



Grand County

Colorado

APPLICATION FOR OPEN LANDS RIVERS & TRAILS (OLRT FUND) SPRING 2021

Funding may only be requested for projects that fit within the scope of the OLRT funding resolution, ballot language, and OLRT funding criteria.

Please email completed application in PDF format by 5pm on March 5, 2021 to Open Lands, Rivers and Trails Advisory Committee, Grand County, at: olrtac@co.grand.co.us. Further information may be requested. If funds are awarded, you will be required to sign a MOU with Grand County and a final grant report will be required.

A. General Information

1. Name/Title of Proposed Project: Fraser River corridor preservation
Please check type of project: Open Land River Trail
2. Applicant:
(Who will receive the grant funds) Town of Winter Park

In the case of a multi-jurisdictional/agency application, please provide the names of all the participating agencies and/or individuals.

Grand County Water & Sanitation District #1 is also participating in this project.

3. Name of Principal (Lead jurisdiction/agency):
Name: Nick Kutrumbos Title: Mayor
Mailing Address: PO Box 3327
Winter Park, CO 80482
Telephone Number: (970)726-8081

4. Who will hold the property interest? Town of Winter Park

5. Designated Contact Person for the Application:
Name: Keith Riesberg Title: Town Manager
Mailing Address: PO Box 3327
Winter Park, CO 80482
Telephone Number: (970) 726-8081

6. Total Project Cost
(do not include in-kind amounts in 6, 6a, or 6b): Purchase of property is estimated in excess of \$2.0M. Funding of the future trail extensions are not reflected in this estimate.

- a) Amount of OLRT funds requested: \$800,000
- b) Percentage of OLRT funds request to total cost: Less than 40%
- c) Date request for funds to be available to applicant: Q2 2021



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7. **Brief Description of Proposed Project (Please limit to 100 words.)**
This project will conserve and protect wetlands and wildlife habitat adjacent to the Fraser River by purchasing 7.43 acres of undeveloped land. An approximate 300' corridor will be preserved adjacent to the river that will support a future trail, granting public access to approximately 1,000' of the Fraser River. The land will also support a future water production facility and snow storage for the Town. Approximately three acres of the land may be used by the Town for future development to address workforce housing needs within the community. To preserve the desired corridor, the Town must acquire the entire tract of land.

8. **Why is the project needed? What are the specific goals of the project? How will project success be measured? (Please limit to 100 words.)**
In order to preserve public access to the Fraser River and future trail extensions, this property must be purchased now or risk losing this asset to private development. The site immediately adjacent to this parcel is moving forward with development plans. Purchasing the property will preserve public access to the river while allowing future construction of a water production facility and snow storage. These facilities – in coordination with public access – provide opportunities to educate the public on water consumption and uses. This is a long-term project that must first begin with the acquisition of the property.

9. **What is the expected duration of the project? Please attach a project timeline that includes the start and completion dates for the project.**
The Town of Winter Park has started efforts to purchase the property in question. The Town has also started efforts to secure additional grant funding from the State of Colorado with the Department of Housing application being submitted April 1. The timeline for this phase of the project is to secure the property as quickly as possible. Once the property is purchased by the Town, the scenic corridor and its wetlands, river access and many amenities will be preserved in perpetuity.

10. **If funded, how will you acknowledge receiving funds from Grand County's Open Lands, Rivers, and Trails Fund (i.e. signage, newspaper article(s), social media, etc.)?**
Grand County's contribution to this project would be acknowledged multiple times. A media announcement would be issued upon receipt of the grant. Additionally, signage would be installed adjacent to the public improvements (trail, water facilities) as they are developed on this site. Signage adjacent to future trails would also recognize the partners that made this project possible.



B. Budget & Other Financial Information

1. Summary of Project Budget and Funding Sources (Cash amounts only, no in-kind):

Project Activity	Requested Funds-OLRT	Requested Funds-other sources	Committed Funds-other sources, please include your organization's committed funds	OLRT Funds requested / committed*	Total funds needed for project activity
Land Acquisition	\$800,000	\$800,000+ - Housing funds \$200,000 - GCWSD#1	\$200,000 Town General Fund		\$2,000,000+
Totals:					

*Please include OLRT funds that have been requested or committed in prior grant applications for this same project.

2. How were the financial needs estimated?

The financial needs were estimated based upon the anticipated purchase price of the property the Town is attempting to secure. Obtaining additional grant dollars will be crucial as the Town, given other capital projects and needs, does not have sufficient funding to purchase the property on its own.

3. Describe the project's in-kind support including estimated value.

The Town will provide in-kind support of this property purchase by covering all legal and surveying/engineering expenses from the Town's General Fund. The in-kind support will be in addition to the \$200,000 of funding allocated for this purchase from the Town's General Fund. In-kind support would also be provided in the planning and design of future trail improvements.

4. What future work will need to be completed for this project and what will the associated cost be? What ongoing operational obligations will be required for this project? How does the applicant plan to address these additional costs?

The first critical step for this project is to secure the property through its purchase. The Town has started active communication with the property owner. The Town will be responsible for all ongoing operational expenses associated with the purchase of this property. These expenses will be covered from the Town's Transit & Trails fund or from its General fund. The Town may pursue grant funding from various sources for the future improvement of the property (trails, educational elements).

5. Please describe in detail exactly what OLRT funds will be used for.

The OLRT funds will be used in conjunction with other funding sources to purchase the 7.43 acres of land.



6. What percentage of the funds requested are for direct project management and what is being funded in regards to direct project management?

No OLRT funds will be used for direct project management. OLRT funds will be used solely for the purchase of the property.

7. Please attach to this grant application your organization's profit and loss statement and balance sheet. Please limit this to one page for each document.
See attached.

C. Other information

1. Describe local support for the project not included with in-kind information above. Grand County Water & Sanitation District #1 will be contributing \$200,000 to support the purchase of this property. The Town is pursuing other grant funds – local, state and not-for-profit – to move forward with this project. The applications to the Department of Housing will be submitted April 1. The Town will also be soliciting support from other community partners interested in the preservation of the Fraser River access and wildlife habitat preservation.

2. How does this project meet the OLRT fund criteria?

This project meets the OLRT fund criteria by conserving and protecting scenic open space, wetlands and wildlife habitat adjacent to the Fraser River. The project will preserve public access to approximately 1,000' of the Fraser River. If this property is not secured, the site is likely to be developed for private residences, preventing access to the river and the extension of trails through the community.

3. Provide a map showing the project area and surrounding location.

Attached is a map showing the property to be purchased outlined in black. Also shown on this map are additional properties owned by the Town of Winter Park & Grand County that comprise a portion of the natural corridor that would be preserved. Shown in red is a proposed 300' buffer from the Fraser River. A potential trail alignment for the Fraser River Trail is also shown on the map.

4. Describe the monitoring plan.

Once purchased, the site would be subdivided with the wetlands and natural habitat being owned by the Town. The portion of the property that could be developed outside the buffer will be retained by the Town for a future workforce housing project.

5. Are there any current issues with noxious weeds on the property and what is the revegetation and noxious weed management plan for the project, if needed?

The Town is not aware of any noxious weeds on the property. Once purchased, the Town's Public Works Department would be responsible for monitoring the property for noxious weeds and any required actions. As the site is currently undeveloped, there is no need for revegetation on the site.

For River/Water Requests, please answer the following:



Grand County



1. What portion(s) of the project will acquire water rights and/or water storage rights, increase Grand County storage/river flows, conserve and protect water for agriculture, ranching, and outdoor recreation, or provide public access?

For Land/Conservation Easement Requests, please answer the following:

1. Please describe the type of property transfer (Easement, Fee Simple, etc.) Have the terms of the proposed conservation easement/property transfer been finalized? If so, please provide a summary of the terms and conditions.
The Town of Winter Park will hold Fee Simple title to the property. The portion of the property located within the Fraser River buffer will be subdivided from the parent parcel and held by the Town in perpetuity as natural/open space. Adjacent to the wetlands and natural habitat will be the future construction of a water production facility and a snow storage area. The other portion of the property will be held by the Town for a future workforce housing project.
2. What are the total acres of the parcel and what is the total amount being protected through this transaction?
The total acres to be purchased is 7.43. The Town's intent is to retain ownership of the entire property indefinitely. Of this property, approximately 4.5 acres of land immediately adjacent to the Fraser River will be held in perpetuity as wetland and natural habitat. Once purchased, the Town would develop plans for the extension of the Fraser River Trail through this corridor.
3. Describe the qualifications of the proposed easement holder/landowner. How will the terms of the conservation easement be enforced?
The easement holder/landowner will be the Town of Winter Park, a municipal government. The Town already holds several other parcels of property in this corridor. These parcels are used for parks (Confluence Park) and preservation of wetlands and wildlife habitat.
4. What will be the status of water rights and mineral rights for the property?
Any water and mineral rights associated with the property would be retained by the Town of Winter Park and used for public purposes.

For Trail Requests, please answer the following:

1. If the project is located on federal land, what are the Travel Management Objectives for the trail or trail system?
2. Is there a fee associated with usage of this trail? If so, how much and how are these funds collected?
3. Please estimate the trail/trail system usage by user groups (i.e. motorized vs. non-motorized, hikers, bikers, xc skiers, etc.). Include how you estimated your numbers.
4. Has any planning and public outreach occurred for this project?
5. Is the maintenance of the trail subsidized by OHV/motorized registrations?
6. Is this trail part of an adopt-a-trail program?



Grand County

Colorado

To the best of my knowledge and belief, the information hereby submitted is true and accurate.

Principal Signature: *Kent Reilly*

Date: 3/5/21

This signature should be the owner of the land (in the case of conservation easements), the owner of the water (in the case of water projects), or the agency that manages the land for a trail project.

Applicant Signature *Kent Reilly*

Applicant Organization Affiliation/Title: Town of Winter Park / Town Manager

Date: 3/5/21

TOWN OF WINTER PARK

RESOLUTION NO. 1846
SERIES OF 2021

A RESOLUTION SUPPORTING A GRANT APPLICATION FOR FUNDING FROM GRAND COUNTY'S OPEN LANDS, RIVERS AND TRAILS FUND AND COMMITTING FUNDS FOR THE PROJECT.

WHEREAS, Grand County's Open Lands, Rivers and Trails Fund provides funding to local governments to preserve natural areas, scenic open lands, wildlife habitat, wetlands and river access;

WHEREAS, the Town of Winter Park is pursuing property acquisition that will achieve Grand County's stated objectives as well as other public objectives.

WHEREAS, the Town of Winter Park is financially constrained and will be unable to acquire the desired property without securing outside funding; and


WHEREAS, the Town of Winter Park commits to providing required matching funds using general fund dollars as well as pursuing additional funds for the potential property acquisition.

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

1. The Town Council strongly supports the grant application to the Grand County Open Lands, Rivers and Trails Fund for acquisition of property that will preserve natural areas, wildlife habitat, wetlands and river access within the Winter Park community.
2. The Town Council will provide the matching funds for the property acquisition and will pursue other funding partners to participate in the land acquisition.
3. If the grant is awarded, the Town Council will expeditiously pursue completion of the property acquisition.


APPROVED AND PASSED this 2nd day of March, 2021, by a vote of 7 to 0.

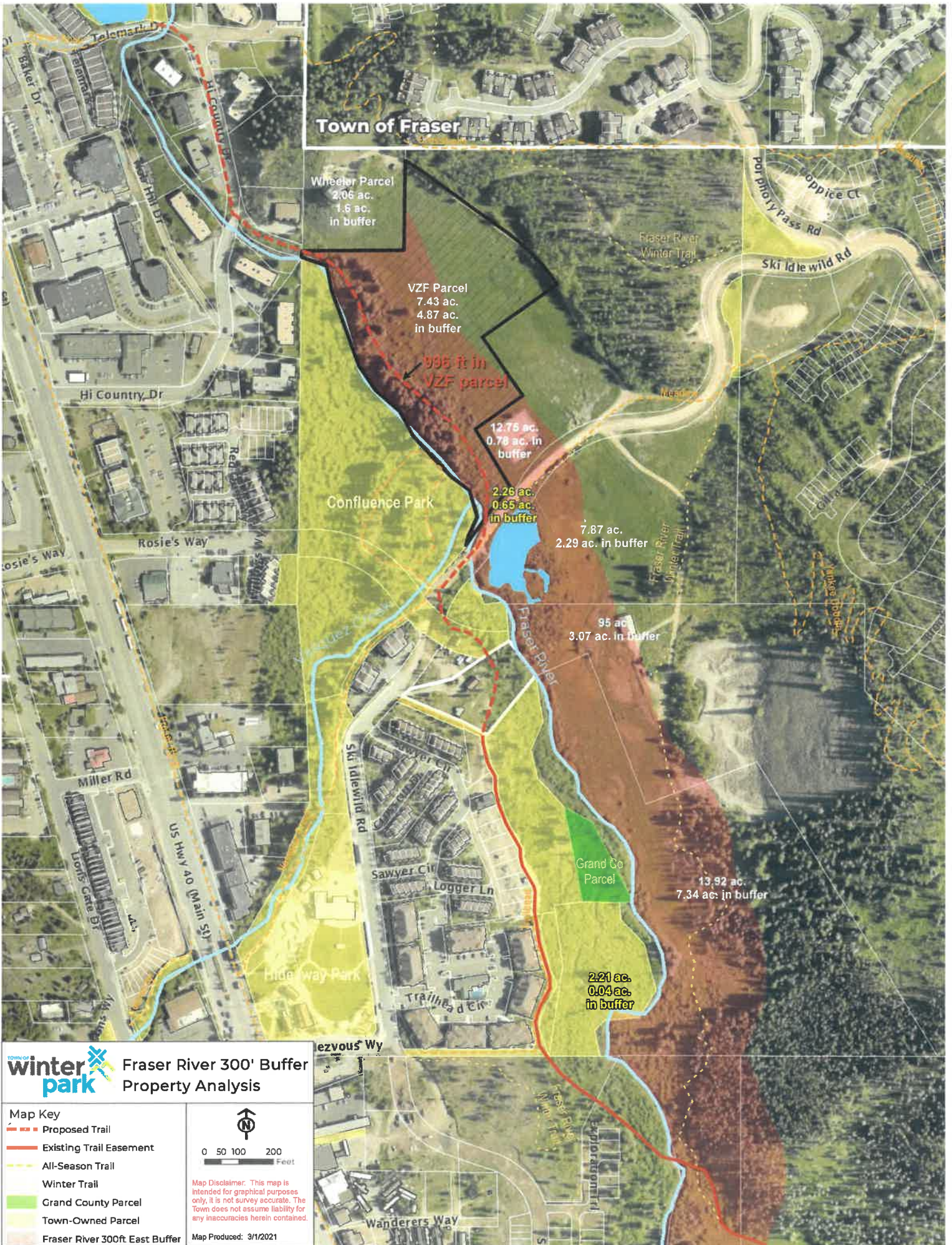
TOWN OF WINTER PARK



Nick Kutumbos, Mayor

ATTEST:


Danielle Jardee, Town Clerk



Town of Fraser

Wheeler Parcel
2.06 ac.
1.6 ac.
in buffer

VZF Parcel
7.43 ac.
4.87 ac.
in buffer

936 ft in
VZF parcel

12.76 ac.
0.78 ac.
in buffer

2.26 ac.
0.65 ac.
in buffer

7.87 ac.
2.29 ac. in buffer

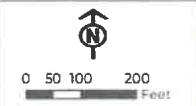
95 ac.
3.07 ac. in buffer

Grand Co
Parcel
13.92 ac.
7.34 ac. in buffer

2.21 ac.
0.04 ac.
in buffer

winter park Fraser River 300' Buffer Property Analysis

- Map Key**
- Proposed Trail
 - Existing Trail Easement
 - All-Season Trail
 - Winter Trail
 - Grand County Parcel
 - Town-Owned Parcel
 - Fraser River 300ft East Buffer



Map Disclaimer: This map is intended for graphical purposes only, it is not survey accurate. The Town does not assume liability for any inaccuracies herein contained.

Map Produced: 3/1/2021

GENERAL FUND SUMMARY

	2019		2020	
	Actual	Budget	Budget	Unaudited
Revenue:				
Taxes	\$ 8,088,415	\$ 7,769,076	\$ 7,534,334	\$ 7,534,334
Intergovernmental	51,832	52,432	194,780	194,780
Licenses & Permits	135,320	103,400	118,783	118,783
User Charges/Fees	232,596	247,430	311,449	311,449
Fines & Forfeits	-	-	-	-
Investment Earnings	187,402	137,400	57,990	57,990
Debt & Financing	-	-	-	-
Other Revenue	624,811	392,625	222,041	222,041
Transfers In	1,098,470	126,000	112,460	112,460
Total Revenue	\$ 10,418,846	\$ 8,828,363	\$ 8,551,836	\$ 8,551,836
Expenditures:				
Salaries/Wages	\$ 1,596,904	\$ 1,810,856	\$ 1,598,037	\$ 1,598,037
Benefits	444,798	630,512	495,821	495,821
Purchased Services	1,081,325	1,312,626	1,068,003	1,068,003
Supplies/Non-Capital Equipment	397,557	606,076	396,410	396,410
Marketing, Economic Development & Events	1,553,776	1,622,659	1,341,094	1,341,094
Transit	-	-	-	-
Capital Outlay	1,534,573	636,000	350,744	350,744
Other	2,521,362	21,620	15,074	15,074
Contingency	-	200,000	-	-
Transfers Out	1,814,785	4,517,636	2,620,854	2,620,854
Total Expenditures	\$ 10,945,081	\$ 11,357,986	\$ 7,886,037	\$ 7,886,037
Annual Gain/(Loss)	\$ (526,235)	\$ (2,529,623)	\$ 665,800	\$ 665,800
Cumulative Balance				
Beginning Fund Balance	\$ 8,131,979	\$ 8,363,852	\$ 7,605,744	\$ 7,605,744
Change In Fund Balance	(526,235)	(2,529,623)	665,800	665,800
Ending Fund Balance	\$ 7,605,744	\$ 5,834,230	\$ 8,271,544	\$ 8,271,544
Less Reserves/Designations:				
3% TABOR Reserve	\$ 839,352	\$ 771,000	\$ 839,352	\$ 839,352
Operating Reserve	\$ 3,644,196	\$ 3,238,587	\$ 2,451,727	\$ 2,451,727
Other Reserves/Designations	-	-	-	-
Unreserved Fund Balance	\$ 3,122,197	\$ 1,824,643	\$ 4,980,465	\$ 4,980,465

WINTER PARK TOWN
BALANCE SHEET
DECEMBER 31, 2020

GENERAL FUND
UNAUDITED

ASSETS

10-0000-4001-000	CASH IN BANK	7,527,852
10-0000-4005-000	ESCROW HOLDINGS	824,844
10-0000-4100-000	ACCOUNTS RECEIVABLE	39,768
10-0000-4101-000	TAXES RECEIVABLE	1,386,889
10-0000-4102-000	BUSINESS LICENSE RECEIVABLE	0
10-0000-4105-000	PREPAID EXPENSES	0
10-0000-4106-000	INTERFUND LOANS RECEIVABLE	0
	TOTAL ASSETS	<u>9,779,353</u>

LIABILITIES AND EQUITY

LIABILITIES

10-0000-3000-000	ACCOUNTS PAYABLE	337,947
10-0000-3001-000	INTERGOVERNMENTAL ACCOUNTS PAY	286,384
10-0000-3002-000	ESCROW PAYABLE	811,819
10-0000-3003-000	RETAINAGE PAYABLE	17,763
10-0000-3004-000	SECURITY DEPOSIT	0
10-0000-3009-000	INTERFUND ACCOUNTS PAYABLE	0
10-0000-3010-000	ACCRUED SALARIES/BENEFITS	33,923
10-0000-3011-000	ACCRUED EXPENSES	0
10-0000-3021-000	FEDERAL INCOME TAX W/H	4,191
10-0000-3022-000	FICA TAX W/H	0
10-0000-3023-000	MEDICARE TAX W/H	1,379
10-0000-3024-000	STATE INCOME TAX W/H	1,621
10-0000-3025-000	UNEMPLOYMENT TAX W/H	1,439
10-0000-3031-000	RETIREMENT PLAN W/H	12,449
10-0000-3032-000	MEDICAL INSURANCE W/H	(4,019)
10-0000-3033-000	SELF FUNDED DENTAL W/H	1,558
10-0000-3034-000	SUPPLEMENTAL INSURANCE W/H	32
10-0000-3035-000	HEALTH SAVINGS ACCOUNT W/H	0
10-0000-3036-000	LIFE INSURANCE W/H	1,549
10-0000-3037-000	VISION INSURANCE W/H	(226)
10-0000-3038-000	FSA W/H	0
10-0000-3040-000	WORKER'S COMPENSATION	0
10-0000-3045-000	MISC PAYROLL PAYABLES	0
10-0000-3050-000	ACCRUED COMPENSATED ABSENCES	0
10-0000-3060-000	DEFERRED REVENUE	0
10-0000-3071-000	ASSET FORFEITURES	0
	TOTAL LIABILITIES	1,507,809

FUND EQUITY

10-0000-2000-000	UNRESERVED FUND BALANCE	4,980,465
10-0000-2021-000	TABOR RESERVES	839,352
10-0000-2022-000	OPERATING RESERVE	2,451,727

WINTER PARK TOWN
BALANCE SHEET
DECEMBER 31, 2020

GENERAL FUND

TOTAL FUND EQUITY	8,271,544
TOTAL LIABILITIES AND EQUITY	9,779,353