



To: Mayor and Council

From: Katie Sickles

Date: April 16, 2025

Agenda Item: Little Beach Park Alternative Funding Plan B Regarding GOCO

Consideration Request

Town Council approved Resolution 11 Series 2025 to apply for a \$50,000 T-Mobile Grant. Grant writers identified that a design was required for grant funding request. We can submit June or September if we have a design.

After review with grant writers, a meeting with GOCO was set up to discuss a previous grant request and potential for a future grant request. Pages 2 & 3 include GOCO's recommendation feedback and the grant application budget. The amounts in the grant were provided by Inter-Mountain Engineering prepared January 4, 2023, Pages 4 & 5. (I have the entire document for both items Pages 2 through 5.)

Dan Omasta from GOCO thought the Town's previous grant application was very competitive, however the park improvements were not shovel ready. He suggested that a shovel ready Phase would be preferred. He also suggested that the Town proceed with a design and use the design expense as a match.

Debra Figueroa and I have had several discussions. Debra directed me to Inter-Mountain Engineering regarding the Little Beach Park Improvement Cost. Jeff sent me the August 29, 2023, document and suggested that I inflate the amounts to 2025. Debra and I agreed on a 10% increase.

I drafted Plan B with a similar Town expense to Plan A, incorporating a plan to design the Athletic Court, Seating Areas, Amphitheater, ADA Ramp, Expand Lawn Seating, New Concession Facility and Restrooms. Use the design amount including the playground design to leverage Phase 1 of the Little Beach Park Improvements. Except for Restrooms, GOCO will not fund construction of structures, but design may be eligible. I provided Page 6 with Plan B. Debra and I would like Town Council to consider Plan B, and we will take your consideration back to Dan Omasta at GOCO prior to Town Council committing funds.





APPLICATION RECOMMENDATION

Recommended: ☐

Not Recommended: ☒

| | | | |
|---|---|---------------------|-----------|
| Project Title: | Minturn's Little Beach Park Enhancement Project | | |
| Applicant Organization: | Town of Minturn | | |
| Amount Requested: | \$475,291 | Total Project Cost: | \$790,488 |
| Brief Project Description | | | |
| <p>The Town of Minturn, a small mountain community in Eagle County, will revitalize Little Beach Park to improve safety, accessibility, and recreation opportunities. Located within walking distance from the center of town, the park hosts numerous community activities and events and contains the only playground in the area. Nearing 20 years old, an aging playground structure and retaining wall spurred a community effort to renovate and reimagine how the park can better serve its users.</p> <p>Building on a 2023 visioning process, the town will hire a design firm and the local Eagle Valley Outdoor Movement (EVOM), a GOCO-funded Generation Wild community, to conduct bilingual community outreach and engagement and build an inclusive vision for the park. Park improvements may include an ADA-accessible river trail, stream restoration, a new playground, multi-use court, and updated park access points.</p> <p>Community engagement and planning will take place in 2025, with construction of the additional park amenities in 2026. GOCO funding will complement a community assistance grant from the Department of Local Affairs that is helping the town rebuild the park's failing retaining wall in 2025. The project will also leverage funding from the Town of Minturn and technical support from the Eagle River Coalition and Vail Valley Mountain Trails Alliance.</p> | | | |

Recommendation Feedback

The need to address immediate safety issues and enhance access to Minturn's only park space is clear. The modest funding request and focus on inclusive access through strategic community partnerships is compelling.

Most park upgrades were not yet determined and scheduled for construction in 2026, making this project less shovel-ready compared to other applications in this cycle.

Given that the proposed community engagement process will update a recent 2023 site master plan, the project may be more competitive in future rounds by completing final designs and coming to GOCO for construction funding – especially with the unknown costs associated with an ADA-accessible river trail.

While partnerships with the Eagle River Coalition and Vail Valley Mountain Trails Alliance are compelling, the applicant could do a better job of highlighting local partnerships and community support. Canned letters of support with incorrect reference to Eagle Valley Outdoor Movement made the demonstration of local support less compelling compared to other applications in this cycle.

PROJECT BUDGET & DETAILS

APPLICATION SCOPE OF WORK

| Source of Funds (CASH) | Date Secured | GOCO Funds | Matching Funds |
|--|--------------|--------------|---------------------|
| | 12/6/24 | \$475,291.00 | |
| Town of Minturn, Colorado | 9/3/24 | | \$131,197.00 |
| Business and Community Donations for Additional Recreational Amenities | 6/1/25 | | \$5,000.00 |
| Eagle River Fund | 2/1/25 | | \$12,000.00 |
| DOLA EIAF Grant | 12/1/24 | | \$147,000.00 |
| Source of Funds (IN-KIND) | | | |
| Town of Minturn, Colorado | 9/3/24 | | \$20,000.00 |
| | | | |
| | subtotal | \$475,291.00 | \$315,197.00 |
| TOTAL SOURCE OF FUNDS | | | \$790,488.00 |

| Use of Funds (CASH) | Description | GOCO Funds | Matching Funds | Total Funding |
|----------------------|--|---------------------|---------------------|---------------------|
| Design | | | | |
| <i>TBD</i> | Final Design/Drawings | \$30,000.00 | \$0.00 | \$30,000.00 |
| <i>EVOM</i> | Bi-Lingual Outreach | \$5,000.00 | \$5,000.00 | \$10,000.00 |
| | | | | |
| Special Event | River Remediation and Bank Stabilization | | \$4,000.00 | \$4,000.00 |
| | | | | |
| Construction | | | | |
| <i>TBD</i> | Playground equipment | \$210,924.00 | \$0.00 | \$210,924.00 |
| <i>TBD</i> | Multiuse Court | \$33,270.00 | \$0.00 | \$33,270.00 |
| <i>TBD</i> | Demolish Existing Bathrooms | \$10,000.00 | \$9,500.00 | \$19,500.00 |
| <i>TBD</i> | Repair Retaining Wall | \$0.00 | \$147,000.00 | \$147,000.00 |
| <i>TBD</i> | TBD Park Improvements | \$112,025 | \$59,597.00 | \$171,622.00 |
| <i>TBD</i> | Reconstruct Interior Road Access | \$74,072.00 | \$0.00 | \$74,072.00 |
| <i>TBD</i> | Seating Area | \$0.00 | \$62,100.00 | \$62,100.00 |
| <i>TBD</i> | Bi-Lingual Signage | \$0 | \$8,000.00 | \$8,000.00 |
| | | | | |
| | <i>subtotal</i> | \$475,291.00 | \$295,197.00 | \$770,488.00 |

| Use of Funds (IN-KIND) | Description | Matching Funds |
|----------------------------|---|-----------------------|
| <i>In-Kind</i> | Staff Project Management Oversight of Design and Construction | \$20,000.00 |
| | | |
| | | |
| | | |
| | | |
| | | |
| | <i>subtotal</i> | \$20,000.00 |
| | | |
| | GOCO Funds | Matching Funds |
| | <i>subtotal</i> | \$475,291.00 |
| | | \$315,197.00 |
| TOTAL USE OF FUNDS* | | \$790,488.00 |

** The Total Use of Funds must equal the Total Source of Funds in the section above.*

OTHER LEVERAGED RESOURCES (OPTIONAL)

| CASH OR IN-KIND | | Description | Total Funding |
|-----------------|--|---|-------------------|
| Cash | | Fall Community Picnic | \$1,000 |
| In-Kind | | Volunteer Support for the River Educational Restoration Volunteer Event | \$720.00 |
| | | Eagle River Coalition | \$525.00 |
| | | | |
| | | <i>subtotal</i> | <i>\$2,245.00</i> |

| | |
|----------------------------|---------------------|
| TOTAL PROJECT VALUE | \$792,733.00 |
|----------------------------|---------------------|

| | |
|-------------------------|-----|
| GOCO % of project cost | 60% |
| GOCO % of project value | 60% |

August 29, 2023

Michelle Metteer
Manager, Town of Minturn
PO Box 309
Minturn CO 81645
Via email: manager@minturn.org

RE: Little Beach Park
PEOPC – Park Improvements:
Project No. 230001

Dear Michelle:

Inter-Mountain Engineering reviewed the **“Town of Minturn Little Beach Recreation Area Plan”** Prepared January 4, 2023 by Zehren & Associates. The purpose of our review was to provide a Preliminary Engineer’s Opinion of Probable Costs (PEOPC) for the proposed improvements identified in the plan. Our understanding of the proposed improvements includes:

1. **Reconstruct the existing access from Cemetery Road.** The existing road will be milled in place with the millings reused as roadbase material. The estimated cost for this construction is \$64,000.
2. **The existing timber retaining wall is showing signs of failure.** The budget estimate includes constructing a new concrete block gravity wall in front of the existing timber wall. The existing asphalt walk in front of the wall will be replaced as a part of the work. The estimated cost for this work is \$147,000.
3. **Demolish Existing bathroom facility.** The existing restroom facilities will be demolished and removed from the site. This work would be done in conjunction with the construction of new restrooms. The estimated cost to demolish the restrooms is \$18,000.
4. **Replace existing basketball court with a larger multi-use court.** The existing basketball court will be removed, and a new larger multi-use sport court constructed in its place. The estimated replacement cost is \$29,000.

Michelle Metteer

RE: Little Beach Park

PEOPC – Park Improvements:

Project No. 230001

5. **Construct three seating areas.** Two seating areas with a weather shelter (gazebo) are proposed on the north side of the amphitheater and a third seating area is proposed along a new path from the parking lot to the stage. The budget includes an allowance for seating, picnic tables and a park grill. The estimated cost for the three seating areas is \$137,000.
6. **Update & replace the playground area.** The existing playground equipment is proposed to be removed and replaced. Construction would include a rubber safety surface. The estimated cost to replace the playground is \$178,000.
7. **Amphitheater improvements:** Improvements proposed for the amphitheater include adding a green room and widening the stage approximately 30 feet. The budget does not include furnishings or plumbing. The estimated cost for this work is \$434,000.
8. **Construct new ADA compliant ramp from parking area to stage.** The plan proposes replacing the existing access from the parking lot to the stage with an ADA compliant trail. The estimated cost for the new trail is \$37,000.
9. **Expand lawn seating:** A 1500 square foot addition to the lawn seating is proposed. The expanded seating area is expected to cost \$54,000.
10. **New concession facility:** A new concession facility including public restrooms is proposed. The construction of the concession facility will require connection to the public water & sanitary sewer located in US Highway 24. The cost for this connection is not included in the estimate. The Historic Society will move and place the Meyer Barn on a new foundation at no cost to the Town. Improvements to the barn will be phased. Initial construction will include a concrete floor with underslab plumbing to support a future concession stand. Lighting & electrical would be included in the initial phase. The initial phase of improvements is expected to cost \$96,000. The second phase of improvements would include completing a concession stand with plumbing & equipment to reheat food. The equipment would include refrigeration, oven & microwave, but no cooktop. Interior finish is proposed to be rustic, and no furnishings are included in the budget. The completion of the concession stand is expected to cost \$42,000.

The barn is approximately 460 square feet, and a second historic structure would be moved to the site and remodeled as a restroom facility. The budget assumes the Historic Society will secure and relocate the structure at no cost to the Town. The facility would include separate men's and women's restrooms. The new restrooms are expected to cost \$93,000.

Please refer to the attached spreadsheet for a delineation of the estimated costs.

Plan A

| Description | Design | Demo | Construction | Installation | Contingency | Total |
|-----------------------------------|----------|------------|--------------|--------------|--------------------------|------------------|
| Reconstruct Road Access | \$11,710 | | \$61,148 | | \$12,230 | \$85,088 |
| Repair Retaining Wall | \$18,500 | | \$130,000 | | \$26,000 | \$174,500 |
| Demo Bathrooms/Multi Use Ct | | \$18,000 | \$29,000 | | | \$47,000 |
| As part of Little Beach Park DOLA | | (\$18,000) | (\$29,000) | | | (\$47,000) |
| Playground | \$30,509 | | | \$178,000 | | \$208,509 |
| Signs | | | | \$10,000 | | \$10,000 |
| | \$60,719 | | \$191,148 | \$188,000 | \$38,230 | \$478,097 |
| | | | | | DOLA | \$147,000 |
| | | | | | Town Match (DOLA) | \$153,097 |
| | | | | | T-Mobile Proposed | \$50,000 |
| | | | | | Remaining Town \$ Needed | \$128,000 |
| | | | | | Total Town Funds | \$281,097 |

\$45,625 for one new seating area is not included in this project.

Plan B

| Description | Design | Demo | Construction | Installation | Contingency | Total |
|----------------------------------|-----------|----------|--------------|--------------|--------------------------|------------------|
| Reconstruct Road Access | \$11,710 | | \$61,148 | | \$12,230 | \$85,088 |
| Repair Retaining Wall | \$18,500 | | \$130,000 | | \$26,000 | \$174,500 |
| Demo Bathrooms/Multi Use Ct | | \$18,000 | \$29,000 | | | \$47,000 |
| Signs | | | | \$10,000 | | \$10,000 |
| Playground | \$30,509 | | | | | \$30,509 |
| *Little Beach Park Improvements | \$100,000 | | | | | \$100,000 |
| Multi-Use Court | | | \$31,900 | | | \$31,900 |
| Construct three seating areas | | | \$150,700 | | \$26,000 | \$176,700 |
| Playground | | | | \$195,800 | | \$195,800 |
| Construct new ADA Compliant Ramp | | | \$40,700 | | | \$40,700 |
| Expand Lawn Seating | | | \$59,400 | | | \$59,400 |
| | | | | | | \$0 |
| | \$160,719 | | \$502,848 | \$205,800 | \$64,230 | \$951,597 |
| | | | | | DOLA | \$147,000 |
| | | | | | Town Match (DOLA) | \$153,097 |
| | | | | | T-Mobile Estimated | \$50,000 |
| | | | | | GOCO Grant Estimated | \$470,000 |
| | | | | | Local Funding Estimated | \$5,000 |
| | | | | | Remaining Town \$ Needed | \$126,500 |
| | | | | | Total Town Funds | \$279,597 |

| | | | |
|---|--------------------|-------------|----------------|
| *Design Little Beach Park Improvements include: Athletic Court, Seating Areas, Amphitheater, ADA Ramp, Expand Lawn Seating, New Concession Facility and Restrooms | | | |
| | Local Match | GOCO | Phase 1 |
| Highlighted Amounts = | \$312,009 | \$470,000 | \$782,009 |
| | 39.90% | 60.10% | 100.00% |