

**REGULAR MEETING AGENDA
FOR THE BOARD OF TRUSTEES
OF THE TOWN OF BUENA VISTA, COLORADO**
January 26, 2016

Joint Work Session with Planning and Zoning Commission regarding Land Use Plan at 6:00 PM

Regular Meeting at 7:00 PM
at the Buena Vista Community Center
Piñon Room – 715 East Main Street, Buena Vista, Colorado

**THE BOARD OF TRUSTEES MAY TAKE ACTION ON ANY OF THE FOLLOWING AGENDA
ITEMS AS PRESENTED OR MODIFIED PRIOR TO OR DURING THE MEETING, AND
ITEMS NECESSARY TO EFFECTUATE THE AGENDA ITEMS**

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **PROCLAMATION – YOUTH APPRECIATION WEEK**
- V. **AGENDA ADOPTION**
- VI. **CONSENT AGENDA**
 - A. **Minutes**
 - 1. Regular Meeting – January 12, 2016
 - 2. Airport Board – November 17, 2015
 - 3. Planning & Zoning – January 6, 2016
 - 4. Recreation Board – December 9, 2015
 - 5. Water Board – November 18, 2015
- VII. **PUBLIC COMMENT**
- VIII. **RESPONSE TO PUBLIC COMMENT**
- IX. **BUSINESS ITEMS**
 - A. **Ratification of Ballot Question language approved in Resolution #8 adopted by Board of Trustees January 12, 2016.**

The Board of Trustees approved advisory ballot language on retail marijuana on January 12th. The Mayor signed a revised resolution after approval, therefore the signed version is being brought to the board to be ratified.
 - B. **Should the Board approve adoption of Resolution #9, Series 2016 entitled “A RESOLUTION SUBMITTING TWO BALLOT ISSUES REGARDING AN OCCUPATION TAX AND EXCISE TAX ON RETAIL MARIJUANA TO THE REGISTERED ELECTORS OF THE TOWN OF BUENA VISTA AT THE TOWN’S APRIL 5, 2016 REGULAR ELECTION.”?**

The Board will consider setting ballot language for the April 5, 2016 election to include an occupation tax on the sale of retail marijuana starting at \$5.00 up to \$10.00 per transaction and a 5% excise tax on the transfer of unprocessed marijuana for whole sale sales.
 - C. **Should the Board approve adoption of Resolution #12, Series 2016, entitled “A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, APPOINTING MEMBERS OF THE TOWN AIRPORT, BEAUTIFICATION, RECREATION, TRAILS, TREE AND WATER ADVISORY BOARDS.”?**

The Board reappoints advisory board members that wish to extend their service on various advisory boards.
 - D. **Should the Board approve adoption of Resolution #13 Series 2016, entitled “A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AN AMENDED COMPREHENSIVE PLAN.”?**

The comprehensive plan is complete and was approved by the Planning and Commission. The Board will consider approval of the comprehensive plan.

This Agenda may be Amended

Posted at Buena Vista Town Hall, www.buenavistaco.gov, Post Office, and Public Library on
Friday, January 22, 2016

- E. Should the Board approve adoption of Resolution #14, Series 2016, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AN AMENDED FINAL PLAT FOR FILING 1 OF THE COLORADO CENTER PUD.**" and should the Board approve adoption of Resolution #15, Series 2016, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING A TWO SUBSTANTIAL PLANNED UNIT DEVELOPMENT AMENDMENTS FOR COLORADO CENTER PUD.**" and should the Board approve adoption of Resolution #16 Series 2016, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AN AMENDED AND REINSTATED SUBDIVISION IMPROVEMENT AGREEMENT FOR THE AMENDED FINAL PLAT FOR FILING 1 OF THE COLORADO CENTER PUD.**"

The Colorado Center PUD Modification will be one public hearing with three (3) resolutions:

-The first Resolution is for a modification to the existing Final Plat for Colorado Center PUD Filing 1 to adjust lots in the first phase, combine lots shown in the Preliminary Plan and to create new lots with the subdivision.

-The second Resolution is for a Substantial PUD Modification to change the zoning of on a portion of the PUD to match the new lots shown in the proposed modified plat.

-The third Resolution is for the associated Subdivision Improvement Agreement.

- F. Should the Board approve adoption of Resolution #17, Series 2016, entitled "**A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, AMENDING SECTION 11-112 OF THE BUENA VISTA MUNICIPAL CODE TO AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE STREET CLOSURES.**"?

The Board will consider a change to an ordinance to allow public works staff to determine street closures. Currently the Board of Trustees make determinations on street closures.

- G. **Review of Policy Goals for First Quarter.**

The Board will discuss the progress of first quarter policy goals with the Town Administrator.

- H. **Chaffee County Regional Housing Authority.**

A request was made at the January 12th meeting to add to the agenda a discussion on a regional housing authority. The Board will discuss the level of support for this initiative

X. STAFF REPORTS

1. Town Administrator
2. Town Treasurer
3. Town Clerk
4. Principal Planner
5. Airport Manager

XI. DISCUSSION

- XII. EXECUTIVE SESSION** – An Executive Session to consider the purchase, acquisition, lease, transfer or sale of real, personal or other property, pursuant to C.R.S. § 24-6-402(4)(a), and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. §24-6-402(4)(e).

- XIII. EXECUTIVE SESSION** – An Executive Session to consider personnel matters, pursuant to C.R.S. § 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees.

XIV. ADJOURNMENT

This Agenda may be Amended

Posted at Buena Vista Town Hall, www.buenavistaco.gov, Post Office, and Public Library on
Friday, January 22, 2016

PROCLAMATION

YOUTH APPRECIATION WEEK

WHEREAS, the vast majority of the youth are concerned, knowledgeable, and responsible citizens; and

WHEREAS, the accomplishments and achievements of these young citizens deserve recognition and praise of their elders; and

WHEREAS, Optimist International has since 1956 developed and promoted a program entitled YOUTH APPRECIATION WEEK; and

WHEREAS, the citizens of the Town of Buena Vista, Colorado, have indicated a desire to join with the Optimists, i.e., The BUENA VISTA OPTIMIST CLUB, in expressing appreciation and approval of the contributions of youth.

NOW, THEREFORE, I, Joel Benson, Mayor of the Town of Buena Vista, do hereby proclaim the week of February 1 -5, 2016 as

YOUTH APPRECIATION WEEK

in the Town of Buena Vista. By this action, let it be known that we have faith in the ability of today's youth as they assume responsible roles in the future of humankind.

Given under my hand and the seal of the Town of Buena Vista on this 26th day of January, 2016.

(Seal)

Joel Benson, Mayor

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF TRUSTEES
OF THE TOWN OF BUENA VISTA, COLORADO**

January 12, 2016

WORK SESSION Regarding a Presentation on Broadband at 6:00 PM

Present for the work session: Mayor Joel Benson, Trustees Keith Baker, David Volpe, Phillip Puckett, Eric Gibb, and Duff Lacy, Town Administrator Brandy Reitter, IT Administrator Larry Deffenbaugh, Town Treasurer Mike Hickman, Principal Planner Mark Doering, Public Works Director Greg Maggard, Fire Chief Dixon Villers and Town Clerk Janell Sciacca.

Town Administrator Reitter introduced the topic and thanked Town IT Administrator Larry Deffenbaugh for all his assistance. Reitter presented a PowerPoint slideshow explaining what broadband is and how it can benefit the Town. She pointed out that the goal is to pursue a Virtual Network for Town which would eliminate the Town sharing bandwidth with residents, businesses and visitors thereby providing access to all Town Facilities and Parks. Reitter explained 4 levels of Service: 1. Integration of Town locations; 2. Wireless access for Town operations; 3. Cost effective internet to local businesses; and 4. Internet access for Town residents. She then explained the benefits of each service level and then introduced Matt Anderson of Affiniti. Anderson, along with Chip White of Affiniti who was appearing by telephone, explained how they enable partners in collaboration for long term benefits and presented on how the Town can take further advantage of broadband. Reitter advised the Board that DOLA has approximately \$30 million available for governments seeking to provide broadband services. She then reviewed examples of operations benefits for each of the Town's Departments and voiced the importance of making sure the Town's needs are met. Anderson and White addressed Board inquiries about topographical interference, equipment design and lifespan and backhaul. Upon completion of the presentation, the Board voiced general approval of the concept and Reitter suggested bringing another work session back to the Board focusing on the related costs.

The work session ended at 6.59 PM.

I. CALL TO ORDER 00:27

A Regular Meeting of the Board of Trustees was called to order at 7:00 PM on Tuesday, January 12, 2016, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Mayor Joel Benson.

II. ROLL CALL 00:42

Town Clerk Janell Sciacca proceeded with the roll call and declared a quorum. Present were Mayor Benson and Trustees Keith Baker, Eric Gibb, Duff Lacy, Phillip Puckett and David Volpe.

Town Staff present were Administrator Brandy Reitter, Attorney Jefferson Parker (by phone), Police Chief Jimmy Tidwell, Fire Chief Dixon Villers, Principal Planner Mark Doering, Public Works Director Greg Maggard, Treasurer Mike Hickman, Clerk Janell Sciacca, Management Analyst Emily Katsimpalis and IT Director Larry Deffenbaugh.

III. PLEDGE OF ALLEGIANCE 00:58

Mayor Benson led the Pledge of Allegiance.

IV. AGENDA ADOPTION 01:28

Benson advised the Board and viewing public that Item G would be removed until after the Town's April Election. Town Attorney Parker advised that these types of ordinances typically occur if the voters approve the related Ballot Measure in April. Parker further explained the process and possible risks of adopting such an ordinance prior to the voters deciding on whether or not to allow for the Retail Marijuana establishments.

Motion #1 by Trustee Lacy, seconded by Trustee Puckett, to adopt the Agenda as amended with Item G being removed. **Motion carried, 5-0.**

V. CONSENT AGENDA 10:40

A. Minutes

1. Regular Meeting – December 8, 2015
2. Beautification – November 5, 2015
3. Planning & Zoning – December 2, 2015
4. Planning & Zoning – December 16, 2015
5. Recreation Board – November 4, 2015
6. Trails Board – December 1, 2015
7. Tree Board – December 3, 2015

B. Police Chief Report

C. Fire Chief Report

D. Town Clerk Election Update Report

E. Should the Board approve adoption of Resolution #1, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, DESIGNATING THE PLACE FOR THE POSTING OF NOTICES CONCERNING THE MEETINGS OF THE BOARD OF TRUSTEES, PLANNING AND ZONING COMMISSION, AND ADVISORY BOARDS."?

F. Should the Board approve adoption of Resolution #2, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, REAFFIRMING THOSE PERSONS WHO ARE AUTHORIZED TO SIGN ON TOWN BANK ACCOUNTS."?

G. Main Street Memorandum of Understanding.

H. Final Draft of Financial Policies.

Motion #2 by Trustee Baker, seconded by Trustee Volpe, to adopt the Consent Agenda as presented. **Motion carried, 5-0.**

VI. PUBLIC COMMENT 11:06

Wendell Pryor, 139 Mesa Circle, Salida. Pryor thanked the Trustees and Town Administrator Reitter for the Broadband presentation. He noted that a Regional Plan on broadband exists and he served on the Upper Arkansas Area Council of Governments during development of that plan. He noted his involvement since inception and remarked it is has been his #1 priority as the Economic Development Director of Chaffee County. Pryor encouraged that Staff get involved with upcoming meetings and conferences around the State regarding broadband and maybe even look at a local Task Force or Study Group.

Maisie Ramsay, 210 LA Plata, Poncha Springs. Ramsay appeared representing Colorado Central Telecom. She introduced Colorado Central Telecom noting the company currently serves over 1,800 customers in Chaffee County and the San Luis Valley including Monarch Mountain, the City of Salida and Mt. Princeton Hot Springs. The company also serves roughly 635 customers in the Town of Buena Vista including some Town facilities. The company expanded very rapidly and experienced growing pains which were addressed by a major overhaul that was completed in late fall. Ramsay stated they were committed to bridging the digital divide in Buena Vista. The local internet provider is a Buena Vista company with 8 local employees and is able and willing to work with the Town to improve and provide fast reliable internet service. CCT acquired Matrix Internet Services over the summer and has also signed a wholesale contract with CenturyLink to light up a fiber vac hole connection from Buena Vista all the way to Denver which will provide up to 10GB of true redundancy for Chaffee County customers by the end of March. Ramsay offered to bring a complete presentation about the company at a future meeting.

Dan Hamme, 29383 Creek Trail, Buena Vista. Hamme addressed items C. and J. He noted that his business is a neighbor to 206 E. Main and he supported the request citing the apartments would provide for additional affordable housing in the community. Hamme then addressed item J. asking the Board to keep the matter clear, concise and to the point. He also briefly addressed the proposed resolution related to an Occupation Tax noting that Natural Mystic was in full support of an additional tax that supports

Town and the community, but that it is fair based upon understanding of the laws and industry. Hamme volunteered to answer any questions and encouraged a percentage that is fair across the board for everyone instead of a straight transaction fee. Hamme also asked to be treated fairly on the transfer of unprocessed marijuana. He felt a fee was discriminatory and asked that it be removed citing the bakery and the distillery transferring products from the back of their stores to the front as similar examples where fees aren't assessed.

VII. RESPONSE TO PUBLIC COMMENT 22.27

Mayor Benson thanked Pryor for the history on broadband, Ramsay for the introduction of her business and Hamme for his comments on 206 E. Main and marijuana related matters.

VIII. BUSINESS ITEMS 22:45

A. PUBLIC HEARING – Should the Board approve adoption of Resolution #3, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AMENDMENTS TO A SPECIAL USE PERMIT FOR 127 HILL STREET, BUENA VISTA, COLORADO."? 25:35

Mayor Benson introduced Item A. Principal Planner Doering presented advising the Board that the Planning Department changed its Staff Report format and is now providing the Board with a one page cover memo along with the exact same Staff Report that was provided to the Planning & Zoning Commission. He noted this was being done for brevity, but also to allow the Board to see what was presented to the Planning & Zoning Commission.

Doering provided an overview of the request including a PowerPoint slideshow. He noted that the address in the original request was 420 School Street and with the addition of the 2nd unit it is now 127 Hill Street, but due to a requested a change by the applicant the new unit will be 410 School Street. He then reviewed the Project Analysis and advised that the Planning & Zoning Commission recommended approval of the request for relief from the conditions of the previously approved Special Use Permit and Variance.

Mayor Benson opened the Public Hearing at 7:33 PM. The applicant did not have a presentation and advised the Board she was excited to have an open house and happy to answer any questions. There being no further comment, the Public Hearing was closed.

Lacy stated that if this request had been presented differently the first time, things would have been different.

Motion #3 by Trustee Baker, seconded by Trustee Gibb, to approve Resolution #3 as presented. **Motion carried 5-0.**

B. PUBLIC HEARING – Should the Board approve adoption of Resolution #4, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING TWO VARIANCES FROM THE FRONT AND REAR SETBACKS FOR 602 W. MAIN STREET, BUENA VISTA, COLORADO."? and should the Board approve adoption of Resolution #5, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 602 W. MAIN STREET, BUENA VISTA, COLORADO."? 34:55

Mayor Benson introduced Item B. Principal Planner Doering provided an overview of the request including a PowerPoint slideshow. He reviewed the Project Analysis advising the Board that the application meets or exceeds all subject criteria and standards for both requests. Doering advised that the Planning & Zoning Commission recommended approval with two conditions for the Special Use Permit and none for the Variance.

Mayor Benson opened the Public Hearing at 7:44 PM. There being no comment, the Public Hearing was closed.

Baker asked if the garage was coming down. Doering said that was correct. Baker also asked about the intent of the fence? The applicant Barb Zucker advised that she had not thought about what to do with the fence, but would do what was allowed and did want to close off the yard to deer. Benson inquired about the code section that addresses setbacks noting he was not able to locate that information. Doering believed it was in the definitions, but did not have it in front of him.

Motion #4 by Trustee Gibb, seconded by Trustee Puckett, to approve Resolution #4 as presented. **Motion carried 5-0.**

Motion #5 by Trustee Baker, seconded by Trustee Lacy, to approve Resolution #5 as presented. **Motion carried 5-0.**

C. PUBLIC HEARING – Should the Board approve adoption of Resolution #6, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING A SPECIAL USE PERMIT FOR 206 E. MAIN STREET, BUENA VISTA, COLORADO."? 49:30

Mayor Benson introduced Item C. Principal Planner Doering provided an overview of the request including a PowerPoint slideshow. He reviewed the Project Analysis and noted that the Planning & Zoning Commission recommended approval of the Special Use Permit with 3 conditions. Gibb inquired if there is a minimum square footage for this kind of unit. Doering replied not for multi-family units, but that for an Accessory Dwelling Unit that minimum is 400 sf. and maximum is 850 sf. Gibb also inquired about the size of the proposed units. Doering deferred to the applicant.

Mayor Benson opened the Public Hearing at 7:59 PM. Applicant Court Johnson was present to address questions. Daniel Hamme, 29383 Creek Trail, stated his support for the request and requested that when the stairwell is addressed that access to his roof be eliminated for security reasons. There being no further comment, the Public Hearing was closed.

The applicant Court Johnson, 109 E. Main Street, and his architect Sarah Whittington, 333 Maxwell, Salida, were present. Whittington replied that the applicant is looking at 5 units with sizes ranging from around 400-800 sf. She added that the entire property is being upgraded including fire suppression in the Lariat. Johnson addressed the stairs noting his desire to cooperate fully to help meet the Town's needs.

Motion #6 by Trustee Lacy, seconded by Trustee Baker, to approve Resolution #6 as presented. **Motion carried 5-0.**

D. PUBLIC HEARING – Should the Board approve adoption of Resolution #7, Series 2016, entitled "A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING A VARIANCE FROM THE FRONT YARD SETBACK FOR 102 RED TAIL BOULEVARD, BUENA VISTA, COLORADO."? 1:04:23

Mayor Benson introduced Item D. Principal Planner Doering provided an overview of the request including a PowerPoint slideshow. He reviewed the Project Analysis noting that the Planning & Zoning Commission recommended approval of the application for the Variance.

Mayor Benson opened the Public Hearing at 8:11 PM. There being no comment, the Public Hearing was closed.

Gibb commented that adoption of an updated Code would eliminate these types of requests. Doering replied that occasionally there will still be need for Variances to address mistakes such as the one in this application, but changes are being considered to provide Staff administrative responsibilities to handle small variances. Benson restated his desire to see the code section that addresses corner lots.

Motion #7 by Trustee Puckett, seconded by Trustee Volpe, to approve Resolution #7 as presented. **Motion carried 5-0.**

E. **PUBLIC HEARING** – Should the Board approve adoption of Ordinance #1, Series 2016, entitled **"AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO, AMENDING CERTAIN SECTIONS OF CHAPTER 17 OF THE TOWN OF BUENA VISTA MUNICIPAL CODE REGARDING MINOR, INTERMEDIATE AND MAJOR DEVELOPMENTS."**? 01:13:15

Mayor Benson introduced Item E. Principal Planner Doering advised that these regulations were created to make sure properties can be sold and developed and have been required since 1975 to protect the public. Doering advised that he has become aware of at least three developments where deeds were simply recorded in Chaffee County and now the owner of the property is being penalized. This is a "Development Band-Aid" that will be incorporated as part of a major overhaul of the Unified Development Code and will result in streamlining public hearings required for commercial, multifamily and small residential developments. Doering reviewed a PowerPoint Slideshow detailing the proposed changes for both Minor and Major developments along with the removal of Intermediate definitions.

Mayor Benson opened the Public Hearing at 8:23 PM. There being no comment, the Public Hearing was closed.

Gibb inquired if the infrastructure requirements included in the Minor subdivision regulations were the protection from keeping a large development from being a Minor subdivision. Doering agreed noting that installation of public improvements would require an agreement between the developer and the Town. Reitter reminded the Board that such agreements do come to the Board for approval. Benson asked that BMPs in section 18G be written out. Doering agreed that best management practices would be written in. Benson also requested the addition of the wording "and the complete street policy" in Section 22 following comprehensive plan. Town Attorney Parker agreed that it was fine to add that wording. Baker thanked Doering for his initiative and taking charge on this. Baker believes it is important to exercise oversight to make sure the citizens are protected from unscrupulous people that may be out there. Doering advised that it is hard to deny a subdivision application if it meets the criteria. He advised that many towns do not bring these applications to a Board at all because engineers review the plans. Baker inquired if there was anything that could be done as a failsafe to make sure a developer doesn't just record something with Chaffee County. Gibb suggested the need for an agreement with the County for a notification process. Doering reminded the Board that plats for subdivisions within the Town do require signatures of approval on them by the Board of Trustees prior to recording.

Motion #8 by Trustee Baker, seconded by Trustee Gibb, to approve Ordinance #1 as amended. **Motion carried 5-0.**

F. **History Colorado Historic Structure Assessment Contract. 1:34:35**

Mayor Benson introduced Item F. Management Analyst Katsimpalis informed the Board that grant is for \$10,150 with no match required by the Town in order to complete the historic structure assessment. She reported that the Town will work with Scheuber Darden architects once the contract is executed. The building is on a long term lease with the School District and could potentially become a facility for Recreation. Gibb commended Staff and Katsimpalis on the project. He noted he was not completely on board with going forward even if there is historical benefit and doesn't feel this project is high on School's list of strategic objectives and priorities. Gibb felt further evaluation and discussion was needed between the Board and the School noting that just because it can be done doesn't necessarily mean it should be.

Motion #9 by Trustee Gibb, seconded by Trustee Puckett, to approve the contract with History Colorado as presented. **Motion carried 5-0.**

The Board of Trustees took a recess at 8:40PM and was back in session at 8:48PM.

G. Should the Board approve adoption of Ordinance #2, Series 2016, entitled **"AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO, ADDING A NEW ARTICLE VI TO CHAPTER 6 OF THE BUENA VISTA MUNICIPAL CODE CONCERNING THE REGULATION OF RETAIL MARIJUANA ESTABLISHMENTS"**? (Tabled Until After April 5, 2016 Town Election)

H. Should the Board approve adoption of Ordinance #3, Series 2016, entitled "AN ORDINANCE OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, AMENDING SECTION 6-65 OF THE BUENA VISTA MUNICIPAL CODE REGARDING SIGNAGE REQUIREMENTS FOR MEDICAL MARIJUANA BUSINESSES"? 01:49:28

Mayor Benson introduced Item H. Town Attorney Parker reviewed the history on this matter advising the Board that the Ordinance adopts the same language in the proposed Retail Marijuana regulations and clarifies that off-premise signs are not allowed. Language was also changed to reflect that advertising is allowed as per state law but there may not be any visible uses of symbols of marijuana outside the business other than the permitted signage which makes the Retail and Medical Marijuana regulations consistent. Gibb questioned if the same argument made earlier about not passing the Retail Marijuana Ordinance until after the election applied here citing that if the voters do not approve it, the regulations would be moot and shouldn't this Ordinance also be put off until after the election. Lacy also noted that in the second Whereas it does say "if the ballot question passes." Gibb suggested holding off on Ordinance #3 until after the election.

Motion #10 by Trustee Lacy, seconded by Trustee Volpe, to table Ordinance #3 until after April 5, 2016 election. **Motion carried 5-0.**

I. Should the Board approve adoption of Resolution #8 Series 2016, entitled "A RESOLUTION SUBMITTING AN ADVISORY BALLOT QUESTION REGARDING RETAIL MARIJUANA STORES AND RETAIL MARIJUANA CULTIVATION FACILITIES TO THE REGISTERED ELECTORS OF THE TOWN OF BUENA VISTA AT THE CITY'S APRIL 5, 2016 REGULAR ELECTION."? 01:55:53

Mayor Benson introduced Item I. Parker suggested amending the Resolution to add "and should the regulations be as set forth in the Draft Ordinance entitled _____ as approved by the Trustees, but not formally adopted on December 8" following the word constitution. Trustee Gibb inquired where the public could locate copies of the proposed regulations. Reitter suggested it be available on the website. The Board agreed. Reitter also suggested Staff would email the Draft Ordinance to the Board who could then forward it on to anyone who asked for it.

Motion #11 by Trustee Gibb, seconded by Trustee Baker, to approve Resolution #8 as amended. **Motion carried 5-0.**

J. Should the Board approve adoption of Resolution #9 Series 2016 entitled "A RESOLUTION SUBMITTING TWO BALLOT ISSUES REGARDING AN OCCUPATION TAX ON RETAIL MARIJUANA TO THE REGISTERED ELECTORS OF THE TOWN OF BUENA VISTA AT THE TOWN'S APRIL 5, 2016 REGULAR ELECTION"? 02:00:00

Mayor Benson introduced item J. Lacy inquired why some statutory towns (Fraser, Redcliff, Ouray) have excise taxes instead of occupation taxes and why Buena Vista can not do the same thing. Parker reviewed his sources and stated possibly these excise taxes were being allowed because no one has objected. After further discussion, Benson invited Daniel Hamme to address the Board. Hamme stated that he and his Attorney's research found that TABOR is explicit on how taxes are gathered and requires this be put to a vote. Gibb stated his preference was to have a percentage if legal and if it doesn't involve an enormous amount of legal and staff time because the revenue would potentially be larger. Lacy indicated the occupation tax may limit. Parker indicated this issue is unrelated to TABOR, but instead covered under the Statutes governing Statutory towns. Parker advised the Board that he would look into it. After discussion relative to TABOR and ballot finalization deadlines, Mayor Benson suggested tabling Resolution #9 to January 26, 2016 until the questions raised are answered. Parker advised that the Board could also pass the Resolution and then make changes later if necessary, but he was almost 100% positive the Board could not do an excise tax. Baker suggested that Hamme's research indicated a potential loophole existed in Amendment 64 which might allow the Town to pursue the excise tax instead of the occupation tax at the upcoming election. Parker will conduct additional research. Benson encouraged Hamme to share his information with Reitter and Parker.

Motion #12 by Trustee Puckett, seconded by Trustee Lacy, to table Resolution #9 to January 26, 2016. **Motion carried 5-0.**

K. Should the Board approve adoption of Resolution #10 Series 2016 entitled "A RESOLUTION SUBMITTING A BALLOT QUESTION REGARDING THE TOWN'S AUTHORITY TO PROVIDE TELECOMMUNICATION SERVICES TO THE REGISTERED ELECTORS OF THE TOWN OF BUENA VISTA AT THE TOWN'S APRIL 5, 2016 REGULAR ELECTION"? 02:15:33

Benson introduced Item K. Reitter reviewed her Staff Report and the potential benefits and then recommended approval of Resolution #10 as presented. Gibb stated his feeling that in this rural environment if the Town doesn't get involved, these things just don't get done and he supports the change. Baker inquired if this is required in order to accomplish what was presented earlier in the work session. Reitter replied it was.

Motion #13 by Trustee Puckett, seconded by Trustee Baker, to approve Resolution #10 as presented.
Motion carried 5-0.

L. Should the Board approve adoption of Resolution #11 Series 2016 entitled "A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, APPOINTING A NEW TOWN CLERK."? 02:20:12

Mayor Benson introduced item L.

Motion #14 by Trustee Lacy, seconded by Trustee Baker, to approve Resolution #11 as presented.
Motion carried 5-0.

M. Discussion of Branding, Marketing & Wayfinding. 02:21:25

Mayor Benson introduced item M and briefly reviewed the history. Puckett challenged the Board that an end game be defined if the Board opens this to additional logos. Benson believed additional good direction would need to be provided to Norris. Gibb thought may be more time was needed. Baker stated a good plan today is better than a perfect plan too late.

Reitter noted 79 pages of logos were considered. Lacy stated that it is what you sell and he likes "Surround Yourself." Gibb proposed a compromise to not go beyond what the Board already has looked at. Lacy agreed the Board should not to start over and he was impressed with the Norris plan. Katsimpalis reminded the Board that the logo is only one part of the brand. Following additional discussion, Reitter suggested a prioritization ranking by the Board. Mayor Benson suggested, and the Board agreed, to take a look at the final 3 logos and tag lines at an informal breakfast on the first Friday in February at 7AM at Jan's. Benson asked Sciacca to post notice and requested Reitter provide the Board the tag lines along with color copies of the logos for the breakfast meeting.

IX. STAFF REPORTS

Town Administrator 02:35:35

- February 4, 2016 is an Intergovernmental Meeting at Sangre De Cristo Electric at 6:00 PM.
- February 16, 2016 is the Board's off-site Strategic Planning Work Session at 6:30 PM
- Town was awarded Charge Ahead Colorado Grant for \$12,250 for two Level II electrical charging stations.
- 2015 Annual Report presented as part of packet.
- Staff met with South Main on December 17, 2015 regarding outstanding development requirements.
- Staff met with new County Emergency Manager.
- January 6, 2016 was Staff's first quarterly StradOps meeting.
- Recreation Event Center Feasibility Study Final Report to be distributed to Staff mid-January.
- Lake Placid Hockey Rink will be installed by end of January 2016.
- Source Water Protection Plan Public Hearing will be February 9, 2016.
- February 3-6, 2016 is Colorado Preservation, Inc. Conference and Town will send Main Street members with scholarship money.
- The Board agreed to add a discussion about a Regional Housing Authority to the January 26, 2016 meeting agenda.

- January 11, 2016 was Main Street Board of Directors Meeting.
- Module One of UDC is being reviewed by Steering Committee and Module Two will be coming to Staff at the end of January
- January 14, 2016 Staff will meet with Mt. Princeton to discuss potential of a recreation programming partnership regarding a community swimming pool for BV residents.
- A report and proposal was presented on converting Planning Interns into a Planning FTE.

Motion #15 by Trustee Puckett to direct Staff to follow converting Planning Interns to a Planning FTE. Roll call vote: Baker, Aye; Gibb, Aye; Lacy, Aye; Puckett, Aye; Volpe, Aye. **Carried 5-0.**

- Colorado Preservation, Inc. is asking legislature to consider historic preservation themed license plate and Board will have opportunity to sign a petition at the January 26, 2016 meeting.

Town Treasurer 03:00:12

- Town spent \$291,000 since last meeting including two payrolls.
- Large expenditures include jet fuel, fire department purchases, well payments and a vehicle for public works.
- Last two months sales tax returns reported. Last 9 months sales tax has exceeded 2014 numbers with October showing a downward turn consistent with past 3 years of October figures. Figures are up \$165,000 over 2014 for both Town and County.

Public Works Director 03:02:05

- Monthly calculated loss is trending down and Maggard is working on figuring out variables.
- Water Fill Station is complete and Staff is waiting training the week of January 25. Station will be up and running by end of January or beginning of February.
- Radiocarbon Dating Report received for BV Fire Pit. There are further tests that can be done relative to fuels used and foods eaten. Options are to excavate or bury back in place.
- Well house near Fire Pit will have to be moved. The Board generally agreed to support additional costs to relocate the well house. Maggard will get with contractor and put together a change order with costs to bring back to the Board.

Motion #16 by Trustee Baker, seconded by Trustee Lacy, to approve the fee waiver for Young at Heart for use of the Community Center Aspen Room for their monthly potluck meetings. **Motion carried, 5-0.**
03:12:50

X. DISCUSSION 03:13:00

Baker noted that Chaffee County Times reported that County Road Superintendent Mark Stacy is working on the budget for road improvements which includes roads 321 and 317. Both Baker and Reitter spoke to Commissioner Giese who noticed the Town had money budgeted for engineering and Giese said no engineering was necessary. Next week is a walk around at 10AM. Maggard indicated he was meeting with Stacy January 13. County plan is to complete 317 quickly with 321 being done in phases. Baker asked Hickman if he was aware of GASB Statement 77 relative to tax abatements. Hickman stated he was and the only one the Town has is with True Value Hardware. Baker also reported the Transportation Bill passed over the holidays. He then noted that the Chaffee County Times was reporting the Town of Buena Vista had a 51/49 split against Marijuana in the Town and the Board always thought it was the other way around. Reitter read information from the Chaffee County Clerk & Recorder reporting that of the 15 precincts in the County, 7 and 8 have the most registered voters for the Town of Buena Vista and in precinct 7 there were 571 for and 505 against while precinct 8 had 326 for and 301 against. Baker inquired about candidates for the Town Board. Reitter replied there were two.

Mayor Benson asked Sciacca to send the Trustees a list of meetings for the February Advisory Board so that the Trustees could go to as many of them as possible. Mayor Benson also asked the Board to consider a change in the agenda format to allow for a Policy Governance item at the beginning of their meetings after the Consent Agenda. The item would have a capped time and Public Comment would start at 7:35PM. If agreed on this would start with the first meeting agenda in February.

Lacy stated his concern about people being able to access the roof of Natural Mystic from Town Hall. He also asked about an 800 number of CDOT for residents and business owners to contact them with concerns about the upcoming Highway 24 work. Maggard reported that CDOT would be hosting a series of public meetings and they would have a designated PR person. Maggard noted he would be obtaining business cards for the CDOT contact and would distribute them to the Board. Maggard also stated that he is meeting with CDOT January 27 to discuss a meeting schedule and that CDOT assured him the intersection of Highway 24 and Main would be open at all times during the project.

Reitter advised the Board that Staff was proposing a joint work session with Planning & Zoning Commission on January 26 in order to review the Land Use Code.

XI. ADJOURNMENT 03:21:52

Motion #17 by Trustee Puckett, seconded by Trustee Lacy, noting that there being no further business to come before the Board, declared that the meeting adjourned at 10:24 PM. **Motion carried, 5-0.**

Respectfully submitted:



Janell Sciacca, CMC
Town Clerk

Mayor, Joel Benson



Minutes of the Regular Meeting of the Airport Board November 17, 2015

I. **Call to Order / Attendance**

A Regular meeting of the Airport Board was called to order at 8:30am, Tuesday, November 17, 2015, at the Central Colorado Regional Airport, 27960 County Road 319, Buena Vista, Colorado by Board Member Bill Lockett. Additional Board Members present were Charles Abel, Judy Hassell, and Dennis Heap. Jerry Steinauer arrived at 9:04am. Also present were Town Administrator Brandy Reitter, Airport Manager Jill Van Deel, Trustee Liaison Keith Baker, Office Assistant Melanie Jacobs, REACH Air Medical Services representatives Jim Walker and Chuck Mulhollen, and Mark Muller. Management Analyst Emily Katsimpalis arrived at 9:14am.

II. **Pledge of Allegiance**

Lockett led in the Pledge of Allegiance.

III. **Approval of Minutes – October 19, 2015**

Abel requested that the 100,000 gallons/minute and 300,000 gallons/minute pump rates on the fuel trucks (located on page three of the minutes) be corrected to read 100 gallons/minute and 300 gallons/minute. Heap then motioned for approval of the October 2015 minutes as amended. Hassell seconded. **Motion #1** passed unanimously.

IV. **New Business**

A. **Schedulers and Dispatchers Conference**

Van Deel informed the Board that this conference will be taking place in February 2016. She is working with World Fuels to arrange the setup of CCRA's booth. There will be a television in the booth, on which Van Deel plans to stream information about airport facilities and testing, along with particulars about the local area. She is also working on marketing materials and schwag that can be distributed at the conference. Heap remarked that promotional materials should also emphasize airport FBO capabilities.

Van Deel asked the Board for input regarding what kind of prize CCRA should offer to conference attendees. She suggested a stay at Mt. Princeton resort along with some spa services, or possibly a rafting trip. Lockett opined that Warren would probably be willing to donate an overnight at Mt. Princeton if asked.

B. **EagleMed**

Van Deel introduced Jim Walker and Chuck Mulhollen from REACH Air Medical Services. Both men introduced themselves briefly, and Walker went on to explain that EagleMed was being dissolved and integrated into REACH. The Salida base from which EagleMed has been operating will become a REACH base on December 7. Walker stated that he and Mulhollen were attending the Board meeting in order to discuss how they can best arrange to shift their base from the Salida airport to CCRA, as this move will enable them to bring crew and aircraft closer together. This

will reduce their response times in emergencies, including their response time to the Salida hospital even though they will be moving their base to Buena Vista.

Mulhollen let the Board know that they are interested in moving as quickly as possible to CCRA. They would like to set up a temporary arrangement for crew housing and hangar space, projected to be in place for 12 – 18 months, and then shift to something more permanent.

Abel asked about what kind of structure they would like to put in place as crew quarters. Walker replied that a building of 1200 – 1800sf would be optimal for the longer term, but being allowed to rent space in the terminal would be their short-term preference.

Van Deel indicated that the airport could provide REACH with a couple of options: a modular could be located to the north of Jay Jones' hangar, or space in the terminal building could be provided. The contents of the Police Department's evidence room (currently housed in the terminal) are being moved to the Fire Department building, leaving that 750sf room available; two front offices could also be utilized by REACH. Van Deel expressed reservations about locating REACH offices and crew quarters in the terminal, however, as this could lead to a lack of space that would require CCRA to turn away testing contracts. As testing companies pay a premium rate to rent space at the airport, in addition to buying a lot of fuel, this arrangement could result in significant revenue loss.

Lockett asked if any future testing had already been booked with the airport. Van Deel let the Board know that Boeing would return in January for 1 to 1 ½ months and Agusta would be back in the summer. She also hopes to bring Lockheed back in.

Mulhollen stated that REACH would pay market rent, purchase its fuel at CCRA, and carry out two pilot trainings per year, which would increase their fuel expenditures at the airport.

Lockett expressed enthusiasm on behalf of the Board for bringing REACH to CCRA. He suggested that Walker and Mulhollen get together with Van Deel to explore the three possibilities on the table: 1) a purely modular approach, 2) a modular + space in the terminal, and 3) the entire base being located in the terminal. Walker reiterated their preference for the terminal but indicated they could be flexible. He requested that he be provided a direction in which to go before leaving Buena Vista.

Van Deel asked the Board if testing should be the airport's priority when it comes to allocation of terminal space. Lockett indicated that he could not answer that question until the options outlined above are combined with revenue projections for the Board to consider. Reitter indicated that town staff could put that information together for Board members. Van Deel suggested that a permanent location for REACH's operations could be provided by the southernmost Muller hangar, which has not yet been erected. Mulhollen indicated that this would be the best long-term solution for their needs.

C. Hangar Construction and Ground Leases

Mark Muller stated that he is about ready to go with his hangars. His attorney is currently looking over the proposed ground lease, and once that has been negotiated to everyone's satisfaction and approved by the Trustees, he will press on with engineering.

Muller indicated that there were parts of the ground lease with which he was not entirely satisfied. Reitter stated that the template in use had been recommended by

aviation and the Trustees had approved it earlier in the year, with the understanding that there would be some alterations made to each individual lease to meet the requirements of both the town and the developer in question. The template will become part of the airport development packet being assembled by town staff.

Lockett suggested that Muller provide the town with sketches, rather than engineered plans, to facilitate the formulation of a lease agreement amenable to both parties. Muller stated that his plans have solidified at this point, and only minor details should change as the project develops further. In response to questions from the Board, he said that he intends to build 4 hangars, each 50' wide and 45' deep, with 14' openings. The current footprint will not be altered. Lockett said that the Airport Board should get together before the next monthly meeting to review the proposed lease with Muller, in order to enable the project to move forward as expeditiously as possible.

D. Airport Rules and Regs/Code Review

Van Deel requested that the Board review the airport rules and regs again in the near future to see if any of them need to be updated. She has been having problems recently with non-aviation equipment being stored at the airport, and would like to be able to bring uniform enforcement to bear on those kinds of violations. Lockett stated that lessees must abide by the rules and regs regardless of the details of their individual leases, and asked that this item be kept on the agenda during the next few months so that Board members have the opportunity to suggest alterations to the document. Van Deel informed the Board that the current rules can be found on the town website.

E. Fuel Truck

Reitter let the Board know that the fuel truck lease, as discussed at previous meetings, was on the list of priorities to be scored by the Trustees for possible inclusion in the 2016 budget. Trustee Baker indicated that he believes this lease will end up being approved. The 27% reserve maintained in the operating budget can be pared down to 25%, freeing up funds for the truck. Lockett asked when the Trustees would decide on this. Reitter replied that the budget will be approved at the December 8 meeting, but she would have a good idea about whether or not the lease would be included after the meeting on November 24.

V. Public Comment

Lockett opened the floor to public comment. Abel informed the Board that Gunnison County Commissioners had decided to close Cottonwood Pass for all of 2017 and part of 2018, a plan which will certainly affect Chaffee County. No one else had any comments so Lockett closed this portion of the meeting.

VI. Other Business

Heap mentioned the Chaffee County UAS (Unmanned Aircraft Systems) initiative. He believes that the Buena Vista Remote Control Airstrip could prove to be a valuable asset in training local youth to be UAS operators. He suggested that the town enter into an agreement with the Chaffee County UAS Advisory Board to allow use of the Airstrip for this kind of training program. Reitter noted that town liability insurance covers the property itself but would not extend to outside groups utilizing the Airstrip for training purposes. Heap opined that the entity doing the training could provide this insurance, and all the town would need to obtain would be an agreement covering this use of the field. He suggested that the Town Attorney figure out how this could be done.

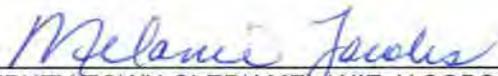
VII. Adjournment

Lockett noted that there was no further business to come before the Board. Abel motioned to adjourn and was seconded by Hassell. **Motion #2** carried and the meeting adjourned at 10:03 am.

RESPECTFULLY SUBMITTED:



ACTING CHAIRMAN BILL LOCKETT



DEPUTY TOWN CLERK MELANIE JACOBS



**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
January 6, 2016**

CALL TO ORDER

A Regular meeting of the Planning and Zoning Commission was called to order at 6:00pm, Wednesday, January 6, 2016 at the Buena Vista Community Center, Pinon Room, 715 E Main Street, Buena Vista, Colorado by Chairman Trey Shelton. Also present were Commissioners Mark Jenkins, Estes Banks, Annie Davis, Preston Larimer, Scott Johnson, and Tim Bliss. Staff Present: Principal Planner Mark Doering and Deputy Town Clerk Melanie Jacobs.

PLEDGE OF ALLEGIANCE

Chairman Shelton led in the Pledge of Allegiance.

ROLL CALL

Jacobs proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Shelton called for approval of the agenda. **Motion #1** by Larimer seconded by Jenkins to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES

Jenkins motioned for approval of the December 16, 2015 minutes. **Motion #2** was seconded by Davis. Motion carried.

PUBLIC COMMENT

Shelton opened the public comment portion of the hearing at 6:02pm. Two audience members indicated that they would like to speak, and Shelton asked them to step forward and begin their remarks by stating their names and addresses. They introduced themselves as Jordan and Lindy, owners of self-built tiny homes located in Buena Vista. Jordan said they had read Module 1 of the Unified Development Code rewrite and believe the proposed zoning changes will be a progressive and positive step for the town. They find the tiny home provisions to be less satisfactory, as these categorize all houses on wheels (as theirs are) as manufactured homes. They expressed a desire to cooperate with the Planning Commission in order to work out a way to stay in Buena Vista.

Doering thanked them for coming to the meeting and explained that the Planning Department's two main concerns regarding homes on wheels are getting them hooked up to utilities, and ensuring they meet the Building Code and are therefore safe for human habitation. Larimer commented that the Commissioners were very aware of the problem of limited affordable housing in town. Shelton encouraged Jordan and Lindy to talk to the town Planning Department and the Chaffee County Building Department about bringing their living arrangements into compliance with the relevant Codes.

Shelton closed the public comment portion of the hearing at 6:25pm.

NEW BUSINESS

Reinstatement of Commissioners

Doering stated that the Commission needed to reinstate Commissioners Banks, Davis, and Larimer at this meeting, or to begin the process of looking for new candidates. He asked these Commissioners if they wanted to continue to serve; all three answered that they did.

Johnson motioned to reinstate Banks, Davis, and Larimer as Planning and Zoning Commissioners. Jenkins seconded, and **Motion #3** passed unanimously.

Comprehensive Plan

Doering explained that formal adoption of the updated Comprehensive Plan is a statutory duty of the Planning Commission. The adoption is then approved by the Board of Trustees. He briefly summarized the updated plan, calling particular attention to the action items that appear in the latter part of the document. Doering noted that there are 86 short-term and 50 long-term action items listed; of these, 66 short-term and 28 long-term items name the Planning Department as a responsible party in helping to get them accomplished. He went on to state that the plan is an advisory (rather than mandatory) document, meant to assist future decision-makers as they consider particular development proposals. He closed by asking if Commissioners had any comments or concerns about the new plan.

Johnson indicated that one of the fonts used in the document is apparently not readable by iPads; his tablet replaced it with a font that was very hard to read. Doering suggested that it may be necessary to have the town's IT Department install that font on the Commissioners' devices. Jenkins asked why the Comprehensive Plan stated that Planning and Zoning would be heavily involved with environmental planning. Doering replied that environmental matters could come to the Planning Commission for advice and guidance in the future, though these are not strictly speaking a development application issue. He believes the authors of the document were trying to be thorough in making sure the right municipal bodies would be involved in land use decisions.

Banks remarked that he views the Comprehensive Plan as a marketing document, with some aspirational content and some sections that address how to manage Buena Vista's increasing growth. He does not believe the consultants who worked on the update understand Buena Vista at all, possibly as a result of their origin in Aspen. Doering agreed with this assessment and said the 22% projected growth rate was probably an overestimate.

Jenkins motioned to approve Resolution #1 Series 2016 of the Planning and Zoning Commission for the Town of Buena Vista, Colorado, adopting the amended Comprehensive Plan. Davis seconded **Motion #4**, which passed without dissent.

Colorado Center PUD Filing 1, Final Plat and Substantial PUD Modification

Doering introduced this matter by explaining that the applicant had submitted two requests: 1) to modify the existing Filing 1 Final Plat of the Colorado Center PUD to adjust existing lots, to add lots, and to remove rights-of-way that appeared on the previously approved Final Plat, and 2) to obtain approval of a substantial PUD modification to change zoning districts in order to reflect the new lot configuration on the modified Final Plat. The address on the application (27951 CR 319) is an existing address that corresponds to the location of a structure on the property.

Doering noted that the Final Plat currently before the Commission was dramatically different from the originally approved Final Plat, and presented Commissioners with slides showing each version. He drew the Commission's attention to the lots being adjusted, those being added, and to the rights-of-way being

changed. Doering stated that a new Subdivision Improvements Agreement (SIA) would be required with this modification to ensure that the public improvements necessitated by the new lots would be installed. The improvements include the installation of water/sewer lines and the dedication/paving of McCormick Place and McCombs Street. In addition, the applicant would be asked to pave the remaining unpaved portion of Gregg Circle.

Doering informed the Commission that the Final Plat application meets all criteria for approval (it conforms to the Subdivision and Zoning Ordinances, and the applicant has taken steps to mitigate the impact of the development on public health, safety, and welfare).

Moving on to the PUD modification application, Doering stated that the currently approved PUD is zoned Z-1 (entry commercial) in some areas and Z-2 (data, science, and technology) in others. The applicant wants to change the entirety of one reconfigured lot (A-6) to Z-1, rather than leaving the northern portion of the lot zoned Z-1 and the southern portion zoned Z-2. Additionally, part of a previously platted right-of-way will be replaced by Out Lot 2, which will include a utility, drainage, and access easement for nearby lots. The applicant also plans to make minor language changes to add clarity to the zone districts.

Doering went briefly through the approval criteria for PUD modification requests, remarking that staff believes the application meets all of them.

Doering closed his presentation by noting that staff recommends approval of the application with conditions. With regard to the final plat, the conditions are as follows [quoted from the staff report]:

- 1) Prior to recordation of the Final Plat, the applicant and Town shall execute a Subdivision Improvement Agreement (SIA) to establish the requirements for the installation of public improvements, including but not limited to installation of water and sewer lines, and public streets needed for the amended portion of the Final Plat. The SIA shall also include paving Gregg Circle for the existing lots in Filing 1;
- 2) The applicant shall submit an amended Preliminary Plat for Filing 1 to reflect the changes shown in the Final Plat, within 90 days of the final approval of the Final Plat;
- 3) The Final Plat drawings shall be corrected prior to recordation based upon any comments from referral agencies; and
- 4) The applicant shall pay five percent of the estimated costs of installing the public improvements required for the Final Plat prior to the Board of Trustees public hearing, as outlined in the existing Development Agreement.

With regard to the substantial PUD modification, the single condition is as follows [quoted from the staff report]:

- 1) Prior to recordation of the PUD Modification, the PUD drawings shall be corrected based upon comments from Town staff and from any referral agencies.

Syd Schieren of Landmark Surveying was present in the audience as a representative of the Colorado Center applicant. He let the Commission know that some of the lots in Filing 1, Phase A are currently under contract. The applicant plans to finance construction on the Phase C lots, including the construction of public improvements in that area, through the sale of these Phase A lots. Only the Phase C lots will be subject to the new SIA. He went on to say that the lot in the northwest corner (A-6) had been enlarged at the request of a buyer, and that the zoning on the lot was being altered to avoid having dual zoning on a single lot.

Jenkins asked whether the developer was expected to pay for infrastructure in this case. Doering replied that the developer would be responsible for installing infrastructure, built to town standards. Once the improvements are accepted by the town, the town would then assume responsibility for maintaining them.

Shelton closed the public hearing and asked Commissioners for comments. There was general consensus that the requests were straightforward and reasonable, and no one expressed any reservations about the application.

Davis motioned to recommend approval of the reconfigured Final Plat for Colorado Center, subject to conditions included in the staff report [cited on page 3 of these minutes]. **Motion #5** was seconded by Jenkins and passed unanimously.

Larimer motioned to recommend approval of the Substantial PUD Modification for Colorado Center to reconfigure the existing PUD and add the lots shown in the new Final Plat, subject to the condition included in the staff report [cited on page 3 of these minutes]. Davis seconded and **Motion #6** passed unanimously.

STAFF / COMMISSION INTERACTION

Doering stated that he finds the current subdivision regulations to be cumbersome, and he plans to streamline the subdivision application process as part of Module 2 of the Unified Development Code (UDC) rewrite. He then explained that subdivision rules exist in order to make sure all lots created can be developed, i.e. that all lots have access to public roads and utilities. This protects future owners of properties. Under the current Code, it is hard to provide this protection. Both aspects of the problematic subdivision regulations (the lengthy subdivision approval process and the difficulties with ensuring all lots are buildable) have led to undesirable outcomes in the past. Doering has located 3 illegal subdivisions in town, in which property owners have had subdivision documents recorded by Chaffee County without first receiving approval from the town. In addition, there are lots in town that cannot be built upon because of lack of access to a public road, utilities, or both.

Larimer asked if South Main and Colorado Center were the only two PUDs in Buena Vista. Doering replied that as far as he was aware, this was the case. He would like to make sure the new UDC is written in such a way that it renders PUDs unnecessary in future.

Doering invited all Commissioners to attend the Steering Committee meeting on January 12, at which Module 1 of the new UDC will be discussed. The biggest single change to the code will involve making it unnecessary for developers to go through a special use process in order to build an ADU. Tiny homes and zoning issues will also be addressed at the meeting.

ADJOURNMENT

There being no further business to come before the Commission, Commissioner Banks motioned to adjourn the meeting at 7:22pm. Commissioner Larimer seconded. **Motion #7** was unanimously approved.

Respectfully submitted:



Trey Shelton, Chairman



Melanie Jacobs, Deputy Town Clerk

MINUTES FOR THE MEETING OF THE
RECREATION ADVISORY BOARD
Wednesday, December 9, 2015

CALL TO ORDER: A meeting of the Recreation Advisory Board was held on Wednesday, December 9, 2015 at the Buena Vista Community Center, 715 E. Main Street, Buena Vista, Colorado. The meeting was called to order at 7:38am.

Members present were Co-Chair Earl Richmond, Co-Chair McKenzie Lyle, Marcus Trusty, Luke Urbine, Gary Crowder, Julie Robinson, and Dan Hamme. Town Administrator Brandy Reitter, Recreation Program Ashley Davis, and Trustee Gibb were also present. Amanda Krost was present to represent Mount Princeton Hot Springs.

APPROVAL OF MINUTES: Luke Urbine motioned to approve the meeting minutes from November 2015. Gary Crowder seconded the motion. Unanimous approval.

APPROVAL OF AGENDA: Gary Crowder motioned to approve the Agenda. Julie Robinson seconded the motion. Unanimous approval.

PUBLIC COMMENT: No Public Comment.

DISCUSSION ITEMS:

- I. Discussion re 2016 Budget: Brandy is reporting on the budget approval from the Board of Trustees meeting on December 8, 2015. There was approval for an extension of the Railroad Trail and Luke suggested that it continue on down County Road 317. Eric believes County Road 317 is mostly land belonging to the County. McKenzie questioned the possibility of the bike lane on Main Street continuing past Rodeo Road. Brandy said she is working with the County to come with an intergovernmental plan to handle such suggestions. In 2016, there will be a paved trail on Rodeo Road and Gregg Drive. There was \$1,000 given to the Rails and Trails project. Dog Park was given \$5,000 with Town Match which will encourage the Dog Park to fundraise. \$5,000 for BV Square Upgrades/Repairs was added to the budget. A match for the purchase of the ice rink was approved. Money was budgeted for Picnic tables by the tennis courts. McPhelemy Park Trail was removed from the budget but it will stay in the five year plan. Volleyball standards were removed from the 2016 budget and will be purchased with savings from 2015. The Community Center Park was not approved, but it will be on the five year plan. We will work on the design work for Sunset Vista IV playground in 2016. Earl would like to state that we maybe need to come up with a plan to alleviate some of the stress that will be placed on Public Works and he would like to make sure that Recreation doesn't get left behind. McKenzie suggested that we consider some extra part time employees with two year contracts to alleviate some of the workload. Eric reported that it's hard to hire new staff because it's an ongoing expense and then when Town inevitably slows down we don't prefer to then fire those employees. Brandy suggested that

we re-examine the Recreation Master Plan and do a re-write to put together priorities for the next few years.

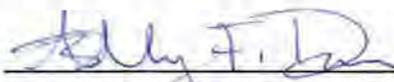
- II. Discussion re Recreation Supervisor - Emily Osborn: The Recreation Advisory Board did introduction of each member. Emily got her Masters at Penn State and has been living in Leadville. She is originally from Canon City. Emily will be working out of the Community Center in Kathryn's old office. Ashley will be focusing on programming and Emily on Special Events, but there will be crossover for vacation, sick days, etc. and they will be partnering on larger events and activities. Emily will be working on best practices and researching some different ideas to bring into the community. 2016 will focus on enhancing what we have and in 2017 we will focus on bringing in some new events. Emily will also be focusing on identifying and acquiring grants and other resources.
- III. Discussion re Town Dump Assessment: This project had been delayed due to the Las Animas mining spill. The Level 1 (Soil sampling) assessment was completed in a 300+ page document. We will need a Level 2 (environmental mitigation) assessment completed. These assessments and studies will be key in getting funding and grants for development. Earl questioned if this could potentially open a can of worms and bring up things that we don't want to know about. Eric stated that as a Town we couldn't just turn a blind eye and we needed to know what we have, especially as we look to create a Recreation Event Center.

Ongoing Discussion Items:

- I. Trails Update: The Recreation Advisory Board directed Ashley to contact Ed Eberle to get an updated map for review at the January Recreation Board meeting.
- II. Recreation Update: Ashley presented the board with the same pamphlet that was given to the Board of Trustees. After looking at records of participation, it was found that almost half of the participants involved in Recreation activities are from out of Town including Twin Lakes, Leadville, Salida, Cotopaxi, and more. Since Ashley and Kathryn started in 2013, BV REC has doubled the income from programs. Programming is coming together and the new cycle of activities will be happening soon.
- III. Project Checklist: We will compile a new checklist and begin with it again in January 2016.

ADJOURNMENT: Earl Richmond adjourned the meeting at 8:56am.

Respectfully submitted:



Ashley Davis, Recreation Coordinator



Earl Richmond, Co-Chair

Buena Vista Water Advisory Board

Minutes of November 18, 2015

Public Works Office Meeting Room

755 Gregg Dr.

Call to Order

The meeting was called to order by Chairman Hamilton at 6:34 p.m.

Attendance and Introductions

In attendance were Harley Hamilton, Roy Gertson, Reed Dils, Paul Moltz, Gary Ludwig, Jerry Steinauer, and Greg Maggard

Agenda Adoption

Chairman Hamilton called for amendments to the agenda. There were none. Chairman Hamilton accepted the agenda as presented.

Approval of Minutes

Chairman Hamilton called for a motion to approve the minutes for the October 21, 2015 meeting as presented.

Motion #1 by Ludwig, second by Gertson to approve the October 21, 2015 minutes as presented. Motion carried.

Public Comment

Chairman Hamilton called for public comments. There were none.

Business Items

A. St. Charles Mesa Meeting – October 28th

Maggard said St. Charles Mesa is open to working on an agreement with the Town. Reitter was not present to talk about the meeting, so this item will be on the next agenda.

B. Source Water Protection Plan

Gertson said he added an additional 10 pages of wildfire assessment information to the Source Water Protection Plan (SWPP). Gertson said the SWPP will be sent to all the other entities listed in the plan after it is approved by the Board of Trustees.

Those other organizations will be part of implementing the plan. Ludwig asked what jurisdiction the Town has over the Water Protection District outside of the Town.

Gertson said the District extends 5 miles from the intake area. Maggard said that anyone who wants to build within the Water Protection District has to get approval from the Town as part of the County's building permit process. Ludwig suggested that being within the BV Water Protection District should be included in real estate

transactions. Gertson said there is a BMP for handing out laminate cards included in the plan, which is one way to inform people. Chairman Hamilton said he believes it would be up to the State Real Estate Commission to make that a mandatory disclosure. Gertson said the Town can regulate land use within the Water Protection District. The Town could deny a building permit or require applicants to meet specific requirements in the County, within the Water Protection District. Outside the Water Protection District, it is all voluntary, which is one reason to include the County in the Source Water Protection Plan. Gertson said that if the Town has a plan in place, the Forest Service would work with the State Health Department to help manage that plan outside the Town's Water Protection District. Ludwig also said implementing the plan looks like a large undertaking, and he wondered who will be responsible for implementation and maintenance of the plan. Maggard said the plan may open up partnerships with other groups, which may help with funding, and said the State may have some grants available to help with funding implementation of the plan. There was a discussion about how the Water Advisory Board should approve the SWPP. Maggard suggested Gertson send the latest draft to everyone, then approve via email so that it can be taken to the Board of Trustees on December 8th. Dils said he would be comfortable with having the document sent out to everyone and voting by the November 30th. Chairman Hamilton recommended approving the plan now, with suggested changes. Dils asked for clarification about what "with changes" meant. Maggard explained that the changes would be minor changes to the document that would not impact its overall intent. Dils wanted it noted that an electronic copy would be sent out and changes could be made by November 30th. Maggard said a final copy should also be sent out.

Motion #2 by Ludwig, second by Hamilton to approve the Source Water Protection Plan with changes. Motion carried, 3-1-1. Roll call vote: Steinauer – no; Gertson – abstained; Ludwig – yes; Moltz –yes; Dils - yes, with the understanding that the document will be sent out via email.

C. Water Conservation Plan – Reed Dils

Dils said the plan will be out in early December and will be posted on the Colorado Water Conservation Board website. It will be revised every two years. Maggard is working on updating the Town's proposed conservation plan from 2012. Dils said a new water organization is being formed and will be meeting in December. He will send information on the meeting to Maggard to send out to everyone. The group is being funded by the Arkansas Basin Roundtable. Much of the focus will be on watershed health. Gerson asked if the Town's conservation plan will tie in with the regional plan. Dils said he thinks it will. A conservation plan is not required for a town as small as Buena Vista, but it will help with getting funding and with getting more water if needed.

D. Well #3 Update

Maggard gave an update on Well #3. During excavation for plumbing and the well house, a Native American fire pit was found about 3 feet down. No other artifacts

have been found, but work on the project has stopped. The State and BLM have looked at it, and their archaeologists think it is 2000-3000 years old. The BLM and the State want to do Carbon dating and test to see what fuels were burned. The Town is not required to do testing or save the feature, because it is not on Federal lands and the Town is not taking Federal funds for the project. However, Maggard will present the information at the next Board of Trustees meeting to see what they want to do. Maggard said the pump is in and 90% of the plumbing is done, but they can't backfill or set the slab for the well house because of where the pit is located. The plumbing would have to be taken out to move the well house. Maggard said the well will not be used until spring.

E. Other Water Issues

Chairman Hamilton asked about progress with Upper Ark on the dam on Cottonwood. Maggard said the Town is waiting for more information on the cost of a joint feasibility study. Reitter was not in attendance, so there was no further update.

Staff/Counsel Reports

A. Town Administrator – Brandy Reitter

Brandy Reitter was not present. No report given.

B. Public Works Director – Greg Maggard

Maggard said water loss numbers were down to 5% last month, but they are still working on getting accurate numbers. He said they compare metered and known non-metered water use to water production to come up with the numbers. He said there are several variables involved, and they probably need to look at loss over a 10-12 month span. Maggard said the slab has been poured for the water fill station at Public Works. It should be done in a couple of weeks. He said a number will be assigned for bulk/construction water usage and there will be a credit card machine and change machine for public usage. Dils mentioned putting in a dump station.

Chairman Hamilton asked Moltz if he had anything new. He said he is still negotiating with the Division of Wildlife on the property near the prison.

C. Water Counsel – Cynthia Covell

Cynthia Covell was not present. No report given.

Board/Staff Interaction

Chairman Hamilton suggested canceling the December Water Advisory Board meeting. Everyone in attendance agreed. The next Water Advisory Board meeting will be held on January 20, 2016.

TOWN OF BUENA VISTA, COLORADO

**RESOLUTION NO. 8
(Series 2016)**

A RESOLUTION SUBMITTING AN ADVISORY BALLOT QUESTION REGARDING RETAIL MARIJUANA STORES AND RETAIL MARIJUANA CULTIVATION FACILITIES TO THE REGISTERED ELECTORS OF THE TOWN OF BUENA VISTA AT THE CITY'S APRIL 5, 2016 REGULAR ELECTION.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO:

Section 1. The Board of Trustees submits the following advisory ballot question to be voted upon and so stated shall constitute the ballot title, designation and submission clause and each registered elector voting at the election shall indicate his or her choice on the question submitted, which shall be in the following form:

Should the Board of Trustees of the Town of Buena Vista permit the use of property in the town for retail marijuana cultivation facilities and retail marijuana stores, but not for retail marijuana manufacturing and retail marijuana testing facilities, as those establishments are defined in Article XVIII, Section 16 of the Colorado Constitution, and should the regulations be as set forth in the draft ordinance entitled "An Ordinance of the Town of Buena Vista, Colorado, Adding a New Article VI to Chapter 6 of the Buena Vista Municipal Code Concerning the Regulation of Retail Marijuana Establishments," considered, but not formally adopted by the Board of Trustees on December 8, 2015?

YES _____ NO _____

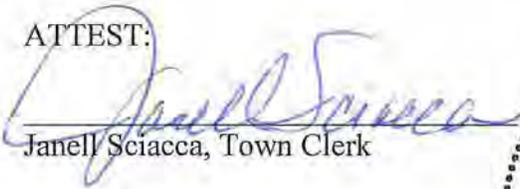
RESOLVED, APPROVED AND ADOPTED this 12th day of January, 2016.

TOWN OF BUENA VISTA, COLORADO

BY: _____

Joel Benson, Mayor

ATTEST:


Janel Sciacca, Town Clerk





Town of Buena Vista
P.O. Box 2002
Buena Vista CO 81211
Phone: (719)395-8643
Fax: (719)395-8644

DATE: January 26, 2016
TO: Mayor and Board of Trustees
FROM: Brandy Reitter, Town Administrator
SUBJECT: RETAIL MARIJUANA TAX

Overview

The board discussed taxation of retail marijuana on January 12th. The town attorney explained to the board that because Buena Vista is a statutory town and cannot levy an excise tax on retail marijuana. The town can levy an excise tax up to 5% of the market value on the transfer of unprocessed marijuana to retail for wholesale. The rationale of marijuana taxation is further explained in the memo attached to this report from the town attorney.

Taxation Background

Many communities in Colorado that allow for the sale of retail marijuana levy both excise and occupational taxes. Taxation does not detour people from purchasing marijuana which is similar to excises taxes on alcohol and cigarettes. In 2015, the marijuana industry collected close to \$1 billion in revenue resulting from the sale of retail marijuana.

History was made in 2015 when excise tax revenue from retail marijuana exceeded the tax revenue from the sale of alcohol across the state of Colorado. In total, the State of Colorado raised \$70 million in tax revenue from the sales of retail marijuana in 2015.

Retail Marijuana Sales Tax Analysis

The Colorado Municipal League (CML) provides a comprehensive list of all retail marijuana council actions and election results from municipalities across the state. Results date back to 2012 and continue through 2015.

Out of 51 ballot measures asking voters permission to tax retail marijuana, 46 communities supported the taxation of retail marijuana. Only 5 communities were not successful in passing a tax on retail marijuana. In some cases, allowing for the sale of retail marijuana failed and taxation passed.

In general, many voters agree with the taxation of retail marijuana.

Retail Marijuana Taxation Ballot Question

The ballot question has been updated from the board meeting on January 12th. The occupational tax on retail starts at \$5 and provides a cap of \$10. In the first year the town will set the tax at \$5 and any increase will be up to future boards up to \$10. The biggest change is that the ballot question proposes a 5% excise tax for the transfer of unprocessed marijuana to retail only for wholesale. The town cannot tax more than 5% of the market value for the transfer of unprocessed marijuana for wholesale. Market value is set by the Colorado Department of Revenue.

Pros of Taxation Ballot Measure

- Town will see a modest increase in revenue from retail marijuana sales.
- Taxation is consistent with what other municipalities have proposed.
- Asking the taxation and retail marijuana sales questions in the April election will give the board and community a sense of the level of support for marijuana in the community all at once. To delay the tax question means to delay half the conversation for another date.
- Retail marijuana is a sensitive, emotional, and politically charged topic for our community. Addressing the two biggest issues (retail MJ sales/taxation) now will mitigate having to have the same conversation a few years from now.
- Taxation is similar to taxes levied on existing BV businesses (cigarettes and alcohol)

Cons of Taxation Ballot Measure

- Taxes are seen as not being business friendly.
- Town will forgo potential revenue needed to improve our community.
- Town will be in the minority for towns that do not have a tax.

Chaffee County and Salida are discussing marijuana taxation. Taxation is consistent with what other municipalities do. We have had a lot of interest from businesses who want to locate to Buena Vista. Staff has shared the ordinance and taxation information with people that inquire. Potential businesses haven't resisted the policies the board is considering.

TOWN OF BUENA VISTA, COLORADO

RESOLUTION NO. 9

(Series of 2016)

A RESOLUTION SUBMITTING TWO BALLOT ISSUES REGARDING AN OCCUPATION TAX AND EXCISE TAX ON RETAIL MARIJUANA TO THE REGISTERED ELECTORS OF THE TOWN OF BUENA VISTA AT THE TOWN'S APRIL 5, 2016 REGULAR ELECTION.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO:

Section 1. Pursuant to Article X, § 20 of the Colorado Constitution, the Board of Trustees submits the following ballot issue to be voted upon and so stated shall constitute the ballot title, designation and submission clause and each registered elector voting at the election shall indicate his or her choice on the issue submitted, which shall be in the following form:

SHALL THE TOWN OF BUENA VISTA'S TAXES BE INCREASED BY \$1,000,000 IN THE FIRST FISCAL YEAR AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY THE IMPOSITION OF AN OCCUPATION TAX OF \$5.00 LEVIED ON EACH SALES TRANSACTION OF RETAIL MARIJUANA AND RETAIL MARIJUANA PRODUCTS WITHIN THE TOWN OF BUENA VISTA, WITH THE RATE OF SUCH TAX BEING ALLOWED TO BE DECREASED OR INCREASED WITHOUT FURTHER VOTER APPROVAL SO LONG AS THE RATE OF THE TAX DOES NOT EXCEED \$10.00 PER TRANSACTION, TO COMMENCE ON MAY 1, 2016, AND SHALL ALL REVENUES DERIVED FROM SUCH TAX BE COLLECTED, RETAINED AND EXPENDED EXCLUSIVELY FOR COMMUNITY SUPPORT SERVICES, IMPROVEMENTS AND FACILITIES, INCLUDING BUT NOT LIMITED TO, PARKS, OPEN SPACE AND RECREATION, INFRASTRUCTURE IMPROVEMENTS, ECONOMIC DEVELOPMENT INITIATIVES, AND COMMUNITY SUPPORT GRANTS, AS A VOTER APPROVED REVENUE CHANGE NOTWITHSTANDING ANY RESTRICTIONS UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES _____ NO _____

Section 2. Pursuant to Article X, § 20 of the Colorado Constitution, the Board of Trustees submits the following ballot issue to be voted upon and so stated shall constitute the ballot title, designation and submission clause and each registered elector voting at the election shall indicate his or her choice on the issue submitted, which shall be in the following form:

SHALL THE TOWN OF BUENA VISTA'S TAXES BE INCREASED BY \$1,500,000 IN FIRST FULL FISCAL YEAR AND ANNUALLY THEREAFTER IN SUCH AMOUNTS AS ARE RECEIVED EACH YEAR FROM THE LEVY OF A NEW EXCISE TAX OF 5% ON THE AVERAGE MARKET RATE ON THE FIRST SALE OR TRANSFER OF UNPROCESSED RETAIL MARIJUANA BY A RETAIL MARIJUANA CULTIVATION FACILITY, COMMENCING MAY 1, 2016, AND SHALL ALL REVENUES DERIVED FROM SUCH TAX BE COLLECTED, RETAINED AND EXPENDED EXCLUSIVELY FOR COMMUNITY SUPPORT SERVICES, INCLUDED BUT NOT LIMITED TO, PARKS, OPEN SPACE AND RECREATION, INFRASTRUCTURE IMPROVEMENTS, ECONOMIC DEVELOPMENT INITIATIVES, AND COMMUNITY SUPPORT GRANTS, AS A VOTER APPROVED REVENUE CHANGE NOTWITHSTANDING ANY RESTRICTIONS UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES _____ NO _____

RESOLVED, APPROVED AND ADOPTED this 26th day of January, 2016.

TOWN OF BUENA VISTA, COLORADO

BY: _____
Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

TOWN OF BUENA VISTA, COLORADO
RESOLUTION NO. 12
(Series of 2016)

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, APPOINTING MEMBERS OF THE TOWN AIRPORT, BEAUTIFICATION, RECREATION, TRAILS, TREE AND WATER ADVISORY BOARDS

WHEREAS, Chapter 2, Articles VIII-XIV of the Town Code authorizes and directs the Board of Trustees to appoint advisory board members by a majority vote of all members of the Board;

WHEREAS, the Board of Trustees desires to appoint advisory board members in a more consistent manner; and

WHEREAS, the Board of Trustees desires to make the appointments set forth herein, which are as recommended by the applicable advisory board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO as follows:

Section 1. The following appointment is made to the Airport Advisory Board:

Malcom Sillars as a voting member for a three (3) year term ending December 2018.

Section 2. The following appointments are made to the Beautification Advisory Board:

Diane Look and Nancy Taylor as voting members for three (3) year terms ending December 2018.

Section 3. The following appointments are made to the Recreation Advisory Board:

Luke Urbine, Earl Richmond and Julie Robinson as a voting members for three (3) year terms ending December 2018.

Section 4. The following appointments are made to the Trails Advisory Board:

Lois Walton and Kathy Hoerlein as voting members and Fran Rulon-Miller as an alternate member for three (3) year terms ending December 2018.

Pat McCarthy and Dick Scar as voting members for a two (2) year terms ending December 2017.

Ed Eberle as a voting member for a one (1) year term ending December 2016.

Section 5. The following appointments are made to the Tree Advisory Board:

Roy Gertson and Jed Selby as voting members for three (3) year terms ending December 2018

Section 6. The following appointments are made to the Water Advisory Board:

David Kelly, Paul Moltz and Andrew Rice as voting members for three (3) year terms ending December 2018.

Reed Dills and Roy Gertson as voting members for two (2) year terms ending December 2017.

Gary Ludwig and Jerry Steinauer as alternate members for three (3) year terms ending December 2018

Section 7. Each advisory board member so appointed shall hold his or her appointment until his or her term expires, or he or she is removed or resigns, or as otherwise provide for in accordance with the ordinances of the Town of Buena Vista.

RESOLVED, APPROVED, AND ADOPTED this 26th day of January, 2016.

TOWN OF BUENA VISTA

BY: _____
Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

**TOWN OF BUENA VISTA
RESOLUTION NO. 13
SERIES 2016**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AN AMENDED COMPREHENSIVE PLAN

WHEREAS, the Town of Buena Vista acting through the Town’s Planning and Zoning Commission and the Board of Trustees, desires to update the Town’s comprehensive plan pursuant to C.R.S. § 31-23-201, *et seq.*;

WHEREAS, C.R.S. § 31-23-206(1) provides that a municipality’s Planning and Zoning Commission adopts the comprehensive plan, subject to approval by the governing body of the municipality;

WHEREAS, on December 16, 2015, after a duly noticed public hearing, pursuant to C.R.S. § 31-23-206(1), the Planning and Zoning Commission reviewed and adopted the comprehensive plan hereto as **Exhibit A** (the “Comprehensive Plan”); and

WHEREAS, in accordance with C.R.S. § 31-23-206(1), the Board of Trustees desires to approve the Planning and Zoning Commission’s adoption of the Comprehensive Plan.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, as follows:

Section 1. The Comprehensive Plan attached hereto as Exhibit A is hereby approved.

ADOPTED this 26th day of January, 2016.

Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk



TOWN OF BUENA VISTA 2015 COMPREHENSIVE PLAN



ACKNOWLEDGMENTS

Board of Trustees

Joel Benson, Mayor
Duff Lacy, Mayor Pro Tem
Keith Baker, Trustee
Carrie Carey, Trustee
Eric Gibb, Trustee
Phillip Puckett, Trustee
David Volpe, Trustee

Planning & Zoning Commission

Trey Shelton, Chair
Mark Jenkins, Vice-Chair
Estes Banks
Annie Davis
Preston Larimer
Tim Bliss
Scott Johnson, Alternate

Comprehensive Plan Steering Committee

Estes Banks (Planning Commission liaison)
Norma Cady
Karlle Choate
Doug Constance
John Emilsson (school liaison)
Adam Fuller (school liaison)
JJ Kinsfather
Preston Larimer (Planning Commission liaison)
Brett Mitchell
Gail Nottingham
Marie Patton
Phillip Puckett (Trustee liaison)
Dick Scar
Dale Shoemaker
Casey Spence

Town Staff

Brandy Reitter, Town Administrator
Emily Katsimpalis, Management Analyst
Melanie Jacobs, Office Assistant
Dee Miller, Planning Director
Scott Reynolds, Planning Technician

Special thanks to the community members that participated in the Focus Group meetings, Open Houses, and surveys. This comprehensive plan is based on their contributions.

This comprehensive plan was produced under a grant from the Colorado Department of Local Affairs.

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Chapter 1

THE COMMUNITY VISION



The Board of Trustees Mission

The goal of the Board of Trustees is to provide high-quality, reliable services for the benefit of the Town of Buena Vista citizens, guests, and employees, while being good stewards of public resources and the natural setting.

The 2016 Strategic Plan Citizens Collective Vision Statement

This Collective Vision Statement was first adopted as part of the 2008 Comprehensive Plan, and was derived from the exact wording provided by citizens during the Comprehensive Plan process. Trustees have regularly visited the Collective Vision Statement for relevancy over the succeeding years and made changes as appropriate, including in preparation for the 2015 Comprehensive Plan process. The Collective Vision Statement establishes the context for the Board of Trustees and Town staff when making decisions, prioritizing, and establishing policy for Buena Vista. We as a community want this vision as a whole, not simply components of this vision. While we can pick and choose elements within the Comprehensive Plan for direction, we must turn to the Collective Vision Statement for the context of the community.

General Community Character

We envision the town as a clean, safe, quiet, and secure community that is a desirable place to live, work, and play – an altogether good place to raise our children.



Community Spirit

Our collective community consists of friendly, well-informed people who feel they can make a difference, have an impact in determining their future and their quality of life, and enjoy their freedom of expression.

Community Appearance

The town we envision has a defined sense of place as expressed in its history and architecture.

Community Services

The town of our vision has high-quality education, and medical and emergency response services, as well as quality, efficient, and well maintained parks and public buildings. The town's public servants exhibit an excellent level of public service, including approachability, honesty and helpfulness. Our town government and community leaders demonstrate accountability, consistency and visibility. We engage in a high level of cooperation with surrounding governmental and nongovernmental entities.

Environment

We desire a community where urban, rural and agricultural land uses can coexist in a well-planned pattern. Land use decisions are made with thoughtfulness and an eye toward sustainability. We want a healthy community with clean air and water.

Economy

We envision a community in which all citizens enjoy financial prosperity and can find an affordable place to live. The town has a bustling downtown community core with abundant and diverse retail establishments. We continually strive for economic diversity within the community. Our town government is economically stable and viable.

Key Outcome Areas

Outcome areas are defined as specific objectives that the Board of Trustees and the community would like to achieve, and that contribute to the quality of life for Buena Vista citizens. Enhancing Economic Vitality, Infrastructure, Community, Environment and Water are important priorities of the Town of Buena Vista. Each outcome area is defined below:

Economic Vitality

We want to increase long-term prosperity for Buena Vista citizens in a manner that encourages sustainability, smart growth, diversification, capitalizes on our strengths, and improves quality of life.

Infrastructure

We want to ensure that we maintain existing infrastructure prior to considering new infrastructure.

Community

We want to create a community with a sense of pride and acceptance where all contribute to the social, economic, and political life, take part in prosperity, and feel respected and safe.

Environment

We want to create an environment that is safe, healthy, encourages conservation, and makes for a friendly place where people want to live, work, and play.

Water

We want a safe and reliable water supply that comes from diverse sources, and meets the needs of residents and business - now and in the future.



Challenges and Opportunities

Buena Vista is a community endowed with significant natural resources. The Arkansas River provides recreational boating experiences of all sorts. The mountains of the Sawatch Range provide vistas and opportunities for motorized and non-motorized trail recreation. There is arable land for farming and ranching, and water in abundance. The historic downtown has many fine examples of late nineteenth-century architecture. It is no wonder that Buena Vista has established a strong tourism sector and is attracting new residents from the Front Range and beyond.

Yet this is a community that is not without challenges. Tourism is generally limited to the summer season, making it difficult to sustain year-round retail. New residents and tourists can bid up the cost of housing, making housing affordability a significant problem. The goals and interests of younger residents often compete with the established older community. Providing for bicycles and pedestrians may be seen as conflicting with automobile access, particularly in the downtown area. Finally, many people pass through Buena Vista on Highway 24 without realizing the potential for a longer stay, creating an imbalance between the highway corridor and the historic Main Street.

How can these problems be addressed, while maintaining the two most important goals expressed in the Comprehensive Plan process: maintaining Buena Vista's small-town character and offering a family-friendly community? Is there a single "Big Idea" that can connect the dots between maintaining these characteristics while providing for new residents and the challenges of economic development?

We believe that idea comes in the form of communication and collaboration. At several public meetings on the Comprehensive Plan update, residents expressed strongly divergent views about their government, taxes, development, bicycle lanes, even streetscape improvements. But when residents came together over community maps in design charrette sessions, there was a clear consensus on the need for affordable housing, better facilities for senior citizens, sidewalks and bike lanes, and, yes, even streetscape improvements. As the economic data points out, Buena Vista has shown great resilience in weathering and rebounding from economic downturns. That same resilience can be found in a willingness to come together over issues and determine a course of action that will lead the community into the future.



The 2015 Comprehensive Plan

This Comprehensive Plan, an update of the 2008 document, is a product of those ideas and values that were expressed in community meetings. While not everyone was in agreement regarding the specifics, it was clear that the process of coming together has great value. Communication and collaboration remain the Big Idea that will move Buena Vista forward.

While a Comprehensive Plan has technical requirements that form the basis for Land Use Code changes and community investment, the Plan has been written in plain language to incorporate the ideas expressed in a number of community meetings, polls, questionnaires, the design charrette, and social media. In these efforts, members of the community came together to discuss their key issues and ideas.

The emerging community vision remains one of a smaller community, where people care deeply about one another, are aware of their history and heritage, and are willing to embrace the future with new initiatives. Tourism is, and will remain, an important part of Buena Vista's character and

economic base. However, tourism will be balanced by a need to support the local community, providing for young people, growing families, and senior citizens.

Buena Vista will offer the kind of development that supports all of these groups, and will continue to come together to address its needs in a collaborative process. New initiatives will improve the sidewalks and trails, housing availability, awareness of and protection for historic resources, attract new retail to East Main Street, and develop a sustainable and resilient year-round economy. These important Goals and associated Action Items are further detailed in the various sections of the 2015 Comprehensive Plan, which we hope will be shared and discussed by every citizen of the community.

Use of this Plan

This Comprehensive Plan is an officially adopted advisory document that outlines the community goals for the future. It provides direction for elected and appointed officials in making choices regarding the long-range planning needs of the community. It provides guidance in adopting Zoning Regulations, as well as other legislative acts such as annexation and subdivision. This Comprehensive Plan is an update of the 2008 Comprehensive Plan. The 2008 Comprehensive Plan provided a number of Goals, Policies, and Action Items that are still valid and have been carried forward into this plan. In some circumstances, these Goals, Policies, and Action Items have been revised to reflect current changes in the community.

The 2015 Comprehensive Plan is both an aspirational document and a statement of land use policy to be adopted by the Planning & Zoning Commission and the Town Board of Trustees. This Comprehensive Plan is intended to be used in conjunction with other plans and documents. These include:

- The Recreation Facilities Master Plan, Revised 2010
- The 2013 Buena Vista Downtown Colorado Inc. (DCI) Assessment
- The 2014 CDOT US 24 Access Control Plan
- The 2014 Water Resources Master Plan
- The Buena Vista Community Trails Plan, Revised 2014
- The 2015 Buena Vista Town Works document
- The 2016 Airport Master Plan

The Buena Vista Community has a tradition of planning activity that has resulted in a number of interim planning documents and assessments. Perhaps the most important subsequent effort to any comprehensive plan is to update the Land Use Code. The Land Use Code for a community contains the zoning regulations and other regulations relating to land use. It should not be confused with the Comprehensive Plan, which provides the framework for land use decisions but does not in itself establish detailed regulations. Therefore, amendments to the Town's Land Use Code will be necessary to effectively implement the strategies identified in the Comprehensive Plan.

The Comprehensive Plan may be amended to respond to changed conditions, as may be determined by the Planning & Zoning Commission and the Board of Trustees. Typically, comprehensive plans receive a major update every five to ten years to respond to new development and changes in community aspirations. This plan was the result of extensive community outreach. It is recommended that any amendments should also benefit from significant public participation efforts.



Chapter 2
COMMUNITY CHANGES & PROJECTIONS



Community Changes and Projections

A comprehensive plan articulates community development policies and defines where and in what manner (shape, scale, conditions, and locations) future development should occur. The plan should be grounded in economic and fiscal realities, but also be aspirational in terms of where and how the community hopes to grow. Plan adoption is often followed, as it is in this instance, by a revision of the Town's Land Use Code, ensuring that community regulations reflect community aspirations.

This section describes current economic realities. It provides insights into recent growth trends and community finances as a baseline and context to the plan detail in the following sections.

Buena Vista and Chaffee County Economy

Originally founded as a mining and agricultural supply town centered on the railroad, Buena Vista's current economy like many Colorado mountain communities has shifted towards tourism, recreation, and quality of life attractions. The Town is fortuitously situated at the base of the Collegiate Peaks and adjacent to the Arkansas River. Colorado State Highway 24, a significant north/south highway, passes through the commercial core of the community bringing a consistent but seasonal flow of business and tourist travelers.



Location

Figure 1 shows the Town of Buena Vista in relationship to its neighboring communities and the highway network that connects the region.

Figure 1. Buena Vista, Chaffee County and the Surrounding Region



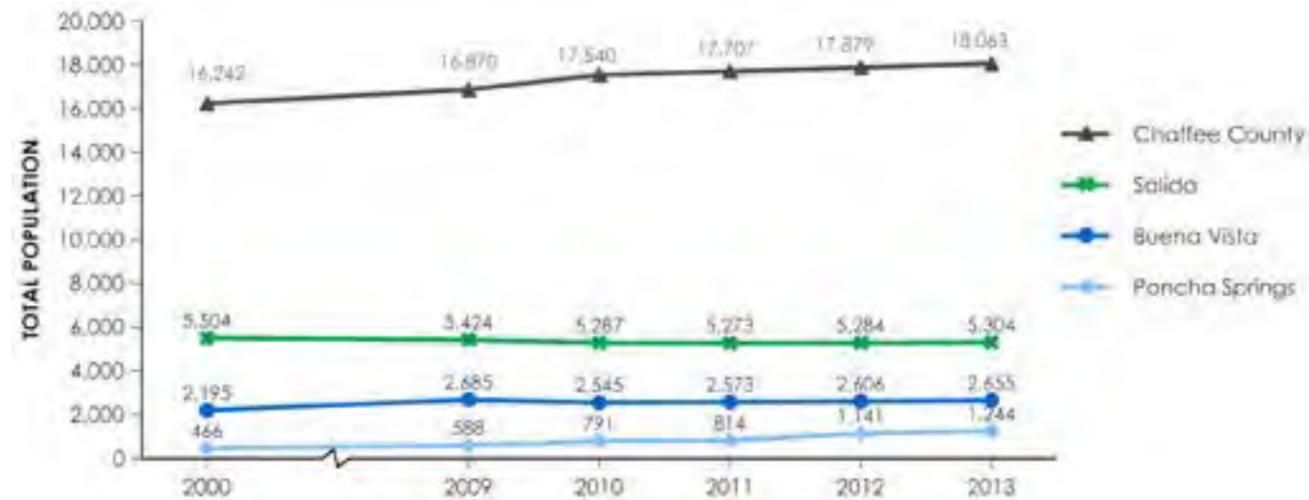
Source: Google Maps; BBC Research & Consulting.

In addition to Buena Vista, Chaffee County includes the City of Salida and the Town of Poncha Springs.

Population trends

Figure 2 shows Chaffee County population growth, and growth in the County's three incorporated areas. Chaffee County has witnessed slow growth over the past 13 years and continued growth during the recent economic downturn.

Figure 2. Population Growth, Chaffee County, Salida, Buena Vista, and Poncha Springs, 2000 – 2013



Source: 2000 U.S. Census; ACS 5-Year Estimates (2009-2013); BBC Research & Consulting.

Buena Vista's current population (2015) is about 2,700 persons with some seasonal additions during the summer months. Town growth was very modest during the economic downturn but more recent information (e.g. building activity, home sales, and reported rental shortages) suggests continued, and perhaps accelerated, population growth in the past year.

The 2008 Comprehensive Plan and Water Resources Master Plan (2014) utilized an annual town growth rate of 1.2 percent, based on historical population growth. The most recent population data shows the town grew at an average annual rate of 1.4 percent between 2010 and 2013, a period which includes a recovering economy. This plan anticipates a 1.3 percent annual growth rate while acknowledging uncertainty surrounding the national economy and the strength of the current economic recovery. As a reference, the State Demography Office projects an annual growth rate of 2.1 percent for Chaffee County between 2015 and 2030. Buena Vista's projected population is about 3,300 residents in 2030.

Figure 3. Buena Vista Projected Population

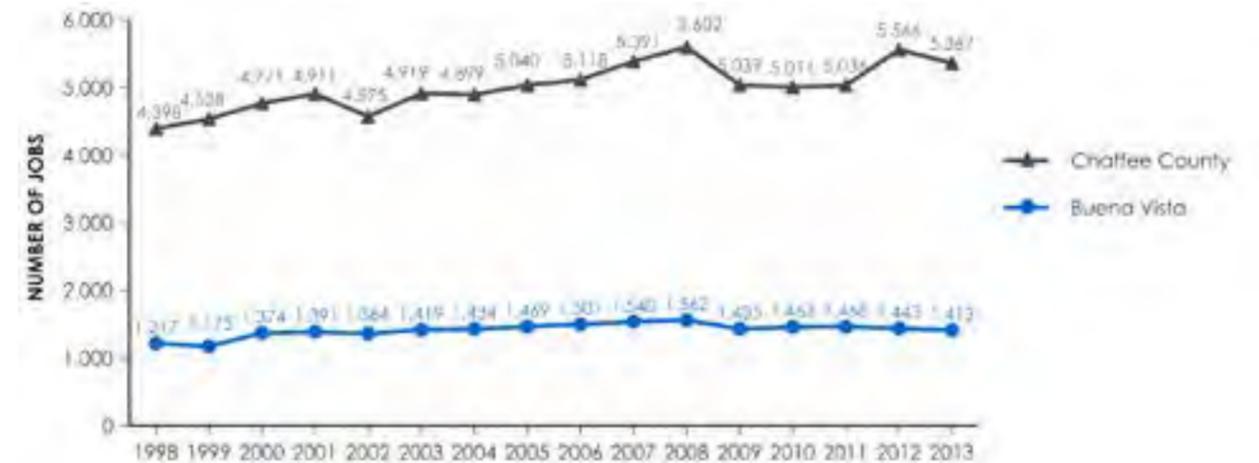
Year	Projected Population
2013 (Actual)	2,655
2015	2,724
2020	2,906
2025	3,100
2030	3,307

Source: ACS 5-Year Estimate (2013); Town of Buena Vista 2008 Comprehensive Plan; Town of Buena Vista Water Resources Master Plan (2014); Colorado Department of Local Affairs, State Demography Office; BBC Research & Consulting.

Employment

Figure 4 shows employment growth in both Buena Vista and Chaffee County between 1998 and 2013. The effects of the economic downturn are evidenced after 2008. Buena Vista experienced virtually no overall employment growth between 2003 and 2013.

Figure 4. Number of Jobs, Buena Vista, and Chaffee County, 1998 – 2013



Source: U.S. Census Bureau, Zip Code Business Patterns (1998-2013); BBC Research & Consulting.

Community meetings and focus group interviews during the course of this plan development report employers struggling to find seasonal workers and rising housing rental rates with declining unit availability, all supporting a widely held view that the economy has rebounded considerably in the last 12-18 months.

Employment by category

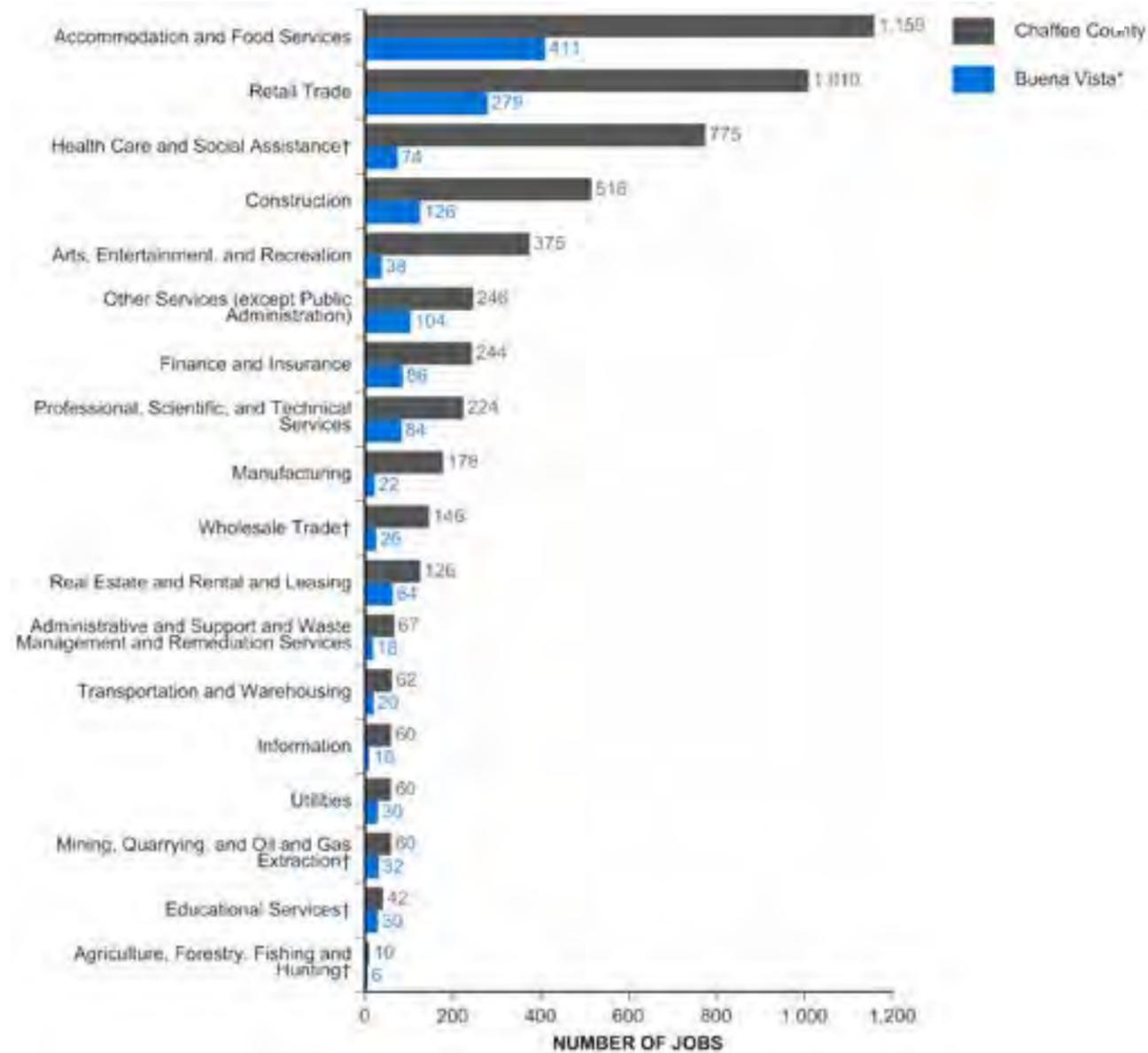
The Chaffee County economy is dominated by tourism, visitor services, and retail trade related jobs. Health care is a major employment source, but less of an influence in Buena Vista than in other parts of the county.

The Chaffee County tourism economy has multiple basic components, including pass through summer visitors, locally lodged overnight guests—including second home owners—and persons drawn to the area's multiple fairs and events. The rafting industry, Monarch Ski Area and the Mount Princeton Hot Springs Resort are major employers and important visitor draws.

In addition to tourism, the Buena Vista economy is supported by a significant retiree community, the Buena Vista Correctional Complex, and the provision of regional services in education, health care, and agriculture.

Figure 5. Number of Jobs by Industry, Chaffee County, and Buena Vista, 2013

Note: Estimates were not presented, rather an employment range. Midpoint values were used in the Figure 5.

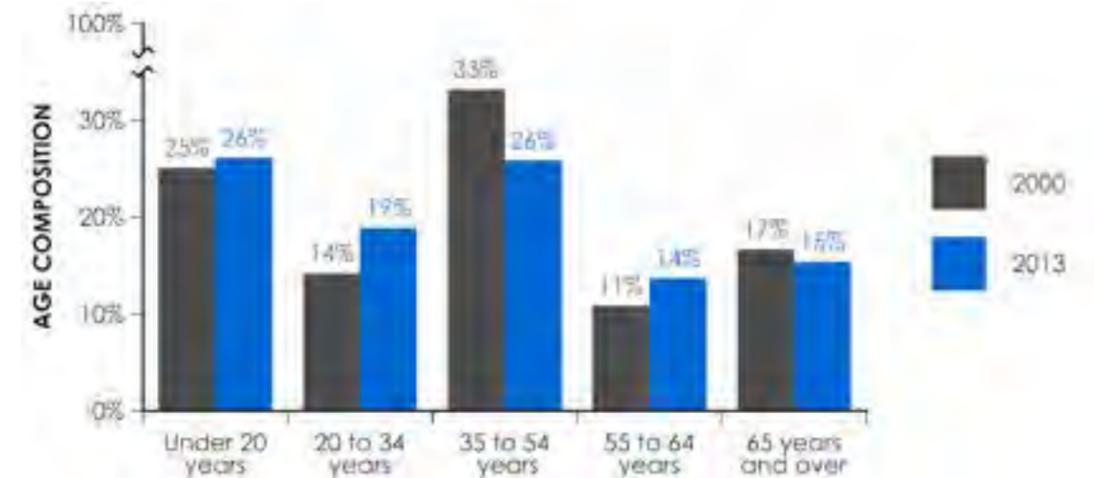


Source: U.S. Census Bureau, Zip Code Business Patterns (1998-2013); BBC Research & Consulting.

Demography

As noted below there has been a modest shift in the Buena Vista population with a larger share of younger residents. This demographic trend is likely tied to increased ease of telecommuting/remote working, and Buena Vista's quality of life and recreational opportunities in the surrounding area.

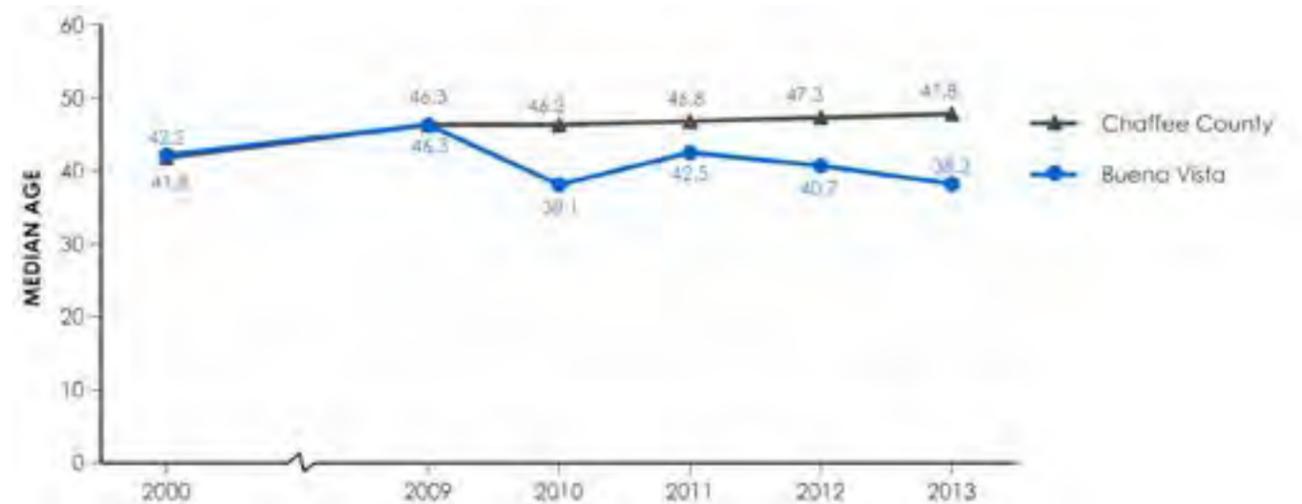
Figure 6. Buena Vista Age Composition, 2000 and 2013



Source: 2000 U.S. Census; ACS 5-Year Estimate (2013); BBC Research & Consulting.

As evidenced in Figure 7, Buena Vista's population median age is increasingly younger than the county as a whole.

Figure 7. Median Age, Buena Vista, and Chaffee County, 2000 – 2013

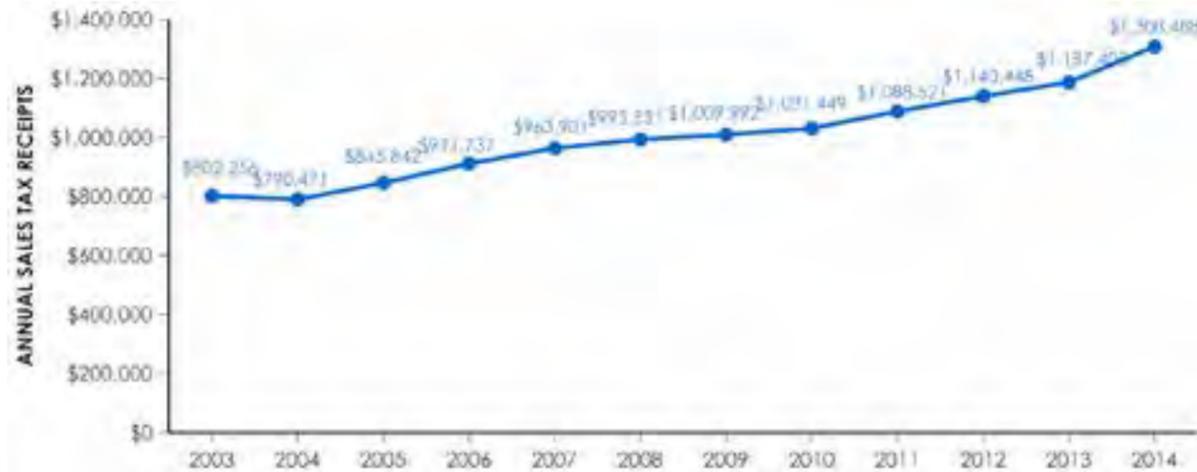


Source: 2000 U.S. Census; ACS 5-Year Estimate (2009-2013); BBC Research & Consulting.

Retail sales

Additional insight into the local economy, particularly the influence of tourism, can be gleaned from trends in retail sales and property assessed valuation. Figure 8 shows twelve year trends in Buena Vista retail sales tax receipts. The absence of a significant downturn during the 2007-2013 recession is notable. Buena Vista's sales tax receipts increased by over 10 percent between 2013 and 2014, the largest annual increase observed in the analyzed time period—signaling a strong and healthy retail sector.

Figure 8. Buena Vista Annual Town Sales Tax Receipts, 2003 – 2014



Source: Town of Buena Vista; BBC Research & Consulting.

Figure 9 shows the monthly pattern of retail sales over the course of an individual fiscal year and thus the importance of summer tourism to the local economy. Also apparent in the figure is the increase in sales tax receipts between the current year (2014-2015) and the year prior. A comparison between these two years over the same time period (October through April) reveals a net sales tax receipt increase of about \$54,000.

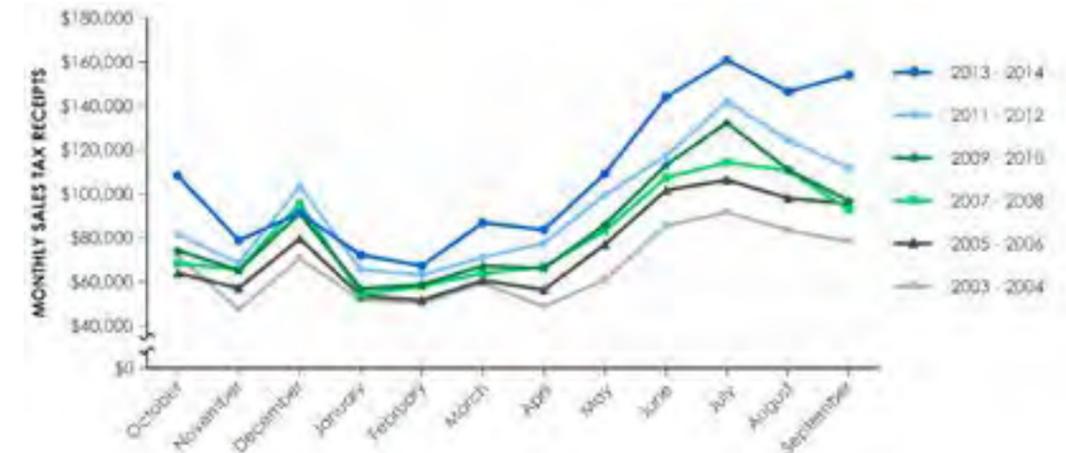
Figure 9. Buena Vista Recent Monthly Sales Tax Receipts



Source: Town of Buena Vista; BBC Research & Consulting.

Figure 10 shows the same monthly data over a ten year period (data is shown for every other year) demonstrating that summer activity has dominated the economy for many years and seasonal patterns have not changed dramatically. The data from summer 2014 shows particularly strong retail sales, and given the strong start observed in 2015 (see figure 9), as well as feedback received from community members, summer 2015 sales tax receipts are likely to eclipse those of prior years.

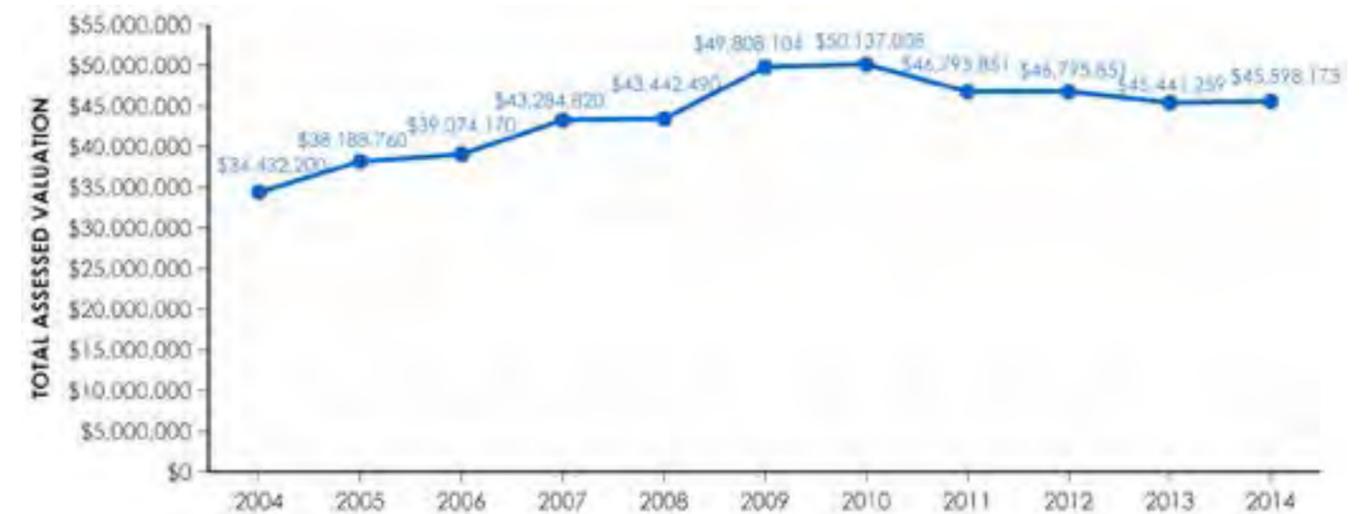
Figure 10. Buena Vista Sales Tax Receipts, 2003-2014 (Every other year presented)



Source: Town of Buena Vista; BBC Research & Consulting.

Data on assessed valuation, shown in Figure 11, is a strong indicator for real estate values in general and suggests declining values in recent years. Preliminary assessed values for 2015 indicate the first significant value upturn in five years. It should be noted that assessed values reflect the prior year's market values, thus any recent market upturn will not be reflected until 2016.

Figure 11. Assessed Valuation, Buena Vista, 2004 – 2014



Source: Chaffee County, Assessor's Office; BBC Research & Consulting.

Conclusions

By most measures, Buena Vista and Chaffee County have shown steady but slow growth, only moderately interrupted by the national recession. Sales tax data, as well as information from surveys and community meetings held as a part of the comprehensive planning process, suggest a strengthening economy, mostly expressed in rising home rental rates, reported labor shortages, and growth in retail trade and services. Summer tourism, which has been very strong in Colorado in general, continues to grow year after year in Buena Vista (evident in sales tax collection data) solidifying its importance in the local economy—early indicators suggest that summer 2015 has been a strong season for tourist activity and spending.

Town and county retail sales tax data show annual year over year growth since 2009. Anecdotally, Realtors report increased demand for well situated second homes and a notable absence of for-sale or for-rent inventory in lower priced units in any location. The county's close proximity to Denver and Colorado Springs has become a stronger selling point. Interstate 70 congestion west of Denver encourages second home buyers to pursue other mountain access options. Interviewees expressed concerns about a shortage of semi-skilled workers, particularly seasonal employees faced with limited housing options. Skilled construction trades are also reportedly scarce.





Chapter 3

DEVELOPING THE ECONOMY



Economic Observations

A slowly improving local economy is an encouraging trend, but the community engagement process identified a number of economic issues that represent wide spread concerns.

- There are fundamental economic limitations that come with a tourism-based economy:
 - Reliance on seasonal, transitory, and low-paying service jobs;
 - Retaining high school graduates and young people who might want to stay in the area, but are inhibited by lack of advancement opportunities, and affordable housing;
 - Challenging and volatile business environment for local entrepreneurs.
- There is a lack of year-round employment:
 - Buena Vista has very few non-tourism jobs that might provide stable year-round wages.
 - Regardless of the Town's attractive qualities, its isolation from markets and small population base makes attraction of new businesses very difficult.
- There is a growing imbalance between housing prices and local wage/salary scales:
 - Lower priced housing has largely been absorbed in the past two years;
 - Rental rates have risen and short term vacancy is near zero as the summer season begins;
 - Services like VRBO and AirBNB absorb some rental units that might otherwise be sold or added to the long term rental pool.
- There is a desire for more diverse retail offerings targeting local residents and a desire to see East Main Street retail develop and prosper as part of a mixed use/historic downtown.
- Some residents see an opportunity for developing sports camps and recreation events that take advantage of the area's weather and attractions, and its proximity to the Front Range markets.
- There is concern in some quarters that a growing tourism economy, coupled with second home owner influences, has the potential to undermine the essential small town character of

Buena Vista and create the same economic imbalances that are straining many Colorado mountain resort communities.

- The South Main mixed use project demonstrates that interesting design and housing diversity can attract a broader market for Buena Vista residential and commercial development. The continued development and maturation of South Main is a valuable element of the Town's overall economic development strategy.
- Highway 24 commercial is still the retail engine that produces sales tax and supports the fiscal wellbeing of the community. The comprehensive plan attempts to ensure that the highway retail is attractive to pass-by travelers and communicates that Buena Vista is an interesting place, suitable for exploration or simply a rest stop. One economic goal of this plan is to make Buena Vista "stickier," attracting and holding guests for longer stays. This implies the need for improved signage, parking, landscape, and building standards.
- Under the same "make it stickier" strategy, the East Main historic district needs better visitor recognition and would benefit from improved entryway and signage to lure visitors off the highway.
- The business center adjacent to the Buena Vista airport has sufficient infrastructure and land capacity to accept additional industrial, manufacturing, or commercial growth. Buena Vista has the capacity to accommodate year-round employers, but the Town's size, limited workforce, and relative isolation are significant competitive limitations. Working collectively with the Chaffee County Economic Development Corporation while ensuring that Buena Vista has reasonable development regulations and appropriate property for new development should remain a key element of the community's economic development strategy.

Fiscal Observations

The Town of Buena Vista funds general public services by way of a \$3.0 million general fund, supported principally by sales tax (70% of general fund receipts), property tax (7.89 mill levy), and various franchise fees, charges for services and state redistribution funds. General fund revenues are expected to grow 8% in 2015. The Town also has a capital improvement fund, supported by a .5% dedicated sales tax, which generates about \$325,000 per year, approximately ½ of which is used to retire an existing street improvement bond. The Town has been quite successful in attracting state highway funds and grant money, and periodically transfers some general fund money to complete authorized street improvements.



Buena Vista has two self-funded enterprise funds: The Airport Enterprise Fund supports the operation of the Central Colorado Regional Airport (KAEJ), and the Buena Vista Water Fund, supplies municipal water. The Town's general aviation airport is supported by taxes on fuel sales and state and federal grants. Observations regarding the Town's fiscal position relative to land use decisions include:

- With roughly 2,700 people in about 1,500 households and a \$3.0 million general fund budget (spending of about \$2,000 per household), the Town is operating at a typical spending level for a small Colorado mountain community.
- In general, the Town's revenue generation profile, expenditures, and fund allocation practices are similar to those of other communities with similar size and rural character. The dedicated

capital improvement tax, which was established by citizen vote in 2012, ensures that Town facilities are appropriately maintained and reflects the community's willingness to invest in the Town's future. The Town has recently adopted a 5 year capital improvements plan.

- Chaffee County has an unusual tax rebating practice by which a share of county sales tax collections are rebated to local communities based on the location of automobile registrations rather than point of retail sales. This helps fund residential services and reduces the Town's reliance on locally generated retail sales.
- The Town currently employs all the revenue raising mechanisms afforded statutory municipal governments. The Town could consider special improvement districts, where taxation is applied very specifically on benefited properties, but the small scale and small tax base of any prospective district is a practical limit in such an application. Public private partnerships or similar cost/tax sharing efforts usually require a major tax generator in order to support tax sharing. There does not appear to be a suitable location or situation where relatively expensive and controversial urban renewal districts might be employed. Raising taxes is not supported. The Town will likely rely on its existing tax base and tax structure to fund improvements.
- Unless additional funds are found, affordable housing support will come from land use flexibility and density rewards defined in the Land Use Code, which can provide effective financial incentives for stimulating lower cost housing.

Although challenges are notable, most residents see recent growth as a very positive sign and express optimism that Buena Vista is well positioned to evolve in a positive and constructive manner. There is wide recognition that Buena Vista's greatest economic asset is largely the character of the community and that supporting and nurturing the character of this community may also be the community's most effective economic development strategy.

Goals, Policies, and Action Items

Goal 1: Buena Vista desires to maintain, expand, and promote local businesses and entrepreneurs.

- **Policy:** Buena Vista will ensure that an adequate amount of commercially-zoned land exists to accommodate new businesses, and that new commercial development responds to a developing community image.

Action Items:

- Buena Vista will continue to partner with the Chamber of Commerce, Main Street Program committees, Chaffee County Economic Development Corp., and review recommendations in the 2013 Downtown Colorado Inc. *Downtown Community Assessment*.
- Buena Vista will develop commercial design standards in the Land Use Code applicable to appropriate zone districts, including the Highway 24 corridor and downtown core, to ensure that commercial development complements and promotes the Town's desired image.
- Buena Vista will review current home occupation provisions in the Land Use Code to ensure that these provisions are sufficiently business-friendly while, at the same time, offering adequate protection to ensure that residential neighborhoods are not unduly impacted by home businesses.



Goal 2: Buena Vista will support and expand the role of tourism and tourist-related business in the local economy.

- **Policy:** Buena Vista will continue to support efforts of the Main Street Program Economic Restructuring Committee and the Chaffee County Economic Development Corporation.

Action Items:

- Buena Vista will continue to support and promote whitewater-related tourism.
- Review provisions in the Land Use Code and provide educational materials to facilitate code compliance for new businesses.

- **Policy:** Buena Vista will attempt to attract and support businesses with the potential to increase tourism activity during the shoulder or winter seasons.

Action Item:

- The Town will seek to identify and include year-round recreational opportunities to support businesses in town.

- **Policy:** Buena Vista will promote and preserve existing and improved air access to the community via the Central Colorado Regional Airport.

Action Items:

- Review and implement recommendations of the Airport Master Plan currently in progress.
- Implement the recently approved airport business plan that will ensure the long-range success of the airport facility.
- Identify and promote appropriate uses at the Airport Business Park that will promote airport use and general economic development.

Goal 3: Buena Vista will continue to provide community assets and a community environment conducive to attracting and retaining families.

- **Policy:** Buena Vista will support and develop recreational opportunities that are family-oriented.

Action Items:

- Buena Vista will work with its Recreation Advisory Board and staff of the Department of Parks and Recreation to develop recreational programs for families and local residents.
- Implement the 2014 Trails Master Plan recommendations.
- Evaluate the recommendations of a feasibility study currently in progress for a Recreation and Events Center that would include additional community amenities, if feasible.
- Develop recreational programs and facilities that complement the activities of the School District.

- **Policy:** Buena Vista will continue support for the School District, noted for its quality and performance, as an important economic driver for attracting families and new businesses.

Action Items:

- Work with the School District to develop an affordable housing program to attract and retain high-quality teachers.



- Review the current fee-in-lieu schedule with the intention of increasing the fees for new market-rate residential development.
- Work with the School District to acquire grant funding to restore the old gymnasium behind the Courthouse as a community events and gathering place.
- Work with the School District to identify an appropriate location for a new high school facility, and to the extent permissible, support a ballot issue for its construction. Note: During public participation activities, there was considerable discussion as to whether a new high school should be located in the current high school location. The current location would promote convenient accessibility. Relocation to the outskirts of town could provide more land for expanded facilities, but would require more extensive infrastructure and transportation activity.

□ **Policy:** Buena Vista will continue to support the higher education facilities provided by the Colorado Mountain College (CMC) as an important economic driver in the community.

Action Items:

- Work with CMC to develop and enhance programs that support attracting new businesses and promoting skills for qualified employees.
- Recognize CMC for its role as the third least expensive college provider in the United States, for its “concurrent enrollment” program that guarantees acceptance at Colorado colleges, and for its keeping higher education more affordable.

Goal 4: Buena Vista will support the continuing development of businesses that provide products and services for day-to-day shopping needs.

□ **Policy:** Buena Vista will encourage the development of activities that return significant out-of-area income and provide products and services for local residents.

Action Items:

- Support activities to host special events and conferences in Buena Vista.
- Facilitate pop-up retail in vacant storefront locations.
- Consider providing additional mixed-use districts and revise mixed-use provisions in the Land Use Code for the Old-Town Zone Overlay to allow for easier installation of mixed uses.

□ **Policy:** Tax increment financing, bonding for infrastructure improvements, waiving of impact fees, and special districts may be appropriate mechanisms for new commercial development.

Action Items:

- Work with the Downtown Revitalization Group for the possible formation of a Downtown Development Authority (DDA).
- Work with the Main Street Board to form a 501(c)(3) nonprofit and otherwise implement recommendations of the Downtown Colorado Inc. study for downtown.
- Consider implementing a Recapture and Assessment program for commercial and residential development located in areas that lack infrastructure.
- Set up a business support network which would provide guidance for new businesses on the Land Use Code requirements and other regulatory processes.

□ **Policy:** Development should generally pay its own way, except for particularly desired affordable housing, commercial, infill, or connectivity improvements.

Action Item:

- Develop general guidelines for desired development that would require Town expenditure for infrastructure.

□ **Policy:** Where feasible, all future municipal office buildings will be located on or adjacent to East Main Street. Other public entities, including state, local, and non-profit facilities, will be encouraged to locate or maintain offices on or adjacent to East Main Street.

Action Items:

- Study the development of a new Civic Center building to be located on East Main Street.
- Continue to study the Civic Center project as a valuable community facility and key entry element to the historic downtown.

□ **Policy:** Buena Vista will participate in efforts to revitalize East Main Street.

Action Items:

- Continue reviewing potential infrastructure, amenity, and beautification efforts for Main Street, including bicycle racks, other street furniture, and enhanced landscaping.
- Improve public outreach so that citizens understand the value and importance of streetscape improvements for the overall economic vitality of the East Main Street corridor and the historic downtown.
- Work with the railroad ownership to develop a plan for the permanent and attractive installation of parking facilities on the railroad right-of-way adjacent to East Main Street.

□ **Policy:** Promote tourist use of the historic downtown by directing pass through traffic from Highway 24 to East Main Street.

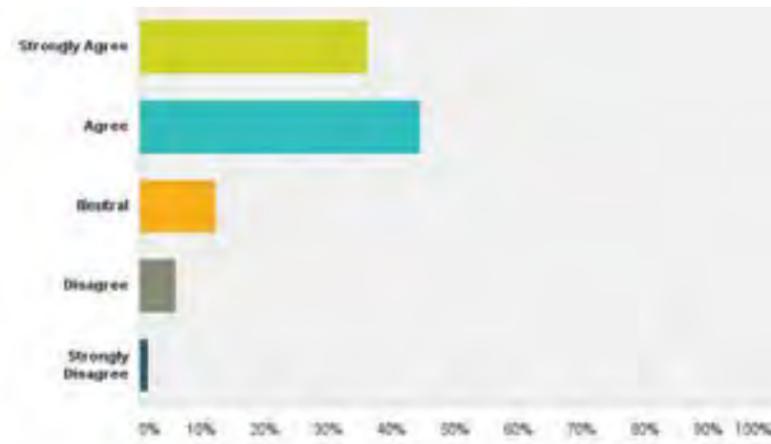
Action Items:

- Review implementation of the Colorado Department of Transportation *Access Control Plan* to ensure that specific attention is given to enhanced accessibility to East Main Street.
- Continue to pursue the Civic Center project as a gateway to the historic downtown.
- Implement the recommendations of the wayfinding and branding project currently in progress.

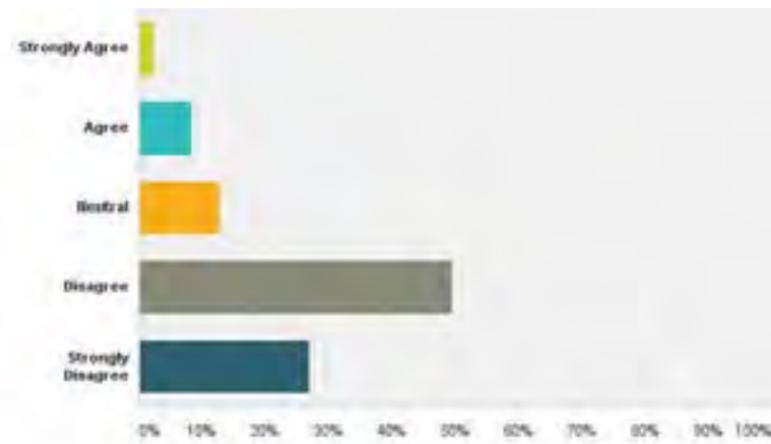
□ **Policy:** Support the development of workforce housing to incentivize good employees relocating to and remaining in Buena Vista (see Chapter 4).

The graphs below reflect community voting on key issues during the Comprehensive Plan public participation process:

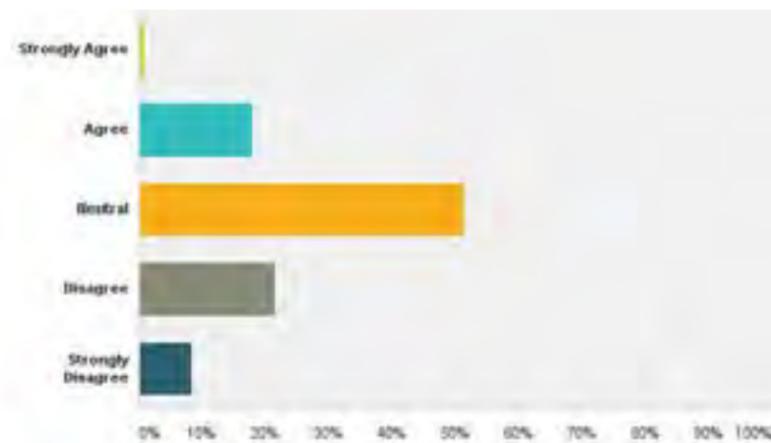
Question 12: Buena Vista needs to develop a more year-round economy.



Question 15: There are enough good jobs in Buena Vista to support a family.



Question 18: Adequate support and information for new businesses is available in Buena Vista





Chapter 4

HOUSING: ACCESSIBLE, AFFORDABLE & AESTHETIC



Overview

Housing affordability and accessibility are central concerns to the residents of Buena Vista. New housing development, both free-market and affordable, is supported by the community and has been recognized as an important factor in ensuring a vibrant future for Buena Vista. In fact, addressing housing affordability was identified as one of the most pressing needs in Buena Vista, ahead of popular community initiatives such as the creation of a recreation center, and trailing only the need to attract new businesses and jobs. Workforce or affordable housing can be defined as housing that is targeted to attract and retain “essential workers” in a community. Affordability is seen as the relationship between income and housing costs.

Income for affordable housing residents is often restricted to 30-120% of the area median income or AMI, with total housing costs equaling no more than 30% of annual income. Typically, affordable or workforce housing is located in or near employment centers. It can include single-family, multi-family, owner occupied or rentals, and mixed use units. Affordable or workforce housing can be made lower cost by government subsidies for infrastructure development, writing down the cost of land, or through exactions imposed on market-rate development, among other strategies.

Vision

Whether a young family, looking to put down roots, a single professional looking for an outdoor oriented lifestyle, or a retired individual, looking for a residence that meets their financial, physical, and social needs, a wide range of housing types should be provided that is attainable and desirable. South Main is



an important example of introducing new housing types that may offer a good model for future development.

Local government has discussed options of how to ensure affordable housing is provided. Of the options discussed, most support has been voiced for revising the Land Use Code to include affordable housing policies. These policies include the concept of inclusionary zoning which requires developers to provide actual affordable housing when new development is built, pay fees, or provide land for the construction of affordable housing.

The Land Use Code should also allow that more affordable housing can be built throughout the Town of Buena Vista through changes to density parameters, dimensional standards, and allowing a broader range of housing types that will ensure affordable housing projects are viable for developers.

Finally, the Land Use Code should contain incentives to developers to build affordable housing such as fee waivers, density bonuses, expedited review, etc., and should contain provisions for their long-term status as affordable housing to prevent conversion to market rate units.

Outreach and education of the community should be pursued to ensure broad community support for affordable housing programs. Collaboration with the Arkansas Valley Council of Governments and Chaffee County to adopt a county-wide funding mechanism as well as housing authority functions should also be pursued.

Why Is Housing Important?

Many people in the community report they cannot find housing that they like or that they can afford. This lack of housing options has a negative impact on the efforts to diversify Buena Vista’s economy. If the economy is to expand beyond primarily being a tourist dominated economy, as the community desires, new housing stock should be provided to attract new companies to relocate to Buena Vista. The lack of affordable housing can be seen as an economic development bottleneck for the community.

New housing options will also ensure that potential and current residents can find housing that suits their needs and provides certainty that they can call Buena Vista home for many years to come.

Finally, more housing options will build a critical mass of local residents sufficient to support a year round economy.

What Type of Housing Is Needed?

A wide variety of housing options are supported by the community and should be explored. These range from emerging concepts such as tiny houses and live/work opportunities to more traditional housing such as continuum of care/ senior housing, accessory dwelling units, and multi-family housing developments. Various forms of subsidy and municipal support for affordable housing appear to be of interest to the community.



Encouraging greater housing density in certain locations was acceptable to most citizens responding to polls, and would avoid the need to annex significant amounts of additional land. Greater density will also focus development where cost-effective infrastructure improvements can be provided in an efficient manner, such as in the neighborhoods adjacent to East Main.

Addressing Potential Issues

The development of new housing has the potential to be a polarizing topic for the community. Buena Vista can review existing development to determine what has and has not served the needs of the community. New neighborhoods, while important for the amenities and vitality they can provide, should offer a design approach that is compatible with the existing character of Buena Vista.

Affordable housing should be located on vacant or underutilized lands, developed alongside commercial and office uses, and within existing neighborhoods to foster community integration and vitality. Accessory Dwelling Units (ADUs) should be considered as a good alternative for adding additional density to existing residential properties, and should have a minimal and efficient review process.

Incentives for constructing Affordable Housing should be provided in the Land Use Code and through other mechanisms, such as reduced fees, to ensure housing is actually built. The Land Use Code should provide zoning that would allow affordable housing to be integrated into the fabric of the community. To provide consistency and manage expectations of the community, specific design standards should be made a part of the Land Use Code update. These standards, which establish neighborhood scale and character, and ensure walkability, will assist in maintaining a desirable and accepted community appearance.

The local government should continue to pursue education and enforcement of standards to dispel the negative associations often attached to affordable housing, and ensure that community character and opinions are respected. Local government should identify potential roadblocks to providing affordable housing and adopt appropriate policies that remove these potential roadblocks.

Existing community initiatives and groups working on the questions of providing affordable housing should be engaged and their efforts folded into any new efforts. The relationships built with nonprofit housing organizations should be fostered and actively managed. Collaboration with Chaffee County and other communities in the County can further develop funding mechanisms, as well as establishing a Housing Authority to administer affordable housing.



Goals, Policies, and Action Items

Goal 1: Buena Vista will promote the development of a range of housing opportunities and choices.

- **Policy:** Buena Vista will pursue a growth strategy which is supported by the community that includes inclusionary zoning, enforcement of development standards, and a predictable land use review process.
- **Policy:** Regulatory roadblocks shall be identified and overcome by enacting Land Use Code provisions that contain policies supporting the creation of new housing.
- **Policy:** All appropriate methods of creating affordable and acceptable housing, such as tiny houses, accessory dwelling units, multi-family affordable development, senior housing, live/work opportunities, etc. shall be considered and built to respond to specific populations that may find Buena Vista an attractive place to live.

Action Items:

- Ensure consistent enforcement of the Land Use Code.
- Create a streamlined and easy to use Land Use Code.
- Incorporate affordable housing policies in the Land Use Code, including incentives to provide affordable housing.
- Encourage public-private partnerships and clearly define required fees for expansion of infrastructure.
- Create opportunities to educate the community on growth, affordable housing, and planning trends to ensure community support for new housing.
- Establish criteria for Town expenditures for infrastructure in desired locations.
- Prepare an ongoing needs assessment for affordable housing.

Goal 2: Buena Vista will locate new housing within existing neighborhoods.

- **Policy:** Buena Vista will promote new housing on underdeveloped and vacant parcels within the downtown core and provide for mixed-uses.

Action Items:

- Establish new zoning districts that encourage mixed-use development, greater density and address affordable housing.
- New planning trends such as tiny homes and live-work units should be implemented.
- Develop dimensional standards that will support in-fill development and neighborhood compatibility.
- Establish a fee and review system that favors re-development and infill development in the commercial core area.
- Remove code barriers on East Main and ensure suitable infrastructure for mixed-use development exists in the core area.



Goal 3: Buena Vista will maintain and enhance the community's overall appearance.

- **Policy:** New housing quality will be governed by building and site design standards in the municipal code which will be informed by the community's values and history.

Action items:

- Urban agriculture and renewable energy should be explored.
- Improve development standards with an emphasis on building design, location, massing, and form.

- **Policy:** The Land Use Code shall contain design standards that establish parameters and community character.

Action items:

- Develop parking standards that will support new development and ensure neighborhood compatibility.
- Update landscaping standards to make them more user-friendly and improve enforcement.

- **Policy:** Land uses shall be compatible with adjacent uses and respect historic properties. Appropriate zone districts should be identified where greater density can be attained.

Action items:

- Support historic preservation efforts and encourage new housing design to respect the design of historical resources (See Chapter 8).

Goal 4: Funding mechanisms and an administrative framework for affordable housing should be created and developed.

- **Policy:** Local government will work with the Upper Arkansas Council of Governments to establish a broad-based housing authority.

Action Items:

- Existing groups working on affordable housing should work with local government initiatives.
- Incentives shall be provided to developers to encourage the development of affordable housing.



Goal 5: Prevent potential displacement of resident housing by tourism uses.

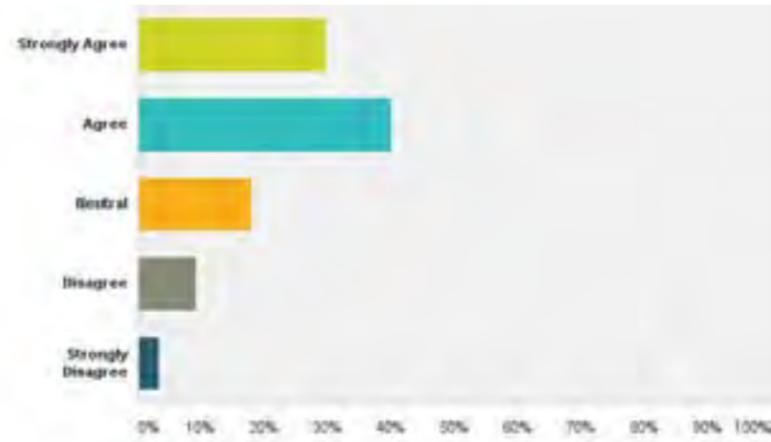
- **Policy:** Housing opportunities, and particularly affordable housing, should not be displaced by tourist rentals.

Action Items:

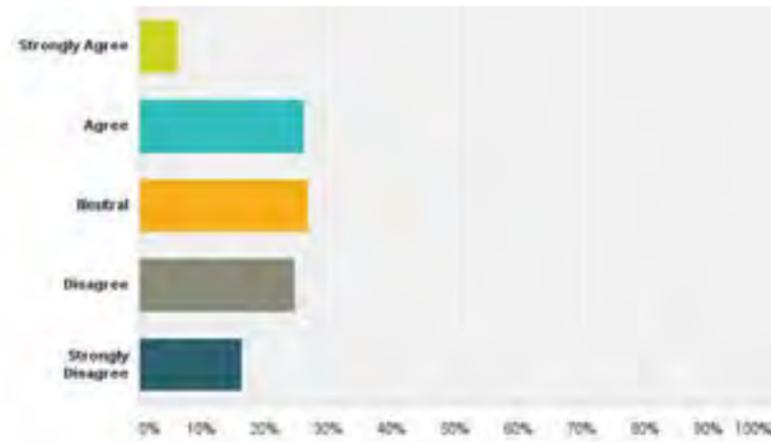
- Conduct an assessment of long term vs. short term private rentals within Buena Vista to determine the degree to which private homes and apartments are listed with rental agencies.
- Update ordinances and Land Use Code provisions licensing private tourist rentals and regulating their use.
- Consider a short-term lodging tax.
- Establish and continually evaluate a threshold or optimal level for short term rentals within the community.

The graphs below reflect community voting on key issues during the Comprehensive Plan public participation process:

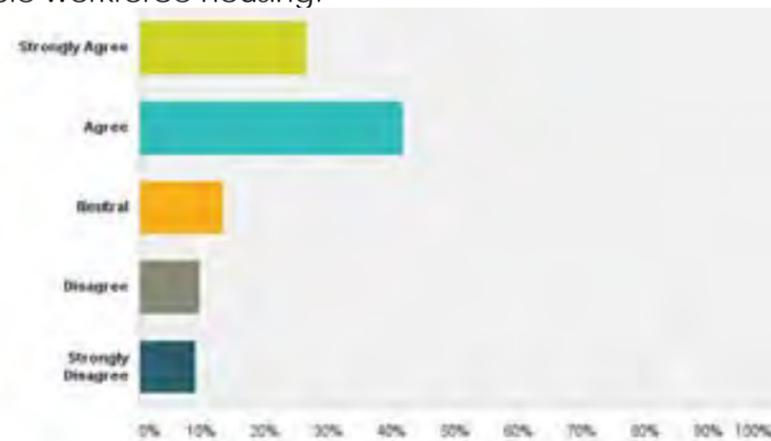
Question 32: Additional housing development is important for the future of Buena Vista.



Question 34: I can find housing that I like and that I can afford.



Question 36: Local government should actively encourage the development of affordable workforce housing.





Chapter 5

TRANSPORTATION IN ALL FORMS



Overview

Establishing an approach to the transportation system should be informed by the desire to maintain a small town identity. Part of our small town identity comes from our interactions and relationships we develop living in a community where people know each other. How we get around our community should be a reflection of this ease of interaction. Getting residents and visitors out of their car by encouraging alternative modes of transportation can foster this small town feel while also having a positive effect on community's economy by encouraging window shopping, repeat visitations, and the sense that our community is unique. This will also support environmental stewardship by reducing pollution and encouraging resource conservation. At the same time, the automobile is a reality of modern living and the existing network of streets should be maintained and, where necessary, completed to provide for enhanced connectivity.

Vision

Rather than being known only for the highway commercial district along Highway 24, Buena Vista can be known for its historic Main Street, its quiet and leafy neighborhoods, and its closeness to the natural world by fostering multi-modal transportation options. Safety and ease of use for all transportation types should be primary concerns to ensure this goal is met and alternative modes of transportation are frequently used.

Building on an already strong bicycle community, additional routes and amenities should be pursued, such as plentiful and aesthetic bike racks, which will further encourage biking by making it fun and convenient. The perception that biking is a safe means of transportation should be emphasized. This can be accomplished by providing dedicated bicycle lanes and routes, along with education to inform residents how to use bicycle lanes and "sharrows," which are streets that have been marked as sharing both bicycles and automobiles in the same lane. The importance of bicycles respecting motorized traffic should also be emphasized. Installing a pedestrian/bicycle trail along Cottonwood Creek could provide an important opportunity to foster walking and bike riding, while also creating an enviable amenity for the community.

Safe routes to school should be provided, so that parents can safely allow their children to walk or bike to school on their own.



As a part of providing safe routes to school, improved methods of crossing Highway 24 should be pursued. Although enhanced crossings are proposed in the CDOT Highway 24 Access Plan, the functionality of these crossings should be closely monitored during the construction design phase. Enhanced crossings will also have the beneficial effect of stitching the western neighborhoods with those to the east. The existing street system should be analyzed to see if some street segments can be converted to pedestrian and bike-only usage.

The community has voiced support for remotely parking automobiles to encourage greater pedestrian traffic and reduce traffic circulation in search of parking spaces. When visitors leave their cars at a remote location, they are more likely to spend longer periods of time in the town, which supports local businesses. This will also have the positive benefit of easing traffic in the downtown area, which in the summer months can become a problem.

However, vehicular traffic should not be marginalized, because for many people living outside the town, a car is the only practical means to get into town. Roadway improvements such as paving and facilitating traffic movements should be part of the capital improvement program. Unpaved roads should be considered for paving where traffic volumes warrant. Unpaved roads can be a source of nuisance dust and particulate matter that contributes to air pollution. Moreover, maintenance costs for frequent regrading may exceed the lifecycle cost of paving.

The CDOT access control plan should be put into place and closely monitored during the construction design phase. Convenient parking should be provided so that a quick stop at the store is still a possibility. A compromise should be crafted between providing for pedestrian safety through bump-outs and other pedestrian amenities, while also ensuring adequate parking. Where parking has been removed for pedestrian amenities, such as bump-outs, public information should clearly promote the value of these improvements.

The Central Colorado Regional Airport is an important asset for Buena Vista. While regular air service is a longer term goal, existing operations should be supported and opportunities for increased charter service explored to provide for more direct connections to larger airports.

Why Is Transportation Important?

Transportation networks form the framework on which the community is built. Local government should consider the type and quality of vehicular and pedestrian access in determining appropriate land uses. New development should be located where access is appropriate and convenient. Providing street and sidewalk systems where businesses have continuity from one to another increases the synergy of a business district. Alternate transportation facilities for bicycles and transit vehicles, as well as handicapped access, is becoming increasingly important in successful business districts. Transportation is no longer simply about cars and trucks, and the Complete Streets program emphasizes all forms of transportation and movement.



What Type of Transportation Improvements Are Needed?

The creation of more bike lanes and more continuous sidewalks were identified in citizen surveys as the most important transportation infrastructure to be provided. Building on efforts pursued by Chaffee County, existing bike lane marking should be maintained and expanded. Alternatives that would provide additional bike lanes should be explored. Options range from protected bike lanes, shared bike/vehicular roadways, or pedestrian and bike only facilities. Bike lanes should be maintained year round so that these routes remain viable options to getting around throughout the year.



Safe crossings of Highway 24 should be provided. Improving existing signalized crossings should be considered, while bridges or under crossings are possibly longer term solutions that will provide greater safety, when funding becomes available. Crossings should be located in close proximity to schools or routes utilized to access schools. Certain corridors for continuous sidewalks should be prioritized for completion. Areas of the pedestrian system lacking in connectivity should be completed.

Providing for a transit center, located so that highway vehicular traffic can be intercepted, should be considered. While a transit center may be a longer term goal to achieve, it should be pedestrian and bike friendly and its location connected to the downtown amenities by a circulator bus or other means of public transit. The concept of a transit center may also be merged with the supported notion of providing remote parking.

Entrance monumentation should be provided in conjunction with improved wayfinding signage to direct visitors to remote parking, the business district, river access, and other amenities. Bike routes should also be similarly marked to alert the visitors of their presence, and to ensure safe vehicle and bike interaction.

The railroad corridor downtown that bisects town can be an attractive and valuable asset if negotiations with the railroad can be pursued. The community voiced support for using this space for additional parking and possibly a pedestrian amenity that would provide a corridor between existing residential neighborhoods. This remains a general goal that should be explored as to feasibility and the fiscal impact carefully considered.

Addressing Potential Issues

There were relatively few issues raised with respect to the road system, and the need for additional roads and pavement. Most of the issues raised focused on bicycle and pedestrian facilities, and the need to improve safety and connectivity with respect to these facilities. Parking facilities were also discussed frequently, particularly with respect to providing convenient parking to East Main Street. In this context, the streetscape improvements on East Main Street got mixed reviews because they had displaced some number of parking spaces. However, these improvements are important for the downtown and their value should be promoted and enhanced by additional amenities. On the other hand, more formal replacement parking should be provided near to East Main, with the railroad land as a significant possible location. While there was generally mild support for public transit improvements, this area should continue to be investigated, as a segment of the population ages and to provide alternatives for remote parking.

Goals, Policies, and Action Items

Goal 1: New and existing development will closely consider accessibility, parking, and alternative transportation.

- **Policy:** Buena Vista will continue to develop a program to address street design and appearance in addition to existing streetscape improvements by working with and supporting the efforts of the Beautification Committee.



Action Items:

- Provide development standards on crosswalk design, wayfinding signage, lighting, and landscaping to improve safety and the streetscape aesthetic.
- Provide public information on the value of curb extensions (often called bump-outs) and other streetscape amenities that may reduce parking, and enhance these amenities with additional landscaping and outdoor commercial activity.

- **Policy:** Areas with sprawling commercial land, and land along Highway 24 should be re-developed over time into compact areas so that the businesses may be more easily accessed by pedestrians.

Action Items:

- Higher density development will only be located where existing or planned road facilities are appropriately built and designed to serve it.
- New streets will be designed with equal consideration for the integration with the existing network, connectivity to amenities, visual character, and safety.
- Future development will be required to pay its fair share of the cost of streets improvements made necessary by each development through a professionally-calculated impact fee system.

- **Policy:** Develop fiscal mechanisms to fairly allocate the cost of street improvements so that only the capacity-related improvement costs accrued by each future development will be required as mitigation from that development.

Action Item:

- Subdivision standards in the Land Use Code rewrite should be updated to require all future development to address connectivity to a sidewalk or trail system.

- **Policy:** Convenient parking should be maintained, particularly in proximity to commercial zones including East and West Main Street, and the library area.

Action Items:

- Provide adequate alternative parking for East Main Street, focusing on the development of the railroad land for this purpose.
- Parking should be provided and parking regulations enforced to facilitate public transit.
- Consider pursuing remote parking of automobiles and the creation of a transit center.

- **Policy:** Curb cuts should be minimized or combined wherever possible, and alleys used for access and parking wherever possible.

Action Items:

- Alley access should be improved and utilized wherever possible instead of curb cuts.
- Encourage side and rear parking in new residential development.

Goal 2: Buena Vista will emphasize and improve the community’s gateways.

- **Policy:** Improvements to the Highway 24 intersection with Main Street should be pursued to include improved crossing facilities, signage, public art, and other means so that the intersection is beautified to encourage traffic to be drawn into the downtown commercial core.

Action Items:

- In conjunction with Beautification Committee efforts, pursue public art projects as a means of providing “brand identity” for the community.

- **Policy:** Entrance monumentation and wayfinding signage or monuments will be studied and erected along Highway 24.

Action Item:

- Host a design competition for designs for the entrance monumentation to encourage local artists and designers to submit ideas that speak of the uniqueness of the community.

Goal 3: Buena Vista will promote multi-modal transportation options.

- **Policy:** Funds for sidewalk expansion on existing streets and the creation of more continuous sidewalks will be allocated in the annual budget and transportation capital facilities plan.



Action Item:

- Study the creation of additional routes, such as a trail along Cottonwood Creek, and the conversion of existing streets to encourage multi-modal transportation.

- **Policy:** Buena Vista will consider using special assessments to improve or develop pedestrian sidewalks and amenities, such as bike racks, in priority areas.

Action Items:

- Support existing initiatives, such as bike lane striping.
- Maintain bike lanes year round.
- Publicize the popularity of biking in the community and provide educational opportunities aimed at creating safe biking practices, including safe interaction with motor vehicles.

Goal 4: Buena Vista will strive to improve Highway 24 as a transportation asset.

- **Policy:** The CDOT Access Control Plan should be implemented.

Action Item:

- The functionality of the improvements constructed in connection with the CDOT Access

Control Plan will be monitored during and after construction.

- **Policy:** Highway 24 is a central spine in Buena Vista's traffic system and the Town should strive to capitalize on the positive aspects and mitigate negative consequences.

Action Items:

- Improvements to sidewalks, crosswalks, and formalizing existing bike lanes should be pursued along the Highway 24 corridor.
- Formalization of setback requirements, architectural guidelines, and signage should also be completed.

Goal 5: Safe routes to school will be provided to allow school children to safely walk or bike to school on their own.

- **Policy:** Improved methods of crossing Highway 24 will be explored with a focus of locating crossings near schools.

Action Items:

- Study existing routes to school and document missing segments or dangerous conditions.
- Existing signalized crossings should be improved to ensure safe and comfortable use.
- Coordinate with parent groups and the schools to identify concerns and opportunities.

Goal 6: Continue to support the Central Colorado Regional Airport.

- **Policy:** Support the findings of the 2016 Airport Master Plan.

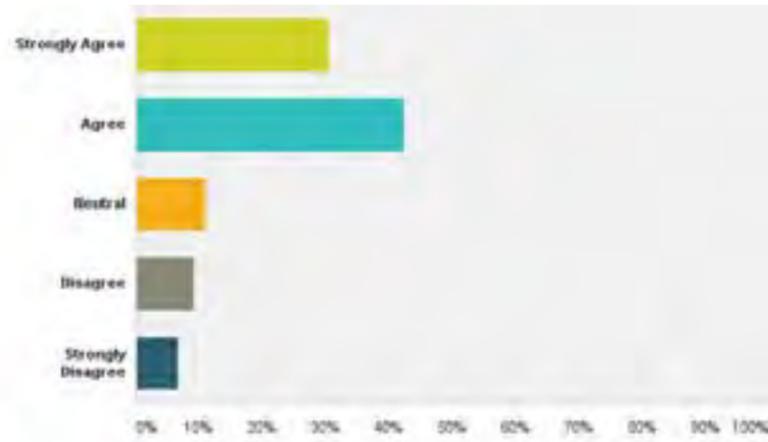
Action Item:

- Consider opportunities to attract more charter service and/or possible commercial service.

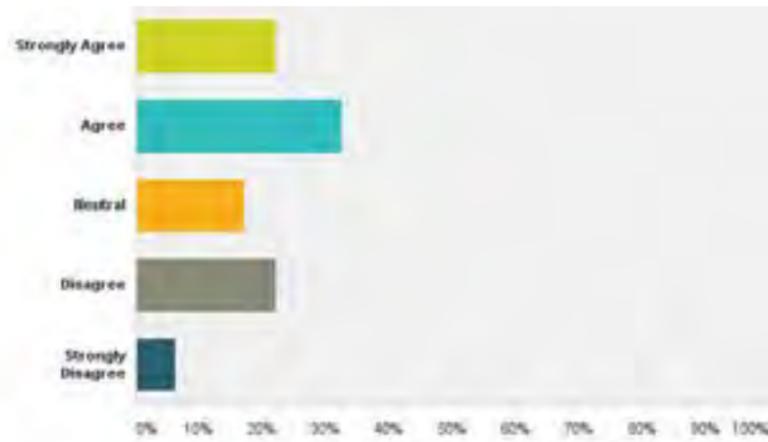


The graphs below reflect community voting on key issues during the Comprehensive Plan public participation process:

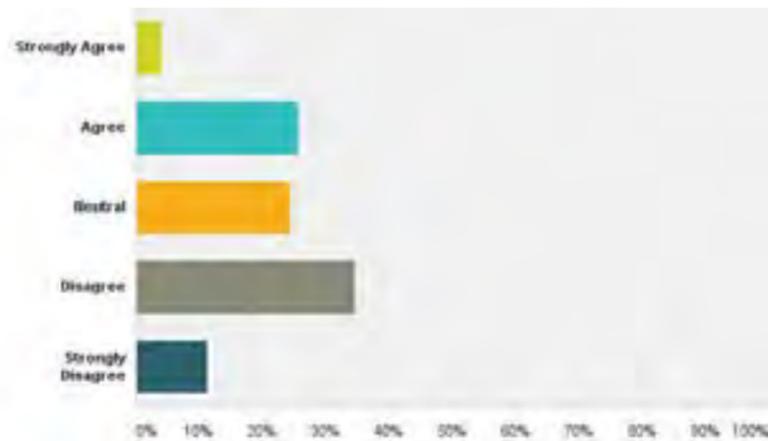
Question 82: Roads should be constructed to accommodate bike lanes.



Question 87: We should attempt to be a community that is less dependent on cars.



Question 88: The trail system and connectivity is adequate around the Town of Buena Vista.





Chapter 6 PARKS, RECREATION, TRAILS & OPEN SPACES



Overview

Scenic views of the Collegiate Peaks, adjacency to the Arkansas River (including the newly designated national monument Brown's Canyon), easy access to public lands, and a range of recreational opportunities are among Buena Vista's greatest assets and the reason many people choose to visit or make the Buena Vista their home.

The future development of Buena Vista's recreation system should focus on the protection of habitat and scenic resources, recreational uses, trail connectivity, and accessibility. Future trail expansion should connect existing trails to improve and maintain easy access to public lands.

The Town's extensive recreation programs and facilities have become a valuable community asset, and an integral part of residents' quality of life. These programs and facilities must be continually reassessed and revitalized to meet changing demographic needs and community desires.

Vision

The residents of Buena Vista believe in preserving and enhancing their enjoyment of, and access to parks, recreational opportunities, open space, and trails.

Why Are They Important?

Parks and trails are an important community asset for the Town of Buena Vista for numerous reasons, more than can be articulated in this document. Parks provide opportunities for community gatherings and events, improve the economy by enhancing the already thriving tourism industry, preserve and protect open space, and provide opportunities for physical activity to improve fitness and mental health.

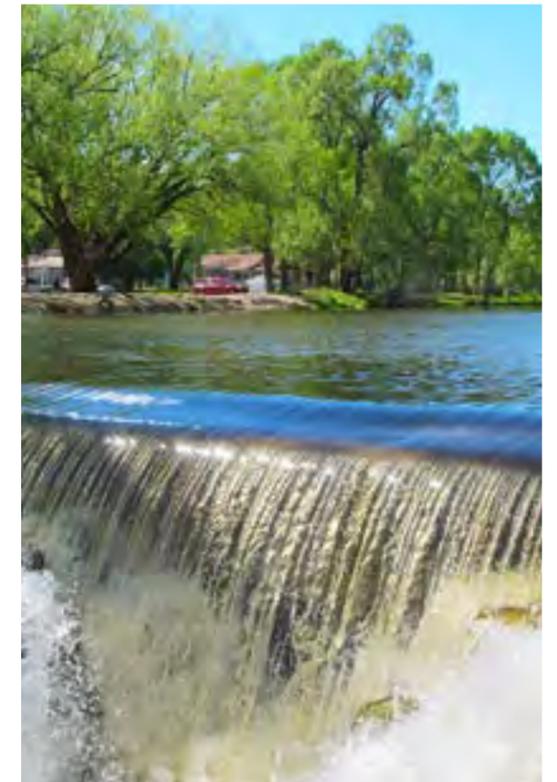
The trail system provides residents and visitors alternatives for travel between home, workplace, school, businesses, parks, and public lands. Trails also boost shoulder season visitation, enhancing Buena Vista's year round economy. A strong parks, trails, and recreation system fosters a family oriented community, which is a cornerstone of the Town of Buena Vista's Vision Statement.

What Is Needed?

Connectivity should be the central focus of trail planning in Buena Vista, both in town and with broader connections between BLM, County, and Town parks, trails, and recreation systems. There are opportunities to improve existing linkages that are faced with challenges such as overuse, user conflicts, or inadequate infrastructure. An example of overuse and user conflict is the access to Whipple Trail System and Midland Bike Trail to the East of Buena Vista on BLM land. The high traffic to these popular trail systems causes pedestrian and bike conflicts at the bridge and improvement and/or a secondary access should be a priority in future trail planning efforts.

Developing new connections to regional trails, such as the Colorado Trail to the West of Buena Vista, is a priority. The proposed Stage and Rail Trail is an exciting opportunity for Buena Vista to collaborate with neighboring towns and other like-minded organizations. The planning for this trail is ongoing, and will improve linkages throughout Chaffee and Lake County. The preferred alignment through Buena Vista will follow Arizona Street and pass through the center of town, or alternatively the trail will be routed along existing riverfront town trails bringing users near South Main development and through the Buena Vista River Park. Development of new trails should be thought of in conjunction with this long range trail planning effort.

The Town has a strong desire for a new recreation and event facility. The existing Community Center is an important facility, but not adequate to serve all the needs of Buena Vista. The Town is currently working with a consulting firm on a Recreation Event Center Feasibility & Architectural Study. While determining an appropriate location and program for the facility will developed though a much more focused public outreach/planning process, preliminary desires found throughout the master plan public outreach process included a community gym, recreational swimming pool, and sledding hill. The facility may also include a multipurpose space that could be utilized as a performing arts venue, a senior center, and/or a conference center. Potential locations will be explored in the feasibility study, and should include sites throughout the River Park as well as the Rodeo grounds. Opportunities to fund recreational development through donations and selling naming rights should be explored by the local government.



Overall, residents feel the existing community park system is adequate and there is not a strong desire for new large community parks. The existing river access, white water features, play fields, and other land intensive and larger scale amenities appear to meet the needs of the community. However, there are connections that need to be completed to existing trails within River Park, and improved connectivity between the community parks is required. As trail connectivity is developed, pathways detached from the street rather than sidewalks should be explored where appropriate.

As opposed to the 2008 Comprehensive Plan, there is more interest to have neighborhood and pocket parks throughout Buena Vista rather than new large community parks. Opportunities to build parks on vacant lots in park-poor neighborhoods should be a priority in park planning, as well as improving access to existing parks. Neighborhoods West of Highway 24 are generally lacking in park facilities. The town has already set the stage for the development of more pocket parks through the construction of a splash park on East Main Street.



In general, residents of the Town of Buena Vista feel the existing open space is adequate and new open space does not need to be actively sought. However, if new open space is to be designated, the emphasis should be on designating land within the floodplain which provides great habitat and recreational value, while reducing floodplain development.

Cultural sites, such as the Rodeo Grounds and Turner Farm, are very important to the community. Residents have conflicting opinions when discussing development at the Rodeo grounds. Thoughtful consideration and consensus building will be crucial when determining whether to

improve and expand upon the recreational activities of the Rodeo Grounds, or to preserve the existing largely passive open space. At this time, the community appears to agree that the main emphasis should be on maintaining existing facilities.

Addressing Potential Issues

Providing quality maintenance to existing parks and trails can be challenging due to limited resources. The community places a high value on the maintenance of their existing facilities, and does not feel that the local government spends too much on recreation. There is an opportunity to increase the level of maintenance through both the labor of town employees, and expanding community volunteer days. The Town should continue to foster the already strong stewardship ethic possessed by many of the residents.

As future development occurs in Buena Vista, smaller neighborhood parks should be provided in proximity to new development and population centers. Requirements for acreage dedications and program requirements will be specified in the municipal Land Use Code. Fee-in-lieu payments may be appropriate for small projects, but in the case of major subdivisions, developers should be required to provide actual land and improvements for parks.

Goals, Policies, and Action Items

Goal 1: Buena Vista will proceed with the development of new trails and the expansion of the existing trail system.

- **Policy:** Buena Vista will promote and support future and existing plans for a trail system that interconnects with regional and public land system trails.

Action Items:

- Improve access to BLM land East of Town. The high traffic to these popular trail systems results in pedestrian and bike conflicts at the bridge. Improvements and/or a secondary access should be a priority in future trail planning efforts.
- Improve access and wayfinding signage, like the signs shown to the right, for trails West of Town, such as the Colorado Trail, fourteeners trails, and alpine lake hikes.



- Continue to foster and enhance important partnerships with other jurisdictions and organizations including the Bureau of Land Management, Chaffee County, the Northern Chaffee County Connections (NC3), and the Greater Arkansas River Nature Association (GARNA).

- **Policy:** Buena Vista will prioritize linkages between existing and planned trails, with special emphasis on spanning existing gaps within the system.

Action Items:

- Develop priorities for implementation of the 2014 Trails Master Plan.
- Improve connectivity between existing parks, particularly between the four large community parks, Town, and the Rodeo Grounds.

- **Policy:** Trail easements meeting criteria in the 2010 Development Code and future Land Use Code rewrite will be required in all new subdivisions and annexation developments, where appropriate, prior to approval.

Action Item:

- Review trail easement criteria in the Land Use Code to ensure that new subdivisions provide adequate easements for trail facilities.

- **Policy:** All proposed new trails will be reviewed by the Buena Vista Trails Advisory Board.

Goal 2: Buena Vista will pursue a balanced parks and recreation system.

- **Policy:** Buena Vista's parks system should strive to contain the following elements and characteristics:

Community Park: Community parks are large parks meant to serve the entire community. These parks will not be less than 10 acres and have the full complement of utilities available on site (water, electricity, etc.). They will contain major, permanent recreation facilities such as ball fields, skate parks, public events venues, and other land-intensive usages as well as park benches, picnic pavilions and play sets. These parks will have automatic irrigation on-site, adequate parking and full connectivity to the trail system. Due to likely intensive use of these facilities the location, access and buffering from surrounding neighborhood uses will be required.



Neighborhood Parks: Neighborhood parks are much smaller than community parks and are smaller than nine acres. Typically they are between one quarter acre and three acres, and are meant to serve those residents who live within walking distance, approximately one-half mile. These parks will not typically be served by any utilities other than electricity for limited night lighting and irrigation to maintain landscaping. Neighborhood parks will be fully landscaped, provide some seating and picnic benches as well as a small playground. The biggest neighborhood parks may contain court facilities such as tennis or basketball.

Action Items:

- Continue to implement the 2010 Recreation Facilities Master Plan. The Town has already completed many of the short range proposed improvements and is in the process of working towards the long range improvements through planning efforts such as Recreation Event Center Feasibility & Architectural Study.

- The town should look for opportunities to create parks in existing neighborhoods that lack park space within walking distance of the general population. These efforts should focus on utilizing centrally located vacant lots within the neighborhood.

□ **Policy:** Buena Vista should embrace the development of pocket parks where appropriate.

Action Items:

- Support the Beautification Committee's plans to beautify and revitalize the Town through thoughtful and manageable projects such as a xeriscape demonstration garden. These projects can be realized through volunteer support and are a great opportunity to strengthen and educate the community and enhance the environment.
- Look for opportunities along Highway 24 and East Main Street to install small gardens, planters, and shade trees to improve aesthetic quality and enhance the pedestrian experience.

□ **Policy:** Parks should only be built on suitable lands that are accessible and usable by the general public, bordered by public streets, and/or accessible from adjacent parks, trails, or bikeways.

□ **Policy:** Park land dedication, or cash-in-lieu of land dedication, will be required in all new subdivisions and annexation developments prior to approval as specified in the 2010 Development Code and future Land Use Code rewrite. Large developments in particular should be required to include neighborhood parks in order to preserve open space and provide recreational facilities in proximity to the population.

Action Item:

- Define a threshold in the Land Use Code rewrite for the size of new development that will require actual land dedication rather than cash-in-lieu.

Goal 3: Buena Vista will identify and conserve priority open space lands in and around the Town.

□ **Policy:** All open spaces should provide some recreational, wildlife or scenic value. That is, small parcels that are left over after the site design and development and storm drainage catchment areas should not be accepted as open space or be maintained by the Town unless they are expressly determined to have preservation values.

□ **Policy:** Open space land dedication, or cash-in-lieu of land dedication, will be required in all new subdivisions and annexation developments prior to approval, as specified in the 2010 Development Code and the future Land Use Code rewrite.

Action Items:

- Explore and identify priorities for the acquisition of open space that will provide for trail development and continuity.
- Explore the acquisition of open space parcels along Cottonwood Creek and other key areas of recreational value and environmental sensitivity.

Goal 4: Buena Vista will operate, maintain, and develop its parks, open space, and recreations system in such a manner as to minimize adverse local and regional environmental impacts.

Action Items:

- Update the 2002 Town of Buena Vista Planting Guide and reference it in the Land Use Code rewrite. This document will cultivate a naturalized, low-water use, and low-maintenance landscape throughout town.

- Buena Vista should use green building materials, renewable energy sources, native plant species, and energy efficient operations whenever feasible with park and trail development.
- The park, recreation, trails and open space programs will incorporate educational features and volunteer participation into all aspects of the system so as to further engage and inform the community and visitors of the extent and purpose of the programs.

Goal 5: Emphasize bicycling and walking within the Buena Vista 3 mile planning area.

□ **Policy:** Integration of off-street and on-street networks to create, safe comfortable corridors for non-motorized travel.

Action Items:

- Develop pathways detached from the street instead of sidewalks, when appropriate.
- Expand on the existing network of bike lanes throughout Town.
- Improve safety for bicyclists and pedestrians crossing and traveling on Highway 24.

Goal 6: Focus future expansion of open space, parks, and trails within the floodplain.

□ **Policy:** Buena Vista has ample land within the floodplain that should be studied for conservation and recreational value. This will also deter building in the floodplain and address environmental and safety concerns.

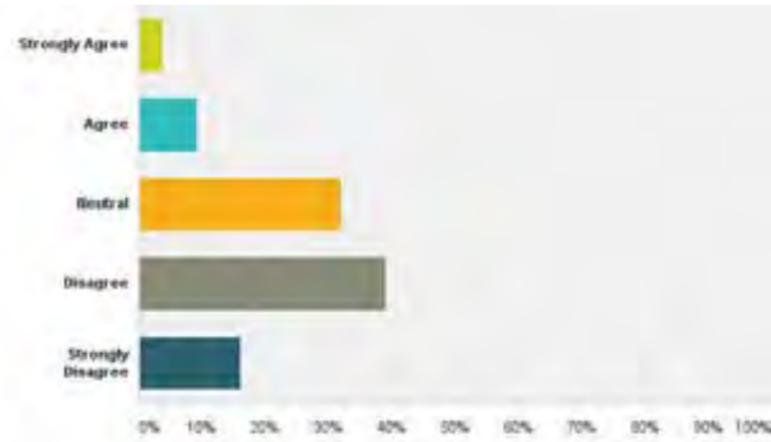
Action Item:

- Pursue opportunities to create a connected trail along Cottonwood Creek through town that would provide great recreational value as well as deter building in the floodplain.

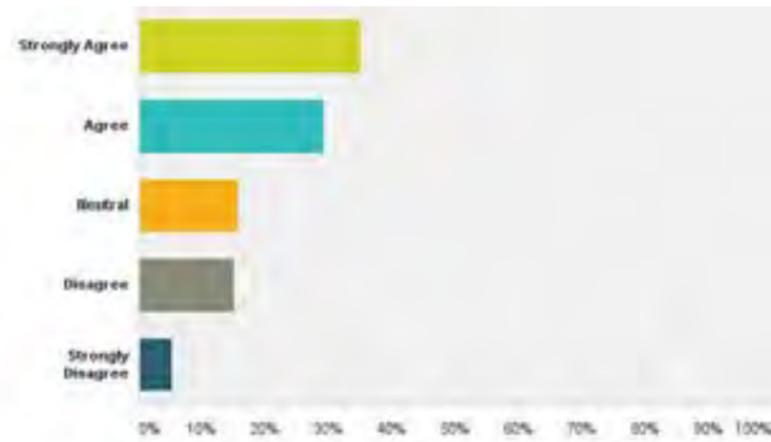


The graphs below reflect community voting on key issues during the Comprehensive Plan public participation process:

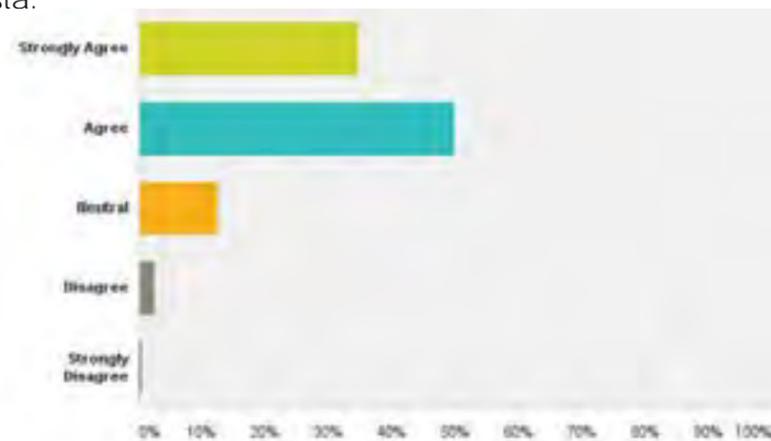
Question 59: Local government spends too much on recreation.



Question 61: Buena Vista needs a recreation and event center with a community gym.



Question 70: Cultural sites, such as the Rodeo Grounds and Turner Farm, are important to Buena Vista.





Chapter 7

RESPECTING THE ENVIRONMENT



Overview

Wide-ranging environmental stewardship that addresses local and regional concerns is integral to the long-term public health, safety, and economic success of the Town of Buena Vista. Being a community that promotes environmental stewardship will require the community to consider and protect air and water quality, ensure that urban, rural, and agricultural land uses coexist in a well-planned pattern, reduce the potential impacts of natural hazards, and maintain the natural features that make Buena Vista an attractive community. Central to these efforts will be the creation of an Environmental Action Plan.

Vision

Environmental stewardship is not the purview of any one group or segment of the Buena Vista community. The community must collectively commit to ensure that past environmental efforts are continued, while looking to develop new initiatives to meet community goals for a healthy environment.

The community has voiced their desire for the local government to be a partner in pursuing environmental stewardship. By forging a partnership, the community will ensure that acting in an environmentally conscious way will become a widely accepted and practiced approach applied to how we live, work, and play.

By proactively integrating concepts such as increased density, environmentally sensitive design, and historic preservation in the Land Use Code, the local government and the public will automatically consider the environmental consequences of various development proposals and infrastructure upgrades. Moreover, the integration of environmental stewardship in the Land Use Code will imbue a certain level of predictability in the land use process. This will ensure that proposers of new development will know what to expect and development will generally be accepted by the public, confident that



it reflects responsible design. In this way, divisive conflicts over appropriate environmental controls may be avoided.

To be a successful environmental steward, the Buena Vista community needs to look beyond what can be accomplished inside the Town limits. Local government should work with other communities and Chaffee County to plan for the protection of watersheds, forest health, and wildlife habitats and migration routes. These larger scale considerations will require integrating transportation planning, infrastructure improvements, waste management, and resource conservation into the planning process.



Why Is Environmental Stewardship Important?

The strong support of environmental issues voiced by the community indicates that many in the community already understand the three Laws of Ecology explored in Barry Commoner's book *The Closing Circle* (1971). The three laws explored in this bestselling book consist of the following:

1. **There isn't any such thing as a free lunch.** When certain choices are made, such as to approve development on particular parcel, these choices involve costs that may have a negative impact on the environment. The community should remember to tread carefully and proceed only when impacts are fully understood.
2. **Everything is connected to everything else.** Similar to Commoner's First Law of Ecology above, if concepts like storm water treatment are required when a new parking lot is created, the runoff from the parking lot will be cleaner running into the river, thereby improving the health of the riparian environment. Two things, a parking lot and the river, which at first appear to be unrelated, are actually critically connected.
3. **You can't fool Mother Nature.** While we may take great care in studying the environment and understanding how our actions impact the environment, we can never know everything, and we must be attentive in continuing to understand the environment and the impacts our decisions are having. If we seek to increase our knowledge of what can and cannot be pursued, a healthier environment will result.

What needs to be considered?

Water – Buena Vista is a community that lives and succeeds due in large part to the water that runs through its rivers and streams. We drink this water, we play in this water, and we use this water to sustain our agricultural and ranching heritage.

Ensuring the sources for drinking water--the Infiltration Gallery, the groundwater well, and Cottonwood Creek--are protected and managed appropriately to ensure a safe and consistent water supply will have an immediate impact on the health of our community. Additionally, water conservation measures and Land Use Code provisions that encourage responsible water usage will ensure that Buena Vista will continue to have adequate water in the future. Buena Vista must ensure that maintenance and periodic replacement of the existing distribution system is



considered. Finally, requiring new development to pay for expansion of the system should be codified.

Maintaining and strengthening the Watershed Protection District (WSPD) is key to watershed protection. The recommendations made in the Water Resource Master Plan completed by RG and Associates, LLC in August 2014 are an appropriate starting point in strengthening the WSPD. These steps include:

- Modify the boundary of the WSPD when supply points are added or changed;
- Increase public awareness of the WSPD so that the purpose of the WSPD and review requirements are widely understood and accepted;
- Maintain regular inspections of Individual Sewage Disposal Systems (ISDS) and keep records of inspections, which is a County function;
- Revise WSPD code language to enhance clarity and understanding;
- Establish clear requirements for applying for a permit within the WSPD for development that may impact water sources.

Broadening the community's environmental stewardship to a more regional scale by engaging in discussions to protect the Cottonwood Creek watershed should be pursued. Again, following the recommendations listed in the Water Resource Master Plan, engagement with upstream property owners and users, Chaffee County, San Isabel National Forest, recreational and environmental groups, and other interested parties will ensure that the goals of watershed protection are met. Finally, the long-term goals for water as contained in the Town of Buena Vista 2016 Strategic Plan should be reviewed and policies put in place to ensure these goals are addressed. These are:

- Dedicate EQR for urban
- Operating agreement with Upper Ark
- Moltz reservoir connection with Trout Creek
- ACA gravel pit storage
- Run accounting for remaining SFE
- Make water plant operational



Built Environment - Attention must be paid to our built environment. Cleaning up brownfield parcels and reusing them in an appropriate manner will help maintain density and improve the visual qualities of the community. Enforcing development and landscape standards should be consistently applied. Immediate action can be taken by supporting beautification projects within Town, as these are tangible and accessible initiatives that can energize the community towards environmental stewardship.

Codified elements of environmental stewardship – Unless planning is approached with an environmental emphasis, important actions can be overlooked or ignored. Environmentally sensitive development should be required by enacting code requirements that mandate storm water management, environmentally sensitive building practices and materials, and greater density, among other environmental goals to be determined by the community.

Providing for Alternatives - Enhancements to trails and pedestrian routes will encourage alternative transportation and free residents to leave their car for longer distance trips. Flexibility in the Land Use Code for emerging concepts in construction and land use will help ensure that the community can get away from the "old way of doing things."

Consider appropriate growth levels - Desired future growth rates should be considered and linked to policies for growth control. Finally, master planning efforts to answer specific goals should be pursued, such as the best use of the Rodeo Grounds.

Addressing Potential Issues

The Environmental Planning Handbook for Sustainable Communities and Regions by Tom Daniels and Katherine Daniels (American Planning Association Planners Press, 2003) contains recommendations for developing sustainable communities. The authors advocate taking stock of the local environment and creating an Environmental Action Plan. This process starts with the Comprehensive Plan and the Land Use Code updates, where zoning, subdivision and land development regulations, and Capital Improvements are considered through an environmental lens. In conjunction with considering these topics, an Environmental Action Plan should be adopted to influence the goals and objectives discussed in the Comprehensive Plan. The Environmental Action Plan should contain the following eight steps:

1. The public and Board of Trustees recognize the need for environmental planning;
2. Officials then commit people and funding to the environmental planning effort, and appoint an Environmental Advisory Committee to assist the Planning & Zoning Commission;
3. The Planning & Zoning Commission, staff, and the Environmental Advisory Committee conduct an Environmental Needs Assessment Survey and solicit public input;
4. The Planning & Zoning Commission, staff, and the Environmental Advisory Committee develop a factual base of environmental conditions and analyze the information;
5. The Planning & Zoning Commission, staff, and the Environmental Advisory Committee draft a vision statement, broad goals, and specific objectives for the Environmental Action Plan;
6. The Planning & Zoning Commission, staff, and the Environmental Advisory Committee draft an Action Strategy to articulate a set of land use controls, infrastructure spending, tax programs, and other regulations that will put the Environmental Action Plan into practice;
7. Elected officials solicit public input and adopt the Environmental Action Plan; and
8. The Planning & Zoning Commission and Board of Trustees implement, monitor, and evaluate the performance of the Environmental Action Plan through an annual review, and make revisions and updates as needed.

The creation of an Environmental Action Plan will ensure that planning decisions are made in an environmental responsible manner, and help ensure that the community continues to grow in their environmental stewardship.

Goals, Policies, and Action Items

Goal 1: Buena Vista will promote and pursue sustainable development standards in new and redevelopment projects.

- **Policy:** Buena Vista will promote development that incorporates principles of sustainable design in new construction to reduce both energy and resource consumption.

Action Items:

- Establish land use and building code requirements that minimize energy and water use.
 - Utilize sustainable design standards such as the U.S. Department of Energy's "Building American" program.
 - Pursue sustainable development standards that simultaneously consider the financial, environmental, and social impacts of decisions prior to implementation.
- **Policy:** Buena Vista should use green building materials, renewable energy sources, native plant species, and energy efficient operations whenever feasible with park and trail development.

Action Items:

- Determine the extent of use of pesticides, herbicides, and other toxic chemicals, and minimize their use wherever possible.
- Use renewable energy sources and locally-produced materials for new recreational developments.

Goal 2: Create of an Environmental Action Plan to focus policy efforts and create community understanding and buy-in for environmental stewardship.

- **Policy:** Building upon the updated Comprehensive Plan and Land Use Code updates, the Environmental Action Plan will inform and influence the goals and objectives discussed in the Comprehensive Plan.
- **Policy:** The community will consider air and water quality, manage land uses, seek to reduce the impacts of natural hazards, and preserve natural features of the community.

Action Items:

- Appoint Environmental Advisory Committee to work with Planning & Zoning Commission.
- Prepare an Environmental Needs Assessment Survey to obtain public input.
- Based on Needs Assessment findings, draft a vision statement with broad goals and specific objectives.
- Draft an Action Strategy to put Environmental Action Plan into practice.
- Adopt the Environmental Action Plan. Implement, monitor, and evaluate the plan on an annual basis and make revisions as necessary.

Goal 3: The community will collectively commit to supporting and promoting environmental stewardship.

- **Policy:** The local government will partner with community groups in pursuing and supporting environmental stewardship.

Action Items:

- Provide education opportunities and sponsor forums to encourage the community to interact with other members of the community and local government to discuss environmental issues.

- **Policy:** Concepts such as increased density, environmentally sensitive design, and historic preservation are integral to the character of the community.

Action Items:

- Support local initiatives and neighborhood level activities aimed at addressing some area of environmental concern.
- Integrate increased density, environmentally sensitive design, and historic preservation concepts into the Land Use Code.

Goal 4: The community's involvement with environmental stewardship must extend beyond the Town limits to work with other communities, the County, and volunteer groups active in the region.

- **Policy:** The community will support opportunities to protect watersheds, forest health, and wildlife habitats and migration routes.

Action Items:

- In connection with regional planning activities, the Town of Buena Vista will promote topics such as transportation planning, infrastructure improvements, waste management, and

resource conservation to be considered and incorporated in regional planning activities.

- Develop strategies to protect the Town's watersheds as part of the Water Resource Master Plan.

Goal 5: The sources of the community's drinking water will be protected and managed appropriately.

- **Policy:** Protection of the Infiltration Gallery, the groundwater well, and Cottonwood Creek must be of primary importance to the community.
- **Policy:** The Land Use Code will require and prescribe water conservation measures and landscape standards that promote water conservation.
- **Policy:** New or alternative means of providing drinking water for the community should be periodically studied to ensure that demand does not outstrip supply.

Action Items:

- Maintain and strengthen the Watershed Protection District.
- Ensure the recommendations made in the 2014 Water Resource Master Plan are followed and implemented, when appropriate and possible.

Goal 6: The Town will consider new and existing development for its environmental impacts and seek to minimize the environmental footprint of development to the greatest extent possible.

- **Policy:** Development and landscaping standards will be codified and enforced universally.
- **Policy:** Existing efforts by the Beautification Committee and other community groups to minimize environmental impacts will be supported and encouraged.
- **Policy:** The potential for future growth will be carefully considered and policies created to manage new growth in the community with the goal of maintaining Buena Vista's small town identity.

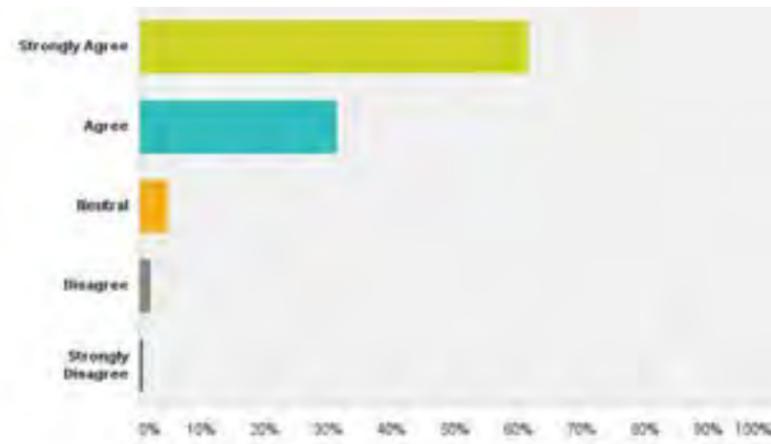
Action Items:

- Develop storm water management requirements.
- Outline accepted environmentally sensitive building practices and materials.
- Encourage density, infill, and adaptive reuse of structures.
- Encourage historic preservation efforts.
- Include provisions in the Land Use Code that require sustainable development practices.
- Encourage flexibility in the Land Use Code to provide for emerging concepts in construction techniques and land use that can demonstrate an ability to minimize environmental impacts.

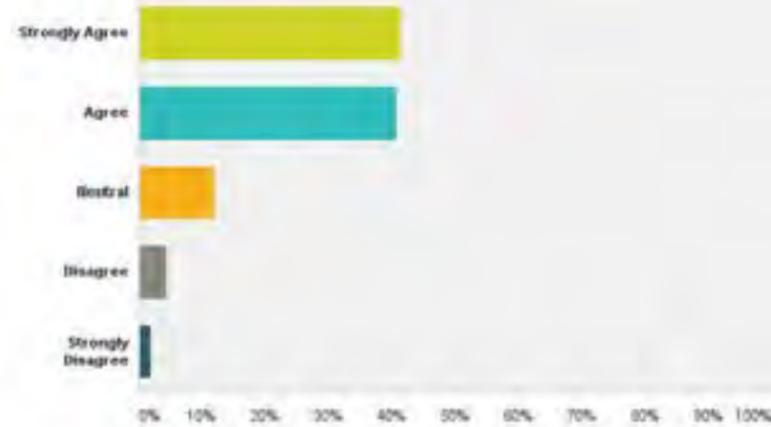


The graphs below reflect community voting on key issues during the Comprehensive Plan public participation process:

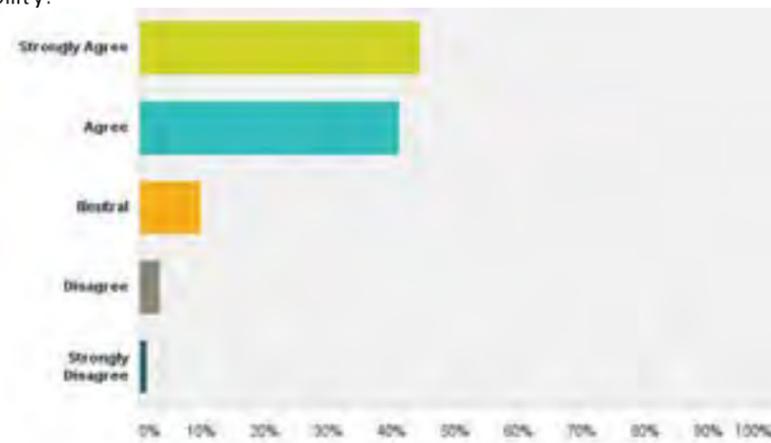
Question 48: Air and water quality issues are important to Buena Vista.



Question 49: Development should minimize environmental impacts, for example, with better storm water management, using environmentally-friendly materials, encouraging renewable energy.



Question 50: We need to be concerned about energy and natural resource protection and sustainability.





Chapter 8

HISTORY AND HERITAGE



Overview

Preserving Buena Vista’s history connects the community to its culture and creates a sense of place for the Town. The community’s notable buildings and places which have contributed to the cultural, artistic, social, economic, political, and architectural character of Town provide a tangible history lesson, creating a framework for new development and offering a touchstone for design. The community should build on the important work completed by the Chaffee County Heritage Area Advisory Board, which helped Buena Vista designate local buildings on the National Historic Register, as well as get grants for historic preservation. The work of the local Buena Vista Heritage group should be utilized as a spring board for future historic preservation efforts.

Currently listed buildings include:

- Behrman Ranch
- J.M. Bonney House
- Buena Vista Depot
- Chaffee County Courthouse & Jail (Buena Vista Heritage Museum)
- Comanche Drive-In
- Fay House
- First National Bank of Buena Vista Building
- Grace Episcopal Church
- Jacobs Building
- Kelley-McDonald House
- Orpheum Theater
- Rock Ledge/Franzel Ranch
- St. Rose of Lima Catholic Church
- Turner Place
- Vicksburg Mining Camp
- Winfield Mining Camp
- Wright-Sindlinger House

Vision

Historic districts and individual historic landmarks should be defined based on a common historical or architectural thread that binds the community or district together. The historic downtown has been identified as a prime candidate to be the first designated historic district. As historic districts are designated, guidelines for development should be created so that new development occurs in a manner where historic resources are respected and not overshadowed by the new construction.

The criteria to be eligible for historic preservation must be sufficiently broad so that all elements of Buena Vista’s



colorful character can be appreciated. As the criteria for historic preservation are broad, so too should be the historic eras that are considered important to preserve. Buildings and places that are relatively young can also hold importance to the community and should be considered eligible for preservation.

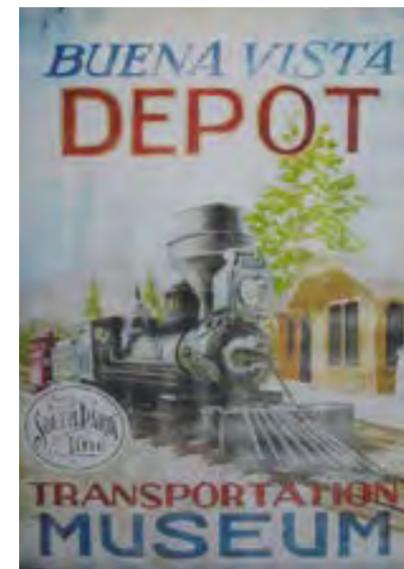
The community has voiced their desire for a careful process of assessing the historic importance of structures and places contemplated for preservation. The creation of an official list of historic and potentially historic buildings and sites is important so that some level of certainty exists for property owners and potential purchasers.



Why is Historic Preservation Important?

Historic preservation brings the community together by identifying the type of story we want to tell and determining the type of community we want to be. Most importantly, historic preservation lends authenticity to the Town of Buena Vista by preserving what is unique and special about the town, and by making it an attractive place to visit, live, and do business.

How Should Historic Preservation Be Pursued?



While the community has expressed strong support for historic preservation, a process should be developed that outlines specific goals and approaches for historic preservation for the Town. To develop this outline, a Historic Preservation Commission should be created which is made up of citizens who have unique knowledge and experience that will inform and direct the preservation activities. Architects, landscape architects, historians, developers, active members of the community, and those with a long history of the community should be primarily considered to sit on the Historic Commission.

The Commission should act as a liaison between the community and the Board of Trustees advocating for historic preservation, nominating and vetting sites and structures eligible for historic preservation, and providing recommendations on regulations. The Historic Preservation Commission can also serve as a review body for any development located in a designated historic district. A member of the Town staff should work closely with the Historic Preservation Commission to assist in enforcement and monitoring of preservation.

Addressing Potential Issues

Incentives for preservation and restoration of historic structures need to be created so that property owners who voluntarily designate their properties are able to offset potentially costly repairs and rehabilitation of historic structures. Additionally, these incentives will provide economic support avoiding potentially more lucrative development that would cause the historic resource to be demolished. Private property rights are important and should be respected, with a balance struck between historic preservation and freedom to use property as desired.

However, the Town should not be seen as a museum that is not allowed to change. Revitalization and reuse of historic structures provides unique spaces for contemporary activities. This type of

adaptive reuse is very strongly supported by the community. Specifically, the community supports the historic downtown area as the most preferred location for more development and growth.

New construction should not be a replication of historic structures but rather offer a design of our own time that complements adjacent structures and the history of the Town.

A historic preservation ordinance should be prepared and adopted, which will provide the basis of historic preservation in Buena Vista.

Goals, Policies, and Action Items

Goal 1: Buena Vista will highlight and enhance the public’s understanding of the community’s heritage.



- **Policy:** Buena Vista will continue to support and assist the Heritage Museum’s walking tour and other public and visitor outreach activities.

Action Items:

- Interpretive signage regarding historic buildings and areas will be installed in an effort to educate the public and visitors of the history of Buena Vista.

- **Policy:** Buena Vista will continue to support and assist in the maintenance and promotion of the Buena Vista Heritage Museum.

Action Items:

- Explore mechanisms to pay for improvements to the Heritage Museum that will support year round use of the facility.
- Review the history of Buena Vista, identify important eras, events, and figures that will be a resource for the community and the local government in connection with historic preservation.

Goal 2: A Historic Preservation Commission will be created to administer a historic preservation program to ensure the preservation of the cultural, artistic, social, economic, political, and architectural character of Buena Vista as well as review new development within historic districts.

- **Policy:** New development and infill in proximity to historic districts or buildings should be similar in scale, massing and architectural character of the district or other important properties.

- **Policy:** Buena Vista will create an economic incentive program to promote historic preservation including the leveraging of state heritage funds and other programs to preserve historic structures.

Action Items:

- Designate a key staff person to provide information on the range of economic incentives available to historically designated properties.

- **Policy:** Demolition or remodeling of identified resources will require review and approval by the Historic Preservation Commission.

Action Items:

- Buena Vista will create and codify regulations to govern a historic district or resources.
- Buena Vista will create an ordinance to review demolition or remodeling requests for

historic resources identified on the official list of historic or potentially historic buildings, places, or districts.

Goal 3: The Historic Preservation Commission will create an official list of historic or potentially historic buildings, places, or districts.

- **Policy:** Historic districts will be defined based on common historical or architectural elements.

Action Item:

- Identify specific districts based on shared historic preservation characteristics.

- **Policy:** Criteria for historic designation will not be overly prescriptive and criteria will be left to the discretion of the Historic Preservation Commission to determine what is eligible regardless of age.

Action Items:

- Undertake a historic resources survey to specifications adopted by History Colorado.
- Create criteria for historic designation of buildings, places, or districts.

Goal 4: New development and additions to historic resources will respect historic resources.

- **Policy:** New construction will not seek to replicate historic structures or forms, but rather should reflect current design approaches, so as to differentiate between old and new.

- **Policy:** Buena Vista will be considered a community that can accept new design approaches to its built environment.

- **Policy:** New uses and unique buildings will be welcome, as long as they are compatible with the dominant character of the community.

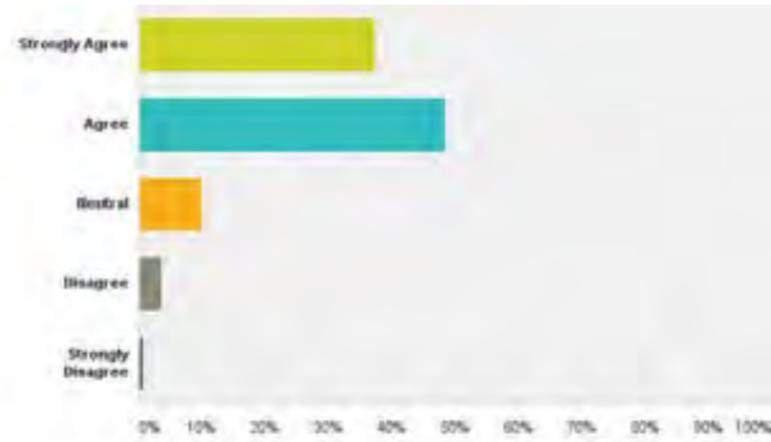
Action Item:

- Develop Land Use Code recommendations to provide for the compatibility of new structures in a historic context.

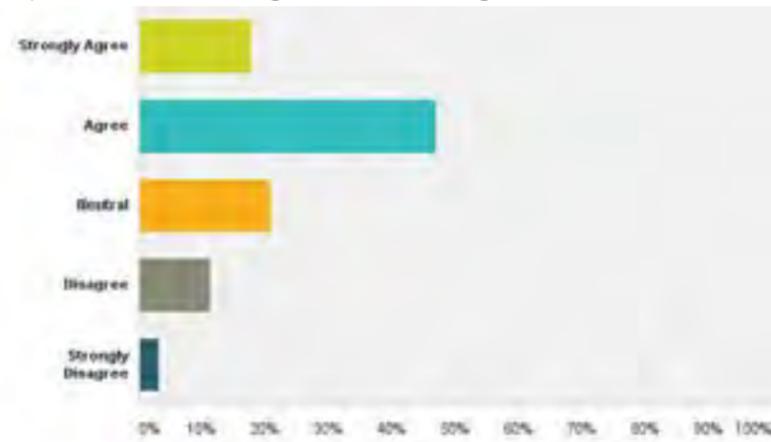


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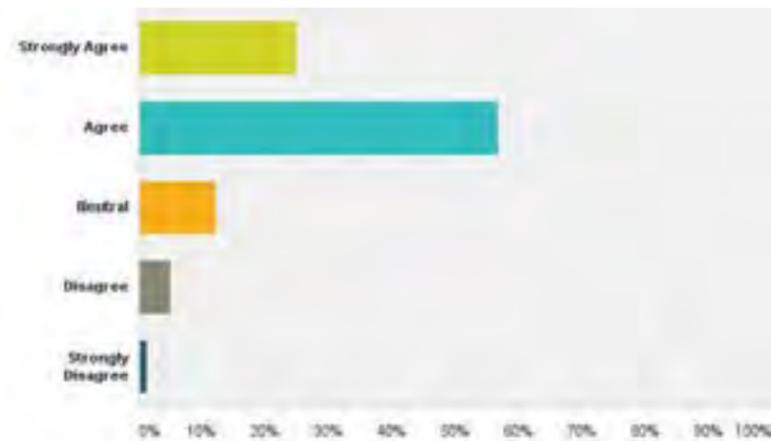
Question 31: The history of Buena Vista is important, so we should preserve, revitalize, and reuse historic buildings.

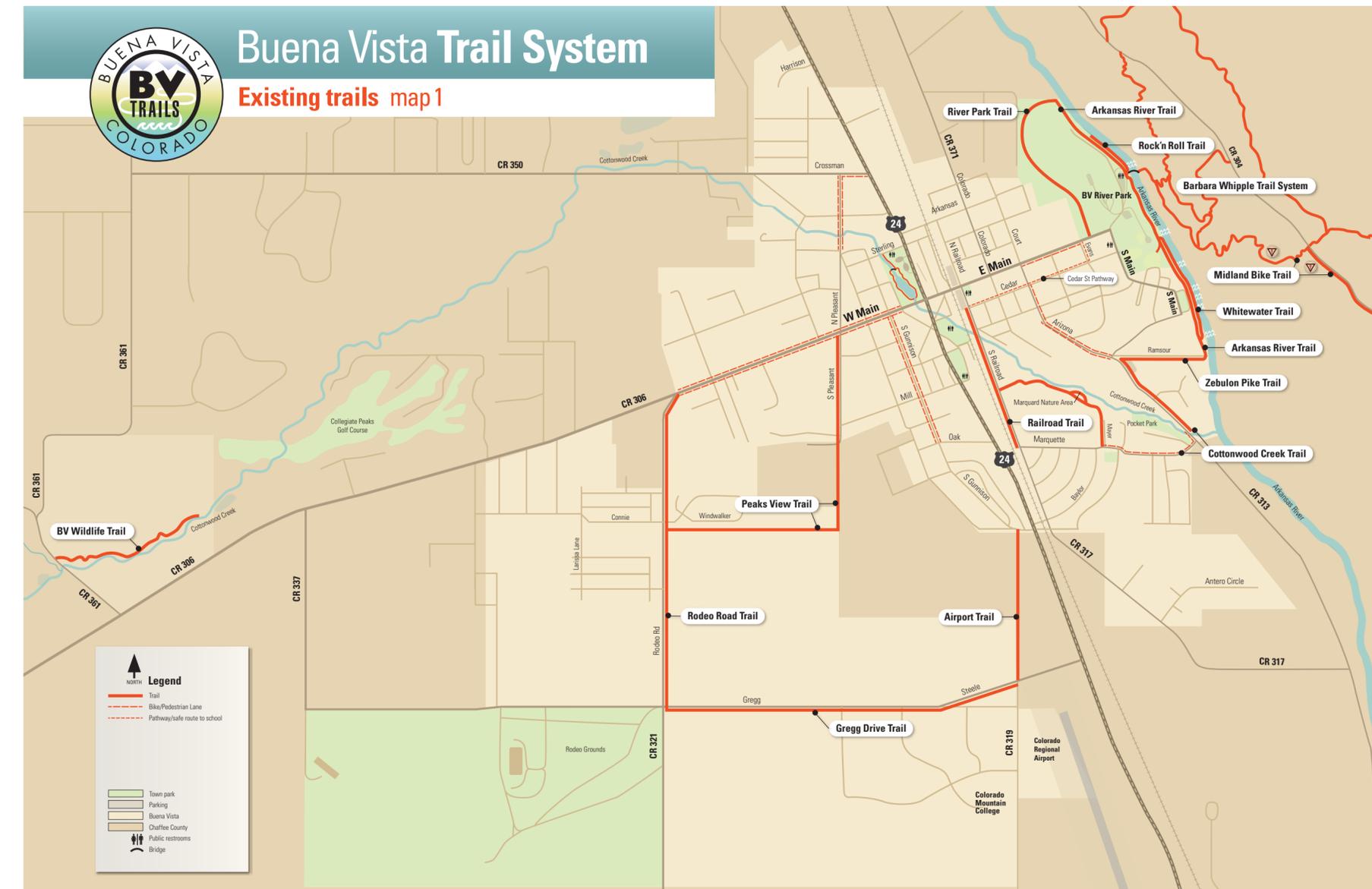
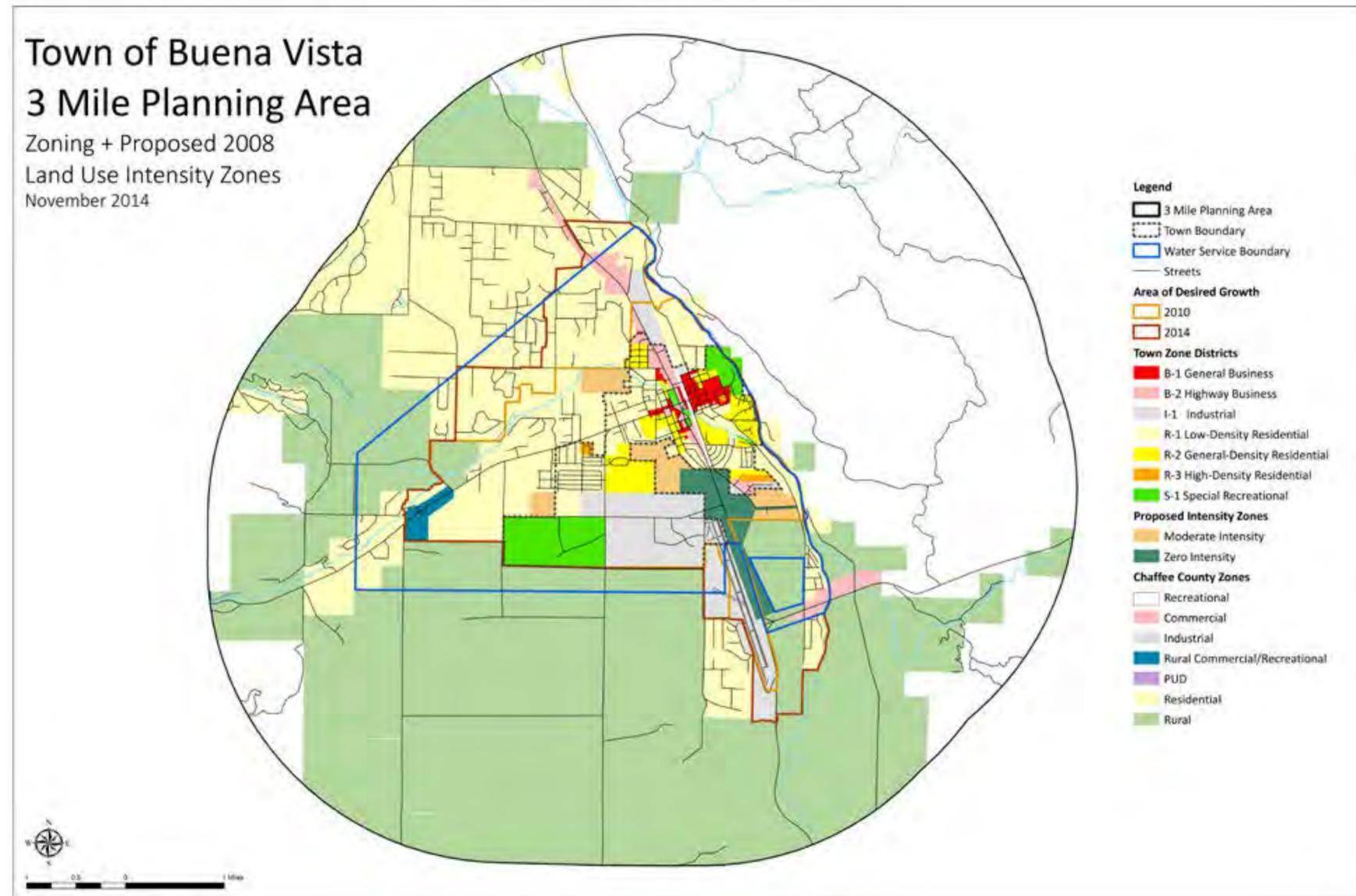


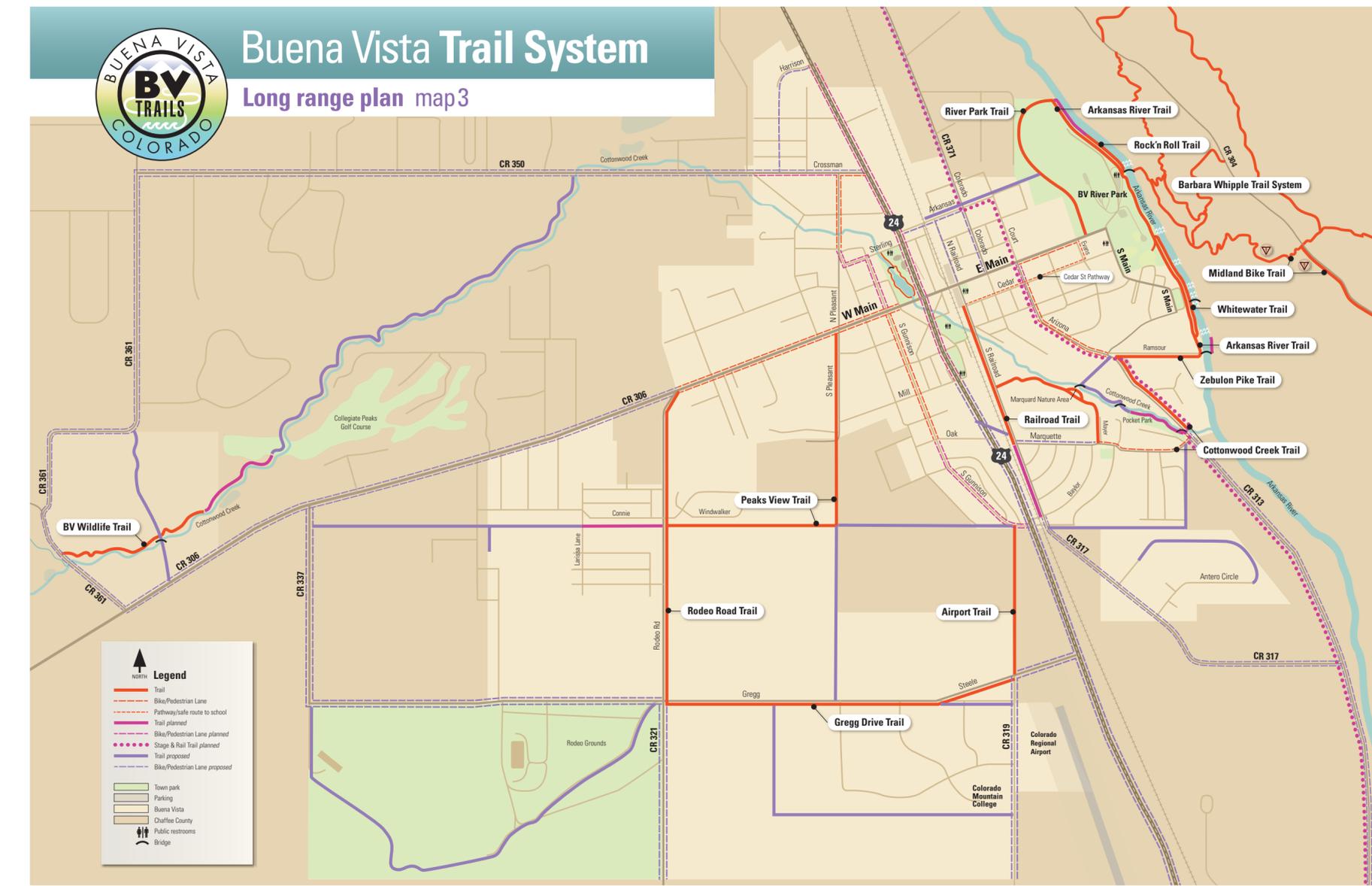
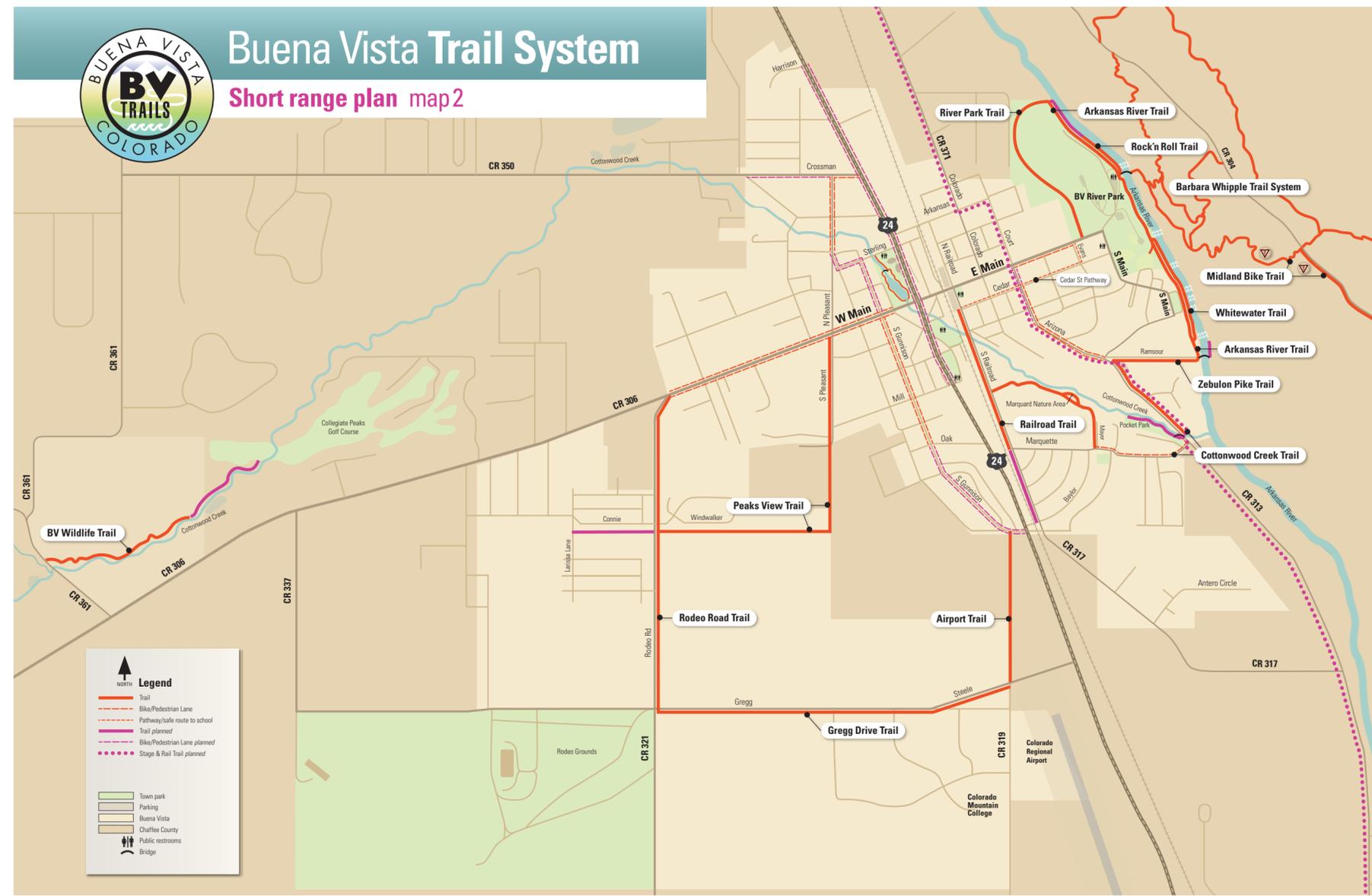
Question 93: Local government should develop design standards in historic areas of town that are compatible with existing historic buildings.

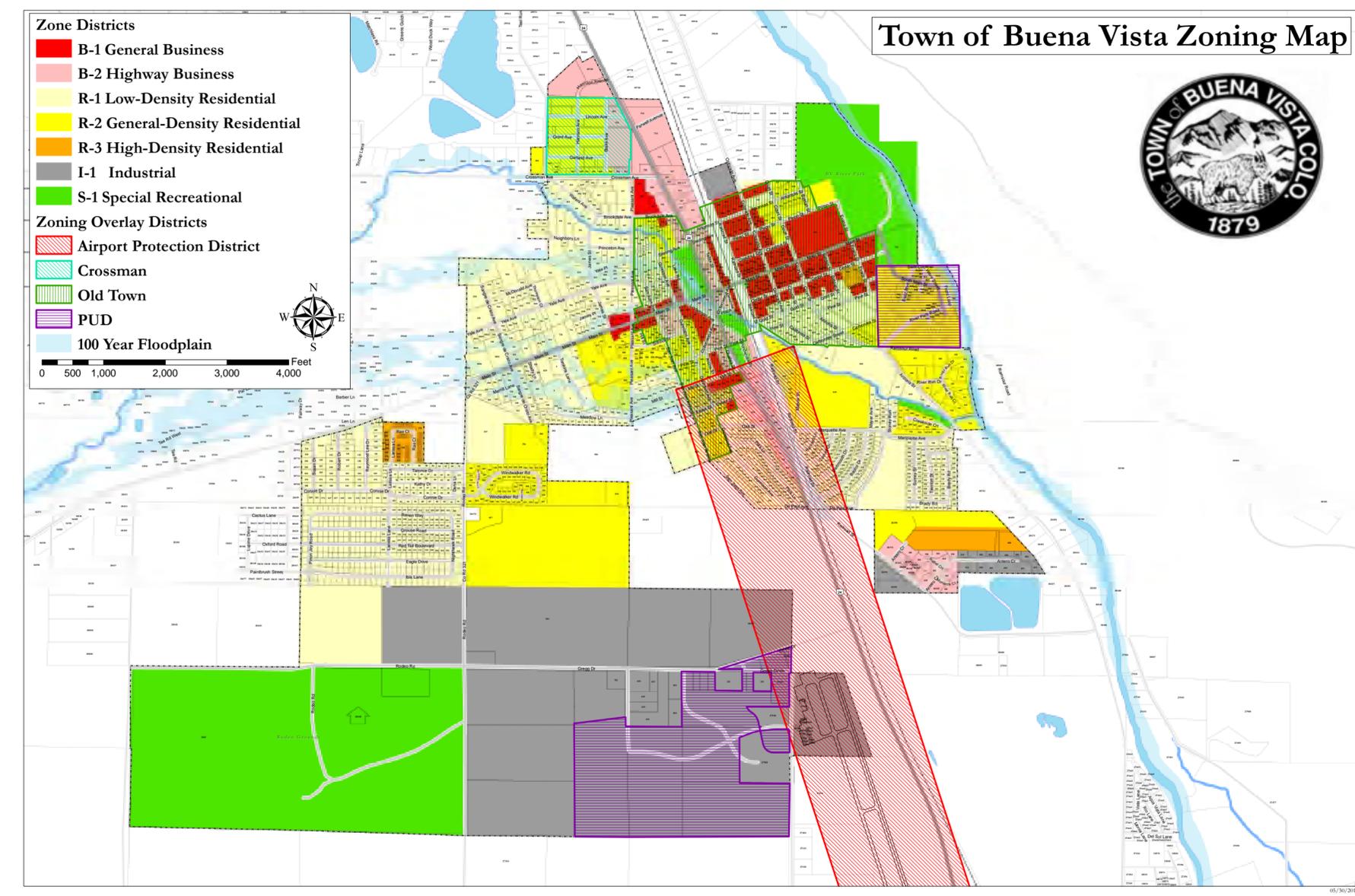
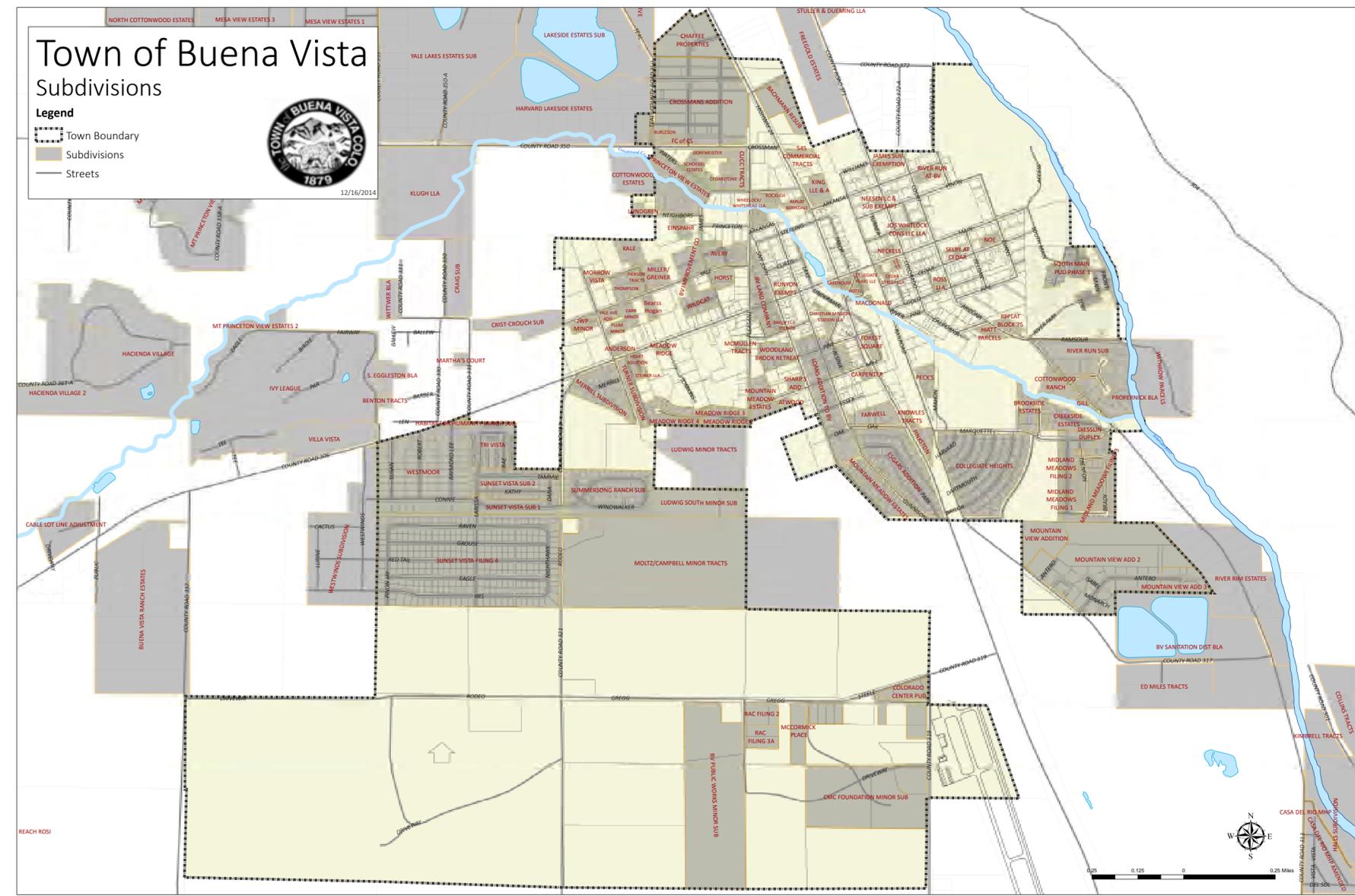


Question 94: Incentives to preserve and restore historic structures are important.









Town of Buena Vista

Flood Insurance Rate Map + Subdivision Overlay

KEY TO MAP

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 Flood Insurance Rate Map (FIRM) Zone AE
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EXPLANATION OF ZONE DESIGNATIONS

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ACTION ITEMS SUMMARY

Chapter 3 - Developing the Economy	
	Responsible Party
Short-term (accomplish in years 1-2)	
<ul style="list-style-type: none"> Buena Vista will continue to partner with the Chamber of Commerce, Main Street Program committees, Chaffee County Economic Development Corp., and review recommendations in the 2013 DCI Downtown Community Assessment. 	Buena Vista Chamber, Chaffee County Economic Development Corp., and Town Staff
<ul style="list-style-type: none"> Buena Vista will develop commercial design standards in the Land Use Code applicable to appropriate zone districts, including the Highway 24 corridor and downtown core, to ensure that commercial development complements and promotes the Town's desired image. 	Planning and Zoning Commission, Town Staff, and Buena Vista Heritage
<ul style="list-style-type: none"> Buena Vista will review current Home Occupation provisions in the Land Use Code to ensure that these provisions are sufficiently business-friendly while, at the same time, offering adequate protection to ensure that residential neighborhoods are not unduly impacted by home businesses. 	Planning and Zoning and Town Staff
<ul style="list-style-type: none"> Review provisions in the Land Use Code and provide educational materials to facilitate code compliance for new businesses. 	Town Staff and Planning and Zoning Commission
<ul style="list-style-type: none"> Review and implement recommendations of the Airport Master Plan currently in progress. 	Airport Advisory Board, Town Staff, and the Board of Trustees
<ul style="list-style-type: none"> Implement the 2014 Trails Master Plan recommendations. 	Trails and Recreation Advisory Boards, Town Staff, Board of Trustees, and Planning and Zoning Commission, NC3, GARNA, BLM, and the U.S. Forest service
<ul style="list-style-type: none"> Evaluate the recommendations of a feasibility study currently in progress for a Recreation and Events Center that would include additional community amenities, if feasible. 	Town Staff and the Recreation Advisory Board
<ul style="list-style-type: none"> Develop recreational programs and facilities that complement the activities of the School District. 	Town Staff, Recreation Advisory Board, and the Buena Vista School District

Chapter 3 - Developing the Economy (short-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Work with the School District to develop an affordable housing program to attract and retain high-quality teachers. 	Buena Vista School District, Town Staff, Habitat for Humanity, Upper Arkansas Area Council of Governments, Chaffee County and the Board of Trustees
<ul style="list-style-type: none"> Review the current fee-in-lieu schedule with the intention of increasing the fees for new market-rate residential development. 	Planning and Zoning Commission and Town Staff
<ul style="list-style-type: none"> Recognize CMC for its role as the third least expensive college provider in the United States, for its "concurrent enrollment" program that guarantees acceptance at Colorado colleges, and for its keeping higher education more affordable. 	Colorado Mountain College and Town Staff
<ul style="list-style-type: none"> Facilitate pop-up retail in vacant storefront locations. 	Downtown Merchant Association, Main Street, Town Staff, Buena Vista Chamber of Commerce
<ul style="list-style-type: none"> Consider providing additional mixed-use districts and revise mixed-use provisions in the Land Use Code for the Old-Town Zone Overlay to allow for easier installation of mixed uses. 	Town Staff, Planning and Zoning Commission, and the Board of Trustees
<ul style="list-style-type: none"> Work with the Downtown Revitalization Group for the possible formation of a Downtown Development Authority (DDA). 	Downtown Merchants Association, Main Street and Town Staff
<ul style="list-style-type: none"> Work with the Main Street Board to form a 501(c)(3) nonprofit and otherwise implement recommendations of the Downtown Colorado Inc. study. 	Main Street, Downtown Merchants Association and Town Staff
<ul style="list-style-type: none"> Develop general guidelines for desired development that would require Town expenditure for infrastructure. 	Town Staff and the Board of Trustees

Chapter 3 - Developing the Economy (short-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Continue to study the Civic Center project as a valuable community facility and key entry element to the historic downtown. 	Town Staff and the Board of Trustees
<ul style="list-style-type: none"> Continue reviewing potential infrastructure, amenity, and beautification efforts for Main Street, including bicycle racks, other street furniture, and enhanced landscaping. 	Town Staff, the Beautification Advisory Board, Main Street, Downtown Merchants Association, the Tree and Recreation Advisory Boards
<ul style="list-style-type: none"> Improve public outreach so that citizens understand the value and importance of streetscape improvements for the overall economic vitality of the East Main Street corridor and the historic downtown. 	Town Staff, Main Street, Buena Vista Chamber of Commerce, and the Board of Trustees
<ul style="list-style-type: none"> Review implementation of the CDOT Access Control Plan to ensure that specific attention is given to enhanced accessibility to East Main Street. 	Town Staff, CDOT, Main Street and the Board of Trustees
<ul style="list-style-type: none"> Implement the recommendations of the wayfinding and branding project currently in progress. 	Town Staff, the Beautification Advisory Board, and the Board of Trustees
Long-term (accomplish in years 3-5)	
<ul style="list-style-type: none"> Buena Vista will continue to support and promote whitewater-related tourism. 	Town Staff, Recreation Advisory Board, Buena Vista Chamber of Commerce and the Board of Trustees
<ul style="list-style-type: none"> The Town will seek to identify and include year-round recreational opportunities to support businesses in town. 	Town Staff, Recreation Advisory Board, GARNA, BLM, and the Buena Vista Chamber of Commerce
<ul style="list-style-type: none"> Implement the recently approved airport business plan that will ensure the long-range success of the airport facility. 	Airport Advisory Board, Town Staff and the Board of Trustees

Chapter 3 - Developing the Economy (long-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Identify and promote appropriate uses at the Airport Business Park that will promote airport use and general economic development. 	Airport Advisory Board, Town Staff and the Board of Trustees
<ul style="list-style-type: none"> Buena Vista will work with its Recreation Advisory Board and staff of the Department of Parks and Recreation to develop recreational programs for families and local residents. 	Town Staff and the Recreation Advisory Board
<ul style="list-style-type: none"> Work with the School District to acquire grant funding to restore the old gymnasium behind the Courthouse as a community events and gathering place. 	Buena Vista School District, Town Staff, Main Street and Buena Vista Heritage
<ul style="list-style-type: none"> Work with the School District to identify an appropriate location for a new high school facility, and to the extent permissible, support a ballot issue for its construction. Note: During public participation activities, there was considerable discussion as to whether a new high school should be located in the current high school location. The current location would promote convenient accessibility. Relocation to the outskirts of town could provide more land for expanded facilities, but would require more extensive infrastructure and transportation activity. 	Buena Vista School District and the Board of Trustees
<ul style="list-style-type: none"> Work with CMC to develop and enhance programs that support attracting new businesses and promoting skills for qualified employees. 	Town Staff, Chaffee County Economic Development Corp., and the Board of Trustees
<ul style="list-style-type: none"> Support activities to host special events and conferences in Buena Vista. 	Town Staff, Recreation Department, Recreation Advisory Board, and the BV Chamber of Commerce
<ul style="list-style-type: none"> Consider implementing a Recapture and Assessment program for commercial and residential development located in areas that lack infrastructure. 	Town Staff, Planning and Zoning Commission, Planning Department, and the Board of Trustees
<ul style="list-style-type: none"> Set up a business support network which would provide guidance for new businesses on the Land Use Code requirements and other regulatory processes. 	Town Staff, Planning and Zoning Commission, and the Planning Department

Chapter 3 - Developing the Economy (long-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Study the development of a new Civic Center building to be located on East Main Street. 	Town Staff and the Board of Trustees
<ul style="list-style-type: none"> Work with the railroad ownership to develop a plan for the permanent and attractive installation of parking facilities on the railroad right-of-way adjacent to East Main Street. 	Town Staff, Beautification Advisory Board, and Main Street
<ul style="list-style-type: none"> Continue to pursue a new Civic Center in the historic downtown. 	Town Staff and the Board of Trustees
Chapter 4 - Housing: Accessible, Affordable & Aesthetic	
	<i>Responsible Party</i>
Short-term (accomplish in years 1-2)	
<ul style="list-style-type: none"> Ensure consistent enforcement of the Land Use Code. 	Town Staff, Planning Department, and the Board of Trustees
<ul style="list-style-type: none"> Create a streamlined and easy to use Land Use Code. 	Town Staff and the Planning Department
<ul style="list-style-type: none"> Incorporate affordable housing policies in the Land Use Code, including incentives to provide affordable housing. 	Town Staff, Planning Department, Planning and Zoning Commission, and the Board of Trustees
<ul style="list-style-type: none"> Create opportunities to educate the community on growth, affordable housing, and planning trends to ensure community support for new housing. 	Town Staff, Planning Department, Planning and Zoning Commission, and the Board of Trustees
<ul style="list-style-type: none"> Prepare an ongoing needs assessment for affordable housing. 	Town Staff, Planning Department, Planning and Zoning Commission, and the Board of Trustees

Chapter 4 - Housing: Accessible, Affordable & Aesthetic (short-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Establish new zoning districts that encourage mixed-use development, greater density, and address affordable housing. 	Town Staff and the Planning Department
<ul style="list-style-type: none"> New planning trends such as tiny homes and live-work units should be implemented. 	Town Staff and the Planning Department
<ul style="list-style-type: none"> Develop dimensional standards that will support in-fill development and neighborhood compatibility. 	Town Staff, Planning Department, and the Planning and Zoning Commission
<ul style="list-style-type: none"> Establish a fee and review system that favors re-development and infill development in the commercial core area. 	Town Staff, Planning Department and the Board of Trustees
<ul style="list-style-type: none"> Remove code barriers on East Main and ensure suitable infrastructure for mixed-use development exists in the core area. 	Town Staff, Planning Department, Planning and Zoning Commission, and the Board of Trustees
<ul style="list-style-type: none"> Improve development standards with an emphasis on building design, location, massing, and form. 	Town Staff, Planning Department, Planning and Zoning, Buena Vista Heritage, and the Board of Trustees
<ul style="list-style-type: none"> Develop parking standards that will support new development and ensure neighborhood compatibility. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Update landscaping standards to make them more user-friendly and improve enforcement. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Support historic preservation efforts and encourage new housing design to respect the design of historical resources (See Chapter 8). 	Town Staff, Buena Vista Heritage, and the Planning and Zoning Commission

Chapter 4 - Housing: Accessible, Affordable & Aesthetic (short-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Existing groups working on affordable housing should work with local government initiatives. 	Town Staff, Planning Department, Habitat for Humanity, and the Upper Arkansas Area Council of Governments
<ul style="list-style-type: none"> Conduct an assessment of long term vs. short term private rentals within Buena Vista to determine the degree to which private homes and apartments are listed with rental agencies. 	Town Staff and the Planning Department
Long-term (accomplish in years 3-5)	
<ul style="list-style-type: none"> Encourage public-private partnerships and clearly define required fees for expansion of infrastructure. 	Town Staff, Public Works Department, and the Planning Department
<ul style="list-style-type: none"> Establish criteria for Town expenditures for infrastructure in desired locations. 	Town Staff, Public Works Department, Planning Department, and the Board of Trustees
<ul style="list-style-type: none"> Urban agriculture and renewable energy should be explored. 	Town Staff, Planning Department, Sangre De Cristo Electrical Cooperative, and the board of Trustees
<ul style="list-style-type: none"> Incentives shall be provided to developers to encourage the development of affordable housing. 	Town Staff, Planning Department, and the Board of Trustees
<ul style="list-style-type: none"> Update ordinances and Land Use Code provisions licensing private tourist rentals and regulating their use. 	Town Staff and the Planning Department
<ul style="list-style-type: none"> Consider a short-term lodging tax. 	Town Staff and the Board of Trustees

Chapter 4 - Housing: Accessible, Affordable & Aesthetic (long-term continued)	
	Responsible Party
<ul style="list-style-type: none"> Establish and continually evaluate a threshold or optimal level for short term rentals within the community. 	Town Staff and the Planning Department

Chapter 5 - Transportation In All Forms	
	Responsible Party
Short-term (accomplish in years 1-2)	
<ul style="list-style-type: none"> Provide development standards on crosswalk design, wayfinding signage, lighting, and landscaping to improve safety and the streetscape aesthetic. 	Town Staff, Planning Department, Public Works Department, and advisory boards
<ul style="list-style-type: none"> Provide public information on the value of curb extensions (often called bump-outs) and other streetscape amenities that may reduce parking, and enhance these amenities with additional landscaping and outdoor commercial activity. 	Town Staff, Planning Department, Public Works Department, and advisory boards
<ul style="list-style-type: none"> Higher density development will only be located where existing or planned road facilities are appropriately built and designed to serve it. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Future development will be required to pay its fair share of the cost streets improvements made necessary by each development through a professionally-calculated impact fee system. 	Town Staff, Planning Department, Public Works Department, and the Board of Trustees
<ul style="list-style-type: none"> Subdivision standards in the Land Use Code rewrite should be updated to require all future development to address connectivity to a sidewalk or trail system. 	Town Staff, Planning Department, Trails and Recreation Advisory Boards, Planning and Zoning Commission, and the Board of Trustees
<ul style="list-style-type: none"> Alley access should be improved and utilized wherever possible instead of curb cuts. 	Town Staff, Planning Department, and the Public Works Department

Chapter 5 - Transportation In All Forms (short-term continued)	
	Responsible Party
<ul style="list-style-type: none"> Encourage side and rear parking in new residential development. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> In conjunction with Beautification Committee efforts, pursue public art projects as a means of providing "brand identity" for the community. 	Town Staff, Beautification Advisory Board, and the Chaffee County Council on the Arts
<ul style="list-style-type: none"> Host a design competition for designs for the entrance monumentation to encourage local artists and designers to submit ideas that speak of the uniqueness of the community. 	Town Staff, Beautification Advisory Board, Chaffee County Council on the Arts, and Main Street
<ul style="list-style-type: none"> Support existing initiatives, such as bike lane stripping. 	Town Staff, Trails and Recreation Advisory Board, Public Works Department, and the Planning Department
<ul style="list-style-type: none"> Maintain bike lanes year round. 	Town Staff, Trails and Recreation Advisory Board, Public Works Department, and the Planning Department
<ul style="list-style-type: none"> Publicize the popularity of biking in the community and provide educational opportunities aimed at creating safe biking practices, including safe interaction with motor vehicles. 	Town Staff, Trails and Recreation Advisory Board, Public Works Department, and the Planning Department
<ul style="list-style-type: none"> Formalization of setback requirements, architectural guidelines, and signage should also be completed. 	Town Staff, Planning Department, Planning and Zoning Commission, and the Public Works Department
<ul style="list-style-type: none"> Study existing routes to school and document missing segments or dangerous conditions. 	Town Staff, Trails and Recreation Advisory Board, Public Works Department, and the Recreation Department
<ul style="list-style-type: none"> Coordinate with parent groups and the schools to identify concerns and opportunities. 	Town Staff, Trails and Recreation Advisory Board, Public Works Department, Buena Vista School District, and the Recreation Department

Chapter 5 - Transportation In All Forms	
	<i>Responsible Party</i>
Long-term (accomplish in years 3-5)	
<ul style="list-style-type: none"> New streets will be designed with equal consideration for the integration with the existing network, connectivity to amenities, visual character, and safety. 	Town Staff, Trails and Recreation Advisory Board, Public Works Department, Planning Department, and the Recreation Department
<ul style="list-style-type: none"> Provide adequate alternative parking for East Main Street, focusing on the development of the railroad land for this purpose. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Parking should be provided and parking regulations enforced to facilitate public transit. 	Town Staff, Planning Department, and the Police Department
<ul style="list-style-type: none"> Consider pursuing remote parking of automobiles and the creation of a transit center. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Study the creation of additional routes, such as a trail along Cottonwood Creek, and the conversion of existing streets to encourage multi-modal transportation. 	Town Staff, Planning Department, Trails and Recreation Advisory Boards, and the Public Works Department
<ul style="list-style-type: none"> The functionality of the improvements constructed in connection with the CDOT Access Control Plan will be monitored during and after construction. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Improvements to sidewalks, crosswalks, and formalizing existing bike lanes should be pursued along the Highway 24 corridor. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Existing signalized crossings should be improved to ensure safe and comfortable use. 	Town Staff and the Public Works Department

Chapter 5 - Transportation In All Forms (long-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Consider opportunities to attract more charter service and/or possible commercial service. 	Airport Staff and the Airport Advisory Board
Chapter 6 - Parks, Recreation, Trails, and Open Spaces	
	<i>Responsible Party</i>
Short-term (accomplish in years 1-2)	
<ul style="list-style-type: none"> Improve access and wayfinding signage, for trails West of Town, such as the Colorado Trail, fourteener trails, and alpine lake hikes. 	Town Staff, Planning Department, Public Works Department, Recreation Department, and the Recreation and Trails Advisory Boards
<ul style="list-style-type: none"> Continue to foster and enhance important partnerships with other jurisdictions and organizations including the Bureau of Land Management, Chaffee County, the Northern Chaffee County Connections (AKA "NC3"), and the Greater Arkansas River Nature Association (AKA "GARNA"). 	Town Staff, Planning Department, Public Works Department, Recreation Department, and the Recreation and Trails Advisory Boards
<ul style="list-style-type: none"> Develop priorities for implementation of the 2014 Trails Master Plan. 	Town Staff, Planning Department, Public Works Department, Chaffee County, Recreation Department, and the Recreation and Trails Advisory Boards
<ul style="list-style-type: none"> Review trail easement criteria in the Land Use Code to ensure that new subdivisions provide adequate easements for trail facilities. 	Town Staff, Planning Department, Public Works Department, and the Recreation Department
<ul style="list-style-type: none"> Continue to implement the 2010 Recreation Facilities Master Plan. The Town has already completed many of the short range proposed improvements and is in the process of working towards the long range improvements through planning efforts such as Recreation Event Center Feasibility & Architectural Study. 	Town Staff, Public Works Department, Recreation Advisory Board, and the Recreation Department
<ul style="list-style-type: none"> Support the Beautification Committee's plans to beautify and revitalize the Town through thoughtful and manageable projects such as a xeriscape demonstration garden. These projects can be realized through volunteer support and are a great opportunity to strengthen and educate the community and enhance the environment. 	Town Staff, Beautification Advisory Board, Main Street, and the Public Works Department

Chapter 6 - Parks, Recreation, Trails, and Open Spaces (short-term con- tinued)	
	Responsible Party
<ul style="list-style-type: none"> Define a threshold in the Land Use Code rewrite for the size of new development that will require actual land dedication rather than cash-in-lieu. 	Town Staff, Planning Department, and the Board of Trustees
<ul style="list-style-type: none"> Explore and identify priorities for the acquisition of open space that will provide for trail development and continuity. 	Town Staff, Planning and Zoning Commission, and the Recreation and Trails Advisory Boards
<ul style="list-style-type: none"> Explore the acquisition of open space parcels along Cottonwood Creek and other key areas of recreational value and environmental sensitivity. 	Town Staff, Planning and Zoning Commission, and the Recreation and Trails Advisory Boards
<ul style="list-style-type: none"> Update the 2002 Town of Buena Vista Planting Guide and reference it in the Land Use Code rewrite. This document will cultivate a naturalized, low water use, and low maintenance landscape throughout town. 	Town Staff, Planning Department, Public Works Department, and the Tree and Beautification Advisory Boards
<ul style="list-style-type: none"> Improve safety for bicyclists and pedestrians crossing and traveling on Highway 24. 	Town Staff, Planning Department, Public Works Department, and the Recreation Department
Long-term (accomplish in years 3-5)	
<ul style="list-style-type: none"> Improve access to BLM land East of Town. The high traffic to these popular trail systems results in pedestrian and bike conflicts at the bridge. Improvements and/or a secondary access should be a priority in future trail planning efforts. 	Town Staff, BLM, Recreation and Trails Advisory Boards, NC3, the Public Works Department, and the Recreation Department
<ul style="list-style-type: none"> Improve connectivity between existing parks, particularly between the four large community parks, Town, and the Rodeo Grounds. 	Town Staff, Recreation and Trails Advisory Boards, Public Works Department, and the Recreation Department
<ul style="list-style-type: none"> The town should look for opportunities to create parks in existing neighborhoods that lack park space within walking distance of the general population. These efforts should focus on utilizing centrally located vacant lots within the neighborhood. 	Town Staff, BLM, Recreation and Trails Advisory Boards, Public Works Department, and the Recreation Department

Chapter 6 - Parks, Recreation, Trails, and Open Spaces (long-term con- tinued)	
	Responsible Party
<ul style="list-style-type: none"> Look for opportunities along Highway 24 and East Main Street to install small gardens, planters, and shade trees to improve aesthetic quality and enhance the pedestrian experience. 	Town Staff, Public Works Department, Beautification and Tree Advisory Boards
<ul style="list-style-type: none"> Buena Vista should use green building materials, renewable energy sources, native plant species, and energy efficient operations whenever feasible with park and trail development. 	Town Staff, Public Works Department, Beautification, Trails and Tree Advisory Boards
<ul style="list-style-type: none"> The park, recreation, trails and open space programs will incorporate educational features and volunteer participation into all aspects of the system so as to further engage and inform the community and visitors of the extent and purpose of the programs. 	Town Staff, Public Works Department, Recreation Department, Planning Department and the Trails Advisory Boards
<ul style="list-style-type: none"> Develop pathways detached from the street instead of sidewalks, when appropriate. 	Town Staff, Public Works Department, Trails Advisory Board, and the Planning Department
<ul style="list-style-type: none"> Expand on the existing network of bike lanes throughout Town. 	Town Staff, Public Works Department, Trails and Recreation Advisory Boards, Recreation Department, and the Planning Department
<ul style="list-style-type: none"> Pursue opportunity to create a connected trail along Cottonwood Creek through town that would provide great recreational value as well as deter building in the floodplain. 	Town Staff, Public Works Department, Trails and Recreation Advisory Boards, Recreation Department, and the Planning Department
Chapter 7 - Respecting the Environment	
	Responsible Party
Short-term (accomplish in years 1-2)	
<ul style="list-style-type: none"> Establish land use and building code requirements that minimize energy and water use. 	Town Staff, Planning Department, Public Works Department, Sangre De Cristo Cooperative, and the Water Advisory Board

<ul style="list-style-type: none"> Utilize sustainable design standards such as the U.S. Department of Energy's "Building American" program. 	Town Staff, Planning Department, Public Works Department, and the Sangre De Cristo Cooperative
<ul style="list-style-type: none"> Use renewable energy sources and locally-produced materials for new recreational developments. 	Town Staff, Planning Department, Public Works Department, Recreation advisory Board, Recreation Department, and the Sangre De Cristo Cooperative
<ul style="list-style-type: none"> Provide education opportunities and sponsor forums to encourage the community to interact with other members of the community and local government to discuss environmental issues. 	Town Staff, Planning Department, Public Works Department, Recreation advisory Board, Recreation Department, and the Sangre De Cristo Cooperative
<ul style="list-style-type: none"> Support local initiatives and neighborhood level activities aimed at addressing some area of environmental concern. 	Town Staff, Planning Department, Public Works Department, Recreation advisory Board, Recreation Department, and the Sangre De Cristo Cooperative
<ul style="list-style-type: none"> Integrate increased density, environmentally sensitive design, and historic preservation concepts into the Land Use Code. 	Town Staff, Planning and Zoning Commission, and the Buena Vista Heritage
<ul style="list-style-type: none"> In connection with regional planning activities, the Town of Buena Vista will promote topics such as transportation planning, infrastructure improvements, waste management, and resource conservation to be considered and incorporated in regional planning activities. 	Town Staff, Planning Department, Public Works Department, Chaffee County, Upper Arkansas Area Council of Governments, Recreation advisory Board, Recreation Department, and the Sangre De Cristo Cooperative
<ul style="list-style-type: none"> Develop strategies to protect the Town's watersheds as part of the Water Resource Master Plan. 	Town Staff, Planning Zoning Commission, and the Public Works Department
<ul style="list-style-type: none"> Maintain and strengthen the Watershed Protection District. 	Town Staff, Planning Department, Public Works Department, Water Advisory Board, BLM, U.S. Forest Service, and Chaffee County

Chapter 7 - Respecting the Environment (short-term continued)	
	Responsible Party
<ul style="list-style-type: none"> Ensure the recommendations made in the 2014 Water Resource Master Plan are followed and implemented, when appropriate and possible. 	Town Staff, Planning Department, Public Works Department, Board of Trustees, and the Water Advisory Board
<ul style="list-style-type: none"> Encourage density, infill, and adaptive reuse of structures. 	Town Staff, Planning Department, Public Works Department, Planning and Zoning Commission, and Buena Vista Heritage
<ul style="list-style-type: none"> Encourage historic preservation efforts. 	Town Staff, Planning Department, Public Works Department, Planning and Zoning Commission, and Buena Vista Heritage
<ul style="list-style-type: none"> Include provisions in the Land Use Code that require sustainable development practices. 	Town Staff, Planning Department, Public Works Department, Planning and Zoning Commission, and the Water Advisory Board
<ul style="list-style-type: none"> Encourage flexibility in the Land Use Code to provide for emerging concepts in construction techniques and land use that can demonstrate an ability to minimize environmental impacts. 	Town Staff, Planning Department, Public Works Department, and the Planning and Zoning Commission
Long-term (accomplish in years 3-5)	
<ul style="list-style-type: none"> Pursue sustainable development standards that simultaneously consider the financial, environmental, and social impacts of decisions prior to implementation. 	All Town Departments and Advisory Board including the Board of Trustees
<ul style="list-style-type: none"> Determine the extent of use of pesticides, herbicides and other toxic chemicals, and minimize their use wherever possible. 	Town Staff and the Public Works Department
<ul style="list-style-type: none"> Appoint Environmental Advisory Committee to work with Planning & Zoning Commission. 	Town Staff, Planning Department, Public Works Department, and the Planning and Zoning Commission

Chapter 7 - Respecting the Environment (long-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Prepare an Environmental Needs Assessment Survey to obtain public input. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Based on Needs Assessment findings, draft a vision statement with broad goals and specific objectives. 	Town Staff, Planning Department, Public Works Department, and the Board of Trustees
<ul style="list-style-type: none"> Draft an Action Strategy to put Environmental Action Plan into practice. 	Town Staff, Planning Department, and the Public Works Department
<ul style="list-style-type: none"> Adopt the Environmental Action Plan. Implement, monitor, and evaluate the plan on an annual basis and make revisions as necessary. 	Town Staff, Planning Department, Public Works Department, and the Board of Trustees
<ul style="list-style-type: none"> Develop storm water management requirements. 	Town Staff, Planning Department, Public Works Department, and the Board of Trustees
<ul style="list-style-type: none"> Outline accepted environmentally sensitive building practices and materials. 	Town Staff, Planning Department, Public Works Department, and the Board of Trustees

Chapter 8 - History and Heritage	
	<i>Responsible Party</i>
Short-term (accomplish in years 1-2)	
<ul style="list-style-type: none"> Interpretive signage regarding historic buildings and areas will be installed in an effort to educate the public and visitors of the history of Buena Vista. 	Town Staff, Planning Department, Public Works Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Review the history of Buena Vista, identify important eras, events, and figures that will be a resource for the community and the local government in connection with historic preservation. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street

Chapter 8 - History and Heritage (short-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> Designate a key staff person to provide information on the range of economic incentives available to historically designated properties. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Buena Vista will create and codify regulations to govern a historic district or resources. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Buena Vista will create an ordinance to review demolition or remodeling requests for historic resources identified on the official list of historic or potentially historic buildings, places, or districts. 	Town Staff, Planning Department, Public Works Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Identify specific districts based on shared historic preservation characteristics. Develop Land Use Code recommendations to provide for the compatibility of new structures in a historic context. 	Town Staff, Planning Department, Public Works Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Undertake a historic resources survey to specifications adopted by History Colorado. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Create criteria for historic designation of buildings, places, or districts. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street
<ul style="list-style-type: none"> Develop Land Use Code recommendations to provide for the compatibility of new structures in a historic context. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street

Chapter 8 - History and Heritage	
	<i>Responsible Party</i>
Long-term (accomplish in years 3-5)	
<ul style="list-style-type: none"> Explore mechanisms to pay for improvements to the Heritage Museum that will support year round use of the facility. 	Town Staff, Planning Department, Buena Vista Heritage

Chapter 8 - History and Heritage (long-term continued)	
	<i>Responsible Party</i>
<ul style="list-style-type: none"> A position paper will be created that reviews the history of Buena Vista, identifies important eras, events, and figures and will be a resource for the community and the local government in connection with historic preservation. 	Town Staff, Planning Department, Buena Vista Heritage, and Main Street

OVERVIEW OF MEETINGS AND PUBLIC OUTREACH

The following is an overview of the various meetings and public outreach efforts that were held in connection with the 2015 Comprehensive Plan Update for the Town of Buena Vista.

Stan Clauson Associates, Inc. (SCA), with Comprehensive Plan partners Clarion Associates (Clarion) and BBC Research & Consulting (BBC), were selected following submitting a response to the Town's Request for Proposals (RFP) on 9 January 2015. SCA and their partners were interviewed by Town of Buena Vista Staff on 27 January 2015. Notice of Award was provided by the Town of Buena Vista on 10 February 2015.



Kick-off Meeting – 20 February 2015

The consultants initiated the 2015 Comprehensive Plan Update with a Comprehensive Plan Kick-off meeting on 20 February 2015, held at the Community Center. Staff met with the consultants to discuss the scope of work and schedule, review previous planning efforts and community feedback, and discuss the issues facing the community. Staff also provided information on important physical features of the Town, recently completed and ongoing development projects, and other planning matters of importance.

Staff indicated that the Town is currently working to become a Colorado Certified Local Government for historic preservation. Among the efforts being pursued in connection with Certified Local Government status was the preparation of a historic preservation ordinance, appointment of a Historic Preservation Commission, and the possible delineation of a historic overlay district would be pursued in order to achieve this certification.

The various types of public outreach for the Comprehensive Plan update were discussed, including:

- Using the Town website and a dedicated Facebook page. Staff would be responsible for posting materials provided by the consultant team on the Town website, whereas the consultants would provide the Facebook page;
- Focus group meetings would be held with interested citizens and members of Town committees;
- Formation of a volunteer Steering Committee to guide development of the Plan;
- Public outreach meetings open to the public;
- Continuation of the Town's "Post Cards from the Future" program; and
- Outreach by Town staff to high school students.

Particular attention was given to accommodating the participation of working residents and those at home with children in public outreach efforts.

Issues to be addressed in the Comprehensive Plan were discussed. Staff provided insight on existing conflicts within the community, as well as perceived issues with new development. Other topics were also discussed, such as funding sources for infrastructure improvements, cell towers, managing land use conflicts, sidewalk continuity, enforcement of landscaping and fence regulations, and providing guidance on developing trends in land use. Clarion reviewed with staff specific issues to be addressed in the Land Use Code update, including trends in how land use approvals are granted in Buena Vista, and issues of code enforcement and the granting of variances.

Luncheon Meeting – 20 February 2015

Following the Staff/Consultant meeting, a luncheon with Mayor Joel Benson, along with representatives from the Board of Trustees, Planning & Zoning Commission, Main Street Committees, staff, and consultants took place. Two PowerPoint presentations were offered: one prepared by Town staff describing the purpose and process for a Comprehensive Plan update; and the second introducing the consultant team and its approach to preparing the Comprehensive Plan update.

Comments and questions followed the presentations, including those from the Mayor and Town Trustees, and Planning & Zoning Commission members. Mayor Benson stated that the existing Comprehensive Master Plan needs more than tweaking, rather it needs to be rewritten from scratch. He continued that he would prefer the new Comprehensive Plan provide "what does it feel like," rather than focus on specific infrastructure upgrades. These comments were echoed by Trustee Phillip Pucket, when he urged the consultant team to emphasize quality of life concerns rather than specific improvements. Following comments and questions, participants were invited to post comments on three maps the consultant team provided. These comments were meant to provide an initial look at the issues and opportunities of interest to the community.

Windshield Tour of Town – 20 February 2015

Following the Kick-off Meeting, staff took the consultant team on an auto tour of the town to visit locations that were discussed in the morning meetings, areas of concern, and provide a general orientation.

Interim Teleconference Check-ins with Staff – March 2015

Following a review of existing plans and regulations, conference calls were held on March 5th and March 20th to discuss the make-up of the Steering Committee, preparation for the Focus Group Meetings, receive an update on the Airport Master Plan and airport operations, and interview the departing public works director.

Public Open House – 7 April 2015

In conjunction with Focus Group meetings to be held later in the day, the consultants conducted an open house meeting, which included the PowerPoint presentation prepared by Town staff on the scope and intention of the Comprehensive Plan Update. In attendance at this open house were members of the community, Town staff, and officials from the Board of Trustees and Planning & Zoning Commission. The kick-off meeting held in February was reviewed and attendees were asked to identify key concerns that they hoped to see addressed in the Comprehensive Plan Update. Some of the statements received include the following:

- Vibrancy / diversity
- Recreation / event center
- Walkability
- Vibrant Main Street
- Workforce housing / affordable housing
- Celebrate heritage / history
- Small-town feeling
- Sidewalk connections
- Safe routes to schools

Focus Group Meetings – 7 April 2015

Focus group meetings were held simultaneously throughout the day covering the following topics:

1. Open Space, Trails, and Recreation;
2. Business Owners and Economic Development;
3. Infrastructure and Water;
4. Arts and Events;
5. Transportation;
6. General Land Use Code concerns;
7. Heritage group;
8. School parent group; and
9. Signage.

The focus group sessions were moderated by various members of the consultant team. Maps and potential topics for discussion were presented at each focus group meeting. Moderators took notes and lead the generally far-ranging discussions. Here are some of the key issues discussed at the various focus groups:

Open Space, Trails, and Recreation

- Parks are an important community asset
- Connections between County and Town parks, trails, and recreation systems are essential
- Trails goals should include:
 - Interconnectivity
 - User friendly construction
 - Connect to regional trails to the West (i.e. the Colorado Trail)
 - River Park Trail – complete connections in park
- Trails concerns included:
 - Safe crossings to school
 - Sidewalks are fragmented
- Encourage trail building by volunteers
- Emphasize bicycling and hiking within the Buena Vista 3 Mile Planning Area
- Contemporary updates of equipment
- Parks should be planned and developed with proximity to development and population in mind
- Area of town West of Hwy 24 is generally park-poor
- Cooperation with developers for park construction
- Emphasis should be to maintain existing facilities
- Facility planning prioritization is important

Business Owners and Economic Development

- Buena Vista continues to grow, and weathered the recession quite well
- There is a need to improve the relationships between the business community and town government
- Town government is perceived to be “nitpicky” without being able to point to specific regulatory provisions.

- Housing market is strong in Buena Vista, with homes below \$300K an especially fast-moving market
- Long-term rental market is tight
- Workforce housing is extremely tight and an increasing barrier to the community’s success
- Retirees make up a large portion of Buena Vista’s population and affordable housing needs to address this
- Drivers of the economy in Buena Vista include:
 - Climax – this was debatable by the participants
 - State Penitentiary – 800+ jobs
 - Tourism & Recreation
- South Main is a wonderful example of new development in Buena Vista
- Need more design standards in Buena Vista to protect character
- Signage is a big problem along highway– size and number of signs, lack of uniformity
- Town Hall should relocate to the museum, creating more of a Town center while using an historic structure
- US 24 and Main should be upgraded as a major gateway for the community
- Town should court new, non-seasonal jobs
- Promote winter recreation activities and events to Denver Market
- There is no economic ladder, no next job
- Airport business park could accommodate manufacturing or non-tourism businesses
- Rural retirees are a good source of volunteers and help; town should recognize their contribution
- No apparent interest in annexation by either side
- Build for the next generation; keep them here

Infrastructure and Water

- Level of service of streets and parking outside of tourist season is okay, but summer has high traffic and congestion
- Need signage directing visitors to parking
- Consider centralized parking lots
- Existing bump outs now make driving large trucks and pulling trailers difficult
- Consider improvements to the Main/Hwy. 24 intersection
- Pedestrian improvements should worry about locals, not just visitors
- Transit center should be attractive but avoid creating second nucleus of commercial activity
- Provide more opportunities for bicycle parking and bike lanes on busy streets
- Bike ridership is strong – some use as primary means of transportation while in town
- Keep main arterials for cars
- Concerning stormwater, consider artistic design while providing for water quality
- Water conservation should be pursued
- Focus on protection of upstream resources
- Require infrastructure with new housing but look at specific conditions for who should pay for it
- Explore public/private partnerships
- Let affordable housing define itself and foster new ideas and creativity for providing affordable housing
- Provide a senior center

- Need for year round amenities, particularly an auditorium
- Protect historic resources but without creating a burden on owner
- Consider migration routes and new development

Arts and Events

- Buena Vista is a community that supports and provides for arts
- Arts and events should be designed for the community and supported by visitors
- Town should promote events that symbolize the history and culture of Buena Vista
- Comp Plan should support all of the art forms occurring in Buena Vista: visual, music, dance, etc.
- Arts and events should target all age groups, appeal to the family unit, and be affordable
- Install benches, murals, water features, etc.
- Potential to have an exhibition and then retain some works
- Encourage local artists to create outdoor art
- Clean up the Hwy 24 corridor and make it more demonstrative of Buena Vista character.
- Consider a Gateway sculpture on Hwy 24 to announce arrival to town
- Local orchestra, Walden Chamber Music Society, Boys and Girls club are local organizations that bring the community together
- Art classes provided in the public schools curriculum are the main artistic outlet for many children
- Parades could be improved, for example, prizes for the best float or encourage bystanders to dance in the street
- Lacking programs for kids
- Artists are pushing for a public facility for classes for kids
- Performing arts currently use schools and churches, and need dedicated event space
- Live / work studio space is needed

Transportation

- Focus on provisions for pedestrian safety and bicycle usage
- No significant interest relating to extending road pavements or facilitating traffic movement
- Foster non-motorized culture
- Safety for cyclists and pedestrians is the main concern
- Providing "Safe Routes to School" is very important
- The bike lanes and multi-use trails should be plowed and kept clear of snow
- Easily understandable multi-modal system would be a welcome improvement
- Encourage pedestrian use in downtown core by providing remote parking
- Functional art can encourage multi-modal use
- Public parking should be clearly identified
- Certain corridors for continuous sidewalks should be prioritized for completion
- Implementation of CDOT Access Control Plan improvements should be as soon as possible and closely monitored by the Town
- Transit Center idea would need to be pedestrian / bicycle friendly
- Balance long term residents' desire for no change and more forward thinking desires of newer residents

- Educate both drivers and bicyclists on proper road sharing
- Buena Vista probably doesn't have the population for more public transit at this point
- Hwy 24 and the railroad tracks combine to make a double barrier against East-West multi-modal transportation and Town government should reach out to the railroad for improvements to the informal parking areas on railroad property
- Main St. diagonal head-in parking is a safety concern
- A full Complete Streets evaluation for Buena Vista would be a good idea to identify appropriate areas to retrofit and define project
- Airport needs a better business plan for its operation.

General Land Use Concerns – Meeting #1

This meeting was conducted as a round robin responding to the question "What should be addressed through the Land Use Code update?" Highlights of this session included:

- Buena Vista is not opposed to greater density, where appropriate, and greater density should be mixed in throughout the community
- Parking is a huge issue in Buena Vista and we need more!
- Explore a central parking concept
- Need to allow for, and encourage tiny houses
- Explore cooperative housing ventures
- Co-housing should be allowed by right
- Community is split on their opinions of South Main
- Parking is a major issue; rafting company will exacerbate that
- Need a seamless transition from South Main, to East Main, to West Main
- We need to determine what historic is
- Design standards should support historic preservation and educate people on why it is important and how to comply
- Big box retail is threatening the mom-and-pop stores in Buena Vista
- Need to eliminate inconsistencies in code provisions
- The code should be encouraging better development
- Water taps are costly and this high cost is eating at the bottom line of doing business

Heritage and Historic Preservation Focus Group

- Buena Vista is to seeking to become a "Certified Local Government," which is a joint State of Colorado Historic Preservation Office and National Parks Service certification for historic preservation activities
- A definition for "Historic District" is needed, so Town citizens can understand its implications and potential benefits
- Other areas beside East Main Street that could benefit from landmarking activity were discussed
- Historic preservation activities are not necessarily limited only to buildings
- Infill projects adjacent to historic buildings need to be carefully considered
- Generally, a new building should be of its own time, but compatible with nearby historic resources
- The Buena Vista Hotel renovation was discussed as an example of generally good historic preservation

- The Comprehensive Plan should have an Historic Preservation element that will show the benefits of historic district regulation
- Historic Preservation is not just about regulation but should also include assistance with best management practices
- The South Main project has shown an example of carrying through on a specific architectural theme or palette
- Downtown historic structures were constructed with brick from a local mill in Buena Vista
- Possible historic resources include not only downtown historic buildings, but also a decorative native rock wall, irrigation structures, the railroad depot, and agricultural and mining sites
- Events are important
- The historic walking tour with numbered signage which has fallen into disuse was discussed and it was determined that new signage should be developed for historic properties
- Buena Vista Heritage owns five properties, including the Museum located in the old county courthouse

School / Parent Group

- Safe Routes to School a big concern particularly crossing at Main Street and Hwy. 24
- Lack of sidewalks and missing infrastructure are of concern
- Provide opportunities for more in town living
- Biking routes to school need greater connectivity
- Facilities for schools were discussed with high school/middle school relocation considered.
- Joint community/school facilities may have issues with serving alcohol
- Finding the sweet spot for the recreation center with consideration of location, activities, multi-seasonal use.
- Give kids something to do by providing a bowling alley, movie theatre, or reopening the Pearl
- Provide greater opportunities for after school activities with sensitivity to cost and consideration of additional sponsoring of activities by local business and other groups to assist in affordability
- Increase grant writing for activities
- Concerns with recreational marijuana use, particularly underage use
- Community needs greater education at an early stage and an open discussion on the topic.
- Concerns voiced about smoking at skate park and the need for increased safety at public parks
- Skateboard use was discussed with questions on where it can take place and issues with long boarding.
- Existing childcare is limited and located mostly in private homes
- Childcare is difficult particularly for teachers and there is a need to provide a regular daycare center
- The community needs to break down barriers and become a community for all ages!
- Provide more job opportunities to allow kids to stay
- Need affordable housing
- Historic preservation for future generations is important but don't cut something off just for preservation ("Working preservation").

Signage

- Murals and public art should have its own code section and specific design guidelines
- Signage regulations for commercial vs. non-commercial property needs clarification with Land Use Code loopholes minimized.
- Signage should be mindful of a coherent aesthetic with district specific guidelines with some flexibility
- Inconsistent regulation enforcement sets bad examples and breeds ill will and non-compliance
- Many signage issues exist along Hwy 24 corridor and on Main St.
- Educate business owners about signage regulations through the Chamber of Commerce by providing a checklist to people applying for a new business license
- Define "public art" vs. "signage"
- Clarify to allow for administrative review of signage applications
- Clarify what variances can be sought due to hardships
- Set standards for craftsmanship
- Prepare materials to solicit feedback on sign aesthetics at the public outreach meetings

General Land Use Concerns – Meeting #2

This was the second meeting conducted as a round robin responding to the question "What should be addressed through the Land Use Code update?" Highlights of this second session included:

- We can't ignore what is going on around the outskirts of town
- Infrastructure costs for large-lot development far outweigh those of infill and redevelopment
- Paving requirements do not always make sense
- Landscaping requirements should be better defined and more flexible
- The new code should act to protect neighborhood character
- Design standards could be applied throughout the town, not just along Main Street
- The process for development approvals could be streamlined
- It is difficult to determine what is required for approvals, and what decisions are based on (approval criteria)

Survey – May 2015

Following the drafting and review by staff and the steering committee, copy of a community opinion survey was sent to residents of the Town of Buena Vista with their water bill on 30 April 2015. It was requested that only one individual from every household would complete the survey so that the survey accuracy could be maintained to the greatest degree possible. As an alternative to filling out the paper copy of the survey, respondents were able to visit the town's website where a link to a web-based version of the survey was provided. All responses to the survey were requested to be received by 11 May 2015 though survey responses were received and accepted several weeks following the close of the survey period.

The community was strongly urged to take part in filling out the survey as the results would be very important in the creation of the new Comprehensive Plan. Once all survey responses were tabulated, both from paper copies and electronic submissions, 374 responses were received. Paper results were tabulated by manually inputting the responses into the web-based program. A report was then created of the combined responses and was made available in PDF format.

Issues with responding to several ranking questions, where respondents were asked to rank a series of initiatives in order from most preferred to least preferred, were reported and resulted in a decrease in the number of responses received for those particular questions. However, the

number of 'skipped' responses did not have an impact on the validity of the responses provided. Additionally, the manner in which the survey was distributed was called into question with some in the community voicing their concerns that certain elements of the community, such as non-homeowners and the youth, did not have the opportunity to take the survey and whose views were not represented. The consultant team clarified that the survey was distributed according to staff's recommendations and the survey was advertised and made available online in an effort capture as many responses as possible. Moreover, demographic information taken from the survey indicated a close correlation with the Town of Buena Vista's demographic results obtained in connection with the US Census Bureau's American Community Survey which indicated a representative sample of the town was obtained by the survey.

First Steering Committee – 21 May 2015

In conjunction with the first Public Meeting to be held later that evening, Stan Clauson Associates met with members of the Steering Committee to review survey results, take part in several planned outreach exercises to be employed at the Public Meeting, and to discuss issues and topics in the survey that had arisen and needed to be addressed further. The survey results were closely reviewed question by question and a general discussion pursued.

Topics discussed with the Steering Committee ranged from improvements to Main Street, the need to provide for a steady stream of business rather than business centered around special events, the need for childcare, and the need for new business so that young members of the community can get a job that enables them to stay. Issues with the current Land Use Code were also discussed and the Steering Committee agreed that the code should be simplified. Members of the Steering Committee discussed that the land use approval process is perceived as being cumbersome because so many applications are required to go before the Board of Trustees and so many of these meetings require multiple hearings. The difficulty in obtaining approvals may be one reason why some believe that Buena Vista is "anti-business." The Steering Committee also discussed the state of infrastructure in the community, noting that discontinuous sidewalks make walking difficult and discouraging. The topic of how to pay for infrastructure improvements was mentioned and it was discussed that seeking to develop public/private partnerships as a means to pay for infrastructure would be useful as well as encouraging development to pay its own way. However requiring development to pay its own way was also seen as potentially creating a situation where only projects with high profit potential would get built.

Following review of the survey results, a Strengths, Weakness, Opportunity, and Threats or S.W.O.T. exercise on small town character was introduced and performed. In a S.W.O.T. exercise, a moderator asks a group of respondents to evaluate the strengths, weaknesses, opportunities, and threats involved in achieving a particular community objective.

Results of the S.W.O.T. on small town character conducted with the Steering Committee produced such strengths as the town's size, its people, history, and location, and the strength of the town's locally owned businesses. Weaknesses provided consisted of the lack of infrastructure, a divided vision for the future by members of the community, a prevailing fear of change, the fact that the town is too appealing, the lack of opportunity for youth, and a lack of cultural diversity. Opportunities consisted of the availability of vacant buildings, the potential for infill opportunities, the town's unique history, and the natural beauty which surrounds the community. Threats identified were that Buena Vista is again too appealing, issues with water rights to non-locals, fundamental economic issues, competition, and the corrosive effects of a consumer culture, the town's image as prison town, and a relatively short summer season.

Additional Focus Group Meetings – 21 May 2015

Continuing the valuable feedback received from the various focus group meetings held on 7 April, additional meetings were scheduled with the Beautification Committee and the Housing Task Force. The Beautification Committee reviewed with staff and the consultant team the projects that they have been recently pursuing and projects to be pursued in the near future. These projects included the creation of planters, snowflake decorations for Highway 24, benches on Main Street,

and improvements to the Town's holiday decorations. Longer range projects planned include a welcome arch across Highway 24, improvements to medians to be pursued in connection with the Access Control Plan, and a xeriscape educational garden aimed at educating the public on alternatives to water intensive landscaping. Members of the Beautification Committee provided that past work has been funded with donations but that new work will receive monetary support from the Town of Buena Vista. Issues with collaboration and communication with the Town and other groups need to be addressed with the Main Street Committee a key to bring the groups and committees together. All agreed that the Comprehensive Plan Update should make beautification of the Town a priority.

While many members of the Housing Committee were unaware of the focus group meeting, several members happened to be present from previous meetings and provided useful insight into the Housing Committee's efforts. It was provided that recommendations on the creation of new affordable housing were presented to the Trustees in March of 2015. Members of the Committee stressed that there needs to be a change in attitude of residents and that education may be useful in countering the "not in my back yard" position commonly held of affordable housing projects. The lack of grants is holding back affordable housing projects and this funding gap has made collaboration with the Chaffee County Council of Governments very important.



First Public Meeting – 21 May 2015

The First Public Meeting was initially intended to present a "clicker" or electronic voting session but due to technical issues with the voting session software, the clicker session was postponed until 2 June. As planned, the survey results were reviewed with attendees and the same questions on methodology and distribution of the survey were made by some attendees. The issues with the survey revolved around the notion that some felt that the results did not adequately provide a true snap shot of the community and this was due to the fact that the survey was only distributed to the homeowners and that very few responses from young people have been provided. The method of distribution of the survey, which was determined by the Town of Buena Vista, was discussed as the most reasonable method of distributing the survey. The consultant team provided that though there were some confusion on several of the questions, a significant portion of the residents of the Town provided feedback and the feedback was generally supported by the other outreach the consultant team has performed.

SWOT exercises were pursued with attendees which considered housing and the need for year round jobs. These topics were suggested by attendees. On the topic of housing, attendees provided that strengths in the Buena Vista community consisted of the availability of affordable land, the opportunity to pursue infill within the existing Town boundaries, the Town's history, and the proximity to public lands. Weaknesses inhibiting housing consisted of lack of assisted living facilities, the general unaffordability of existing housing stock, the cost of development of housing, the lack of rentals, infrastructure, homes that are reasonably sized to be affordable, and diversity of housing types. Opportunities for housing consisted of the availability of vacant land, the upcoming Land Use Code rewrite which can facilitate the construction of new housing, the general potential for growth in the Town, and the potential to utilize cooperatives. Threats to housing were identified as water issues, the cost to the City for providing additional housing and related infrastructure, lack of employment opportunities, the notion of gentrification, the issues with over regulation and roadblocks to development caused by the current Land Use Code, and the fear that our small town feeling will be lost.

The topic of year round job creation was considered next. Strengths identified in the community to support this goal were the expansion of the tourism industry, the growing population of Town, accessibility to Town, the broadening scope of the airport, the strong entrepreneurial ethos in the community, and the growing interest in the arts. Weakness to year round job creation included lack of housing, issues with retaining the youth of the community, gaps in the transportation network, the lack of year round employers, the lack of year round businesses, the lack of investment, over regulation, the wage gap, the roadblocks to starting a new business, and the lack of training of the potential workforce living in the community. Opportunities consisted of good schools, a pleasant location, the growing interest in the arts, the upcoming update of the Comprehensive Plan and Land Use Code, the Chaffee County Economic Development Corporation, and the presence of Colorado Mountain College. Threats to year round job creation were provided as the length of time it takes to become a registered business, the often harsh climate, competition of other communities for the same jobs, and the issues with access during the winter.

The first public meeting concluded with attendees being invited to stay and review the various stations that had been set up around the room which were aimed at soliciting additional feedback on various topics. The attendees were also encouraged to meet with the consultant team to discuss issues and to brainstorm possible solutions.

Clicker Session / Charrette – 2 June 2015

Two sessions of clicker voting and charrette exercise were pursued with the community. The first session was held at noon and aimed at capturing people on the lunch break. The second was held at 5:00pm and was intended to capture attendees after work and school. Both sessions were well attended with approximately 30 attendees during the first session and 38 at the second session. Prior to the initiation of the clicker session, Ford Frick of BBC Research & Consulting provided some general observations of the economic condition of the community which he believes indicates a community in good fiscal health. Tareq Wafaie of Clarion Associates followed with comments relating to the upcoming Land Use Code update. Tareq reviewed the fundamental differences between the comprehensive plan process and the Land Use Code update. The analogy provided by Tareq was that the comprehensive plan is similar to the Town's constitution and the Land Use Code is the Town's laws. Essentially, the Land Use Code will help implement the policy direction given by the Comprehensive Plan. Tareq stresses that the two processes, while related, are separate projects.

With the technical issues with the clicker session software corrected, the consultant team utilized the Turning Point software, a software program that works with Microsoft PowerPoint, to provide real-time polling results. The clicker session questions were aimed at digging deeper into some of the themes that arose from the paper survey. Clicker responses were recorded via hand-held voting devices by session attendees. Attendees were asked to provide their response to the questions by selecting the most appropriate response. Attendees were allowed to change their responses until the particular question was closed to voting. The questions were closed based on the number and frequency of received responses. Attendees were informed that they could ask questions at any time and/or ask for clarification of the questions being asked.

The clicker session contained thirty-four substantive questions, with a few questions intended to familiarize attendees to the voting



process and add levity to the sessions. The Turning Point software made it possible that results were immediately available. For every question the results were briefly reviewed. Generally, two or three of the top responses were highlighted with close results pointed out. The clicker session was broken into five categories which included:

- Introduction and Demographics
- Infrastructure
- Land Use/Local Government
- Community/Vitality and
- Housing

A good majority of both sessions (89.66% noon, 73.33% evening) had a good time responding to questions!

Charrette Sessions – 2 June 2015

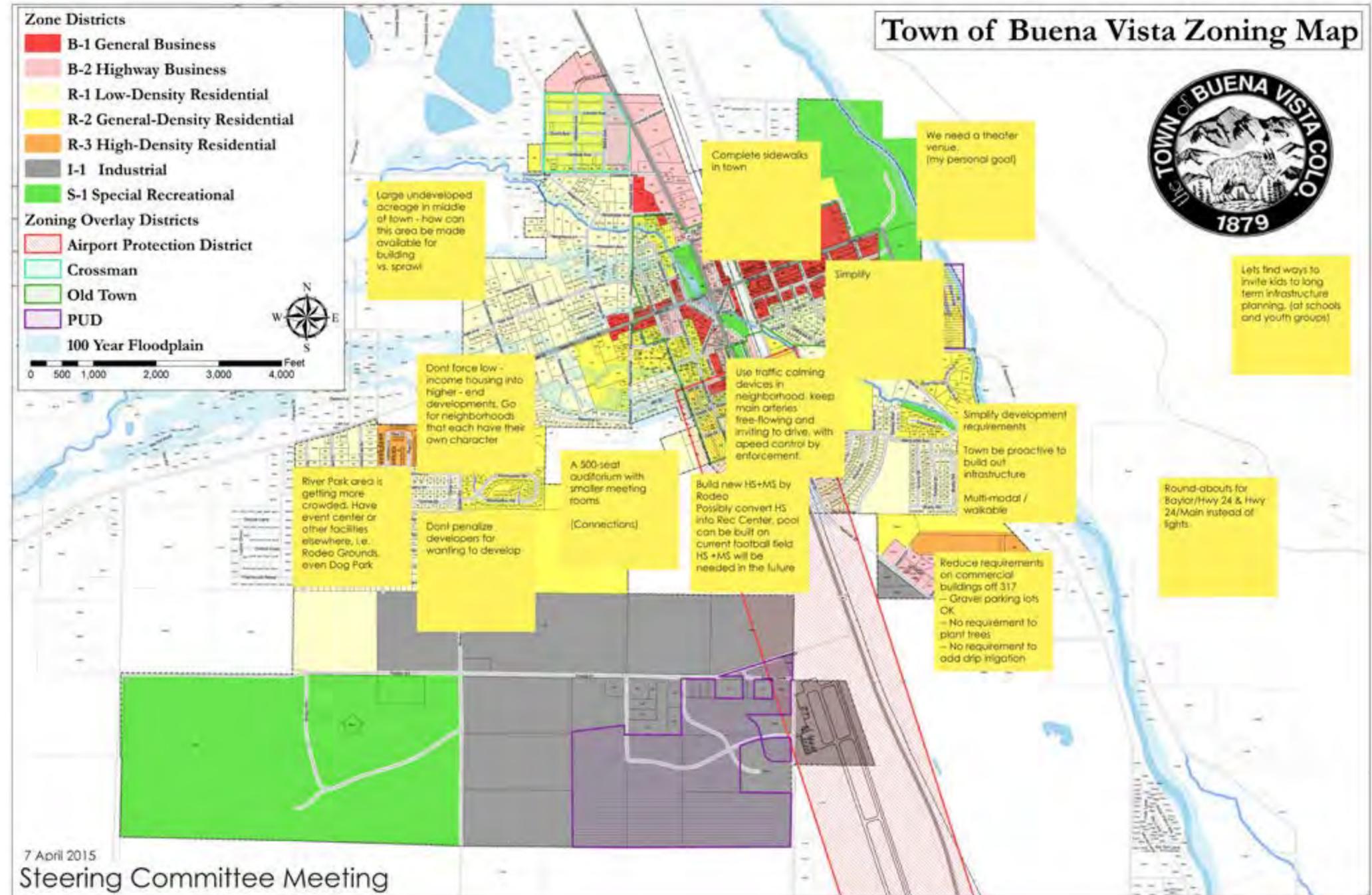
Following the clicker session, attendees were invited to break into small groups to participate in a Charrette sessions. Four tables were set up which corresponded to the four following topics:

- Housing
- Land Use / Local Government
- Community Vitality
- Infrastructure

At the four tables attendees were provided with a base map, trace paper to draw and provide comments on, drawing materials, and list of suggested topics to discuss. Each table was manned by a consultant to foster dialogue, direct comment, and obtain feedback. All attendees were encouraged to visit each table. Charrette sessions at each table lasted approximately 15 minutes. The comments and the mapping exercises provided very meaningful information and confirmation of areas of concern for the community, opportunities for increased trail and pedestrian amenities, and information on the general perception of growth, environmental concerns, and areas in which Buena Vista needs assistance.

Following the Clicker and Charrette session, the formal public outreach portion of the Comprehensive Plan Update was concluded. Rich with empirical data, feedback on existing community initiatives, and the good conversations had with many members of the community and the local government, the consultant team turned their attention to the task of synthesizing the feedback into the creation of a meaningful and accessible Comprehensive Plan document.







Town of Buena Vista

210 East Main St.
P.O. Box 2002
Buena Vista, CO 81211
719-395-8643

BOARD OF TRUSTEES STAFF REPORT

REPORT DATE: January 22, 2016

CASE ADDRESS: 27951 County Road 319

HEARING DATE: January 26, 2016

APPLICANT: Ron Southard, Ridgeway Development Group, Inc.

REQUESTS: The applicant is requesting approval of two applications. The first is a modification to the existing Final Plat for Colorado Center PUD Filing 1 to adjust lots (shown as Lots A-4 and A-5) in the first phase, combine lots shown in the Preliminary Plan (shown as Lot A-6) and to create new lots (Lots C-1 through C-12) with the subdivision. Associated with the final plat will be a new Subdivision Improvements Agreement (SIA) to establish when the public improvements are installed for the lots created by this final plat. The second application is a Substantial PUD Modification to change the zoning to match the reconfigured plat.

STAFF RECOMMENDATION:

That the Board of Trustees **approve with conditions** the Colorado Center PUD Filing 1 – Modification 1 Final Plat, **approve** the SIA associated with the final plat, **and approve with conditions** the associated Substantial PUD Modification for the Colorado Center PUD.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

By a vote of 5-0, the Commission recommended that the Board of Trustees **approve with conditions** the Colorado Center PUD Filing 1 – Modification 1 Final Plat and **approve with conditions** the associated Substantial PUD Modification.

The conditions of approval for the Final Plat are:

The Board of Trustees approves the Amended Final Plat, subject to the following conditions:

1. Prior to recording of the Amended Final Plat for Filing 1, the Applicants and the Town shall enter into an amended Subdivision Improvements Agreement to establish the requirements for the installation of public improvements, including but not limited to installation of water and sewer lines, and public streets needed for the property in the Amended Final Plat for Filing 1.

2. Within ninety days of the date of this Resolution, the applicant shall submit an amended preliminary plan for Filing 1 to reflect the changes approved by this Resolution.
3. Prior to recording of the Amended Final Plat for Filing 1, the Amended Final Plat shall be corrected based upon any comments from referral agencies and to the satisfaction of the Principal Planner.

The condition of approval for the PUD Modification is:

- 1) Prior to recordation of the PUD Modification, the PUD drawings shall be corrected based upon any comments from referral agencies and to the satisfaction of the Principal Planner.

ATTACHMENTS: January 6, 2016 Planning and Zoning Commission Staff Report
 Subdivision Improvements Agreement



Town of Buena Vista

210 East Main St.
P.O. Box 2002
Buena Vista, CO 81211
719-395-8643

PLANNING AND ZONING COMMISSION STAFF REPORT

REPORT DATE: December 31, 2015

CASE ADDRESS: 27951 County Road 319

HEARING DATE: January 6, 2016 – Planning and Zoning Commission

APPLICANT: Ron Southard, Ridgeway Development Group, Inc.

REQUESTS: The applicant is requesting approval of two applications. The first is a modification to the existing Final Plat for Colorado Center PUD Filing 1 to adjust lots (shown as Lots A-4 and A-5) in the first phase, combine lots shown in the Preliminary Plan (shown as Lot A-6) and to create new lots (Lots C-1 through C-12) with the subdivision. Associated with the final plat will be a new Subdivision Improvements Agreement (SIA) to establish when the public improvements are installed for the lots created by this final plat. The second application is a Substantial PUD Modification to change the zoning to match the reconfigured plat.

TOWN STAFF: Mark N. Doering, Principal Planner

STAFF RECOMMENDATION:

That the Planning and Zoning Commission recommend to the Board of Trustees that they approve the Colorado Center PUD Filing 1 – Modification 1 Final Plat and approve the associated Substantial PUD Modification.

ATTACHMENTS TO THE REPORT:

Attachment A – Vicinity Map
Attachment B – Zoning Map
Attachment C – Final Plat
Attachment D – PUD Modification

I. SUMMARY OF REQUESTS

The applicant has submitted two requests. The first request is a Final Plat to modify the Colorado Center PUD (Planned Unit Development) Filing 1 to adjust existing lots, to add lots and remove rights-of-way that were shown in the previously approved Preliminary Plat. See Attachment C. The second request is a Substantial PUD Modification to adjust the zone district boundaries shown in the Colorado Center PUD to match the new lot configuration of the modified final plat. See Attachment D.

When the Final Plat for Filing 1 was previously recorded, it only platted a portion of the lots shown in the Preliminary Plat because that portion had lots that did not require significant public improvements. With this modification to the Filing 1 Final Plat, a new Subdivision Improvement Agreement (SIA) will be required to guarantee the installation of the public improvements needed for the new lots within this final plat. Those improvements for the additional lots include the installation of water and sewer lines, as well as the installation of public streets, including paving, for McCormick Place, McCombs Street, and the remaining paving needed for Gregg Circle.

The second request is a Substantial PUD Modification to adjust the zoning in the area of the reconfigured Lot A-6 (see Attachment C) to change the zoning of the southern portion of the lot from Z-2 (DST Commercial Zone District) to Z-1 (Entry Commercial) to have Lot A-6 with only one zone district (See Sheet C2 in Attachment D). Along with the zoning change, a portion of what was previously shown as College Avenue right-of-way north of McCombs Street is being replaced by Out Lot O-2. That out lot will be platted with a utility, drainage and access easement to allow access from existing streets to the existing lots on the east and west sides of that property. The applicant will also be making minor text changes to add clarity to the existing zone districts and bring them up to date with the Town's current zoning definitions.

II. PROCESS – REQUIRED APPROVALS

The applicant has submitted a Final Plat application as specified in Section 17-30 of the Town of Buena Vista Subdivision Ordinance and Substantial PUD Modification as specified in Section 16-215 of the Town of Buena Vista Zoning Ordinance. Staff reviewed both applications and is forwarding the requests to the Planning and Zoning Commission for a recommendation and then to the Board of Trustees for a final decision on both applications.

III. ANALYSIS – MAJOR SUBDIVISION FINAL PLAT

Section 17-30 of the Buena Vista Subdivision Ordinance provides specific review criteria for a final plat. Each criterion is listed in bold text, followed by staff's analysis for each in standard text.

1. The development conforms in all respects to the requirements of the Subdivision Ordinance.

The modified Final Plat complies with the requirements as listed in the ordinance, with the additional requirements listed in the conditions of approval.

2. The development conforms in all respect to the requirements of the Town's Zoning Ordinance.

The modified plat will comply with the PUD zoning, if the associated Substantial PUD Modification is also approved. The PUD modification changes the configuration of the individual zone districts within the established PUD. All of the lots exceed the minimum size requirements and fewer lots will be the net result of the plat.

3. The applicant has taken every effort to mitigate the impact of the proposed development on the public health, safety, and welfare.

The applicant has submitted a draft Subdivision Improvement Agreement to address the required public improvements needed for the modified plat. Town staff is still reviewing that agreement. Town staff and the applicant will work on resolving the installation of those improvements, including their timing and acceptance for Town maintenance and ownership, prior to recording that Agreement with the Plat at Chaffee County.

IV. ANALYSIS – PUD MODIFICATION

Section 16-215 of the Buena Vista Zoning Ordinance provides specific review criteria for a Substantial PUD Modification. Each criterion is listed in **bold** text, followed by staff's analysis for each in standard text.

(1) No modification, removal or release of the provisions of the plan by the Town shall affect the rights of the residents, occupants and owners of the PUD to maintain and enforce those provisions in law or in equity; and

The modifications to the PUD do not affect the occupants and owners within the PUD to enforce the PUD in law or equity. The modification reduces the number of lots, increases their size and removes a portion of right-of-way that is not needed if the access that it provides to adjoining properties is guaranteed by the plat with an access easement. The modified plat shows such an easement. The modification also adjusts the zoning within the modified final plat from Z-2 to Z-1 for that portion of Lot A-6 in the northwest corner of Filing 1.

(2) No substantial modification, removal or release of the provisions of a PUD plan by the Town shall be permitted except upon a finding by the Board of Trustees, following a public hearing upon notice as required by this Article, that the modification, removal or release is:

a. Consistent with the efficient development and preservation of the entire PUD, and

The proposed modification results in fewer lots than originally proposed for only the initial Filing 1 area, but does increase the size of several lots (lots A-4 and A-6) as a result of the modification. The modification also allows one zone district on the large lot at the northwest corner of Filing 1, which will allow that lot to develop with one zone district on that property. Additionally, a portion of what was College Avenue, north of McCombs Street is replaced by an access, utility and drainage easement across Out Lot O-2. The remaining lots and street configurations are consistent with the efficient development and preservation of the entire PUD.

b. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon or across the street from the PUD or the public interest, and

The proposed modification does not affect in an adverse manner the land abutting the modification or across the street from the PUD or the public interest. The streets are the same as shown as the original PUD, with the exception of the removal of the proposed College Avenue north of McCombs Street. The proposed streets will be covered by a Subdivision improvement Agreement (SIA) that the applicant and the Town will finalize prior to the plat being recorded to ensure that the public improvements, including streets, water and sewer, are installed at the appropriate time to allow development to occur on the lots needing the street and utility improvements.

c. Is not granted solely to confer a special benefit upon any person.

The modification, if granted, will result in a reconfiguration for several lots in Filing 1. There is no special benefit as a result in the reconfigured lots.

V. CONCLUSION AND RECOMMENDATION

Based upon the information and materials provided by the applicant and included in the staff report, staff supports the requested Final Plat and PUD Modification. Therefore, staff recommends that the Planning and Zoning Commission recommend approval, with conditions, to the Board of Trustees:

1. Ron Southard has applied for a Final Plat to adjust, combine, and create new lots different from the subdivision shown in the approved Preliminary Plan for Colorado Center PUD Filing 1, and has applied for a PUD Modification to change the lots and zoning to match the new plat; and
2. Notice of the public hearing for the Final Plat and Substantial PUD Modification was posted on site, as required by the Zoning and Subdivision Ordinances; and
3. The requests were reviewed by the appropriate referral agencies; and
4. The proposed Final Plat is consistent with the applicable standards set forth in Section 17-30 of the Town of Buena Vista Subdivision Ordinance; and
5. The proposed Substantial PUD Modification is consistent with the applicable standards set forth in Section 16-215 of the Buena Vista Zoning Ordinance; and

THEREFORE

The Planning and Zoning Commission recommends that the Board of Trustees **APPROVE WITH CONDITIONS** both the Final Plat to reconfigure, combine, and add new lots, and the Substantial PUD Modification to reconfigure the existing PUD to match the new lots with the modified plat.

The conditions of approval for the Final Plat are:

- 1) Prior to recordation of the Final Plat, the applicant and Town shall execute a Subdivision Improvement Agreement (SIA) to establish the requirements for the installation of public improvements, including but not limited to installation of water and sewer lines, and public streets needed for the amended portion of the Final Plat. The SIA shall also include paving Gregg Circle for the existing lots in Filing 1.
- 2) The applicant shall submit an amended Preliminary Plat for Filing 1 to reflect the changes shown in the Final Plat, within 90 days of the final approval of the Final Plat.
- 3) The Final Plat drawings shall be corrected prior to recordation based upon any comments from referral agencies.
- 4) The applicant shall pay five percent of the estimated costs of installing the public improvements required for the Final Plat prior to the Board of Trustees public hearing, as outlined in the existing Development Agreement.

The conditions of approval for the PUD Modification are:

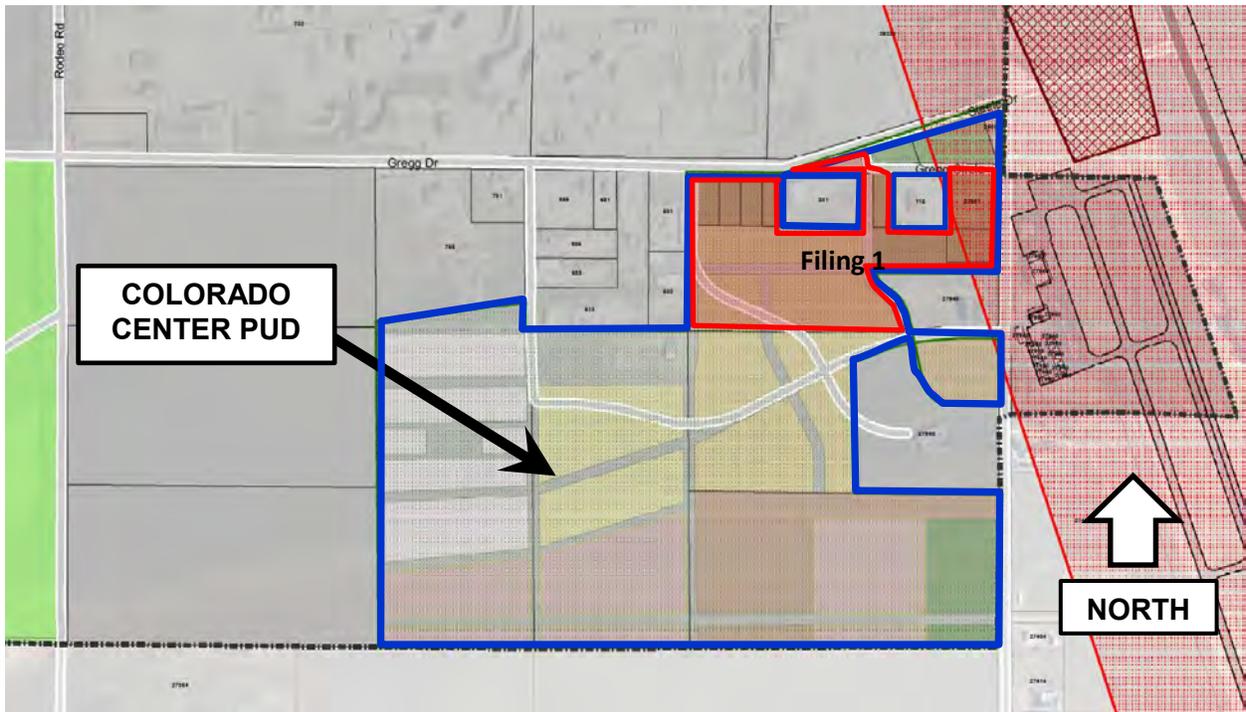
- 1) Prior to recordation of the PUD Modification, the PUD drawings shall be corrected based upon comments from Town staff and from any referral agencies.

Cc: Ron Southard, applicant

Attachment A – Vicinity Map

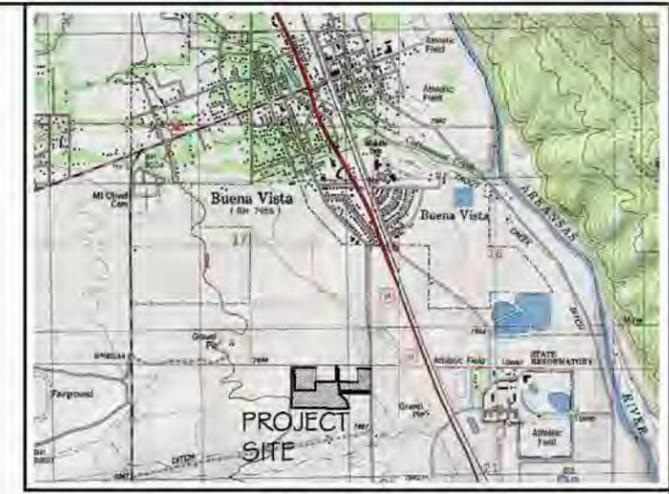


Attachment B – Zoning Map



COLORADO CENTER P.U.D. FILING 1-MODIFICATION 1

LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 20
AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14
SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF BUENA VISTA
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

KNOW ALL PERSONS BY THESE PRESENTS:

THAT RONALD W. SOUTHARD, BEING THE OWNER OR OWNERS OF THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE TOWN OF BUENA VISTA, COUNTY OF CHAFFEE AND STATE OF COLORADO, TO WIT:

LOTS A-4, A-5, A-6, A-7, A-8 & A-9, COLORADO CENTER P.U.D. FILING 1, PHASE A
TOWN OF BUENA VISTA, CHAFFEE COUNTY, COLORADO
AND
A TRACT OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 78 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO LOCATED WITHIN THE COLORADO CENTER P.U.D., TOWN OF BUENA VISTA, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SECTION 20, BEING MARKED BY A 3/4" ALUMINUM CAP;
THENCE NORTH 89°16'13" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 319;
THENCE SOUTH 00°06'50" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 299.78 FEET;
THENCE SOUTH 00°08'52" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 189.15 FEET TO THE TRUE POINT OF BEGINNING.
THENCE NORTH 89°35'33" WEST, A DISTANCE OF 290.20 FEET;
THENCE NORTH 00°06'06" WEST, A DISTANCE OF 191.27 FEET;
THENCE NORTH 89°09'28" WEST, A DISTANCE OF 409.82 FEET;
THENCE NORTH 00°10'16" WEST, A DISTANCE OF 299.82 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF GREGG DRIVE;
THENCE NORTH 89°09'06" WEST A DISTANCE OF 2.73 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, A DISTANCE OF 71.31 FEET, HAVING A RADIUS OF 57.00 FEET AND A DELTA ANGLE OF 71°40'49" TO A POINT OF TANGENCY;
THENCE NORTH 17°28'16" WEST, A DISTANCE OF 101.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GREGG DRIVE;
THENCE SOUTH 72°38'21" WEST, A DISTANCE OF 433.99 FEET;
THENCE SOUTH 89°08'03" EAST, A DISTANCE OF 441.31 FEET;
THENCE SOUTH 00°08'35" EAST, A DISTANCE OF 299.77 FEET;
THENCE NORTH 89°09'37" WEST, A DISTANCE OF 462.42 FEET;
THENCE NORTH 89°07'25" WEST, A DISTANCE OF 462.85 FEET;
THENCE NORTH 00°16'24" WEST, A DISTANCE OF 299.72 FEET TO SAID SOUTHERLY RIGHT-OF-WAY OF GREGG DRIVE;
THENCE NORTH 89°01'08" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF GREGG DRIVE, A DISTANCE OF 59.86 FEET;
THENCE SOUTH 00°19'28" EAST, A DISTANCE OF 444.59 FEET;
THENCE SOUTH 00°19'25" EAST, A DISTANCE OF 449.92 FEET;
THENCE SOUTH 89°27'35" EAST, A DISTANCE OF 60.01 FEET;
THENCE SOUTH 89°28'16" EAST, A DISTANCE OF 1,171.95 FEET TO A POINT ON A NON-TANGENT CURVE;
THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, A DISTANCE OF 51.35 FEET, HAVING A RADIUS OF 1,430.00 FEET, A DELTA ANGLE OF 02°03'26", A CHORD BEARING OF NORTH 79°21'55" EAST AND A CHORD LENGTH OF 51.34 FEET, TO A POINT ON A NON-TANGENT CURVE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, A DISTANCE OF 38.29 FEET, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 87°45'01", A CHORD BEARING OF NORTH 55°43'51" WEST AND A CHORD LENGTH OF 34.65 FEET, TO A POINT OF TANGENCY;
THENCE NORTH 11°51'21" WEST, A DISTANCE OF 65.23 FEET TO A POINT OF CURVATURE ON A NON-TANGENT CURVE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, A DISTANCE OF 194.66 FEET, HAVING A RADIUS OF 231.73 FEET, A DELTA ANGLE OF 48°07'51", A CHORD BEARING OF NORTH 36°17'39" WEST AND A CHORD LENGTH OF 188.99 FEET, TO A POINT OF REVERSE CURVATURE;
THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, A DISTANCE OF 120.08 FEET, HAVING A RADIUS OF 168.98 FEET, A DELTA ANGLE OF 40°42'53", A CHORD BEARING OF NORTH 40°05'39" WEST AND A CHORD LENGTH OF 117.57 FEET, TO A POINT;
THENCE SOUTH 89°36'08" EAST, A DISTANCE OF 690.57 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 319;
THENCE NORTH 00°29'50" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.
CONTAINING A TOTAL OF 26.168 ACRES

HAS LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF "COLORADO CENTER P.U.D. FILING 1-MODIFICATION 1", AND BY THESE PRESENTS DOES HEREBY SET APART AND DEDICATE TO THE TOWN OF BUENA VISTA FOR PUBLIC USE ALL OF THE STREETS AND THE PUBLIC WAYS AND PLACES AS SHOWN HEREON, AND HEREBY DEDICATES THOSE PORTIONS OF LAND LABELED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON.

EXECUTED THE ____ DAY OF _____, 2016

RONALD W. SOUTHARD

STATE OF COLORADO }
155
COUNTY OF CHAFFEE }

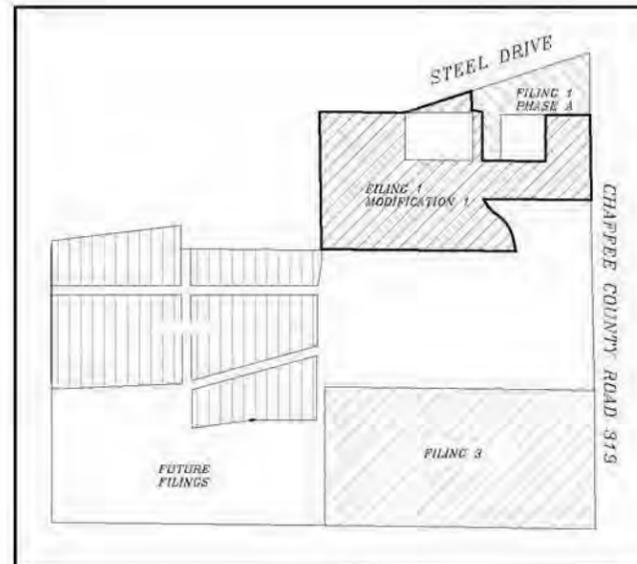
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2016 BY RONALD W. SOUTHARD.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERLY RIGHT-OF-WAY OF CHAFFEE COUNTY ROAD 319, BETWEEN TWO FOUND 1/2" STEEL TAGS ON #5 REBAR, HAVING A BEARING OF SOUTH 00°20'47" EAST.
- 2) OWNER: RONALD W. SOUTHARD, 30600 COUNTY ROAD 371, BUENA VISTA, CO
- 3) PROPERTY DEPICTED HEREON IS SUBJECT TO PROTECTIVE COVENANTS AS RECORDED AT RECEPTION NO. 396006, COLORADO CENTER P.U.D. PLAN AS RECORDED AT RECEPTION NO. _____ AND COLORADO CENTER P.U.D. ZONING AS RECORDED AT RECEPTION NO. _____, ALL IN THE OFFICE OF THE CHAFFEE COUNTY CLERK & RECORDER.
- 4) THE PURPOSE OF THIS PLAT IS ADJUST THE BOUNDARIES AND CONSOLIDATE THE FILING 1 PHASE A LOTS AS SHOWN HEREON AND TO CREATE A FINAL PLAT FOR THE PHASE C LOTS. LOTS A-6 THROUGH A-9 HAVE BEEN CONSOLIDATED INTO ONE LOT CALLED "LOT A-6 AMENDED".
- 5) OUTLOT O-2 IS HEREBY CREATED FOR UTILITY, ACCESS AND DRAINAGE FOR THE PROPERTIES ADJUTING THE OUTLOT. ACCESS TO GREGG DRIVE AND GREGG DRIVE AND GREGG DRIVE IS ALLOWED ACROSS THE LOT FOR THOSE PROPERTIES. NO BUILDINGS SHALL BE ALLOWED ON OUTLOT O-2
- 6) UTILITY EASEMENTS: 10' REAR
8' SIDE
10' STREET
- 7) ZONING: C LOTS: Z-2
A LOTS: Z-1



INDEX

TITLE COMPANY CERTIFICATE

____ DOES HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN HEREON AND ALL LANDS HEREIN DEDICATED BY VIRTUE OF THIS PLAT AND TITLE TO ALL SUCH LANDS IS IN THE ABOVE NAMED OWNER FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2016.

TITLE AGENT

BUENA VISTA BOARD OF TRUSTEE'S CERTIFICATE:

THIS PLAT IS APPROVED THIS ____ DAY OF _____, 2016.
TOWN OF BUENA VISTA, A COLORADO MUNICIPAL CORPORATION

BY: _____
JOEL BENSON, MAYOR

ATTEST: _____
TOWN CLERK

*THIS APPROVAL DOES NOT GUARANTEE THAT THE TYPE OF SOIL OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED. THIS APPROVAL IS ALSO WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN OF BUENA VISTA. NOTICE IS FURTHER HEREBY GIVEN THAT ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF BUENA VISTA DOES NOT AUTOMATICALLY CONSTITUTE AN ACCEPTANCE OF THE ROADS, RIGHTS-OF-WAY AND OTHER PUBLIC IMPROVEMENTS SHOWN HEREON FOR MAINTENANCE BY SAID TOWN. UNTIL SUCH ROADS AND RIGHTS-OF-WAY AND IMPROVEMENTS MEET TOWN SPECIFICATIONS AND ARE SPECIFICALLY INSPECTED AND ACCEPTED BY THE TOWN, THE MAINTENANCE, CONSTRUCTION AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS, RIGHTS-OF-WAY AND IMPROVEMENTS ARE THE SOLE RESPONSIBILITY OF THE SUBDIVIDER AND OWNERS OF THE LAND EMBRACED WITHIN THIS SUBDIVISION.

BUENA VISTA PLANNING AND ZONING COMMISSION CERTIFICATE:

THIS PLAT IS APPROVED THIS ____ DAY OF _____, 2016.
TOWN OF BUENA VISTA PLANNING AND ZONING COMMISSION

BY: _____
CHAIRPERSON

TOWN CLERK'S CERTIFICATE:

STATE OF COLORADO }
155
TOWN OF BUENA VISTA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____ M., 2016, AND IS DULY RECORDED.

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE THIS ____ DAY OF _____, 2016 UNDER RECEPTION NO. _____

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

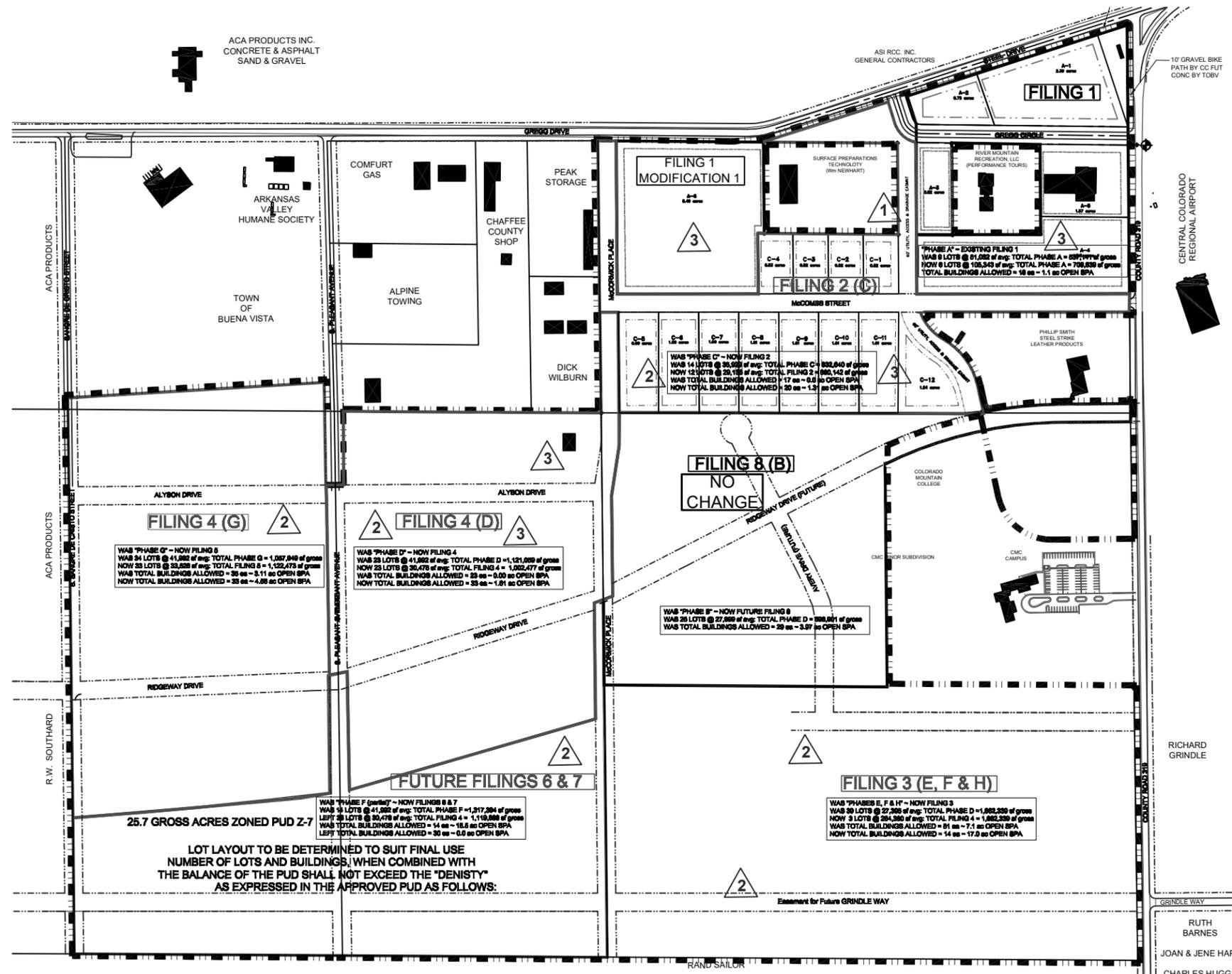
I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF COLORADO CENTER P.U.D. FILING 1-MODIFICATION 1 WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THE MONUMENTS WERE PLACED PURSUANT TO 38-51-105, C.R.S.

DATED THIS ____ DAY OF _____, 2016

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



REVISED: DECEMBER 30, 2015	<p style="text-align: center;">COLORADO CENTER P.U.D. FILING 1-MODIFICATION 1</p> <p style="text-align: center;">LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 20 AND THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 78 WEST OF THE 6th PRINCIPAL MERIDIAN, TOWN OF BUENA VISTA, CHAFFEE COUNTY, COLORADO</p>
JANUARY 19, 2016	
JOB # 1524	<p style="text-align: center;">LANDMARK SURVEYING & MAPPING</p> <p style="text-align: center;">P.O. BOX 668 SALIDA, CO 81201 PH. 719.539.4021 FAX 719.539.4031</p>
DATE: DECEMBER 21, 2016	
SHEET 1 OF 2	



REFERENCE FROM SHT C2
 *THE TOTAL COVERAGE OF THE LOT LIMITED TO 65% (SEE NOTES ON SHEET C3).
 PARKING AND ACCESSORY USES NOT TO BE CONSIDERED AS "COVERAGE".

DENSITY: 151 *LOTS ON 166.28 AC; 1.10 AC*/LOT 0.91 LOTS/AC
 151 LOTS TOTAL SALABLE AREA = 107.42 AC AVG LOT SIZE = 1.41 AC
 179 BLDGS ON 107.42 AC BUILDING DENSITY 1.67 BLDGS/AC

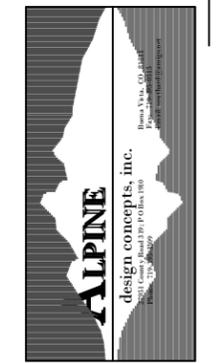
- LEGEND:**
- LOT LINES
 - - - SETBACKS
 - EXISTING BUILDING
 - PHASE BOUNDARY
 - ▬▬▬ PUD BOUNDARY

**COLORADO CENTER PUD PLAN
 & SUBDIVISION PRELIMINARY PLAN
 UPDATE COMPARISON ANALYSIS**

SCALE 1" = 200'



- NOTES:**
- 1.) ALL LOTS IN FILINGS 2, 4, & 5 APPROVED THROUGH PRELIMINARY PLAN IN 2010; NO SIGNIFICANT CHANGES CONTEMPLATED THROUGH FINAL PLAT.
 - 2.) FILING 1 APPROVED THROUGH FINAL PLAT IN 2010 EXCEPT MODIFICATIONS SHOWN HERE AS LOTS A4 & A6; ENLARGED TO SUIT PROSPECTIVE BUYER.
 - 3.) PUD MOD 1 APPROVED 5/8/2015 AND FILING 3 THROUGH SKETCH PLAN 5/8/2015. SUBMITTED HERE FOR SIMULTANEOUS APPROVAL OF PRELIM PLAN AND FINAL PLAT SINCE NO NEW CONSTRUCTION REQUIRED.
 - 3.) THIS PUD MOD 2 IS INTENDED TO BRING UP TO DATE AND RECORD CURRENT STATUS OF ENTIRE PUD AS OF 12/16/2015.



AGREED & APPROVED:

OWNER: RIDGEWAY DEVELOPMENT GROUP, INC.
 BY: [Signature]

JURISDICTION: BY: [Signature]

RECORDED: BOOK: _____ PAGE: _____ DATE: _____

**COLORADO CENTER PUD 2015 MOD
 2015 SUBDIVISION PRELIMINARY PLAN
 DENSITY MODIFICATION/UPDATE**

RIDGEWAY DEVELOPMENT GROUP, INC.
 BUENA VISTA, CO
 P.O. BOX 1910

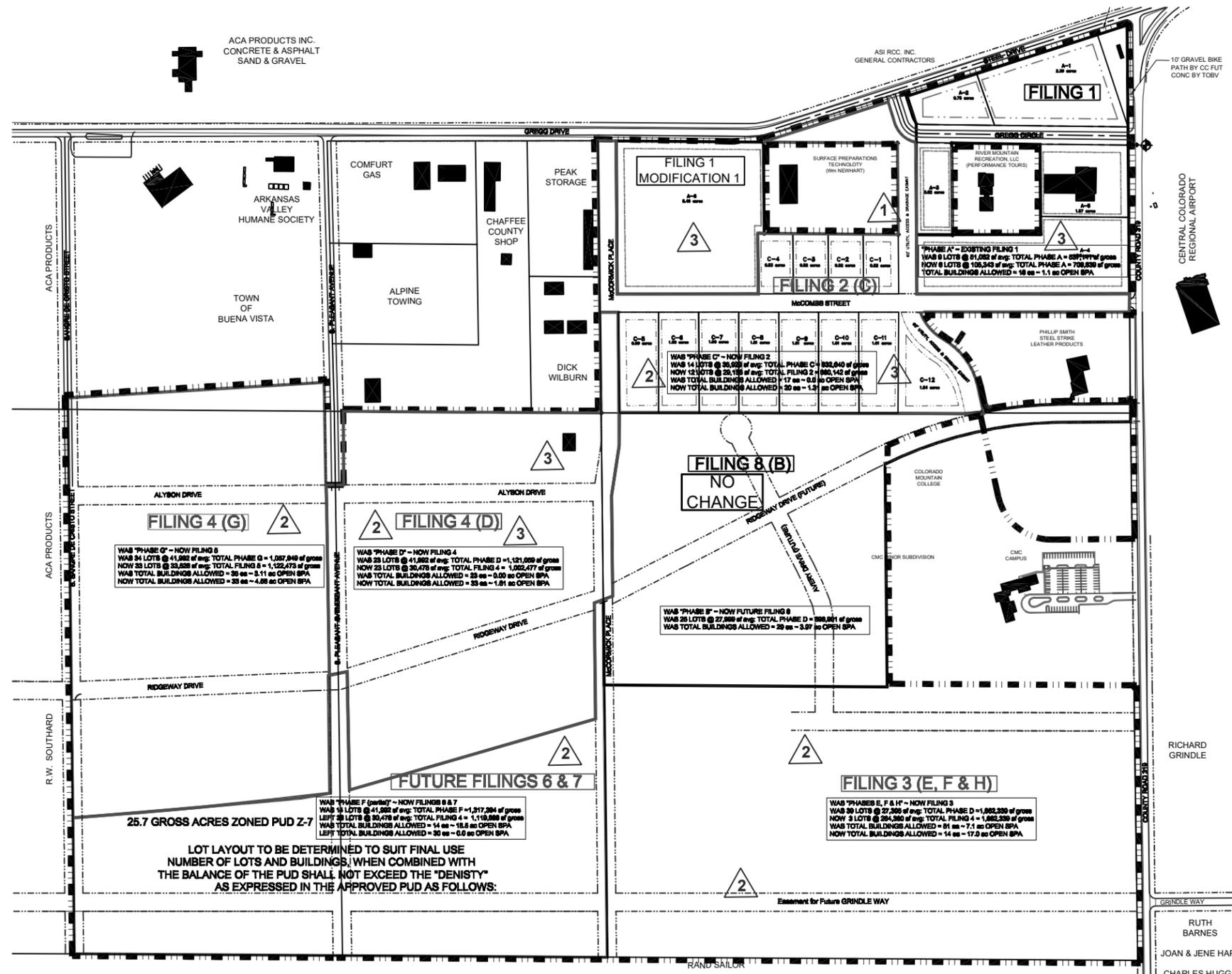
DRAWN BY: rws
 CHECKED BY: rws
 REVISED

1. DMIT AVERY DR. & COLLEGE DR. N. OF RIDGEWAY DR. - CHG & REFINING DRIVE STRATEGY - DMIT
 2. POND 3 & 4 - NOTES UPDATED [15-08-15] RECORDED PLAT
 3. SETBACK MINOR MODIFICATION OF ZONE BOUNDARIES & DEFINITIONS OF ZONES 21, IN SW CORNER. SWAP POSITIONS OF 26 & 27. TO SHIFT PARK TO AREA NOT SERVED BY SEWER. ADD ADA TO ZONING DEFINITIONS & CLARIFY USE OF 21 BY RES. (LH) IS APPROVED
 4. LOTS PER MOD 1 GENERAL UPDATES/BLUESHIFT REQUESTS LARGER LOTS, EXPANSION OF Z1 & REDUCTION OF Z2 AREA, REDUCTION OF NUM OF LOTS, MINOR MOD OF ZONE BOUNDARIES. UPDATE NOTES, PROJ # & DATE

PUD RECORD

DATE: 12/16/2015
 DRAWING # PUD MOD 2
 C3
 PROJECT # 15109

EXHIBIT C



REFERENCE FROM SHT C2
 *THE TOTAL COVERAGE OF THE LOT LIMITED TO 65% (SEE NOTES ON SHEET C3).
 PARKING AND ACCESSORY USES NOT TO BE CONSIDERED AS "COVERAGE".

DENSITY: 151 *LOTS ON 166.28 AC; 1.10 AC*/LOT 0.91 LOTS/AC
 151 LOTS TOTAL SALABLE AREA = 107.42 AC AVG LOT SIZE = 1.41 AC
 179 BLDGS ON 107.42 AC BUILDING DENSITY 1.67 BLDGS/AC

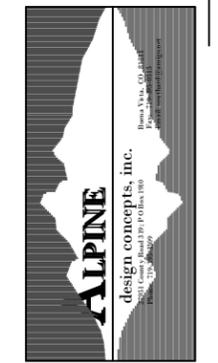
- LEGEND:**
- LOT LINES
 - - - SETBACKS
 - EXISTING BUILDING
 - PHASE BOUNDARY
 - ▬ PUD BOUNDARY

COLORADO CENTER PUD PLAN & SUBDIVISION PRELIMINARY PLAN UPDATE COMPARISON ANALYSIS

SCALE 1" = 200'



- NOTES:**
- 1.) ALL LOTS IN FILINGS 2, 4, & 5 APPROVED THROUGH PRELIMINARY PLAN IN 2010; NO SIGNIFICANT CHANGES CONTEMPLATED THROUGH FINAL PLAT.
 - 2.) FILING 1 APPROVED THROUGH FINAL PLAT IN 2010 EXCEPT MODIFICATIONS SHOWN HERE AS LOTS A4 & A6; ENLARGED TO SUIT PROSPECTIVE BUYER.
 - 3.) PUD MOD 1 APPROVED 5/8/2015 AND FILING 3 THROUGH SKETCH PLAN 5/8/2015. SUBMITTED HERE FOR SIMULTANEOUS APPROVAL OF PRELIM PLAN AND FINAL PLAT SINCE NO NEW CONSTRUCTION REQUIRED.
 - 3.) THIS PUD MOD 2 IS INTENDED TO BRING UP TO DATE AND RECORD CURRENT STATUS OF ENTIRE PUD AS OF 12/16/2015.



AGREED & APPROVED:

OWNER: RIDGEWAY DEVELOPMENT GROUP, INC.
 BY: [Signature]

JURISDICTION: BY: [Signature]

RECORDED BOOK: [Blank]

COLORADO CENTER PUD 2015 MOD 2015 SUBDIVISION PRELIMINARY PLAN DENSITY MODIFICATION/UPDATE

RIDGEWAY DEVELOPMENT GROUP, INC.
 BUENA VISTA, CO
 P.O. BOX 1910

DRAWN BY: rws
 CHECKED BY: rws

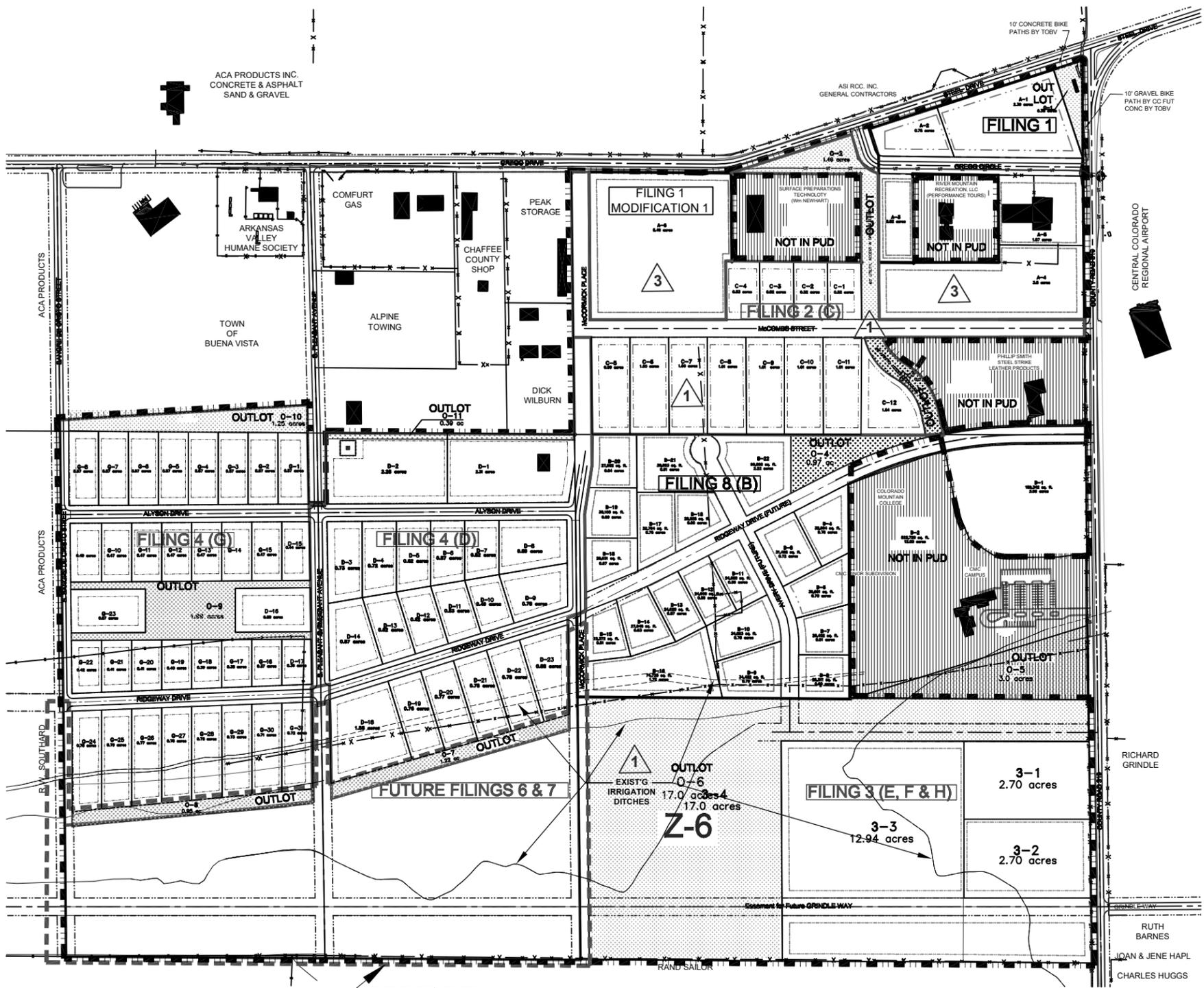
REVISED

1. DMT AVERY DR. & COLLEGE DR. N. OF RIDGEWAY DR. - CHG & REFINING DRIVE STRATEGY - DMT
 2. POND 3 & 4 - NOTES UPDATED [10-08-10] RECORDED PLAT
 3. SETBACK MINOR MODIFICATION OF ZONE BOUNDARIES & DEFINITIONS OF ZONES 21, IN SW CORNER. SWAP POSITIONS OF 26 & 27. TO SHIFT PARK TO AREA NOT SERVED BY SEWER. ADD ADJ. TO ZONING DEFINITIONS & CLARIFY USE OF 21 BY RES. (LH) TO APPROV. SERVIC.
 4. SETBACK MOD. GENERAL UPDATES/BLUESHIFT REQUESTS LARGER LOTS, EXPANSION OF Z1 & REDUCTION OF Z2 AREA, REDUCTION OF NUM OF LOTS, MINOR MOD OF ZONE BOUNDARIES. UPDATE NOTES, PROJ # & DATE

PUD RECORD

DATE: 12/16/2015
 DRAWING # PUD MOD 2
 C3
 PROJECT # 15109

EXHIBIT C



- LEGEND:**
- LOT LINES
 - - - - - SETBACKS
 - EXISTING BUILDING
 - PHASE BOUNDARY
 - ▨ PUD BOUNDARY

**COLORADO CENTER PUD PLAN
& SUBDIVISION PRELIMINARY PLAN**

SCALE 1" = 200'

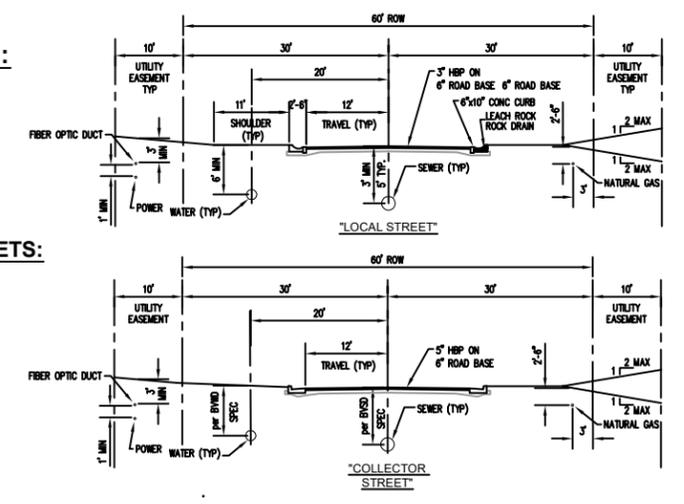


LOCAL STREETS:

- COLLEGE AVENUE
- MCCOMBS STREET
- MCCORMICK PLACE
- ALYSON COURT
- RIDGEWAY DRIVE
- GRINDLE WAY

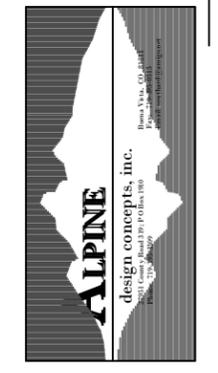
COLLECTOR STREETS:

- GREGG DRIVE
- STEEL DRIVE



ROAD CROSS-SECTION DETAILS

SCALE NONE



AGREED & APPROVED: 2

OWNER: RIDGEWAY DEVELOPMENT GROUP, INC.
BY: [Signature]

JURISDICTION: BY: ITS SALES, JACOB BENSON

RECORDED BOOK: _____

DATE: _____

**COLORADO CENTER PUD 2015 MOD 2
2015 SUBDIVISION PRELIMINARY
PLAN MODIFICATION**



DRAWN BY:	rws
CHECKED BY:	rws
REVISED:	
1 OMIT AVERY DR. & COLLEGE DR. N. OF RIDGEWAY DR. - CHG. & REFIN. DRNG STRATEGY - OMIT 2 POND 3 & 4 - NOTES UPDATED 1/16/15 TO RECORDED PLG 1 3 SITE PLAN MINOR MODIFICATION OF ZONE BOUNDARIES & DEFINITIONS OF ZONES Z1, IN SW CORNER. SWAP POSITIONS OF 26 & 27. TO SHIFT PARK TO AREA NOT SERVED BY SEWER. ADD ADA TO ZONING DEFINITIONS & CLARIFY USE OF 11 BY RES. ADJUTS APPLICABLE 4 SITE PLAN MOD 2 GENERAL UPDATES/BUYER REQUESTS LARGER LOTS, EXPANSION OF Z1 & REDUCTION OF Z2 AREA, REDUCTION OF NUM OF LOTS, MINOR MOD OF ZONE BOUNDARIES, UPDATE NOTES, PROJ # & DATE	

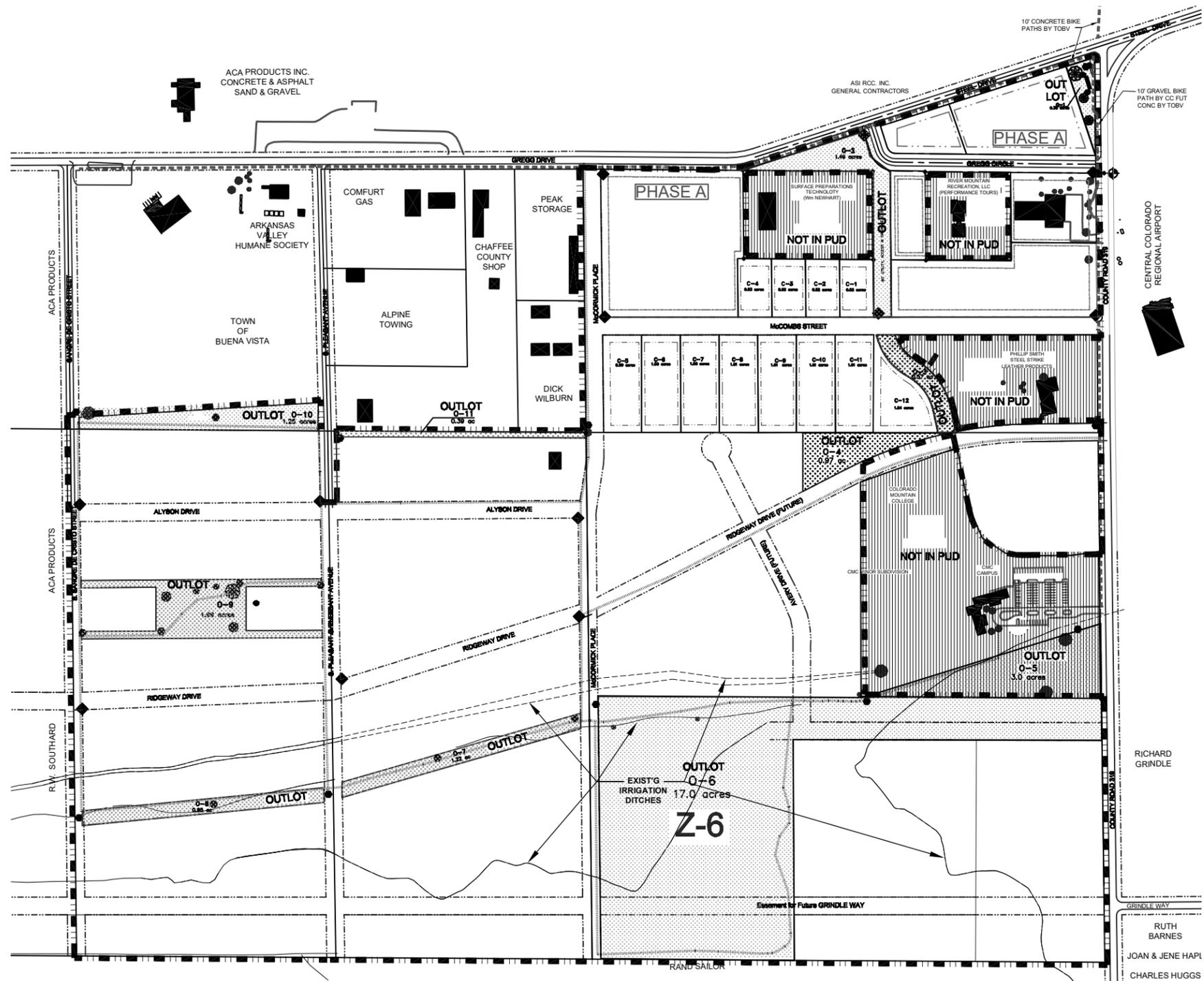
PUD RECORD

DATE 12/16/2015
DRAWING # PUD MOD 2

C4

PROJECT # 15109

EXHIBIT D



TRAILS, LANDSCAPE, LIGHTING & SIGNAGE PLAN

SCALE 1" = 200'

GROUP I PLANTINGS

MOST DROUGHT TOLERANT
SEE TOBV PLANTING GUIDE FOR SPECIES

- LARGE TREE
- SMALL TREE
- SHRUB

ALL UNSPECIFIED AREAS:
BLUE GRAMMA GRASS
CHRESTED WHEAT GRASS
XERISCAPE

GROUP II PLANTINGS

MODERATE WATER USAGE
SEE TOBV PLANTING GUIDE FOR SPECIES

- LARGE TREE
- SMALL TREE
- SHRUB

GROUP II GRASS

GROUP III PLANTINGS

REQUIRES MOST WATER
SEE TOBV PLANTING GUIDE FOR SPECIES

- LARGE TREE
- SMALL TREE
- SHRUB

TURF GRASS

- DECORATIVE SOLAR PATH LIGHTS (17)
- ◆ SOLAR STREET LIGHTS (@1000' SPACING)(12 ea)
- ◆ LARGE ENTRANCE SIGN
- 10' CONCRETE BIKE PATH BY TOBV (5,408')
- 8' CRUSHED ASPHALT BIKE PATH (14,759')



1
2
3

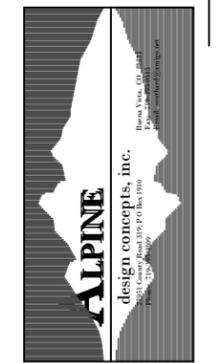
DRAWN BY: rws
CHECKED BY: rws
REVISED

DMT AVERY DR. & COLLEGE DR. N. OF RIDGEWAY
SW - CHNG & REFINE DRNG STRATEGY - DMIT
POND 3 & 4 - NOTES UPDATED 10-08-10
RECORDED PLG 11
SITE PUD MINOR MODIFICATION OF ZONE
BOUNDARIES & DEFINITIONS OF ZONES Z1, IN SW
CORNER. SWAP POSITIONS OF Z6 & Z7. TO SHEET
PARK TO AREA NOT SERVED BY SEWER. ADD
ADJA. TO ZONING DEFINITIONS & CLARIFY USE OF
BY RES. (MUNIS APPROV 08/15)
SITE PUD TRCY & GENERAL UPDATES/ALTER
REQUESTS LARGER LOTS, EXPANSION OF Z1 &
REDUCTION OF Z2 AREA, REDUCTION OF NUM OF
LOTS, MINOR MOD OF ZONE BOUNDARIES.
UPDATE NOTES, PROJ # & DATE

PUD RECORD

DATE 12/16/2015
DRAWING # PUD MOD 2

C5
NEW DRAWING
PROJECT # 15109



AGREED & APPROVED:
OWNER:
RIDGEWAY DEVELOPMENT GROUP, INC.
BY FORREST W. SOUTHARD, PRES
DATE: / /
JURISDICTION:
BY ITS MAYOR, JOEL BENSON
DATE: / /
RECORDED: BOOK: / PAGE: /

COLORADO CENTER PUD 2015 MOD 2
2015 TRAILS, LANDSCAPING, LIGHTING & SIGNAGE
PLAN MODIFICATION
RIDGEWAY DEVELOPMENT GROUP, INC.
BUENA VISTA, CO
P.O. BOX 1910

EXHIBIT E

TOWN OF BUENA VISTA

**RESOLUTION NO. 14
SERIES 2016**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AN AMENDED FINAL PLAT FOR FILING 1 OF THE COLORADO CENTER PUD.

WHEREAS, Ronald W. Southard and Collegiate Valley Holdings, LLC (“Applicants”) own certain real property, known as the Colorado Center PUD, as described in the preliminary plan, approved by Resolution No. 46, Series 2007;

WHEREAS, the Applicants obtained final plat approval for Filing 1 in 2011, as described on the Final Plat for Filing 1 of the Colorado Center PUD, recorded at reception number 396089 in the records of the Chaffee County Clerk and Recorder;

WHEREAS, the Applicant have submitted an application to amend lots in the Final Plat for Filing 1 and include additional property in Filing 1;

WHEREAS, on January 6, 2016, the Planning and Zoning Commission recommended approval of Amended Final Plat for Filing 1;

WHEREAS, notice of the public hearing before the Board of Trustees was properly posted and published pursuant to Section 17-30 of the Buena Vista Municipal Code (the “Code”);

WHEREAS, the Board of Trustees opened the public hearing on January 26, 2016, and took public comment; and

WHEREAS, after reviewing all materials provided to it and hearing staff and public testimony, the Board of Trustees desires to approve the Amended Final Plat, subject to the conditions set forth in this Resolution.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, as follows:

Section 1. The Board of Trustees, having reviewed the application, all information provided and the criteria for final plats as detailed in Section 17-30 of the Code, makes the following findings:

1. The Amended Final Plat complies with the requirements as listed in the Town’s Subdivision Regulations, with the additional requirements listed in the conditions below.

2. The Amended Final Plat complies with the requirements of the Town’s Zoning Regulations if the Applicants’ application for a substantial PUD modification is approved concurrently with this Amended Final Plat.

Section 2. The Board of Trustees approves the Amended Final Plat, subject to the following conditions:

1. Prior to recording of the Amended Final Plat for Filing 1, the Applicants and the Town shall enter into an amended Subdivision Improvements Agreement to establish the requirements for the installation of public improvements, including but not limited to installation of water and sewer lines, and public streets needed for the property in the Amended Final Plat for Filing 1.

2. Within ninety days of the date of this Resolution, the applicant shall submit an amended preliminary plan for Filing 1 to reflect the changes approved by this Resolution.

3. Prior to recording of the Amended Final Plat for Filing 1, the Amended Final Plat shall be corrected based upon any comments from referral agencies and to the satisfaction of the Principal Planner.

ADOPTED this 26th day of January, 2016.

Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

TOWN OF BUENA VISTA

**RESOLUTION NO. 15
SERIES 2016**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING TWO SUBSTANTIAL PUD MODIFICATIONS FOR THE COLORADO CENTER PUD.

WHEREAS, Ronald W. Southard and Collegiate Valley Holdings, LLC (“Applicants”) own certain real property, known as the Colorado Center PUD, as described in the preliminary plan, approved by Resolution No. 46, Series 2007;

WHEREAS, the Applicants obtained final plat approval for the Filing Plan, Filing 1 in 2011, as described on the Final Plat for Filing 1 of the Colorado Center PUD, recorded at reception number 396089 in the records of the Chaffee County Clerk and Recorder;

WHEREAS, the Applicants have submitted an application to amend lots in the Final Plat for Filing 1 and include additional property in Filing 1;

WHEREAS, as a result of the Applicants’ request to include additional property in Filing 1, the designated zoning within the PUD Plan, approved in Resolution No. 46, Series 2007 and in the Development Agreement, recorded at reception number 390604 in the records of the Chaffee County Clerk and Recorder, requires amendment;

WHEREAS, the Applicants have also submitted an application to eliminate the portion of College Avenue north of McCombs Street and propose, as a replacement, a 60 foot drainage, utility and access easement;

WHEREAS, changes in zoning designations and the elimination of a street are substantial PUD modifications pursuant to Section 16-215 of the Buena Vista Municipal Code (the “Code”);

WHEREAS, on January 6, 2016, the Planning and Zoning Commission recommended approval of the substantial PUD modifications;

WHEREAS, notice of the public hearing before the Board of Trustees was properly posted and published pursuant to Section 16-212 of the Code;

WHEREAS, the Board of Trustees opened the public hearing on January 26, 2016, and took public comment; and

WHEREAS, after reviewing all materials provided to it and hearing staff and public testimony, the Board of Trustees desires to approve the substantial PUD modifications, subject to the conditions set forth in this Resolution.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, as follows:

Section 1. The Board of Trustees, having reviewed the application, all information provided and the criteria for substantial PUD modifications as detailed in Section 16-215 of the Code, makes the following findings:

1. One of the proposed modifications, concerning Outlot 2, as initially presented to the Planning and Zoning Commission, has been amended. The Applicant is proposing to dedicate to the Town Outlot 2, as shown on the most recent version of the Amended Final Plat for Filing 1, and a new parcel, designated as Outlot 3, will provide access for lots abutting Outlot 3 and a drainage and utility easement for the Town.

2. The modifications to the PUD do not affect the ability of the occupants and owners within the PUD to enforce the PUD. The modifications reduce the number of lots, increase their size and remove a portion of a right-of-way that is not needed if the access to the adjoining properties is guaranteed with an access easement, as designated on the Amended Final Plat with a plat note.

2. The modifications are consistent with the efficient development and preservation of the entire PUD. The proposed modifications result in fewer lots than originally proposed for the initial Filing 1 area, but do increase the size of several lots (lots A-4 and A-6) as a result of the Amended Final Plat. The remaining lots and street configurations are consistent with the efficient development and preservation of the entire PUD.

3. The modifications do not affect in a substantially adverse manner either the enjoyment of land abutting upon or across the street from the PUD or the public interest. The streets are the same as shown as the original PUD, with the exception of the removal of the proposed College Avenue north of McCombs Street. The street improvements will be covered by the Subdivision improvement Agreement (SIA) that the Applicants and the Town will execute prior to the recording of the Amended Final Plat for Filing 1 to ensure that the public improvements, including streets, water and sewer, are installed at the appropriate time to allow development to occur on the lots needing the street and utility improvements.

4. The modifications do not confer a special benefit upon any person.

Section 2. The Board of Trustees approves the two substantial PUD modifications, subject to the following conditions:

1. Prior to recording of the Amended Final Plat for Filing 1, the Amended Final Plat and the PUD drawings shall be corrected based upon comments from Town staff and from any referral agencies, to the satisfaction of the Principal Planner.

ADOPTED this 26th day of January, 2016.

Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

TOWN OF BUENA VISTA

**RESOLUTION NO. 16
SERIES 2016**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, APPROVING AN AMENDED AND REINSTATED SUBDIVISION IMPROVEMENT AGREEMENT FOR THE AMENDED FINAL PLAT FOR FILING 1 OF THE COLORADO CENTER PUD.

WHEREAS, Ronald W. Southard and Collegiate Valley Holdings, LLC (“Applicants”) own certain real property, known as the Colorado Center PUD, as described in the preliminary plan, approved by Resolution No. 46, Series 2007;

WHEREAS, the Applicants obtained final plat approval for Filing 1 in 2011, as described on the Final Plat for Filing 1 of the Colorado Center PUD, recorded at reception number 396089 in the records of the Chaffee County Clerk and Recorder;

WHEREAS, along with that Final Plat approval, the Town and Ridgeway Development Group, entered into a Subdivision Improvement Agreement (“First SIA”), dated September 21, 2011 and recorded at reception number 396088 in the records of the Chaffee County Clerk and Recorder;

WHEREAS, the Applicant have submitted an application to amend lots in the Final Plat for Filing 1 and include additional property in Filing 1 and an application for two substantial PUD modifications; and

WHEREAS, the Board of Trustees and the Applicants desire to amend the current subdivision improvements agreement to further describe the parties’ obligations.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, as follows:

Section 1. The Amended and Reinstated Subdivision Improvement Agreement, a copy of which is attached hereto and incorporated herein as **Exhibit A**, is hereby approved and adopted.

ADOPTED this 26th day of January, 2016.

Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

**AMENDED AND REINSTATED SUBDIVISION IMPROVEMENTS AGREEMENT
COLORADO CENTER PUD
AMENDED FILING 1**

THIS AGREEMENT is made and entered into this _____ day of _____, 2016 by and between the TOWN OF BUENA VISTA, COLORADO, a Colorado statutory town (hereinafter "Town"), and RONALD W. SOUTHARD and COLLEGIATE VALLEY HOLDINGS, LLC (hereinafter "Owners").

WITNESSETH:

WHEREAS, the Town and Ridgeway Development Group, Inc. entered into Subdivision Improvement Agreement ("First SIA") related to the development of certain real property within the Town of Buena Vista, dated September 14, 2011, and recorded at reception number 396088 in the records of the Clerk and Recorder of Chaffee County, known as Filing 1 of the Colorado Center PUD ("PUD");

WHEREAS, the Owners have submitted an application (the "Application"), dated November 12, 2015, including any amendments and supplements thereto, to amend the Final Plat for Filing 1 of the PUD, recorded at reception number 396089 and as a result, proposes the addition of property to Filing 1;

WHEREAS, on January 26, 2016, the Board of Trustees of the Town of Buena Vista, after holding all necessary public hearings approved, by Resolution #14, Series 2016, an Amended Final Plat for Filing 1 of the Property, which is recorded at Reception No. _____ in the office of the Clerk and Recorder for Chaffee County, Colorado County; and

WHEREAS, as a result of the Owners' application and approval of the Amended Final Plat for Filing 1, the parties have determined that it is their best interests to rescind the First SIA and reach a new agreement; and

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Rescission. The First SIA is hereby rescinded and this Agreement shall constitute the entire agreement of the parties governing Filing 1, as amended, of the Colorado Center PUD.
2. Purpose.
 - a. The purpose of this Agreement is to set forth the terms and conditions to be met by the Owners, to set forth the fees to be paid by the Owners upon subdivision of the Property, and to constitute the Subdivision Improvement Agreement (hereinafter "SIA") provided for in section 17-46(b) of the Town of Buena Vista Municipal Code ("Town Code"). All conditions herein are in addition to any and all requirements of the Town Code, except as expressly modified herein or in other approval ordinances or resolutions of the Town regarding Colorado Center PUD, any public works standards adopted or imposed by the Town, and any and

all statutes of the State of Colorado. The terms and conditions of the Development Agreement, recorded at reception number 390604 in the records of the Chaffee County Clerk and Recorder (“Development Agreement”), are hereby incorporated herein by reference.

- b. Any entity succeeding to any interest of the Owners in and to the Property shall be considered an "Owner" for the purpose of this SIA.
3. Property. The Property described on Exhibit A shall be governed by the terms and conditions of this Agreement.
4. Fees and Reimbursement of Costs. Owners shall pay any applicable fee required pursuant to the Town Code. The Owners agree to pay the Town the actual costs to the Town for engineering, surveying, and legal services rendered in connection with the review of the Application. Interest shall be imposed at a rate of 1.5 % per month on all balances not paid within thirty (30) days of the invoice. In addition, to any and all remedies available to the Town and in the event the Town is forced to pursue collection of any amounts due and unpaid under this provision or under this Agreement, the Town shall be entitled to collect attorney fees and costs included in said collection efforts in addition to the amount due and unpaid.
5. Representations. All representations of both parties, including oral representations made at public hearings before the Planning Commission or the Board of Trustees not inconsistent with the written provisions contained in the documents referred to subsequently, or as set forth in the Application, as amended, and all documents subsequently submitted with reference thereto, shall be considered incorporated into this Agreement as if set forth in full herein.
6. Vested Rights. A vested property right is the right to undertake and complete development under the terms of the site specific development plan described herein. As a condition of the granting of such vested right, the Owners shall at their expense publish the vested rights notice required by C.R.S. §24-68-103(c) and the Town Code §17-41(j), and Owners shall comply with all other procedural requirements set forth therein. The parties agree and acknowledge that approval of the Amended Final Plat for Filing 1 in the PUD and execution of this SIA relating thereto shall constitute a site specific development plan as defined by C.R.S. §24-68-102(4)(a) and that such approval shall similarly result in the granting of vested rights for a period of five (5) years from the date of Resolution No. 14, Series 2006, approving the final plat, which shall supersede and control over the 20 year vested rights period for the entire PUD, as described in the Development Agreement. The Town's duties under this Agreement are expressly conditioned upon Owners’ substantial compliance with each and every term, condition, provision and covenant of this Agreement, the Colorado Center Development Agreement, and all applicable federal, state and local laws and regulations, except as expressly modified herein, and in other approval documents pertaining to Colorado Center PUD.
7. Public Improvements. Pursuant to the Town Code at Section 17-56(b), the Amended Final Plat for Filing 1 of the PUD is approved because the Board of Trustees determined that the proposed public improvements will be adequate to support and service the

amended Filing. All water lines, water facilities, sewer lines, sewer facilities, hydrants, landscaping, water or sewer distribution facilities, drainage structures, gas lines, electrical facilities, cable T.V., communication lines, utility systems, streets (public and/or private), lighting, landscaping and signage specified herein, as shown on the final subdivision plat or described in this Agreement ("Public Improvements") shall be installed and completed at the expense of the Owners. Public Improvements necessary to serve Amended Filing 1 are further described below in Paragraph 10.

- A. Plans and Specifications. All public improvements required to be constructed and approved by the Town are to be in accordance with those certain plans and specifications stated on the final construction drawings prepared by the Owners' engineer, Alpine Design Concepts, Inc. (ADC) dated November 13, 2015 which plans include Sheets F1-1 through F1-5, F1-7 and SW1-6, and any applicable documents or letters from Owners' engineer, Town's Engineer approving such plans, or other engineer reviewing for an reviewing agency including the Colorado Department of Transportation (CDOT) and the Buena Vista Sanitation District (BVSD). The public improvements shall be constructed in conformance with: (1) the plans and specifications submitted by the Owners as part of the Application and approved by the Town Public Works Director or his/her designee, including all supplemental plans and specifications submitted, which plans and specifications are on file at Town Hall, Section 17-58 of the Town Code, except as expressly modified and approved by the Town, and the Town's public works standards and then in effect; and (2) the plans and specifications approved by other reviewing agencies including CDOT and the BVSD (hereinafter collectively referred to as "Plans and Specifications").
- B. Completion of Public Improvements. Unless otherwise specified herein, the Owners shall complete all public improvements within 24 months of start of construction, which must begin within three years and three months from the date of execution of this Agreement. Upon the Owners' completion of construction of the public improvements, the Owners' engineer shall certify in writing that the improvements have been completed in conformance with the Plans and Specifications. Thereafter, the Town Public Works Director or his/her designee shall inspect the public improvements and certify in writing and with specificity their conformity, or lack thereof, to the Plans and Specifications. The Owners shall make all corrections necessary to bring the public improvements into conformity with the Plans and Specifications. The Owners shall at their expense have "as-built" drawings and a summary of actual costs of construction of the Public Improvements prepared by a professional engineer and a registered land surveyor, which drawings shall include all legal descriptions the Town may require.
- C. Related Costs. Owners shall provide at their sole expense all necessary engineering designs, surveys, field surveys, and incidental services related to the construction of the public improvements.

8. Construction Observation and Inspection.

- A. Construction Inspection by Owners. Owners shall be responsible for ensuring

that their engineer provides construction inspection services as necessary to allow Owners' engineer to provide a stamped certification, when improvements are submitted for acceptance, that the public improvements have been constructed in accordance with the Plans and Specifications approved by the Town. To assist the Town in monitoring the installation of the public improvements, the Owners' engineer shall inspect the public improvements on at least a weekly basis, and shall provide the Town Public Works Director, or his/her designee, with field and inspection notes relating to the installation of the public improvements which have been reviewed and stamped by a professional engineer.

- B. Construction Observation by Town. The Town, at the Owners' expense according to the terms of the following paragraph, may retain a geotechnical engineer to periodically monitor the methods of construction and backfill to ensure such work is being completed in conformance with the approved plans and specifications, and accepted standards for such work. The geotechnical engineer shall conduct inspections and testing as directed by the Town Public Works Director in accordance with the inspection and testing schedule required by Town Code. Town agrees to provide Owners prior to beginning construction the required inspection and testing schedule. The Town, or its geotechnical engineer, must log in and log out of jobsite visitors log, and corresponding times must appear on signed timesheets to be eligible for monthly payment. Town approvals shall be made only after completion of construction, and in the manner hereinafter set forth.

- C. Construction Observation Fees. Pursuant to Chapter 17-72 of the Town Code, the Owners are obligated to pay to the Town a deposit in the amount of 5% of the estimated cost of installing public infrastructure/improvements required to serve any subdivision to cover necessary construction observation and inspection fees by January 26, 2016. The Town agrees to hire construction inspection services specific to the Colorado Center PUD according to the same procedure as is applicable to the Town's need for contracting construction works of public improvements except as modified herein. Nothing herein shall preclude the Town from using its retained consultants so long as such consultants prepare a fair and competitive proposal of the specific work to be performed in advance. The parties acknowledge that the lowest cost estimate may not reflect the best or most appropriate proposal. If the actual billings are less than the funds deposited, the Town agrees to return the same to the Owners. If the actual costs are greater than those estimated, the Owners agree to pay additional funds to the Town upon request and documentation, prior to the Town's preliminary acceptance of any Public Improvements. Town agrees to promptly provide Owners on a monthly basis with standard itemized bills, including dates, times and description of specific tasks accomplished for all reimbursement of fees requested.

9. Performance Guarantee.

- A. In order to assure the construction and installation of the Public Improvements described herein for which the Owners are responsible, the Owners shall upon

execution of this Agreement furnish the Town with a certificate, or other evidence, in good and sufficient condition, of an irrevocable letter of credit, or a performance guarantee, as determined and approved by the Town Attorney, to secure the performance and completion of the public improvements, in an amount not less than 125% the estimated costs of said facilities as set forth on Exhibit B as mandated by Sections 17-46(b)(3) and 16-214 of the Town Code. The original letter of credit, or other performance guarantee, as approved by the Town Attorney, shall be delivered to the Town prior to the recordation of the Amended Final Plat. In the event the public improvements are not constructed or completed within 24 months of start of construction, which must begin within three years and three months from the date of this Agreement, the irrevocable letter of credit or the performance guarantee, as approved by the Town Attorney, shall provide that the funds necessary to complete the public improvements shall be put directly to an escrow account under the control of the Town Administrator and shall be used to complete the public improvements called for herein.

- B. Within ten (10) days of timely completion of the public improvements, and performance of the conditions and requirements of this Agreement secured by the performance guarantee, and upon the approval of the Town Administrator, all but twenty-five percent (25%) of the posted security shall be released to the Owners. If the improvements are not completed within the required time, the performance guarantee may be called by the Town and the monies may be used to complete the improvements; provided, however, that if such guarantee is not sufficient to pay the actual costs, the Owners shall be responsible for the balance. The Town shall provide a partial release within thirty (30) days of acceptance by the Town of the Public Improvements; provided, however, that all requests for partial release of the performance guarantee shall be accompanied by a letter from Owners' certified professional engineer certifying that the improvements (construction and material) for which the release is requested have been constructed and installed according to the Plans and Specifications approved by the Town, and that the remaining balance of the performance guarantee is sufficient to construct the balance of the Public Improvements and provide a remaining balance of twenty-five percent (25%) to cover the applicable maintenance and warranty periods by Owners for Public Improvements, including landscaping.
- C. Pursuant to Section 16-214 of the Town Code, upon the complete installation, inspection and acceptance of the public improvements, twenty-five percent (25%) of the performance guarantee shall continue to remain posted as security to ensure that Owners maintain all improvements and infrastructure for a period of one (1) year, and that all such improvements and infrastructure shall remain free of defects during that two (2) year period after preliminary acceptance by the Town.
- D. The estimated costs of the public improvements shall be a figure mutually agreed upon by the Owners and the Town Public Works Director or his/her designee as set forth on Exhibit B attached hereto. In the event the cost of the public improvements exceed the estimated cost, Owners shall be solely responsible for the actual cost. The purpose of the cost estimate is solely to determine the amount

of security and shall be revised every twelve (12) months to reflect the actual costs, and the performance guarantee required by this Agreement shall be adjusted accordingly. No representations are made as to the accuracy of these estimates, and the Owners agree to pay the actual costs of all such Public Improvements. The parties expressly agree that the Owners' preparation and submission to the Town of "as-built drawings" with a summary of actual construction costs for the Public Improvements to be dedicated to the Town are essential requirements of this Agreement. In the event the Owners fail to provide the as-built drawings and cost summary to the Town thirty (30) days prior to the expiration of the performance guarantee or any extension thereof, such failure shall constitute a breach of this Agreement with regard to the completion of the public improvements, damages for which are impossible to ascertain, entitling the Town to call upon the performance guarantee in an amount equal to ten (10%) percent of the total amount set forth on Exhibit B, which amount the Town may retain as liquidated damages due to Owners' breach.

10. Specific Conditions

- A. Amended Filing 1, Lots A-1, A-2, A-3, A-4, A-5, A-6. Town agrees that lots A-1 through A-6 are currently served by Town infrastructure and BVSD sewer mains, and may be sold, and building permits issued for, any time after recording of the Amended Final Plat for Filing 1 without installation of any additional infrastructure by Owners.
- B. Parking. All public parking areas serving Amended Filing 1 shall be constructed by the lot owners of each individual lot. At the time of building permit application, each property shall be required to demonstrate adequate parking associated with its proposed use. No on-street parking will be provided within the PUD.
- C. Water Service. Amended Filing I shall be served with domestic water from existing Town water mains. New water transmission mains are needed to serve lots within Amended Filing 1. Owners are required to construct these mains at their expense. Owners, their successors and assigns, shall comply with Title 13-84 of the Code, as amended, regarding water system investment fees. The tap size for determination of the tap fee for any lot within Colorado Center PUD shall be based on the actual water usage estimated and not fire-flow requirements.
- D. Sewer Service. Amended Filing I shall be served by the Buena Vista Sanitation District (BVSD). The Owners shall comply with all requirements of the BVSD for sewer utilities, including but not limited to, installation of mains, maintenance, and connections. The Owners agree to provide the Town with a copy of a "Will Serve" letter and a signed Connection Agreement between the Owners and BVSD for Lots A-1, A-2, A-3, A-4, A-5 and A-6 prior to Town approval of the Amended Final Plat for Filing 1. The Owners agree that no building permits will be issued by the Town for lots C-4 through C-12, prior to installation and operation of sewer infrastructure needed to serve them and other requirements in this Agreement.

- E. Open Space Dedication. Owners shall dedicate to the Town Outlot 2 as open-space as indicated on the Amended Final Plat for Filing 1. Such dedication shall be contained on the plat. Owners are obligated for the construction of the public improvements of this parcel, as designated on Exhibit B, and Town agrees upon its acceptance of those improvements to maintain Outlot 2. These public improvements on Outlot 2 shall be considered Public Improvements as that term is defined herein.
 - F. Outlot 3. Owners shall convey an easement to the Town for the purposes drainage and utilities, along with ingress and egress for purpose of maintenance of any Town facilities within Outlot 3. Such easement shall be conveyed through a plat note on the Amended Final Plat for Filing 1. Outlot 3 shall also be maintained as an access easement for the lots abutting Outlot 3. The Amended Final Plat shall include a plat note providing for an access easement on Outlot 3 in accordance with this Agreement.
 - G. Landscaping. Owners shall comply with the terms and conditions of the Colorado Center PUD Trails, Landscaping, Lighting & Signage Plan, the Town of Buena Vista Planting Guide and the Town Code, and any amendments approved by the Town as part of the Amended Filing I Final Plat. Pursuant to the Town of Buena Vista Planting Guide at Section I (E)(5), Owners shall warrant all seeding and/or plantings against disease and death for a period of two (2) years from the date of planting. Owners shall be required to promptly remove and replace dead or dying plantings and to post financial surety securing the replacement of diseased and/or dead plantings with identical or comparable live and healthy plantings during the initial two (2) year growing (warranty) period. The Town agrees that the twenty five percent (25%) of the performance guarantee to remain in effect for two (2) years pursuant to Paragraph 10 below shall be sufficient for the landscape guarantee as well. The Town further agrees to waive any and all water tap and usage fees for landscape irrigation connections for all open space parcels and park areas.
 - H. Paving of Streets. Notwithstanding any of other provisions of this Agreement, Owners shall pave with asphalt, in compliance with Town standards, Gregg Circle by September 15, 2016. The Owners shall also pave with asphalt, in compliance with Town standards, the portions of McCormick Place and McCombs Streets, adjacent to the lots approved as part of the Amended Final Plat.
11. Title Policy. Prior to the recordation of the Amended Final Plat for the Property, the Owners shall provide the Town a commitment for a title insurance policy, indicating that the Property is free and clear of all encumbrances whatsoever which would impair the use of the Property as proposed by the Amended Final Plat and that, in the event there is a lien holder affecting the Property, that such lien holder signs and consents to the Final Plat. Further, said title commitment, and/or an additional title commitment, shall show that all other property to be dedicated to the Town is free and clear of all encumbrances which would make said dedications unacceptable as the Town in its sole, discretion determines. At the time of recording the Final Plat, the title insurance policy(s) in an amount equal to \$60,000 shall be provided to the Town covering all property to be

dedicated to the Town, including roads, rights of way, open space, and parkland, and the premium(s) for the title insurance shall be paid by the Owners. In the event the title commitment(s) reflect encumbrances which would impair the use of the Property as proposed, or which would make the public dedications unacceptable, the Town shall notify the Owners, who shall cure or otherwise remove or subordinate said encumbrances to the satisfaction of the Town prior to the recordation of the Final Plat.

12. Voluntary Action of Owners. Notwithstanding any provision of the Town Code, the Owners agree that all terms and conditions of this Agreement, including specifically the payment of fees, the dedication of land, and the completion of offsite infrastructure improvements, if any, are agreed to and constitute the voluntary actions of the Owners.

13. Breach by Owners; Town's Remedies. In the event of any default or breach by the Owners of any term, condition, covenant or obligation under this Agreement, the Board of Trustees shall be notified immediately. The Town may take such action as it deems necessary to protect the public health, safety, and welfare, to protect lot buyers and builders, and to protect the citizens of the Town from hardship. The Town's remedies include:
 - A. The refusal to issue to the Owners any building permit or certificate of occupancy; provided, however, that this remedy shall not be available to the Town until after the affidavit described in Paragraph 13(B) below, has been recorded;
 - B. The recording with the Chaffee County Clerk and Recorder of an affidavit approved in writing by the Town Attorney and signed by the Town Administrator or his or her designee, stating that the terms and conditions of this Agreement have been breached by the Owners. At the next regularly scheduled Board of Trustees meeting, the Board of Trustees shall either approve the filing of said affidavit or direct the Town Administrator to file an affidavit stating that the default has been cured. Upon the recording of such an affidavit, no further lots or parcels may be sold within the Property until the default has been cured. An affidavit signed by the Town Administrator or his designee and approved by the Board of Trustees stating that the default has been cured shall remove this restriction;
 - C. A demand that the security given for the completion of the public improvements be paid or honored;
 - D. The refusal to consider further development plans within the Property; and/or
 - E. Any other remedy available at law. Unless necessary to protect the immediate health, safety, and welfare of the Town or Town residents, the Town shall provide the Owners ten (10) days' written notice of its intent to take any action under this paragraph during which ten-day period the Owners may cure the breach described in said notice and prevent further action by the Town. Furthermore, unless an affidavit as described in Section 13(B) above, has been recorded with the Chaffee County Clerk and Recorder, any person dealing with the Owners shall be entitled

to assume that no default by the Owners has occurred hereunder unless a notice of default has been served upon Owners as described above, in which event Owners shall be expressly responsible for informing any such third party of the claimed default by the Town.

14. Covenants and Deed Restrictions. A "Colorado Center Property Owners Association" (CCPOA) shall be created by the Owners under the laws of the State of Colorado. Owners shall comply with the provisions of the Colorado Center PUD Development Agreement concerning Covenants and Restrictions.
15. Assignment and Release. This Agreement shall be binding on and inure to the benefit of the successors and assigns of the parties; provided, however, that the parties hereto shall not be released from the obligations set forth herein until and unless an assignment of such obligations is accepted in writing by the Town. If less than the entire Property is conveyed, the parties shall enter into a written agreement subject to review and approval by the Town, such approval not to be unreasonably withheld, allocating the rights and responsibilities contained herein between and amongst the parties.
16. Indemnification. Owners agree to indemnify and hold the Town harmless from any and all claims or losses resulting from a judgment or award by a court against the Town resulting from the rezoning and subdivision of the Property. This indemnification shall include actual attorney fees incurred in the event that any party initiates litigation against the Town for any of the approvals described herein. The parties hereto intend not to duplicate any legal services or other costs associated with the defense of any claims against either party described in this section. Therefore, the Parties hereto agree to cooperate in full to prevent duplicative expenses incurred as a result of the indemnification herein described.
17. Final Agreement. This Agreement supersedes and controls all prior written and oral agreements and representations of the parties.
18. Modifications. This Agreement shall not be amended, except by subsequent written agreement of the parties.
19. Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the Town Code and Ordinances and the laws of the State of Colorado, and that Owners, when dealing with the Town, act at their own risk as to any representation or undertaking by the Town officers or agents or their designees which is subsequently unlawful by a court of law.
20. Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way define, limit, or prescribe the scope or intent of this Agreement or any part thereof.
21. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors, and assigns.

c/o Ronald W. Southard
P.O. Box 1213
Buena Vista, Colorado 81211

With copy to:

Powell & Murphy P.C.
Greg Powell
417 W 1st Street
Salida, Colorado 81201

WHEREFORE, the parties hereto have executed duplicate originals of this Agreement on the day and year first written above.

TOWN OF BUENA VISTA, COLORADO

By _____
Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

OWNERS:

RONALD W. SOUTHARD

Ronald W. Southard

STATE OF COLORADO)
)ss,
COUNTY OF CHAFFEE)

Acknowledges before me this _____ day of _____, 2016, by Ronald W. Southard.

WITNESS my hand and official Seal.

My commission expires: _____

Notary Public

STATE OF COLORADO)
)ss
COUNTY OF CHAFFEE)

Acknowledges before me this ____ day of _____, 2016, by Ronald W. Southard,
_____ of Collegiate Valley Holdings, LLC.

WITNESS my hand and official Seal.

My commission expires: _____

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF COLORADO CENTER P.U.D. FILING 1

The property showed on the Amended Final Plat, Filing 1, recorded at reception number _____ and more particularly described as Lots A1 through A6 and Lots C-1 through C-12 as shown on said plat.

Construction Cost Estimate

Item	Qty	Units	Est Unit Price	Combined Budget Costs	Totals	Remarks
Filing 1(c) Infrastructure - McCormick Dr to Sta 6+50.00						
8" Water Main Extension	800	lf	\$ 25.00	\$ 20,000	---	
Tap fees	4	ea	---	---	---	By Lot Purchaser
Water taps & stops	4	ea	\$ 165.00	\$ 660	---	
Service lines to PL	120	lf	\$ 15.00	\$ 1,800	---	
Fire hydrants	2	ea	\$ 1,200.00	\$ 2,400	---	
Isolation Valves	2	ea	\$ 700.00	\$ 1,400	---	
8" Tee & Iso Valve for McCombs Dr	1	ea	\$ 850.00	\$ 850	---	
Stake to mark tap locations	7	ea	\$ 100.00	\$ 700	---	
					\$ 27,810	
12" Sewer Main Extension	800	lf	\$ 20.00	\$ 16,000	---	
Tap fees	4	ea	---	---	---	By Lot Purchaser
Manholes 2 ea	32	vf	\$ 80.00	\$ 2,560	---	
Top cones	2	ea	\$ 200.00	\$ 400	---	
Rings & covers	2	ea	\$ 150.00	\$ 300	---	
Tap tees	4	ea	\$ 100.00	\$ 400	---	
Service line	120	lf	\$ 12.00	\$ 1,440	---	
Stake to mark tap locations	4	ea	\$ 100.00	\$ 400	---	
					\$ 21,500	
Street Construction-McCormick						
Strip & Stkpl Topsoil from r.o.w.	330	cy	\$ -	\$ -	---	Already done
Spread topsoil in drainage esmt	330	cy	\$ 2.00	\$ 660	---	
Seed & mulch	18,000	sf	\$ 0.15	\$ 2,700	---	
Rough-in Street (30' wide)	18,000	sf	\$ 0.10	\$ 1,800	---	
Grade for Gravel	18,000	sf	\$ 0.12	\$ 2,160	---	
6" Class VI base	500	T	\$ 6.50	\$ 3,250	---	
Furnish 18" dia culvert	80	lf	\$ 20.00	\$ 1,600	---	
Install 18" dia culvert	80	lf	\$ 8.00	\$ 640	---	
Place & compact base	330	cy	\$ 3.00	\$ 990	---	
Concrete 6"x10" Curb	1,300	lf	\$ 5.00	\$ 6,500	---	
HBP Paving	1,750	sy	\$ 18.00	\$ 31,500	---	
Striping	1,950	lf	\$ 0.40	\$ 780	---	
					\$ 52,580	
Street Construction-Gregg Circle						
Strip & Stkpl Topsoil from r.o.w.	429	cy	\$ -	\$ -	---	Already done
Spread topsoil in drainage esmt	429	cy	\$ -	\$ -	---	Already done
Seed & mulch	23,400	sf	\$ -	\$ -	---	Already done
Rough-in Street (30' wide)	23,400	sf	\$ -	\$ -	---	Already done
Grade for Gravel	23,400	sf	\$ -	\$ -	---	Already done
6" Class VI base	650	T	\$ -	\$ -	---	Already done
Place & compact base	429	cy	\$ -	\$ -	---	Already done
Concrete 6"x10" Curb	1,690	lf	\$ 5.00	\$ 8,450	---	
HBP Paving	2,275	sy	\$ 18.00	\$ 40,950	---	
Striping	2,535	lf	\$ 0.40	\$ 1,014	---	
					\$ 50,414	
Miscellaneous Utilities						
Power service xfrm & line	800	lf	\$ 12.00	\$ 9,600	---	
Telecommunications	800	lf	\$ 3.00	\$ 2,400	---	
Natl Gas	800	lf	\$ 3.00	\$ 2,400	---	
F & I sign posts	3	ea	\$ 45.00	\$ 135	---	
Street Signs	4	ea	\$ 75.00	\$ 300	---	
Stop sign & post	1	ea	\$ 150.00	\$ 150	---	
Landscaping - Trees	4	ea	---	---	---	By Lot Purchaser
					\$ 14,985	
Total McCormick Place Improvements						\$ 167,289

Construction Cost Estimate

Exhibit B to Amended and Reinstated SIA

Filing 1(c) Infrastructure - McCombs Dr (CR 319 to McCormick Dr)						
Excavate for Detention Pond	1,200	cy	\$ 2.00	\$ 2,400		
Leach Rock Pond Lining	250	cy	\$ 6.00	\$ 1,500		
					\$ 3,900	
8" Water Main Extension	1,650	lf	\$ 25.00	\$ 41,250		
Tap fees	4	ea	---	---		By Lot Purchaser
Water taps & curb stops	14	ea	\$ 165.00	\$ 2,310		
Service lines to PL	840	lf	\$ 15.00	\$ 12,600		
Fire hydrants complete	2	ea	\$ 1,200.00	\$ 2,400		
Stake to mark tap locations	14	ea	\$ 100.00	\$ 1,400		
					\$ 59,960	
8" Sewer Main Extension	1,500	lf	\$ 20.00	\$ 30,000		
Tap fees	4	ea	---	---		By Lot Purchaser
Manholes 4 ea	53	vf	\$ 65.00	\$ 3,445		
Top cones	5	ea	\$ 200.00	\$ 1,000		
Rings & covers	5	ea	\$ 150.00	\$ 750		
Tap tees	12	ea	\$ 100.00	\$ 1,200		
Service line	360	lf	\$ 12.00	\$ 4,320		
Stake to mark tap locations	12	ea	\$ 100.00	\$ 1,200		
					\$ 41,915	
Street Construction	~~	~~				
Strip & Stkpl Topsoil from r.o.w.	1,000	cy	\$ 1.50	\$ 1,500		
Spread topsoil in drainage esmt	1,000	cy	\$ 2.00	\$ 2,000		
Seed & mulch	70,200	sf	\$ 0.15	\$ 10,530		
Rough-in Street (30' widex1736')	52,080	sf	\$ 0.10	\$ 5,208		
Grade for Gravel	51,000	sf	\$ 0.12	\$ 6,120		
6" Class VI base	1,400	T	\$ 6.50	\$ 9,100		
Place & compact base	950	cy	\$ 3.00	\$ 2,850		
Furnish 18" dia culvert	80	lf	\$ 20.00	\$ 1,600		
Install 18" dia culvert	80	lf	\$ 8.00	\$ 640		
Trail Prep 1000x8	8,000	sf	\$ 0.30	\$ 2,400		
Recycled Asph Trail Surfacing	8,000	sf	\$ 1.50	\$ 12,000		
Concrete 6"x10" Curb	3,472	lf	\$ 5.00	\$ 17,360		
HBP Paving	4,500	sy	\$ 18.00	\$ 81,000		
Striping	5,200	lf	\$ 0.40	\$ 2,080		
					\$ 154,388	
Miscellaneous Utilities	~~	~~				
Power service xfrm & line	1,736	lf	\$ 12.00	\$ 20,832		Sangre de Cristo
Telecommunications	1,736	lf	\$ 3.00	\$ 5,208		Ridgeway Matrix
Natl Gas	1,736	lf	\$ 3.00	\$ 5,208		Atmos Energy
F & I sign posts	1	ea	\$ 45.00	\$ 45		
Street Signs	2	ea	\$ 75.00	\$ 150		
Stop sign & post	2	ea	\$ 150.00	\$ 300		
					\$ 31,743	
Landscaping	~~~	~~~	~~~	~~~		
Group I trees along streets	40	ea	---	---		By Lot Purchaser
Landscape drng esmt outlot	1	ac	\$ 5,000.00	\$ 7,300		
Sprinkler system & controls	1	ls	\$ 350.00	\$ 350		
Street Lights - Solar Powered	6	ea	\$ 1,500.00	\$ 9,000		
					\$ 16,650	
Total McCombs Street Improvements						\$ 304,656
TOTAL						\$ 471,945

TOWN OF BUENA VISTA

**RESOLUTION NO. 17
SERIES of 2016**

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF BUENA VISTA, COLORADO, AMENDING SECTION 11-112 OF THE BUENA VISTA MUNICIPAL CODE TO AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE STREET CLOSURES.

WHEREAS, the Board of Trustees desires to delegate its authority to approve street closures to the Town's Public Works Director.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF BUENA VISTA, COLORADO, as follows:

Section 1. Section 11-112 of the Town of Buena Vista Municipal Code is hereby amended to read as follows:

Sec. 11-112. Closure of public rights-of-way; payment of costs; insurance.

The Public Works Director may authorize the partial or complete closure of designated portions of a public right-of-way if:

(1) A written application is submitted to the Public Works Director, containing such information as the Public Works Director deems necessary, and the application is approved by the Public Works Director.

(2) The applicant pays to the Town, at the time he or she submits the application, such application fee as may be established by the Board of Trustees, and the applicant agrees to pay upon request the actual costs to the Town in providing any services required in connection with the closure over and above normal municipal services. Such costs shall include, without limitation, any regular or overtime salaries, equipment and fuel.

(3) The applicant agrees to pay for and provide liability insurance in such amount and for such coverage as may be required by the Public Works Director sufficient to protect the Town from any liability for any injuries or damages which may arise out of the closure or the Town's assistance in ensuring the safe conduct of the closure.

(4) The closure is implemented in a manner that will cause the least inconvenience to the public.

ADOPTED this 26th day of January, 2016.

Joel Benson, Mayor

ATTEST:

Janell Sciacca, Town Clerk

Buena Vista Project Status Updates - As of 1/26/16

Policy Priority	Department	Project	Description	Year Prioritized	Funded	Status	Status Description
Key Outcome Area - Economic Vitality							
Economic Vitality	Planning	Downtown Development Authority (DDA)	The town will establish a DDA in 2016 via an ordinance. The DDA will determine a TIF at a later date.	2014	No	Scheduled	Working on a draft ordinance for BOT review early spring.
Economic Vitality	Public Works	Main Street Light Replacement	Replacing old street lights along Main Street	2014	Yes	Scheduled	In communication with Sangre to coordinate project.
Economic Vitality	Airport	Ground Lease Buy Out	Town will buy back ground leases from Ron Southard resulting from litigation several years ago.	2015	Yes	Scheduled	Working with attorney on the best approach for this transaction.
Economic Vitality	Information Technology	Broadband Study	Feasibility study for broadband expansion in town. Study will make town eligible for grant funding later and will encourage public/private partnership.	2015	Yes	In progress	Applying for an administration grant through DOLA. RFP published in March of 2016.
Economic Vitality	Recreation	Historic Gym Restoration	State historical fund project to restore gym and turn into a community facility.	2015	No	In progress	BOT approved grant contracts and submitted them to History Colorado. Project to begin.
Economic Vitality	Planning	Unified Development Code	Rewrite of town regulatory document.	2015	Yes	Started	Module one is almost complete, module two
Economic Vitality	Planning	Urban Inc. Affordable Housing	Low income housing tax project on CR 317.	2015	No	In progress	Working on new application for May 2016.
Economic Vitality	Planning	County IGA	Intergovernmental agreement with county regarding land use and annexations.	2014	N/A	In progress	Working on draft to go to county.
Economic Vitality	Administration	Wayfinding & Branding	Town marketing and signage campaign.	2014	Yes	In progress	Waiting on BOT decision before RFP and plan implementation can occur.
Economic Vitality	Administration	Certified Local Government	Historic preservation program, partnering with BV Heritage.	2015	Yes	In progress	Ordinance will be included with UDC in April of 2016.
Key Outcome Area - Infrastructure							
Infrastructure	Water	Ivy League Conversion	Ivy League connection to town water system.	2012	Yes	Scheduled	Construction starts 3/16.
Infrastructure	Water	Upper Zone Water Tank	750,000 gallon water storage tank to serve Ivy League and the Upper Zone.	2012	Yes	Scheduled	2016 pending financing.
Infrastructure	Streets	Hwy 24 Stormwater Improvement	Stormwater improvements at City Market will be addressed in the highway project	2012	Yes	Scheduled	
Infrastructure	Public Works	Arizona Trail	Trail and bridge improvements on Arizona Street: CDOT project.	2011	Partially	In progress	Waiting for CDOT to give comments on last survey.
Infrastructure	Streets	Street Condition Assessment	A complete assessment of town streets for CIP purposes will be developed.	2015	N/A	In progress	After spring thaw PW will start analysis and create the plan in the CIP for 2017 budget.
Infrastructure	Public Works	US 24 Reconstruction	US 24 overlay and reconfiguration.	2013	Yes	In progress	Construction begins late June.
Infrastructure	Public Works	Gregg Drive Trail	Paving trail on Gregg Drive between Steele Street and Rodeo Road.	2014	Yes	Scheduled	Requesting IGA from CDOT. Requesting additional grant funding in 2016.
Infrastructure	Public Works	Rodeo Rd. Trail	Paving attached trail along Rodeo Rd. between Gregg Drive and West Main St. (C.R. 306)	2015	Yes	Scheduled	Developing RFP and will bid in late February.
Infrastructure	Public Works	Town Hall Stair Improvements	Reconstruction of fire escape stairs between the Lariat and town hall for safety access.	2014	Yes	Scheduled	Work on property acquisitions between owners.
Infrastructure	Streets	Beldan St. Paving	Water and Sewerlines were constructed in 2015. Paving is planned now that infrastructure is completed	2015	Yes	In progress	Paving planned for spring of 2016.
Key Outcome Area - Community							
Community	Recreation	Updating Recreation Master Plan	The recreation master plan is almost completed and needs an update.	2016	No	Scheduled	Will work with graduate student in the fall to start the process of updating the plan.

Community	Airport	Master Plan	Airport 20 year vision and capital planning document.	2012	Yes	In progress	Next PAC meeting is in December.
Community	Administration	Parking Study	Developing an analysis and plan for parking in the downtown and River Park	2015	Yes	In progress	Draft submitted to town for review. Presentation to BOT in spring.
Key Outcome Area - Environment							
Environment	Recreation	Town Dump Assessment	Brownfield mitigation planning.	2015	Yes	In progress	Level one assessment completed. Waiting on a level two assessment
Environment	Recreation	Recreation Event Center	Feasibility study in preparation of 2017 election.	2015	Yes	In progress	Draft report completed. Presentation to rec board in February.
Environment	Recreation	Sunset Vista IV Pocket Park	New park in subdivision.	2014	Yes/Partially	Scheduled	Prioritized in the 2017 CIP. Design work in 2016.
Environment	Public Works	EV Stations	Installation of two level II charging stations.	2015	Yes	Scheduled	Working with Charge Ahead Colorado on PO. Setting meeting up with Sangre De Cristo to discuss logistics.
Environment	Fire	ARF Truck	Acquiring a working airport specific fire truck.	2013	Partially	In progress	Searching for a truck.
Environment	Parks	Xeriscap Garden	Installation of a Xeriscap garden to demonstrate plants that promote water conservation.	2014	Yes	Scheduled	Working with beautification board to develop the SOW and vendor selection, and maintenance training.
Environment	Public Works	LED Facility Light Conversion	Converting old lights in town facilities with LED lights to conserve energy and save town money in electric bills.	2014	Yes	In progress	Developing RFP for publication first quarter.
Environment	Parks	Planting Guide Update	Working with the tree board, town will update planting guide.	2014	Yes	In progress	Draft plan submitted to tree board, planning is reviewing the document.
Key Outcome Area - Water							
Water	Administration	Upper Ark Cottonwood IGA	Intergovernmental Agreement to increase water storage on Cottonwood Lake.	2013	Partially	Completed	
Water	Water	Arkansas Well #3	Non-potable irrigation 75 foot well located in the River Park.	2013	Yes	In progress	Change order requested to move pump house to make room for historic fire pit.
Water	Water	SFE Calculation	Developing a running total of remaining SFEs for planning purposes.	2013	Yes	In progress	Engineering is working on the calculations and a presentation to the BOT will occur first quarter.
Water	Water	Source Water Protection Plan	A plan that identifies best practices to protect town's water supplies and watersheds.	2013	Yes	In progress	Public hearing scheduled for 2/9.
Water	Administration	St. Charles Mesa Agreement	Agreement to ensure that both town and SCM needs are met through creative exchanges on Cottonwood Creek.	2000	No	In progress	Water attorney is drafting proposal to submit to the David Simpson.
Water	Water	Tier Water Rate Structure	During the 2017 budget process, town will update water rate model to reflect more tiers.	2016	N/A	Scheduled	Presented to the BOT during budget process.
Water	Water	2017 Forest Service Permit Renewal	A joint permit between the Upper District and town to address storage operations on Cottonwood Lake.	2013	No	In progress	
Water	Water	Cottonwood Lake Dam Improvements	Partnership with Upper Ark to expand storage capacity on Cottonwood Lake.	2013	Partially	In progress	
Water	Administration	Water Project Financing	Financing from Colorado Rural Water and Power Authority for water tank and looping system	2014	No	Scheduled	Pre-application submitted to CWRPA.
Key Outcome Area - Administration							
Administration	Planning	Interactive Planning Software	Tracking, mapping, building, zoning with online capabilities.	2014	No	Hold	Project on hold until 2017 after we test new UDC and upgrade technology.
Administration	Administration	Employee Handbook Update	Updates needed to handbook.	2014	N/A	In progress	Draft was sent to attorney for review.
Administration	Administration	Financial Policies	Policies that establish how the town will handle finances.	2015	N/A	Completed	
Administration	Information Technology	Storage Area Network	New server to help town with IT initiatives to streamline operations.	2015	Yes	In progress	Developing specs and RFP to be February/March.
Administration	Information Technology	Broadband Network	Developing a town-owned network for public facilities - pilot program.	2015	No	Hold	Presented pilot to BOT on 1/12. Will bring project proposal to BOT in March.



Town of Buena Vista
P.O. Box 2002
Buena Vista CO 81211
Phone: (719)395-8643
Fax: (719)395-8644

DATE: January 26, 2016
TO: Mayor and Board of Trustees
FROM: Brandy Reitter, Town Administrator
SUBJECT: TOWN ADMINISTRATOR REPORT

Administration

Reminders:

- February 4th at 6:30 PM – Intergovernmental meeting at Sangre De Cristo.
- February 5th at 7 AM – Trustees breakfast at Jan's: topic – Branding.
- February 16th at 6 PM – Trustees work session on policy governance.

In 2016, the organization will begin the process of digital records that was prioritized in the budget. To help with the costs of the project. Staff applied for a \$14,000 grant through the CO State Internet Portal Authority (SIPA). The grant does not include a match.

Staff met with county leadership to discuss paving C.R. 317 January 19th. The county committed to the following:

- Milling of existing asphalt in deteriorating areas.
- A two inch overlay on existing asphalt.
- Realigning the road 2 feet over to the west side to accommodate a trail on the east side of the road.
- Pedestrian trail will be attached, paved, and striped for user safety.

Staff's annual all hands meeting is scheduled for February 9th. This event was very successful in 2015 and will continue to be an annual event. This year we will cover:

- 2016 department initiatives.
- New policies and procedures.
- Town-wide safety training.
- First annual employee of the year award.

Recreation

The BLM requested a meeting on January 27th with the town to discuss follow up to the trail system planning that occurred in 2015. The BLM is looking for the town to assist with public feedback, building consensus around the plan, and management.

Staff met with Mt. Princeton Hot Springs to explore recreation partnerships. In 2016 the department will conduct one swimming lesson session at Mt. Princeton to start a partnership. Staff will explore a winter swim lesson program depending on the success of the partnership.

Staff is looking to replace and re-route boulder grips in our parks. Emily Osborn is working with Peak fitness and local rock climbing groups on the project.

The Stage and Rails Trail project that was supported by the board in 2015 was identified as Governor Hickenlooper's top 16 trails for the state-wide trails plan. This designation is important for the region as it is an economic driver. The designation will make the project eligible for future funding.

The Buena Vista Sportsman's Club is requesting that the town partner on another shooting range grant. The request is for \$14,000 to replace the trap house. The club has offered to provide the matching funds required of the grant.

Project updates:

BV Square Optimist Splash Park – Sign installation will be complete by the end of January.

Recreation Event Center Feasibility Study

- Final draft was submitted to staff for review.
- Final draft of report will be submitted to the Recreation Advisory Board in February.
- After advisory board review, report will be presented to the BOT late February.

Upper Arkansas Water Conservancy District, Augmentation Plan, and Water Planning

The lake at McPhelemy Park is not compliant with state water laws. In order for the town to store water in the lake we need to obtain a right that will provide augmentation to cover the evaporative loss as a result of impounding the water. Staff is working with the water attorney to obtain a substitute water supply plan (SWSP) to bring the lake into compliance while we pursue a water right for the operation.

Main Street & Creative District, Community/Economic Development Initiatives

County leadership is in discussions of requesting support for a regional multi-jurisdictional housing authority to address the affordable housing crisis in Chaffee County. In addition, a request is being made for financial support to update the 2007 housing needs assessment. The assessment is eligible for grant funding from DOLA. This will be the major topic at the intergovernmental meeting on February 4th.

Staff is attending the Historic Preservation Commission Workshop in Lake City January 21st – 22nd. The topics covered are:

- Certified Local Government (CLG) responsibilities
- Historic surveys
- Tax credits
- State Historical Fund
- Section 106 information
- Main Street programs
- Heritage tourism

This concludes my report. If you have any questions please let me know.

Sincerely,

Brandy Reitter

Brandy Reitter, Town Administrator
Town of Buena Vista, CO

Office of the Town Treasurer
Memorandum



To: Board of Trustees, Town of Buena Vista, Colorado
From: Michael J. Hickman, CPA and Town Treasurer
Date: January 20, 2016
Subject: Report Transmittal for the January 26, 2016 Meeting

Town Expenditures

Since the January 7, 2016 report, the Town has issued:

- 73 Accounts Payable checks for Town expenditures for a total of \$149,785.38 (Attachments A1 – A4 check registers).
- ACH withdrawals to the IRS, FPPA, and Colorado Department of Revenue for \$17,687.33 for 1 pay period, ending 1/2/2016 (Attachment B1).
- Net payroll of \$46,444.07 for 1 pay period (Attachments C1 – C2).

The breakdown by Fund for AP and payroll-related check disbursements plus the ACH payments is as follows: *(Note that all expenditures are not expenses since some are reimbursed or are withholdings from employees' gross payroll.)* Attachments D1 – D15 show the payments by fund with the accounting codes the checks were charged to.

• General Fund -	\$ 104,016.92
• Water Fund -	\$ 56,078.71
• Capital Improvement Fund	\$ 2,214.70
• Airport Enterprise Fund -	<u>\$ 5,062.38</u>
• Total all Funds -	<u>\$ 167,372.71</u>

Large expenditure this period:

Wells Fargo for \$41,334.57 for water bond, Interest for \$5,007.91 and Principal for 36,326.66. Balanced owed \$211,946.34. Five payments remaining.

Presentation on the police Department security system (see attached email and quote).

November 2015 Sales Tax attached.



By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL-Pooled Checking						
000012	AFLAC	01/08/2016	Regular	0.00	303.68	18920
000055	CCOERA	01/08/2016	Regular	0.00	2,761.69	18921
001255	CEBT	01/08/2016	Regular	0.00	35,523.84	18922
001234	CMCA	01/08/2016	Regular	0.00	175.00	18923
000423	COLLEGIATE PEAKS BANK	01/08/2016	Regular	0.00	505.00	18924
000003	Colorado Municipal League	01/08/2016	Regular	0.00	2,723.00	18925
00051	Delta Dental of Colorado	01/08/2016	Regular	0.00	2,455.15	18926
000312	Legal Defense Corporation, The	01/08/2016	Regular	0.00	20.00	18927
00140	Liberty National Life Insurance Com	01/08/2016	Regular	0.00	132.81	18928
00084	Pinnacol Assurance	01/08/2016	Regular	0.00	9,845.00	18929
00649	The Lincoln National Life Insurance C	01/08/2016	Regular	0.00	1,087.20	18930
00315	Travelers	01/08/2016	Regular	0.00	301.00	18931
00339	UMB Bank	01/08/2016	Regular	0.00	250.00	18932
001254	VSP	01/08/2016	Regular	0.00	451.76	18933

Bank Code POOL Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	14	0.00	56,535.13
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	27	14	0.00	56,535.13

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Town of Buena Vista

Check Register

Packet: APPKT01059 - 01/14/2016 AP Run

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL-Pooled Checking						
000235	ACA PRODUCTS	01/14/2016	Regular	0.00	29.70	18934
000336	AMERICAN LEGION	01/14/2016	Regular	0.00	2,100.00	18935
000005	AMERICAN WATER WORKS ASSOCIA	01/14/2016	Regular	0.00	315.00	18936
000008	Boy Scouts of America Troop 67	01/14/2016	Regular	0.00	423.50	18937
00210	Boys and Girls Club of Chaffee Coun	01/14/2016	Regular	0.00	3,000.00	18938
000040	BUENA VISTA CHAMBER OF COMMI	01/14/2016	Regular	0.00	2,500.00	18939
001250	Buena Vista Heritage	01/14/2016	Regular	0.00	5,000.00	18940
00501	CGFOA	01/14/2016	Regular	0.00	90.00	18941
00457	Chaffee Shuttle	01/14/2016	Regular	0.00	2,000.00	18942
00385	Charter Communications	01/14/2016	Regular	0.00	6.90	18943
000534	CO. Rural Water Association	01/14/2016	Regular	0.00	275.00	18944
000219	Colorado Bureau of Investigation	01/14/2016	Regular	0.00	38.50	18945
00502	Competitive Edge Software, Inc.	01/14/2016	Regular	0.00	3,600.00	18946
00555	Emily Katsimpalis	01/14/2016	Regular	0.00	28.41	18947
00320	Environmental Systems Research In	01/14/2016	Regular	0.00	1,850.00	18948
001466	Greater Arkansas River Nature Assoc	01/14/2016	Regular	0.00	500.00	18949
00738	Randy N Johnson	01/14/2016	Regular	0.00	385.00	18950
000160	Petty Cash	01/14/2016	Regular	0.00	241.88	18951
001477	Phillip G. Rodriguez, Jr	01/14/2016	Regular	0.00	120.75	18952
00084	Pinnacol Assurance	01/14/2016	Regular	0.00	794.96	18953
000557	Pro Com	01/14/2016	Regular	0.00	44.00	18954
00606	Santander Bank, N.A.	01/14/2016	Regular	0.00	464.84	18955
00087	Wells Fargo Bank, N.A.	01/14/2016	Regular	0.00	41,334.57	18956
00408	Yvonne Prentiss	01/14/2016	Regular	0.00	158.13	18957

Bank Code POOL Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	24	0.00	65,301.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	25	24	0.00	65,301.14

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By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL-Pooled Checking						
000235	ACA PRODUCTS	01/14/2016	Regular	0.00	42.90	18958
001080	Atmos Energy	01/14/2016	Regular	0.00	27.44	18959
00678	ATV Mountain Adventures Inc.	01/14/2016	Regular	0.00	64.75	18960
00554	Avery Parsons Elementary School	01/14/2016	Regular	0.00	55.40	18961
000404	B.V. TOOL & EQUIP. CENTER	01/14/2016	Regular	0.00	288.66	18962
000027	BUENA VISTA SANITATION DISTRICT	01/14/2016	Regular	0.00	596.70	18963
000191	CenturyLink	01/14/2016	Regular	0.00	1,541.51	18964
001189	Chaffee County Landfill	01/14/2016	Regular	0.00	10.00	18965
000037	CHAFFEE COUNTY TIMES	01/14/2016	Regular	0.00	162.76	18966
000819	CHIEF SUPPLY	01/14/2016	Regular	0.00	115.68	18967
00593	Clarion	01/14/2016	Regular	0.00	3,979.31	18968
000426	Collegiate Peaks Paint & Supply	01/14/2016	Regular	0.00	14.23	18969
000219	Colorado Bureau of Investigation	01/14/2016	Regular	0.00	330.00	18970
00483	Colorado Division of Fire Prevention	01/14/2016	Regular	0.00	60.00	18971
000053	Colorado State Treasurer	01/14/2016	Regular	0.00	1,391.87	18972
000056	COMFURT GAS, INC.	01/14/2016	Regular	0.00	739.18	18973
001118	Dale R. Enck	01/14/2016	Regular	0.00	936.00	18974
001192	Galls/Quartermaster	01/14/2016	Regular	0.00	487.39	18975
001424	Jill Van Deel	01/14/2016	Regular	0.00	44.71	18976
00427	LexisNexis Risk Data Management, I	01/14/2016	Regular	0.00	31.50	18977
00623	MailCom Consulting LLC	01/14/2016	Regular	0.00	1,353.20	18978
00110	Metro Office Solutions	01/14/2016	Regular	0.00	390.86	18979
00412	Patrick Drawbridge	01/14/2016	Regular	0.00	130.00	18980
001309	Peak Performance Imaging Solution:	01/14/2016	Regular	0.00	262.81	18981
000160	Petty Cash	01/14/2016	Regular	0.00	10.55	18982
000443	QUILL CORP.	01/14/2016	Regular	0.00	89.08	18983
00122	RG and Associates, LLC	01/14/2016	Regular	0.00	3,275.65	18984
000178	SALIDA AUTO PARTS	01/14/2016	Regular	0.00	65.43	18985
000174	SANGRE DE CRISTO ELECTRIC ASS'N.	01/14/2016	Regular	0.00	11,077.64	18986
000202	TOWN OF BUENA VISTA WATER FUJ	01/14/2016	Regular	0.00	914.90	18987
000695	UNCC	01/14/2016	Regular	0.00	15.73	18988
00737	United States Treasury	01/14/2016	Regular	0.00	16.74	18989
000405	USA BlueBook	01/14/2016	Regular	0.00	258.33	18990
000198	VISTA AUTO PARTS	01/14/2016	Regular	0.00	1,175.43	18991
000777	Waste Management of Salida	01/14/2016	Regular	0.00	492.77	18992

Bank Code POOL Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	56	35	0.00	30,449.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	56	35	0.00	30,449.11

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Town of Buena Vista

Check Register

Packet: APPKT01061 - Void Check #18939 BV Chamber of Commerce

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
000040	BUENA VISTA CHAMBER OF COMMI	01/14/2016	Regular	0.00	-2,500.00	18939

Bank Code POOL Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-2,500.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	0	1	0.00	-2,500.00

A-4

EARNINGS	Units	Pay Amount
Pay Code		
Comp Taken	24.00	450.48
Disab Inc (No Soc)	8.00	296.07
Disability Inc	20.00	656.06
DUI Overtime	20.50	717.50
Holiday	358.00	5,892.90
Holiday (No Soc)	66.00	1,529.04
Holiday Pay	55.50	1,228.41
Hourly	790.00	12,944.37
Hourly (No Soc)	443.00	10,074.17
K-9 Hourly (No Soc)	2.00	30.00
K-9 OT (No Soc)	5.00	112.50
Medical Reimburse	1.00	250.00
OT-1.50 (No Soc)	2.00	59.31
Overtime-ST (No Soc)	22.25	493.39
Overtime-Straight	7.50	146.91
Salary	585.00	24,385.08
Salary (No Soc)	56.00	3,076.80
Sick	41.00	679.93
Sick (No Soc)	50.00	1,014.00
Vacation	79.00	1,513.80
Vacation (No Soc)	1.00	27.59
Total:	2,636.75	65,578.31

DEDUCTIONS	Subject To	Employee	Employer
Code			
AFLAC Post Tax	0.00	81.57	0.00
AFLAC Pre-tax	0.00	53.36	0.00
CCOERA Aftr Tx 457 %	1,307.17	65.36	0.00
COERA 457 AMT	0.00	149.75	0.00
Dental Child	0.00	40.16	120.48
Dental EE only	0.00	0.00	261.43
Dental Family	0.00	147.24	441.72
Dental Spouse	0.00	94.40	283.00
Disability Deduction	0.00	952.13	0.00
FPPA 457 AMT	1,737.60	121.63	0.00
HSA Contribution	0.00	305.00	0.00
HSA Employer Contrib	0.00	0.00	200.00
Legal Ins Arnt	0.00	10.00	0.00
Liberty Life	0.00	13.02	0.00
Medical HD Child	0.00	154.00	462.00
Medical HD EE only	0.00	0.00	653.00
Medical HD Family	0.00	400.26	1,200.76
Medical HD Spouse	0.00	666.52	1,999.52
Medical PPO Child	0.00	160.13	480.38
Medical PPO EE only	0.00	0.00	5,771.50
Medical PPO Family	0.00	1,247.28	3,741.78
Medical PPO Spouse	0.00	692.52	2,077.52
Police DDA	12,644.80	0.00	328.76
Police Pension Bene	5,284.00	422.72	0.00
Police Pension Benef	2,121.60	265.20	0.00
Police Pension Benft	8,316.00	706.87	0.00
Police Pension ER	15,721.60	0.00	1,257.73
Retirement	34,807.75	1,044.21	1,044.21
Retirement Loan	0.00	60.54	0.00
Retirement Loan 401a	0.00	299.36	0.00
Retirement Loan2	0.00	98.26	0.00
Standard Life	0.00	41.56	58.82
VSP Child	0.00	5.34	16.04
VSP EE	0.00	0.00	65.53
VSP Family	0.00	28.80	86.20
VSP Spouse	0.00	14.00	41.92
Total:	8,341.19	20,592.30	

RECAP 01 - Town of Buena Vista, CO

Earnings: 65,578.31 Benefits: 0.00 Deductions: 8,341.19 Taxes: 10,793.05 Net Pay: 46,444.07

BENEFITS 12-20-2015 - 1-2-2016

Pay Code	Units	Pay Amount
Comp Earned	36.75	0.00
Salary Holiday	270.00	0.00
Salary Sick	31.00	0.00
Salary Vacation	24.00	0.00
Total:	361.75	0.00

TAXES

Code	Subject To	Employee	Employer
Colorado State T...	58,804.34	1,859.00	0.00
Federal Withhold...	58,804.34	5,242.68	0.00
Medicare Withho...	61,556.28	892.59	892.59
Social Security	45,141.49	2,798.78	2,798.78
Unemployment	65,578.31	0.00	196.76
Total:		10,793.05	3,888.13

941 pay doc 1-8-2016

Fed 5,242.68

Med 892.59

 892.59

S/S 2,798.78

 2,798.78

12,625.42

col 1,859.00

FPPA 3,102.91

17,587.33

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Town of Buena Vista

Payroll Check Register

Direct Deposits

Packet: PYPKT00729 - PPE 01/02/2016 Payroll
Payroll Set: Town of Buena Vista, CO - 01

Employee	Employee #	Date	Amount	Number
Dennis, Ronald E	<u>1168</u>	01/08/2016	1,417.88	5648
Jacobs, Melanie A	<u>1142</u>	01/08/2016	882.83	5649
Katsimpalis, Emily	<u>1156</u>	01/08/2016	1,179.23	5650
Reitter, Brandy N	<u>1070</u>	01/08/2016	1,901.25	5651
Reitter, Brandy N	<u>1070</u>	01/08/2016	200.00	5651
Reitter, Brandy N	<u>1070</u>	01/08/2016	50.00	5651
Leary, Tadd W	<u>0102</u>	01/08/2016	986.54	5652
Lehmann, Paul J	<u>0143</u>	01/08/2016	248.27	5653
Pippert, Jeffrey S	<u>0104</u>	01/08/2016	477.62	5654
Starr, Samuel P	<u>0111</u>	01/08/2016	80.67	5655
Van Deel, Jill L	<u>1094</u>	01/08/2016	1,575.35	5656
Sciacca, Janell L	<u>1182</u>	01/08/2016	1,514.20	5657
Hickman, Michael J.	<u>0100</u>	01/08/2016	2,006.70	5658
Schumann, Jana L	<u>1152</u>	01/08/2016	887.10	5659
Rodrigues-Prentiss, Mary Yvonne	<u>1105</u>	01/08/2016	931.89	5660
Villers, Dixon L	<u>0041</u>	01/08/2016	1,339.15	5661
Drawbridge, Patrick K	<u>1108</u>	01/08/2016	563.25	5662
Lynch, Amy J	<u>1073</u>	01/08/2016	1,063.74	5663
Doering, Mark N	<u>1180</u>	01/08/2016	1,805.64	5664
Reynolds, Scott M	<u>1084</u>	01/08/2016	1,094.07	5665
Adair, Benjamin W.	<u>1158</u>	01/08/2016	1,493.92	5666
Carland, Robert J	<u>1134</u>	01/08/2016	30.00	5667
Carland, Robert J	<u>1134</u>	01/08/2016	1,247.06	5667
Hancock, Randall L	<u>1139</u>	01/08/2016	1,284.25	5668
Livingston, Samuel N	<u>0088</u>	01/08/2016	1,633.48	5669
Mitchell, Jesse L	<u>1160</u>	01/08/2016	1,529.41	5670
Morgan, Dean L.	<u>1120</u>	01/08/2016	1,636.25	5671
Nyberg, Judy A	<u>0087</u>	01/08/2016	865.50	5672
Ortega, Arthur	<u>1162</u>	01/08/2016	254.26	5673
Robinson, Garret C	<u>1138</u>	01/08/2016	1,369.71	5674
Tidwell, Jimmy D	<u>0008</u>	01/08/2016	2,184.58	5675
Case, Justin J.R.	<u>0015</u>	01/08/2016	1,299.60	5676
Hager, Jesse S	<u>1157</u>	01/08/2016	831.84	5677
Maggard, Gregory A	<u>1167</u>	01/08/2016	1,936.27	5678
Patton, Allen R	<u>0112</u>	01/08/2016	1,241.81	5679
Snyder, Max Quintin	<u>0030</u>	01/08/2016	1,028.00	5680
Williams, Shawn L	<u>0073</u>	01/08/2016	1,293.34	5681
Davis, Ashley F	<u>1137</u>	01/08/2016	736.53	5682
Osborn, Emily A	<u>1181</u>	01/08/2016	1,102.54	5683
Deffenbaugh, Larry R	<u>1155</u>	01/08/2016	1,313.80	5684
Brooker, Lisa A	<u>1177</u>	01/08/2016	825.38	5685
Wilson, Edgar L	<u>0017</u>	01/08/2016	1,101.16	5686

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Town of Buena Vista

Payroll Check Register Report Summary

Pay Period: 12/20/2015-1/2/2016

Packet: PYPKT00729 - PPE 01/02/2016 Payroll
Payroll Set: Town of Buena Vista, CO - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	42	46,444.07
Total	42	46,444.07

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Town of Buena Vista

Board of Trustees Expenditure Report

By Vendor Name

Payment Dates 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount	
Vendor: 000235 - ACA PRODUCTS						
Fund: 01 - General Fund						
18958	ACA PRODUCTS	01/14/2016	01-415-4575	Road Sanding Material (0.39 T	42.90	
					Fund 01 - General Fund Total:	42.90
Fund: 03 - Capital Improvement Fund						
18934	ACA PRODUCTS	01/14/2016	03-415-4861	Road Sanding Material (.27 To	29.70	
					Fund 03 - Capital Improvement Fund Total:	29.70
					Vendor 000235 - ACA PRODUCTS Total:	72.60
Vendor: 000012 - AFLAC						
Fund: 01 - General Fund						
18920	AFLAC	01/08/2016	01-2121	AFLAC Premiums	81.57	
18920	AFLAC	01/08/2016	01-2121	AFLAC Premiums	53.36	
18920	AFLAC	01/08/2016	01-2121	AFLAC Premiums	81.58	
18920	AFLAC	01/08/2016	01-2121	AFLAC Premiums	53.37	
					Fund 01 - General Fund Total:	269.88
Fund: 02 - Water Enterprise Fund						
18920	AFLAC	01/08/2016	02-710-4116	January 2016 Premium Adjust	33.80	
					Fund 02 - Water Enterprise Fund Total:	33.80
					Vendor 000012 - AFLAC Total:	303.68
Vendor: 000336 - AMERICAN LEGION						
Fund: 01 - General Fund						
18935	AMERICAN LEGION	01/14/2016	01-150-4904	2016 Support Approved by B	2,100.00	
					Fund 01 - General Fund Total:	2,100.00
					Vendor 000336 - AMERICAN LEGION Total:	2,100.00
Vendor: 000005 - AMERICAN WATER WORKS ASSOCIATION						
Fund: 02 - Water Enterprise Fund						
18936	AMERICAN WATER WORKS AS	01/14/2016	02-710-4432	Water Dept: Annual Members	315.00	
					Fund 02 - Water Enterprise Fund Total:	315.00
					Vendor 000005 - AMERICAN WATER WORKS ASSOCIATION Total:	315.00
Vendor: 001080 - Atmos Energy						
Fund: 02 - Water Enterprise Fund						
18959	Atmos Energy	01/14/2016	02-715-4344	Water Dept:Natural Gas Chrg	27.44	
					Fund 02 - Water Enterprise Fund Total:	27.44
					Vendor 001080 - Atmos Energy Total:	27.44
Vendor: 00678 - ATV Mountain Adventures Inc.						
Fund: 01 - General Fund						
18960	ATV Mountain Adventures Inc	01/14/2016	01-210-4232	Police: Dec 2015 Car Wash Ch	56.75	
18960	ATV Mountain Adventures Inc	01/14/2016	01-510-4232	Parks: Dec 2015 Car Wash Ch	8.00	
					Fund 01 - General Fund Total:	64.75
					Vendor 00678 - ATV Mountain Adventures Inc. Total:	64.75
Vendor: 00554 - Avery Parsons Elementary School						
Fund: 01 - General Fund						
18961	Avery Parsons Elementary Sch	01/14/2016	01-550-4704	Rec: Gym Use: December 201	55.40	
					Fund 01 - General Fund Total:	55.40
					Vendor 00554 - Avery Parsons Elementary School Total:	55.40
Vendor: 000404 - B.V. TOOL & EQUIP. CENTER						
Fund: 01 - General Fund						
18962	B.V. TOOL & EQUIP. CENTER	01/14/2016	01-410-4501	40 Ft. Basket Man Lift Rental	-5.05	
					Fund 01 - General Fund Total:	-5.05

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Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Fund: 02 - Water Enterprise Fund					
18962	B.V. TOOL & EQUIP. CENTER	01/14/2016	02-710-4561	Water Dept: 40 Ft. Basket Ma	299.70
18962	B.V. TOOL & EQUIP. CENTER	01/14/2016	02-710-4561	40 Ft. Basket Man Lift Rental	-5.99
Fund 02 - Water Enterprise Fund Total:					293.71
Vendor 000404 - B.V. TOOL & EQUIP. CENTER Total:					288.66
Vendor: 000008 - Boy Scouts of America Troop 67					
Fund: 01 - General Fund					
18937	Boy Scouts of America Troop	01/14/2016	01-150-4905	2016 Operation Flagpole Prog	423.50
Fund 01 - General Fund Total:					423.50
Vendor 000008 - Boy Scouts of America Troop 67 Total:					423.50
Vendor: 00210 - Boys and Girls Club of Chaffee County					
Fund: 01 - General Fund					
18938	Boys and Girls Club of Chaffee	01/14/2016	01-150-4904	2016 Support Approved by B	3,000.00
Fund 01 - General Fund Total:					3,000.00
Vendor 00210 - Boys and Girls Club of Chaffee County Total:					3,000.00
Vendor: 001250 - Buena Vista Heritage					
Fund: 01 - General Fund					
18940	Buena Vista Heritage	01/14/2016	01-150-4904	2016 Support Approved by B	5,000.00
Fund 01 - General Fund Total:					5,000.00
Vendor 001250 - Buena Vista Heritage Total:					5,000.00
Vendor: 000027 - BUENA VISTA SANITATION DISTRICT					
Fund: 01 - General Fund					
18963	BUENA VISTA SANITATION DIS	01/14/2016	01-140-4343	Town Hall: Dec 2015 Sanitatio	78.00
18963	BUENA VISTA SANITATION DIS	01/14/2016	01-210-4343	Police: Dec 2015 Sanitation C	85.80
18963	BUENA VISTA SANITATION DIS	01/14/2016	01-220-4343	Fire Sta: Dec 2015 Sanitation	78.00
18963	BUENA VISTA SANITATION DIS	01/14/2016	01-320-4343	Comm Ctr: Dec 2015 Sanitatio	39.00
18963	BUENA VISTA SANITATION DIS	01/14/2016	01-410-4343	PW: Dec 2015 Sanitation Char	39.00
18963	BUENA VISTA SANITATION DIS	01/14/2016	01-510-4343	Parks: Dec 2015 Sanitation Ch	156.00
Fund 01 - General Fund Total:					475.80
Fund: 07 - Airport Enterprise Fund					
18963	BUENA VISTA SANITATION DIS	01/14/2016	07-830-4343	Airport: Dec 2015 Sanitation C	120.90
Fund 07 - Airport Enterprise Fund Total:					120.90
Vendor 000027 - BUENA VISTA SANITATION DISTRICT Total:					596.70
Vendor: 000055 - CCOERA					
Fund: 01 - General Fund					
18921	CCOERA	01/08/2016	01-2132	CCOERA % After-tax contributi	65.36
18921	CCOERA	01/08/2016	01-2132	COERA 457 Contributions	109.75
18921	CCOERA	01/08/2016	01-2130	Retirement Loan Repayment	299.36
18921	CCOERA	01/08/2016	01-2130	Retirement Loan Repayment	60.54
18921	CCOERA	01/08/2016	01-2130	Retirement Contribution	1,503.82
Fund 01 - General Fund Total:					2,038.83
Fund: 02 - Water Enterprise Fund					
18921	CCOERA	01/08/2016	02-2132	COERA 457 Contributions	32.50
18921	CCOERA	01/08/2016	02-2130	Retirement Loan Repayment (98.26
18921	CCOERA	01/08/2016	02-2130	Retirement Contribution	415.80
Fund 02 - Water Enterprise Fund Total:					546.56
Fund: 07 - Airport Enterprise Fund					
18921	CCOERA	01/08/2016	07-2132	COERA 457 Contributions	7.50
18921	CCOERA	01/08/2016	07-2130	Retirement Contribution	168.80
Fund 07 - Airport Enterprise Fund Total:					176.30
Vendor 000055 - CCOERA Total:					2,761.69
Vendor: 001255 - CEBT					
Fund: 01 - General Fund					
18922	CEBT	01/08/2016	01-1321	Health Insurance Premium: J	29,250.40

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Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
18922	CEBT	01/08/2016	01-1321	Health Insurance Premium: J	113.97
Fund 01 - General Fund Total:					29,364.37
Fund: 02 - Water Enterprise Fund					
18922	CEBT	01/08/2016	02-1321	Health Insurance Premium: J	5,303.30
18922	CEBT	01/08/2016	02-1321	Health Insurance Premium: J	66.81
Fund 02 - Water Enterprise Fund Total:					5,370.11
Fund: 07 - Airport Enterprise Fund					
18922	CEBT	01/08/2016	07-1321	Health Insurance Premium: J	786.30
18922	CEBT	01/08/2016	07-1321	Health Insurance Premium: J	3.06
Fund 07 - Airport Enterprise Fund Total:					789.36
Vendor 001255 - CEBT Total:					35,523.84
Vendor: 000191 - CenturyLink					
Fund: 01 - General Fund					
18964	CenturyLink	01/14/2016	01-140-4345	Town Hall: Dec 19 - Jan 18 Ph	389.10
18964	CenturyLink	01/14/2016	01-210-4345	Police: Dec 19 - Jan 18 Phone	140.19
18964	CenturyLink	01/14/2016	01-220-4345	Fire: Dec 19 - Jan 18 Phone Ch	468.07
18964	CenturyLink	01/14/2016	01-410-4345	PW: Dec 19 - Jan 18 Phone Ch	290.04
Fund 01 - General Fund Total:					1,287.40
Fund: 02 - Water Enterprise Fund					
18964	CenturyLink	01/14/2016	02-710-4345	Water Dept: Dec 19 - Jan 18 P	162.56
Fund 02 - Water Enterprise Fund Total:					162.56
Fund: 07 - Airport Enterprise Fund					
18964	CenturyLink	01/14/2016	07-830-4345	Airport: Dec 19 - Jan 18 Phon	91.55
Fund 07 - Airport Enterprise Fund Total:					91.55
Vendor 000191 - CenturyLink Total:					1,541.51
Vendor: 00501 - CGFOA					
Fund: 01 - General Fund					
18941	CGFOA	01/14/2016	01-135-4432	2016 CGFOA Membership: Hi	45.00
18941	CGFOA	01/14/2016	01-135-4432	2016 CGFOA Membership: Sc	45.00
Fund 01 - General Fund Total:					90.00
Vendor 00501 - CGFOA Total:					90.00
Vendor: 001189 - Chaffee County Landfill					
Fund: 07 - Airport Enterprise Fund					
18965	Chaffee County Landfill	01/14/2016	07-830-4216	Airport: Trash Disposal	10.00
Fund 07 - Airport Enterprise Fund Total:					10.00
Vendor 001189 - Chaffee County Landfill Total:					10.00
Vendor: 000037 - CHAFFEE COUNTY TIMES					
Fund: 01 - General Fund					
18966	CHAFFEE COUNTY TIMES	01/14/2016	01-120-4402	Clerk: Dec 2015 Advertising C	49.54
18966	CHAFFEE COUNTY TIMES	01/14/2016	01-120-4403	Clerk: Dec 2015 Advertising C	42.33
18966	CHAFFEE COUNTY TIMES	01/14/2016	01-230-4416	Fire: Dec 2015 Advertising Ch	26.00
18966	CHAFFEE COUNTY TIMES	01/14/2016	01-310-4403	Planning: Dec 2015 Advertisin	44.89
Fund 01 - General Fund Total:					162.76
Vendor 000037 - CHAFFEE COUNTY TIMES Total:					162.76
Vendor: 00457 - Chaffee Shuttle					
Fund: 01 - General Fund					
18942	Chaffee Shuttle	01/14/2016	01-150-4904	2016 Support Approved by B	2,000.00
Fund 01 - General Fund Total:					2,000.00
Vendor 00457 - Chaffee Shuttle Total:					2,000.00
Vendor: 00385 - Charter Communications					
Fund: 01 - General Fund					
18943	Charter Communications	01/14/2016	01-210-4511	BVPD: Internet Svc - 1/13/16-	6.90
Fund 01 - General Fund Total:					6.90
Vendor 00385 - Charter Communications Total:					6.90

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Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Vendor: 000819 - CHIEF SUPPLY					
Fund: 01 - General Fund					
18967	CHIEF SUPPLY	01/14/2016	01-210-4275	Police: Stinger DS LED Rech	137.68
18967	CHIEF SUPPLY	01/14/2016	01-210-4275	Police: PDU Class B LS Twil	77.98
18967	CHIEF SUPPLY	01/14/2016	01-210-4275	Police: Credit Memo for a Ret	-99.98
Fund 01 - General Fund Total:					115.68
Vendor 000819 - CHIEF SUPPLY Total:					115.68
Vendor: 00593 - Clarion					
Fund: 01 - General Fund					
18968	Clarion	01/14/2016	01-310-4415	Land Dev Code Rewrite: Svcs	3,979.31
Fund 01 - General Fund Total:					3,979.31
Vendor 00593 - Clarion Total:					3,979.31
Vendor: 001234 - CMCA					
Fund: 01 - General Fund					
18923	CMCA	01/08/2016	01-120-4432	2016 CMCA Membership for	175.00
Fund 01 - General Fund Total:					175.00
Vendor 001234 - CMCA Total:					175.00
Vendor: 00007 - CO, Department of Revenue					
Fund: 01 - General Fund					
DFT0002928	CO, Department of Revenue	01/08/2016	01-2118	State WH	1,509.40
Fund 01 - General Fund Total:					1,509.40
Fund: 02 - Water Enterprise Fund					
DFT0002928	CO, Department of Revenue	01/08/2016	02-2118	State WH	201.80
Fund 02 - Water Enterprise Fund Total:					201.80
Fund: 07 - Airport Enterprise Fund					
DFT0002928	CO, Department of Revenue	01/08/2016	07-2118	State WH	147.80
Fund 07 - Airport Enterprise Fund Total:					147.80
Vendor 00007 - CO, Department of Revenue Total:					1,859.00
Vendor: 000534 - CO, Rural Water Association					
Fund: 02 - Water Enterprise Fund					
18944	CO, Rural Water Association	01/14/2016	02-710-4432	Water Dept: Annual Members	275.00
Fund 02 - Water Enterprise Fund Total:					275.00
Vendor 000534 - CO, Rural Water Association Total:					275.00
Vendor: 000423 - COLLEGIATE PEAKS BANK					
Fund: 01 - General Fund					
18924	COLLEGIATE PEAKS BANK	01/08/2016	01-2126	HSA Contributions	225.00
18924	COLLEGIATE PEAKS BANK	01/08/2016	01-2126	HSA Employer Contributions	140.00
Fund 01 - General Fund Total:					365.00
Fund: 02 - Water Enterprise Fund					
18924	COLLEGIATE PEAKS BANK	01/08/2016	02-2126	HSA Contributions	40.00
18924	COLLEGIATE PEAKS BANK	01/08/2016	02-2126	HSA Employer Contributions	30.00
Fund 02 - Water Enterprise Fund Total:					70.00
Fund: 07 - Airport Enterprise Fund					
18924	COLLEGIATE PEAKS BANK	01/08/2016	07-2126	HSA Contributions	40.00
18924	COLLEGIATE PEAKS BANK	01/08/2016	07-2126	HSA Employer Contributions	30.00
Fund 07 - Airport Enterprise Fund Total:					70.00
Vendor 000423 - COLLEGIATE PEAKS BANK Total:					505.00
Vendor: 000426 - Collegiate Peaks Paint & Supply					
Fund: 01 - General Fund					
18969	Collegiate Peaks Paint & Suppl	01/14/2016	01-410-4232	PW: 12" Paper/1 1/2" Tape/R	14.23
Fund 01 - General Fund Total:					14.23
Vendor 000426 - Collegiate Peaks Paint & Supply Total:					14.23

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Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Vendor: 000219 - Colorado Bureau of Investigation					
Fund: 01 - General Fund					
18945	Colorado Bureau of Investigati	01/14/2016	01-120-4418	Fingerprints/Background Che	38.50
18970	Colorado Bureau of Investigati	01/14/2016	01-210-4452	Toxicology: Blood Alcohol & D	330.00
Fund 01 - General Fund Total:					368.50
Vendor 000219 - Colorado Bureau of Investigation Total:					368.50
Vendor: 00483 - Colorado Division of Fire Prevention & Control					
Fund: 01 - General Fund					
18971	Colorado Division of Fire Prev	01/14/2016	01-230-4480	Fire: Testing Fees	60.00
Fund 01 - General Fund Total:					60.00
Vendor 00483 - Colorado Division of Fire Prevention & Control Total:					60.00
Vendor: 000003 - Colorado Municipal League					
Fund: 01 - General Fund					
18925	Colorado Municipal League	01/08/2016	01-110-4432	CML 2016 Membership Dues	2,723.00
Fund 01 - General Fund Total:					2,723.00
Vendor 000003 - Colorado Municipal League Total:					2,723.00
Vendor: 000053 - Colorado State Treasurer					
Fund: 01 - General Fund					
18972	Colorado State Treasurer	01/14/2016	01-120-4112	4th Quarter Unemployment I	0.01
18972	Colorado State Treasurer	01/14/2016	01-130-4112	4th Quarter Unemployment I	0.02
18972	Colorado State Treasurer	01/14/2016	01-160-4112	4th Quarter Unemployment I	-0.01
18972	Colorado State Treasurer	01/14/2016	01-210-4112	4th Quarter Unemployment I	0.02
18972	Colorado State Treasurer	01/14/2016	01-230-4112	4th Quarter Unemployment I	-0.01
18972	Colorado State Treasurer	01/14/2016	01-310-4112	4th Quarter Unemployment I	-0.02
18972	Colorado State Treasurer	01/14/2016	01-410-4112	4th Quarter Unemployment I	-0.01
18972	Colorado State Treasurer	01/14/2016	01-510-4112	4th Quarter Unemployment I	-0.03
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	149.90
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	167.23
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	158.79
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	161.68
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	1.04
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	163.70
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	162.38
18972	Colorado State Treasurer	01/14/2016	01-2119	State unemployment insuranc	166.28
Fund 01 - General Fund Total:					1,130.97
Fund: 02 - Water Enterprise Fund					
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	22.41
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	22.25
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	22.03
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	22.30
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	21.77
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	24.22
18972	Colorado State Treasurer	01/14/2016	02-2119	State unemployment insuranc	22.60
Fund 02 - Water Enterprise Fund Total:					157.58
Fund: 07 - Airport Enterprise Fund					
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	15.89
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	15.24
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	14.61
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	15.72
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	10.98
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	17.64
18972	Colorado State Treasurer	01/14/2016	07-2119	State unemployment insuranc	13.24
Fund 07 - Airport Enterprise Fund Total:					103.32
Vendor 000053 - Colorado State Treasurer Total:					1,391.87
Vendor: 000056 - COMFURT GAS, INC.					
Fund: 02 - Water Enterprise Fund					
18973	COMFURT GAS, INC.	01/14/2016	02-715-4344	Propane (380.1 gals)	501.73

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Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
18973	COMFURT GAS, INC.	01/14/2016	02-715-4344	Propane (223.2 gals)	294.62
18973	COMFURT GAS, INC.	01/14/2016	02-715-4344	Credit from Overpayment	-57.17
Fund 02 - Water Enterprise Fund Total:					739.18
Vendor 000056 - COMFURT GAS, INC. Total:					739.18

Vendor: 00502 - Competitive Edge Software, Inc.

Fund: 01 - General Fund

18946	Competitive Edge Software, In	01/14/2016	01-210-4510	Police: 2016 Report Exec Dire	3,600.00
Fund 01 - General Fund Total:					3,600.00
Vendor 00502 - Competitive Edge Software, Inc. Total:					3,600.00

Vendor: 001118 - Dale R. Enck

Fund: 01 - General Fund

18974	Dale R. Enck	01/14/2016	01-125-4410	Municipal Court Legal Fees: D	936.00
Fund 01 - General Fund Total:					936.00
Vendor 001118 - Dale R. Enck Total:					936.00

Vendor: 00051 - Delta Dental of Colorado

Fund: 01 - General Fund

18926	Delta Dental of Colorado	01/08/2016	01-1322	Dental Premium: January 201	2,012.49
Fund 01 - General Fund Total:					2,012.49

Fund: 02 - Water Enterprise Fund

18926	Delta Dental of Colorado	01/08/2016	02-1322	Dental Premium: January 201	304.24
Fund 02 - Water Enterprise Fund Total:					304.24

Fund: 07 - Airport Enterprise Fund

18926	Delta Dental of Colorado	01/08/2016	07-1322	Dental Premium: January 201	138.42
Fund 07 - Airport Enterprise Fund Total:					138.42

Vendor 00051 - Delta Dental of Colorado Total: 2,455.15

Vendor: 00555 - Emily Katsimpalis

Fund: 01 - General Fund

18947	Emily Katsimpalis	01/14/2016	01-130-4480	Travel Reimb Request for Trav	28.41
Fund 01 - General Fund Total:					28.41
Vendor 00555 - Emily Katsimpalis Total:					28.41

Vendor: 00320 - Environmental Systems Research Institute, Inc.

Fund: 03 - Capital Improvement Fund

18948	Environmental Systems Resea	01/14/2016	03-310-4815	Planning Software 2016 User	1,850.00
Fund 03 - Capital Improvement Fund Total:					1,850.00
Vendor 00320 - Environmental Systems Research Institute, Inc. Total:					1,850.00

Vendor: 00006 - FPPA Colorado

Fund: 01 - General Fund

DFT0002919	FPPA Colorado	01/08/2016	01-2115	Police Death, Disability, & Acci	328.76
DFT0002920	FPPA Colorado	01/08/2016	01-2131	Police Pension Benefit (Emplo	422.72
DFT0002921	FPPA Colorado	01/08/2016	01-2131	Police Pension Benefit (Emplo	265.20
DFT0002922	FPPA Colorado	01/08/2016	01-2131	Police Pension Benefit (Emplo	706.87
DFT0002923	FPPA Colorado	01/08/2016	01-2131	Police Pension (Employer Con	1,257.73
DFT0002924	FPPA Colorado	01/08/2016	01-2115	FPPA 457 Voluntary Contributi	121.63
Fund 01 - General Fund Total:					3,102.91

Vendor 00006 - FPPA Colorado Total: 3,102.91

Vendor: 001192 - Galls/Quartermaster

Fund: 01 - General Fund

18975	Galls/Quartermaster	01/14/2016	01-210-4275	Police: Triple Campaign Straw	105.44
18975	Galls/Quartermaster	01/14/2016	01-210-4275	Tact Squad Jacket (2) & Replac	381.95
Fund 01 - General Fund Total:					487.39

Vendor 001192 - Galls/Quartermaster Total: 487.39

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Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Vendor: 001466 - Greater Arkansas River Nature Assoc					
Fund: 01 - General Fund					
18949	Greater Arkansas River Natur	01/14/2016	01-150-4904	2016 Support Approved by B	500.00
Fund 01 - General Fund Total:					500.00
Vendor 001466 - Greater Arkansas River Nature Assoc Total:					500.00
Vendor: 00004 - IRS					
Fund: 01 - General Fund					
DFT0002925	IRS	01/08/2016	01-2117	Federal Withholding	4,307.16
DFT0002926	IRS	01/08/2016	01-2116	Social Sec W/H & exp	4,132.18
DFT0002927	IRS	01/08/2016	01-2116	Medicare W/H & Exp	1,442.50
Fund 01 - General Fund Total:					9,881.84
Fund: 02 - Water Enterprise Fund					
DFT0002925	IRS	01/08/2016	02-2117	Federal Withholding	526.86
DFT0002926	IRS	01/08/2016	02-2116	Social Sec W/H & exp	863.14
DFT0002927	IRS	01/08/2016	02-2116	Medicare W/H & Exp	201.82
Fund 02 - Water Enterprise Fund Total:					1,591.82
Fund: 07 - Airport Enterprise Fund					
DFT0002925	IRS	01/08/2016	07-2117	Federal Withholding	408.66
DFT0002926	IRS	01/08/2016	07-2116	Social Sec W/H & exp	602.24
DFT0002927	IRS	01/08/2016	07-2116	Medicare W/H & Exp	140.86
Fund 07 - Airport Enterprise Fund Total:					1,151.76
Vendor 00004 - IRS Total:					12,625.42
Vendor: 001424 - Jill Van Deel					
Fund: 07 - Airport Enterprise Fund					
18976	Jill Van Deel	01/14/2016	07-830-4215	Airport: Reimbursement for H	44.71
Fund 07 - Airport Enterprise Fund Total:					44.71
Vendor 001424 - Jill Van Deel Total:					44.71
Vendor: 000312 - Legal Defense Corporation, The					
Fund: 01 - General Fund					
18927	Legal Defense Corporation, Th	01/08/2016	01-2120	Legal Defense Fund	10.00
18927	Legal Defense Corporation, Th	01/08/2016	01-2120	Legal Defense Fund	10.00
Fund 01 - General Fund Total:					20.00
Vendor 000312 - Legal Defense Corporation, The Total:					20.00
Vendor: 00427 - LexisNexis Risk Data Management, Inc					
Fund: 01 - General Fund					
18977	LexisNexis Risk Data Manage	01/14/2016	01-210-4250	Criminal Search Subscription:	31.50
Fund 01 - General Fund Total:					31.50
Vendor 00427 - LexisNexis Risk Data Management, Inc Total:					31.50
Vendor: 00140 - Liberty National Life Insurance Company					
Fund: 01 - General Fund					
18928	Liberty National Life Insuranc	01/08/2016	01-2127	Liberty Life Insurance	50.40
18928	Liberty National Life Insuranc	01/08/2016	01-2127	Liberty Life Insurance	50.41
Fund 01 - General Fund Total:					100.81
Fund: 02 - Water Enterprise Fund					
18928	Liberty National Life Insuranc	01/08/2016	02-710-4116	January 2016 Premium Adjust	32.00
Fund 02 - Water Enterprise Fund Total:					32.00
Vendor 00140 - Liberty National Life Insurance Company Total:					132.81
Vendor: 00623 - MailCom Consulting LLC					
Fund: 01 - General Fund					
18978	MailCom Consulting LLC	01/14/2016	01-130-4430	Dec BV Flyer	159.20
18978	MailCom Consulting LLC	01/14/2016	01-550-4416	Dec Rec Flyer	159.20
Fund 01 - General Fund Total:					318.40
Fund: 02 - Water Enterprise Fund					
18978	MailCom Consulting LLC	01/14/2016	02-710-4205	Dec Water Bill Postage	772.12

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Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
18978	MailCom Consulting LLC	01/14/2016	02-710-4430	Dec Water Bill Processing and	262.68
Fund 02 - Water Enterprise Fund Total:					1,034.80
Vendor 00623 - MailCom Consulting LLC Total:					1,353.20
Vendor: 00110 - Metro Office Solutions					
Fund: 01 - General Fund					
18979	Metro Office Solutions	01/14/2016	01-120-4211	Clerk: Dec 2015 Office S: Dec	10.28
18979	Metro Office Solutions	01/14/2016	01-130-4211	Admin: Dec 2015 Office Suppl	10.29
18979	Metro Office Solutions	01/14/2016	01-135-4211	Finance: Dec 2015 Office Sup	59.11
18979	Metro Office Solutions	01/14/2016	01-140-4216	Town Hall: Dec 2015 Office Su	47.98
18979	Metro Office Solutions	01/14/2016	01-210-4211	Police: Dec 2015 Office Suppli	232.36
18979	Metro Office Solutions	01/14/2016	01-310-4211	Planning: Dec 2015 Office Sup	10.28
18979	Metro Office Solutions	01/14/2016	01-550-4211	Rec: Dec 2015 Office Supplles	10.28
Fund 01 - General Fund Total:					380.58
Fund: 02 - Water Enterprise Fund					
18979	Metro Office Solutions	01/14/2016	02-710-4211	Water Dept: Dec 2015 Office	10.28
Fund 02 - Water Enterprise Fund Total:					10.28
Vendor 00110 - Metro Office Solutions Total:					390.86
Vendor: 00412 - Patrick Drawbridge					
Fund: 01 - General Fund					
18980	Patrick Drawbridge	01/14/2016	01-510-4275	Reimbursement for Work Boo	130.00
Fund 01 - General Fund Total:					130.00
Vendor 00412 - Patrick Drawbridge Total:					130.00
Vendor: 001309 - Peak Performance Imaging Solutions					
Fund: 01 - General Fund					
18981	Peak Performance Imaging So	01/14/2016	01-110-4430	BOT: Dec 2015 Copier Charges	5.78
18981	Peak Performance Imaging So	01/14/2016	01-120-4430	Clerk: Dec 2015 Copier Charg	26.28
18981	Peak Performance Imaging So	01/14/2016	01-130-4430	Admin: Dec 2015 Copier Char	44.68
18981	Peak Performance Imaging So	01/14/2016	01-135-4430	Finance: Dec 2015 Copier Cha	7.88
18981	Peak Performance Imaging So	01/14/2016	01-230-4430	Fire: Dec 2015 Copier Charges	10.51
18981	Peak Performance Imaging So	01/14/2016	01-310-4430	Planning: Dec 2015 Copier Ch	52.56
18981	Peak Performance Imaging So	01/14/2016	01-310-4907	Trails: Dec 2015 Copier Charg	10.51
18981	Peak Performance Imaging So	01/14/2016	01-410-4430	PW: Dec 2015 Copier Charges	0.53
18981	Peak Performance Imaging So	01/14/2016	01-510-4906	Tree Bd: Dec 2015 Copier Cha	26.28
18981	Peak Performance Imaging So	01/14/2016	01-550-4430	Rec: Dec 2015 Copier Charges	70.96
Fund 01 - General Fund Total:					255.97
Fund: 02 - Water Enterprise Fund					
18981	Peak Performance Imaging So	01/14/2016	02-710-4430	Water Dept: Dec 2015 Copier	6.83
Fund 02 - Water Enterprise Fund Total:					6.83
Fund: 07 - Airport Enterprise Fund					
18981	Peak Performance Imaging So	01/14/2016	07-830-4430	Airport: Dec 2015 Copier Char	0.01
Fund 07 - Airport Enterprise Fund Total:					0.01
Vendor 001309 - Peak Performance Imaging Solutions Total:					262.81
Vendor: 000160 - Petty Cash					
Fund: 01 - General Fund					
18951	Petty Cash	01/14/2016	01-1001	Additional Cash for Petty Cash	100.00
18951	Petty Cash	01/14/2016	01-130-4280	StradOps Meeting Food	44.98
18951	Petty Cash	01/14/2016	01-310-4280	Steering Comm Mtg Food	96.90
18982	Petty Cash	01/14/2016	01-130-4211	Admin: Postage	10.55
Fund 01 - General Fund Total:					252.43
Vendor 000160 - Petty Cash Total:					252.43
Vendor: 001477 - Phillip G. Rodriguez, Jr					
Fund: 01 - General Fund					
18952	Phillip G. Rodriguez, Jr	01/14/2016	01-230-4480	Travel Reimbursement for Trai	120.75
Fund 01 - General Fund Total:					120.75
Vendor 001477 - Phillip G. Rodriguez, Jr Total:					120.75

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Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Vendor: 00084 - Pinnacol Assurance					
Fund: 01 - General Fund					
18953	Pinnacol Assurance	01/14/2016	01-130-4140	2016 Deductible Payment	794.96
18929	Pinnacol Assurance	01/08/2016	01-130-4140	Worker's Comp 2016 Premiu	9,845.00
Fund 01 - General Fund Total:					10,639.96
Vendor 00084 - Pinnacol Assurance Total:					10,639.96
Vendor: 000557 - Pro Com					
Fund: 01 - General Fund					
18954	Pro Com	01/14/2016	01-410-4150	PW: Annual Service Fee for 1/	44.00
Fund 01 - General Fund Total:					44.00
Vendor 000557 - Pro Com Total:					44.00
Vendor: 000443 - QUILL CORP.					
Fund: 01 - General Fund					
18983	QUILL CORP.	01/14/2016	01-135-4211	Payroll Forms: W-2s/W-3/109	89.08
Fund 01 - General Fund Total:					89.08
Vendor 000443 - QUILL CORP. Total:					89.08
Vendor: 00738 - Randy N Johnson					
Fund: 01 - General Fund					
18950	Randy N Johnson	01/14/2016	01-210-4255	Police: SIT Automated Popper	385.00
Fund 01 - General Fund Total:					385.00
Vendor 00738 - Randy N Johnson Total:					385.00
Vendor: 00122 - RG and Associates, LLC					
Fund: 01 - General Fund					
18984	RG and Associates, LLC	01/14/2016	01-310-4415	CO Center PUD #3 - Prelim Pla	466.50
18984	RG and Associates, LLC	01/14/2016	01-410-4430	Engineering Services: Dec 1 -	212.00
18984	RG and Associates, LLC	01/14/2016	01-310-4415	CO Center PUD #3 - Prelim Pla	773.00
Fund 01 - General Fund Total:					1,451.50
Fund: 02 - Water Enterprise Fund					
18984	RG and Associates, LLC	01/14/2016	02-730-4828	Water Fill Station - Design Jun	548.25
18984	RG and Associates, LLC	01/14/2016	02-720-4829	Belden St Waterline Project:	122.00
18984	RG and Associates, LLC	01/14/2016	02-720-4829	Airport Lift Station: Dec 1 - De	363.00
18984	RG and Associates, LLC	01/14/2016	02-730-4511	Ivy League Water Line: Dec 1 -	360.90
18984	RG and Associates, LLC	01/14/2016	02-730-4511	Ivy League Water Line: Dec 1 -	345.00
Fund 02 - Water Enterprise Fund Total:					1,739.15
Fund: 03 - Capital Improvement Fund					
18984	RG and Associates, LLC	01/14/2016	03-415-4861	2015 Gregg Drive Trail Proj: D	85.00
Fund 03 - Capital Improvement Fund Total:					85.00
Vendor 00122 - RG and Associates, LLC Total:					3,275.65
Vendor: 000178 - SALIDA AUTO PARTS					
Fund: 01 - General Fund					
18985	SALIDA AUTO PARTS	01/14/2016	01-230-4232	Fire: Dec 2015 Auto Supplies	42.16
Fund 01 - General Fund Total:					42.16
Fund: 02 - Water Enterprise Fund					
18985	SALIDA AUTO PARTS	01/14/2016	02-710-4232	Water Dept: Dec 2015 Auto S	23.27
Fund 02 - Water Enterprise Fund Total:					23.27
Vendor 000178 - SALIDA AUTO PARTS Total:					65.43
Vendor: 000174 - SANGRE DE CRISTO ELECTRIC ASS'N.					
Fund: 01 - General Fund					
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-140-4341	Town Hall: Dec 2015 Electric C	266.20
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-210-4341	Police: Dec 2015 Electric Char	543.15
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-220-4341	Fire Sta: Dec 2015 Electric Cha	289.08
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-320-4341	CommCtr: Dec 2015 Electric C	454.98
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-410-4340	Street Lts: Dec 2015 Electric C	4,969.77
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-410-4341	PW: Dec 2015 Electric Charge	769.68
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-510-4341	Parks: Dec 2015 Electric Charg	826.81

Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-515-4341	Rodeo Grnds: Dec 2015 Electr	110.51
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-520-4341	Cemetery: Dec 2015 Electric C	16.80
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	01-550-4341	Rec: Dec 2015 Electric Charge	88.73
Fund 01 - General Fund Total:					8,335.71
Fund: 02 - Water Enterprise Fund					
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	02-715-4341	Water Dept: Dec 2015 Electric	934.14
Fund 02 - Water Enterprise Fund Total:					934.14
Fund: 07 - Airport Enterprise Fund					
18986	SANGRE DE CRISTO ELECTRIC	01/14/2016	07-830-4341	Airport: Dec 2015 Electric Cha	1,807.79
Fund 07 - Airport Enterprise Fund Total:					1,807.79
Vendor 000174 - SANGRE DE CRISTO ELECTRIC ASS'N. Total:					11,077.64
Vendor: 00606 - Santander Bank, N.A.					
Fund: 01 - General Fund					
18955	Santander Bank, N.A.	01/14/2016	01-110-4430	Lease Payment #10 Savin Copi	76.90
18955	Santander Bank, N.A.	01/14/2016	01-120-4430	Lease Payment #10 Savin Copi	182.62
18955	Santander Bank, N.A.	01/14/2016	01-130-4430	Lease Payment #10 Savin Copi	34.99
18955	Santander Bank, N.A.	01/14/2016	01-135-4430	Lease Payment #10 Savin Copi	6.27
18955	Santander Bank, N.A.	01/14/2016	01-310-4430	Lease Payment #10 Savin Copi	47.01
18955	Santander Bank, N.A.	01/14/2016	01-410-4430	Lease Payment #10 Savin Copi	0.32
18955	Santander Bank, N.A.	01/14/2016	01-550-4430	Lease Payment #10 Savin Copi	95.84
Fund 01 - General Fund Total:					443.95
Fund: 02 - Water Enterprise Fund					
18955	Santander Bank, N.A.	01/14/2016	02-710-4430	Lease Payment #10 Savin Copi	20.89
Fund 02 - Water Enterprise Fund Total:					20.89
Vendor 00606 - Santander Bank, N.A. Total:					464.84
Vendor: 00649 - The Lincoln National Life Insurance Company					
Fund: 01 - General Fund					
18930	The Lincoln National Life Insur	01/08/2016	01-1321	Disability Insurance Premium:	931.81
Fund 01 - General Fund Total:					931.81
Fund: 02 - Water Enterprise Fund					
18930	The Lincoln National Life Insur	01/08/2016	02-1321	Disability Insurance Premium:	109.42
Fund 02 - Water Enterprise Fund Total:					109.42
Fund: 07 - Airport Enterprise Fund					
18930	The Lincoln National Life Insur	01/08/2016	07-1321	Disability Insurance Premium:	45.97
Fund 07 - Airport Enterprise Fund Total:					45.97
Vendor 00649 - The Lincoln National Life Insurance Company Total:					1,087.20
Vendor: 000202 - TOWN OF BUENA VISTA WATER FUND					
Fund: 01 - General Fund					
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-140-4342	Town Hall: Dec 2015 Water St	30.45
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-150-4920	Chamber: Dec 2015 Water Sta	30.45
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-210-4342	Police: Dec 2015 Water State	60.90
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-220-4342	Fire Sta: Dec 2015 Water Stat	91.35
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-320-4342	Comm Ctr: Dec 2015 Water St	92.75
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-410-4342	PW: Dec 2015 Water Stateme	30.45
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-510-4342	Parks: Dec 2015 Water State	456.75
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-520-4342	Cemetery: Dec 2015 Water St	30.45
18987	TOWN OF BUENA VISTA WATE	01/14/2016	01-550-4342	Rec: Dec 2015 Water Stateme	60.90
Fund 01 - General Fund Total:					884.45
Fund: 07 - Airport Enterprise Fund					
18987	TOWN OF BUENA VISTA WATE	01/14/2016	07-830-4342	Airport: Dec 2015 Water State	30.45
Fund 07 - Airport Enterprise Fund Total:					30.45
Vendor 000202 - TOWN OF BUENA VISTA WATER FUND Total:					914.90

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Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Vendor: 00315 - Travelers					
Fund: 01 - General Fund					
18931	Travelers	01/08/2016	01-130-4380	Admin: 2016 Boiler & Machin	150.50
				Fund 01 - General Fund Total:	150.50
Fund: 02 - Water Enterprise Fund					
18931	Travelers	01/08/2016	02-710-4380	Water Dept: 2016 Boiler & M	75.25
				Fund 02 - Water Enterprise Fund Total:	75.25
Fund: 07 - Airport Enterprise Fund					
18931	Travelers	01/08/2016	07-830-4380	Airport: 2016 Boiler & Machin	75.25
				Fund 07 - Airport Enterprise Fund Total:	75.25
				Vendor 00315 - Travelers Total:	301.00
Vendor: 00339 - UMB Bank					
Fund: 03 - Capital Improvement Fund					
18932	UMB Bank	01/08/2016	03-415-4654	Sales Tax Paying Agent Fees 1	250.00
				Fund 03 - Capital Improvement Fund Total:	250.00
				Vendor 00339 - UMB Bank Total:	250.00
Vendor: 000695 - UNCC					
Fund: 02 - Water Enterprise Fund					
18988	UNCC	01/14/2016	02-710-4561	June 2016 Transmissions: 11	15.73
				Fund 02 - Water Enterprise Fund Total:	15.73
				Vendor 000695 - UNCC Total:	15.73
Vendor: 00737 - United States Treasury					
Fund: 01 - General Fund					
18989	United States Treasury	01/14/2016	01-135-4110	2015 Form 941 Adjustment	16.74
				Fund 01 - General Fund Total:	16.74
				Vendor 00737 - United States Treasury Total:	16.74
Vendor: 000405 - USA BlueBook					
Fund: 02 - Water Enterprise Fund					
18990	USA BlueBook	01/14/2016	02-715-4244	Water Testing Supplies	258.33
				Fund 02 - Water Enterprise Fund Total:	258.33
				Vendor 000405 - USA BlueBook Total:	258.33
Vendor: 000198 - VISTA AUTO PARTS					
Fund: 01 - General Fund					
18991	VISTA AUTO PARTS	01/14/2016	01-210-4232	Police: Dec 2015 Statement	152.99
18991	VISTA AUTO PARTS	01/14/2016	01-410-4232	PW: Dec 2015 Statement	16.20
18991	VISTA AUTO PARTS	01/14/2016	01-410-4233	PW: Dec 2015 Statement	319.05
18991	VISTA AUTO PARTS	01/14/2016	01-410-4234	PW: Dec 2015 Statement	116.91
18991	VISTA AUTO PARTS	01/14/2016	01-510-4233	Parks: Dec 2015 Statement	4.40
				Fund 01 - General Fund Total:	609.55
Fund: 02 - Water Enterprise Fund					
18991	VISTA AUTO PARTS	01/14/2016	02-710-4232	Water Dept: Dec 2015 State	309.29
18991	VISTA AUTO PARTS	01/14/2016	02-715-4244	Water Dept: Dec 2015 State	22.18
				Fund 02 - Water Enterprise Fund Total:	331.47
Fund: 07 - Airport Enterprise Fund					
18991	VISTA AUTO PARTS	01/14/2016	07-835-4232	Airport: Dec 2015 Statement	234.41
				Fund 07 - Airport Enterprise Fund Total:	234.41
				Vendor 000198 - VISTA AUTO PARTS Total:	1,175.43
Vendor: 001254 - VSP					
Fund: 01 - General Fund					
18933	VSP	01/08/2016	01-1323	Vision Insurance Premium: Ja	363.60
				Fund 01 - General Fund Total:	363.60
Fund: 02 - Water Enterprise Fund					
18933	VSP	01/08/2016	02-1323	Vision Insurance Premium: Ja	63.78
				Fund 02 - Water Enterprise Fund Total:	63.78

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Board of Trustees Expenditure Report

Payment Dates: 1/8/2016 - 1/20/2016

Payment Number	Vendor Name	Payment Date	Account Number	Description (Item)	Amount
Fund: 07 - Airport Enterprise Fund					
18933	VSP	01/08/2016	07-1323	Vision Insurance Premium: Ja	24.38
Fund 07 - Airport Enterprise Fund Total:					24.38
Vendor 001254 - VSP Total:					451.76
Vendor: 000777 - Waste Management of Salida					
Fund: 01 - General Fund					
18992	Waste Management of Salida	01/14/2016	01-140-4347	Town Hall: Dec 2015 Refuse C	27.26
18992	Waste Management of Salida	01/14/2016	01-210-4347	Police: Dec 2015 Refuse Colle	80.11
18992	Waste Management of Salida	01/14/2016	01-220-4347	Fire: Dec 2015 Refuse Collecti	55.65
18992	Waste Management of Salida	01/14/2016	01-320-4347	Comm Ctr: Dec 2015 Refuse C	96.60
18992	Waste Management of Salida	01/14/2016	01-410-4347	PW: Dec 2015 Refuse Collecti	152.00
18992	Waste Management of Salida	01/14/2016	01-510-4347	Parks: Dec 2015 Refuse Collec	61.15
18992	Waste Management of Salida	01/14/2016	01-520-4347	Cemetery: Dec 2015 Refuse C	20.00
Fund 01 - General Fund Total:					492.77
Vendor 000777 - Waste Management of Salida Total:					492.77
Vendor: 00087 - Wells Fargo Bank, N.A.					
Fund: 02 - Water Enterprise Fund					
18956	Wells Fargo Bank, N.A.	01/14/2016	02-740-4610	D98A012 CO Water Resources	36,326.66
18956	Wells Fargo Bank, N.A.	01/14/2016	02-740-4620	D98A012 CO Water Resources	5,007.91
Fund 02 - Water Enterprise Fund Total:					41,334.57
Vendor 00087 - Wells Fargo Bank, N.A. Total:					41,334.57
Vendor: 00408 - Yvonne Prentiss					
Fund: 01 - General Fund					
18957	Yvonne Prentiss	01/14/2016	01-230-4480	Travel Reimbursement for Trai	158.13
Fund 01 - General Fund Total:					158.13
Vendor 00408 - Yvonne Prentiss Total:					158.13
Grand Total:					167,372.71

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Report Summary

Fund Summary

Fund	Payment Amount
01 - General Fund	104,016.92
02 - Water Enterprise Fund	56,078.71
03 - Capital Improvement Fund	2,214.70
07 - Airport Enterprise Fund	5,062.38
Grand Total:	167,372.71

Account Summary

Account Number	Account Name	Payment Amount
01-1001	Cash on Hand - change b	100.00
01-110-4430	Printing Services	82.68
01-110-4432	Memberships / Dues	2,723.00
01-120-4112	Unemployment Insuranc	0.01
01-120-4211	Office Supplies	10.28
01-120-4402	Publication of Ordinance	49.54
01-120-4403	Publication of Public No	42.33
01-120-4418	Background Check - Non	38.50
01-120-4430	Printing Services	208.90
01-120-4432	Memberships / Dues	175.00
01-125-4410	Legal	936.00
01-130-4112	Unemployment Insuranc	0.02
01-130-4140	Workers Compensation I	10,639.96
01-130-4211	Office Supplies	20.84
01-130-4280	Meeting Food Provided	44.98
01-130-4380	PC / Liability Insurance	150.50
01-130-4430	Printing Services	238.87
01-130-4480	Travel & Training Costs	28.41
01-1321	Prepaid CEBT	30,296.18
01-1322	Prepaid Delta Dental	2,012.49
01-1323	Prepaid VSP insurance	363.60
01-135-4110	FICA / Medicare	16.74
01-135-4211	Office Supplies	148.19
01-135-4430	Printing Services	14.15
01-135-4432	Memberships / Dues	90.00
01-140-4216	Operating Supplies	47.98
01-140-4341	Electricity	266.20
01-140-4342	Water	30.45
01-140-4343	Sewer	78.00
01-140-4345	Telephone Service	389.10
01-140-4347	Trash Disposal	27.26
01-150-4904	Chaffee County Shuttle C	12,600.00
01-150-4905	Boyscout Opeation Flag	423.50
01-150-4920	Chamber Building Water	30.45
01-160-4112	Unemployment Insuranc	-0.01
01-210-4112	Unemployment Insuranc	0.02
01-210-4211	Office Supplies	232.36
01-210-4232	Vehicle Maintenance Su	209.74
01-210-4250	Subscriptions	31.50
01-210-4255	Animal Control	385.00
01-210-4275	Uniform / Work Wear	603.07
01-210-4341	Electricity	543.15
01-210-4342	Water	60.90
01-210-4343	Sewer	85.80
01-210-4345	Telephone Service	140.19
01-210-4347	Trash Disposal	80.11
01-210-4452	DUI / Blood / UA Tests	330.00
01-210-4510	Software costs	3,600.00
01-210-4511	Computer Purchases & P	6.90

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Account Summary

Account Number	Account Name	Payment Amount
01-2115	FPPA Payables	450.39
01-2116	FICA Payable	5,574.68
01-2117	FWH Payable	4,307.16
01-2118	SWH Payable	1,509.40
01-2119	State Unemployment Pa	1,131.00
01-2120	Legal Defense Fund Paya	20.00
01-2121	AFLAC Payable	269.88
01-2126	Health Savings Account	365.00
01-2127	Liberty Life Ins Payable	100.81
01-2130	CCOERA Payable	1,863.72
01-2131	FPPA Payable - Retireme	2,652.52
01-2132	CCOERA 457 Payable	175.11
01-220-4341	Electricity	289.08
01-220-4342	Water	91.35
01-220-4343	Sewer	78.00
01-220-4345	Telephone Service	468.07
01-220-4347	Trash Disposal	55.65
01-230-4112	Unemployment Insuranc	-0.01
01-230-4232	Vehicle Maintenance Su	42.16
01-230-4416	Advertising / Public Rela	26.00
01-230-4430	Printing Services	10.51
01-230-4480	Travel & Training Costs	338.88
01-310-4112	Unemployment Insuranc	-0.02
01-310-4211	Office Supplies	10.28
01-310-4280	Meeting Food Provided	96.90
01-310-4403	Publication of Public No	44.89
01-310-4415	Professional Fees for Ou	5,218.81
01-310-4430	Printing Services	99.57
01-310-4907	Trails Committee Expens	10.51
01-320-4341	Electricity	454.98
01-320-4342	Water	92.75
01-320-4343	Sewer	39.00
01-320-4347	Trash Disposal	96.60
01-410-4112	Unemployment Insuranc	-0.01
01-410-4150	Employee Drug Testing	44.00
01-410-4232	Vehicle Maintenance Su	30.43
01-410-4233	Equipment Maintenance	319.05
01-410-4234	Equipment Gas & Oil	116.91
01-410-4340	Street Lighting	4,969.77
01-410-4341	Electricity	769.68
01-410-4342	Water	30.45
01-410-4343	Sewer	39.00
01-410-4345	Telephone Service	290.04
01-410-4347	Trash Disposal	152.00
01-410-4430	Printing Services	212.85
01-410-4501	Equipment Rental	-5.05
01-415-4575	Street Maintenance	42.90
01-510-4112	Unemployment Insuranc	-0.03
01-510-4232	Vehicle Maintenance Su	8.00
01-510-4233	Equipment Maintenance	4.40
01-510-4275	Uniform / Work Wear	130.00
01-510-4341	Electricity	826.81
01-510-4342	Water	456.75
01-510-4343	Sewer	156.00
01-510-4347	Trash Disposal	61.15
01-510-4906	Tree Board Expenses	26.28
01-515-4341	Electricity	110.51
01-520-4341	Electricity	16.80

Account Summary

Account Number	Account Name	Payment Amount
01-520-4342	Water	30.45
01-520-4347	Trash Disposal	20.00
01-550-4211	Office Supplies	10.28
01-550-4341	Electricity	88.73
01-550-4342	Water	60.90
01-550-4416	Advertising / Public Rela	159.20
01-550-4430	Printing Services	166.80
01-550-4704	Sports/Athletics	55.40
02-1321	Prepaid CEBT	5,479.53
02-1322	Prepaid Delta Dental	304.24
02-1323	Prepaid VSP insurance	63.78
02-2116	FICA Payable	1,064.96
02-2117	FWH Payable	526.86
02-2118	SWH Payable	201.80
02-2119	State Unemployment Pa	157.58
02-2126	Health Savings Account	70.00
02-2130	CCOERA Payable	514.06
02-2132	CCOERA 457 Payable	32.50
02-710-4116	Medical / Dental / Vision	65.80
02-710-4205	Postage	772.12
02-710-4211	Office Supplies	10.28
02-710-4232	Vehicle Maintenance Su	332.56
02-710-4345	Telephone Service	162.56
02-710-4380	PC / Liability Insurance	75.25
02-710-4430	Printing Services	290.40
02-710-4432	Memberships / Dues	590.00
02-710-4561	Water Infrastructure Ma	309.44
02-715-4244	Plant Operating Supplies	280.51
02-715-4341	Electricity	934.14
02-715-4344	Natural Gas / Propone	766.62
02-720-4829	Distribution System Repl	485.00
02-730-4511	Computer Purchases & P	705.90
02-730-4828	New Distribution infrastr	548.25
02-740-4610	1998 Debt Service Princi	36,326.66
02-740-4620	1998 Debt Service Intere	5,007.91
03-310-4815	Software Purchase	1,850.00
03-415-4654	Bond Paying Agent Fees	250.00
03-415-4861	Street Reconstruction >	114.70
07-1321	Prepaid CEBT	835.33
07-1322	Prepaid Delta Dental	138.42
07-1323	Prepaid VSP insurance	24.38
07-2116	FICA Payable	743.10
07-2117	FWH Payable	408.66
07-2118	SWH Payable	147.80
07-2119	State Unemployment Pa	103.32
07-2126	Health Savings Account	70.00
07-2130	CCOERA Payable	168.80
07-2132	CCOERA 457 Payable	7.50
07-830-4215	Customer Supplies	44.71
07-830-4216	Operating Supplies	10.00
07-830-4341	Electricity	1,807.79
07-830-4342	Water	30.45
07-830-4343	Sewer	120.90
07-830-4345	Telephone Service	91.55
07-830-4380	PC / Liability Insurance	75.25
07-830-4430	Printing Services	0.01
07-835-4232	Vehicle Maintenance Su	234.41
	Grand Total:	167,372.71

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Project Account Summary

Project Account Key	Payment Amount
None	167,258.01
10001	85.00
Annual Street Maintenance	29.70
Grand Total:	167,372.71



Michael Hickman <bvfinance@buenavistaco.gov>

Fwd: CCTV Quote

1 message

Samuel Livingston <slivingston@buenavistaco.gov>

Wed, Jan 20, 2016 at 4:36 PM

To: Mike Hickman <bvfinance@buenavistaco.gov>

Sam Livingston
Sergeant
Buena Vista Police Department
719.395.8654

----- Forwarded message -----

From: **Samuel Livingston** <slivingston@buenavistaco.gov>

Date: Thu, Jan 7, 2016 at 11:12 AM

Subject: Re: CCTV Quote

To: Kurt Potts <kpotts@kublgroup.com>

Thanks Kurt. I will get with my boss and the Town Treasurer and try and figure out what we need to do.

Sam Livingston
Sergeant
Buena Vista Police Department
719.395.8654

On Thu, Jan 7, 2016 at 10:21 AM, Kurt Potts <kpotts@kublgroup.com> wrote:

Sgt. Livingston,

Please find quote attached for an Avigilon Camera System for your building.

I understand your budget is limited, so I tried to keep this as cost effective as possible. I have six cameras included for exterior and six for interior. The appliance itself is able to handle 16 cameras total, so there is room to add four cameras, which I would recommend be exterior, as budget may allow.

If it helps, I am willing to reduce our labor and per diem on this job, if it were to take us less time. If it were to take us 3 days instead of my projected 4, it would reduce the cost of the job by \$860.

Again, I apologize I can't get to your budget, but I have trimmed everything out of this one that I can at this point.

Please let me know if there are any questions, or if you have any ideas on how we can get this project to move forward. If it may help, we are willing to do a payment plan, if that may work on your end. Let me know

if you'd like to explore. If we go this route, you may be able to add the four additional exterior cameras and make it fit into a budget over a couple of years.

Respectfully,

Kurt Potts

Principal

p. 720.606.1400 e. kpotts@kublgroup.com w. www.kublgroup.com



 **16.01.07.01 - BVPD CCTV Quote.pdf**
60K



QUOTE

375 E. HORSETOOTH, 2-201
 FORT COLLINS, CO 80525
 970.818.2588
info@kublgroup.com

QUOTE # 16.01.07.01
 DATE January 7, 2016
 CUSTOMER ID BVPD
 EXPIRATION DATE February 6, 2016

TO Sam Livingston
 Buena Vista Police Department
 713 E Main Street
 Buena Vista, CO 81211
 719.395.8654

	JOB	PAYMENT TERMS	DUE DATE
		Due upon receipt	

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
6.00	AVIGILON 1.0 MP DAY/NIGHT OUTDOOR DOME W/IR	\$ 675.00	\$ 4,050.00
2.00	AVIGILON 1.0 MP DAY/NIGHT INDOOR DOME W/IR	550.00	1,100.00
2.00	LOUROE VERIFACT-A INDOOR MICROPHONE	148.00	296.00
4.00	AVIGILON 1.0 MP INDOOR MICRODOME	280.00	1,120.00
1.00	AVIGILON 16-PORT, 6 TB APPLIANCE	7,729.00	7,729.00
	INCLUDES 16 CAMERA LICENSES		
	UP TO 5 CONCURRENT USERS		
1.00	CABLING, CONNECTORS, MISC. PARTS	350.00	350.00
8.00	MAN-DAYS INSTALLATION (2 TECHNICIANS, 4 DAYS)	280.00	2,240.00
8.00	PER DIEM, LODGING & INCIDENTALS	150.00	1,200.00
1.00	VEHICLE EXPENSE	480.00	480.00

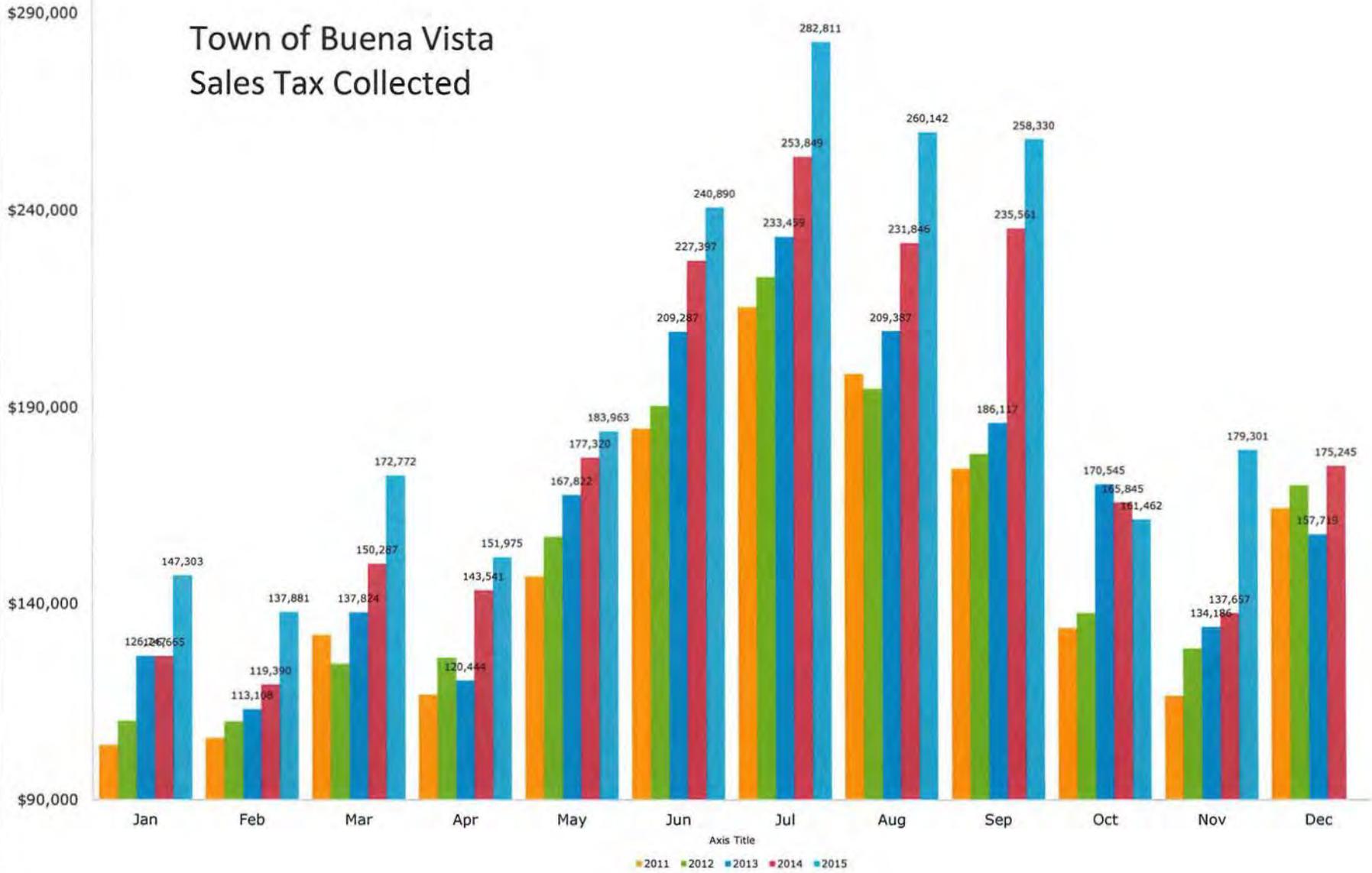
SUBTOTAL	\$ 18,565.00
SALES TAX	
TOTAL	\$ 18,565.00

Quotation prepared by: _____
 This is a quotation on the goods named, subject to the conditions noted below:
 (Describe any conditions pertaining to these prices and any additional terms of the agreement.
 You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

Town of Buena Vista Sales Tax Collected



Town of Buena Vista
Sales Tax Receipts Recorded by Month Earned
 (Note: Taxes are received 2 months After Earned)

	2004	2005	2006	2007	2008	2009	2,010	2011	2,012	2,013	2014	YTD 2014 Actual	2015 Budget	2015 Actual	YTD 2015 Actual	Monthly % Increase/ (Decrease) over 2014	Monthly % Increase/ (Decrease) over Budget	YTD \$ Increase (Decrease) over 2014	YTD % Increase (Decrease) over 2014
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	%	%	\$	%
January																			
Town	51,666	45,347	53,595	56,619	54,215	61,583	56,880	56,963	65,477	73,041	72,116.48	72,116.48	70,106.86	86,245.79	86,245.79	19.59%	23.02%	14,129.31	19.59%
County	42,497	37,144	43,601	43,457	51,427	46,456	42,667	47,034	44,665	53,707	54,548.44	54,548.44	53,976.94	61,057.31	61,057.31	11.93%	13.12%	6,508.87	11.93%
Total	94,163	82,490	97,197	100,076	105,642	108,039	99,546	103,997	110,142	126,747	126,664.92	126,664.92	124,083.80	147,303.10	147,303.10	16.29%	18.71%	20,638.18	16.29%
February																			
Town	50,140	49,585	51,610	57,742	57,957	60,358	58,661	58,961	63,139	64,139	67,267.87	139,384.35	65,292.51	81,063.40	167,309.19	20.51%	24.15%	27,924.84	20.03%
County	37,605	40,273	42,237	46,576	50,179	44,873	44,037	46,821	46,782	48,968	52,122.47	106,670.91	51,474.10	56,817.69	117,875.00	9.01%	10.38%	11,204.09	10.50%
Total	87,745	89,858	93,847	104,317	108,135	105,231	102,697	105,783	109,921	113,108	119,390.34	246,055.26	116,766.61	137,881.09	285,184.19	15.49%	18.08%	39,128.93	15.90%
March																			
Town	59,411	65,641	60,544	67,724	63,916	66,628	67,177	78,995	71,073	78,542	86,804.24	226,188.59	84,690.82	98,344.83	265,654.02	13.29%	16.12%	39,465.43	17.45%
County	47,987	46,929	52,606	53,626	57,446	53,210	53,289	53,043	53,628	59,281	63,483.05	170,153.96	63,194.67	74,426.75	192,301.75	17.24%	17.77%	22,147.79	13.02%
Total	107,398	112,570	113,150	121,349	121,362	119,838	120,466	132,038	124,701	137,824	150,287.29	396,342.55	147,885.49	172,771.58	457,955.77	14.96%	16.83%	61,613.22	15.55%
April																			
Town	48,614	51,460	56,332	59,357	66,793	64,249	66,075	68,656	77,493	70,687	83,602.07	309,790.66	81,511.28	91,976.41	357,630.43	10.02%	12.84%	47,839.77	15.44%
County	39,212	42,215	43,060	48,193	50,729	45,059	44,900	48,144	48,809	49,757	59,938.93	230,092.89	59,538.24	59,998.41	252,300.16	0.10%	0.77%	22,207.27	9.65%
Total	87,826	93,675	99,393	107,549	117,522	109,307	110,975	116,801	126,302	120,444	143,541.00	539,883.55	141,049.53	151,974.82	609,930.59	5.88%	7.75%	70,047.04	12.97%
May																			
Town	60,982	69,992	76,923	80,228	83,237	85,630	85,922	84,721	99,470	101,801	109,140.22	418,930.88	106,868.96	113,008.14	470,638.57	3.54%	5.74%	51,707.69	12.34%
County	46,701	48,504	52,354	56,254	58,877	54,185	51,783	62,270	57,669	66,021	68,179.89	298,272.78	68,040.34	70,955.32	323,255.48	4.07%	4.28%	24,982.70	8.38%
Total	107,683	118,496	129,277	136,483	142,114	139,815	137,705	146,991	157,139	167,822	177,320.11	717,203.66	174,909.30	183,963.46	793,894.05	3.75%	5.18%	76,690.39	10.69%
June																			
Town	85,524	85,781	101,602	91,580	107,406	106,067	113,047	116,073	117,145	130,737	144,056.06	562,986.94	141,538.07	149,896.18	620,534.75	4.05%	5.91%	57,547.81	10.22%
County	60,028	60,835	66,669	68,550	72,564	67,973	72,658	68,609	73,332	78,551	83,341.09	381,613.87	80,681.96	90,993.88	414,249.36	9.18%	12.78%	32,635.49	8.55%
Total	145,552	146,616	168,270	160,130	179,970	174,040	185,705	184,682	190,477	209,287	227,397.15	944,600.81	222,220.02	240,890.06	1,034,784.11	5.93%	8.40%	90,183.30	9.55%
July																			
Town	91,515	103,173	106,294	112,231	114,323	122,744	132,347	135,853	142,004	145,907	160,767.91	723,754.85	156,368.93	181,767.99	802,302.74	13.06%	16.24%	78,547.89	10.85%
County	62,172	65,476	67,033	74,123	80,597	73,001	78,528	79,700	81,212	87,553	93,081.20	474,695.07	90,916.42	101,042.88	515,292.24	8.55%	11.14%	40,597.17	8.55%
Total	153,688	168,649	173,326	186,353	194,920	195,745	210,875	215,553	223,217	233,459	253,849.11	1,198,449.92	247,285.35	282,810.87	1,317,594.98	11.41%	14.37%	119,145.06	9.94%
August																			
Town	83,452	90,696	98,039	101,820	110,582	111,141	110,976	124,938	124,451	129,206	146,475.36	870,230.21	144,940.27	163,582.54	965,885.28	11.68%	12.86%	95,655.07	10.99%
County	54,903	59,491	62,766	69,825	74,726	66,260	68,476	73,702	70,378	80,180	85,371.10	560,066.17	85,776.29	96,559.87	611,852.11	13.11%	12.57%	51,785.94	9.25%
Total	138,356	150,186	160,805	171,645	185,308	177,401	179,453	198,640	194,829	209,387	231,846.46	1,430,296.38	230,716.56	260,142.41	1,577,737.39	12.20%	12.75%	147,441.01	10.31%
September																			
Town	78,182	83,616	95,423	107,171	92,765	101,199	96,770	110,062	111,695	114,969	154,030.24	1,024,260.45	151,441.76	164,354.64	1,130,239.92	6.70%	8.53%	105,979.47	10.35%
County	54,254	58,195	66,723	67,710	66,261	63,213	59,411	64,566	66,706	71,148	81,530.36	641,596.53	81,813.85	93,975.69	705,827.80	15.26%	14.87%	64,231.27	10.01%
Total	132,436	141,810	162,146	174,880	159,026	164,412	156,180	174,628	178,401	186,117	235,560.60	1,665,856.98	233,255.61	258,330.33	1,836,067.72	9.67%	10.75%	170,210.74	10.22%
October																			
Town	59,867	63,910	70,896	68,256	77,047	74,224	78,290	81,468	83,618	108,316	101,027.93	1,125,288.38	98,814.00	96,587.52	1,226,827.44	-4.40%	-2.25%	101,539.06	9.02%
County	44,598	47,290	49,207	51,851	55,672	48,045	46,899	52,453	54,063	62,229	64,816.94	706,413.47	64,570.82	64,874.00	770,701.80	0.09%	0.47%	64,288.33	9.10%
Total	104,465	111,200	120,104	120,107	132,719	122,269	125,189	133,921	137,681	170,545	165,844.87	1,831,701.85	163,384.82	161,461.52	1,997,529.24	-2.64%	-1.18%	165,827.39	9.05%
November																			
Town	50,477	57,096	51,959	65,615	63,803	65,160	77,080	68,469	77,659	78,751	81,556.28	1,206,844.66	79,479.95	110,238.84	1,337,066.28	35.17%	38.70%	130,221.62	10.79%
County	42,002	43,518	32,376	49,791	49,592	48,488	53,995	48,053	51,006	55,435	56,100.48	762,513.95	55,578.16	69,062.41	839,764.21	23.10%	24.26%	77,250.26	10.13%
Total	92,479	100,614	84,335	115,405	113,396	113,648	131,075	116,522	128,665	134,187	137,656.76	1,969,358.61	135,058.11	179,301.25	2,176,830.49	30.25%	32.76%	207,471.88	10.53%
December																			
Town	70,641	79,545	88,520	95,558	101,287	91,009	88,225	103,362	107,223	91,311	101,643.27	1,308,487.93	99,946.58						
County	53,295	59,572	70,760	64,099	64,201	58,308	60,065	61,006	63,040	66,409	73,601.80	836,115.75	74,338.21						
Total	123,936	139,117	159,279	159,657	165,488	149,318	148,290	164,368	170,263	157,720	175,245.07	2,144,603.68	174,284.80						
State Audit Recovery																			
					20,927		207,178												
FY Town	790,471	845,841	911,737	963,899	1,014,258	1,009,992	1,238,627	1,088,521	1,140,448	1,187,408	1,308,487.93	1,308,487.93	1,281,000.00	1,337,066.28	1,337,066.28				
FY County	585,254	609,441	649,392	694,054	732,270	669,071	676,708	705,401	711,290	779,239	836,115.75	836,115.75	829,900.00	839,764.21	839,764.21				
FY Total	1,375,725	1,455,282	1,561,129	1,657,953	1,746,528	1,679,063	1,915,335	1,793,923	1,851,738	1,966,647	2,144,603.68	2,144,603.68	2,110,900.00	2,176,830.49	2,176,830.49				

Town of Buena Vista - Capital Improvement Fund
Sales Tax Receipts Recorded by Month Earned
- 1/2% Street Dedicated Sales Taxes started July, 2010
(Note: Taxes are received 2 months After Earned)

Month earned	2010 Actual \$	2011 Budget \$	2011 Actual \$	2012 Actual	YTD		YTD		2015 Budget	2015 Actual	YTD 2015 Actual	Monthly	Monthly	YTD	YTD	
					2012 Actual	2013 Actual	2013 Actual	2014 Actual				% Increase/ (Decrease) over 2014	% Increase/ (Decrease) over Budget	\$ Increase (Decrease) over 2014	% Increase/ (Decrease) over 2014	
January	-	13,967.75	14,240.80	16,369.18	16,369.18	18,260.18	18,260.18	18,029.12	18,029.12	19,010.14	21,561.45	21,561.45	19.59%	13.42%	3,532.33	19.59%
February	-	14,405.13	14,740.34	15,784.68	32,153.86	16,034.82	34,295.00	16,816.97	34,846.09	18,412.75	20,265.85	41,827.30	20.51%	10.06%	6,981.21	20.03%
March	-	16,496.54	19,748.75	17,768.26	49,922.12	19,635.60	53,930.60	21,701.06	56,547.15	21,806.47	24,586.21	66,413.51	13.29%	12.75%	9,866.36	17.45%
April	-	16,225.79	17,164.10	19,373.27	69,295.39	17,671.76	71,602.36	20,900.52	77,447.67	20,455.56	22,994.10	89,407.61	10.02%	12.41%	11,959.94	15.44%
May	-	21,099.66	21,180.23	24,867.55	94,162.94	25,450.13	97,052.49	27,285.05	104,732.72	27,786.64	28,252.03	117,659.64	3.54%	1.67%	12,926.92	12.34%
June	-	27,760.59	29,018.24	29,286.32	123,449.26	32,684.15	129,736.64	36,014.02	140,746.74	34,604.67	37,474.04	155,133.68	4.05%	8.29%	14,386.94	10.22%
July	33,086.64	32,499.97	33,963.16	35,501.10	158,950.36	36,476.70	166,213.34	40,191.98	180,938.72	38,179.13	45,442.00	200,575.68	13.06%	19.02%	19,636.96	10.85%
August	27,744.04	27,252.11	31,234.54	31,112.63	190,062.99	32,301.61	198,514.95	36,618.84	217,557.56	34,244.13	40,895.64	241,471.32	11.68%	19.42%	23,913.76	10.99%
September	24,192.42	23,763.46	27,515.52	27,923.83	217,986.82	28,742.34	227,257.29	38,507.56	256,065.12	30,889.53	41,088.66	282,559.98	6.70%	33.02%	26,494.86	10.35%
October	19,572.59	19,225.54	20,366.93	20,904.57	238,891.39	27,078.98	254,336.27	25,256.98	281,322.10	29,321.82	24,146.88	306,706.86	-4.40%	-17.65%	25,384.76	9.02%
November	19,269.97	18,928.29	17,117.23	19,414.82	258,306.21	19,687.83	274,024.10	20,389.07	301,711.17	21,855.70	27,558.72	334,265.58	35.16%	26.09%	32,554.41	10.79%
December	22,056.25	21,665.17	25,840.45	26,803.83	285,110.04	22,827.80	296,851.90	25,410.82	327,121.99	25,833.45						
Transfer from Gen Fund	350,000.00															
YTD Collections		253,290.00	272,130.30	285,110.04	285,110.04	296,851.90	296,851.90	327,121.99	327,121.99	322,400.00	334,265.58	334,265.58				



MEMORANDUM

To: Mayor and Board of Trustees
From: Janell Sciacca, Town Clerk
Melanie Jacobs, Deputy Town Clerk
Date: January 22, 2016
RE: December 2015 Clerk's Office Actions

December 2015 official actions for the Town Clerk's Office are as follows:

LIQUOR LICENSES

- **New or Special Event License(s) Issued:**
None
- **License(s) Renewed:**
Mini Mart, Inc. dba Loaf N Jug #9, 3.2% Fermented Malt Beverage License, 610 US Highway 24, President Arthur Stawski, Mini Mart, Inc.
- **License(s) Transferred:**
None

BUSINESS LICENSES

- **New License(s) Issued:**
 - **Vinton E. Lee, III** – (BV / Vinton Lee) – Residential Property Rental
 - **Ray Lyons Construction** (Hartsel / Ray Lyons) – Construction
 - **Securitas Electronic Security, Inc.** (California / Frederick London) – Installation/Monitoring of Alarm Systems
 - **Doc's Heating & Cooling** (BV / John Lee) – HVAC
 - **At Home Pet Doctor, LLC** (BV/Richard Gastellum, DVM) – Veterinary House Calls
- **Licenses(s) Renewed:**
 - There were a total of 154 Business Licenses renewed during the month of December.

CEMETERY

- One (1) burial permit issued.
- Two (2) burial sites sold.

NOTARY SERVICES

- 22 Notaries were performed in December.

APRIL 5, 2016 ELECTION

- The Clerk's Office has been making preparations for the upcoming Town Election on Tuesday, April 5, 2016.
- Four (4) petitions were taken out for the office of Trustee and as of this report two (2) have been returned and certified valid.
- 2016 Election Center was created on Town website with information about Election for citizens.



PLANNING DEPARTMENT MONTHLY REPORT

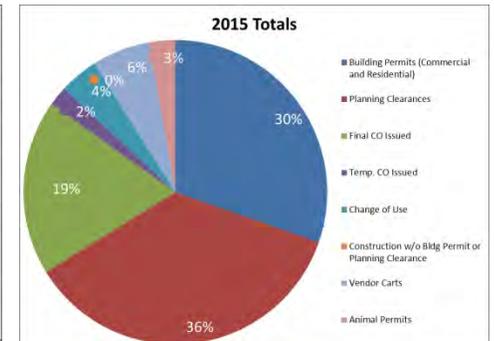
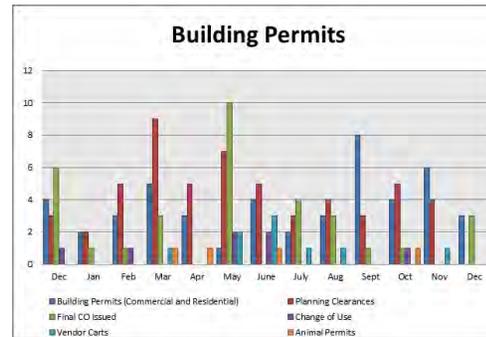
December 2015 and Year End Report

Staff Levels	
Principal Planner, Mark Doering	Full Time
Planner I, Scott Reynolds	Full Time
Planning Tech, Vacant	Full Time
Planning Assistant, Melanie Jacobs	50%
2015 Total Revenue	\$26,593.53

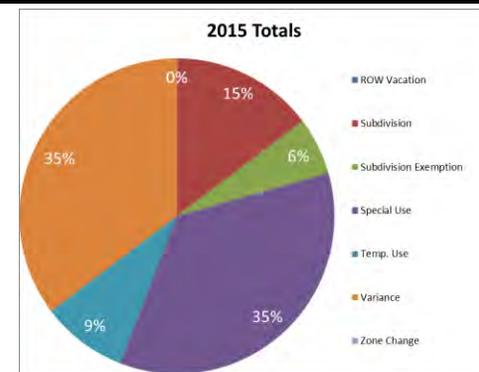
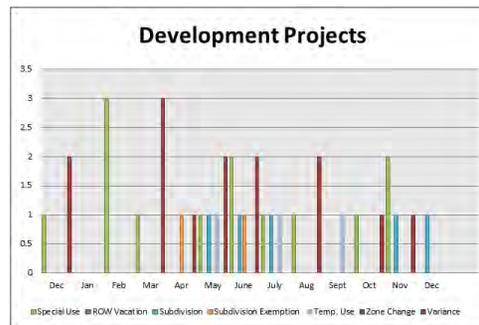
Projects coming before the Board of Trustees in the near future:

- Unified Development Code (UDC) rewrite – second module due to Planning Department Staff in February. After staff revision, the Steering Committee should see it in March.

Building Permit Totals			
Type	Dec-15		
	#	\$	Total
Building Permits (Commercial and Residential)			
-New Residential	2	\$793.80	\$2,526.52
- New Remodel / Addition Residential	1	\$87.10	\$3,029.49
- Final CO's Issued	3	\$0.00	27
Total	6	\$880.90	



Development Project Totals			
Type	Dec-15		
	#	\$	Total
Subdivision	1	\$675.00	\$7,075.00
Total	1	\$675.00	





To: Board of Trustees, Town of Buena Vista, CO
Airport Advisory Board

January 19th, 2016

From: Jill Van Deel / Airport Manager

Subject: Airport Report

- I had an estimate performed last year for resurfacing of the epoxy floor in the hangar. The estimate came in at \$75,000. After much research, we have located kits and are awaiting product samples to apply a new epoxy surface. Removing the old epoxy surface is the difficult part of this project. We are in the process of locating an industrial grinder to do the project in house utilizing airport staff, if not, we may have to hire a concrete company to remove old epoxy and prepare surface for new epoxy. Utilizing staff we may be able to resurface the hangar floor for \$15,000. We also plan to cross train town staff so that we may have the ability to epoxy other town facilities as needed.
- Reach Air double-wide modular building will be delivered on January 28th. Long-term parking area has been relocated south of the asphalt expansion pads to make way for this structure. Reach Air will be operating out of this modular for a 6 month to 1 year trial period until construction of six new box hangars is complete, of which they will occupy two. One hangar will be used for storage of aircraft while the other will be used as a crew rest area. For the trial period, aircraft will be stored in Mark Muller's hangar and a crew of 3 will be stationed 24/7 in the modular facility. Reach Air representatives have made numerous visits in preparation of moving operations to KAEJ.
- Part-time Operations Tech Paul will now be serving full-time as Airport Manager Assistant. Having a full-time assistant will allow us to stay current with administrative tasks and begin to digitize many years of records.
- A user contract for Boeing is being prepared reviewed by the airport and our town attorney for all future testing at our airport. Boeing has not committed to particular dates at this time, but a contract will now be ready in case of last minute testing at our facility for particular data and weather requirements met by Buena Vista. We are the first airport they have requested to do this contract work with.

- Improvements at the Carpenter Hangar have been considered including extension of walls to make each hangar exclusive along with separate power meters for each hangar. Existing fencing material will be reused to install a new section of fencing, eliminating the current through the fence procedure and making the hangar part of the airfield. This project will be completed utilizing prison labor in early spring when the ground thaws.

- **2015 Traffic Count**

Total Aircraft Operations through December 2015: 5289

Total Persons Using Airport: 3946

Total Based Aircraft: 32

- **Fuel Sales through December 2015**

2015 – 74,995 Gallons

Thank you,

Jill Van Deel

RECEIVED

JAN 12 2016



Town of Buena Vista
Community Center
715 E. Main St.
PO Box 2002
Buena Vista, CO 81211

Full Circle Restorative Justice
142 Crestone Ave.
Salida, CO 81201

To Whom It May Concern:

I am contacting you today to request a waiver for the \$28 rental fee needed to conduct a community-focused and informative event hosted by Full Circle Restorative Justice (FCRJ).

FCRJ is a 501(c)3 non-profit organization aimed at maintaining and restoring community justice among town members and juvenile offenders. Our mission is to enhance the safety of our community by holding offenders accountable, and empowering victims through a supportive conflict resolution process.

On Saturday, February 6th from 10:00 a.m.-2:00 p.m., we are hoping to host an educational event that will help inform community members about the restorative justice process and the powerful positive effects that can follow. House Representative Pete Lee from the 18th District in Colorado and Lyn Lee, one of the leading facilitators for high-risk restorative justice cases in the state have been invited to speak during this event.

FCRJ feels that being able to host an event such as this will help bring in support from the community, while informing those who are not familiar with such a positive and effective movement within the traditional criminal justice system. Please refer to the attached documents for more information about our practices.

As a non-profit organization, FCRJ heavily relies on state funding to continue operating to meet our mission within the community. We feel this is a tremendous opportunity to share with the community about restorative justice and it would be very much appreciated to have your support in this request to waive the fees for this event.

Thank you for taking the time to consider this request.

In gratitude,

Jess Ervin
Program Coordinator
Full Circle Restorative Justice
(719) 539-2366