



To: Mayor and Town Council  
From: Clint Kinney, Town Manager  
Date: May 19, 2023  
Re: Info Update

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#### YEP, ITS ALL GETTING MORE EXPENSIVE

Along with all of the free market housing in Pitkin County, most all of our deed restricted workforce housing received double digit increases in their property assessment this past month. While deed restrictions are in place to control the overall value/ price, we have two method to calculate home value. The value is based on the original purchase price and growth is restricted to the *lesser* of 3% per year or the CPI from the date of purchase (not necessarily the previous assessment). Until the past two years, the CPI methodology almost always produced a lower value than the flat 3% methodology. However, due to high inflation, the CPI was considerably higher this assessment period so the methodology that produced the lower value for most homes switched to the 3% calculation method (rather than CPI method). **That means home values have gone up by 3% per year for every year since individuals purchased their home.** Even with the change in methodology, the total value of homes was still considerably more than the previous assessment..... double digits more. Of course, this is a triple edged sword..... when people sell, they will receive an increased amount, but in the meantime, they will pay higher taxes due to the increased value, and increased value equates to increased cost for the next purchaser.

#### BRUSH CULVERT PROJECT

We are off to a solid start on the Brush Creek culvert project. Utility work is continuing on Brush Creek Road, while asphalt is getting ripped up and detours put into place. Work on Owl Creek is largely competed with rapid flash beacons and new cross walks installed. If a citizen has a comment, feedback or suggestion for improvement, we have set up an email for use on the culvert project - [project@tosv.com](mailto:project@tosv.com). We are open to all constructive feedback. One week down and about 22 weeks to go.

#### TID BITS

- The POSTR Board met last week to discuss the possibility of making changes to e- bike regulations on soft surface trails and potential changes to the leash law (that might allow dogs to be under voice control). They took a lot of input on the subjects and are expected to make some recommendations to the Council at their next meeting.
- We continue to work through the details of issuing new Short Term Rental permits. We were able to implement the “Couchio” solution for providing contact information for the owners on the permit application.

- Sales tax revenue in March was up 6% bringing the year-to-date increase to 15% for town sales taxes. We are ahead of budget projections which is considerably good news considering the predicted occupancy rate between June and September look to be down about 20% from last year. County sales tax numbers were down 7.6% in March and are about flat for the year- to - date. Marijuana and tobacco tax is down 25% for March and is down 16 percent for the year. Lodging tax was up 9% in March and is up 20 percent for the year.
- We are inviting State Representative Velasco and Senator Wills to a future Council meeting to update the Council on how they thought the legislative session went. This will hopefully prove to be a good way to better know our local legislators.
- We are in the process of undertaking performance reviews and making market adjustments to salary schedules. We hope to have this work completed in the next couple of weeks.
- Our recreation programs are filling up. We have 12 softball teams and 16 soccer teams starting play next week. It looks like we are going to get a kids mountain bike camp up and going this year, swim lessons are full, and kids t-ball and coach pitch start soon.
- We had over 150 people sign up to participate in Town Clean Up Day today and way more people than that show up. We are pretty spic and span.
- Less than one month until the summer concert series starts.
- Town Staff Rodeo day is set for June 21. ATCKWBT.
- We interviewed architects this week for the Little Red Project. Both of the finalists were very good. We plan to get one under contract ASAP and get design work underway.
- We have our contractor continuing to pull fiber optic cable throughout town. Look out 21 Century, here we come.
- We have set an Open House for May 31 to get community feedback on potential Workforce housing in the Draw Site. We are inviting the business community, individuals on our wait list and other stakeholders. If you know of any other stakeholders we should reach out to, let us know.
- Village Shuttle ridership in April was up over 2022 but was still below 2019 numbers.
- Lots of progress is being made out Mountain View. Things are poppin in every building including drywall repair, texture, trim, paint, new windows, new doors, old deck demolition, and excavation.
- The paving project at the Intercept lot is underway.
- Only about 8 units remain to be finished at the Snowmass Inn.
- The Planning Commission is continuing to examine how best to address future Accessory Dwelling Units regulations.

CC: Department Directors

