



To: Mayor and Council
From: Katie Sickles
Date: May 7, 2025
Agenda Item: Resolution 18 – Series 2025

REQUEST:

Council is asked to approve Resolution 18 – Series 2025 a Resolution ratifying direction to apply for a Colorado Department of Transportation Revitalizing Main Street grant for Nelson Avenue Heat the Streets Sustainable Snowmelt Project.

Name of Project: Town of Minturn – Nelson Avenue Heat the Street
Grant: Revitalizing Main Street (RMS)

PROJECT:

The project site includes Nelson Avenue from 116 Nelson Ave down the hill to US 24/Main Street. Nelson Avenue is owned by the Town of Minturn and falls under local jurisdiction. While the project's southern boundary touches the intersection with US 24/Main Street, a state-maintained roadway under CDOT jurisdiction, no construction activities or improvements will occur within the CDOT right-of-way. All project improvements will be confined to locally owned streets.

In addition, Minturn Whiskey Company, the project partner, owns adjacent property at the corner of Nelson and Main Streets. Minturn Whiskey will (outside the scope of this grant) make private improvements on its site to support the snowmelt system, including installing heat exchange infrastructure that will supply renewable thermal energy to the public snowmelt network.

ANALYSIS:

The project has been discussed within a Land Use application. The project is not specifically identified within the Strategic Plan 2025-2027, however the April 30, 2025, grant cycle is likely the last CDOT/RMS funds until the State budget recovers. The project is not budgeted, however the town match of \$31,564 is a discount compared to the engineer's estimate of \$95,399 for street drainage improvement and paving.

STRATEGIC PLAN ALIGNMENT:

Town of Minturn Strategic Plan 2025-2027

- Vision: To ensure Minturn's future as a neighborly mountain community.
- Mission: Manage Minturn's growth, including water infrastructure and affordable housing for locals while remaining environmentally & fiscally sustainable.
- Values: Integrity, Transparency, Collaboration & Resourcefulness
- Economic Development: Community Activities and Events Plans

RECOMMENDED ACTION OR PROPOSED MOTION:

This Resolution can be approved and if denied the 4/30/2025 application will be pulled from consideration.

ATTACHMENTS: Resolution 18 – Series 2025

**TOWN OF MINTURN, COLORADO
RESOLUTION NO. 18 – SERIES 2025**

**A RESOLUTION RATIFYING DIRECTION TO APPLY FOR A
COLORADO DEPARTMENT OF TRANSPORTATION
REVITALIZING MAIN STREET GRANT FOR NELSON
AVENUE HEAT THE STREETS SUSTAINABLE SNOWMELT
PROJECT ON BEHALF OF THE TOWN OF MINTURN**

WHEREAS, an opportunity to apply for a grant due April 30, 2025 was presented to the Mayor and Mayor Pro-tem; and

WHEREAS, under time sensitive conditions town staff and consultants were directed to proceed with application upon a letter executed by Mayor Bidez (EXHIBIT A) and request ratification at the next regularly posted meeting; and

WHEREAS, the Town of Minturn desires to ratify direction to apply for a Colorado Department of Transportation Revitalizing Main Street Grant for Nelson Avenue Heat the Streets Sustainable Snowmelt Project; and

WHEREAS, the estimated project cost is \$281,564 as outlined in the grant application EXHIBIT B; and

WHEREAS, the grant request of \$250,000 and Town match for \$31,564 is anticipated to cover the cost of the project; and

WHEREAS, the Minturn Town Council reviewed the opportunity and benefit to proceed with grant application and concur that ratification is warranted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT DIRECTION TO APPLY FOR A COLORADO DEPARTMENT OF TRANSPORTATION REVITALIZING MAIN STREET GRANT FOR NELSON AVENUE HEAT THE STREETS SUSTAINABLE SNOWMELT PROJECT ON BEHALF OF THE TOWN OF MINTURN IS RATIFIED.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 7TH DAY OF MAY 2025.

TOWN OF MINTURN

By: _____
Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

EXHIBIT A



Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

April 29, 2025

Revitalizing Main Street

To whom it may concern:

The Town of Minturn is requesting a Revitalizing Main Streets (RMS) grant to provide a snowmelt system, which combines geothermal technology and waste heat from Minturn Whisky Co. This is a public/private practical, sustainable solution to heat a portion of Nelson Avenue within the economic hub of Minturn. By keeping the hill clear of snow and ice, the project will improve safety for residents and promote physical activity in winter months.

The area attracts large crowds during the summer months including at scheduled events. Improving the summer condition of the roadway will enhance event offerings and encourage pedestrian access. Connecting people within the Main Street corridor enriches the local farmers market fair along with a diverse cultural passion.

The Revitalizing Main Street program has encouraged and enhanced local economic vitality in Minturn in addition to connecting regional residents with international and out of state guests.

This local business has demonstrated commitment to Minturn and timing is critical for Minturn to incorporate the generated street heat while this business renovates and improves the main street character.

I, along with Town Council members, strongly urge you to support this transformative project, which will revitalize our main street corridor.

Sincerely,



Town of Minturn
Mayor Earle Bidez



Application

Opportunity 2: Small Multimodal and Economic Resiliency Grant

Introduction

This grant program supports downtown vitality and the built environment by encouraging economic development, supporting community access to public streets and bringing innovative uses of public spaces to life with multimodal transportation projects. The funds can be used for active transportation infrastructure improvement projects that meet the aim of the program and are ‘shovel ready’, therefore can be completed within a 12 month period from grant contract execution, if approved.

Eligibility

Maximum CDOT grant award per project: \$250,000.

Minimum CDOT grant award per project: \$10,000.

Note: Minimum match amount required is 10% of total project cost.

Applicants must be one of the following:

- Local Governments
- Business Improvement Districts
- Council of Governments, on behalf of a local jurisdiction and with proof of support from that local jurisdiction
- University or College

Projects must be located in the state of Colorado. On-CDOT system and off-CDOT system projects are eligible. *Note:* if a project encroaches on a state right of way, a [Special Use Permit](#) is required. Projects must be ready to be substantially completed within 12 months.

Expenses eligible for grant funds include, but are not limited to, construction & materials costs for building new or long-term improvements of the following:

- Sidewalks and/or bike lanes
- Pedestrian improvements to road intersections
- Landscaping buffers
- Activating or building a downtown plaza
- Multimodal amenities such as pedestrian level lighting, benches, trash bins, restrooms, bike racks and bus stop shelters
- Traffic calming public art features

Expenses that are exempt from award, if awarded:

- Planning, design, engineering, architecture, landscape architecture, and professional surveying expenses.
- Work completed prior to CDOT contract execution is not eligible nor can it count toward the minimum 10% match.
- Volunteer time.



Part 1: Grantee Overview

1. Entity Legal Name Town of Minturn

a. Entity Address (Include city, state, zip)

301 Boulder St. #309, Minturn, CO 81645

2. Primary Project Manager Name (person responsible for managing the project)

Katie Sickles, Interim Town Manager

a. Project Manager Email interim@minturn.org

b. Project Manager Phone (970) 445-2418

3. Secondary Project Contact (define the individual's role)

Stefanie Neubauer, local business owner of Minturn Whisky Co., which will recover its waste heat fr

a. Secondary Project Contact Email stef@minturnwhisky.com

b. Secondary Project Contact Phone (970) 763-8660

4. CDOT Region Location (Locate your CDOT region on [this map](#))

Region 3

5. **Procurement.** By completing and submitting this application, you acknowledge that if awarded, the use of grant awards will be in compliance with your entity's procurement standards that identify appropriate procedures to ensure projects are procured through an open, equitable and competitive process.

Please describe your process:

The construction contractor will be procured with a competitive sealed bid process in alignment with the Town's adopted Procurement Policy and Procedures and applicable state laws/ regulations. The Town will publish a formal, advertised bid to ensure that qualified buyers and sellers have access to Town business and that actions are conducted fairly and impartially in the best interest of the Town. Bid analysis sheets will be used to justify the selection process and final approval will be determined by the Town Council. Any contract shall be awarded with reasonable promptness by appropriate notice to the most responsive, responsible, and best value-bidder. The Town will establish evaluation criteria before advertising, with factors that may include references, quality, price, workmanship, delivery, and functionality, among others.



Part 2: Project Overview

1. **Project Title.** The Town of Minturn's Heat the Streets: Sustainable Snowmelt Project

2. **Project Location.** Route with start & end points.

Nelson Ave. from 116 Nelson through Williams St intersection to US 24/Main Street (see attached Project Map)

3. **Property Interest.** Define ownership for the project improvement site, including easements if necessary.

The project site includes Nelson Avenue from 116 Nelson Ave down the hill to US 24/Main Street. See the attached Project Area map for details. Nelson Avenue is owned by the Town of Minturn and falls under local jurisdiction. While the project's southern boundary touches the intersection with US

4. Describe any review by the applicant or by other agencies (including CDOT) that will be required as part of this project.

The project may require coordination with the local utility and local building inspectors, since the snowmelt system involves heat reuse and underground infrastructure. The project will comply with all local and state environmental permitting requirements. While the project's southern extent

5. Does this project encroach on CDOT Right-of-Way or involve a CDOT roadway?

☐ Yes ☒ No

If yes, have you submitted a [Special Use Permit](#)?

☐ Yes ☒ No

6. **Project Summary.** Summarize the objective for your project (no more than one paragraph).

The Town of Minturn's Heat the Streets: Sustainable Snowmelt project will pave a steep, previously unpaved section of Nelson Avenue that connects to Main Street, install a new sidewalk to improve pedestrian access, and implement a snowmelt system powered by waste heat from the adjacent, locally owned Minturn Whisky Co. This innovative, public-private partnership project aims to address year-round safety hazards on Nelson Ave., including erosion, sediment runoff during storms, and persistent ice accumulation in winter. By integrating the snowmelt system with the long-needed paving and sidewalk improvements, Minturn will eliminate slip and slide risks for pedestrians, cyclists, and vehicles, while also reducing gravel washout and maintenance burdens that impede safe access to the downtown. This innovative, circular energy solution directly supports CDOT's goals of enhancing multimodal safety, activating public space, and fostering resilient downtowns through partnerships and infrastructure improvements that reflect the unique character of Colorado communities.

7. Is this part of a larger project? ☒ Yes ☐ No

If yes, specify the location and summarize the scope of the larger project.

The project is part of the Town of Minturn's comprehensive investments in safer, more accessible streets, which include major paving, repaving, drainage, and pedestrian safety improvements across several downtown streets, including Railroad Avenue, Norman Avenue, and Taylor Street.

Part 3: Grant Funds Scope & Financials

1. RMS Grant Scope Deliverables

What items are included in the project you seek grant funds for? Include only elements that would be funded by RMS and the required 10% match; do not include elements funded by other sources. (for example: constructing new sidewalks; adding new pedestrian lighting; temporary traffic control)

#	Individual Deliverable	Description
1	Roadway Construction	Includes mobilization, traffic control, construction staking, demolition (excavation and removal of existing road base, concrete curb, and gutter), and roadway construction (installation of asphalt paving,
2	Heating System Installation	Installation of a hydronic snowmelt system beneath a section of Nelson Avenue, including the intersection at Williams Street. This system will capture and repurpose waste heat generated by the
3	Sidewalk Construction	Construction of concrete sidewalk and curb and gutter along northside of Nelson Ave between Williams Street and US 24/Main Street.
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2. **Costs.** Please provide the estimated or expected cost for items included in the scope you seek grant funds for. Include only elements that would be funded by RMS and the required 10% match.

a. Your Labor & Owned Asset Costs: (for example: project manager; bulldozer)

#	Employee Classification Or Asset Item	Hourly Rate	Estimated Total Hours	Estimated Total Cost
1				
2				
3				
4				
5				

Total Labor & Owned Asset Costs: \$ _____

b. Vendors, Subcontractors, Materials, Equipment, and Other Costs (for example: construction company x; concrete; landscaping materials; bike rack)

#	Item Description	Vendor (if known)	Quantity	Total Cost
1	Construction Contractor (Roadway Construction)	Bid provided by Inter-Mountain Engin	1	\$86,837
2	Construction Contractor (Heated Asphalt)	Bid provided by Inter-Mountain Engin	1	\$186,165
3	Construction Contractor (Sidewalk Construction)	Bid provided by Inter-Mountain Engin	1	\$8,562
4				
5				

Total Vendor/Subcontractor/Materials/Equipment/Other Costs: \$ 281,564

Total Combined Amount (a + b): \$ 281,564



3. **Budget.** Please provide the financial details in the scope you seek grant funds for.

Funding Sources:

	Description	Amount
Revitalizing Main Streets	Grants Request (up to \$250,000)	\$250,000
Additional Project Funding Sources	Town of Minturn Local Match	\$31,564
Additional Project Funding Sources		
Additional Project Funding Sources		
Total Project Budget	RMS + Additional Project Funding Sources	\$281,564

4. Do you have any CDOT granted federal funds contributing to the overall project that you are requesting RMS funds for? ☐ Yes ☒ No

If yes, what is the CDOT grant funding program name?

N/A

5. **Readiness of Implementation:** What is the status of planning, design & engineering the project? When is the anticipated start and completion date for the scope elements that would be funded by RMS? Please include a broad project timeline.

The Town of Minturn is well-positioned to complete the Heat the Streets project within the 12-month project period. Preliminary engineering and budgeting are complete, including a detailed cost estimate and snowmelt system proposal. Provided that a grant award is executed by August of 2025, final design and permitting will be completed by October 2025, followed by a bid process for qualified contractors from November to February. Construction is expected to begin by May 2026, with road repaving, sidewalk installation, and trenching for the hydronic snowmelt system occurring in parallel. System components—including tubing, heat exchanger, pumps, and controls—will be installed by early June, followed by system testing, calibration, and commissioning through late July. Final walkthroughs and project closeout will be completed by July 2026, ensuring full functionality prior to the onset of winter. Provided an earlier grant award execution, the project could be expedited and completed in the 2025 construction season.

Part 4: Grant Funds Project Narrative

Provide qualitative and quantitative responses to the following questions.

1. **Vitality and the Built Environment (35%):** How does the project impact the vitality of your community's downtown, mixed-use center, or community gathering space? Does this project promote economic development?

The Heat the Streets: Sustainable Snowmelt project will enhance the vitality of Minturn's downtown by improving year-round, safe access from Nelson Avenue to the Main Street corridor and surrounding businesses. Nelson Avenue is currently an unpaved gravel road with a steep hill that causes hazards and undermines the accessibility and vitality of surrounding local businesses. Paving and installing a sidewalk on Nelson Avenue will eliminate erosion, runoff, and dangerous conditions that currently deter pedestrian and bicycle traffic. By ensuring safe, snow-free access to Minturn's commercial core during winter months, the project will promote increased foot traffic, benefiting small businesses like shops, restaurants, and Minturn Whisky Co. Rough estimates based upon prior downtown improvements include an anticipated 10–15% seasonal increase in pedestrian volumes, as well as a reduction in winter maintenance costs for snow removal and gravel cleanup by an estimated \$5,000–\$7,000 annually.

The project will promote economic development through its innovative collaboration between the Town and Minturn Whisky Co., which showcases the town's entrepreneurial spirit and commitment to climate action. Residents will see a homegrown business giving back to the community by reducing hazards and improving infrastructure, which fosters a deeper sense of community pride. The project reinforces Minturn's identity as a resilient, forward-thinking mountain community and positions the town as a regional leader in circular economy practices, which will help attract sustainability-minded visitors and residents. Further, Nelson Avenue intersects with Main Street in the heart of Minturn, Colorado, meaning the project is central to a variety of local businesses that will benefit from increased foot traffic. Some notable establishments in close proximity include:

- Hotel Minturn (115 Nelson Ave): A boutique hotel offering personalized accommodations in the downtown area.
- The Bunkhouse (175 Williams St, just off Nelson): A stylish, affordable hostel-style lodging option for travelers, ski season workers, and adventure tourists.
- Colorado Mattress Company (171 Main St): A locally owned manufacturer and retailer of high-quality mattresses, contributing to the small-town maker economy.
- Holy Toledo (191 Main St): a boutique featuring a curated selection of clothing and accessories.
- Minturn Country Club (131 Main St): A unique steakhouse where patrons cook their own meats on indoor grills.
- Sunrise Minturn (132 Main St): A popular café offering breakfast and lunch options, emphasizing sustainability.
- The Scarab (201 Main St): Eclectic home furnishings, rugs, textiles, and artisan decor—serving both local shoppers and destination design clients.
- Eagle Valley Music & Comics (211 Main St): A store catering to music enthusiasts and comic book fans.



2. **Active Transportation and Safety (35%):** Does the project promote active transportation, including an increase to biking, walking, and/or transit? Does it improve safety for these and other vulnerable users? If so, how do you know that?

The project directly promotes active transportation by improving walkability and bike access between Nelson Avenue and Main Street. The Town has identified Nelson Avenue as a consistent source of maintenance challenges and safety concerns. Currently, the steep, unpaved hill creates a hazardous environment for pedestrians, cyclists, and vehicles year-round. Residents and local business owners have reported regular slipping hazards and near misses for both pedestrians and vehicles, especially in winter months. Paving the road, adding a dedicated sidewalk, and installing a hydronic snowmelt system powered by waste heat from a nearby distillery will create a safe, year-round route for non-motorized users and ensure clear passage even in snowy or icy conditions.

The project is adjacent to the Core Transit bus stop at Highway 24 and Nelson Ave, which provides bus service to Leadville and a block from the stop at Highway 24 and Toledo Ave, which provides bus service to Vail and Red Cliff. Residents or visitors staying at the hotels on Nelson Ave will be able to safely access the bus service to the ski resort, jobs, and other key destinations along the Core Transit bus routes without using a car.

Minturn has a plan to transform Williams Street into a “shared street” with unique pavement treatments and lighting to encourage heavy bike and pedestrian use. This vision will not be safe to execute until Nelson Ave. is paved with a sidewalk and heated asphalt to address the ice.

The project will improve safety for vulnerable users, including residents and visitors who stay at the Bunkhouse or Hotel Minturn. According to the American Community Survey, more than 11% of Minturn’s residents are over the age of 65, nearly 13% are below the age of 9, and nearly 5% of residents have a disability.



3. **Equity Improvement (20%):** Some communities in Colorado have more than their fair share of environmental exposure. As a result, they may experience higher levels of health burden.

Disproportionately Impacted (DI) Community status is a measure to determine areas in Colorado with current and past environmental inequities, areas that have a greater health burden and/or areas that face greater environmental risks.

a. Is the project location within a Disproportionately Impacted (DI) Community?

☐ Yes ☒ No

- How to answer this question: Please find the project location on the [EnviroScreen 2.0 DI map](#). For guidance regarding how to use the tool, please visit the [EnviroScreen 2.0 DI Guide](#).
- Please submit the project location report from the EnviroScreen 2.0 DI mapping tool with this application.

b. Whether or not the project is in a DI community, how will the project support and benefit disadvantaged populations? Include a description of the disadvantaged populations and why they are considered disadvantaged.

The project will meaningfully benefit disadvantaged populations within Minturn and nearby areas. Even though the Town of Minturn is not formally classified as a DI community, a closer examination of local data reveals that a significant portion of residents face economic hardships. Despite a median household income of \$113,519, income distribution in Minturn is uneven. US Census Data shows that 22% of households earn less than \$50,000 annually, highlighting a disparity between the median income and the earnings of a significant portion of residents. Further, a growing affordability crisis in the Vail Valley has caused the median value of owner-occupied housing units in Minturn to reach approximately \$1.08 million, more than double the state median of \$502,200. Many Minturn residents are housing cost-burdened (spending more than 30% of annual income on housing).

Many lower-income residents, hospitality workers, and seniors live in Minturn and rely on walking, biking, transit, and carpooling to reach jobs, healthcare, and other key destinations. By ensuring safe, snow-free pedestrian access to transit even during winter months, the project removes mobility barriers for those without reliable vehicle access or who are more vulnerable to fall injuries.

The Town of Minturn faces significant budget constraints as a town with a small year-round population with an economy that relies on a modest number of small businesses. Minturn faces outsized infrastructure costs, including the need for an \$11+ million water treatment plant replacement, which constrains the Town's ability to fund other important projects, including paving and snowmelt projects. Grant funding for critical projects like Heat the Streets helps the Town to continue to dedicate resources to the urgent need for water infrastructure improvements while also improving safety and downtown viability.



4. **Community Support: (10%):** Are there community plans that played a role in the creation of the project? Please describe how the community has been engaged to inform the location, design, or goal of the project (i.e., surveys, past or current planning practices).

The project represents a unique community partnership between the Town of Minturn and Minturn Whisky Co. to improve safety while also promoting energy efficiency. The Heat the Streets project directly aligns with the 2023 Imagine Minturn: Minturn Community Plan, which was developed through a robust 12+ month public engagement process that included stakeholder meetings, open houses, and a steering committee. This collaborative effort gathered input on community values, concerns, and aspirations to develop a shared vision for sustainable growth, safety, and quality of life. The plan calls for sidewalk improvements to address safety hazards for pedestrians and specifically calls for the consideration of a snowmelt system to heat streets with shade and ice problems. The plan also calls for the transformation of Williams Street into a “shared street” with a unique paving treatment and pedestrian-scaled lighting to orient active uses to the streets to provide more vibrancy and activity. Improvements to Nelson Ave. are critical to this plan, as Nelson Ave. connects Williams to Main Street in the core of downtown. The Imagine Minturn plan also highlights environmental sustainability as a focus area for residents, and the Heat the Streets project aligns with stated objectives to prioritize sustainability in infrastructure improvements.

The project also directly aligns with the 2025 Safe Streets & Roads for All plan, funded by the US DOT. In fall of 2024, the project team launched a website with information about the SS4A project using an ArcGIS StoryMap. The website contained a section dedicated to collecting safety concerns. Users were able to drop a pin at specific locations and share their feedback selecting specific categories of concern. A cluster of pins is present in the proposed project area along Nelson Avenue, with the concerns coded as “Infrastructure Improvements” needed. This study was meant to guide investments in infrastructure improvements for the community. The proposed project will help directly address community concerns raised in the study.

Part 5: Verification, Attachments & Submission

Scope of Work & Financials Verification

If an award is approved, this document represents the scope of the work and costs for the project. By signing this, the applicant has reviewed the application to ensure it represents the necessary project elements required for execution. Scope of work change requests may be submitted once the project has begun, only if unexpected changes occur after the project has commenced. Note: scope of work changes may or may not be approved once submitted to CDOT, so plan accordingly.

Signature: _____

Date: _____

Applicable Laws. By completing and submitting this application, you acknowledge the grantee's President, Chief Elected Official (Mayor or County Commission Chair) or City/County Manager or equivalent, has certified they support this grant request to be submitted for funding and will follow all State fiscal policies, and state and federal regulations (including the [Americans with Disability Act](#)) for your entire project, if awarded.

Required Attachments. This checklist consists of the required attachments to be submitted:

- ☐ Relevant map for the project site. Highlight the portion of the project that is requesting grant funds to implement.
- ☐ Project concept design, if completed.
- ☐ Current state clear photographs of the project site.
- ☐ If a project has no documented connection to a master or community plan, letters of support or public involvement documentation may substitute as attachments to show community support.
- ☐ Please submit the project location report from the [EnviroScreen 2.0 DI map](#), with this application.

Submission

Completed & signed applications with required attachments must be emailed to be considered for review at any time to cdotmainstreets@state.co.us.

Application deadlines will be the last Wednesday of **every other month, unless the date falls on a State holiday**. Dates to note for application reviews are found on the [website](#) under the document titled Rules, Eligibility & Selection Process.