TO: TOWN COUNCIL
FROM: CLINT KINNEY, TOWN MANAGER
DATE: FEBRUARY 20, 2026
RE: INFO UPDATE

DINOSAUR
I'm obviously having some formatting issues. The tried and true (aka old) Info Update format will return once I learn how this whole internet thingy works.

VACATION
I will be out of town celebrating Erin's birthday this weekend. I'll be back in the office on Tuesday. In the meantime, you will be in good hands with Greg in charge.

VACANCY TAX
Unfortunately, HB26-1036 *Local Taxes on Vacant Residential Property* was Killed by a 7-4 vote in the Finance Committee last week. CAST (and CML) can be proud of the progress made and the conversation the bill generated around the vacancy tax as a tool for local governments to address housing challenges. Here is an article that does a good job of summarizing the hearing. If you have the chance, please reach out to Rep. Velasco and thank her for co-sponsoring the bill. Also, thanks to CML for their work and support of the bill.

https://coloradonewsline.com/2026/02/10/colorado-lawmakers-vacant-homes/

ROUND AND ROUND
The Roundabout will be under construction by the end of March and will finish in November.

As requested, here is a comprehensive look at the communications plan for the project:

Brush Creek Road & Owl Creek Road Roundabout Project
The Brush Creek Road & Owl Creek Road Roundabout Project will introduce important improvements to safety, traffic flow, and multimodal connectivity within the corridor. Recognizing the project's high visibility and potential impacts to residents, commuters, trail users, visitors, businesses, workforce members, public safety partners, and internal staff, the project team will implement a proactive, transparent, and multi-channel communications strategy to ensure stakeholders remain informed, prepared, and engaged throughout construction.
The communications approach will leverage a strategic mix of traditional and emerging media platforms to maximize reach, accessibility, and message retention. No single channel effectively reaches all audiences; therefore, layered messaging across multiple platforms will ensure information is timely, consistent, and broadly distributed.
Traditional communication methods will include print materials, on- and near-site signage, variable message boards, direct mail notifications, media outreach, a Woodbridge Banner and community briefings. Print materials and physical signage will be particularly important for reaching daily road users, trail users, and visitors who may not actively seek digital updates.
Digital and new media tools will enhance real-time communication and expand audience reach. These will include:

- A dedicated project webpage with schedules, maps, FAQs, and construction progress updates
- Email newsletters and direct stakeholder alerts
- Social media updates with graphics, milestone announcements, and traffic reminders

Some messaging will be audience-specific where appropriate. For example:

- Nearby residents will receive advance notice of access changes and construction phasing.
- Road and trail users will receive clear detour maps and safety reminders.
- Public safety partners will receive coordination updates to maintain emergency response access.
- Workforce members and internal employees will receive consistent internal briefings to ensure alignment in messaging.
- Visitors and seasonal users will receive simplified, high-visibility updates to reduce confusion.

Throughout construction, the team will emphasize clarity, consistency, and predictability in messaging. By utilizing a balanced mix of traditional outreach and modern digital engagement, the project team will ensure that all stakeholders have access to accurate, timely, and actionable information. This comprehensive communications strategy supports public safety, minimizes disruption, and reinforces the project's long-term benefits to the community.

THIS IS A HUGE (BAD) DEAL

The Federal Government has passed a "New Non-Domiciled CDL final rule" that could take effect in less than 30 days. We are hoping for a litany of legal challenges that would prohibit this new rule from going into effect, but if this new rule were to take effect, it would exclude the following group of folks from renewing their Commercial Drivers License:

- Employment Authorization Document (EAD)-only holders
- DACA recipients
- Refugees, asylees, TPS holders, humanitarian parolees
- Other visa categories (e.g., H-1B, L-1, TN)

We are not yet entirely sure who on our team could be impacted, but it could be as many as a dozen of our CDL holding Teammates. From what we understand, IF this new rule goes into effect, nobody would lose their CDL immediately, but they wouldn't be able to renew it. I need to believe there will be a number of lawsuits filed against this rule by the big boys in the industry because its impact would be so significant and detrimental for all transportation and transit agencies at a national level, not just for us. We will keep paying attention.

TID BITS

- We have not yet set a date for Council's review of the POSTR Board's recommendations for e-bikes. We are trying to finalize some details with Ski Co before the recommendations go to the Council for consideration.
- TOSV Summer Programs registration opens March 9 at 7 am. Literally, all the kids (or more likely their parents) will be there.
- Mother Nature just refused to help out…………following a valiant effort from the from the Team, the Rec Center Ice rink is closed for the summer.
- The Planning Commission received a training for experienced and new planning commission members earlier this week. At that same meeting, the Commission reviewed the proposed Wildfire Resiliency Code updates. The Planning Commission did not yet

recommend their approval. We assume the recommendation will come at their next meeting so the Council can consider the necessary ordinances in April.

- Enforcing the holiday lighting regulations has been joy for everyone. To date we have sent out 50+ letters "educating" scofflaws of the new law. Remember the new law has a different timeline for commercial properties. Those lights go off March 1.
- This year's Mardi Gras celebration went off without a hitch. Next year we plan to move the event to Saturday to get more community involvement. So yes, Phat Tuesday will be on Saturdays in the future.
- The Jan 31st Destrimetrics report shows;
Occupancy Jan -3%, Feb -4%, March -19%, April -8%
ADR Jan +3%, Feb +8%, March +7%, April +42%
Rev Par Jan flat, Feb +3%, March -14%, April +31%
- We learned last week that the Cavern Springs Mobile Home Park, between Carbondale and Glenwood, is being sold. Those tenants are trying hard to become a Resident Owned Community (ROC), similar to the two other mobile home parks last year. They are currently on about day 13 of their 120 day timeline. Roughly speaking, they have about 300 residents in 98 homes. We are trying to start conversations with West Mountain Housing Coalition and the partners from the last round.
- Ski Co is investigating using snow blankets this summer to decrease their reliance on snowmaking next year. NPR just did a report on the idea being implemented at Snow Basin. Here is a link: https://www.npr.org/2026/02/18/nx-s1-5703575/wrapping-snow-in-blankets-can-that-save-the-ski-season
- We are awaiting the results of the asbestos tests for the "Musher Building" at the Krabloonik property. Once we get the results, we will continue to create a plan of action for the site.
- RUMOR ALERT: A top floor unit at the new Stratos building is under contract for $26 million and change or roughly $5,500/foot.

CC: Department Directors

February 6, 2026

To the Members of Town Council
Town of Snowmass Village
Town of Snowmass Village, Colorado

This letter is provided in connection with our engagement to audit the financial statements and to audit compliance over major federal award programs of Town of Snowmass Village as of and for the year ended December 31, 2025. Professional standards require that we communicate with you certain items including our responsibilities with regard to the financial statement audit, the compliance audit, and the planned scope and timing of our audits, including significant risks we have identified.

Our Responsibilities

As stated in our statement of work dated February 6, 2026, we are responsible for conducting our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), *Government Auditing Standards* of the Comptroller General of the United States of America, the requirements of the Single Audit Act, as amended; and the provisions of the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), for the purpose of forming and expressing opinions on the financial statements and on major federal award program compliance. Our audits do not relieve you or management of your respective responsibilities.

Our responsibility as it relates to the schedule of expenditures of federal awards is to evaluate its presentation for the purpose of forming and expressing an opinion as to whether it is presented fairly in all material respects in relation to the financial statements as a whole.

Planned Scope of the Audit

Our audits will include examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. Our audit is designed to provide reasonable, but not absolute assurance about whether the financial statements as a whole are free of material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws or governmental regulations. Because of this concept of reasonable assurance and because we will not examine all transactions, there is a risk that material misstatements may exist and not be detected by us.

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Our audits will include obtaining an understanding of the entity and its environment, including its internal control, sufficient to assess the risks of material misstatement of the financial statements, the risk of material noncompliance in the major federal award programs, and as a basis for designing the nature, timing, and extent of further audit procedures, but not for the purpose of expressing an opinion of the effectiveness of the entity's internal control over financial reporting. However, we will communicate to you at the conclusion of our audit, any material weaknesses or significant deficiencies identified. We will also communicate to you:

- Any violation of laws or regulations that come to our attention;
- Our views related to qualitative aspects of the entity's significant accounting practices, including accounting policies, accounting estimates, and financial statement disclosures;
- Significant difficulties, if any, encountered during the audit;
- Significant unusual transactions, if any;
- The potential effects of uncorrected misstatements on future-period financial statements; and
- Other significant matters that are relevant to your responsibilities in overseeing the financial reporting process.

Professional standards require us to design our audit to provide reasonable assurance that the financial statements are free of material misstatement whether caused by fraud or error. In designing our audit procedures, professional standards require us to evaluate the financial statements and assess the risk that a material misstatement could occur. Areas that are potentially more susceptible to misstatements, and thereby require special audit considerations, are designated as "significant risks." Although we are currently in the planning stage of our audit, we have preliminarily identified the following significant risks that require special audit consideration.

- **Management Override of Controls** - Professional standards require auditors to address the possibility of management overriding controls. Accordingly, we identified a significant risk that management of the Town can override controls that the Town has implemented. Management may override the Town's controls to modify the financial records with the intent of manipulating the financial statements to overstate the Town's financial performance or to conceal fraudulent transactions.
- **Improper Revenue Recognition** – We identified revenue recognition as a significant risk because of financial and operational incentives for the Town to either overstate or understate charges for services and supporting revenues or to record them within the wrong classification. There is also management judgement involved in recording receivables and determining unavailable revenue.
- **Improper Capitalization Risk over Capital Assets** –We identified a capitalization risk over capital assets due to the audit area being material and a larger risk for the Town is expensing items that should be capitalized or capitalizing items that should be expensed. Governments tend to handle large capital projects requiring significant capital assets.
- **IBNR** – We identified IBNR as a significant risk due to there being a significant estimate involved with the self-insurance liability.

The financial statements include General Improvement District No. 1 and SMV and Building Authority, blended component units of the Town. For the purposes of our audit, we consider General Improvement District No. 1 to be a significant component of the Town's consolidated financial statements, however we do not consider SMV Building Authority to be a significant component of the Town's consolidated financial statements. Consistent with the audit of the consolidated financial statements as a whole, our audit will include obtaining an understanding of General Improvement District No. 1 and SMV Building Authority and their environments, including internal control, sufficient to assess the risks of material misstatement of the consolidated financial statements of the Town of Snowmass Village and to design the nature, timing, and extent of further audit procedures.

We expect to begin our audit on approximately February 23, 2026 and issue our report on approximately April 30, 2026.

This information is intended solely for the information and use of Members of Town Council and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully,

Eide Bailly LLP

Denver, Colorado