Town Council
Monday, June 15, 2026
4:00 PM
Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615
You can watch the meeting live online on our website at tosv.com.

Agenda

1. Call to Order

2. Roll Call

3. Proclamations and Presentations

3.A. An Update and Discussion with Aspen One

4. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2026 Draft Agendas

5.B. Ordinance 12-2026 1st Reading. An Ordinance to Adjust Council Compensation by adding the Recreation Wellness Benefit for Council Members

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

7. Policy/Legislative Public Hearings

8. Administrative Reports

8.A. A Discussion Regarding a Proposed Ordinance Regulating Gas Powered Leaf Blower

8.B. Discussion, Review, and Further Direction from Town Council Regarding the1st Phase Improvements for the Mall Transit Center Proposed 2027 Project

9. Town Council Reports and Actions

Reports and Updates

10. Adjournment

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
June 15, 2026

Agenda Item:
An Update and Discussion with Aspen One

Presented by:
Clint Kinney, Town Manager

Background:
Dave Tanner, CEO Aspen One, Geoff Buchheister, CEO Aspen Skiing Company, and Chris Miller, SVP Sustainability, Aspen One will provide a state-of-the-business update. This is expected to be an open discussion about opportunities for partnership between the Town and Aspen One. This discussion is intended to ensure the Town and Aspen One are facing the issues together.

Of course, the Town and Aspen One have a decades-long, strong partnership that should be celebrated and strengthened for our future. A quick list of ongoing partnerships include (but are in no way limited to):

Land use issues including approval of the Mountain Master Plan
Replacement of the Skittles Gondola in 2027
Transit services within TOSV and our respective commitments to service between Aspen and Snowmass Village
Workforce housing
A joint commitment to environmental sustainability (Ski Co is TOSV's largest commercial composter)
Fly Aspen Snowmass- we work closely together to coordinate commercial airline service
Partnerships on Summer hiking and biking trails
Finally, of course, TOSV's investment of approximately $9 million annually in tourism promotion (including):
    Marketing $1,070,000 (winter collateral, advertising, photography)
    Winter Events $925,000 (including $125K directly to Ski Co for events and $187K for X games)
    Summer events $1,278,000
    Summer Marketing $1,020,000
    Plus, Group Sales, Public Relations, Guest Services, etc.

Financial Impact:

N/A

Applicability to Council Goals & Objectives:

Embrace High Quality Balanced Destination Management

The Town Council understands that the Village cannot be a world-class resort without being a world-class community first. We want to be a better place to visit by being a stable year-round community. As a community with a resort within it, Snowmass Village must continually work to strike a balance between welcoming visitors and maintaining the needs of its local community. Recognizing that the Village heavily relies on its tourist economy, the Council is also committed to refocusing and rebalancing our efforts to better support those that work here year-round. The Council further recognizes that Snowmass Village thrives because of its locally owned and locally serving businesses, which foster a deep sense of community by creating unique places for connection and gathering that are vital to our success. The Town will direct our tourism promotion so as not to concentrate on just growth in numbers but to ensure we focus on supporting our community. We will increase our focus on marketing to locals so we can enjoy the amenities our community has to offer. We will continue to protect our off seasons while strengthening opportune times of year when we have capacity but not demand (such as early December, early April, and late September). The Town will:

- Focus on local businesses, local causes and local participation and increase awareness of services already provided to local businesses.
- Celebrate our grateful guests and encourage responsible visitor behavior through education. We want visitors and residents alike to know how to “Snowmass”.
- Reexamine STR regulations to ensure they are meeting desired goals.
- Events will continue to focus on making a connection with the community.
- Adopt a Destination Management Plan.
- Explore ways to keep our retail experience unique, increase the variety of stores, limit chain stores, limit real estate offices in prime retail space, and increase vibrancy in the commercial cores.
- Begin to prepare for the eventual transition of the Collective to the Town and continue to aim for increased community utilization.

Council Options:
N/A

Staff Recommendation:
This is a presentation and discussion only. No action is required

Attachments:
1. SkiCo Presentation to TOSV TC 061526

ASPEN ONE

Eight Decades as a Company. Six Decades in Snowmass. That History is the Roadmap For Our Future.

June 13, 2026
Snowmass Village, Colorado, USA

ASPEN ONE

Agenda

1. Eight Decades as a Company. Six Decades in Snowmass.
2. The Challenges Facing Our Business and the Industry
3. We Are Intentionally Evolving our Business
4. Partnering on Innovative Solutions

Snowmass Was Built to Be Different. Can We Keep It That Way?

01

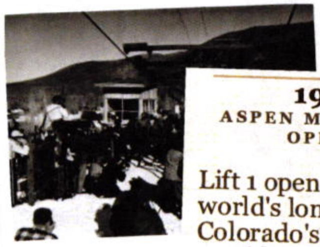
Our Company Has An 80 Year History of Partnership and Success

80 years of shared history.

What we've built together took generations

When We Partner, We Build World-Class

80 years of shared investment in the Roaring Fork Valley



1947
ASPEN MOUNTAIN OPENS

Lift 1 opens as the world's longest—Colorado's governor presides as a mining town becomes a resort.

1950
WORLD STAGE

Aspen hosts the first international ski competition in the U.S.—the FIS Alpine World Championships draw 1,500 visitors.

1967
SNOWMASS OPENS

Built in 9 months, Snowmass opens with 5 lifts and 50 miles of trails. Olympic medalist Stein Eriksen runs the ski school.

1983
FREE BUSES

ASC begins subsidizing free shuttles—millions invested over four decades to keep cars off Highway 82 and the valley connected.

1997
FIRST IN SUSTAINABILITY

Industry's first sustainability department and an employee-led Environment Foundation; $4M+ granted to the valley.

2007
BASE VILLAGE

A base area and arrival experience worthy of the Snowmass ski experience finally arrives.

2018
LIMELIGHT SNOWMASS

A new gathering place for Snowmass Village — where locals and visitors have met ever since.

2021
HOUSING OUR WORKFORCE

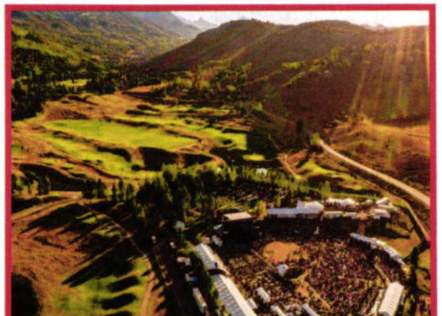
The Hub at Willits opens—an $18.5M, 150-bed all-electric complex, Colorado's first. Employee beds surpass 1,000.

ASPEN ONE

Source: Photos courtesy of The Aspen Times / Snowmass Sun and the Aspen Historical Society

When We Partner, We Bring the Community Together

Every season, our company and community co-create the experiences locals love



JAZZ ASPEN SNOWMASS LABOR DAY
Community staple with legendary lineups

X GAMES AT BUTTERMILK
Annual · January

ASPEN GAY SKI WEEK
Oldest LGBTQ+ ski event in the nation

CELEBRATING OLYMPIANS
Local favorites · year-round

AVSC COMMUNITY
Kids racing & ski school

SNOWMASS FREE CONCERT SERIES
Summer Thursdays · 33-year strong tradition

US GRAND PRIX
Annual · January

Our Operations Are an Investment in the Community

Aspen One is the valley's largest employer and our ongoing economic engine

PEOPLE We employ more people than any other private employer in the valley, and support them well beyond the paycheck	**~28%** Of all Pitkin County jobs, making Aspen One the valley's single largest private employer	**2,500+** People covered by our health plan: employees, dependents, seasonal staff insured year-round	**$20M+** Invested annually in healthcare support	**1,000+** Weeks per year of paid volunteer time employees are incentivized to use
GUESTS We attract visitors who generate billions in economic activity in the valley	**$2.0B** Total economic impact generated by regional visitors	**~1.5 million** Annual skier visits—the economic engine powering the valley	**~40%** Of all Pitkin County employees work in the tourism/outdoor recreation sector	**$55M+** 2025 lodging & sales tax generated (Aspen + TOSV), supporting schools, roads, and public services
PLACE We reinvest continuously in the experience that keeps Aspen Snowmass world-class	**$40M+** Average annual capital investments we deploy in the valley	**~$70M** Average annual spend directed to valley suppliers & contractors	**$80M** On-mountain investments last summer alone	**$20M+** Cost to rebuild Elk Camp Chair lift in 2025 compared to $2.6M installation 1995

ASPEN ONE

Sources: Internal Aspen One data; ACRA/Destination Analysts Visitor Profile & Economic Impact Study (2022–23); NWCCOG Economic Update, July 2025; Aspen Chamber Resort Association and Town of Snowmass Village consumption tax reports (2025)

And Our Commitment Goes Beyond Our Operations

Aspen One engages in the community well beyond the mountain

INNOVATION Our staff is routinely recruited to participate in or lead important community efforts.	**Co-chaired** The Pitkin County Citizens Growth Advisory Committee, which is the basis for the County's Vision 2050 Comp Plan	**Co-led** Childcare Special Taxing District formation and successful campaign that creates durable funding for childcare	**Co-founded** The Valley Health Alliance with AVH, Aspen School District, City of Aspen, and Pitkin County, helping make healthcare more affordable	**Initiated** A conversation around more aggressively regulating STRs through a CU master's thesis and participation in CoA's STR advisory committee
INVESTMENT We donate significant amounts of money—as in-kind contributions and cash—to important causes every year.	**$4.8M** Environment Foundation grants in the valley since 1997	**$1.3M** Caring for Community Fund grants in the valley since 2017	**$1.1M** For the expansion of Blue Lake Preschool and purchase of the Aspen-Basalt & Carbondale Mobile Home Parks	**$3.8M+** In in-kind and cash donations distributed to 300 nonprofits and schools annually
AND MORE We look out for the community in as many other ways as we can.	**10,000** Community Stickers given to locals, making food and drink more affordable	**~5,000** Average annual free skier days donated to local schools and nonprofits	**100+** Pitkin County older adults we host at the annual Seniors Ski Day at the Sundeck	**~20K / $27M** Annual comp & discounted passes for teachers, nonprofits, local kids, military & chamber, and employees & families

Snowmass Was Designed As A Counter Point.

Family Over Fashion.

While Aspen became a global luxury brand, Snowmass stayed the mountain where families come back every year. Where kids learn to ski. Where the locals still show up on a Tuesday.

Accessible over exclusive.

The Thursday night concerts are free. The ski school has always prioritized kids. The culture here was built around participation, not aspiration.

Mountain-first over amenity-first.

The terrain is the product. The community grew around the skiing — not around the real estate.

Snowmass hasn't drifted. That's the point. The question today isn't about identity — it's about whether the business conditions that allow Snowmass to stay Snowmass remain intact.

02

The Challenges Facing Our Business and the Industry

ASPEN ONE

Six Challenges Affecting Our Business

These pressures are felt by Aspen One — and also impact the wider community

1. **Flat and Consolidating Industry Squeezing Independents**
2. **Affordability Spiral**
3. **Pricing Exhaustion and Reinvestment Risk**
4. **Workforce Housing The Free Market Can't Deliver**
5. **Transportation and Traffic Congestion**
6. **Climate Change and Seasonal Volatility**

A Flat, Consolidating Ski Industry is Squeezing Independents

Ski industry growth has been essentially flat, requiring innovation and investment to remain competitive

0.1%

Growth of unique US ski participants is essentially flat since 1996, meaning roughly the same number of people ski today as 30 years ago, in contrast to US population growth of 30%

3 consecutive years

Aspen Snowmass skier visits have declined three consecutive years—outpacing a broader regional decline across the Rocky Mountain region

34 → 40

Median skier age jump in Rocky Mtn. region over last decade—two millennials needed for every one boomer that ages out

CONSOLIDATION IS HURTING INDEPENDENTS' ABILITY TO COMPETE

- Vail Resorts grew from 5 to 42 owned resorts in less than 20 years
- Consolidation and mega-pass dynamics has commoditized access at scale, concentrating price-sensitive demand at mega-pass resorts and directing what modest industry growth exists toward lower-cost, pass-accessible destinations
- **Premium independents are left competing for a narrowing pool of guests**

EVEN THE BEST-CAPITALIZED PLAYERS ARE STRUGGLING

- Vail's stock price has fallen 65% from its 2021 peak, making it the single worst performer in Wells Fargo's leisure coverage over the last five years
- Visits are down, margins are compressed to pre-COVID levels, and both Vail and Alterra are navigating CEO transitions
- **When the two best-resourced companies in the industry are both under significant pressure, the structural headwinds are real**

A flat ski industry is a valley problem: Skiing is a defining aspect of our community and ~40% of Pitkin County jobs are linked to ski-driven activity which depends on the continued success of Aspen Snowmass.

ASPEN ONE

Sources: NSAA, Wells Fargo Securities, March 2026, internal data

The Affordability Spiral is Pricing Out Skiers

Lodging, food, and housing costs have left the skier behind

+218%

RFV lodging inflation since 2001, outpacing Colorado generally (+85%), Premier Pass (+87%), and Vail lodging (+124%)

-19%

2015 to 2025 decline in Aspen Snowmass unique non-RFV guest count (fewer people are visiting) – we're losing skiers faster than we're gaining new ones

+8%

2015 to 2025 increase in Aspen Snowmass non-RFV single day skiers (guests that visit and only ski one day) – the guests that are coming are skiing fewer days

IF ASPEN TRACKED INFLATION SINCE 1962 VS. CURRENT COSTS[1]

Item	Inflation Tracked (US)	Aspen Actual Today	How Far Off
Chamber Premier Pass	~$2,140	~$2,000	✓ In line
Avg. hotel room/night	~$190	~$959	5x inflation
Avg. home sale price	~$751K	$13.3M	18x inflation
Burger at local restaurant	$7.50	~$24-$26	3-4x inflation

WHEN EXPENSIVE BECOMES *TOO* EXPENSIVE

- Aspen's affordability spiral is now pricing out the very visitor who defines us: the skier
- Those coming increasingly stay fewer days, ski fewer days, and in some cases don't ski
- And with the majority of the valley's bed base outside anyone's individual control, no single operator can solve it
- **At risk of losing the events we love e.g., World Cup, X Games, Food & Wine, JAS when we're unable to house and host those that bring vibrancy to the community**

The problem isn't the price of skiing. It's the price of everything around it. When a local can't afford to live, eat, or sleep here, the pass price is irrelevant.

Sources: 1. Aspen Daily News , Marolt: It's not cheap, but at least it's only as expensive as ever, Feb. 16, 2026. Denver CPI-U; CoStar RevPAR data, internal data & analysis.

Rising Costs, Pricing Exhaustion, and Reinvestment Risk

Cost inflation is meeting a demand ceiling

+30%
Industry operating cost increase since COVID — insurance, utilities, wages, and materials all up sharply

>$1.5M
Cost per employee bed built, making every workforce housing unit a major capital decision

$2.6M → $21.5M
Elk Camp chairlift build cost in 1995 vs. 2025 replacement; cost of staying competitive has grown 8x

3 years
Consecutive years of profit erosion across US ski industry; the trend is structural, not cyclical

COSTS RISING ON EVERY FRONT
- Wages, on-construction, employee housing – structural inflation continues to drive up costs
- Meanwhile, the cost of healthcare for our seasonal workforce – which we cover year-round – rises every year regardless of season length or visitation

THE PRICING LEVER IS EXHAUSTED
- A decade of material price increases are hitting a consumer ceiling – **the lever is mostly spent**
- Rocky Mtn. skier visits down 3 consecutive seasons; we've lost ~0.7 pp of regional market share since 07/08; and **it takes 2 Millennials to replace every Boomer** in terms of revenue impact
- **Cannot raise your way out of cost problem when the base is shrinking and worth less per head**

THE LOOP: WHY THIS THREATENS THE COMMUNITY
Costs up across the board → Price ceiling hit / lower visitation → Lower visitation / profitability → Margins compress → Less reinvestment capital → Aging infrastructure → Weaker guest experience → Lower visitation / profitability

The community has a direct stake in our ability to reinvest.
A thriving Aspen Snowmass is the economic foundation of the Roaring Fork Valley.

Sources: NSAA Economic Analysis via SAM May 2024, March 2025, internal data & analysis.

The Housing Crisis Is Our Workforce Crisis

A retirement wave is coming. We need the right housing, fast

5,000

Workforce housing unit shortfall across the Roaring Fork Valley (~3k in upper valley alone)

$3M

Pitkin County median home price vs. **$325K** affordable to household at 100% AMI: a **$2.65M gap**

-28%

Since 2016 annual births in the district are down 28%, school enrollment down 6%, and continuing to trend down

37%

Of Aspen Snowmass area workers 50+ planning to retire within the decade; most will age in place, not free up units

THE ASPEN ONE GAP BY THE NUMBERS

1,300+ Beds today	**~+200** Beds needed by 2030	**~+80** Additional beds needed by 2035
80 Family-style units today	**~+185** Family units needed by 2030	**~185** Additional units needed by 2035

WHAT WE'RE DOING...

- **Manage:** 1,300+ workforce beds, including The Hub at Willits – electric, RFTA-adjacent, on-site childcare
- **Preserve:** 139 homes across two mobile home parks; $600K to shield ~500 residents from displacement
- **Innovate:** Tenants for Turns unlocked 100+ beds with no construction
- **Develop:** The SHOP (Snowmass), EJ Crossing (El Jebel)

...WHY IT'S NOT ENOUGH

- **Coming retirement wave is a fundamentally different challenge** which requires family-style housing (2-3 BR units for year-round managers and families)
- **Need zoning flexibility, streamlined permitting, and regional partners wiling to move at the pace the crisis demands**
- **We cannot build our way out alone**

When working people can't live here the community hollows out and we loses its vibrancy.

Sources: West Mountain Regional Housing Coalition, 2023, Pitkin County / Colorado Housing Finance Authority, Aspen Board of Realtors, Greater Roaring Fork Regional Housing Study (2019)/ Aspen Times

Worsening Congestion That Is Not the Fault of Skiers

Fewer skiers, more cars: Congestion is exacerbated by residential workforce

22,000

Vehicles per day on Snowmass Canyon in 2024; an all-time high, nearly 2x the 12,400-peak recorded in 1993

30-40%

Of entrance-to-Aspen traffic is pickup trucks and service vans – the "trade parade" servicing often-vacant homes

65%

Of Pitkin County workers commute from outside the county; 24% from 50+ miles. Housing displacement drives every vehicle

ASSUMPTION	REALITY
Tourists and skiers are causing the traffic.	Skier visits have declined three consecutive seasons — yet traffic keeps growing. **If visitors were driving congestion, it should be improving.**

- Our economy has dramatically changed over the past two decades
- **From resort-based**, with matching commuter patterns (jobs anchored to cores of Aspen and TOSV)
- **To residential-based**, with job locations decentralized and decoupled from transit planning & infrastructure

Traffic congestion isn't a visitor problem. It's a housing, land use, and infrastructure problem — and solving it starts with acknowledging that reality and partnering on innovative solutions.

Sources: Aspen Daily News: Sept 2025, Aspen Journalism, March 2025, Aspen Times, 2024

A Shorter Ski Season, at Higher Cost

Winter is getting shorter and more volatile, demanding more snowmaking, grooming, and investment

+3 Degrees F

Average temperature increase in Aspen since 1980

~30 Days

Fewer days below freezing compared to 1980; the natural snowmaking window is shrinking

-21.5%

Single-season decline in ASC skier days in 25/26; steepest drop in recent history driven by weather

-2 Additional Weeks

Projected winter season loss by 2050 under moderate climate scenarios

WHAT THE DATA SHOWS – OBSERVED VS. PROJECTED

Metric	Observed	Projected[1]	*% Change*
Natural Season Length (Days)	**99.3**	82.4	*-17%*
Effective Season Length (Days)	**143.5**	125.1	*-13%*
Snowmaking Benefit (Days)	**44.2**	42.7	*-3%*
Snowmaking Days (Days/Season)	**12.4**	16.1	*+30%*

THE OPERATIONAL CONSEQUENCE

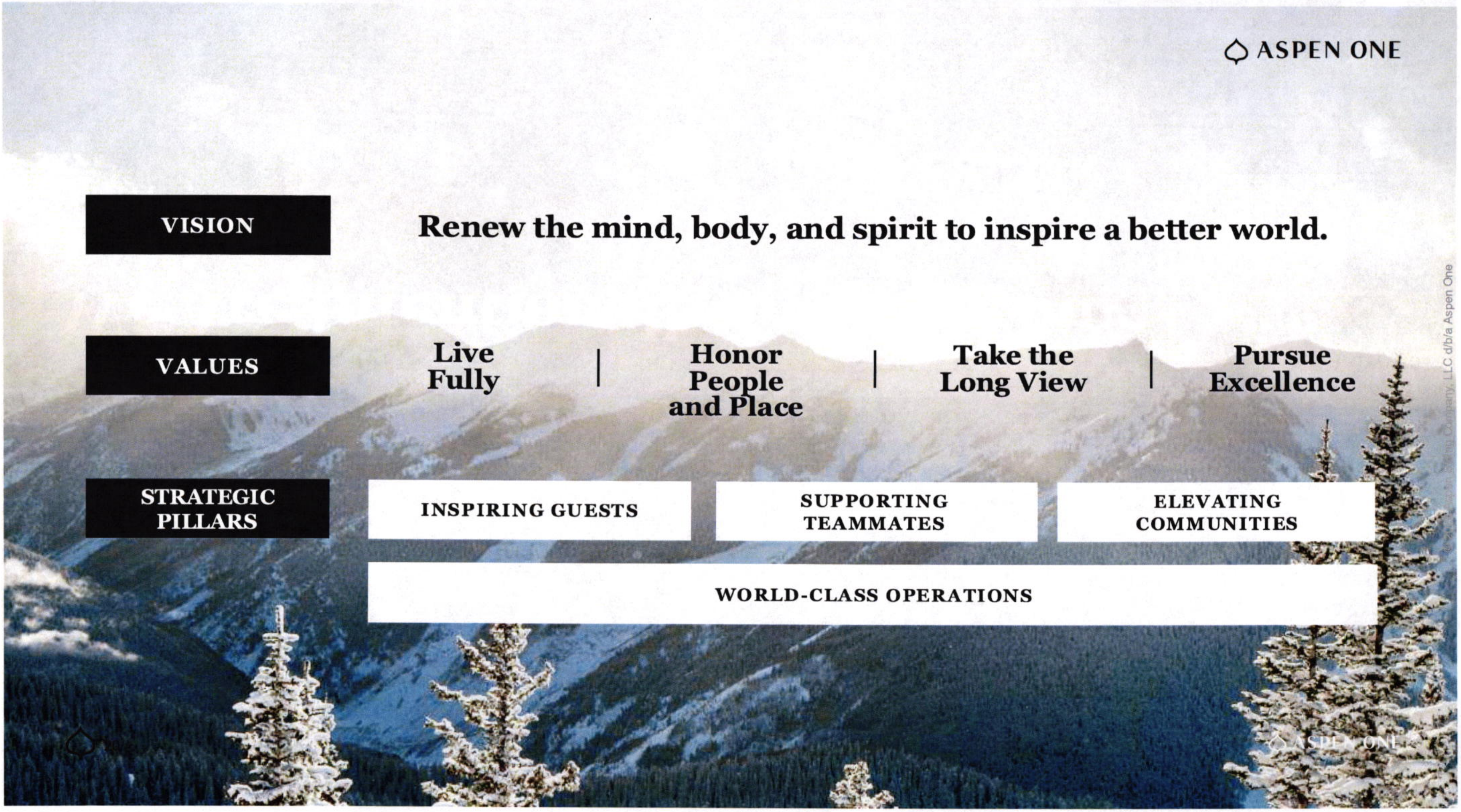
- **Shorter season**: Fewer natural snow days, fewer skiable days, shrinking window to generate revenue
- **Higher cost per skier visit**: More snowmaking, more grooming, more infrastructure, regardless of how long the season runs
- **Critical-period volatility**: A dry/warm spell during a holiday week doesn't just hurt that week – it can define the year – and they're becoming more frequent
- **Wildfire risk:** Threatens our community directly, as well as the transit corridors that could impact our drive-to market.

"Climate change is, simply put, an existential threat to skiing and snowboarding."— Johan Eliasch, President, International Ski & Snowboard Federation

Sources: 1. Colorado Climate Analysis (Observed from 1995-2024 with Projection for 2025-2050 under moderate climate scenarios; Aspen observed data

03

We Are Intentionally Evolving our Business


ASPEN ONE
VISION
Renew the mind, body, and spirit to inspire a better world.
VALUES
Live Fully
Honor People and Place
Take the Long View
Pursue Excellence
STRATEGIC PILLARS
INSPIRING GUESTS
SUPPORTING TEAMMATES
ELEVATING COMMUNITIES
WORLD-CLASS OPERATIONS

A Shared Vision and Integrated Platform

One Company with integrated strategic leadership aligned to shared Vision, Values, and Strategic Pillars

ASPEN ONE

ASPEN SKIING COMPANY

North America's most storied mountain destination operating four legendary ski mountains, ski and snowboard schools, associated dining and retail offerings and globally recognized events.

ASPEN HOSPITALITY

Growing hospitality management platform of luxury hotels, private clubs, and branded residential properties under The Little Nell and Limelight brands.

ASPEN VENTURES

Innovation engine of Aspen One extending the Aspen brand and ethos from a destination into product and experience offerings that reach beyond our resorts and hotels, starting with Aspen Collection.

Our foundation is strong. Our operating model is evolving to better meet the pressures and future demands.

WHAT'S STAYING THE SAME	WHAT'S CHANGING
Our Vision — Renew The Mind, Body, and Spirit to Inspire a Better World	Operating as an integrated multi-division enterprise, not a single ski business
Roaring Fork Valley culture as our DNA	Pursuing growth outside the valley to build resilience and fund reinvestment in the valley
Long-term stewardship, employee care, and community commitment	Continuous improvement in performance expectations in service of stewardship
Operational excellence	Operating capabilities and product offerings to be competitive in a competitive industry

The Bottom Line

We are becoming a more capable, focused and resilient family of businesses.

Rooted in the Aspen Idea and RFV culture.

Built to perform and reinvest, so we stay in business forever.

Our success is rooted in the success of our communities

04

Partnering on Innovative Solutions

What Is The Future For Snowmass?

A ski community.

Built around the mountain. Accessible to the people who work here. A place where families come back every generation and kids still race gates on weekends.

A resort that lost the thread.

World-class amenities like Aspen. A residential workforce commuting from Rifle. The mountain as backdrop, not reason.

A place that let it happen by default.

Not by decision. Not by intention. Just by not asking the hard questions while there was still time to answer them.

We know what we think.

Walter Paepcke had a bold vision for the community

He called it the 'Aspen Idea.' In his own words:

“

A community of peace *with* ***opportunities for man's complete life*** *where he can* ***earn a living****, profit by* ***healthy physical recreation****, with facilities at hand for his enjoyment of* ***art, music, and education***

”

The Valley Paepcke Envisioned is Increasingly Out of Balance

The data is NOT a criticism – it's a shared reality that we all must collectively manage

Growing Income Gap

Pitkin County has the
3rd highest
per-capita income in the U.S.

Average home price is now
$13.3M
jumping **183%** in 6 years

51%
of renters are cost-burdened by housing

Vanishing Year-Round Residents

43%
of housing units sit vacant most of the year

62%
of Pitkin County jobs held by non-residents commuting in

70%
of occupied homes are deed-restricted—the free market has failed

Declining School Enrollment

1,665 → 1,570
Enrollment down **6%** in a decade

-28%
decline of in-district births since 2016

$6M
lost state aid for the district because of property value inflation

ASPEN ONE

Sources: U.S. Bureau of Economic Analysis; CSU Regional Economic Development Institute (REDI); Land Title Guarantee Company via Pitkin County Planning & Zoning Commission; NWCCOG/CAST 2023 Workforce Housing Report; U.S. Census Bureau; Aspen Journalism; Aspen Times; Colorado Department of Education; Western Demographics Inc

Our Commitments and Our Asks

A shared set of challenges — and where Aspen One stands on each.

WHAT WE COMMIT TO

Skiing
We will protect and grow the ski experience — investing in the mountains, the snow, and the programs that retain guests and that keep skiing accessible to locals and visitors alike.

Housing
We will build more affordable housing to support our workforce and the larger community at no cost to the valley's taxpayers and that helps take pressure off the overall housing market.

Congestion
We will advocate for innovation, mass transit, and prioritize reducing SOV trips through our operations and how we communicate with guests.

Locals
We will always honor people and place — investing in quality of life, affordability, Community Stickers, and community-led efforts for local people.

Transparency
We will share openly — publishing our wins, losses, and community investment figures publicly, in plain language.

WHERE WE NEED PARTNERSHIP

Commit to keeping skiing at the heart of our valley's identity and culture — in land use decisions, in how we talk about Aspen, and in the priorities we set together. Help us achieve visitation stability and on-mountain innovation they are our collective lifeblood.

Streamline approvals for employer-sponsored housing — overcome the NIMBYism that can stall or even derail projects that deliver on clearly articulated masterplan goals. Embrace cross-jurisdictional collaboration on housing projects.

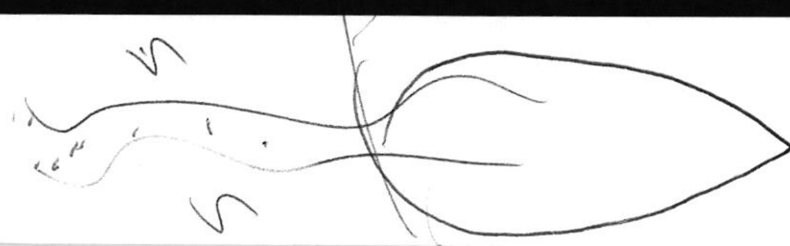
An innovative transit mindset — interconnected planning, continued openness to new solutions (e.g., aerial transit), a purpose-built mass transit airport, and a completed Entrance to Aspen.

Protect and expand programs that address affordability — keep local families here: childcare, local-preference housing, and essential worker support.

Public accountability for community impact — hold all major valley employers and developers to the same standards of investment and contribution.

Snowmass was built in nine months. From scratch. By a people willing to believe in what it could become.

What we're asking today isn't for Snowmass to change. It's for all of us to make sure it doesn't have to.



2026 DRAFT Agenda Overview

- Regular Meetings begin at 4:00 p.m. unless otherwise noted
- Work Sessions begin at 4:00 p.m. and aim to end at 6:00 p.m.
- The dates on which agenda items are listed are only a best approximation. Agenda items are added to this list as they arise. Agenda items may well be moved to different meeting dates. Agendas are generally not finalized until the Thursday prior to the meeting.
- In addition to agenda items, this document also lists expected absences of Town Council members. In compliance with section 2-49 of the municipal code, once the consent agenda is approved, the absences noted will be considered to have received the prior approval necessary of the majority of the Council for members to be absent from meetings.

Topic to incorporate:
- Add spring clean up/annual trash pickup to a future workshop agenda.
- E-Bikes safety issues
- POST Office Update—Next steps, opportunities for improvement?

Monday June 15 – Regular Meeting (DeAngelo Out)
- An Update and Discussion with Aspen One (60 mins)
- Gas Powered Leaf Blower potential ord
- Transit Center 1st phase review/update
- Ord RE Code to provide Council with Rec & Wellness Benefit -1st reading

Monday July 6 – Regular Meeting
- HCE Easement (consent)
- Election Reso Auth to participate & IGA with Pitkin -or July 20 (has to be 100 days before election July 24, 2026)
- Entryway Update
- Regional Housing Needs Study
- Childcare Specialty Tax District update
- Ord RE Code to provide Council with Rec & Wellness Benefit -2nd reading
-

Monday July 13 –Regular Meeting
- Thrive Update
- Executive Session – Town Manager Review

Thursday July 23 – EOTC Regular Meeting – 4-6pm - Aspen

Monday July 20 – Regular Meeting
- Joint meeting with Planning Commission Re: Ritz Sketch Plan
- Election Reso Auth to participate & IGA with Pitkin – if not done 7/6/26 (has to be 100 days before election July 24, 2026)
-
-

Monday Aug 3 – Regular Meeting
- Town Attorney Update
- Election ORD 1st reading – Re Ballot Language (2nd reading on 8/17/26) -Ballot Language has to be to Cty by 9/4/26.

2026 DRAFT Agenda Overview

- EPS Employee Housing Mitigation Study update
- Election Resolution – Ballot Language or Aug 17th
- Executive Session – Town Manager Review

Monday Aug 10 – Work Session

Monday Aug 17 – Regular Meeting (Shenk Out)
- EOTC Budget/work plan – Linda DuPriest
- Election ORD 2nd reading – Re Ballot Language -Ballot Language has to be to Cty by 9/4/26.
- Executive Session – Town Manager Review
- SHOP PUD 1 Reading Ordinance
-

Tuesday Sept 8 – Regular Meeting
- Reso in support of – ballot
-

Monday Sept 14 – Work Session

~~Monday Sept 21 – Regular Meeting~~ (Yom Kipper) Move
Tues Sept 22 – Regular Meeting
-

Monday Oct 5 – Regular Meeting
- Budget
- Town Attorney Update
- B & C application & appointment procedure update
-

Monday Oct 12 – Work Session
- Budget

Monday Oct 19 – Regular Meeting
- Budget – Comments from FAB

Thursday Oct. 22nd – 4-6pm EOTC Budget Meeting - Pitkin

Wednesday Nov 4 – Regular Meeting – due to election day
- Budget Adoption
-

Wednesday Nov 4 – GID Meeting 4pm
- **Adopting the GID Budget**

Tuesday Nov 9 – Work Session

Monday Nov 16 – Regular Meeting
- Swear in New TC members and Mayor

- B & C Applications

Monday Dec 7– Regular Meeting

- Reso RE 2025 Meeting Dates
- Reso on Delinquent Solid Waste / Trash
- B & C Interviews

Monday Dec 14 – Special Meeting

- **GID Meeting – set Mill Levy**
- B & C Interviews/Discussion

Monday Dec 21 – Regular Meeting

- B & C Resolution appointing new Members

Topics for Work Sessions or Other Meetings Requested by Town Council Members

- Schedule Updates will all of the Town Boards to review priorities and current initiatives.
  - EAB
  - FAB
  - PTRAB
  - POSTR
  - Tourism – quarterly updates
  - Grants – Recent Awards; Review of Criteria; Purpose, etc.
  - SAAB
  - Planning

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

June 15, 2026

AGENDA ITEM:

Ordinance No. 12, Series of 2026 – First Reading of an Ordinance Amending Section 2-43 of the Municipal Code to Provide the Mayor and Town Council Members a Recreation and Wellness Benefit

PRESENTED BY:

Jeff Conklin, Town Attorney
Clint Kinney, Town Manager

BACKGROUND:

Town Councilors and the Mayor receive compensation for their service, which is set forth in Section 2-43 of the Code.

In recognition of the substantial time commitment and to encourage member of the public to run for office, the Town Council wishes to provide future Councilors and Mayors the additional benefit of a “recreation and wellness benefit,” which is available to other qualifying Town employees. The recreation and wellness benefit allows for eligible employees to be reimbursed for qualifying expenses related to health, well-being and fitness, up to amount determined during the annual budget process. The recreation and wellness benefit is currently $1,700/year, and is a taxable benefit.

Section 3.6 of the TOSV Charter provides that “members of the Council shall be entitled to receive such compensation as prescribed by ordinance, provided, however, that the compensation of any member during such member’s term of office shall not be increased or decreased”; and accordingly, such changes to benefits will take effect upon election or re-election to the Council. Therefore, this benefit will only apply to Council members that are elected (or re-elected) starting with the November 2026 election. Councilor Fridstein and DeAngelo would not be eligible for the benefit until (after) the 2028 election.

FINANCIAL IMPACT:

The recreation and wellness benefit is set as part of the annual budget. Following the 2026 election, the total Town Council compensation would be expected to increase by (at least) $5,100 annually ($1,700X3). Following the 2028 election, the total increase would be expected to be at least $8,500 annually.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

This proposed ordinance meets several guiding principles and strategic initiatives of the Council by finding ways to entice community members to serve on the Town Council.

COUNCIL OPTIONS:

1. Approve Ordinance No. 12, Series of 2026.
2. Approve Ordinance No. 12, Series of 2026 with amendments.
3. Deny Ordinance No. 12, Series of 2026.

STAFF RECOMMENDATION:

It is the recommendation of Town Staff, that the Council by motion; .

Approve Ordinance No. 12, Series of 2026 on First Reading and to set the Second Reading for July 6, 2026.

ATTACHMENTS:

Ordinance No. 12, Series of 2026

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

ORDINANCE NO. 12
SERIES OF 2026

AN ORDINANCE AMENDING SECTION 2-43 OF THE MUNICIPAL CODE TO PROVIDE THE MAYOR AND TOWN COUNCIL MEMBERS A RECREATION AND WELLNESS BENEFIT

WHEREAS, The Town of Snowmass Village (“TOSV”) is a home-rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant to Article XX of the Constitution of the State of Colorado;

WHEREAS, Town Councilors and the Mayor receive compensation and benefits for their service, which is set forth in Section 2-43 of the Code;

WHEREAS, in recognition of the substantial time commitment and to encourage member of the public to run for office, the Town Council wishes to provide future Councilors and Mayors the additional benefit of a “recreation and wellness benefit,” which is available to other qualifying Town employees;

WHEREAS, the recreation and wellness benefit allows for eligible employees to be reimbursed for qualifying expenses related to health, well-being and fitness, up to amount determined during the annual budget process;

WHEREAS, the Town Council wishes to amend Section 2-43 of the Code to update Council and Mayor compensation by providing this additional benefit;

WHEREAS, Section 3.6 of the TOSV Charter provides that “members of the Council shall be entitled to receive such compensation as prescribed by ordinance, provided, however, that the compensation of any member during such member’s term of office shall not be increased or decreased”; accordingly, such changes to benefits will take effect upon election or re-election to the Council; and

WHEREAS, the Town Council finds that the adoption of this Ordinance is in the best interests of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.

2. Compensation. TOSV Municipal Code **Sec. 2-43** is hereby amended with **bold, underlined** additions and ~~strikethrough~~ deletions, as follows:

Sec. 2-43. Compensation.

(a) Town Council Compensation. The monthly compensation for members of Town Council elected or appointed at the November 2024 election shall be $1,320.00 per month; and, the monthly compensation for members of Town Council elected or appointed at the November 2026 election shall be $1,355.00 per month. Thereafter, the monthly compensation for members of the Town Council shall be increased by 3% per year to take effect at the commencement of each new term for each Council position. All compensation increases shall be rounded to the nearest five-dollar.

(b) Mayor Compensation. The monthly compensation for the Mayor elected at the November 2024 election shall be $1,870.00 per month. Thereafter, the monthly compensation for the Mayor shall be increased by 3% per year to take effect at the commencement of each new term for Mayor. All compensation increases shall be rounded to the nearest five-dollar.

(c) Members of the Town Council and Mayor shall receive a monthly stipend for health care expenses in the amount of $500~~.~~ **and shall be eligible for the Town's "recreation and wellness benefit," as provided for in the TOSV Employee Handbook, as it may be amended.**

(d) Members of the Town Council shall participate in the federal social security system.

3. Effect of Compensation and Benefits Increase. In accordance with Section 3.6 of the Charter, no current member of the Town Council, including the Mayor, shall be entitled to receive such compensation or benefit increase until their present term of office has expired, and they have been duly elected or appointed to a new term

4. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

5. Effective Date. This Ordinance shall be effective 14 days after final publication in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on ___________, 2026, upon a motion by Council

Member _______________, the second of Council Member _____________, and upon a vote of ___________ in favor and ____________ against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on _____________, 2026, upon a motion by Council Member _____________, seconded by Council Member _________________, and upon a vote of ___ in favor and ___ against.

TOWN OF SNOWMASS VILLAGE

____
Alyssa Shenk, Mayor

ATTEST:

____
Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

____
Town Attorney

Town of Snowmass Village

Agenda Item Summary

DATE OF MEETING:

June 15, 2026

AGENDA ITEM:

Ordinance No. __, Series of 2026 – AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE WITH THE ADDITION OF ARTICLE VII, PROHIBITING THE USE OF GAS-POWERED LAWN EQUIPMENT

PRESENTED BY:

Jeff Conklin, Town Attorney
Clint Kinney, Town Manager

BACKGROUND:

A recent citizen initiative petition filed with the Town by John Wilkinson sought to transition the community to allowing only the use of electric-powered lawn equipment and prohibiting the use of gas-powered lawn equipment. Rather than proceed with the petition, Staff suggested bringing an ordinance to Council for consideration to see if the petition process could be avoided.

At its June 1 meeting, the Town Council considered a potential ordinance to prohibit the use of gas-powered leaf blowers year-round, beginning in 2028 for commercial, HOA, and government operations and 2029 for all use. At the June 1 meeting, the Council heard comment and discussion from members of the public. Several commercial operators stated that electric leaf blowers simply can't get the job done efficiently during time of heavy leaf fall or cleanup. Other concerns were expressed regarding the timing for compliance.

Following the June 1 discussion, Staff attempted to find a compromise legislative approach with operators and Mr. Wilkinson. For consideration is a revised ordinance that prohibits the use of gas-powered leaf blowers (only) during summer months of each year. This would allow operators to use gas-powered blowers during the shoulder seasons when significant blower work is required and allow for use of electric blowers for more routine work.

Further, the revised ordinance presents a uniform timeline for compliance (2029) by all parties, rather than one for commercial/HOA/government operators and one for private citizens. It is our understanding that Mr. Wilkinson wishes the prohibition on gas-powered leaf blowers to commence sooner than 2029, so that is a factor for Council to consider.

Finally, we completed some research regarding this seasonal ban approach. Other communities in the country take this approach for a similar reason as that articulated by the commercial operators – the runtime and power of electric blowers do not allow for efficient work during certain periods (e.g. wet leaves). Further, other communities have used the seasonal ban as a stepping stone to a full prohibition.

For the June 15 meeting, the Draft Ordinance enclosed is present for Council's preliminary consideration and is not formally schedule as a First Reading.

As discussed at the June 1 meeting, ultimately Mr. Wilkinson has the power to bring an initiated ordinance if the Draft Ordinance is rejected or contains terms that are unacceptable. In the event Council does not wish to proceed with the Draft Ordinance, I recommend Council determine this direction at the June 15 meeting, to allow Mr. Wilkinson sufficient time to pursue an initiated ordinance, if he chooses.

FINANCIAL IMPACT:

There is no direct fiscal impact to this discussion, however it is clear that there would be a cost to replace existing gas equipment. To date, a comprehensive fiscal impact determining the cost to businesses, home owners, the Town and others has not been undertaken.

APPLICABILITY TO COUNCIL GOALS & OBJECTIVES:

Town staff has reviewed this Ordinance and finds that it aligns with the Town's Resiliency and Sustainability Plan.

COUNCIL OPTIONS

The Ordinance in the packet is present in a "draft" form and this is not scheduled for a formal First Reading. Town Council can:

1. Direct Staff to bring the Draft Ordinance to Council for First Reading on July 6, 2026, with or without amendments.

2. Direct Staff to table consideration of the Draft Ordinance.

STAFF RECOMMENDATION:

Town Staff recommends that Town Council direct Staff on the Draft Ordinance.

ATTACHMENTS:

Ordinance No. __, Series of 2026

TOWN OF SNOWMASS VILLAGE
TOWN COUNCIL

ORDINANCE NO. __
SERIES OF 2026

AN ORDINANCE AMENDING THE TOWN OF SNOWMASS VILLAGE MUNICIPAL CODE WITH THE ADDITION OF ARTICLE VII, PROHIBITING THE USE OF GAS-POWERED LAWN EQUIPMENT

WHEREAS, The Town of Snowmass Village ("TOSV" or the "Town") is a home-rule municipality, duly organized and existing under the TOSV's Charter adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, Section 3.3 of the TOSV's Charter confers upon Town Council the power to amend the TOSV Municipal Code (the "Code"); and

WHEREAS, gas-powered lawn equipment, such as leaf blowers, emit large amounts of particulate matter, nitrogen oxides, and greenhouse gases and create significant noise impacts; and

WHEREAS, the TOSV's Resiliency and Sustainability Plan states that "preserving our natural environment and confronting global climate change are fundamental to the ongoing success and enjoyment of our resort community"; and

WHEREAS, prohibiting the use of gas-powered lawn equipment would contribute to the TOSV's efforts to improve air quality and reduce greenhouse gas emissions, as stated in the Town's Resiliency and Sustainability Plan; and

WHEREAS, the Town wishes to prohibit the use of certain gas-powered lawn equipment within the Town during the summer months (June 15 to September 15), beginning in 2029; and

WHEREAS, the TOSV finds it necessary to protect the health, safety, and welfare of residents within the Town by prohibiting the use of certain gas-powered lawn equipment as defined in the Ordinance attached hereto as **Exhibit A**; and

WHEREAS, Town staff has reviewed the proposed amendment to the Code and recommends that the Town Council adopt the Ordinance as set forth below; and

WHEREAS, Town Council finds that the adoption of this Ordinance is in the best interest of the TOSV.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Snowmass Village, as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.

2. Amendment. **Chapter 7 – Health, Sanitation, and Animals** of the Code is hereby amended with the addition of **Article VII – Gas-Powered Lawn Equipment - Prohibited** as set forth in **Exhibit A**.

3. Severability. If any provision of this Ordinance or application hereof to any person or circumstance is held invalid, the invalidity shall not affect any other provision or application of this Ordinance which can be given effect without the invalid provision or application, and, to this end, the provisions of this Ordinance are severable.

4. Effective Date. This Ordinance shall be effective 15 days after adoption in accordance with the Town of Snowmass Village Home Rule Charter.

READ, APPROVED AND ADOPTED by the Town Council of the Town of Snowmass Village on First Reading on ___________, 2026, upon a motion by Council Member ______________, the second of Council Member ____________, and upon a vote of __________ in favor and ___________ against.

READ, APPROVED AND ADOPTED as amended, by the Town Council of the Town of Snowmass Village on Second Reading on ____________, 2026, upon a motion by Council Member ____________, seconded by Council Member ________________, and upon a vote of ___ in favor and ___ against.

TOWN OF SNOWMASS VILLAGE

____
Alyssa Shenk, Mayor

ATTEST:

____
Megan Harris Boucher, Town Clerk

APPROVED AS TO FORM:

____
Jeff Conklin, Town Attorney

EXHIBIT A
AMENDMENT TO TOWN CODE

Chapter 7 is hereby amended with the addition of Article VII as follows:

ARTICLE VII – Gas-Powered Lawn Equipment – Prohibited

Sec. 7-163. - Definitions.

The definition of *gas-powered lawn equipment* as used in this Article, unless the context otherwise indicates, is herewith defined as follows:

Gas-powered lawn equipment means the following equipment powered by gasoline, diesel, or oil fuel: lawn and leaf blowers.

Sec. 7-164. - Gas-powered lawn equipment prohibited.

Beginning in 2029, it shall be unlawful to use gas-powered lawn equipment in the Town from June15 to and through September 15 of each year.

Sec. 7-165. – Enforcement.

Violation of this Article VII shall constitute a noncriminal municipal offense enforceable through the TOSV Municipal Court and subject to the general penalty provisions in Section 1-72 of the Town Code and the equitable powers of the Municipal Court in Section 2-152 of the Town Code. Except as provided herein and unless clearly inapplicable, the Colorado Municipal Court Rules of Procedure shall apply to enforcement of such violations. Any citation or notice of violation may be served upon a person violating this Article by certified mail or otherwise as allowed by law. Each day any violation of this Article continues shall constitute a separate offense, unless otherwise provided.

Town of Snowmass Village
Agenda Item Summary

Date of Meeting:
June 15, 2026

Agenda Item:
Discussion, Review, and Further Direction from Town Council Regarding the1st Phase Improvements for the Mall Transit Center Proposed 2027 Project

Presented by:
Sam Guarino, Transportation Director
Clint Kinney, Town Manager
Alex Jauch

Background:

During the summer of 2025 staff worked with S.E.H. to develop a phased approach that would allow construction of RFTA depot improvements (potentially in 2026, or whenever approved by Council) without precluding or necessitating additional work to construct Phase 2 of the two-level project in the future.

Phase 1 could be constructed in a single season and would:

- Add public restrooms at the RFTA Depot
- Replace the existing staircases from Lot 6 with a single "grand staircase"
- Flatten out the end of the Mall up to the RFTA depot.
- Add in "saw-tooth" bays for RFTA, so buses can operate independently of each other.
- Add one space for a RFTA bus along the curb.

Phase 2 would construct a larger two-level Transit Center that would accommodate both RFTA and the Village Shuttle in the same location.

During the 2026 capital budget discussions in October of last year, it was decided to forgo construction of phase 1 in 2026. However, Council did approve funding to continue design of the transit center anticipating construction in a future year.

On February 9th, 2026, council directed staff to further develop an option for a simpler, more cost-effective first phase for the project that would add bathrooms and improve the guest experience and return for a discussion on next steps.

The newest options for design include four stall, pre-fabricated bathrooms. Option A would leave the existing RFTA shelter as is, while Option B would construct a new shelter and an office space that would not have to be completely removed for a future phase 2. All other improvements in phase 1 would remain in either option.

Financial Impact:
Financial impacts could vary depending on which option is chosen.

Option 1A with the pre-fabricated bathrooms as shown in the renderings, is currently estimated at approximately $2.5 million. Option 1A with self-cleaning pre-fabricated bathrooms would be closer to $3 million. Option 1A with custom built restrooms would be closer to $4 million.

Option 1B would add approximately $2.5 million to the cost of the project (total of $5-$5.25 million). However, more in-depth cost analysis would still be needed.

Option 1A and B are both within the $6 million of funding available for a Mall Transit Center through the EOTC.

Phase 2 is still estimated in the $45-$60 million range depending on design.

Applicability to Council Goals & Objectives:

The 2025 Council Goal Statement states:

- Gather public input and use it to finalize the design process for the Mall Transit Center.
- Continue to improve the multi-modal connections between Base Village, the Mall, and the Center.
- Manage parking and transit to encourage efficient, effective, and sustainable mobility choices

Council Options:

This is a discussion item only, staff is seeking direction on next steps.

Staff Recommendation:

It is the recommendation of Staff, that the Council:

Give staff direction to continue forward with phase 1B for this project. This would yield considerable benefits to RFTA and Mall users in the mid term, while not precluding any future project on the site.

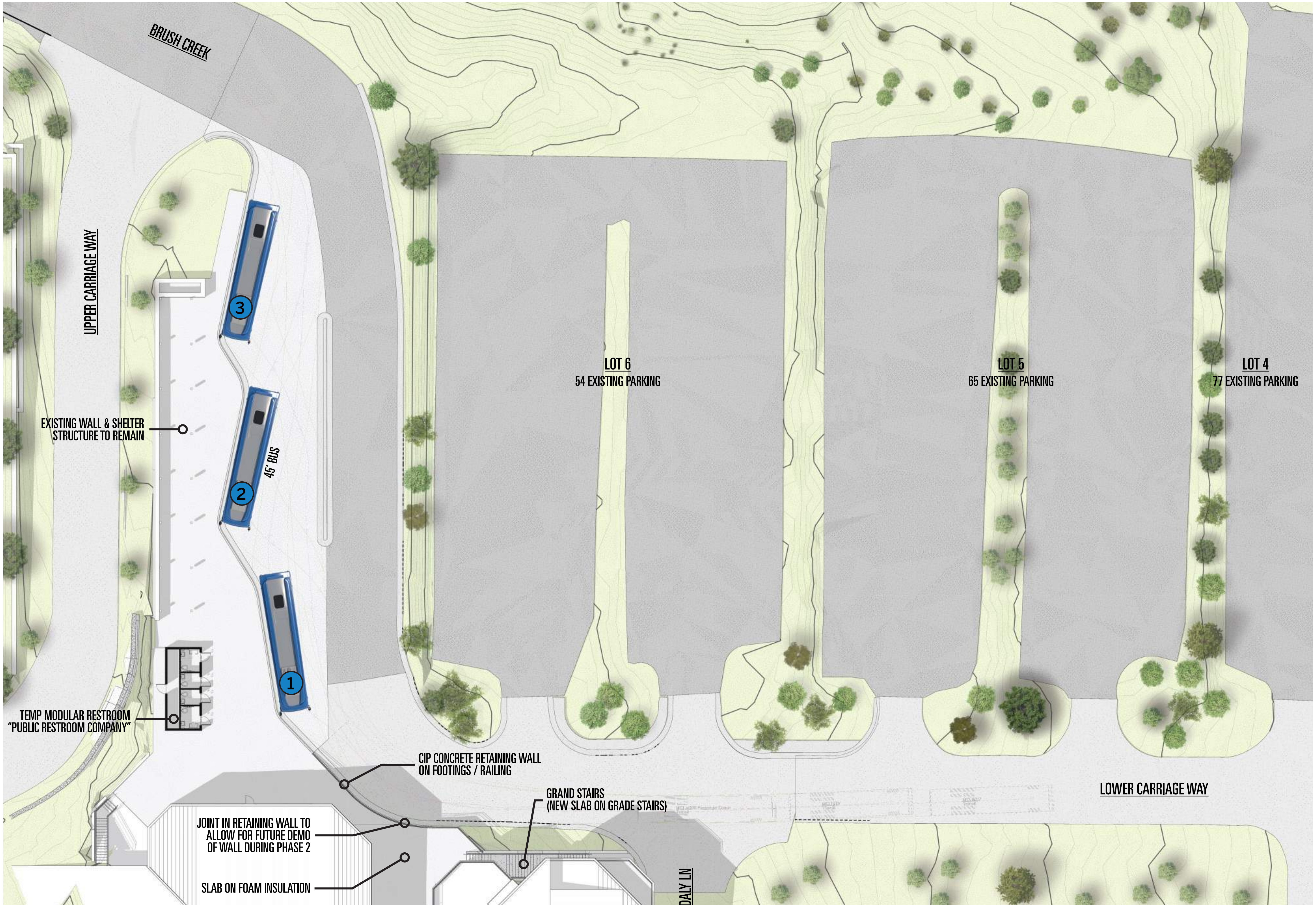
Attachments:

1. 2026-06-10 TOSV Transit Station - Temp Restroom Approach
2. 2026-02-04_TOSV-RFTA Improvements_Town Council Submittal

PHASE 1
OPTION A
Demolition

BUS OPERATIONS

- EXTG SHELTER TO REMAIN
- EXTG STAIRS TO BE REMOVED
- EXTG PLATFORM & ROADWAY TO BE REMOVED
- EXTG MALL CONNECTION / INCLINE ENTRY REGRADED



PHASE 1

OPTION A

New Construction

BUS OPERATIONS

- (2) 40' RFTA LOADING/ UNLOADING
- (1) 45' RFTA LOADING/ UNLOADING

TRANSIT STATION

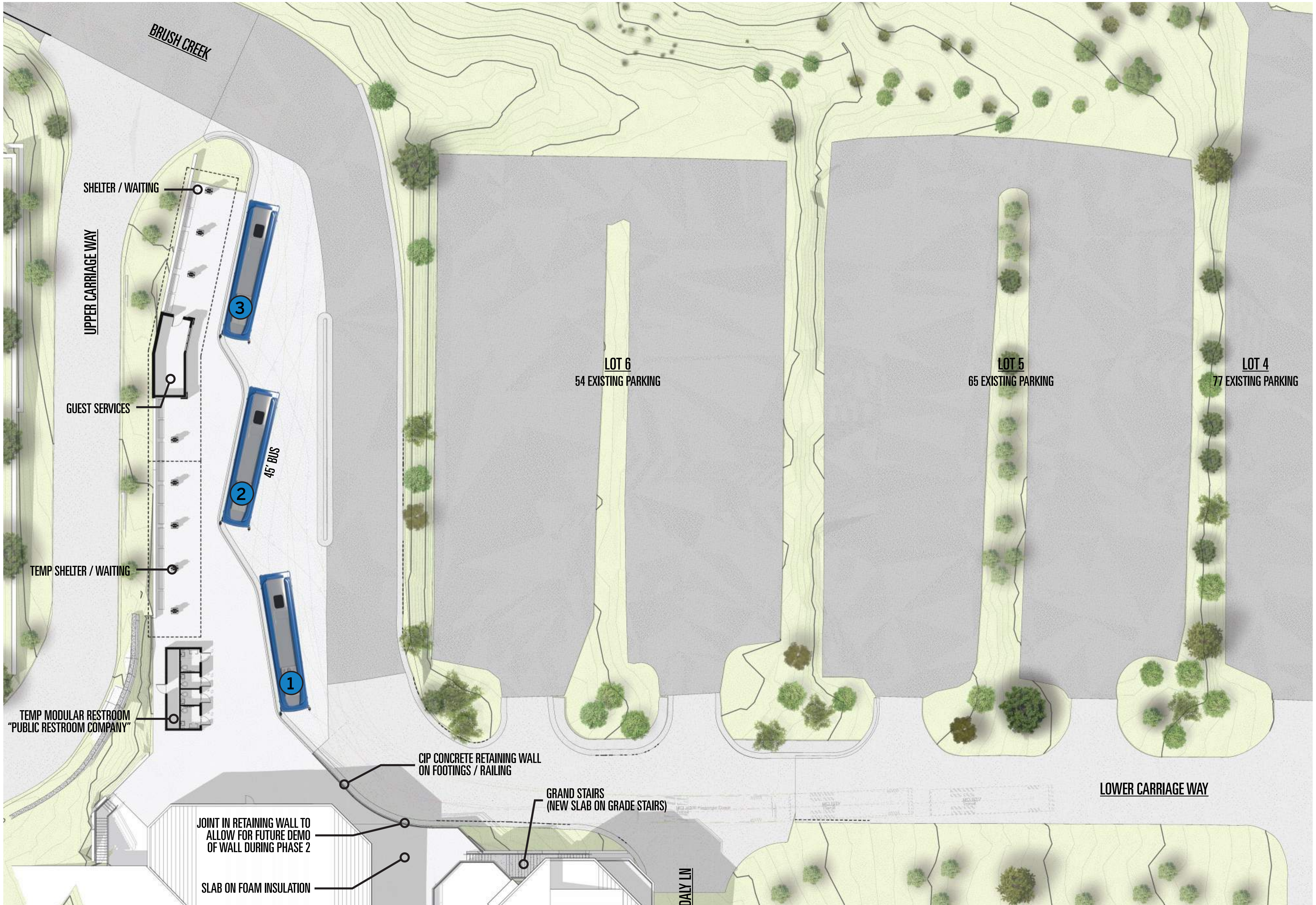
- NEW TEMPORARY MODULAR PUBLIC RESTROOMS
- REGRADED MALL CONNECTION
- NEW GRAND STAIRS FROM DALY LANE

SEH

"Public Restroom Company" Modular Restroom

PHASE 1
OPTION A
Modular Restroom w/ Existing Shelter

SEH



PHASE 1
OPTION B
New Construction

BUS OPERATIONS

- (2) 40' RFTA LOADING/ UNLOADING
- (1) 45' RFTA LOADING/ UNLOADING

TRANSIT STATION

- GUEST SERVICES
- NEW TEMPORARY MODULAR PUBLIC RESTROOMS
- NEW SHELTER / WAITING AREAS

SEH

PHASE 1

OPTION B

Modular Restroom w/ Extended Shelter & Guest Services

CSI	Description	Public Restroom Co.		Urben Blu		Custom Build	
01	General Requirements	$	12,805.00	$	12,805.00	$	12,850.00
02	Existing Conditions	$	80,109.00	$	80,109.00	$	80,109.00
03	Concrete	$	43,952.00	$	43,952.00	$	43,952.00
04	Masonry	$	-	$	-	$	105,760.00
05	Metals	$	12,170.00	$	12,170.00	$	83,490.00
06	Wood, Plastics, And Composites	$	-	$	-	$	92,395.00
07	Thermal And Moisture Protection	$	-	$	-	$	114,432.00
08	Openings	$	35,910.00	$	35,910.00	$	43,670.00
09	Finishes	$	35,161.00	$	35,161.00	$	76,009.00
10	Specialties	$	-	$	-	$	23,211.00
21	Fire Suppression	$	-	$	-	$	8,400.00
22	Plumbing	$	-	$	-	$	104,890.00
23	HVAC	$	-	$	-	$	45,950.00
25	Integrated Automation	$	-	$	-	$	8,400.00
26	Electrical	$	-	$	-	$	58,550.00
27	Communications	$	-	$	-	$	5,880.00
28	Electrical Safety And Security	$	-	$	-	$	12,600.00
31	Earthwork	$	134,675.00	$	134,675.00	$	917,975.00
32	Exterior Improvements	$	604,328.00	$	604,328.00	$	604,328.00
33	Utilities	$	399,050.00	$	399,050.00	$	399,050.00
	Construction Hard Cost Sub-Total	**$**	**1,358,160.00**	**$**	**1,358,160.00**	**$**	**2,841,901.00**

Description	Public Restroom Co.		Urben Blu		Baseline	
(2) Fixture Modular Restroom x2	$	-	$	761,000.00	$	-
(4) Fixture Modular Resroom	$	395,000.00	$	-	$	-
Construction Hard Cost + Modular Restroom Sub-Total	**$**	**1,753,160.00**	**$**	**2,119,160.00**	**$**	**2,841,901.00**

General Contractor Fees & Soft Costs		Public Restroom Co.		Urben Blu		Baseline	
General Conditions	5.0%	$	87,658.00	$	105,958.00	$	142,095.05
General Requirements	3.4%	$	62,219.65	$	75,208.99	$	100,859.07
Bonds & Insurance	2.8%	$	53,285.05	$	64,409.16	$	86,375.94
Contractor's Fee	4.0%	$	78,252.91	$	94,589.45	$	126,849.24
Design Contingency	5.0%	$	101,728.78	$	122,966.28	$	164,904.02
Construction Contingency	8.0%	$	170,904.35	$	206,583.35	$	277,038.75
Escalation to MOC	6.0%	$	138,432.52	$	167,332.51	$	224,401.38
General Contractor Fees & Soft Costs Sub-Total		**$**	**692,481.27**	**$**	**837,047.73**	**$**	**1,122,523.45**

Final Project Cost Total		**$**	**2,445,641.27**		**$**	**2,956,207.73**		**$**	**3,964,424.45**
Cost Per Toilet Fixture	**(4)**	**$**	**611,410.32**	**(4)**	**$**	**739,051.93**	**(6)**	**$**	**660,737.41**

COST COMPARISON

MODULAR RESTROOM

PHASE 1 (OPTION A)

This cost comparison is for two different modular restroom manufacturers compared to the original custom build restroom provided in previous design options. Each modular manufacturer would provide (4) total toilet fixtures, while the custom build is for (6) total.

PHASE 2

Each of the modular restrooms can easily be relocated during Phase 2 construction. This reduces both initial cost of install and demolition during Phase 2. This also eliminates the need for the additional shoring in Phase 1 as required for the Custom Build, as shown in DIV 31 - Earthwork.

SEH

TOWN OF SNOWMASS VILLAGE

SNOWMASS MALL TRANSIT CENTER

RFTA BUS STOP IMPROVEMENTS

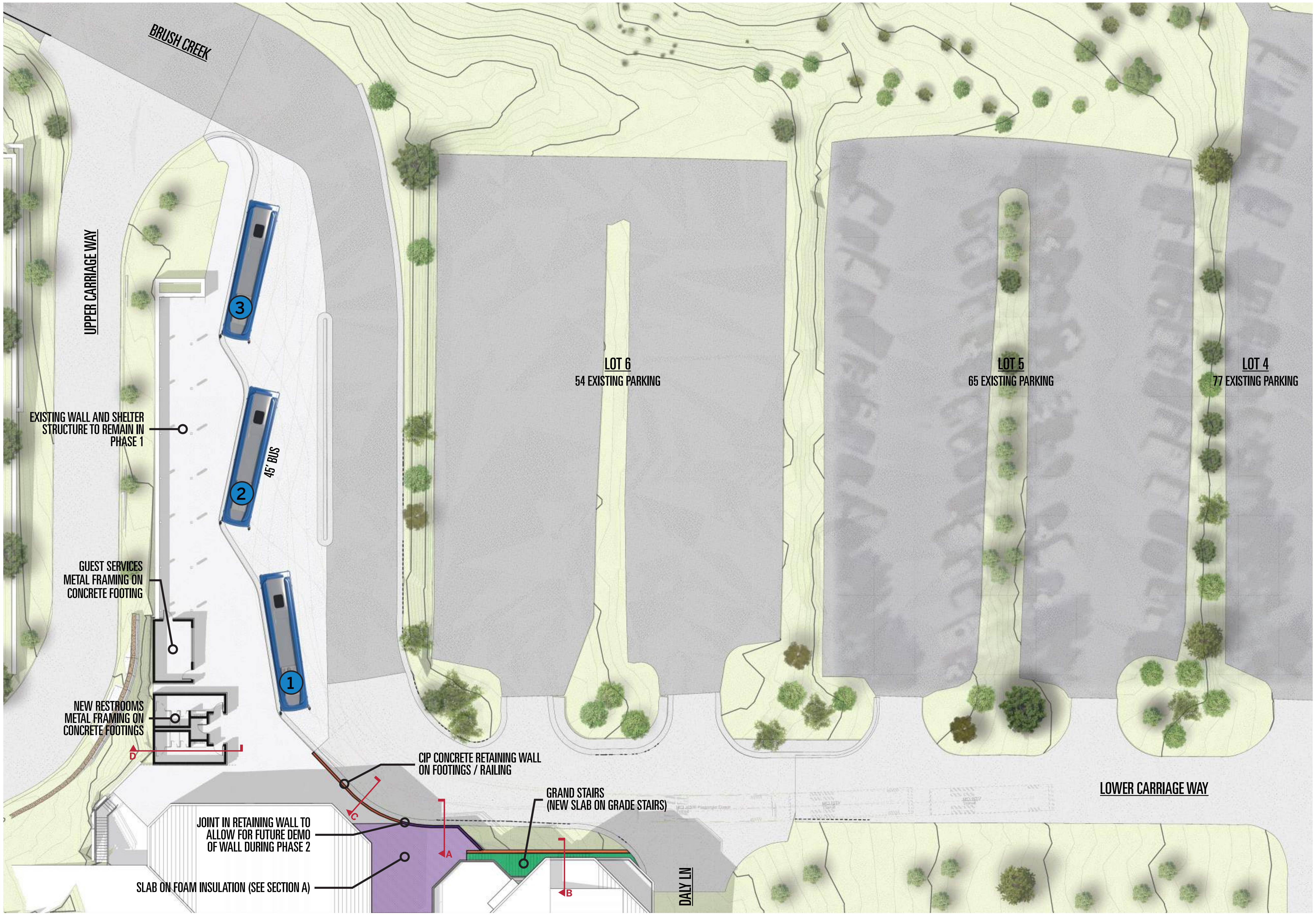
FEBRUARY 9, 2026

SEH

PHASE 1
UPPER LEVEL
Demolition

BUS OPERATIONS

- EXTG SHELTER TO REMAIN
- EXTG STAIRS TO BE REMOVED
- EXTG PLATFORM & ROADWAY TO BE REMOVED
- EXTG MALL CONNECTION / INCLINE ENTRY REGRADED



PHASE 1

UPPER LEVEL

New Construction

BUS OPERATIONS

- (2) 40' RFTA LOADING/ UNLOADING
- (1) 45' RFTA LOADING/ UNLOADING

TRANSIT STATION

- GUEST SERVICES
- PUBLIC RESTROOMS

SEH

PHASE 2
UPPER LEVEL
Demolition

BUS OPERATIONS

- PHASE 1 RESTROOM TO REMAIN
- EXTG SHELTER TO BE REMOVED
- PHASE 1 GUEST SERVICES TO BE REMOVED
- PORTION OF PHASE 1 RETAINING WALL TO BE REMOVED
- PHASE 1 PLATFORM & ROADWAY TO BE REMOVED
- ELIMINATION OF 54 EXTG LOT 6 PARKING SPACES

SEH

PHASE 2
UPPER LEVEL
New Construction

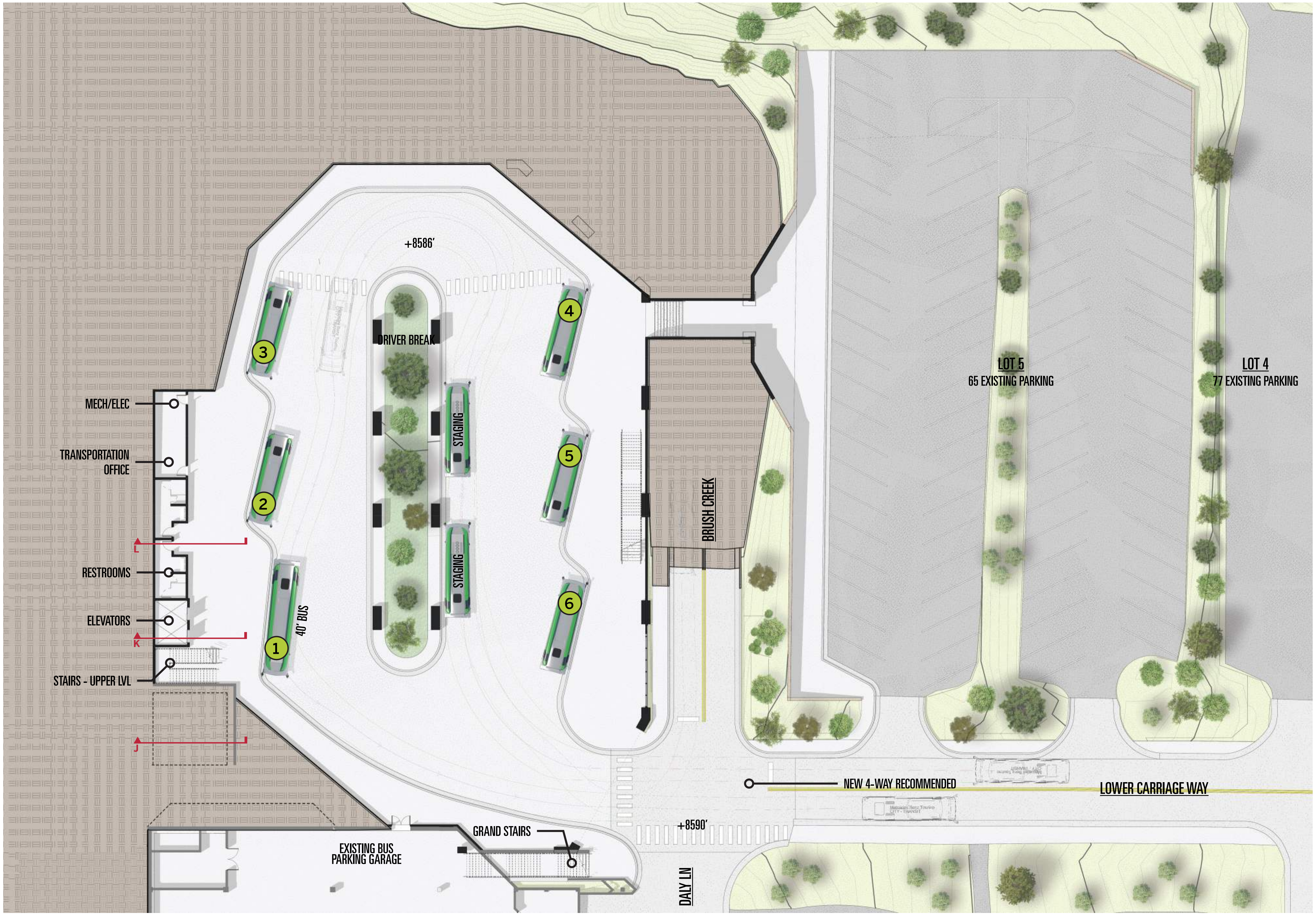
BUS OPERATIONS

- (3) 40' RFTA LOADING/ UNLOADING
- (2) 45' RFTA LOADING/ UNLOADING
- (1) 40' STAGING

TRANSIT STATION

- NEW DRIVER BREAK
- NEW GUEST SERVICES
- EXTG PUBLIC RESTROOMS

SEH



PHASE 2
LOWER LEVEL

New Construction

BUS OPERATIONS

- *(1) 40' TOSV LOADING/ UNLOADING*
- *(2) 30' TOSV LOADING/ UNLOADING*
- *(2) 30' STAGING*

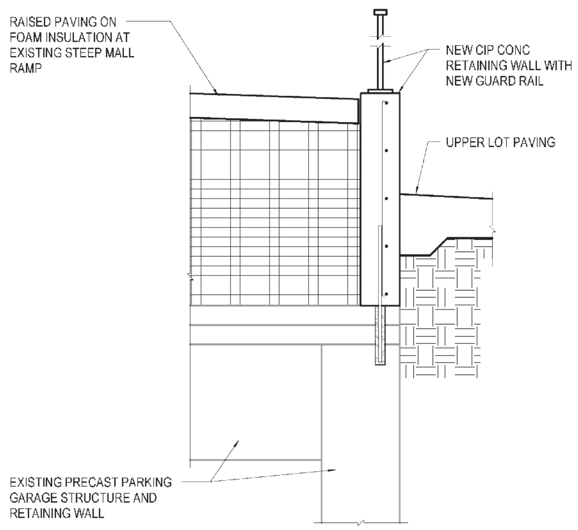
TRANSIT STATION

- *NEW DRIVER BREAK*
- *NEW TRANSPORTATION OFFICE*
- *NEW PUBLIC RESTROOMS*

SEH

STRUCTURAL SECTIONS

New Construction



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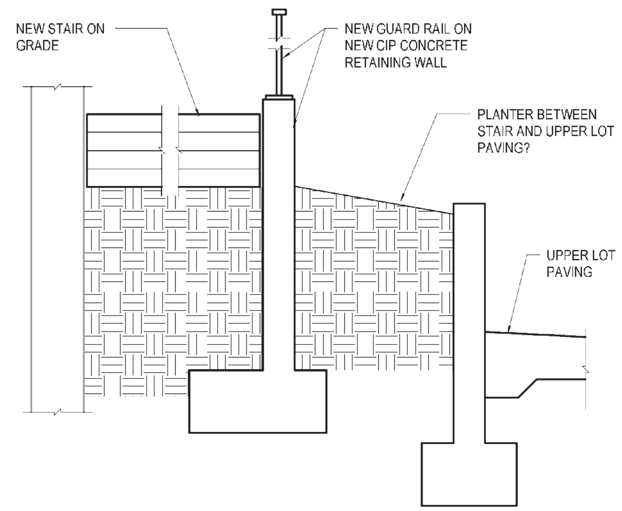

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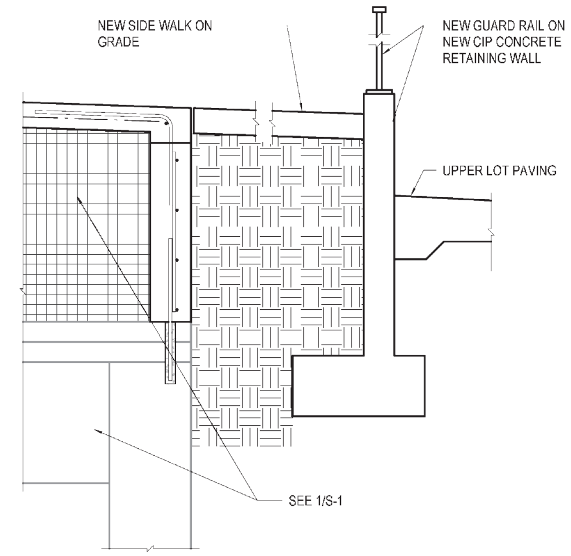

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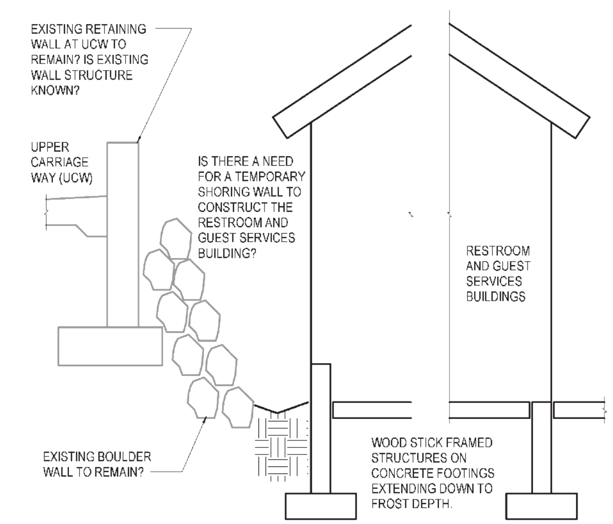

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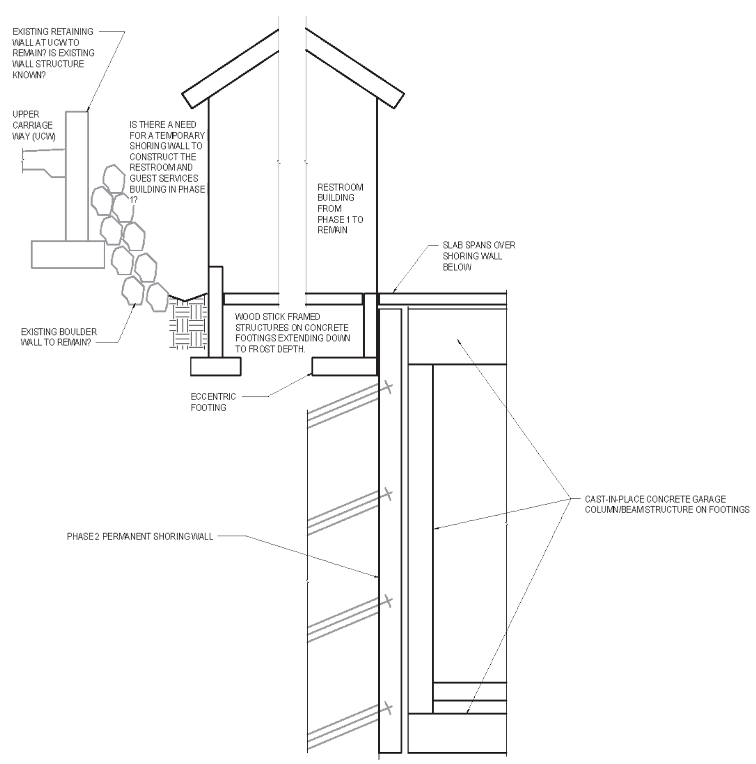

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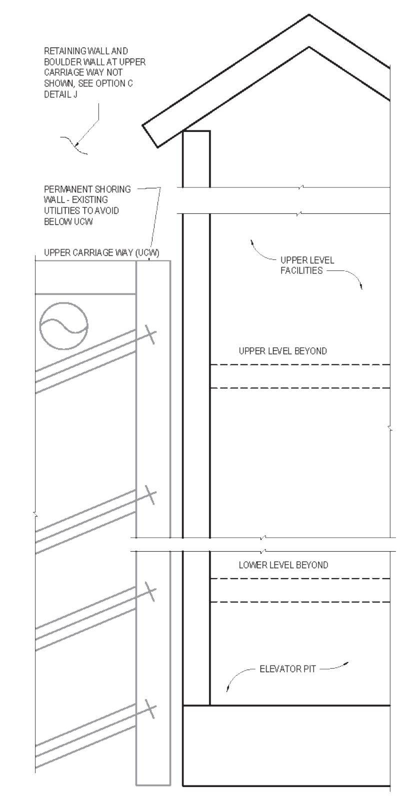

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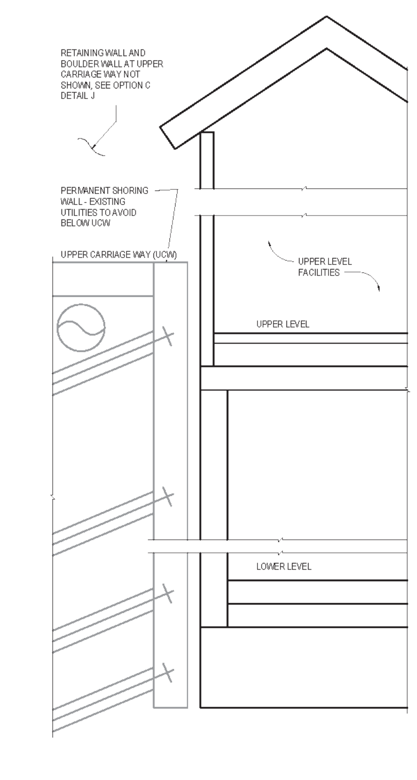


DETAIL L

SEH

SOUTHWEST VIEW FROM UPPER PLATFORM

TRANSIT STATION

A. Red board and batten siding, similar to Town Park Station and Town Hall
B. Horizontal planking with wood texture and natural color, similar to Town Hall
C. Natural wood composite soffit with column brackets similar to Town Hall

SEH

COST SUMMARY - PHASE 1 (RFTA IMPROVEMENTS)			
DESCRIPTION	COST/SF	SQ. FT.	SUB-TOTAL
Phase 1 - Construction (Option A)	$225.21	12,850	$2,893,954
TOTAL	**$340.18**	**12,850**	**$2,893,954**

COST SUMMARY - PHASE 1 + SHORING (RFTA IMPROVEMENTS)			
DESCRIPTION	COST/SF	SQ. FT.	SUB-TOTAL
Phase 1 - Construction (Option A)	$225.21	12,850	$2,893,954
Added Shoring to Phase 1 (Option C)[1]	$114.97	12,850	$1,477,334
TOTAL	**$340.18**	**12,850**	**$4,371,288**

COST SUMMARY - PHASE 2 (FULL TRANSIT CENTER BUILDOUT)			
DESCRIPTION	COST/SF	SQ. FT.	SUB-TOTAL
Phase 2 - January 2025 Estimate	$611.93	72,916	$44,619,726
Added Shoring to Phase 1 (Option C)[2]	$137.96	12,850	$1,772,800
Demo of Impacted Phase 1 Items	-	-	$23,190
TOTAL	**$636.56**	**72,916**	**$46,415,716**

1. Shoring is provided during Phase 1.
2. Shoring is provided during Phase 2 and not Phase 1.

Town of Snowmass Transit Center
Snowmass Village, CO — **Project # 24-00135.00**
Concept — **08/22/25**

SUMMARY

Element	Area	Cost / SF	Total
Option A	12,850	$214.35	$2,754,461
Total Estimated Construction Cost Option A (Today's $$)	**12,850**	**$214.35**	**$2,754,461**
Escalation to MOC, 09/30/26	5.06%		$139,493
Total Estimated Construction Cost Option A (Escalated $$)	**12,850**	**$225.21**	**$2,893,954**
Option C			$1,406,125
Total Estimated Construction Cost Option C (Today's $$)	**12,850**	**$109.43**	**$1,406,125**
Escalation to MOC, 09/30/26	5.06%		$71,210
Total Estimated Construction Cost Option C (Escalated $$)	**12,850**	**$114.97**	**$1,477,334**
Total Estimate Construction Cost Option A & Option C (Escalated $$)	**12,850**	**$340.18**	**$4,371,288**

COST SUMMARY

New Construction

PHASE 1 (OPTION A)

The estimate is for improvements for the RFTA stops, including new bus platforms, new restroom, new guest services, new retaining wall/railing, raising of mall area at Incline, and new grand staircase.

ADDITIONAL SHORING

To complete the full buildout of the Transit Center, Phase 2, additional shoring will be needed to reduced demolition of existing elements within Phase 1. That additional shoring can be added during Phase 1 or prior to deep excavation of Phase 2.

PHASE 2

These numbers are utilizing previous estimate provided to the Town in January of 2025.

SEH

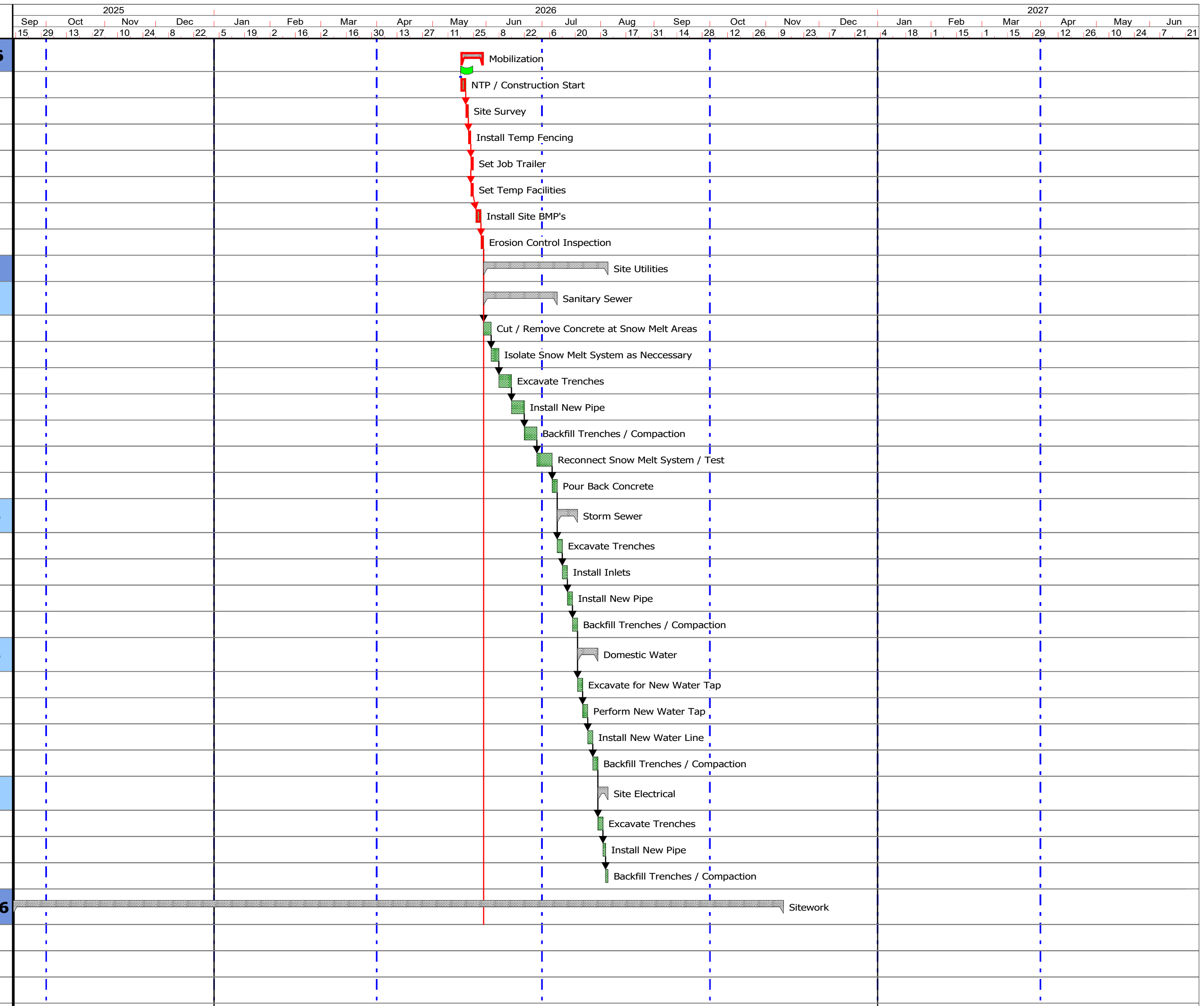
A. D. Miller *Building on Higher Ground*

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
1	**Mobilization**	**8d**	**5/18/2026**	**5/28/2026**
2	NTP / Construction Start	2d	5/18/2026 *	5/19/2026
3	Site Survey	1d	5/20/2026	5/20/2026
4	Install Temp Fencing	1d	5/21/2026	5/21/2026
5	Set Job Trailer	1d	5/22/2026	5/22/2026
6	Set Temp Facilities	1d	5/22/2026	5/22/2026
7	Install Site BMP's	2d	5/26/2026	5/27/2026
8	Erosion Control Inspection	1d	5/28/2026	5/28/2026
9	**Site Utilities**	**48d**	**5/29/2026**	**8/5/2026**
10	**Sanitary Sewer**	**29d**	**5/29/2026**	**7/8/2026**
11	Cut / Remove Concrete at Snow Melt Areas	3d	5/29/2026	6/2/2026
12	Isolate Snow Melt System as Neccessary	3d	6/3/2026	6/5/2026
13	Excavate Trenches	5d	6/8/2026	6/12/2026
14	Install New Pipe	5d	6/15/2026	6/19/2026
15	Backfill Trenches / Compaction	5d	6/22/2026	6/26/2026
16	Reconnect Snow Melt System / Test	5d	6/29/2026	7/6/2026
17	Pour Back Concrete	2d	7/7/2026	7/8/2026
18	**Storm Sewer**	**8d**	**7/9/2026**	**7/20/2026**
19	Excavate Trenches	2d	7/9/2026	7/10/2026
20	Install Inlets	2d	7/13/2026	7/14/2026
21	Install New Pipe	2d	7/15/2026	7/16/2026
22	Backfill Trenches / Compaction	2d	7/17/2026	7/20/2026
23	**Domestic Water**	**8d**	**7/21/2026**	**7/30/2026**
24	Excavate for New Water Tap	2d	7/21/2026	7/22/2026
25	Perform New Water Tap	2d	7/23/2026	7/24/2026
26	Install New Water Line	2d	7/27/2026	7/28/2026
27	Backfill Trenches / Compaction	2d	7/29/2026	7/30/2026
28	**Site Electrical**	**4d**	**7/31/2026**	**8/5/2026**
29	Excavate Trenches	2d	7/31/2026	8/3/2026
30	Install New Pipe	1d	8/4/2026	8/4/2026
31	Backfill Trenches / Compaction	1d	8/5/2026	8/5/2026
32	**Sitework**	**296d**	**9/12/2025**	**11/10/2026**



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SCHEDULE SUMMARY

New Construction

PHASE 1 (OPTION A)

The following schedule for Phase 1 has an estimated start of May 2026 and completion of March 2027. However, site work and building structure will be completd by November 2026, making RFTA bus stops operational at that time.

ADDITIONAL SHORING

It is anticipated that including the Additional Shoring in Phase 1, will not allow the RFTA bus stops to be operational until January 2027.

Alternate schedule provided as an additional document.

SEH

A. D. Miller

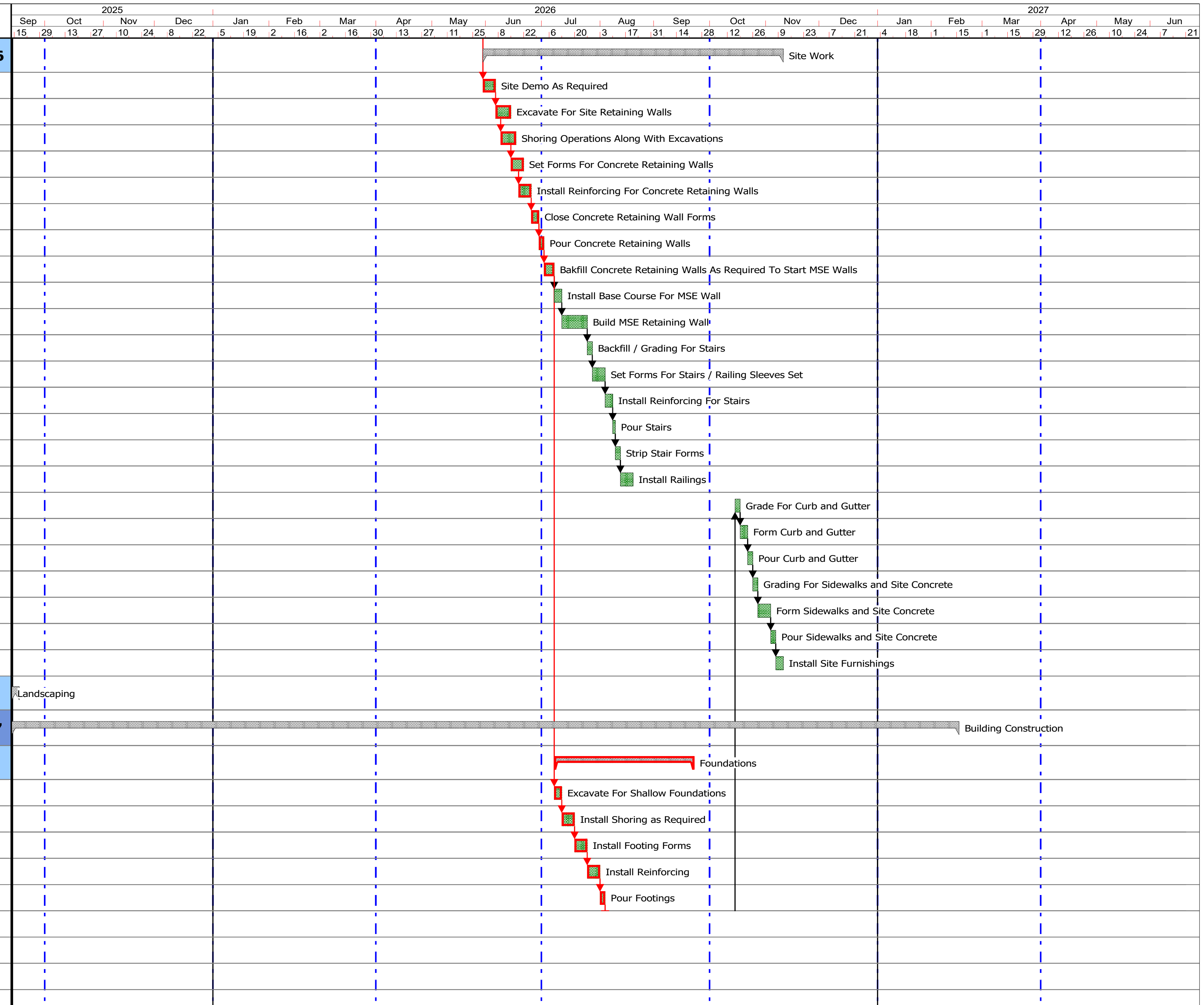
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
33	**Site Work**	**118d**	**5/29/2026**	**11/10/2026**
34	Site Demo As Required	5d	5/29/2026	6/4/2026
35	Excavate For Site Retaining Walls	6d	6/5/2026	6/12/2026
36	Shoring Operations Along With Excavations	6d	6/9/2026	6/16/2026
37	Set Forms For Concrete Retaining Walls	5d	6/15/2026	6/19/2026
38	Install Reinforcing For Concrete Retaining Walls	5d	6/18/2026	6/24/2026
39	Close Concrete Retaining Wall Forms	3d	6/25/2026	6/29/2026
40	Pour Concrete Retaining Walls	2d	6/30/2026	7/1/2026
41	Bakfill Concrete Retaining Walls As Required To Start MSE Walls	3d	7/2/2026	7/7/2026
42	Install Base Course For MSE Wall	3d	7/8/2026	7/10/2026
43	Build MSE Retaining Wall	10d	7/13/2026	7/24/2026
44	Backfill / Grading For Stairs	2d	7/27/2026	7/28/2026
45	Set Forms For Stairs / Railing Sleeves Set	5d	7/29/2026	8/4/2026
46	Install Reinforcing For Stairs	3d	8/5/2026	8/7/2026
47	Pour Stairs	1d	8/10/2026	8/10/2026
48	Strip Stair Forms	2d	8/11/2026	8/12/2026
49	Install Railings	5d	8/13/2026	8/19/2026
50	Grade For Curb and Gutter	2d	10/15/2026	10/16/2026
51	Form Curb and Gutter	3d	10/19/2026	10/21/2026
52	Pour Curb and Gutter	2d	10/22/2026	10/23/2026
53	Grading For Sidewalks and Site Concrete	2d	10/26/2026	10/27/2026
54	Form Sidewalks and Site Concrete	5d	10/28/2026	11/3/2026
55	Pour Sidewalks and Site Concrete	2d	11/4/2026	11/5/2026
56	Install Site Furnishings	3d	11/6/2026	11/10/2026
57	**Landscaping**		**9/12/2025**	**9/12/2025**
58	**Building Construction**	**361d**	**9/12/2025**	**2/15/2027**
59	**Foundations**	**54d**	**7/8/2026**	**9/22/2026**
60	Excavate For Shallow Foundations	3d	7/8/2026	7/10/2026
61	Install Shoring as Required	5d	7/13/2026	7/17/2026
62	Install Footing Forms	5d	7/20/2026	7/24/2026
63	Install Reinforcing	5d	7/27/2026	7/31/2026
64	Pour Footings	2d	8/3/2026	8/4/2026



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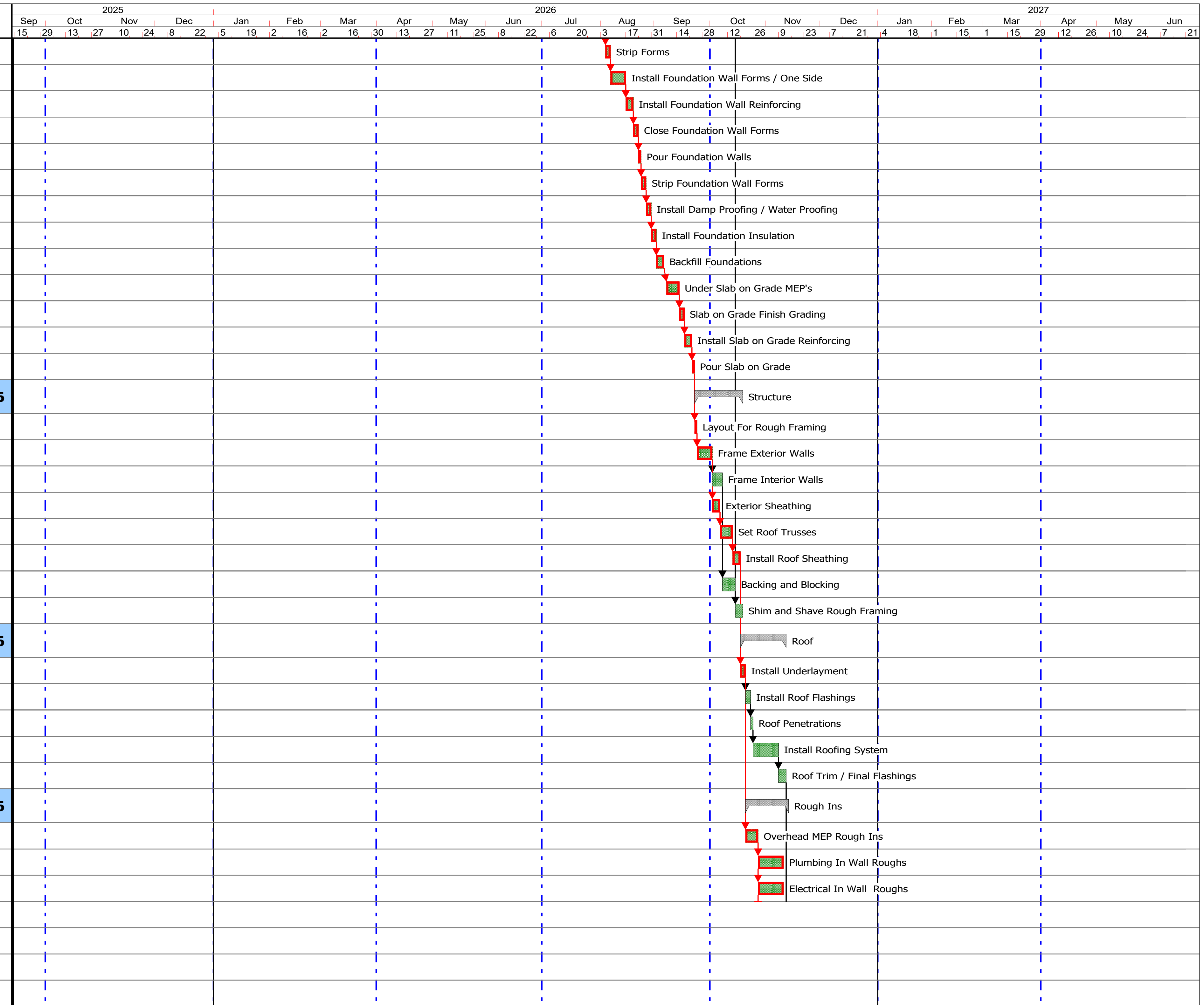
A. D. Miller
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
65	Strip Forms	2d	8/5/2026	8/6/2026
66	Install Foundation Wall Forms / One Side	6d	8/7/2026	8/14/2026
67	Install Foundation Wall Reinforcing	3d	8/17/2026	8/19/2026
68	Close Foundation Wall Forms	2d	8/20/2026	8/21/2026
69	Pour Foundation Walls	1d	8/24/2026	8/24/2026
70	Strip Foundation Wall Forms	2d	8/25/2026	8/26/2026
71	Install Damp Proofing / Water Proofing	2d	8/27/2026	8/28/2026
72	Install Foundation Insulation	2d	8/31/2026	9/1/2026
73	Backfill Foundations	3d	9/2/2026	9/4/2026
74	Under Slab on Grade MEP's	5d	9/8/2026	9/14/2026
75	Slab on Grade Finish Grading	2d	9/15/2026	9/16/2026
76	Install Slab on Grade Reinforcing	3d	9/17/2026	9/21/2026
77	Pour Slab on Grade	1d	9/22/2026	9/22/2026
78	**Structure**	**19d**	**9/23/2026**	**10/19/2026**
79	Layout For Rough Framing	1d	9/23/2026	9/23/2026
80	Frame Exterior Walls	6d	9/24/2026	10/1/2026
81	Frame Interior Walls	4d	10/2/2026	10/7/2026
82	Exterior Sheathing	3d	10/2/2026	10/6/2026
83	Set Roof Trusses	5d	10/7/2026	10/13/2026
84	Install Roof Sheathing	3d	10/14/2026	10/16/2026
85	Backing and Blocking	5d	10/8/2026	10/14/2026
86	Shim and Shave Rough Framing	3d	10/15/2026	10/19/2026
87	**Roof**	**18d**	**10/19/2026**	**11/11/2026**
88	Install Underlayment	2d	10/19/2026	10/20/2026
89	Install Roof Flashings	2d	10/21/2026	10/22/2026
90	Roof Penetrations	1d	10/23/2026	10/23/2026
91	Install Roofing System	10d	10/26/2026	11/6/2026
92	Roof Trim / Final Flashings	3d	11/9/2026	11/11/2026
93	**Rough Ins**	**17d**	**10/21/2026**	**11/12/2026**
94	Overhead MEP Rough Ins	5d	10/21/2026	10/27/2026
95	Plumbing In Wall Roughs	10d	10/28/2026	11/10/2026
96	Electrical In Wall Roughs	10d	10/28/2026	11/10/2026



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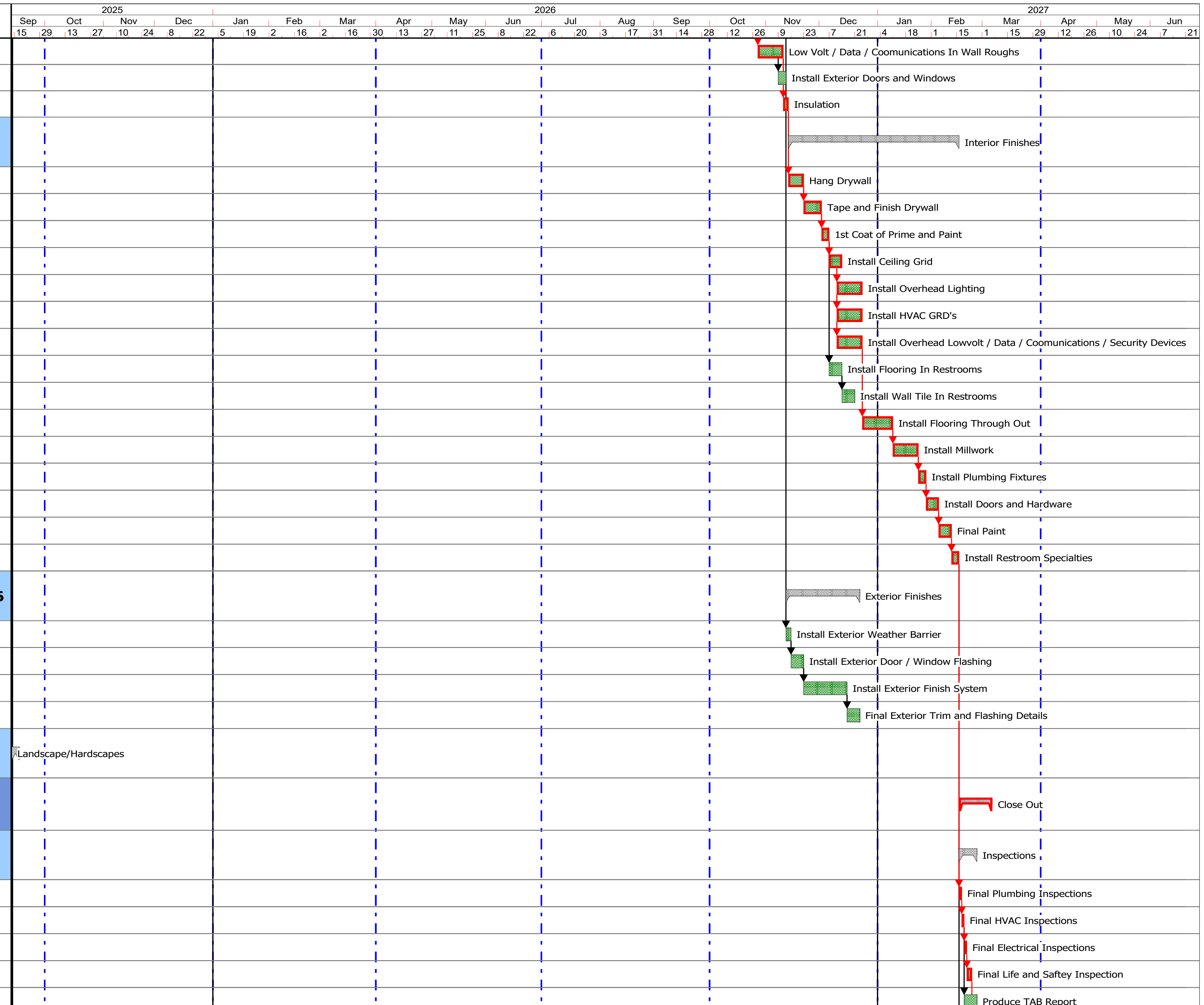
A. D. Miller
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
97	Low Volt / Data / Coomunications In Wall Roughs	10d	10/28/2026	11/10/2026
98	Install Exterior Doors and Windows	3d	11/9/2026	11/11/2026
99	Insulation	2d	11/11/2026	11/12/2026
100	**Interior Finishes**	**63d**	**11/13/2026**	**2/15/2027**
101	Hang Drywall	6d	11/13/2026	11/20/2026
102	Tape and Finish Drywall	5d	11/23/2026	12/1/2026
103	1st Coat of Prime and Paint	3d	12/2/2026	12/4/2026
104	Install Ceiling Grid	5d	12/7/2026	12/11/2026
105	Install Overhead Lighting	10d	12/10/2026	12/23/2026
106	Install HVAC GRD's	10d	12/10/2026	12/23/2026
107	Install Overhead Lowvolt / Data / Coomunications / Security Devices	10d	12/10/2026	12/23/2026
108	Install Flooring In Restrooms	5d	12/7/2026	12/11/2026
109	Install Wall Tile In Restrooms	5d	12/14/2026	12/18/2026
110	Install Flooring Through Out	10d	12/24/2026	1/8/2027
111	Install Millwork	10d	1/11/2027	1/22/2027
112	Install Plumbing Fixtures	3d	1/25/2027	1/27/2027
113	Install Doors and Hardware	5d	1/28/2027	2/3/2027
114	Final Paint	5d	2/4/2027	2/10/2027
115	Install Restroom Specialties	3d	2/11/2027	2/15/2027
116	**Exterior Finishes**	**27d**	**11/12/2026**	**12/22/2026**
117	Install Exterior Weather Barrier	2d	11/12/2026	11/13/2026
118	Install Exterior Door / Window Flashing	5d	11/16/2026	11/20/2026
119	Install Exterior Finish System	15d	11/23/2026	12/15/2026
120	Final Exterior Trim and Flashing Details	5d	12/16/2026	12/22/2026
121	**Landscape/Hardscapes**		**9/12/2025**	**9/12/2025**
122	**Close Out**	**13d**	**2/16/2027**	**3/4/2027**
123	**Inspections**	**7d**	**2/16/2027**	**2/24/2027**
124	Final Plumbing Inspections	1d	2/16/2027	2/16/2027
125	Final HVAC Inspections	1d	2/17/2027	2/17/2027
126	Final Electrical Inspections	1d	2/18/2027	2/18/2027
127	Final Life and Saftey Inspection	2d	2/19/2027	2/22/2027
128	Produce TAB Report	5d	2/18/2027	2/24/2027



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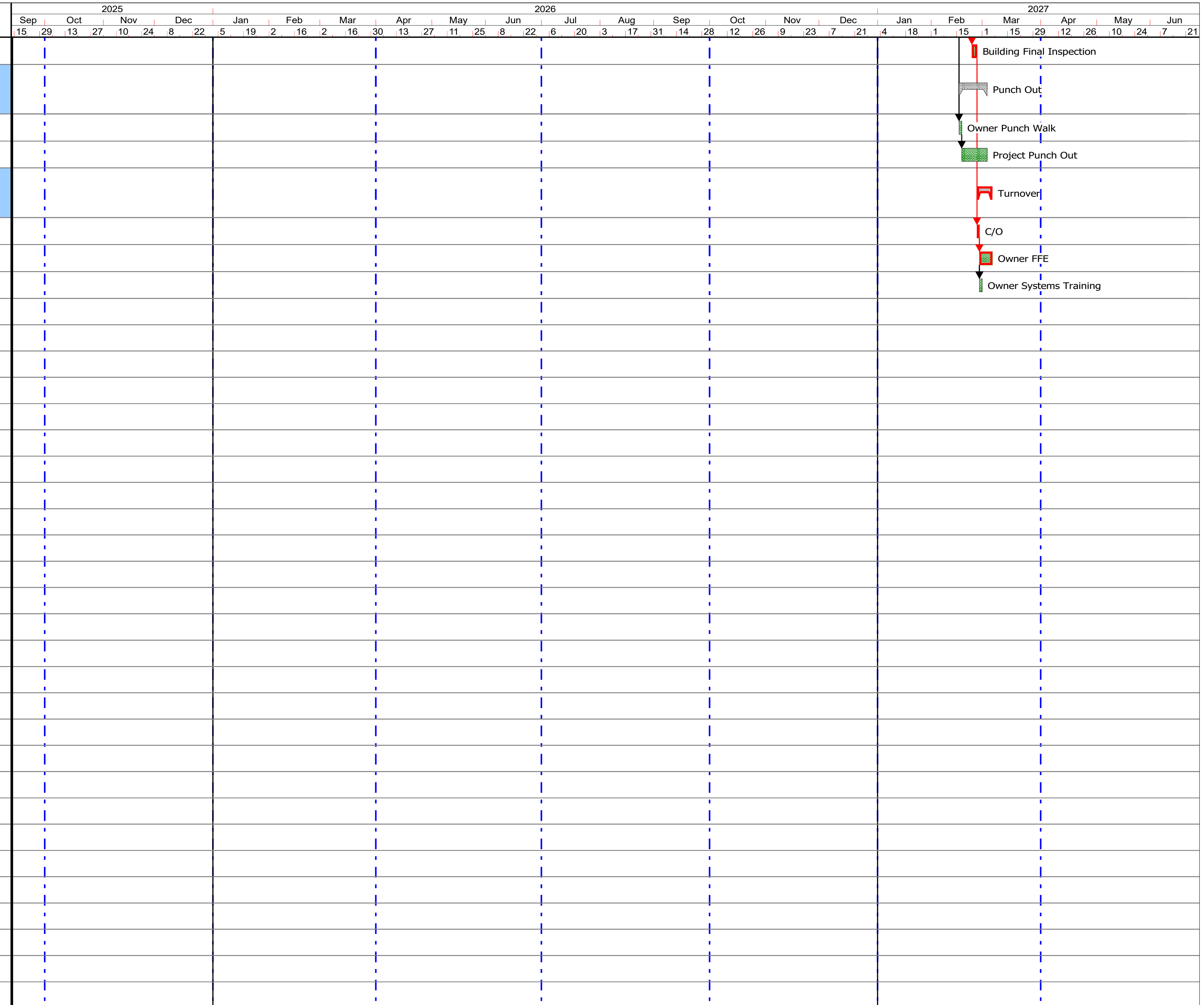
A. D. Miller
Building on Higher Ground

Snowmass TC Phase A

10/6/2025

Sean Leahey

Line	Name	Duration	Start	Finish
129	Building Final Inspection	2d	2/23/2027	2/24/2027
130	**Punch Out**	**11d**	**2/16/2027**	**3/2/2027**
131	Owner Punch Walk	1d	2/16/2027	2/16/2027
132	Project Punch Out	10d	2/17/2027	3/2/2027
133	**Turnover**	**6d**	**2/25/2027**	**3/4/2027**
134	C/O	1d	2/25/2027	2/25/2027
135	Owner FFE	5d	2/26/2027	3/4/2027
136	Owner Systems Training	1d	2/26/2027	2/26/2027



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