to this competition, causing an explosion in home prices and plummeting inventory.

The below chart illustrates the income disparity between full-time residents who fill local jobs and newcomers and part-time residents, who primarily earn their living elsewhere:

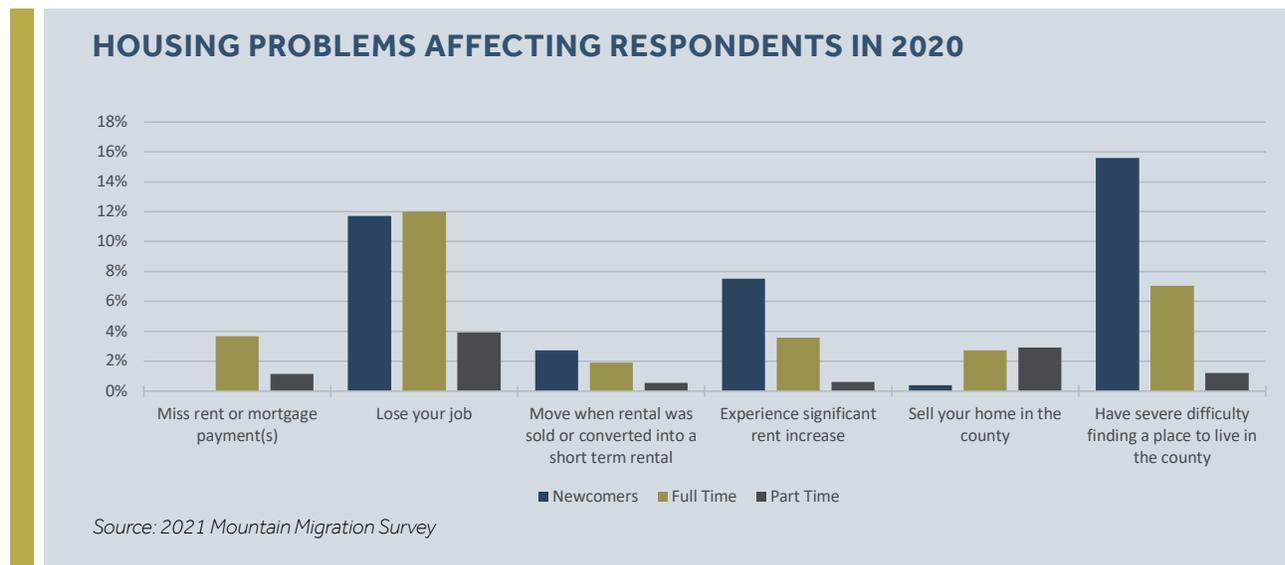
- Close to 70% of newcomers and 80% of part-time residents have household incomes over \$150,000 per year.
- In contrast, 60% of full-time residents earn under \$150,000 in household income per year.

The majority of full-time residents making their living in the county do not have the income to compete for housing in the current high competition environment.

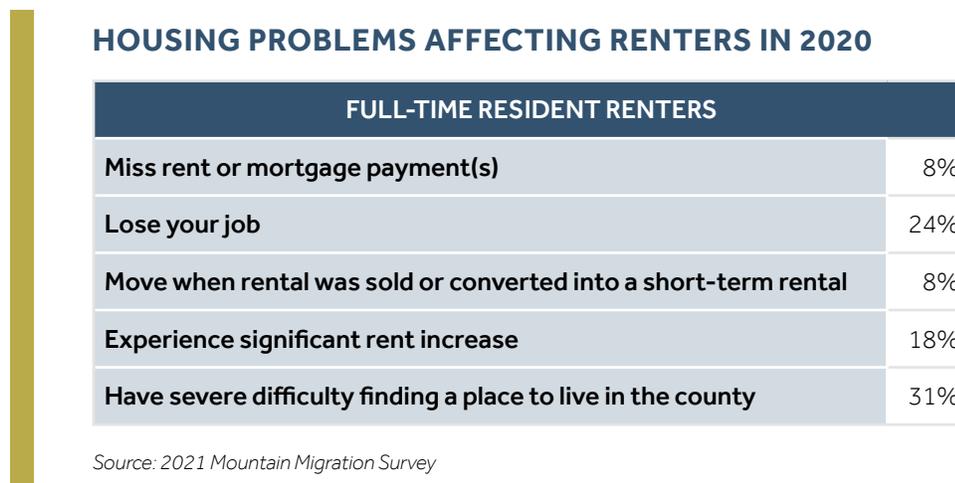
The majority of full-time residents making their living in the county do not have the income to compete for housing in the current high competition environment.



Newcomers and full-time residents are the most susceptible to housing problems related to the COVID pandemic and corresponding high-demand and short-supply of housing. Despite their income advantage over full-time residents, about 16% of newcomers still had severe difficulty finding a place to live. Job loss and significant rent increases were the next most common issues.



Renters are commonly in the most unstable housing situations in these communities, as shown below. Nearly one-third had severe difficulty finding a place to live, one-fourth lost a job, and almost one-in-five faced significant rent increase in 2020.



# OWNERSHIP MARKET

## Rapid Escalation in Sales, Sharp Drop in Availability

The buying frenzy has resulted in a record-breaking year for gross sales volume and total transactions. Activity into 2021 has not slowed down. From 2019 to 2020, transactions increased 26% and gross sales volume rose 64% in the six-county region. A total of \$13.4 billion in sales were logged in 2020, compared to \$8.2 billion the year before. Gross sales volume in four of the six counties increased about 50% or more.

### CHANGE IN GROSS SALES VOLUME AND NUMBER OF TRANSACTIONS Six County Region • 2016-2020



Source: Land Title Guarantee Company

### CHANGE IN GROSS SALES VOLUME & NUMBER OF TRANSACTIONS By County • 2019-2020

	2020 GROSS SALES VOLUME	% CHANGE: 2019-2020	TOTAL TRANSACTIONS	% CHANGE: 2019-2020
<b>Eagle County</b>	\$3,493,843,331	53%	2,572	27%
<b>Grand County</b>	\$994,701,568	39%	2,016	15%
<b>Pitkin County</b>	\$4,083,249,373	129%	1,028	46%
<b>Routt County</b>	\$1,345,486,314	49%	1,883	36%
<b>San Miguel County</b>	\$1,151,324,169	94%	811	50%
<b>Summit County</b>	\$2,319,029,219	22%	2,800	15%

With such a rapid escalation in buyer demand, the supply of homes for sale are at record lows. Many communities are lucky if they have one month of inventory. The buying frenzy at the start of the pandemic absorbed available inventory faster than new units were coming onto the market.

- In Routt County during the first quarter of 2021, homes were selling at nearly twice the rate that they have been coming available, quickly depleting already scarce inventory.
- In Telluride, as of March 2021, only seven homes were on the market, placing availability in critical status.
- In addition to an already depleted inventory, Grand County suffered the East Troublesome Fire in October 2020, losing over 100 homes. While several short-term rental owners stepped up and helped house some of the displaced residents, finding long-term replacement housing for those who lost homes has been a struggle.

“Demand is so high that construction could not keep up even if we had the land capacity.”

*Local Realtor*

The housing shortage has spurred some development activity in Eagle County in the down valley communities where land is still available and there are approved projects. Other communities, such as Telluride, do not have that luxury. Telluride are constrained by public lands and dramatic topography and is mostly built-out; the nearest meaningful land available to develop is 45 minutes or more away. Pitkin County has a similar dynamic. The consensus among focus group members from these communities is that the demand is so high, they could not keep up with the growing housing shortage even if they had the land capacity upon which to build.

## Prices at Record Highs

Housing prices in all counties are at record highs. Between 2019 and 2020, the average sale prices of all homes (single family and multi-family combined) increased from 10% in Summit County up to of 55% in Pitkin County. These prices continue to de-couple from those earning working wages from employment in these places.

- In Telluride and Pitkin County, where average homes sale prices are multiple millions of dollars, fixer uppers sell for \$1 million or more.
- Even in Grand County, which had the lowest average home sale price last year of about \$670,000, only ten homes are available on the for under \$1 million.
- It is not uncommon for properties to receive 20 offers per home; a good portion of them in cash.

### AVERAGE SALE PRICE OF HOMES: 2016 TO 2020



Source: Land Title Guarantee Company

“We attempted to buy a home in Grand County in Oct of 2020. We offered their asking price of \$749,000. We were one of 7 offers, all higher than ours. They accepted a cash offer for \$250,000 over asking.”

*Full-time Resident*

## WORKFORCE HOUSING

All counties in the study area have workforce housing programs in place, with some communities having thousands of homes permanently deed restricted for local workforce occupancy and/or price limited. By ensuring that a supply of homes remain available for residents that make their living in the community, deed restrictions effectively remove homes from the speculative buying market, meaning that residents do not have to compete with outside buyers and that homes are protected from the resulting extreme escalation in prices, which can quickly outpace local wages. While homes dedicated for residents working locally are needed now more than ever, the widespread consensus is that, in this environment, the existing and currently pending supply is not nearly enough.

- Summit County has 22 new deed restricted homes coming available. They had 66 applicants.
- The employee housing program in Aspen has been in place since the 1970's; they recently received 75 applications for one 1-bedroom home. They frequently have ten-times more applications than units available.
- Many deed restrictions do not adequately address remote work.

## LAND SALES

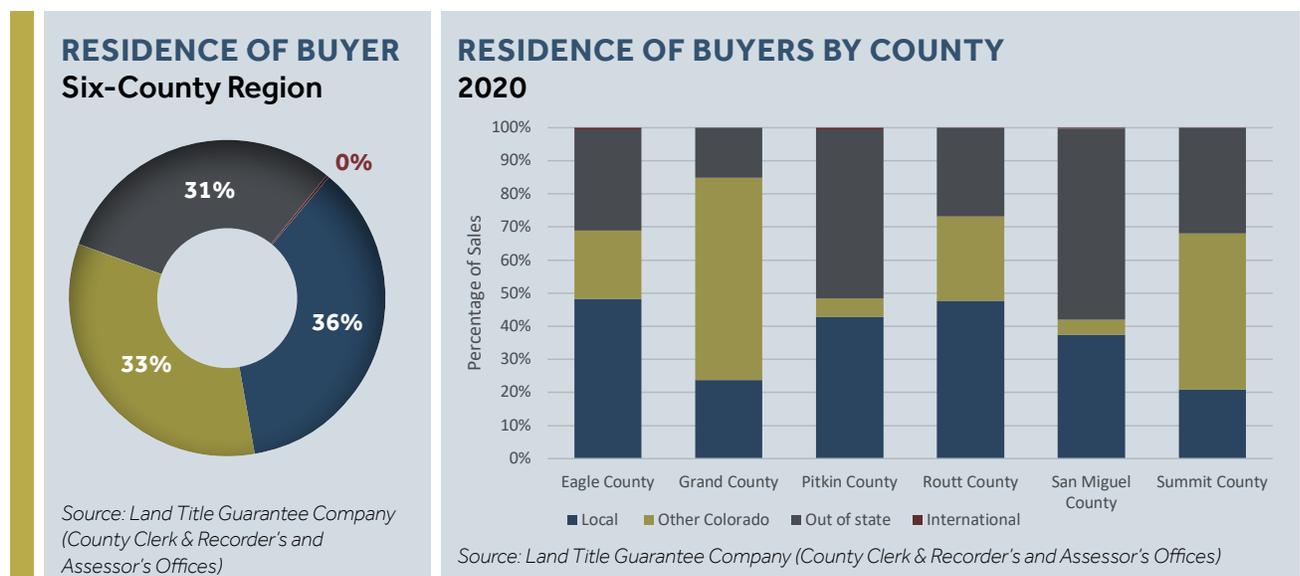
Where buyers had historically looked to build their own home as a less expensive alternative to purchasing existing homes, this option is largely gone as well.

- Land prices have escalated over 100% in some communities. In Aspen, a lot sells for \$20 million.
- Construction materials and labor costs have drastically increased. In Routt County, it is not uncommon to pay \$500 or more per square foot to build a home.
- Labor is scarce. In Grand County and Telluride, contractors are commonly booked three-years out. It is an ironic cycle – many contractors cannot hire laborers because there is no housing.

Many contractors cannot hire laborers because there is no housing.

# Full-time Residents Are Losing Ground

The demand for homes from part-time owners and other interests has long constrained the housing inventory that is available to local workers. As shown below, only about 36% of all homes sales in 2020 were to full-time residents in the study area. This varied from a low of 20% to a high of 50%, depending upon the county.

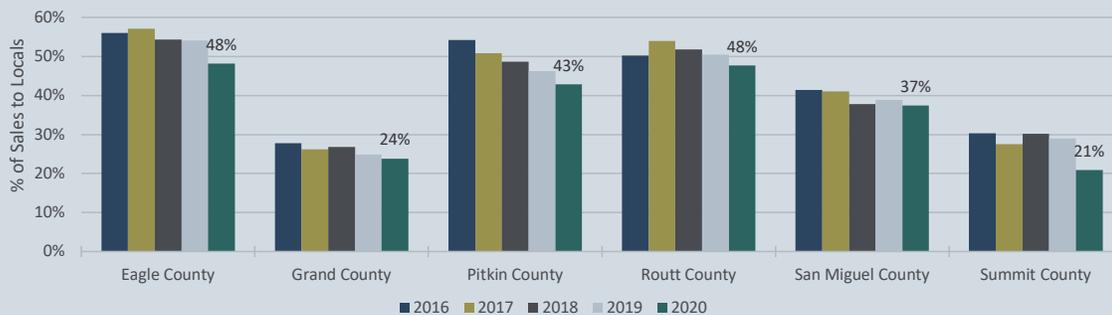


The percentage of homes purchased by local buyers dropped six percentage points since 2016 in region the region – this is a loss of over one point per year. As shown below:

- The largest decline occurred in Pitkin County, dropping nearly three percentage points per year, followed by Summit County and Eagle County. This loss accelerated in most counties in 2020.
- Buyers from other areas in Colorado showed the largest rise in all but Pitkin and San Miguel counties, where out of state buyers are more prominent.

Local buyers have been losing ground for several years, which accelerated in most counties in 2020.

### PERCENTAGE OF TOTAL SALES TO COUNTY RESIDENTS 2016 - 2020



Source: Land Title Guarantee Company (County Clerk & Recorder's and Assessor's Offices)

It should be noted that, although the percentage of homes sold to local residents dropped in 2020 compared to 2019, the total number of homes sold to local residents increased in 2020 in every county in the study area, except Summit County. This is in large part due to the large increase in sales in total in each of these counties in 2020. Prior to 2020, the number of sales to local residents had been dropping in the study area as a whole since 2017.

The counties in the study area have seen an exaggerated trickle-down effect during COVID due to constrained housing supplies and fast rising prices in all counties. Where local buyers have had to compromise on their home location for years due to being priced out of their first or second choice communities, all buyers are experiencing the same problem. The town of Breckenridge has seen more \$2 million sales in the past few months than in the prior twelve, in part because these buyers could not find homes in other higher priced counties. Likewise, Grand County has had multi-million dollar properties selling within days, rather than taking the typical many months.

The other side of the coin is "who is selling." Real estate agents indicated that a mix of part-time and full-time residents have been selling their homes, but at too slow of a pace to keep up with demand.

- Locals cashing out on their homes. The majority of these residents move away either by choice (e.g., to cash out at a peak, move to warmer climates, to be nearer family, medical reasons, etc.) or because they do not have a choice (e.g., cannot find another home). In Pitkin County, younger sellers move down valley, but older sellers typically leave. In Eagle County, the 30% or so that stay in the county will move down valley where homes are typically less expensive. Some are using the high prices to their advantage and retiring early.
- Part-time owners upgrading. This includes selling ski condominiums to purchase properties in town center or more rural areas. Or upgrading units, not necessarily location, with the intent to use it more.

# Buyer Preferences & Home Use

Real estate agents noted a shift of focus with new buyers compared to prior years.

- More new buyers were motivated by their ability to work remotely than in the past. Many buyers during COVID were reorienting priorities. Work from home opportunities opened up options to relocate where they wanted. Most buyers were purchasing with the intent to use their homes, and for more time on average than in the past. Others were coming to sample a community for a few months and see if it sticks.
- Correspondingly, the speculative buyer, who purchased with the intent to flip or use homes solely for profit, was not as prevalent during this migration period.

The motivation of the buyer affects the type of home product needed:

- Fixer uppers were not preferred – most wanted turn-key homes or homes that were immediately livable.
- Home office space was a premium.
- Having enough room for families to live, rather than simply visit.
- Rural and in-town locations were equally in demand.

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## Will the Buyer Frenzy Continue?

While the rapid rise in prices and buying frenzy mirrors the events prior to the 2007/08 recession, this market is driven by a different buyer – one who wants to move in and use their home rather than investors. The prevalent perception among area real estate agents was that the high-demand, short-supply housing market is here to stay, at least for the foreseeable future:

- Buyers last year were the first wave of location-neutral movers and others that see “it can work” are continuing to come. Demand in the early part of 2021 is still accelerating.
- The other side is shrinking supply. Despite demand remaining high, many areas are facing a stagnant market and large drop in sales simply due to a supply problem. Some communities are already at critical low sale inventory. In Aspen, brokers are calling homeowners asking if they want to sell to find homes. For the most part, those that wanted to cash in have; others that might cash in are not because they will not find another home.

“More to come” and  
“interesting changes ahead.”

*Local Real Estate Agents*

# The Start of a New Reality?

Many see the current boom being a start to a new reality for mountain towns, bringing some positive change, but also increasing many historic challenges.

On the potentially positive side:

- Rising interest from location-neutral workers to relocate to these mountain communities has the potential to bring more economic diversification for these predominantly tourism-driven economies. New location-neutral worker residents earn more and can spend more at local businesses. If the ability for location-neutral workers to work from home continues, instead of leaving the community to again commute to their job, some may choose to stay and invest locally, or start businesses, increasing the entrepreneurial potential in these communities.
- With more residents in town to support local businesses, shifting economic priorities for some communities may be on the horizon. Tourism marketing and expenditures focused primarily on the visitor experience may become less of a priority. Pressure to complete capital projects supporting livability and quality-of-life improvements will increase.

On the challenging side:

- Finding employees to fill service jobs for residents as well as jobs geared for visitors will be increasingly difficult. The basic human capital necessary to maintain a community will likely become even less possible. Incoming location-neutral workers will not be filling these "local jobs" and will outcompete local workers for housing. This hurts the ability for local businesses to find, keep, and attract employees, lowering the level and quality of services they can provide to residents and visitors alike. This has been a struggle for resort communities for years; and is primed to get worse, at least in the near term.
- Barring a recession that surpasses the fall in property values seen in 2008, many do not see what could bring affordability back for local workers.

Given these factors, businesses and communities are facing a potentially tough transition in the years ahead.

# RENTAL MARKET

## The Big Picture – From Shut Down to Frenzy

Governor Polis announced the closure of all Colorado ski areas on Saturday, March 14th, near the end of the 2019/20 season. While it caught many employees and visitors by surprise, the fortuitous timing minimally impacted the rental market since it occurred at a time when many renters are in transition, out of work or without income for a month or two. Communities had very few vacant long-term rental units prior to COVID. Most year-round renters remained in their units during COVID, meaning that the availability of long-term rentals did not increase. Many seasonal workers left; however, including J1 visa holders. As seasonal rentals were vacated, property managers responded by converting shared bedrooms into single/couple occupancy and increased cleaning of common areas. Employers who provide housing turned away all but their employees, unlike in typical years when they maintain full-occupancy by renting to the general population. This contributed to a rental unit shortage.

By June, the market heated up with inquiries from people outside the community, most from urban areas, wanting to move to the mountains. By July, rents were starting to spike above their already high levels. The frenzy continued through the fall into winter with property managers in the six counties reporting a constant stream of inquiries. In Summit County, a property manager who normally takes in \$700/year in \$30 application fees received about \$4,000 from applications between October 1st and December 15th.

A Routt County property manager called the onslaught from people wanting to move to the mountains a trifecta created by a combination of the ability to work remotely (the single biggest factor) in combination with concerns about COVID contagion and civil unrest.

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## Impacts on Long-term Rental Inventory – Gains & Losses

Although most property owners reported managing about the same number of units in 2020 as in 2019, there were shifts in the rental inventory. Initially, there were some gains in the number of long-term rentals when the March shutdown and cancellation of all festivals and other events fueled fears that tourism would be way down in the summer. As such, some owners converted their short-term vacation rentals (STR's) into long-term rentals. The local workforce did not benefit from this increase, however, as newcomers working remotely could pay much higher rents.

The inventory of long-term rentals was reduced when some units were sold by their owners, as noted above. Rentals were primarily purchased by new owners moving in and occupying their homes, although inventors were also active in the market with high rents and low interest rates making it possible to cash flow units. Six 900 square foot multifamily units in Aspen built for rentals sold at \$1,800 to \$1,900 per square foot and only one remained a rental unit.

One positive impact the pandemic had on the rental market was a reduction in the number of long-term rentals being converted into short-term rentals. While the boom in the popularity of short-term rentals has negatively impacted long-term workforce rental housing throughout the mountains in recent years, none of the property managers interviewed reported this occurring in 2020.

# Impacts on Rents – Locals Get Relief But Market Rates Spike

The timing of the shutdown in the spring, when most leases in the mountain expire, turned out to be a stroke of luck for many renters. With fears that tenant incomes would plummet, rents were held steady by many property owners. At least one property owner in Telluride provided one month free. The town of Telluride provided a free month of rent to residents in 187 town-owned rental housing in both April 2020 and January 2021, funding for which was later provided by the Colorado Department of Local Affairs. The Town of Breckenridge forgave one month rent on about 150 Town-owned rentals if impacted by COVID and agreed to reduced payment plans if further assistance was required. In Eagle County, all residents of Lake Creek Village Apartments received free rent in April and reduced rent in May and June. Some property managers in Grand County and Summit County reported no increases in rents in 2020.

Rent delinquencies were not a widespread problem. Managers reported some renters had higher incomes than typical in the spring, from a combination of unemployment, stimulus payments, and Paycheck Protection Program (PPP) payments. Rent assistance, however, was crucial for some. The Family and Intercultural Resource Center (FIRC) in Summit County, with funds from the Colorado Department of Local Affairs and significant contributions from local governments, provided rental assistance countywide. According to one property manager in Grand County, some renters took advantage of the eviction moratorium imposed in Colorado and chose not to pay rent, but most remained current with their payments.

Since these early concerns, market rents have skyrocketed beyond the level that most locally employed renters can afford. In 2020 increases in market rents ranged from about 20% to 40% on units that turned over, and on some where leases were renewed. Rent escalations were highest among the larger, family friendly, more expensive homes. While rents have long been high in Colorado's ski towns, this rate of increase was unprecedented. Some examples:

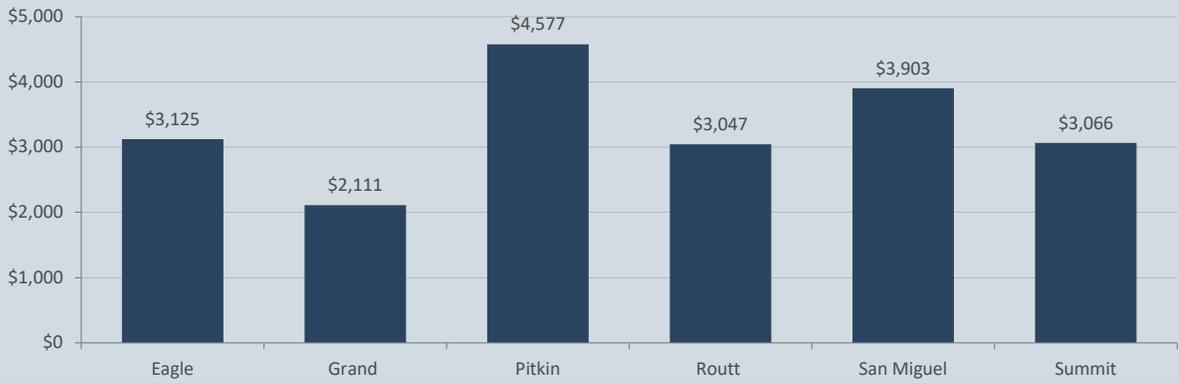
**Market rents skyrocketed 20% to 40% higher in 2020.**

- In Aspen, a three-bedroom townhome was renting for \$6,800/month. When it turned over in October 2020, the rent was raised to \$10,000/month.
- In Summit County, a unit at \$6,000 was increased to \$8,000/month, one at \$4,500 went to \$6,000, and another at \$3,900/month for one year went to \$6,200/month for the ski season.

The overall market rent for listings in February and March in the six counties averaged \$3,245 per month for all types of units combined. This includes rentals for high-end properties as well as those for workers. While rents have long been curtailed in the mountain towns by the dominance of low wage tourism-based jobs, the influx of renters who work remotely has clearly increased rates far beyond levels that local wage earners can pay. As shown below:

- Rents are highest in Pitkin County, followed by San Miguel County.
- Rates are similar among Eagle, Routt, and Summit counties.
- Rents are lowest in Grand County.

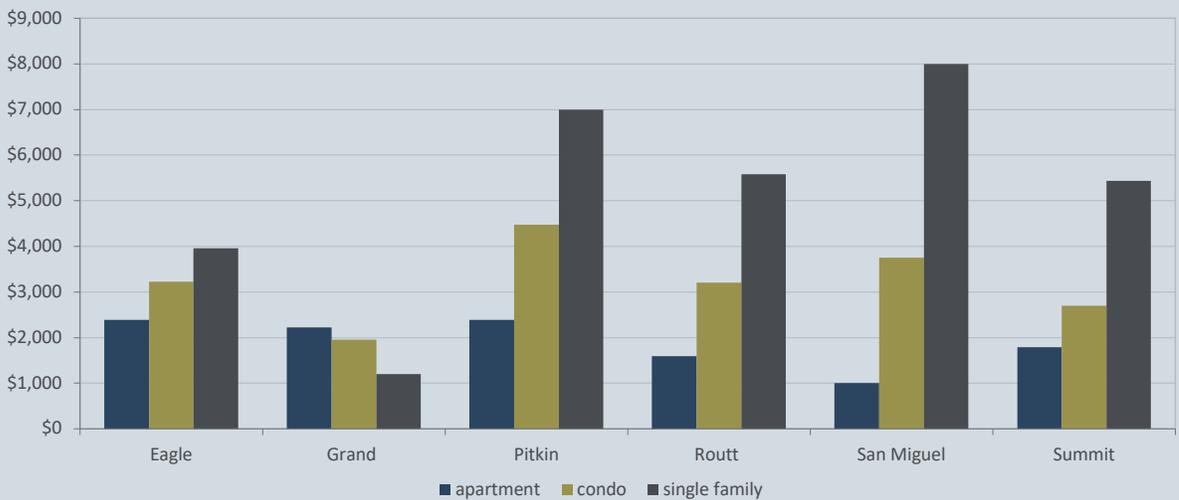
## AVERAGE RENT BY BEDROOMS



Consultant search of local and online for rent listings, February and March 2021

Rents now average over \$5,000 per month for single family homes. Condominiums average over \$3,000 per month in most of the region.

## AVERAGE RENT BY UNIT TYPE & COUNTY



Consultant search of local and online for rent listings, February and March 2021

Note: With only 1 apartment listing in San Miguel County, the average rent of \$1,000 should not be considered representative of the market and in Grand County, the one single family home advertised for rent at \$1,200 per month was not indicative of market rates.

# Rental Availability – What Availability?

In February and March 2020, tracking of online listings in the six counties identified a total of 260 listings for long-term units. This equated to an extremely low vacancy rate of approximately 1.5%.

Some property managers stopped accepting inquiries. Others created waitlists for the first time. As of May 2021, there were no signs that the market was softening.

## RENTAL LISTINGS March & April 2020

COUNTY	APARTMENT*	CONDO	SINGLE FAMILY	# OF LISTINGS	RENT RANGE
Eagle	\$2,392	\$3,227	\$3,963	82	\$1,100-\$7,000
Grand	\$2,227	\$1,955	\$1,200	26	\$875-\$6,000
Pitkin	\$2,388	\$4,478	\$7,000	43	\$1,500-\$10,000
Routt	\$1,588	\$3,209	\$5,583	26	\$1,450-\$7,500
San Miguel	\$1,000	\$3,753	\$8,000	10	\$1,000-\$8,000
Summit	\$1,787	\$2,698	\$5,436	73	\$1,392-\$10,000
<b>Grand Total</b>	<b>\$2,119</b>	<b>\$3,207</b>	<b>\$5,464</b>	<b>260</b>	

*Consultant search of local and online for rent listings, February and March 2021*

*\*Apartment refers to a unit in an apartment building in which all units are owned by one owner and individual units cannot be sold separately. This is differentiated from a condo, which are homes that can be individually owned and sold, meaning that one building may have a different owner for each unit.*

Demand remained high for all types of rental units. Some property managers reported that one bedroom and other small units were the most sought after by established locals because, with concerns about COVID contagion, it was important to have few or no roommates. Larger units were very popular, however, with newcomers moving in since many were families.

# Short-Term & Mid-Term Rentals

While some short-term rentals were converted into long-term rentals during the shutdown, other noteworthy changes include:

- Visitors stayed longer. Units that typically rented for several days to a week were often rented for several weeks.
  - Owners moved into their short-term rentals, removing them from the rental pool. A manager of high-end STR's in the Vail area reported that owners moved into three of their 14 units for most of 2020.
  - The mid-term (i.e. a one- to five-month rental) and seasonal rental market expanded. A Summit County manager provided an example of a couple from New York who spent the summer on Nantucket, fall in New England, and ski season in Breckenridge.
  - Cost was not an issue for many short- and mid-term renters. A Steamboat manager reported that the highest increase in rents occurred among the most expensive units.
  - Size was important. Demand for large homes with enough bedrooms to accommodate extended families became exceptionally strong.
- 

## Renter Profiles – Demographics Changing

As reported by property managers, newcomers in 2020 differed from long-term residents in several ways, including their commitment to community. They remained flexible by avoiding long-term commitments while testing living in the mountains and exploring how long they might be able to work remotely. They often kept their homes elsewhere. They rented to stay flexible and to avoid maintenance responsibilities.

Many new rental households included children. Historically, renters moving to mountain ski towns have been singles and younger couples who do not have children until after becoming established in communities. The new renters are generally older (30's and 40's), well established in their careers, and have children.

The characteristic of new renters that stands out most to property managers is their wealth. The income levels of newcomers are much higher than renters who have moved to the mountains in the past. As one property manager said, "Even young families with children have tons of money."

The increase in rents and lack of inventory led some long-time residents to move away. Residents who sold homes when prices climbed were seldom able to find a rental that would allow them to stay in their communities. As one property manager in Telluride said, "Our community has moved to Ridgway."



**SERVICES NEEDS  
AND PREFERENCES**



Planning for the future provision of community, business and home services necessitates understanding their importance to, usage of, and quality for residents needing and desiring the services.

This section evaluates whether newcomers, full-time and part-time residents have varying service needs or priorities. If increased use of properties continues, this information can help communities plan for future needs.

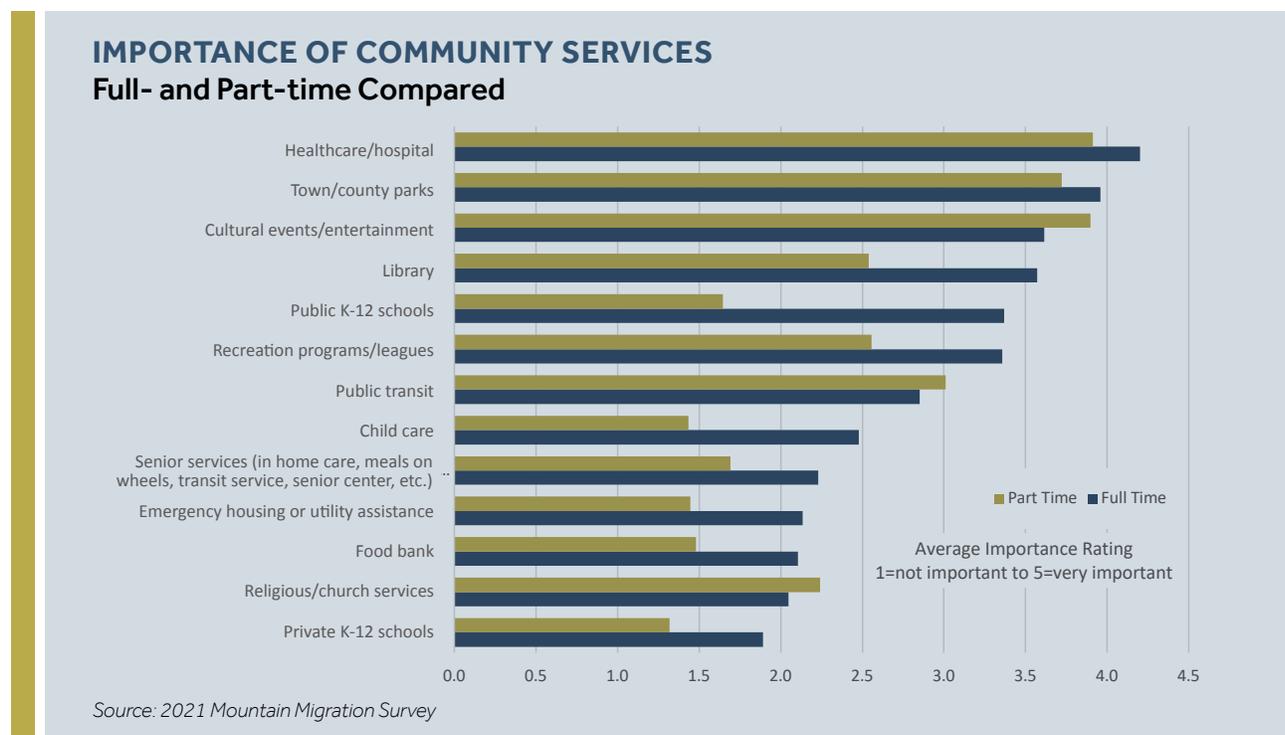
## Community Services & Amenities

The importance that residents place on community services is directly related to how often they use those services, with a few exceptions.

In the time of COVID, health care/hospital ranked the most important community service of 13 services. COVID increased the awareness of limitations in health care availability, such as the lack of ICU beds in many mountain hospitals.

Town and county parks were also very important to residents as were cultural events/entertainment.

Full-time residents generally place greater importance on, and more often use, most community services. The exceptions are cultural events/entertainment, religious/church services and public transit, which part-time residents use more frequently than full-time residents.



Full-time residents more often use health care, schools, childcare, the library, recreation programs and parks than do part-time residents. There were a few differences between newcomers and long-timers in importance placed on community services. The key difference was the greater importance long-timers placed on senior services (in home care, meals on wheels, transit service, senior center, etc.), church services, food banks, and emergency housing or utility assistance.

Also, this use of community services is similar among newcomers and long-timers. An interesting difference is that newcomers placed slightly more importance on public transit and used it more often than long-timers.

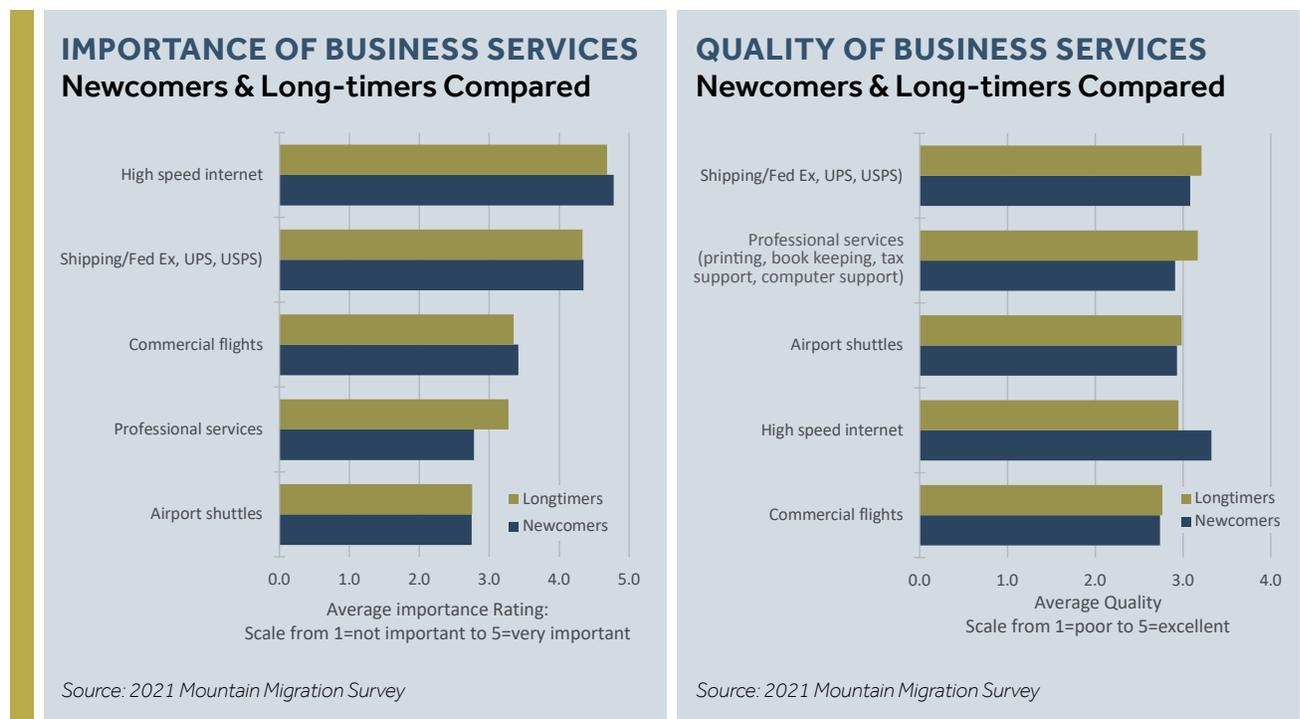
Differences between full-time owners and renters are minimal, although renters place greater importance on three community services – housing or utility assistance, food bank, and public transit, which they use more often than owners.

There was only slight variation in the importance placed on community services among the six counties. Some nuances include:

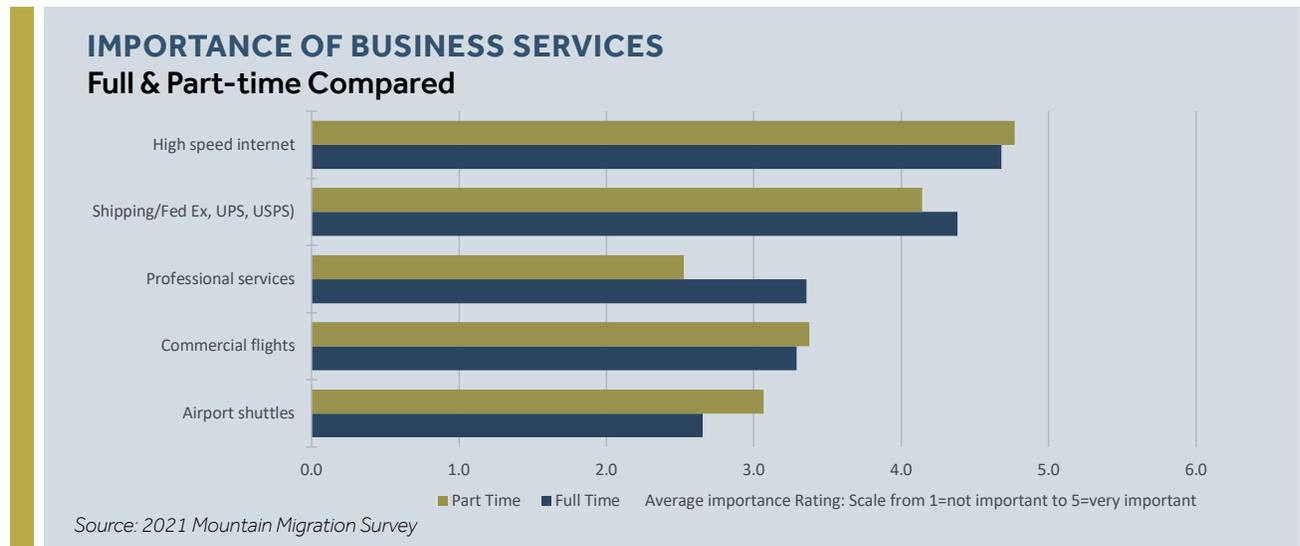
- San Miguel County residents rated town/county parks, recreation programs, the library, and public schools the highest.
- Pitkin County residents placed greater importance on public transit and cultural events and entertainment.

## Business Services

As with community services, newcomers and long-timers place a similar level of importance on business services. The most notable difference was in professional services (printing, book keeping, computer support, tax support, etc.), these were less important to newcomers who are less likely to be self-employed and more likely to work for out-of-county employers for which this business support may be provided elsewhere. Quality high speed internet was rated as the most important service by both long-timers and newcomers.

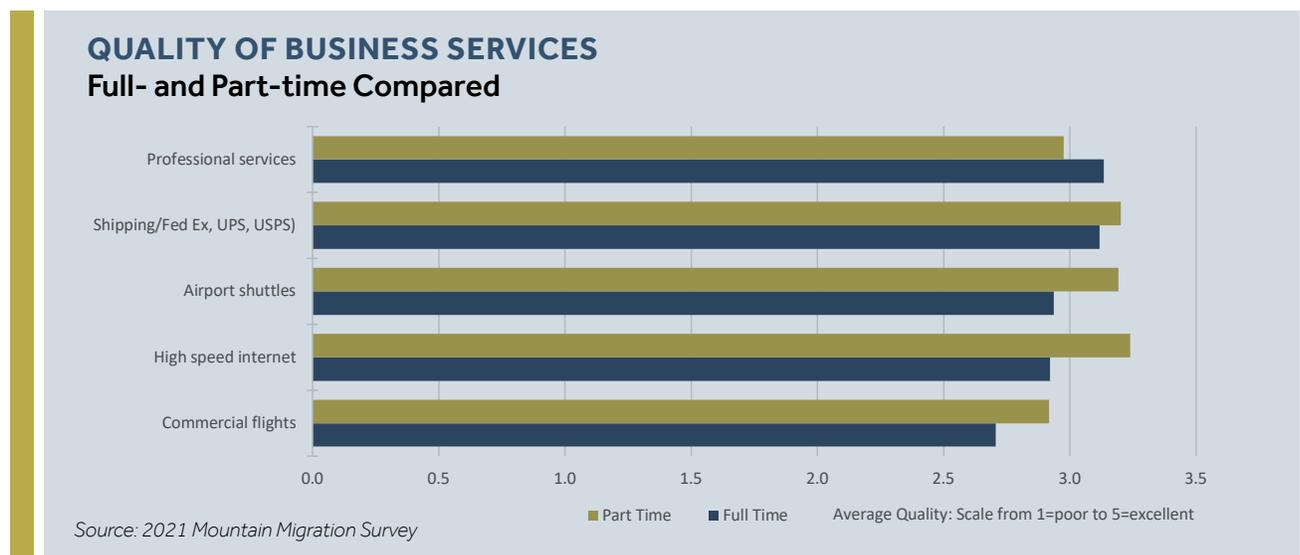


There were also few differences between full and part-time residents, except for professional services, which are more important to and used more often by full-time residents, and airport shuttles, which are more important to part-time residents.



Year-round residents may not realize how good they have it when it comes to the quality of business services. Part-time residents who have perspective from using these services elsewhere rate all services, except for professional services, higher than full-time residents.

While there has been much discussion and concern expressed in Colorado’s mountain towns about the availability of high-speed internet, it seems adequate among residents who have recently moved from other areas and part-time residents who also have perspective from elsewhere. It is adequate in the parts of these counties where newcomers are in-migrating.

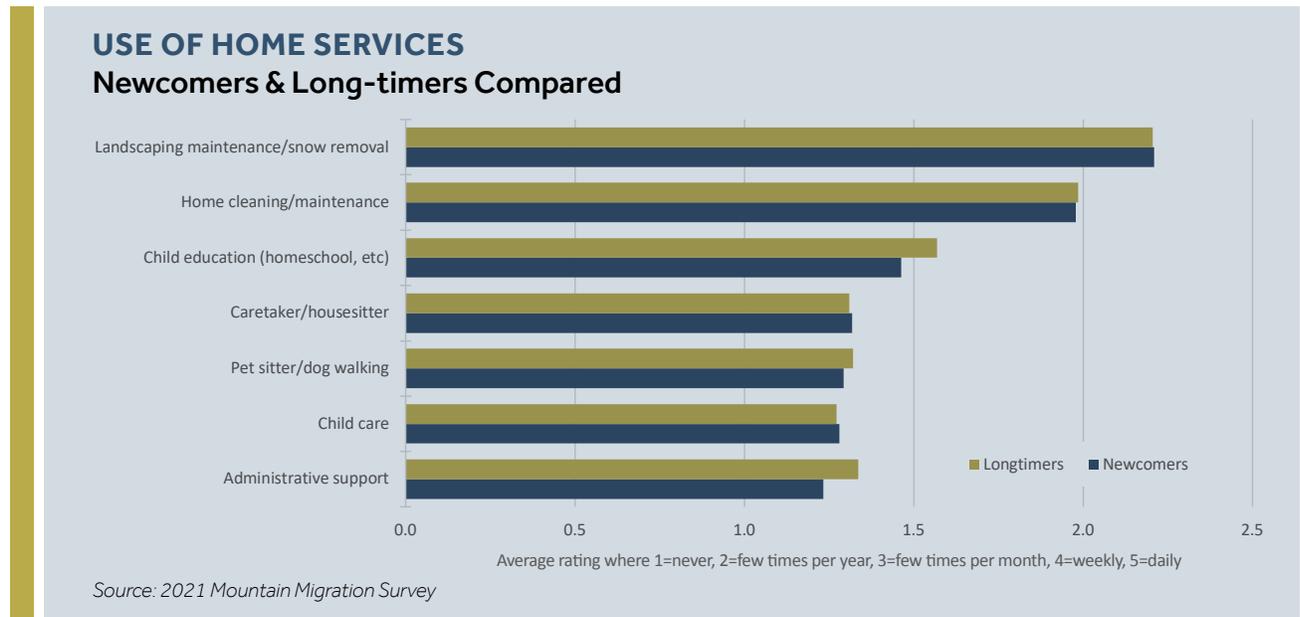


There are no notable differences between full-time owners and renters. Nor were there many differences based on the source of employment – working for in-county versus out-of-county employers made little difference.

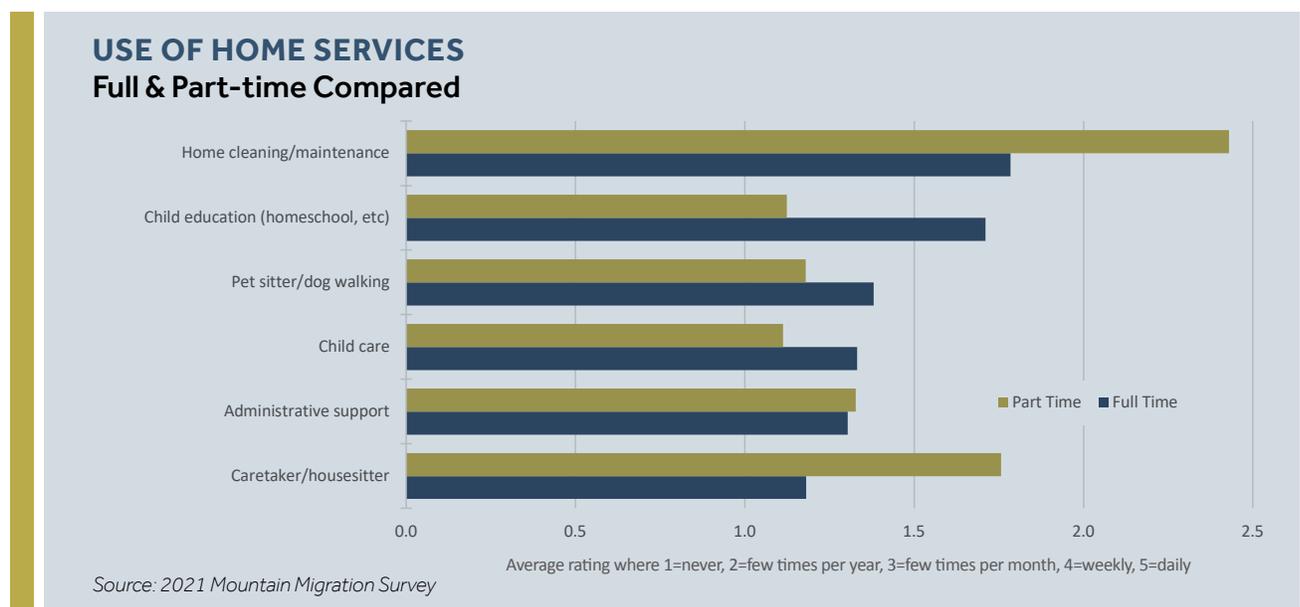
Results were also very similar among the six counties except for the quality of commercial flights, which rated lower in in Grand County (no commercial airport) and San Miguel County (small aircraft in good weather).

# Home Services

The influx of new residents will require more of the same services in about the same relative proportion. The frequency by which newcomers and long-timers used home services was very similar.

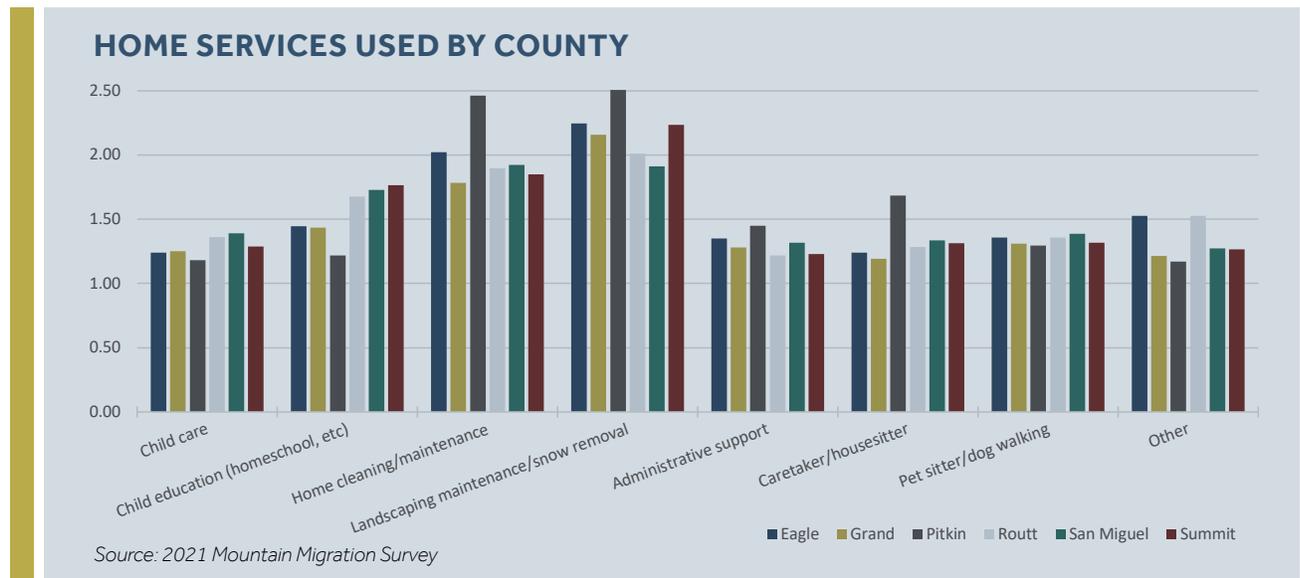


Part-time residents more frequently used services related to maintenance, upkeep and care of their homes whereas full-time residents more often use child-related and pet care services. Full-time homeowners used all of the seven home services tested more than renters.



Use of home services is similar among the six counties. Primary differences include:

- Pitkin County residents more often use services related to home upkeep and are less likely to use home education services.
- Summit County residents more often use landscaping services.



## Other Services

When asked to write in other services used, most responses fell into the following categories:

- Grocery stores with comments focusing on need for additional and lower cost stores
- Home maintenance and repair
- Snow removal
- Restaurants and food/restaurant delivery
- Cell phones, with remarks about poor/worsening coverage in Summit County
- Home health care
- Wellness and spa services
- Veterinary and pet care services
- Property management
- Auto repair
- Law enforcement with protection of homes and cars in parking lots

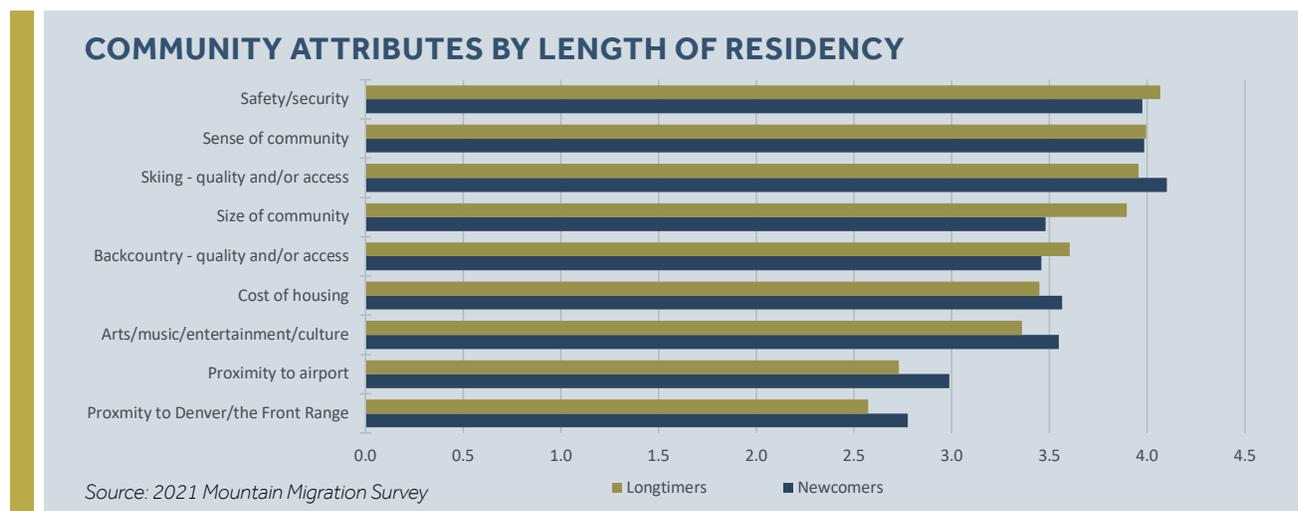


**QUALITY OF LIFE**

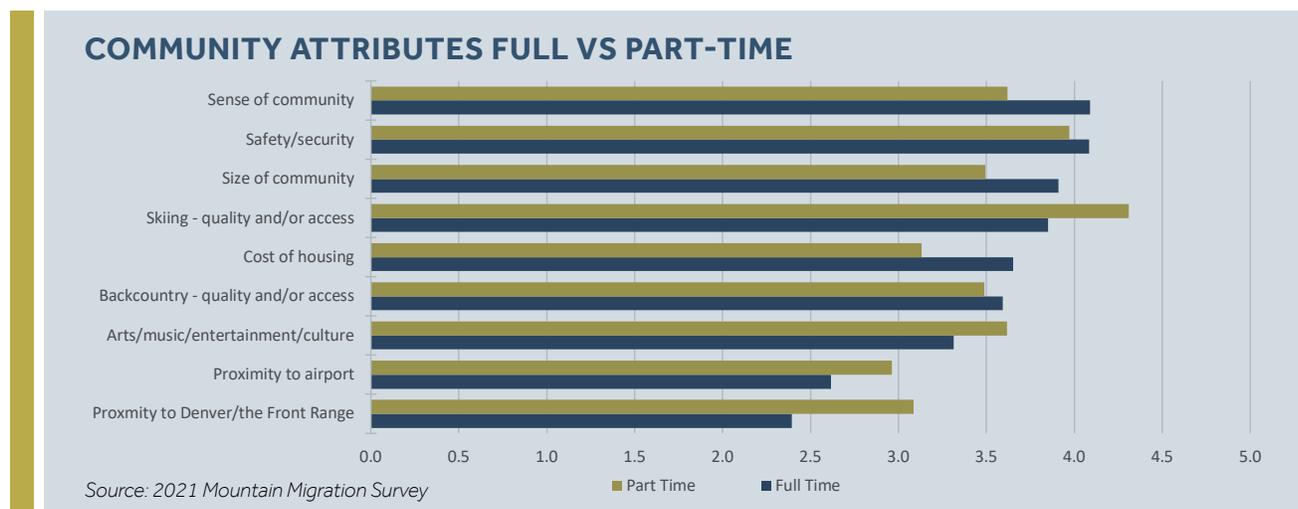
With currently only 50% of housing units in the study area being occupied by full-time residents, the influx of more owners and visitors staying in part-time homes and short- and mid-term accommodations can, in theory, allow the population in the area to double overnight. This does not include visitors that may be in commercial (hotel) lodging units. When stays were extended over longer periods of time during COVID, the stress on the community and infrastructure was felt by all, as indicated in this section.

## Factors Influencing Community Choice

Safety and security, sense of community, and skiing quality and/or access topped the list in importance overall when choosing where to live among nine attributes offered. There was little difference between long-timers and newcomers; however, the size of community and the quality of/access to the backcountry were more important to long-time residents.



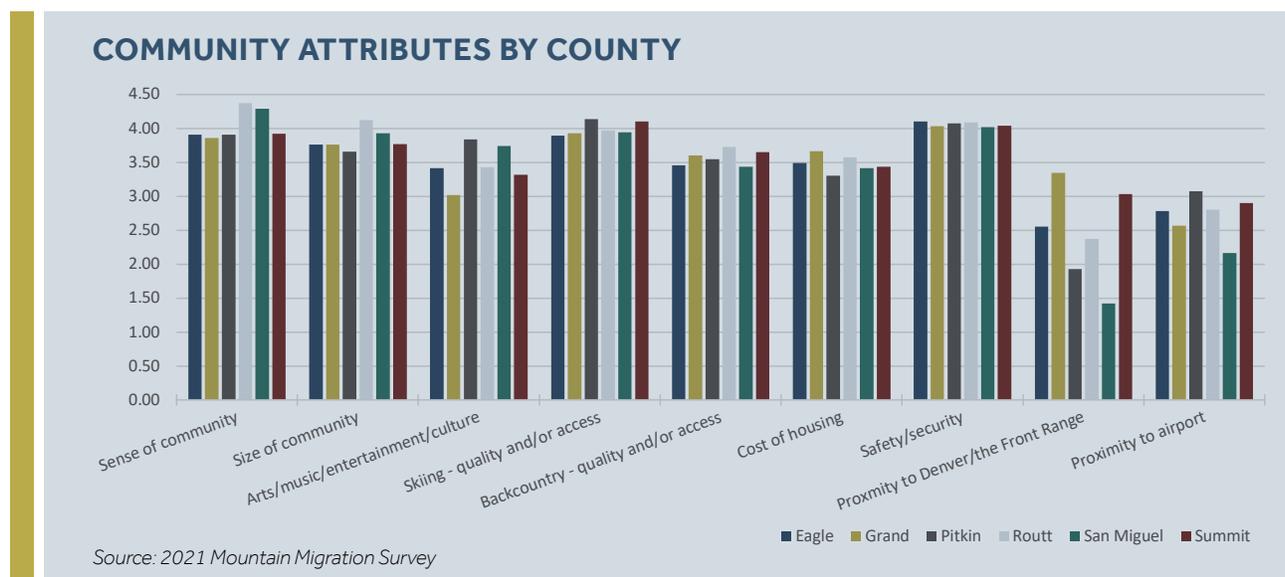
There are clear distinctions between full-time and part-time residents which should be considered when preserving characteristics valued by each group. When choosing where to live, full-time residents placed greater importance on the sense of community, the size of community, and the cost of housing. Part-timers cared more about skiing, proximity to the Front Range, proximity to an airport, and arts/entertainment/culture.



Full-time owners and renters were similar in the relative ranking they placed on community attributes when they chose where to live. In general, owners rated most considerations higher. One exception – renters scored the cost of housing slightly higher than owners. Among part-time residents, renters ranked the cost of housing, safety/security, and proximity to an airport higher than owners.

Ratings were similar among the six counties. Notable exceptions included:

- Proximity to Denver/the Front Range were more important for residents in Grand and Summit counties.
- Proximity to an airport was more important for Pitkin County residents.
- While differences by county in the importance of the cost of housing were slight, it was most important for residents of Grand County, which has the lowest housing costs of the six counties, and least important in Pitkin County, where housing costs are the highest.



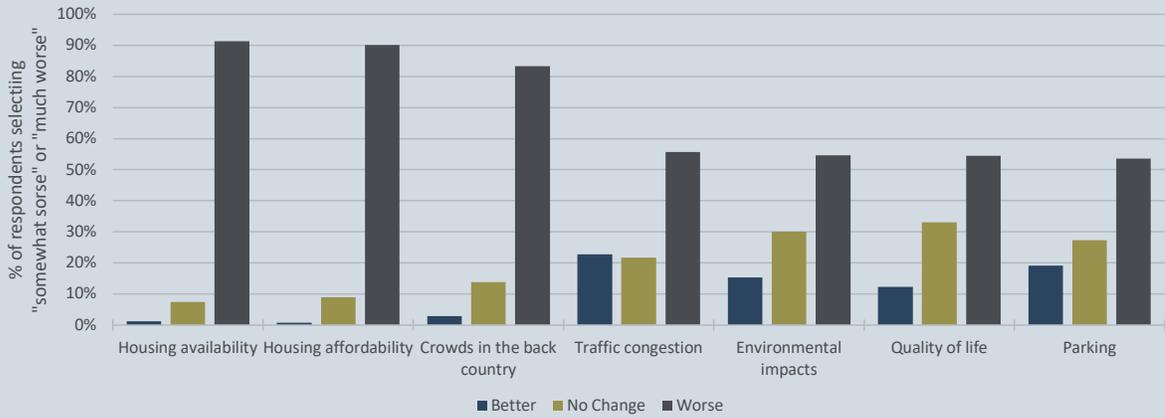
## Community Impacts in 2020

Since COVID, mountain residents noticed many changes in their communities. Far more residents perceived the changes to be more negative than positive. The perceptions about the impacts of this year provide a glimpse into the future of these communities, whether or not the current influx of new residents and part-time residents are here to stay. These communities have been discovered, and will continue to attract new residents. Learning from this experience and working to address the negative impacts can only better prepare these communities for what is on the horizon.

**Far more resident perceived the changes to be more negative than positive.**

As shown below, an overwhelming percentage of respondents felt that housing availability, housing affordability, and crowds in the backcountry were worse than before the migration began. About 50% of respondents felt that each of traffic congestion, environmental impacts, quality of life, and parking were worse.

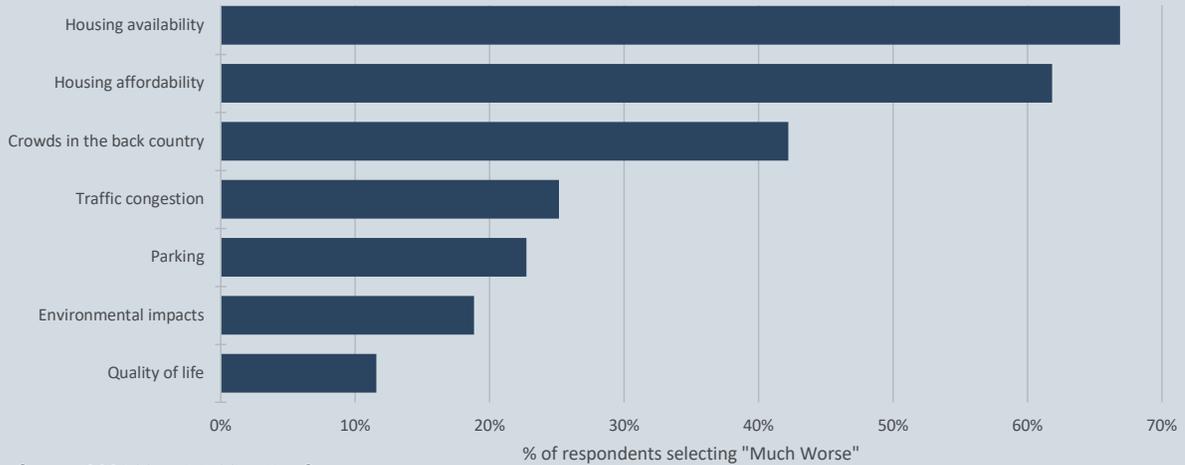
## OBSERVED CHANGES IN 2020



Source: 2021 Mountain Migration Survey

Findings suggest that now is the time for mountain communities to grow and improve their housing programs since community awareness of the problem is high. While 90% of respondents felt housing availability and housing affordability have gotten worse overall, as shown below, over 60% felt they got "much worse." Full-time renters gave housing the highest "much worse" rating although all types of residents – full-time, part-time, new to the area and long time, felt the change in housing availability and affordability were worse than other changes in their counties.

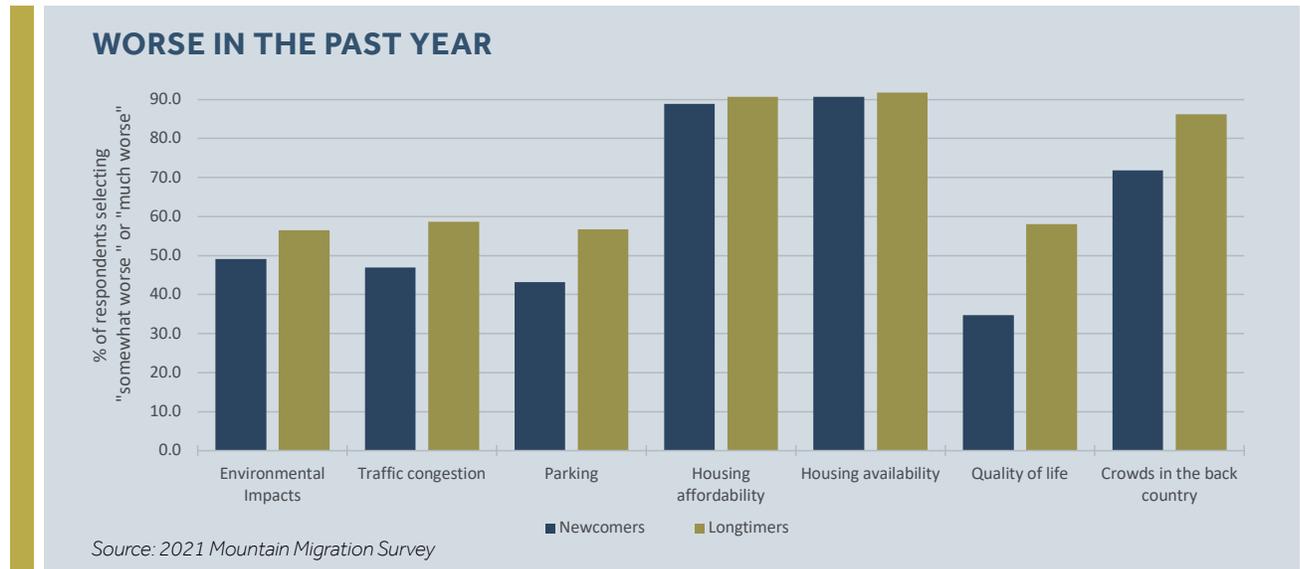
## OVERALL RATING OF MUCH WORSE



Source: 2021 Mountain Migration Survey

Perceptions about crowds in the backcountry were also so negative as to indicate actions to correct the problem (additional restrictions/limits on access and use) could have support among residents. The impacts of the migration on recreation are worthy of further study.

Long-time residents (>10 years) perceived changes to be worse than newcomers, which is not surprising given their greater knowledge about pre-2020 conditions. Long-time residents were much more likely to feel their quality of life had worsened. They were in close alignment, however, in their perceptions about housing affordability and availability regardless of when they moved to their mountain community.



Full-time residents were more likely than part-time residents to indicate that conditions had gotten much worse. Part-time residents more often noticed no change in the past year.

Full-time owners and renters were generally comparable in terms of how they felt about changes in the past year.

Residents among all six counties were similar in the factors they indicated had gotten worse – housing availability, housing affordability, and crowds in the backcountry were the top three concerns. Residents in Pitkin County, however, were less likely to indicate worsening among all factors, whereas San Miguel County residents noticed the highest overall level of negative change.







# **SUPPORT FOR COMMUNITY ORGANIZATIONS**

More residents spending time in their mountain towns should improve the financial stability of community organizations or the type of organizations that get financial support. The demographic shift may have other impacts on these organizations, especially those who address community-support needs.

- Full-time residents support more community organizations than part-time residents with donations, volunteering time and attending events. While the dollar value of donations may be similar between full and part-time residents, spending more time in mountain communities should result in community organizations receiving more financial support.
- The percentage of full-time residents that volunteer time far surpasses part-time residents, lending needed hands to help organizations undertake tasks and programs. In communities with a small full-time resident base, finding volunteer community participants is often a challenge.
- Even though their incomes are lower, renters tend to support almost as many organizations as owners.

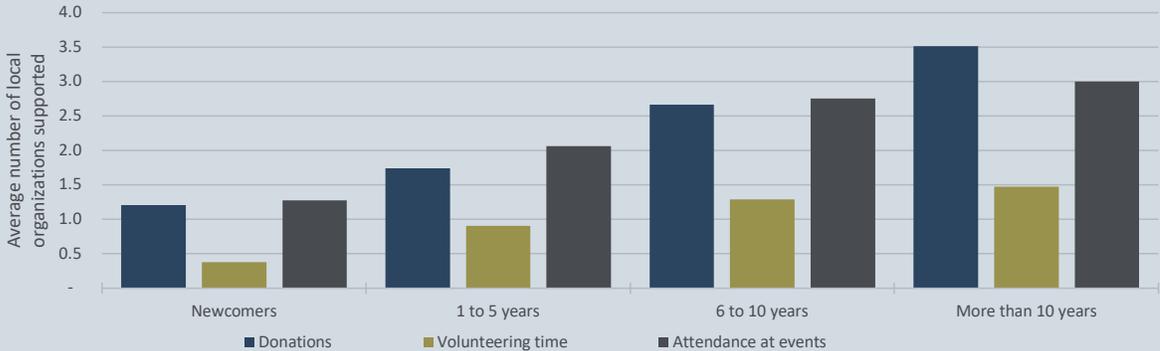
### NUMBER OF ORGANIZATIONS SUPPORTED

AVERAGE # SUPPORTED	FULL-TIME	PART-TIME
<b>Donations</b>	3.4	1.6
<b>Volunteering Time</b>	1.6	0.3
<b>Attendance at Events</b>	3.1	1.7
% PROVIDING NO SUPPORT	FULL-TIME	PART-TIME
<b>Donations</b>	16%	32%
<b>Volunteering Time</b>	33%	81%
<b>Attendance at Events</b>	19%	36%

Source: 2021 Mountain Migration Survey

Nonprofit and other community organizations need to reach out to newer residents for support. There is a clear relationship between the amount of support given and the length of residency. Long-term residents (> 10 years) donate to four times as many community organizations than newcomers, and also volunteer and attend more events.

### TYPE OF SUPPORT BY LENGTH OF RESIDENCY



Source: 2021 Mountain Migration Survey

The near-term future looks good for community organizations.

- About half of residents, both full and part-time, will continue to support at the same levels as in the past and roughly one-third will increase donations and/or volunteer time.
- Newcomers, however, plan to increase both donations and volunteer time, indicating interest in investing more time and resources in their community.
- Relatively few residents plan to decrease their support in the next two to three years; renters are more likely than owners to provide lower levels of support in the future.

### SUPPORT OVER THE NEXT 2 TO 3 YEARS

	FULL-TIME	PART-TIME	NEWCOMERS	LONG-TIMERS
<b>Stay the same</b>	50%	52%	26%	53%
<b>Increase donations</b>	35%	43%	60%	34%
<b>Increase volunteer time</b>	39%	25%	57%	32%
<b>Decrease donations</b>	4%	1%	2%	4%
<b>Decrease volunteer time</b>	3%	1%	1%	3%

Source: 2021 Mountain Migration Survey

\*Multiple select question, meaning that percentages add to over 100%

Support for community organizations varies by county. The number of organizations receiving support through donations and time are highest in Routt and San Miguel counties; attendance at events is highest in San Miguel County. Fewer organizations receive support on average in Grand and Summit counties.

### AVERAGE NUMBER OF ORGANIZATIONS SUPPORTED BY COUNTY

	EAGLE	GRAND	PITKIN	ROUTT	SAN MIGUEL	SUMMIT
<b>Donations</b>	3.1	2.2	3.2	4.1	3.7	2.5
<b>Volunteering Time</b>	1.4	1.1	1.2	1.5	1.7	1.2
<b>Attendance at Events</b>	2.9	2.1	2.7	2.9	4.1	2.5

Source: 2021 Mountain Migration Survey



# SCHOOL ENROLLMENT

The K-12 education system in all counties in the study area underwent significant challenges and changes under the COVID pandemic, as did schools throughout the country. Many schools in the study area experienced a surge of inquiries into new enrollment and programs over the summer of 2020 from newcomers and from parents of existing students interested in COVID protocols, but most schools had actual fall enrollments that were lower than in 2019, primarily due to concerns about COVID transmissions.

Being located in resort areas, most schools are used to a lot of in- and-out-migration of students at different times of the year, with part-time or new residents arriving and enrolled students moving or leaving. This year also had increased incidence of parents undertaking homeschooling or enrolling in online education programs from other schools, rather than enrolling locally, given the variety of options. Most schools in the study region implemented online learning platforms and hybrid online and classroom programs. A handful kept schools open for full-time classroom learning from the start.

This section presents information on school enrollment by residents in the study area and planned enrollment for the next 2021/2022 school year. The scope of this study did not differentiate between school systems within the studied communities, or compare these to schools in the specific communities from which new residents came or in which some part-time residents enrolled their children. A number of the communities in the study area also have high-end private school options. The study did not differentiate between these and the public school system, but rather asked about public and private enrollment generally.

For the most part, residents that are currently enrolled in local schools indicated that they will again enroll in 2021/2022, with many home-schooled children likely returning to the local school system. A few respondents remain undecided about future plans.

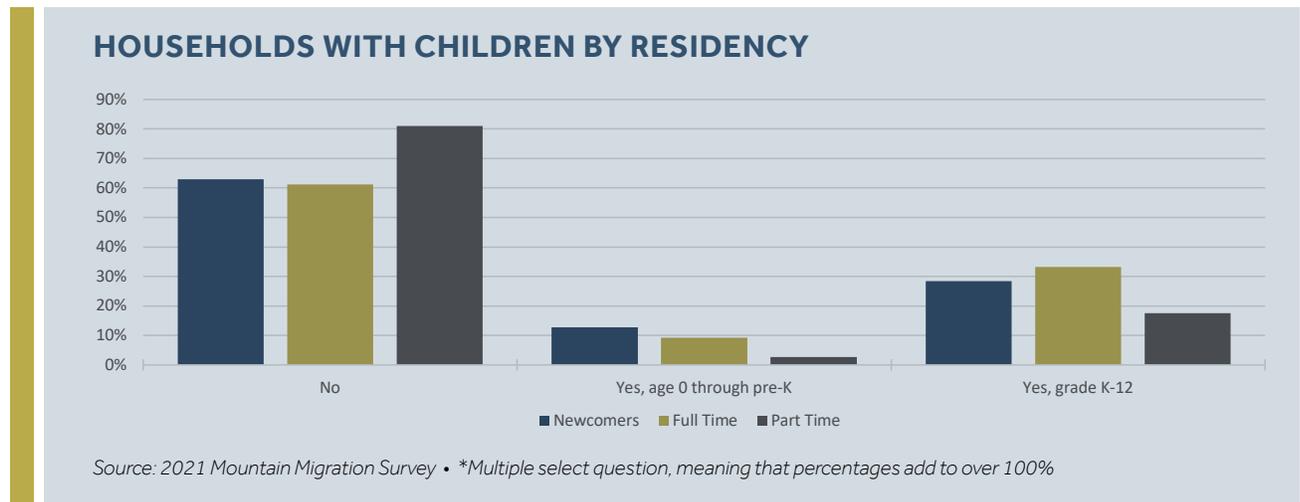
## Current School Enrollment

About one-third of survey respondents had at least one school-aged child in their household.

- Newcomers and full-time residents are similarly as likely to have children, but newcomers were more likely to have young children between 0 and pre-K.
- Part-time residents that have children are likely to have older children.

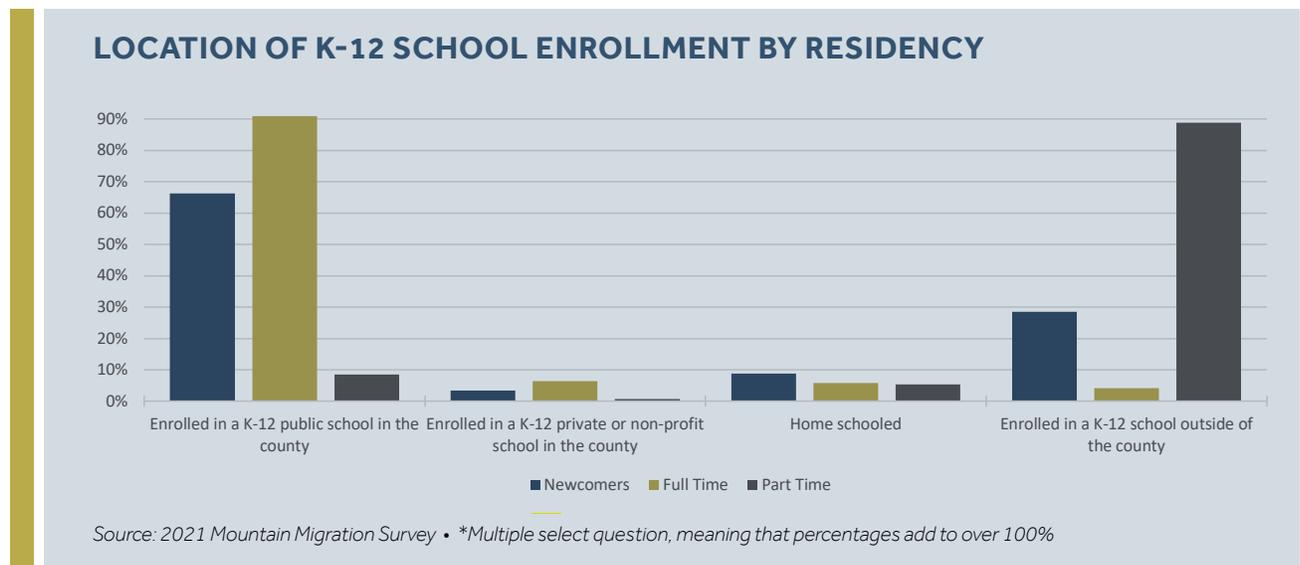
**Newcomers and full-time residents are similarly as likely to have children, but newcomers were more likely to have young children between 0 and pre-K.**

The near-term future looks good for school districts.



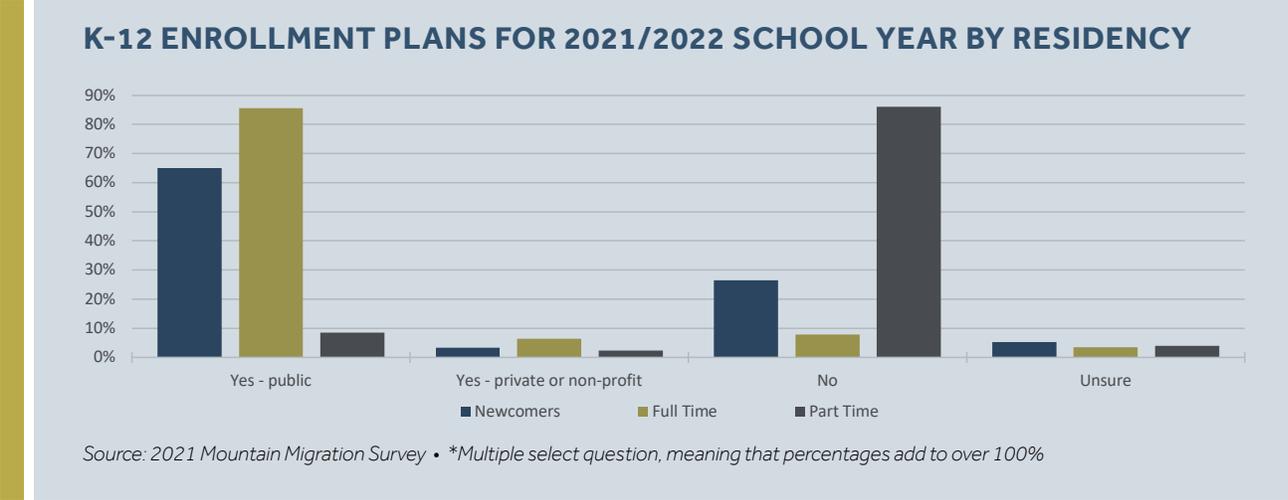
Full-time residents are likely to enroll their children in local schools. Part-time residents are likely to enroll their children outside of the county. Newcomers have mixed enrollment.

The vast majority of newcomers that have children enrolled locally are full-time residents. Newcomers with children enrolled outside of the county (29%) may be less likely to stay in the area.



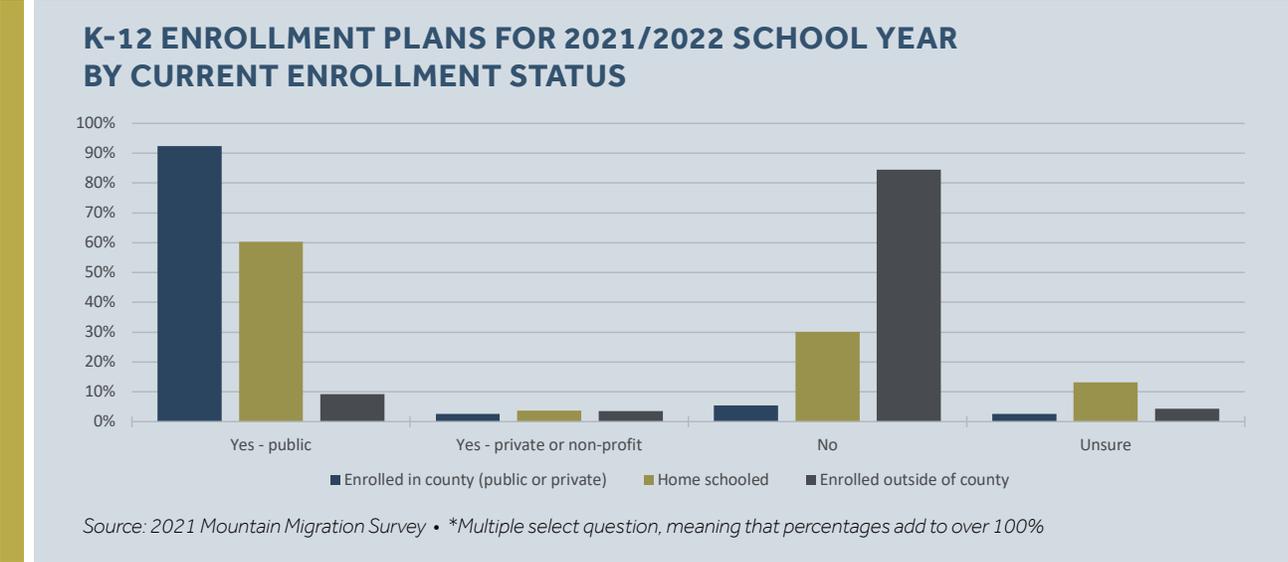
# Future School Enrollment

Residents report little change in expected K-12 enrollment for 2021-2202. The slight decline in full-time resident enrollment is mostly due to students graduating or households moving out of the county. About 5% of residents are unsure about their plans.



Evaluating future enrollment plans by current enrollment status shows that:

- Currently enrolled families will largely stay enrolled;
- The majority of students that are home schooled will enroll locally;
- A handful of out of county enrollees will enroll locally (10%); and
- About 5% of residents are unsure. Residents with home schooled children are the most uncertain.

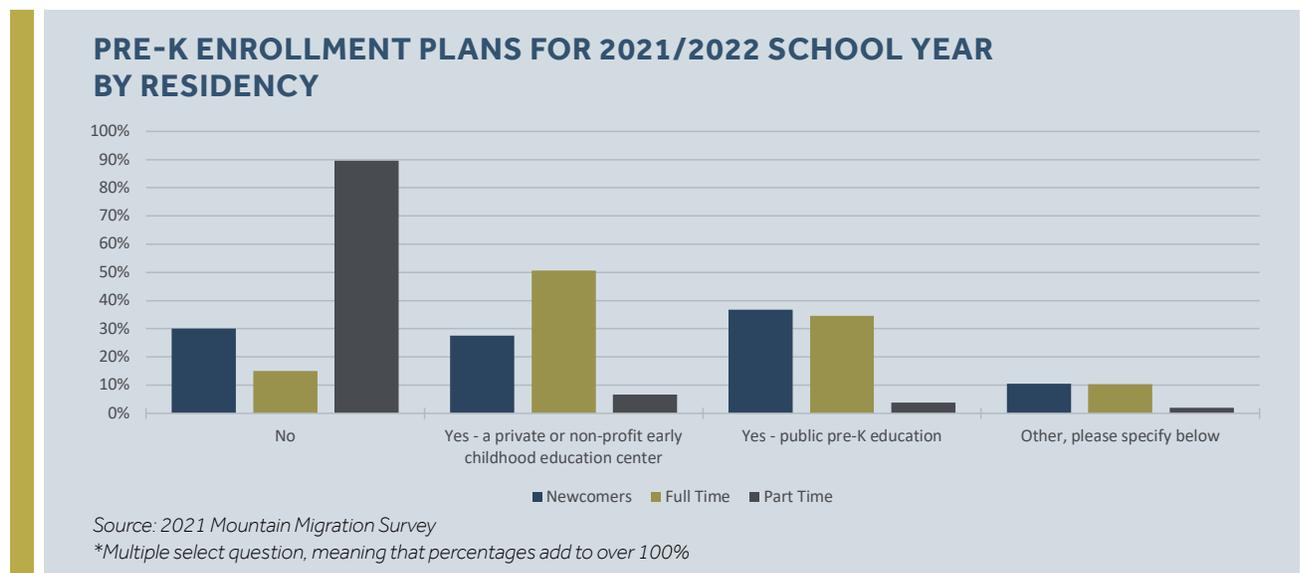


The vast majority of families that are not enrolling their children locally or are unsure reported that they live elsewhere and will continue to do so, have children that are graduating from the K-12 system, and/or are moving out of the county (80%). Less common reasons include:

- Concerns over the quality of education, including curriculum diversity and options, instruction methods, and quality of online programs offered (10%).
- Preference for homeschooling in general (5%).
- Frustration with COVID restrictions, mostly desiring classes to again be full-time, mask-free, and uninterrupted by quarantines (5%).

Regarding pre-K enrollment plans for residents with younger children:

- About three-fourths of full-time residents stated they will enroll their children in either a public or private/non-profit pre-K program.
- Newcomers were mixed and part-time residents were predominately not interested in local programs.
- Respondents selecting “other” indicated that their children will be enrolled in kindergarten, day care, or home schooled, that they are still exploring options, or that they cannot find options locally.





# 10

**NEXT STEPS**

This section presents several suggestions from the consultants, WSW Consulting, Inc. and Rees Consulting, Inc., for possible next steps.

## Motivate to Take Action Together

The impacts that amenity-rich mountain communities have felt from the recent COVID-accelerated migration is real. This report has shown significant impacts on housing availability and prices first and foremost, but also community services, outdoor recreation, and quality of life. Whether the changes felt now are here to stay, or will scale down before slowly ramping back up again, this past year has given the mountain communities a glimpse of the future.

What is clear is that the impacts are not isolated to some communities over others. All mountain communities in this study experienced many of the same impacts at similar scales. With wide recognition of the shared impacts, now seems ripe for the mountain communities and regions to increase their capacity to work together and address common solutions. Through collective action on creative and bold initiatives it is hoped that observed and pending changes can be leveraged into positive opportunities for improvement.

Much expertise exists across the study region in implementing local resident and employee housing programs; however, many communities recognize that more innovative tools are needed to address the mountain migration challenge. The below suggestions present a few ideas for strengthening some existing tools and exploring new options to effect the greater local, regional, and larger changes needed to address the mountain migration challenge.

---

## Collaborate on Larger Policy Changes

Amenity-rich communities throughout the state should collaborate to change limiting federal and state of Colorado policies and statutes and open up more opportunities for communities to address impacts.

### **STATE HOUSING FINANCING PROGRAMS**

Allow state resources to serve higher income households by increasing Area Median Income (AMI) thresholds. Current programs are limited primarily to households earning 80% or less of the area median income. Most households earning 200% AMI or more are now struggling to afford homes.

### **SHORT-TERM RENTALS**

Tax residential units that are used as short-term rentals at the higher commercial property tax rate. Likewise, require short-term rentals to meet the same public safety standards as commercial hotel and lodge properties.

### **REAL ESTATE TRANSFER TAXES**

Unlock a known tool for creating revenue from overheated real estate sales to mitigate the impacts. Allow municipalities and counties to adopt new real estate transfer taxes. This provides a significant and flexible source of revenue for communities to apply toward housing programs.

## VACANT HOME IMPACTS

Generate additional revenue options for communities to address the shortage of housing for local residents and employees. Examples may include allowing a vacancy tax for homes that are underutilized and charging part time (second) homes a higher residential property tax rate than homes occupied as a primary residence.

## CONDOMINIUMS AND MIXED-USE

Lobby to remove construction financing and buyer lending impediments on condominiums and mixed-use construction. Residential units above commercial in downtown areas help communities with limited land increase residential densities and provide options for workers to be near jobs. Condominiums provide more affordable home options, but only if purchasers can acquire loans.

## STATE OWNED LANDS

Lobby the state to inventory all state public lands for housing suitability and make excess state land available for local resident and employee housing. Help connect the communities where suitable state lands are located with affordable housing developers to produce the housing needed by local residents and employees.

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# Explore Local & Regional Actions

Many tried and innovative tools exist and are used by various communities. Every community that is already involved in housing needs to review policies and be sure they are using every available tool as robustly as they can. Some suggestions to enhance community housing programs include:

## REGIONAL AND LOCAL PARTNERSHIPS

- Develop regional partnerships that cooperatively allocate available resources for shared housing problems.
- Optimize the efficient use of resources by reducing situations where multiple agencies provide the same housing services, particularly when they end up competing with each other.
- Generate an environment where businesses, government, local and regional organizations, and the private sector can cooperatively work together and creatively address local resident and employee housing needs.

## LOCAL EMPLOYEE DEED RESTRICTIONS

Include provisions in deed restrictions that permanently limit the occupancy of homes to persons who are employed by a local business or in a local position serving the community. This is especially important for deed restrictions that do not have income limits. The objective is to create a secondary real estate market of deed-restricted homes that are occupied as a primary residence by local employees, thereby eliminating the competition from higher-income out-of-area buyers.

## PURCHASE DEED RESTRICTIONS ON EXISTING HOMES

Prepare a deed restriction purchase program with readiness to respond if opportunities arise. This means having funds available to purchase existing homes, then permanently deed restricting the homes for occupancy by local employees. This program recognizes that preserving existing homes for permanent resident occupancy is a necessary compliment to new construction in mountain communities to meet housing needs.

## **ADOPT OR INCREASE RESIDENTIAL LINKAGE PROGRAMS**

Mitigate workforce housing demand generated by residential construction. This can be done through residential linkage programs, which require new construction to pay a fee, or build below market housing, to compensate for the housing needed by workers filling jobs demanded by new residences and their occupants.

## **MID-TERM RENTALS**

Homes rented for one- up to five-months increased significantly during COVID and contributed to the highest increase in market rents ever experienced in Colorado mountain towns. Mid-term rentals, however, are not subject to short-term rental limitations that communities may have in place. Eliminate this loophole by addressing the mid-term leasing trend through permitting/licensing, taxation, and restrictions on the number and location of mid-term rentals similar to those imposed in some communities on short-term rentals.

## **REALLOCATE FUNDS TO HOUSING**

Reallocate funds from other priorities, for example marketing and tourism promotion, to housing. This includes paying for employee housing out of enterprise funds for employees of those services.

## **RENTAL HOUSING STOCK**

- Preserve existing and create new rental housing for local employees.
- Take advantage of the recent passage of HB 21-1117 in May 2021 by adopting inclusionary zoning standards that require a portion of new or redeveloped rentals be priced affordable for local employees.

## **BALLOT INITIATIVES**

Consider ballot initiatives to fund housing building upon the lessons learned in communities where taxes for housing have been approved in recent years. With the gap between market housing prices and the prices affordable for local wage earners now much wider than pre-COVID, additional sources of revenue are needed.

## **CONSTRUCTION LABOR SHORTAGE**

Explore options for addressing the shortage in construction labor. Building homes affordable for the local workforce will be difficult to achieve even if funding for housing is significantly increased. Examples include:

- Promoting vocational/technical education.
- Creating apprenticeship programs.
- Employing residential construction crews for housing construction and maintenance, such as through a housing authority.

## **PUBLIC LANDS FOR LOCAL RESIDENT AND EMPLOYEE HOUSING**

- Communities and regions should review existing federal, state, and local public lands, including those owned by school districts, for housing suitability and conduct land swaps as needed to open up more developable land for housing.
- Communities should purchase land, master plan to drive a vision, then seek partners to develop the property.

## **EMBRACE DENSITY FOR LOCAL EMPLOYEE HOUSING DEVELOPMENTS**

The development of housing for local residents and employees should no longer been seen as negotiable in the mountain communities severely impacted by the COVID migration. This includes negotiations that typically occur during the discretionary development approval process, too often resulting in fewer homes for local employees than zoning or land capacity allows, and sometimes halting projects altogether. Communities should evolve zoning and policies to reflect this necessity by, for example:

- Allowing attached and multi-family homes in all residential zones. Some areas have banned single-family home zoning altogether (e.g., Oregon).
- Ensuring accessory dwelling units (ADUs) are permitted in all zones, ideally with local employee occupancy requirements. Work with homeowner's associations to ensure bylaws also permit ADUs.
- Establishing permitted zoning densities and density bonuses that incentivize housing for local employees as by-right, rather than discretionary, standards. This means that if the proposed density is within established guidelines, then the density is approved; it is not a topic to be negotiated in the discretionary approval process. By-right will ideally be applied to other development design standards to streamline the review process and expedite approval.
- Revisiting zoning density limits overall, either increasing permitted residential densities where appropriate, or providing increased density bonus incentives for projects providing local employee housing.
- With any areas that are upzoned to higher densities, pair this with an inclusionary zoning requirement, which will ensure that a good portion of the new development will be permanently deed restricted for local employees.

When completing comprehensive and land use plans to guide your community's future:

- Consider the shift toward more people working in homes and that relatively less office space will be necessary.
- Recognize that significant increases in population are possible without additional new development when so many homes are used for part-time occupancy.
- Commit to "housing as infrastructure" as a necessary component, like clean water and sanitation, for the health of any community. Defining housing for local employees as necessary infrastructure can help generate support for governments and others to be involved in and allocate monies toward housing in support of the public health, safety, and welfare.

Better track the use and occupancy of homes by increasing the utilization of existing information. This information is invaluable to planning and community development departments to track progress and changes. Some suggested monitoring methods include:

## **TRACK THE USE/OCCUPANCY OF RESIDENTIAL UNITS**

Systems could be created to continuously track residential use, possibly using a combination of Assessor data, rental licenses, changes in utility accounts, title company cooperation, visitor tracking services, and property manager assistance. Waiting for Census data to be released every 10 years and relying upon the American Community Survey in the interim is not adequate for understanding rapidly changing conditions and adjusting service delivery.

## UNDERSTAND POPULATION FLUCTUATIONS

- Enhance water use/wastewater flow monitoring systems and data interpretation to continually measure the number of persons in the area. Communities can track water use and wastewater to monitor changes with little lag time. This will require most to enhance their tracking/billing systems to:
- Easily distinguish between residential and commercial accounts;
- Track consistently by category and adjust for any changes in tracking systems over time to ensure comparable results year-to-year;
- Adjust for anomalies when they occur due to events like water line breaks, changing of meters, taking systems off line for improvements, garbage disposal use (for wastewater), etc.
- Track changes in use by accounts when they change from one owner to another to understand changes in the use or occupancy of homes.

Regarding the impacts of increased residency and visitation on public lands surrounding mountain communities:

## PUBLIC LANDS USAGE IMPACTS

- Work with public lands managers who oversee USFS and BLM property surrounding mountain communities to mitigate the impacts from overcrowding at trailheads and in the backcountry. Institute permit systems, create remote parking/shuttle services (e.g., Maroon Bells), mobilize volunteers to supplement the work of employees, increase sanitation services (dumpsters, porta potties, dump stations), and implement a strong education campaign.



# APPENDIX

# Demographic Profile of Survey Respondents

## ARE YOU CURRENTLY A FULL-TIME OR PART-TIME RESIDENT OF THE COUNTY?

	Part-time Resident	Full-time Resident	New-comers	Long-timers	TOTAL Respondents
Full-time	0%	100%	65%	79%	76%
Part-time	100%	0%	35%	21%	24%
<b>TOTAL</b>	<b>1,237</b>	<b>3,478</b>	<b>309</b>	<b>3,058</b>	<b>4,721</b>

## DO YOU OWN OR RENT YOUR HOME IN THE COUNTY?

	Part-time Resident	Full-time Resident	New-comers	Long-timers	TOTAL Respondents
Own	97%	84%	69%	92%	87%
Rent	2%	15%	28%	7%	12%
Other	1%	1%	3%	1%	1%
<b>TOTAL</b>	<b>1,237</b>	<b>3,478</b>	<b>309.0</b>	<b>3,054</b>	<b>4,718</b>

## HOW MANY PEOPLE LIVE IN YOUR HOUSEHOLD?

	Part-time Resident	Full-time Resident	New-comers	Long-timers	TOTAL Respondents
1	7%	11%	7%	11%	10%
2	62%	42%	43%	47%	46%
3	9%	19%	18%	17%	17%
4	15%	22%	23%	20%	20%
5+	7%	6%	10%	5%	6%
<b>TOTAL</b>	<b>1,210</b>	<b>3,443</b>	<b>306.0</b>	<b>3,010</b>	<b>4,663</b>
Average	<b>2.5</b>	<b>2.7</b>	<b>2.9</b>	<b>2.6</b>	<b>2.7</b>

## WITHIN WHICH AGE CATEGORIES DO HOUSEHOLD MEMBERS FALL?

	Part-time Resident	Full-time Resident	New-comers	Long-timers	TOTAL Respondents
Under 18	20%	38%	39%	33%	33%
18 to 29	12%	14%	24%	11%	13%
30 to 64	66%	80%	86%	73%	76%
65 and over	44%	24%	6%	36%	29%
<b>TOTAL</b>	<b>1,206</b>	<b>3,444</b>	<b>306.0</b>	<b>3,008</b>	<b>4,662</b>

## WHAT IS YOUR GROSS ANNUAL HOUSEHOLD INCOME?

	Part-time Resident	Full-time Resident	New-comers	Long-timers	TOTAL Respondents
Under \$50,000	2%	8%	6%	7%	7%
\$50,000 to \$99,999	6%	24%	12%	20%	20%
\$100,000 to \$149,999	10%	27%	14%	25%	23%
\$150,000 to \$199,999	13%	17%	15%	17%	16%
\$200,000 to \$299,999	16%	12%	18%	12%	13%

# Acknowledgments

On behalf of NWCCOG, CAST, and the consultants, Wendy Sullivan (WSW Consulting, Inc.) and Melanie Rees (Rees Consulting, Inc.), we would like to thank all of those individuals who provided time and information, without whom this research would not have been possible. Information in this report relied on extensive participation from community members, jurisdictions, and representatives from each county in the study area, regional property managers, boards of REALTORS® and their members, non-profits, community organizations, school districts, water and utility service providers, chambers of commerce, tourism districts, and of course the over 4,700 community members that gave their time to complete the resident survey.

We also extend special thanks to our advisory group which provided valuable input on the structure of each component of the project. NWCCOG would like to thank their Council for supporting the concept, and each of the key funding partners to the project: CAST, DOLA and EDA.

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Ellen Sassano • *Pitkin County, Senior Long Range Planner*

Kathi Meyer • *Steamboat Springs City Council Member, District II*

Amy Priegel • *Summit Combined Housing Authority, Executive Director*

Tamara Pogue • *Summit County Commissioner*

Lars Carlson • *Telluride Town Council Member, Real estate agent*

Keith Riesberg • *Winter Park, Town Manager*



## INTERVIEWS, SURVEY OUTREACH ASSISTANCE, & LOCAL DATA SUPPORT

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Kristie DeLay, *Grand County*

Deb Brynoff, *Grand County*

Ashley Chod, *Pitkin County*

John Wade, *Routt County*

Doug Labor, *Routt County*

Lars Carlson, *San Miguel County*

Todd Rankin, *Summit County*

### BOARDS OF REALTORS®

Vail Board of REALTORS®, *Eagle County*

Grand County Board of REALTORS®, *Grand County*

Aspen Board of REALTORS®, *Pitkin County*

Steamboat Springs Board of REALTORS®, *Routt County*

Telluride Association of REALTORS®, *San Miguel County*

Summit REALTORS®, *Summit County*

### WATER PROVIDERS

Eagle River Water and Sanitation District, *Eagle County*

Grand County Water & San District #1, *Grand County*

Winter Park Water & San District, *Grand County*

Upper Valley Wastewater Treatment Plant, *Grand County*

City of Aspen Water Department, *Pitkin County*

Aspen Consolidated Sanitation District, *Pitkin County*

City of Steamboat, Public Works, *Routt County*

Mt. Werner Water and Sanitation, *Routt County*

Town of Breckenridge Water, *Summit County*

Upper Blue Sanitation District, *Summit County*

### CHAMBERS & TOURISM DISTRICTS

Vail Valley Partnership, *Eagle County*

Steamboat Springs Chamber, *Routt County*

Telluride Tourism Board, *San Miguel County*

Summit Chamber of Commerce, *Summit County*

Breckenridge Grand Vacations, *Summit County*

### SCHOOL DISTRICTS

Eagle Schools, *Eagle County*

East Grand Schools, *Grand County*

Aspen School District, *Pitkin County*

Steamboat Springs School District, *Routt County*

Telluride Schools, *San Miguel County*

Summit Schools, *Summit County*

### NON-PROFITS & OTHER ORGANIZATIONS

Grand Foundation, *Grand County*

Summit Foundation, *Summit County*

St. Anthony Summit Medical Center, *Summit County*

Family & Intercultural Resource Center, *Summit County*

Telluride Arts District, *San Miguel County*

Telluride Foundation, *San Miguel County*

Aspen Center for Environmental Studies, *Pitkin County*

Aspen Institute, *Pitkin County*

Aspen Music Festival and School, *Pitkin County*

United Way, *Routt County*

### DESTIMETRICS VISITOR DATA COMPILATION

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