



Meeting Notice

The next meeting of the Gunnison Valley Transportation Authority (RTA) will take place:

June 3, 2022 at 8:00 a.m.

In the Commissioners' Room

**located in the Gunnison County Courthouse,
200 East Virginia Avenue in Gunnison.**

**This meeting will be followed by a Board Retreat
with the Air Command Committee after adjournment.**

For copies of the agenda and minutes of
previous meetings, please go to
www.gunnisonvalleyrta.org/meetings
or call Scott Truex at 970-275-0111.

Two or more County Commissioners may be in
attendance at this meeting.

Also, three or more RTA Board Members may attend the monthly
Mayor/Manager meetings which are held at noon on the first Thursday of each
month – call Scott Truex at 970-275-0111 for the next meeting location.



AGENDA – JUNE 3, 2022
GUNNISON VALLEY TRANSPORTATION AUTHORITY
GUNNISON COUNTY COURTHOUSE
COUNTY COMMISSIONERS’ ROOM – 8:00 A.M

8:00 A. INTRODUCTION

CONSENT AGENDA – motion & decision requested to approve the consent agenda

- B. ADOPTION OF THE AGENDA
- C. APPROVAL OF MAY 6, 2022 MEETING MINUTES
- D. EXECUTIVE DIRECTOR’S FINANCIAL REPORT
- E. CORRESPONDENCE
- F. OLD BUSINESS
 - 1) Air program reports
 - 2) Bus program reports

REGULAR AGENDA

- 8:05 F. OLD BUSINESS - continued
 - 3) Airport update – Rick Lamport
 - 4) Tourism Association report – John Norton
 - 5) Bus service update – Scott Truex, Jon Galle & Tasha Cifuentes
 - 6) Update on Bus Purchase – Scott Truex
 - 7) Air Command report – Scott Truex & David Clayton
 - 8) 2022 spring air service recap – Bill Tomcich & Kent Myers
 - 9) 2022 summer air service – update – Bill Tomcich & Kent Myers
 - 10) Airport surveys for summer 2022 and winter 22-23 – Kent Myers & Leia Morrison – update
 - 11) Bus Storage Facility Construction update – Scott Truex & Leia Morrison
 - 12) Lazy K housing purchase project update – Scott Truex & Leia Morrison
- 8:45 G. PUBLIC COMMENT PERIOD
- 8:50 H. COMMENTS FROM BOARD MEMBERS & STAFF
- 8:55 I. NEW BUSINESS
 - 1) 2022-23 winter air service – discussion – Kent Myers
 - 2) Authorization of Board Chair to sign a contract to construct a Bus Storage Facility at the Whetstone Industrial Park use local and State FASTER funds – Scott Truex – **motion & decision requested**
 - 3) Review of contract with AEX, Inc. – decision regarding extension of contract for 2023 service – Scott Truex – discussion and **possible motion & decision**

- 4) Set Winter 2022-23 Commuter Bus Schedule – Scott Truex – **motion and decision requested**
- 5) Authorization of the Board Chair to sign a Master Lease Agreement with AEX, Inc. in order to allow AEX, Inc. to lease the Lazy K Five-Plex to their employees providing services for the GVRTA– Scott Truex – **motion & decision requested**
- 6) Purchase of a Five-Plex for housing on West Denver Avenue in Gunnison from Fading West Development – Scott Truex – update and **possible motion & decision requested**
- 7) Consideration of improving bus stops in the City of Gunnison and potential construction of a new bus stop on State Hwy 135 at mile marker 23 at Hidden River Road – discussion and **possible motion & decision requested**
- 8) Approval of revised comments on the Whetstone Sketch Plan Land Use Application – Scott Truex – **motion & decision requested**

9:45 J. ADJOURNMENT OF REGULAR MEETING

**RTA Board Retreat with the Air Command Committee will follow
the regular meeting after adjournment.**

Next Meeting – August 12, 2022 at 8:00 a.m. in the Crested Butte Council Room

All times are approximate – the meeting may move more quickly or more slowly than indicated.

GUNNISON VALLEY TRANSPORTATION AUTHORITY

MEETING MINUTES

May 6, 2022

Crested Butte Town Council Chambers

A. INTRODUCTION

Janet Farmer called the meeting to order at 8:02 am

Board members in attendance: Janet Farmer, Boe Freeburn, Roland Mason, Steve Morris, Liz Smith, Anna Fenerty

Also present: Scott Truex, Leia Morrison, Rick Lamport, Kent Myers, Bill Tomcich (ZOOM), Jeremy Herzog, Andrew Sandstrom, Danny Bartelli, Jeff Moffett, Cindy Barbour (ZOOM), Jon Galle, and community members

CONSENT AGENDA

B. ADOPTION OF THE AGENDA

C. APPROVAL OF PREVIOUS MEETING MINUTES

1) Approval of March 18, 2022 meeting minutes

D. EXECUTIVE DIRECTOR'S FINANCIAL REPORT

E. CORRESPONDENCE

F. OLD BUSINESS

1) Air program reports

2) Bus program reports

Jim Miles ***moved to approve the consent agenda*** as presented. Boe Freeburn seconded the motion. The motion passed unanimously.

REGULAR AGENDA

F. OLD BUSINESS

3) Airport Update - Rick Lamport

Lamport reported that the airport construction is progressing nicely. A substantial percentage of completion should be done by early July. Skywest has been reliable and has experienced no issues with the approach.

4) Tourism Association Report - Andrew Sandstrom

Sandstrom reported that Denver has experienced a 32% increase in capacity. The majority of marketing spend from TAPP is focused on a national campaign for people with the intent to travel. We are experiencing similar load factors from previous years.

5) Bus service update - Scott Truex

Truex reported that ridership in March was up 66% and up 29% in April. Ridership for the Winter 21/22 was up 52%. Truex thanked the Alpine Express staff for their efforts that contributed to

smooth operations throughout the winter. The TSA mask requirement has officially been lifted on public transportation. Truex reported that the new library bus stop is in service. As of now, the RTA has a temporary sign installed until the shelter is erected in 2023. Danny Bartelli gave a mechanical update including a schedule for routine bus maintenance, issues with items on backorder, and how many vehicles have received tag axle retrofit kit. Truex reported that he and Morrison will be attending the Spring CASTA conference this month in Colorado Springs.

6) Air Command Report - Scott Truex

All major Air Command topics will be discussed further at this meeting.

7) 2021 Winter air service discussion – Kent Myers & Bill Tomchi

Kent reported that operationally and financially the season performed well. In his opinion, the 68% load factors show a solid season. Kent updated the board that he has not received the April report from American yet and that March was a booming month.

8) 2022 spring air service - Bill Tomchi and Kent Myers

Kent reported that the load factors are about even with the two previous time frames. The number of passengers flying is 43% above where we were last year. We have larger aircraft and two flights a day through April & May with more seats available. Kent reported that at this time fares are high.

9) 2022 summer air service - Kent Myers and Bill Tomcich

Tomcich discussed the new navigational approaches and reported that environmental approval has been received and GUC is next on the list for implementation. This new navigational system will be a gamechanger with reliability according to Tomcich. Myers updated the board on the new Embraer 175 aircraft which will be replacing the CRJ700s. Myers brought up the uncertainty in the industry around increased fuel costs. A positive for the summer schedule is the fact that connections can be optimized with three flights to Denver per day. We now have 23 flights per week vs. the 21 flights per week last summer. Overall, we are experiencing a 10% increase in frequency and a 32% increase in total seat capacity. The GUC airport is the only mountain airport that is seeing a flight increase. Lamport shared that a visitor from United Corporate made the comment to him that GUC is a hot market and that United would like to expand service here. Lamport reported that several communities which were part of the essential air service program are losing service due to the pilot shortage.

10) Bus Storage Facility Construction - Scott Truex & Leia Morrison

Truex reported that the project did receive approval for a categorical exclusion. While the RTA did receive one bid for the construction project that bid was withdrawn after the submission due to a miscalculation of cost on their part. The RTA will rebid the project and open the bids up again on June 2nd. Truex will make a recommendation to the board at the June 3rd meeting. There is a local contractor that has expressed interest.

11) Lazy K housing purchase - Scott Truex & Leia Morrison

Truex performed a site walk-through last week and reported that the drywall and interior painting is complete and that we still anticipate an end of summer completion. The Master Lease will be brought to the board for approval at the next meeting. Truex is recommending \$1,000 for 2 bedrooms (not including utilities) for the monthly rent.

12) Request to move the RTA Board Meeting from June 10th to June 3rd to be followed by a Board Retreat with the Air Command Committee to discuss air service planning – Scott Truex & Leia Morrison – Jim Miles ***moved to approve moving the June meeting from June 10th to June 3rd to be followed by a board retreat*** as presented. Liz Smith seconded the motion. The motion passed unanimously.

G. PUBLIC COMMENT PERIOD

No public comments were submitted.

H. COMMENTS FROM BOARD MEMBERS AND STAFF

Truex reported that sales tax was up by 17% in February. He and Jeremy Herzog will be presenting to the CB South POA concerning 2022/23 winter service. Truex reported that the Small Community Service Grant updates were submitted. Truex is working with John O’Neal for the housing project on West Denver. This project is still about a year away and he should have more information to share with the board in June or August. Truex announced that the RTA was awarded a million dollars from CDOT for a new transit center in Gunnison. Morrison and Truex will be working with the City of Gunnison on a location that works for everyone.

Lamport reported that car rentals at GUC are up 52% overall and that AVIS is 87% up year-over-year.

New Business

1) Request to fund the Late-Night Taxi in Crested Butte

Herzog gave a brief history of the service. The contract amount is for \$210,000 for a year and fare revenues are expected to cover \$60,000 of that amount. Therefore, the total subsidy needed will be approximately \$150,000. Herzog has data showing that approximately 20% of the passengers on this service are going to the unincorporated parts of the county (mostly in the RTA service area). The request is for the RTA to cover 20% of the subsidy for a total amount of \$30,000 this year. The Towns of Crested Butte and Mt. Crested Butte will be asked to cover the other 80%.

Boe Freeburn ***moved to approve \$30,000 in funding for the Late Night Taxi in Crested Butte***. Liz Smith seconded the motion which passed unanimously.

2) Airport surveys for the summer of 2022 and winter of 2022-23 – Kent Myers & Leia Morrison
Myers and Morrison met with representatives of RRC Associates about a possible summer/winter airport survey. Morrison recommended that further discussion be had with community partners who may also benefit from the survey results, including TAPP and

potentially Gunnison County. Myers spoke with John Norton who was open to the idea. At this point, the RTA is still in the planning phase. Myers is encouraging the board of directors to volunteer for time slots as well as the employment of a part-time survey taker. Roland Mason reiterated the importance of having elected officials present for the surveys and was in support of this idea. Kent reported that they are waiting on a contract proposal from RRC.

3) 2023 FTA Section 5311 Operating Grant application to CDOT – Scott Truex noted that we ask for public comment on the application each year. There were no comments.

4) Approval of 2023 FTA Section 5311 Operating Grant Project Description and Budget – Scott Truex described the project. Roland Mason ***moved to approve the 2023 FTA Section 5311 Operating Grant Project Description and Budget as presented.*** Jim Miles seconded the motion which passed unanimously.

5) Authorization of Board Chair to sign a contract with Adena Corporation to construct a Bus Storage Facility at the Whetstone Industrial Park using local and State FASTER funds for an amount not to exceed \$3,200,000 – Request withdrawn since the bid was withdrawn.

6) Update on Bus Purchase and possible request to increase spending authorization to an amount not to exceed \$1,825,000 – Scott Truex reported that 1.65 million had previously been approved by the Board for the bus purchases and that he is still waiting on a price quote from MCI. The RTA quote has gone to corporate for approval. Truex would like the flexibility to increase the amount if necessary and asks the board for approval. Boe Freeurn ***moved to approve an increase in spending authorization to an amount not to exceed \$1,825,000.*** Roland Mason seconded the motion which passed unanimously.

7) Discussion regarding a possible contract with JSX to provide air service between Dallas and Gunnison during the summer of 2022 – Kent Myers and Bill Tomcich
Myers gave the board some background on the JetSuiteX (JSX) charter operations. Myers and Tomcich have worked with this company in the past. They are based out of Dallas/Love Field (not DFW). They operate with a modified RJ135/145 aircraft with 30 business-style seats and because of capacity they don't have to clear TSA. Myers shared that there are numerous operators like this across the country. JSX approached the RTA about offering this service to GUC. Myers reported that their initial question was, "where else are you going to fly in the resort communities of Colorado", the answer was, "no other place". Jeff Moffett presented the board with some background. Elevation Hotel's prospective owners have a familiarity with JSX and made the introduction. JSX has 23 airplanes and 50 on order over the next two years. Myers added that Dallas Love Field is great but that the RTA's goal would be Austin, TX. JSX has made a commitment to fly the Gunnison plane between Dallas and Austin before and after flying to/from Gunnison. Andrew Sandstrom added that TAPP is willing to support this flight since Austin is a market that they have been focused on for some time now. Sandstrom feels it would be an easy transition to add this to their roster of flight marketing options. Jeff Moffett added that JSX is very analytical and data-driven and strong on the marketing front. Liz Smith mentioned that Phoenix had been identified as a potential market and JSX flies there. Perhaps this is an

opportunity to explore other markets? Jeff Moffett said that Phoenix hasn't been identified as being that large. Steve Morris asked if the carbon footprint per mile has been identified. Kent Myers will follow up with the board on this comment.

8) Executive session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) for the purpose of conferring with staff and consultants regarding a possible contract with JSX to provide air service between Dallas and Gunnison during the summer of 2022 - Janet Farmer **moved for the board to go into Executive Session** and Liz Smith seconded the motion which passed by $\frac{2}{3}$ vote.

Janet Farmer stated the following: "This Executive Session is not open to the public and action may not be taken. It is Friday, May 6, and the time is 9:32 a.m. For the record, I am the presiding officer; Janet Farmer, Board Chair. Present at this Executive Session are the RTA board members in attendance and the following persons: Scott Truex, Kent Myers, Andrew Sandstrom, Leia Morrison, Jeff Moffat, and Rick Lamport. If, at any point in the Executive Session, any participant believes the discussion is going outside the proper scope of the Executive Session, please interrupt the discussion and make an objection for the record."

The board moved into executive session at 9:32 a.m.

The executive session was concluded at 10:33 a.m.

Janet Farmer stated that "For the record, if any person who participated in the Executive Session believes that any substantial discussion of any matters not included in the motion to go into Executive Session occurred during the Executive Session or that any improper action occurred during the Executive Session in violation of the Open Meetings Law, I would ask that you state your concerns for the record." No concerns were stated.

9) Potential authorization of the Board Chair to sign a contract with JSX to provide air service between Dallas and Gunnison during the summer of 2022 - Roland Mason moved to authorize the Board Chair to sign a contract with JSX to provide summer air service between Dallas Lovefield and Gunnison with a financial commitment not to exceed \$80,000. Jim Miles requested an amendment to \$100,000. Roland amended the ***motion to authorize the Board Chair to sign a contract with JSC to provide summer air service between Dallas Lovefield and Gunnison with a financial commitment not to exceed \$90,000 and to include a prorated refund if they don't fly the flight.*** Jim seconded the motion and amendment which passed by a 5-2 vote with Freeburn and Fenerty voting against.

The meeting adjourned at 10:38 am



March, 2022 - Financial Report:

This report was prepared for the GVRTA Board of Directors on May 9, 2022 with information provided by the County Finance Department and shows posted revenues through March, 2022 and expenditures through March, 2022.

Sales Tax Revenues:

Gunnison Valley Transportation Authority Sales Tax Revenues									
Month	2019	2020	2021	Budget	Actual	% vs	% Change	Projected	
				2022	2022	Budget	21-22	2022	
Jan	\$ 268,551	\$ 313,013	\$ 365,491	\$ 367,000	\$ 445,738.68	21.5%	22.0%	\$ 445,739	
Feb	\$ 260,830	\$ 315,712	\$ 392,187	\$ 368,000	\$ 464,948.54	26.3%	18.6%	\$ 464,948	
Mar	\$ 288,248	\$ 245,671	\$ 460,733	\$ 425,000	\$ 559,797.80	31.7%	21.5%	\$ 559,798	
April	\$ 209,259	\$ 205,492	\$ 310,227	\$ 295,000				\$ 310,227	
May	\$ 226,656	\$ 233,927	\$ 347,074	\$ 330,000				\$ 347,074	
June	\$ 356,093	\$ 373,164	\$ 539,591	\$ 514,000				\$ 539,591	
July	\$ 496,362	\$ 509,375	\$ 635,020	\$ 656,000				\$ 635,020	
Aug	\$ 433,103	\$ 464,055	\$ 555,011	\$ 567,000				\$ 555,011	
Sept	\$ 385,137	\$ 472,333	\$ 546,497	\$ 581,000				\$ 546,497	
Oct	\$ 295,453	\$ 364,890	\$ 412,742	\$ 394,000				\$ 412,742	
Nov	\$ 249,916	\$ 296,457	\$ 359,587	\$ 333,000				\$ 359,587	
Dec	\$ 386,581	\$ 426,868	\$ 487,011	\$ 492,000				\$ 487,011	
Year-to-date	\$ 817,629	\$ 874,396	\$ 1,218,411	\$ 1,160,000	\$ 1,470,485.02	26.8%	20.7%		
Full Year	\$ 3,856,189	\$ 4,220,957	\$ 5,411,171	\$ 5,322,000		6.4%	4.7%	\$ 5,663,245	

Gunnison Valley Transportation Authority - General Fund Financial Report - March, 2022				
	YTD	2022		2022
	Actual	Adopted	Revisions	Projected
		Budget		
Sales Tax Revenues (Future months are projected flat to 2021)	\$ 1,470,485.02	\$ 5,322,000	\$ 341,245	\$ 5,663,245
Sales Tax to General Fund	\$ 1,470,485.02	\$ 1,522,000	\$ (188,755)	\$ 1,333,245
Sales Tax to Capital Fund	\$ -	\$ 2,200,000	\$ 1,500,000	\$ 3,700,000
Sales Tax to Air Command Fund	\$ -	\$ 1,200,000	\$ (970,000)	\$ 230,000
Sales Tax to Senior Transportation Fund	\$ -	\$ 400,000	\$ -	\$ 400,000
	\$ 1,470,485.02	\$ 5,322,000	\$ 341,245	\$ 5,663,245

GVRTA Fund Reports:

GVRTA General Fund		2022		2022	
 Financial Report - March, 2022		YTD	Adopted	Revisions	2022
		Actual	Budget		Projected
Beginning Fund Balance		\$ 2,890,610	\$ 2,612,731	\$ 277,879	\$ 2,890,610
Revenues					
Sales Tax Revenues		\$ 1,470,485.02	\$ 1,522,000	\$ (188,755)	\$ 1,333,245
Sales Tax - Clerk		\$ 9,438.89	\$ 25,000	\$ 2,000	\$ 27,000
Interest Charges		\$ (117.51)	\$ 3,000	\$ (1,000)	\$ 2,000
Other Fines		\$ (65.26)	\$ 6,000	\$ -	\$ 6,000
Rental Income		\$ 6,600.00	\$ 26,400	\$ 13,600	\$ 40,000
Earnings on Investments		\$ (99,840.13)	\$ 25,000	\$ (107,000)	\$ (82,000)
5311 A & O FTA 5311 Admin. & Operating Grant funded by ARP		\$ 274,070.00	\$ 242,618	\$ 114,245	\$ 356,863
Total Revenues		\$ 1,660,571.01	\$ 1,850,018	\$ (166,910)	\$ 1,683,108
Expenditures:					
Postage		\$ -	\$ 100	\$ -	\$ 100
Photocopies		\$ -	\$ 100	\$ -	\$ 100
Supplies & Equipment Under \$4,000		\$ 238.99	\$ 4,000	\$ -	\$ 4,000
Building Repair and Maintenance		\$ 5,940.61	\$ 30,000	\$ -	\$ 30,000
Travel - Transportation		\$ 215.44	\$ 8,000	\$ (3,000)	\$ 5,000
Travel - Meals		\$ 82.80	\$ 6,000	\$ (3,000)	\$ 3,000
Travel - Lodging		\$ 334.42	\$ 6,000	\$ (2,000)	\$ 4,000
Legal Services		\$ 250.00	\$ 8,000	\$ (3,000)	\$ 5,000
Contracted Temporary Help - Marcy & RAE		\$ -	\$ 12,000	\$ -	\$ 12,000
Contract Svcs - Social Firekeeper, GPS, Bus Stops		\$ 14,257.23	\$ 60,000	\$ (3,000)	\$ 57,000
Management Services - TMS		\$ 30,000.00	\$ 90,000	\$ -	\$ 90,000
Meetings - Registrations		\$ 750.00	\$ 2,000	\$ -	\$ 2,000
State Fees		\$ 2,590.61	\$ 34,000	\$ (2,000)	\$ 32,000
Treasurer's Fees		\$ 13,453.32	\$ 50,000	\$ 9,000	\$ 59,000
Late Night Taxi Donation		\$ -	\$ -	\$ 30,000	\$ 30,000
Advertising, Notices, Public Outreach & Website		\$ 3,352.64	\$ 20,000	\$ (3,000)	\$ 17,000
Dues & Memberships		\$ 3,488.39	\$ 14,000	\$ (2,000)	\$ 12,000
Auditing		\$ -	\$ 7,600	\$ -	\$ 7,600
Insurance & Bonds		\$ 9,610.88	\$ 11,500	\$ -	\$ 11,500
Investment Commissions/Fees		\$ -	\$ 100	\$ -	\$ 100
Transfer to County General Fund		\$ 2,925.00	\$ 11,700	\$ -	\$ 11,700
5311 - A Management Services - TMS		\$ 30,000.00	\$ 90,000	\$ -	\$ 90,000
5311 - o Diesel Fuel		\$ 33,835.61	\$ 80,000	\$ 35,000	\$ 115,000
5311 - o CNG Fuel		\$ 72,517.77	\$ 225,000	\$ 3,000	\$ 228,000
5311 - o Repair & Maintenance - Vehicles		\$ 75,105.57	\$ 270,000	\$ 110,000	\$ 380,000
5311 - o Purchased Transportation Services		\$ 624,995.68	\$ 1,920,000	\$ 25,000	\$ 1,945,000
Total Expenditures		\$ 923,944.96	\$ 2,960,100	\$ 191,000	\$ 3,151,100
Ending General Fund Balance		\$ 3,627,236	\$ 1,502,649	\$ (80,031)	\$ 1,422,618
Report shows posted revenues through March and expenditures through March.					
Report prepared by Scott Truex with information from the County Finance department on May 9, 2022.					

GVRTA Fund Reports:

GVRTA Capital Reserve Fund Financial Report - March, 2022		YTD Actual	2022 Adopted Budget	Revisions	2022 Projected
Beginning Fund Balance		\$ 249,948	\$ 249,948	\$ -	\$ 249,948
Revenues:					
Sales Tax Revenues		\$ -	\$ 2,200,000	\$ 1,500,000	\$ 3,700,000
SB 267 State Capital Grant (facility)		\$ 15,722.15	\$ 1,530,000	\$ 106,439	\$ 1,636,439
5339/FASTER - C Federal Capital Grant (bus)		\$ -	\$ -	\$ -	\$ -
Total Revenues		\$ 15,722.15	\$ 3,730,000	\$ 1,606,439	\$ 5,336,439
Expenditures:					
5339/FASTER - C Bus Purchase		\$ -	\$ -	\$ -	\$ -
SB 267 Facility Design and Construction		\$ 57,889.47	\$ 2,000,000	\$ 1,365,939	\$ 3,365,939
Housing Purchase		\$ 18,924.00	\$ 1,600,000	\$ 318,924	\$ 1,918,924
Capital Improvements		\$ -	\$ -	\$ -	\$ -
Total Expenditures		\$ 76,813.47	\$ 3,600,000	\$ 1,684,863	\$ 5,284,863
Ending Fund Balance		\$ 188,857	\$ 379,948	\$ (78,424)	\$ 301,524
Report shows posted revenues through March and expenditures through March.					
Report prepared by Scott Truex with information from the County Finance department on May 9, 2022.					
GVRTA Air Command Fund Financial Report - March, 2022					
Beginning Fund Balance		\$ 2,488,213	\$ 2,485,713	\$ 2,500	\$ 2,488,213
Revenues:					
Sales Tax Revenues		\$ -	\$ 1,200,000	\$ (970,000)	\$ 230,000
SCASD Grant		\$ -	\$ 200,000	\$ (200,000)	\$ -
Total Revenues		\$ -	\$ 1,400,000	\$ (1,170,000)	\$ 230,000
Expenditures:					
Airline Guarantees - Winter 21-22		\$ -	\$ 740,380	\$ (583,380)	\$ 157,000
Professional Services -Airplanners & RRC		\$ 29,043.10	\$ 90,000	\$ 22,000	\$ 112,000
Contract with Airport for Airline Mechanic		\$ -	\$ 32,000	\$ 4,000	\$ 36,000
Airline Guarantees - Summer		\$ -	\$ 700,000	\$ (610,000)	\$ 90,000
Total Expenditures		\$ 29,043.10	\$ 1,562,380	\$ (1,167,380)	\$ 395,000
Ending Fund Balance		\$ 2,459,170	\$ 2,323,333	\$ (120)	\$ 2,323,213
Report shows posted revenues through March and expenditures through March.					
Report prepared by Scott Truex with information from the County Finance department on May 9, 2022.					
GVRTA Senior Transportation Fund Financial Report - March, 2022		YTD Actual	2022 Adopted Budget	Revisions	2022 Projected
Beginning Fund Balance		\$ 334,510	\$ 329,386	\$ 5,124	\$ 334,510
Revenues:					
Sales Tax Revenues		\$ -	\$ 400,000	\$ -	\$ 400,000
Total Revenues		\$ -	\$ 400,000	\$ -	\$ 400,000
Expenditures:					
Capital Expenses		\$ -	\$ 70,000	\$ -	\$ 70,000
Contracted Services		\$ 66,652.71	\$ 360,000	\$ (60,000)	\$ 300,000
Total Expenditures		\$ 66,652.71	\$ 430,000	\$ (60,000)	\$ 370,000
Ending Fund Balance		\$ 267,857	\$ 299,386	\$ 65,124	\$ 364,510
Report shows posted revenues through March and expenditures through March.					
Report prepared by Scott Truex with information from the County Finance department on May 9, 2022.					

Summary of all Funds

 GVRTA Total Revenues and Expenditures Financial Report - March, 2022	YTD Actual	2022 Adopted Budget	Revisions	2022 Projected
Beginning Fund Balance	\$ 5,963,281	\$ 5,677,778	\$ 285,503	\$ 5,963,281
Revenues:	\$ 1,676,293	\$ 7,380,018	\$ 269,529	\$ 7,649,547
Expenditures:	\$ 1,096,454	\$ 8,552,480	\$ 648,483	\$ 9,200,963
Ending Fund Balance	\$ 6,543,120	\$ 4,505,316	\$ (93,451)	\$ 4,411,865

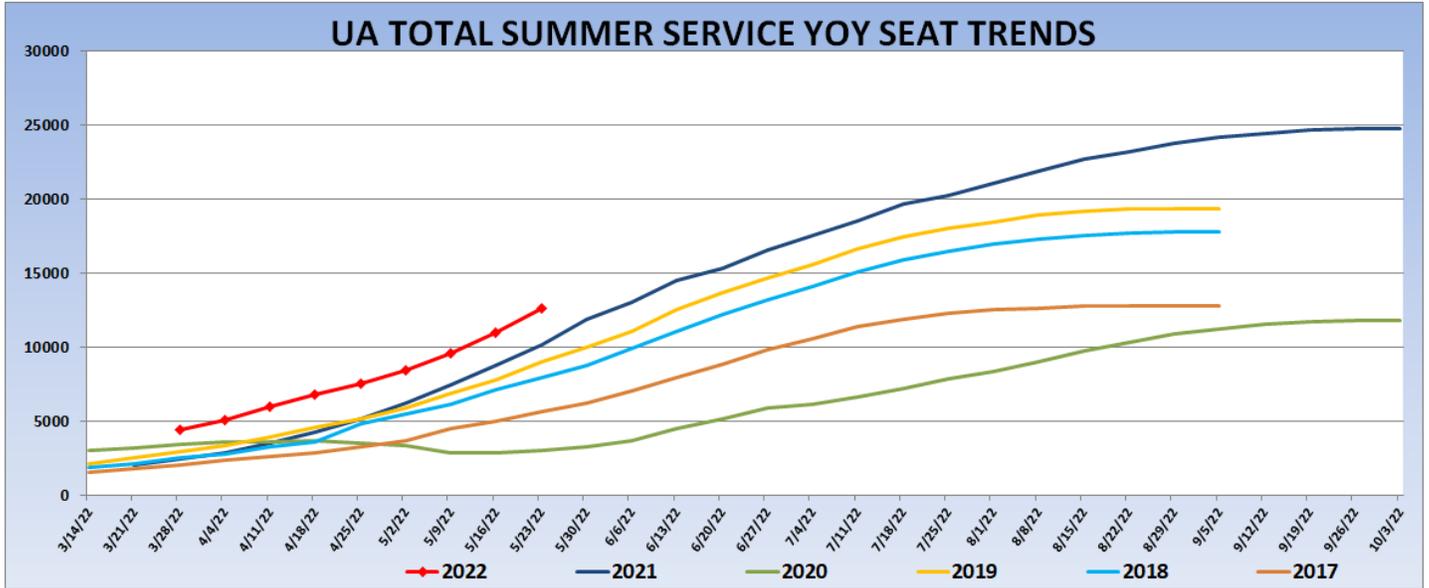
Report shows posted revenues through March and expenditures through March.
Report prepared by Scott Truex with information from the County Finance department on May 9, 2022.

 GVRTA Summary of all Funds Financial Report - March, 2022	2022 Actual Beginning Balance	YTD Current Balances	2022 Adopted Budget Ending Balance	Revisions	2022 Projected Ending Balance
Fund Balances					
Unrestricted General Fund Balance	\$ 2,890,610	\$ 3,627,236	\$ 1,502,649	\$ (80,031)	\$ 1,422,618
Capital Reserve Fund Balance	\$ 249,948	\$ 188,857	\$ 379,948	\$ (78,424)	\$ 301,524
Air Command Fund Balance	\$ 2,488,213	\$ 2,459,170	\$ 2,323,333	\$ (120)	\$ 2,323,213
Senior Transportation Fund Balance	\$ 334,510	\$ 267,857	\$ 299,386	\$ 65,124	\$ 364,510
Total Fund Balance	\$ 5,963,281	\$ 6,543,120	\$ 4,505,316	\$ (93,451)	\$ 4,411,865

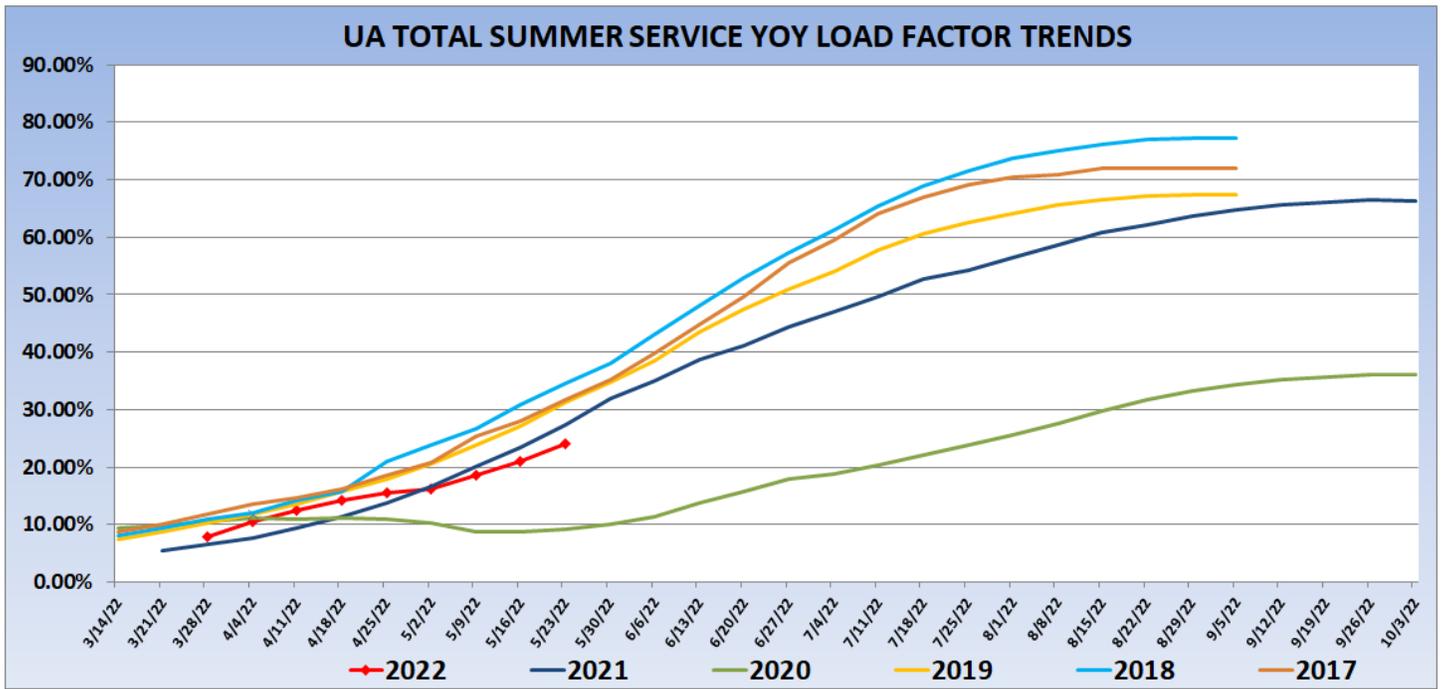
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Air Program Reports – Summer, 2022 – As of 5/2

All Flights – Total Seats Sold vs last five years:



All Flights – Total Load Factor vs last five years:



Bus program reports – April, 2022

Ridership on the RTA Gunnison - Crested Butte Route 2022								2022 Overcrowding		2021			YOY	
Month	Riders	Bus Trips	Service Hours	Service Miles	Days	Riders Per Trip	Riders Per Day	Riders Refused Boarding	Times Riders Refused	Riders	Riders Per Trip	Riders Per Day	Total Riders Change	Percent Riders Change
January	26,533	2,163	2,282	71,759	31	12.3	855.9	20	5	19,104	11.0	616.3	7,429	38.9%
February	27,282	1,951	2,081	63,636	28	14.0	974.4	12	4	18,052	11.5	644.7	9,230	51.1%
March	31,026	2,159	2,308	70,927	31	14.4	1,000.8	30	3	18,660	10.8	601.9	12,366	66.3%
April	11,469	1,223	1,357	40,853	30	9.4	382.3	6	2	8,899	7.7	296.6	2,570	28.9%
May														
June														
July														
August														
September														
October														
November														
December														
Total	96,310	7,496	8,028	247,175	120	12.8	802.6	68	14	64,715	4.0	539.3	31,595	48.8%

Passengers by Stop – Spring, Summer, & Fall, 2022:

2021-2022 Spring, Summer, & Fall RTA Bus Boardings by Bus Stop Northbound																			
Month	# of days	Gunnison County Library	Gunnison Community Schools	11th & Virginia	Safeway Spruce & Hwy50	Teller & Hwy50	WCU Colorado & Ohio	Denver & Hwy135	Spencer & Hwy135	Tall Texan	Ohio Creek	Almont	ON CB South	OFF CB South	Riverland	Brush Creek	Riverbend	CB 4-Way	Total Northbound Passengers
April	27	77	402	465	471	419	311	699	575	122	29	159	718	245	36	56	65	69	4,673
May	31																		-
June	30																		-
July	31																		-
August	31																		-
September	30																		-
October	31																		-
November	22																		-
Total	233		402	465	471	419	311	699	575	122	29	159	718	245	36	56	65	69	4,673

2021-2022 Spring, Summer, & Fall RTA Bus Boardings by Bus Stop Southbound													
Month	# of days	Mt CB Transit Center	CB 4-Way	Riverbend	Brush Creek	Riverland	ON CB South	OFF CB South	Almont	Ohio Creek	Tall Texan	Gunnison Rec Center	Total Southbound Passengers
April	27	840	2250	64	63	81	296	491	154	16	261	115	4,140
May	31												-
June	30												-
July	31												-
August	31												-
September	30												-
October	31												-
November	22												-
Total	233	840	2,250	64	63	81	296	491	154	16	261	115	4,140

Passenger Boardings by Time – Spring, Summer, & Fall, 2022:

Gunnison Valley RTA Passengers by Time - Spring, Summer, Fall, 2022										Average Riders per Bus - Spring, Summer, Fall, 2022									
Northbound										Northbound									
	April	May	June	July	Aug	Sept	Oct	Nov	Total		April	May	June	July	Aug	Sept	Oct	Nov	Total
5:30 AM	54								54	5:30 AM	2.0								2.0
6:30 AM	146									6:30 AM	5.4								-
7:00 AM	599								599	7:00 AM	22.2								22.2
7:30 AM	320								320	7:30 AM	11.9								11.9
8:00 AM	290								290	8:00 AM	10.7								10.7
8:35 AM	245								245	8:35 AM	9.1								9.1
9:35 AM	315								315	9:35 AM	11.7								11.7
10:40 AM	236								236	10:40 AM	8.7								8.7
12:00 PM	283								283	12:00 PM	10.5								10.5
1:05 PM	225								225	1:05 PM	8.3								8.3
2:05 PM	331								331	2:05 PM	12.3								12.3
3:30 PM	306								306	3:30 PM	11.3								11.3
4:05 PM	280								280	4:05 PM	10.4								10.4
5:05 PM	267								267	5:05 PM	9.9								9.9
6:05 PM	255								255	6:05 PM	9.4								9.4
7:05 PM	138								138	7:05 PM	5.1								5.1
8:05 PM	136								136	8:05 PM	5.0								5.0
9:10 PM	145								145	9:10 PM	5.4								5.4
10:10 PM	102								102	10:10 PM	3.8								3.8
Total	4,673	-	-	-	-	-	-	-	4,673	Total	9.6								9.6
Southbound										Southbound									
	April	May	June	July	Aug	Sept	Oct	Nov	Total		April	May	June	July	Aug	Sept	Oct	Nov	Total
6:40 AM	193								193	6:40 AM	7.1								7.1
7:45 AM	195								195	7:45 AM	7.2								7.2
8:15 AM	83								83	8:15 AM	3.1								3.1
8:45 AM	90								90	8:45 AM	3.3								3.3
9:15 AM	80								80	9:15 AM	3.0								3.0
9:50 AM	86								86	9:50 AM	3.2								3.2
11:10 AM	208								208	11:10 AM	7.7								7.7
12:15 PM	187								187	12:15 PM	6.9								6.9
1:15 PM	243								243	1:15 PM	9.0								9.0
2:25 PM	390								390	2:25 PM	14.4								14.4
4:15 PM	758								758	4:15 PM	28.1								28.1
4:45 PM	242								242	4:45 PM	9.0								9.0
5:15 PM	329								329	5:15 PM	12.2								12.2
6:15 PM	275								275	6:15 PM	10.2								10.2
7:15 PM	173								173	7:15 PM	6.4								6.4
8:20 PM	205								205	8:20 PM	7.6								7.6
9:20 PM	197								197	9:20 PM	7.3								7.3
10:25 PM	123								123	10:25 PM	4.6								4.6
11:25 PM	83								83	11:25 PM	3.1								3.1
Total	4,140	-	-	-	-	-	-	-	4,140	Total	8.5								8.5
Overall Total	8,813	-	-	-	-	-	-	-	8,813	Overall Total	9.1								9.1

Spring, Summer, Fall - 2022 GVRTA On-Time Performance

Southbound - Crested Butte 4-Way								
	# of Days	Planned # of Trips	Actual # of Trips	Percentage of Actual Trips				
				Zero to 5 minutes late	Zero to 10 minutes late	Zero to 15 minutes late	More than 15 minutes	Not Tracked
April	27	513	512	95.5%	98.6%	99.6%	0.0%	0.4%
May								
June								
July								
August								
September**								
October								
November								
Total	27	513	512	95.5%	98.6%	99.6%	0.0%	0.4%

Northbound - Spencer and Hwy 135								
	# of Days	Planned # of Trips	Actual # of Trips	Percentage of Actual Trips				
				Zero to 5 minutes late	Zero to 10 minutes late	Zero to 15 minutes late	More than 15 minutes	Not Tracked
April	27	513	509	97.2%	99.4%	99.6%	0.0%	0.4%
May*								
June								
July								
August								
September**								
October								
November								
Total	27	513	509	97.2%	99.4%	99.6%	0.0%	0.4%

Average:	96.4%	99.0%	99.6%	0.0%	0.4%
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Complaints, Late/Missed Runs & Incidents – April, 2022

4/01-4/30/2022				
Date	Complaint	Late run	Missed Runs	Reason
1 Apr	N/A	N/A	n NB, 3:15pm SB, 4:05pm NB & 5:15pm	DRVR FORGOT
2 Apr	N/A	N/A	7AM NB, 8:10 AM SB	DRVR FORGOT
2 Apr	N/A	N/A	9:10 PM NB & 10:25 PM SB	DRVR CALLED IN SICK 10:30AM
8-Apr	N/A	N/A	N/A	ERY DISORIENTED PAX ON BUHECKER SB RUN-TIME?-VOMITED, SHE CALLED POLICE W CONCER
9-Apr	N/A	8:20 pm SB, 9:10 pm NB & 10:25 pm SE	N/A	GOT BEHIND VERY SLOW CAR ON 8:20 PM SB-RAN 8 MINS LATE ON REMAINING RUNS
12-Apr	N/A	N/A	N/A	R DIDN'T GO UP TO TRANSIT CTR 7:30AM-8:45 AM DUE TO ROAD CONDITIONS-MTN EXPRESS HEL
12-Apr	N/A	N/A	7:45 AM SB	DRVR GOT STUCK 3X ON GOTHIC & AT TRANSIT CTR @45 MINUTES
15-Apr	N/A	3:30 PM	N/A	GOT STUCK IN SCHOOL TRAFFIC AT GCS, @ 8 MINS LATE
18-Apr	N/A	N/A	2:25 PM SB	DRIVER READ SCHEDULE WRONG
22-Apr	N/A	9:20 PM SB	N/A	8 MINS LATE ON 9:20 PM SB-WEATHER SLOW TRAFFIC, DID XTRA LAP PER JON AT VERY END
22-Apr	N/A	N/A	2:15PM SB, 1:05 PM NB & 2:25 PM SB	BUS BROKE DOWN , MECHANIC DROVE BUS TO GUNNISON
26-Apr	N/A	6:40 AM SB	N/A	MT CB PD ARRESTED MALE PAX ON BUS-6 MINS LATE

2022 Miles per Bus:

Miles / Bus 2022	5311 2017-D	Local 2017-D	DOLA 2017-C	5339 2018-C	SB-228 2019-C	5339 2019-C	5339/VW 2020-C	FASTER 2021-C		Total Bus Miles (odom.)	Total Revenue Miles
Bus #	#504	#505	#506	#503	#502	#501	#500	#507	AEX Buses		
January	10,057	9,528	7,208	7,048	7,094	8,588	8,874	9,632	4,459	72,488	71,759
February	9,855	5,782	5,679	7,452	7,419	8,045	8,760	8,902	2,889	64,783	63,636
March	10,514	9,878	4,642	2,409	9,679	10,579	11,407	10,499	1,203	70,810	70,927
April	3,382	7,032	1,028	498	5,442	6,256	6,984	7,083	3,801	41,506	40,853
May										-	
June										-	
July										-	
August										-	
September										-	
October										-	
November										-	
December										-	
Total	33,808	32,220	18,557	17,407	29,634	33,468	36,025	36,116	12,352	249,587	247,175

2022 Repairs per Bus:

Repairs / Bus 2022	5311 2017-D	Local 2017-D	DOLA 2017-C	5339 2018-C	SB-228 2019-C	5339 2019-C	5339/VW 2020-C	FASTER 2021-C		Inventory & Fleet	Total
Bus #	#504	#505	#506	#503	#502	#501	#500	#507			
January	\$ 1,287	\$ -	\$ 1,071	\$ -	\$ -	\$ 1,166	\$ 756	\$ -		\$ 20,136	\$ 24,416
February	\$ 1,271	\$ 3,755	\$ 665	\$ 1,173	\$ 1,203	\$ 727	\$ -	\$ -		\$ 6,014	\$ 14,808
March	\$ 1,198	\$ 6,055	\$ 2,723	\$ 1,224	\$ 529	\$ 608	\$ 873	\$ 1,692		\$ 20,980	\$ 35,882
April	\$ 4,909	\$ 3,110	\$ 1,374	\$ 7,732	\$ 2,223	\$ 3,784	\$ 2,295	\$ 231		\$ 20,981	\$ 46,639
May										\$ -	
June										\$ -	
July										\$ -	
August										\$ -	
September										\$ -	
October										\$ -	
November										\$ -	
December										\$ -	
Total	\$ 8,665	\$ 12,920	\$ 5,833	\$ 10,129	\$ 3,955	\$ 6,285	\$ 3,924	\$ 1,923		\$ 68,111	\$ 121,745

Senior Reports – 2022:

Ridership on the RTA Funded Senior Services - 2022										
Month	Gunnison Riders	CB Riders	Total Riders	Gunnison Miles	CB Miles	Total Miles	Gunnison Invoices	CB Invoices	Total Invoices	
January	940	148	1,088	2,492	2,465	4,957	\$ 18,209	\$ 3,950	\$ 22,159	
February	945	75	1,020	3,066	1,264	4,330	\$ 17,970	\$ 2,219	\$ 20,189	
March	1,026	135	1,161	3,078	2,536	5,614	\$ 20,319	\$ 3,985	\$ 24,304	
April	847	170	1,017	2,549	2,496	5,045	\$ 18,350	\$ 4,731	\$ 23,081	
May			-			-			\$ -	
June			-			-			\$ -	
July			-			-			\$ -	
August			-			-			\$ -	
September			-			-			\$ -	
October			-			-			\$ -	
November			-			-			\$ -	
December			-			-			\$ -	
Total	3,758	528	4,286	11,185	8,761	19,946	\$ 74,848	\$ 14,885	\$ 89,733	



MEMO

May 29, 2022

To: GVRTA Board of Directors

From Scott Truex, Executive Director

Re: Whetstone Bus Storage Facility Request for Bids

Board Members,

As you know, we did not receive any qualified bids for the facility during the first round of the request for bids process. We re-opened the bidding process and will now be opening bids on Thursday, June 2nd at 2:00 p.m. and will do our best to have a recommendation for you at the Friday morning Board Meeting.

If we are able to make a recommendation, we will request a motion to award to the contract at the Board Meeting.

Sincerely,
Scott Truex,
Executive Director
Gunnison Valley RTA



RTA FREE BUS Schedule

The bus runs a loop through the City of Gunnison before heading north on Hwy 135 to Crested Butte and Mt. Crested Butte. The bus leaves the following stops no earlier than the times listed. There may be delays due to weather. **Express buses do not stop at CB South or Cement Creek Road – please see the CB South bus schedule for service at these times.**

Northbound November 23, 2022 – April 2, 2023

NORTHBOUND																
Gunnison to Mt. Crested Butte																
Gunnison County Library	Gunnison Community Schools	11th & Virginia	Safeway (Pine & Hwy 50)	Teller & Hwy 50	Western (Colorado & Ohio)	Denver & Hwy 135	Spencer & Hwy 135	Tall Texan (flag stop)	Ohio Creek (flag stop)	Almont (flag stop)	CB South (Red Mt. Park)	Riverland (flag stop)	Brush Creek (flag stop)	Riverbend (flag stop)	Arrives Crested Butte 4-Way	Arrives Mt. CB Transit Center
5:30 AM	5:31 AM	5:33 AM	5:35 AM	5:38 AM	5:40 AM	5:43 AM	5:45 AM	5:47 AM	5:48 AM	5:55 AM	6:10 AM	6:16 AM	6:17 AM	6:18 AM	6:21 AM	6:31 AM
6:00 AM	6:01 AM	6:03 AM	6:05 AM	6:08 AM	6:10 AM	6:13 AM	6:15 AM	6:17 AM	6:18 AM	6:25 AM	6:40 AM	6:46 AM	6:47 AM	6:48 AM	6:51 AM	7:01 AM
6:30 AM	6:31 AM	6:33 AM	6:35 AM	6:38 AM	6:40 AM	6:43 AM	6:45 AM	6:47 AM	6:48 AM	6:55 AM	EXPRESS	7:10 AM	7:11 AM	7:12 AM	7:15 AM	7:25 AM
6:45 AM	6:46 AM	6:48 AM	6:50 AM	6:53 AM	6:55 AM	6:58 AM	7:00 AM	7:02 AM	7:03 AM	7:10 AM	7:25 AM	7:31 AM	7:32 AM	7:33 AM	7:36 AM	7:46 AM
7:00 AM	7:01 AM	7:03 AM	7:05 AM	7:08 AM	7:10 AM	7:13 AM	7:15 AM	7:17 AM	7:18 AM	7:25 AM	EXPRESS	7:40 AM	7:41 AM	7:42 AM	7:45 AM	7:55 AM
7:15 AM	7:16 AM	7:18 AM	7:20 AM	7:23 AM	7:25 AM	7:28 AM	7:30 AM	7:32 AM	7:33 AM	7:40 AM	7:55 AM	8:01 AM	8:02 AM	8:03 AM	8:06 AM	8:16 AM
7:30 AM	7:31 AM	7:33 AM	7:35 AM	7:38 AM	7:40 AM	7:43 AM	7:45 AM	7:47 AM	7:48 AM	7:55 AM	EXPRESS	8:10 AM	8:11 AM	8:12 AM	8:15 AM	8:25 AM
8:00 AM	8:01 AM	8:03 AM	8:05 AM	8:08 AM	8:10 AM	8:13 AM	8:15 AM	8:17 AM	8:18 AM	8:25 AM	8:40 AM	8:46 AM	8:47 AM	8:48 AM	8:51 AM	9:01 AM
8:30 AM	8:31 AM	8:33 AM	8:35 AM	8:38 AM	8:40 AM	8:43 AM	8:45 AM	8:47 AM	8:48 AM	8:55 AM	EXPRESS	9:10 AM	9:11 AM	9:12 AM	9:15 AM	9:25 AM
8:45 AM	8:46 AM	8:48 AM	8:50 AM	8:53 AM	8:55 AM	8:58 AM	9:00 AM	9:02 AM	9:03 AM	9:10 AM	9:25 AM	9:31 AM	9:32 AM	9:33 AM	9:36 AM	9:46 AM
9:00 AM	9:01 AM	9:03 AM	9:05 AM	9:08 AM	9:10 AM	9:13 AM	9:15 AM	9:17 AM	9:18 AM	9:25 AM	9:40 AM	9:46 AM	9:47 AM	9:48 AM	9:51 AM	10:01 AM
9:15 AM	9:16 AM	9:18 AM	9:20 AM	9:23 AM	9:25 AM	9:28 AM	9:30 AM	9:32 AM	9:33 AM	9:40 AM	9:55 AM	10:01 AM	10:02 AM	10:03 AM	10:06 AM	10:16 AM
9:30 AM	9:31 AM	9:33 AM	9:35 AM	9:38 AM	9:40 AM	9:43 AM	9:45 AM	9:47 AM	9:48 AM	9:55 AM	10:10 AM	10:16 AM	10:17 AM	10:18 AM	10:21 AM	10:31 AM
10:00 AM	10:01 AM	10:03 AM	10:05 AM	10:08 AM	10:10 AM	10:13 AM	10:15 AM	10:17 AM	10:18 AM	10:25 AM	10:40 AM	10:46 AM	10:47 AM	10:48 AM	10:51 AM	11:01 AM
10:30 AM	10:31 AM	10:33 AM	10:35 AM	10:38 AM	10:40 AM	10:43 AM	10:45 AM	10:47 AM	10:48 AM	10:55 AM	11:10 AM	11:16 AM	11:17 AM	11:18 AM	11:21 AM	11:31 AM
11:05 AM	11:06 AM	11:08 AM	11:10 AM	11:13 AM	11:15 AM	11:18 AM	11:20 AM	11:22 AM	11:23 AM	11:30 AM	11:45 AM	11:51 AM	11:52 AM	11:53 AM	11:56 AM	12:06 PM
11:35 AM	11:36 AM	11:38 AM	11:40 AM	11:43 AM	11:45 AM	11:48 AM	11:50 AM	11:52 AM	11:53 AM	12:00 PM	12:15 PM	12:21 PM	12:22 PM	12:23 PM	12:26 PM	12:36 PM
12:05 PM	12:06 PM	12:08 PM	12:10 PM	12:13 PM	12:15 PM	12:18 PM	12:20 PM	12:22 PM	12:23 PM	12:30 PM	12:45 PM	12:51 PM	12:52 PM	12:53 PM	12:56 PM	1:06 PM
12:55 PM	12:56 PM	12:58 PM	1:00 PM	1:03 PM	1:05 PM	1:08 PM	1:10 PM	1:12 PM	1:13 PM	1:20 PM	1:35 PM	1:41 PM	1:42 PM	1:43 PM	1:46 PM	1:56 PM
1:30 PM	1:31 PM	1:33 PM	1:35 PM	1:38 PM	1:40 PM	1:43 PM	1:45 PM	1:47 PM	1:48 PM	1:55 PM	EXPRESS	2:10 PM	2:11 PM	2:12 PM	2:15 PM	2:25 PM
1:45 PM	1:46 PM	1:48 PM	1:50 PM	1:53 PM	1:55 PM	1:58 PM	2:00 PM	2:02 PM	2:03 PM	2:10 PM	2:25 PM	2:31 PM	2:32 PM	2:33 PM	2:36 PM	2:46 PM
2:15 PM	2:16 PM	2:18 PM	2:20 PM	2:23 PM	2:25 PM	2:28 PM	2:30 PM	2:32 PM	2:33 PM	2:40 PM	2:55 PM	3:01 PM	3:02 PM	3:03 PM	3:06 PM	3:16 PM
2:30 PM	2:31 PM	2:33 PM	2:35 PM	2:38 PM	2:40 PM	2:43 PM	2:45 PM	2:47 PM	2:48 PM	2:55 PM	3:10 PM	3:16 PM	3:17 PM	3:18 PM	3:21 PM	3:31 PM
2:45 PM	2:46 PM	2:48 PM	2:50 PM	2:53 PM	2:55 PM	2:58 PM	3:00 PM	3:02 PM	3:03 PM	3:10 PM	3:25 PM	3:31 PM	3:32 PM	3:33 PM	3:36 PM	3:46 PM
3:00 PM	3:01 PM	3:03 PM	3:05 PM	3:08 PM	3:10 PM	3:13 PM	3:15 PM	3:17 PM	3:18 PM	3:25 PM	3:40 PM	3:46 PM	3:47 PM	3:48 PM	3:51 PM	4:01 PM
3:25 PM	3:26 PM	3:28 PM	3:30 PM	3:33 PM	3:35 PM	3:38 PM	3:40 PM	3:42 PM	3:43 PM	3:50 PM	EXPRESS	4:05 PM	4:06 PM	4:07 PM	4:10 PM	4:20 PM
4:05 PM	4:06 PM	4:08 PM	4:10 PM	4:13 PM	4:15 PM	4:18 PM	4:20 PM	4:22 PM	4:23 PM	4:30 PM	4:45 PM	4:51 PM	4:52 PM	4:53 PM	4:56 PM	5:06 PM
4:35 PM	4:36 PM	4:38 PM	4:40 PM	4:43 PM	4:45 PM	4:48 PM	4:50 PM	4:52 PM	4:53 PM	5:00 PM	5:15 PM	5:21 PM	5:22 PM	5:23 PM	5:26 PM	5:36 PM
4:45 PM	4:46 PM	4:48 PM	4:50 PM	4:53 PM	4:55 PM	4:58 PM	5:00 PM	5:02 PM	5:03 PM	5:10 PM	5:25 PM	5:31 PM	5:32 PM	5:33 PM	5:36 PM	5:46 PM
5:05 PM	5:06 PM	5:08 PM	5:10 PM	5:13 PM	5:15 PM	5:18 PM	5:20 PM	5:22 PM	5:23 PM	5:30 PM	5:45 PM	5:51 PM	5:52 PM	5:53 PM	5:56 PM	6:06 PM
6:05 PM	6:06 PM	6:08 PM	6:10 PM	6:13 PM	6:15 PM	6:18 PM	6:20 PM	6:22 PM	6:23 PM	6:30 PM	6:45 PM	6:51 PM	6:52 PM	6:53 PM	6:56 PM	7:06 PM
7:05 PM	7:06 PM	7:08 PM	7:10 PM	7:13 PM	7:15 PM	7:18 PM	7:20 PM	7:22 PM	7:23 PM	7:30 PM	7:45 PM	7:51 PM	7:52 PM	7:53 PM	7:56 PM	8:06 PM
8:05 PM	8:06 PM	8:08 PM	8:10 PM	8:13 PM	8:15 PM	8:18 PM	8:20 PM	8:22 PM	8:23 PM	8:30 PM	8:45 PM	8:51 PM	8:52 PM	8:53 PM	8:56 PM	9:06 PM
9:10 PM	9:11 PM	9:13 PM	9:15 PM	9:18 PM	9:20 PM	9:23 PM	9:25 PM	9:27 PM	9:28 PM	9:35 PM	9:50 PM	9:56 PM	9:57 PM	9:58 PM	10:01 PM	10:11 PM
10:10 PM	10:11 PM	10:13 PM	10:15 PM	10:18 PM	10:20 PM	10:23 PM	10:25 PM	10:27 PM	10:28 PM	10:35 PM	10:50 PM	10:56 PM	10:57 PM	10:58 PM	11:01 PM	11:11 PM

All Buses are Wheelchair Accessible

For more information, please call Alpine Express at **970-641-4111**.

www.GunnisonValleyRTA.com

STATEMENT OF RIGHTS

In accordance with the provisions of the Americans with Disabilities Act and Civil Rights Act of 1964, The RTA does not discriminate on the basis of disability, race, color, national origin, sexual orientation, or gender. For more information about these statutes, or to file a complaint, contact the RTA designated Disability Rights and Title VI coordinator, Scott Truex, Executive Director, PO Box 1911, Crested Butte, CO. 81224. Struex@gunnisonvalleyrta.org. For Telecommunication Relay Service, call 1-800-659-2656 hearing impaired). Individuals will be permitted to use service animals, as defined within ADA guidelines, if necessary.



RTA **FREE BUS** Schedule

The bus runs a loop through the City of Gunnison before heading north on Hwy 135 to Crested Butte and Mt. Crested Butte. The bus leaves the following stops *no earlier than* the times listed. There may be delays due to weather. **Express buses do not stop at CB South or Cement Creek Road – please see the CB South bus schedule for service at these times.**

Southbound November 23, 2022 – April 2, 2023

SOUTHBOUND										Arrives	Arrives
Mt. Crested Butte to Gunnison										Gunnison	Gunnison
Mt. CB Transit Center	Crested Butte 4-Way	Riverbend (flag stop)	Brush Creek (flag stop)	Riverland (flag stop)	CB South (Red Mt. Park)	Almont (flag stop)	Ohio Creek (flag stop)	Tall Texan (flag stop)		Recreation Center	County Library
6:40 AM	6:48 AM	6:51 AM	6:52 AM	6:53 AM	7:00 AM	7:14 AM	7:22 AM	7:23 AM		7:26 AM	7:30 AM
7:10 AM	7:18 AM	7:21 AM	7:22 AM	7:23 AM	7:30 AM	7:44 AM	7:52 AM	7:53 AM		7:56 AM	8:00 AM
7:40 AM	7:48 AM	7:51 AM	7:52 AM	7:53 AM	8:00 AM	8:14 AM	8:22 AM	8:23 AM		8:26 AM	8:30 AM
7:55 AM	8:03 AM	8:06 AM	8:07 AM	8:08 AM	8:15 AM	8:29 AM	8:37 AM	8:38 AM		8:41 AM	8:45 AM
8:10 AM	8:18 AM	8:21 AM	8:22 AM	8:23 AM	8:30 AM	8:44 AM	8:52 AM	8:53 AM		8:56 AM	9:00 AM
8:25 AM	8:33 AM	8:36 AM	8:37 AM	8:38 AM	8:45 AM	8:59 AM	9:07 AM	9:08 AM		9:11 AM	9:15 AM
8:40 AM	8:48 AM	8:51 AM	8:52 AM	8:53 AM	9:00 AM	9:14 AM	9:22 AM	9:23 AM		9:26 AM	9:30 AM
9:10 AM	9:18 AM	9:21 AM	9:22 AM	9:23 AM	9:30 AM	9:44 AM	9:52 AM	9:53 AM		9:56 AM	10:00 AM
9:40 AM	9:48 AM	9:51 AM	9:52 AM	9:53 AM	10:00 AM	10:14 AM	10:22 AM	10:23 AM		10:26 AM	10:30 AM
10:00 AM	10:08 AM	10:11 AM	10:12 AM	10:13 AM	10:20 AM	10:34 AM	10:42 AM	10:43 AM		10:46 AM	10:50 AM
10:15 AM	10:23 AM	10:26 AM	10:27 AM	10:28 AM	10:35 AM	10:49 AM	10:57 AM	10:58 AM		11:01 AM	11:05 AM
10:30 AM	10:38 AM	10:41 AM	10:42 AM	10:43 AM	10:50 AM	11:04 AM	11:12 AM	11:13 AM		11:16 AM	11:20 AM
10:45 AM	10:53 AM	10:56 AM	10:57 AM	10:58 AM	11:05 AM	11:19 AM	11:27 AM	11:28 AM		11:31 AM	11:35 AM
11:15 AM	11:23 AM	11:26 AM	11:27 AM	11:28 AM	11:35 AM	11:49 AM	11:57 AM	11:58 AM		12:01 PM	12:05 PM
11:45 AM	11:53 AM	11:56 AM	11:57 AM	11:58 AM	12:05 PM	12:19 PM	12:27 PM	12:28 PM		12:31 PM	12:35 PM
12:20 PM	12:28 PM	12:31 PM	12:32 PM	12:33 PM	12:40 PM	12:54 PM	1:02 PM	1:03 PM		1:06 PM	1:10 PM
12:55 PM	1:03 PM	1:06 PM	1:07 PM	1:08 PM	1:15 PM	1:29 PM	1:37 PM	1:38 PM		1:41 PM	1:45 PM
1:25 PM	1:33 PM	1:36 PM	1:37 PM	1:38 PM	1:45 PM	1:59 PM	2:07 PM	2:08 PM		2:11 PM	2:15 PM
2:10 PM	2:18 PM	2:21 PM	2:22 PM	2:23 PM	2:30 PM	2:44 PM	2:52 PM	2:53 PM		2:56 PM	3:00 PM
2:40 PM	2:48 PM	2:51 PM	2:52 PM	2:53 PM	EXPRESS	3:07 PM	3:15 PM	3:16 PM		3:19 PM	3:23 PM
3:15 PM	3:23 PM	3:26 PM	3:27 PM	3:28 PM	3:35 PM	3:49 PM	3:57 PM	3:58 PM		4:01 PM	4:05 PM
3:30 PM	3:38 PM	3:41 PM	3:42 PM	3:43 PM	EXPRESS	3:57 PM	4:05 PM	4:06 PM		4:09 PM	4:13 PM
3:45 PM	3:53 PM	3:56 PM	3:57 PM	3:58 PM	4:05 PM	4:19 PM	4:27 PM	4:28 PM		4:31 PM	4:35 PM
4:00 PM	4:08 PM	4:11 PM	4:12 PM	4:13 PM	EXPRESS	4:27 PM	4:35 PM	4:36 PM		4:39 PM	4:43 PM
4:15 PM	4:23 PM	4:26 PM	4:27 PM	4:28 PM	4:35 PM	4:49 PM	4:57 PM	4:58 PM		5:01 PM	5:05 PM
4:45 PM	4:53 PM	4:56 PM	4:57 PM	4:58 PM	EXPRESS	5:12 PM	5:20 PM	5:21 PM		5:24 PM	5:28 PM
5:15 PM	5:23 PM	5:26 PM	5:27 PM	5:28 PM	5:35 PM	5:49 PM	5:57 PM	5:58 PM		6:01 PM	6:05 PM
5:45 PM	5:53 PM	5:56 PM	5:57 PM	5:58 PM	6:05 PM	6:19 PM	6:27 PM	6:28 PM		6:31 PM	6:35 PM
6:15 PM	6:23 PM	6:26 PM	6:27 PM	6:28 PM	6:35 PM	6:49 PM	6:57 PM	6:58 PM		7:01 PM	7:05 PM
6:45 PM	6:53 PM	6:56 PM	6:57 PM	6:58 PM	7:05 PM	7:19 PM	7:27 PM	7:28 PM		7:31 PM	7:35 PM
7:15 PM	7:23 PM	7:26 PM	7:27 PM	7:28 PM	7:35 PM	7:49 PM	7:57 PM	7:58 PM		8:01 PM	8:05 PM
8:20 PM	8:28 PM	8:31 PM	8:32 PM	8:33 PM	8:40 PM	8:54 PM	9:02 PM	9:03 PM		9:06 PM	9:10 PM
9:20 PM	9:28 PM	9:31 PM	9:32 PM	9:33 PM	9:40 PM	9:54 PM	10:02 PM	10:03 PM		10:06 PM	10:10 PM
10:25 PM	10:33 PM	10:36 PM	10:37 PM	10:38 PM	10:45 PM	10:59 PM	11:07 PM	11:08 PM		11:11 PM	11:15 PM
11:25 PM	11:33 PM	11:36 PM	11:37 PM	11:38 PM	11:45 PM	11:59 PM	12:07 AM	12:08 AM		12:11 AM	12:15 AM

All Buses are Wheelchair Accessible

For more information, please call Alpine Express at **970-641-4111**.

www.GunnisonValleyRTA.com

STATEMENT OF RIGHTS

In accordance with the provisions of the Americans with Disabilities Act and Civil Rights Act of 1964, The RTA does not discriminate on the basis of disability, race, color, national origin, sexual orientation, or gender. For more information about these statutes, or to file a complaint, contact the RTA designated Disability Rights and Title VI coordinator, Scott Truex, Executive Director, PO Box 1911, Crested Butte, CO. 81224. Struex@gunnisonvalleyrta.org. For Telecommunication Relay Service, call 1-800-659-2656 (hearing impaired). Individuals will be permitted to use service animals, as defined within ADA guidelines, if necessary.



CB South FREE BUS Schedule

From November 23, 2022 to April 2, 2023

Between CB South and Mt. Crested Butte:

Buses leave CB South for Mt. CB at:
(buses will leave no earlier than these times)

6:10 AM	2:25 PM
6:40 AM	2:55 PM
7:25 AM	3:10 PM
7:55 AM	3:25 PM
8:40 AM	3:40 PM
9:25 AM	4:45 PM
9:40 AM	5:15 PM
9:55 AM	5:25 PM
10:10 AM	5:45 PM
10:40 AM	6:45 PM
11:10 AM	7:45 PM
11:45 AM	8:45 PM
12:15 PM	9:50 PM
12:45 PM	10:50 PM
1:35 PM	

Buses leave Mt. CB for CB South at:
(Bus leaves CB 4-Way 8 minutes later)

6:40 AM	12:55 PM
7:10 AM	1:25 PM
7:40 AM	2:10 PM
7:55 AM	3:15 PM
8:10 AM	3:45 PM
8:25 AM	4:15 PM
8:40 AM	5:15 PM
9:10 AM	5:45 PM
9:40 AM	6:15 PM
10:00 AM	6:45 PM
10:15 AM	7:15 PM
10:30 AM	8:20 PM
10:45 AM	9:20 PM
11:15 AM	10:25 PM
11:45 AM	11:25 PM
12:20 PM	

Between CB South and Gunnison

Buses leave CB South for Gunnison at:
(buses will leave no earlier than these times)

7:00 AM	12:40 PM
7:30 AM	1:15 PM
8:00 AM	1:45 PM
8:15 AM	2:30 PM
8:30 AM	3:35 PM
8:45 AM	4:05 PM
9:00 AM	4:35 PM
9:30 AM	5:35 PM
10:00 AM	6:05 PM
10:20 AM	6:35 PM
10:35 AM	7:05 PM
10:50 AM	7:35 PM
11:05 AM	8:40 PM
11:35 AM	9:40 PM
12:05 PM	10:45 PM
	11:45 PM

Buses leave Gunnison* for CB South at:
*(WalMart Bus Stop – Spencer & Hwy 135)

5:45 AM	2:00 PM
6:15 AM	2:30 PM
7:00 AM	2:45 PM
7:30 AM	3:00 PM
8:15 AM	3:15 PM
9:00 AM	4:20 PM
9:15 AM	4:50 PM
9:30 AM	5:00 PM
9:45 AM	5:20 PM
10:15 AM	6:20 PM
10:45 AM	7:20 PM
11:20 AM	8:20 PM
11:50 AM	9:25 PM
12:20 PM	10:25 PM
1:10 PM	

*(Please see RTA bus schedule for other stops)

MASTER LEASE AGREEMENT

THIS LEASE AGREEMENT hereinafter known as the "Lease" is entered into this ____ day of _____, 2022, by and between Gunnison Valley Transportation Authority ("RTA") hereinafter known as the "Lessor" and AEX, Inc. ("AEX") hereinafter known as the "Lessee."

WHEREAS, the Lessor desires to lease the Property defined herein under the terms and conditions as set forth herein; and

WHEREAS, the Lessee desires to lease the Property defined herein from the Lessor under the terms and conditions set forth herein.

NOW THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Property.** The Landlord owns property and improvements described as Lot 5, Lazy K Subdivision according to the Plat thereof recorded on April 28, 2021 at Reception No. 675479 in the Gunnison County public records, County of Gunnison, State of Colorado, and the 5 units located thereon (the "Premises").
2. **Term.** The term of this Lease shall begin at on _____ and shall run concurrently with the Transportation Services Agreement between the parties dated June 8, 2018.
3. **Rent.** Lessee agrees to pay Lessor rent in monthly installments through a reduction to the monthly invoice it sends to the RTA under the Transportation Services Agreement. Rent shall be calculated as rents received on a monthly basis from sub-tenants of Lessee, minus 10% for management fees to be retained by Lessee.
4. **Utilities.** Lessee shall be responsible for arranging for and paying for all utility services required on the Premises, whether on its own or through leases with sub-tenants of lessee and shall indemnify Lessor against any liability or damages on such account.
5. **Quiet Enjoyment.** Upon paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the Premises for the agreed term. Unless due to Lessor's negligence or unless Lessor has failed to make repairs within a reasonable time after receipt of notice from Lessee, Lessor shall not be liable for injury to persons (including death) or damage to property resulting from steam, gas, electricity, water, rain, or snow that may flow or leak from any part of the Premises or from any pipes, appliances, or plumbing work from the street or subsurface, or from any other place.

6. **Use of Premises and Rent.** The Premises shall be rented by Lessee and used, occupied and rented solely by qualified employees of Lessee as a private residence. Neither the Premises nor any part thereof shall be used at any time during the term of this Lease by Lessee or its sub-tenants for the purpose of carrying on any business, profession or trade of any kind. Lessee shall comply with all sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Premises and the sidewalks connected thereto during the term of this Lease. There shall be no smoking of any substance within the Premises by any person at any time. Failure to adhere to this prohibition shall constitute a default under the terms of this Lease. There shall not be any marijuana grown on the Premises.

6.1 Persons who qualify to lease units, or portions thereof, within the Premises from Lessee are the following:

- a. AEX employees that perform duties related to RTA services for at least 30 hours per week on average;
- b. AEX employees that meet the Qualified Occupant terms of the City's Master Deed Restriction dated _____ and recorded on _____, at Reception No. ____

6.2 AEX shall be responsible for ensuring that its employees are pre-approved by the Gunnison Valley Rural Housing Authority ("Housing Authority") before taking possession of any portion of the Premises, and that they remain Qualified Occupants throughout the term of their tenancy.

6.3 Lessee shall rent units or portions thereof to its qualified employees utilizing the form of lease attached hereto, including Pet Agreement and Condition of Property forms. Rent shall be \$1,000.00 per month per unit, plus utilities and any phone, cable or internet service desired by a tenant. There shall not be more than one household consisting of 5 members (two adults and three children) or more than 3 unrelated adults in a unit. No employee may sublease or assign their lease. Other terms and conditions are set forth in the required form of lease attached hereto.

7. **Maintenance and Repair.**

7.1 Lessee shall maintain the Premises in a reasonably clean and safe manner. Lessee shall and shall ensure its sub-tenants:

- a) Comply with obligations imposed upon Lessee by applicable provisions of building, health, and housing codes materially affecting health and safety;
- b) Keep the Premises reasonably clean, safe, and sanitary;
- c) Dispose of ashes, garbage, rubbish, and other waste from the Premises in a clean, safe, sanitary, and legally compliant manner;
- d) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appliances in the Premises;
- e) Require persons in the Premises to conduct themselves in a manner that does not disturb

their neighbors' peaceful enjoyment of the neighbors' property;

- f) Promptly notify Lessor if the Premises is uninhabitable as defined in Section 24 below or if there is a condition that could result In the Premises becoming uninhabitable if not remedied; and
- g) Maintain the lawn area, remove snow, and make minor interior and exterior (day-to-day wear and tear or damage) repairs to the Premises.

Lessee shall not knowingly, intentionally, deliberately, or negligently destroy, deface, damage, impair, or remove any part of the Premises or knowingly permit any person within Lessee's control to do so.

7.2. Lessor shall be responsible for maintaining casualty and comprehensive liability insurance on the Premises, as well as the maintenance and repair of all structural components, interior and exterior walls, floors, ceiling, roofs, sewer connections, plumbing, wiring, appliances, and glass used in connection with the Premises. More specifically:

- a) any repairs, replacements, restorations, or maintenance that have been necessitated by reason of end of useful life;
- b) any repairs, replacements, restorations, or maintenance that have been necessitated by sudden natural forces or acts of God, or by fire not caused by Lessee or its sub-tenants; and
- c) any repairs, improvements, or maintenance that are required by applicable state and local laws, ordinances, rules, and regulations. Notwithstanding the foregoing provisions of the Lease, if repairs, replacements, restorations, or maintenance have been necessitated by Lessee's intentional, reckless, or negligent use, misconduct, or abuse of the Premises, improvements, or systems then Lessee shall be responsible for the cost and expense for repairs, improvements, or maintenance occasioned by such acts or omissions.

8. **Alteration and Improvements.** Lessee shall make no alterations to the buildings on the Premises without the prior written consent of Lessor. All alterations, changes, and improvements built, constructed, or placed on the Premises by Lessee, with the exception of fixtures removable without damage to the Premises and moveable personal property, shall, unless otherwise provided by written agreement between the Lessor and Lessee, be the property of Lessor and remain on the Premises at the expiration or earlier termination of this Lease, and if any improvement or fixture is removed pursuant to a written agreement between Lessor and Lessee, Lessee shall, after removal, restore the Premises to their condition prior to the installation of the improvement or fixture.

9. **Damage to Premises.** If the Premises, or any part thereof, shall be damaged by fire or other casualty not due to negligence or willful act of Lessee, its sub-tenants, agents, or visitors, and Lessor shall decide to rebuild or repair the Premises, there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Premises may

have been uninhabitable. If the Premises should be damaged other than by negligence or willful act of Lessee, its sub-tenants, agents, or visitors and Landlord shall decide not to rebuild or repair, the term of this Lease shall end, and the rent shall be prorated up to the time of the damage.

10. **Dangerous Materials.** Lessee shall not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
11. **Right of Entry.** Lessor and its agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises, or for making any repairs or alterations thereto that Lessor deems necessary or desirable.
12. **Lessee's Covenants.** Lessee also covenants and agrees as follows:
 - 12.1. To use the Premises for no purpose prohibited by the laws of the United States, or the State of Colorado, or the ordinances of the City and the County in which the Premises are located, and all police, fire, and sanitary regulations imposed by any municipal, state, or federal authority, either now in force or hereafter enacted, and for no improper or questionable purposes whatsoever;
 - 12.2. Lessee shall require its tenants to maintain hazard insurance covering damage to its tenant's personal property, and Lessor shall have no liability for damage to Lessee's tenants' personal property from whatever cause.
13. **Holdover by Lessee.** Should Lessee remain in possession of the Premises after the expiration of the term of this Lease, a new tenancy from month to month shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminable on ten (10) days' written notice served by either Lessor or Lessee on the other party.
14. **Surrender of Premises.** At the expiration of the Lease term, Lessor shall quit and surrender the Premises in good repair and condition, reasonable use and wear thereof and any damages by the elements excepted. Lessor shall surrender the keys given to Lessor for exterior doors to the Premises.
15. **Abandonment.** If at any time during the term of this Lease Lessee abandons the Premises, Lessor may at its option enter the Premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at its discretion, as agent for Lessee, relet the Premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option,

hold Lessee liable for any difference between the rent that had been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and net rent for such period realized by Lessor by means of such reletting.

16. **Default.** If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance or compliance with any other term or condition hereof, Lessor may reenter the Premises and remove all persons therefrom, and either sue Lessee for damages for breach of its obligations under this Lease, or without terminating this Lease, relet the Premises on such conditions as Lessor may deem best, collect and receive the rent therefor, in which event, the rents received shall be applied first to the expenses of repossession, reletting, and collection, alteration costs, and expenses of preparing the Premises for reletting, and thereafter toward payment of the rental and of any other amounts payable by Lessee to Lessor. In no event shall Lessor be liable for any failure to relet the Premises or for any failure to collect any rent due upon any such reletting. If the sum realized upon reletting shall not be sufficient to pay Lessee's obligations hereunder, Lessee will pay to Lessor any such deficiency as it accrues. No reentry of the Premises by Lessor shall be construed as an election on Lessor's part to terminate this Lease unless a written notice of such intention is mailed to Lessee at Lessee's last known address. The enumeration of the foregoing remedies does not exclude any other remedy, but all remedies are cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the Lease shall not result if, within three days of receipt of such notice, Lessee has corrected the default or breach.

17. **Notice to Lessor.** Lessee agrees to give Lessor prompt written notice of any condition of the Premises that Lessee believes requires repair or maintenance or that Lessee believes renders the Premises uninhabitable or dangerous or hazardous to the life, health, or safety of the occupants of the Premises.

18. **Warranty of Habitability.** Lessor warrants that the Premises are fit for human habitation. Lessor shall be deemed to breach this warranty in the event that:

- 18.1. The Premises is uninhabitable as described in Section 24 below (or in §38-12-505, C.R.S., as it may be amended) or otherwise unfit for human habitation; and
- 18.2. The Premises is in a condition that is materially dangerous or hazardous to the Tenant's life, health, or safety; and
- 18.3. The Lessor has received written notice of the condition described above in subsections 23.1 or 23.2 and has failed to cure the problem within a reasonable time,

19. Uninhabitable Residential Premises.

- 19.1. Section 38-12-505(1), C.R.S., provides that the Premises is deemed uninhabitable if it substantially lacks any of the following characteristics:
 - a) Waterproofing and weather protection of roof and exterior walls maintained in

- good working order, including unbroken windows and doors;
- b) Plumbing or gas facilities that conformed to applicable law in *effect* at the time of installation and that are maintained in good working order;
 - c) Running water and reasonable amounts of hot water at all times furnished to appropriate fixtures and connected to a sewage disposal system approved under applicable law;
 - d) Functioning heating facilities that conformed to applicable law at the time of installation and that are maintained in good working order;
 - e) Electrical lighting, with wiring and electrical equipment that conformed to applicable law at the time of installation, maintained in good working order;
 - f) Common areas and areas under the control of the Lessor that are kept reasonably clean, sanitary, and free from all accumulations of debris, filth, rubbish, and garbage and that have appropriate extermination in response to the infestation of rodents or vermin;
 - g) Appropriate extermination in response to the infestation of rodents or vermin throughout the Premises;
 - h) An adequate number of appropriate exterior receptacles for garbage and rubbish, in good repair;
 - i) Floors, stairways, and railings maintained in good repair;
 - j) Locks on exterior doors and locks or security devices on windows designed to be opened that are maintained in good working order; or
 - k) Compliance with all applicable building, housing, and health codes, which, if violated, would constitute a condition that is dangerous or hazardous to life, health, or safety.
- 19.2. If the Premises include areas used by Lessee and other occupants of Lessor's property ("Common Area"), no deficiency in the Common Area renders the Premises uninhabitable as set forth in section 38-12-505, C.R.S., unless it materially and substantially limits the use of the portion of the Premises under Lessee's control.
- 19.3. Notwithstanding the foregoing, when any condition described above is caused by misconduct of the Lessee, a tenant of Lessee, or the household, guest, or invitee of a tenant, or a person under a tenant's direction or control, the condition shall not constitute a breach of Lessor's warranty of habitability. It shall not be misconduct by a victim of domestic violence or domestic abuse, if the condition is the result of domestic violence or domestic abuse, and the Lessor has been given written notice and evidence of domestic violence or domestic abuse as described in section 38-12-402(2)(a), C.R.S.

20. Miscellaneous.

- 20.1. The covenants and conditions herein contained shall apply to and bind the heirs, personal representatives, successors, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease.
- 20.2. This Lease is the entire agreement of the parties hereto and may not be modified except by their written agreement.

- 20.3. In case of any violation of this Lease by Lessee wherein Lessor engages an attorney to enforce this Lease, Lessee shall be liable for such reasonable attorney's fees that may be incurred by Lessor.
- 20.4. Wherever required by the context, the singular number and the plural number shall each be deemed to include the other, and the masculine, neuter and feminine genders shall each be deemed to include the other genders.
- 20.5. This Lease shall be governed by the laws of the State of Colorado.

IN WITNESS WHEREOF, the parties have executed this Lease on this ___ day of _____, 2022.

LESSOR:
Gunnison Valley Transportation Authority

LESSEE:
AEX, Inc.

By:

By:

Attest:

LEASE AGREEMENT

AEX, Inc., ("Landlord") and _____ ("Tenant" }, agree as follows:

1. **Premises.** Landlord, for and in consideration of the rents to be paid herein and the covenants, agreements, and conditions hereinafter listed to be kept and performed by Tenant, by these presents does demise and lease unto the Tenant, and the Tenant does hereby take and hire from the Landlord for the term and upon the terms and conditions hereinafter set forth, real property described as follows: Unit _____ on Lot 5, Lazy K Subdivision, according to the thereof recorded on April 28, 2021 at Reception No. 675479 in the Gunnison County public records, County of Gunnison, State of Colorado (the "Premises").

2. **Term.** The term of this Lease shall begin at on _____, and shall be a _____-month lease with an end date on _____. The Landlord or Tenant may terminate the lease at the end of each month with proper notice written and received by the other party at least thirty days before the last day of the rental month.

This lease may be optionally renewed as a month to-month lease beginning _____, upon written notice from the Tenant, provided the Premises is not needed by another employee. If the lease Is renewed as a month-to-month lease, the Landlord or Tenant may terminate the lease at the end of the month with proper notice written and received by the other party at least ten days before the last day of the rental month.

3. **Rent.** Tenant agrees to pay Landlord rental in monthly installments of \$1,000.00 per month in advance, on or before 12:00 o'clock noon, on the sixth (6th) day of each calendar month, without notice. The first rental payment for _____ shall be due by _____ calculated at \$_____.

4. Payments shall be made at _____, Gunnison, Colorado, without notice. Any payment not received by the 6th of the month shall be subject to a \$20.00 late fee. The rent payable under this Lease is a joint and several obligation of all tenants on the Lease, meaning each person individually is responsible for the full payment of the rent each month, and if rent is unpaid and collection becomes necessary, Landlord may seek the full amount due from each tenant until such time as the obligation Is paid.

5. **Security Deposit.** Upon execution of this Lease, Tenant deposits with Landlord \$1,000.00, receipt of which is acknowledged by Landlord, and which shall be retained by Landlord as security for the payment by Tenant of the rent herein agreed to be paid and for the faithful performance of all the terms, conditions, and covenants of this Lease. If at any time during the term of this Lease Tenant shall be in default in the performance of any of the provisions of this Lease, Landlord shall have the right to use said deposit or so much thereof as necessary in payment of any rental in default and in²⁹ payment of any damages sustained by Landlord on the Premises, except due to normal

wear and tear, and in payment of any cleaning that must be done if the Premises are not left clean. Within sixty (60) days after termination of this Lease, or after Tenant vacates the Premises, whichever occurs last, Landlord shall mail to Tenant at Tenant's last known address a written statement listing the exact reasons for the retention of any portion of the security deposit, together with so much of the security deposit, without interest, as has not been retained by Landlord. The security deposit may be applied to rent due under this Lease only at Landlord's option.

6. **Animals.** Tenant shall keep no domestic or other animals on or about the Premises without the prior written consent of Landlord. If consent is provided, a separate pet deposit shall be paid as set forth in the Pet Agreement.
7. **Utilities.** Tenant shall be responsible for arranging for and paying for all utility services required on the Premises and shall Indemnify Landlord against any liability or damages on such account.
8. **Quiet Enjoyment.** Upon paying the rent and performing the covenants herein contained, Tenant shall peacefully and quietly have, hold, and enjoy the Premises for the agreed term. Unless due to Landlord's negligence or unless Landlord has failed to make repairs within a reasonable time after receipt of notice from Tenant, Landlord shall not be liable for injury to person (including death) or damage to property resulting from steam, gas, electricity, water, rain, or snow that may flow or leak from any part of the Premises or from any pipes, appliances, or plumbing work from the street or subsurface, or from any other place.
9. **Use of Premises.** The Premises shall be used and occupied by Tenant exclusively as a private single-family residence. Neither the Premises nor any part thereof shall be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession or trade of any kind. Tenant shall comply with all sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Premises and the sidewalks connected thereto during the term of this Lease. There shall be no smoking of any substance within the Unit by any person at any time. Failure to adhere to this prohibition shall constitute a default under the terms of this Lease. There shall not be any marijuana grown on the premises.
10. **Condition of the Premises.** Tenant has examined the Premises, including the immediate grounds surrounding the Premises, and agrees that they are, at the time of this Lease, in good order and repair and in a safe, clean and habitable condition. Tenant and Landlord have executed a Condition of Rental Property Checklist dated _____, which is attached hereto. The condition on departure will also be completed at lease termination.

11. Maintenance and Repair.

- 11.1. Tenant shall use the portion of the Premises under Tenant's control in a reasonably clean and safe manner. Tenant fails to maintain the Premises in a reasonably clean and safe manner when the Tenant substantially fails to:

- a) Comply with obligations imposed upon Tenant by applicable provisions of⁶⁰

- building, health, and housing codes materially affecting health and safety;
- b) Keep the Premises reasonably clean, safe, and sanitary as permitted by the conditions of the Premises;
 - c) Dispose of ashes, garbage, rubbish, and other waste from the Premises in a clean, safe, sanitary, and legally compliant manner;
 - d) Use In a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air- conditioning, elevators, and other facilities and appliances in the Premises;
 - e) Conduct himself or herself and require other persons in the Premises within the Tenant's control to conduct themselves in a manner that does not disturb their neighbors' peaceful enjoyment of the neighbors' property; or
 - f) Promptly notify Landlord if the Premises is uninhabitable as defined in Section 24 below or if there is a condition that could result In the Premises' becoming uninhabitable if not remedied.

Tenant shall not knowingly, intentionally, deliberately, or negligently destroy, deface, damage, impair, or remove any part of the Premises or knowingly permit any person within Tenant's control to do so.

11.2. Landlord shall be responsible for the maintenance and repair of all structural components, interior and exterior walls, floors, ceiling, roofs, sewer connections, plumbing, wiring, appliances, and glass used in connection with the Premises. More specifically,

- a) any repairs, replacements, restorations, or maintenance that have been necessitated by reason of ordinary wear and tear;
- b) any repairs, replacements, restorations, or maintenance that have been necessitated by sudden natural forces or acts of God, or by fire not caused by Tenant; and
- c) any repairs, improvements, or maintenance that are required by applicable state and local laws, ordinances, rules, and regulations. Notwithstanding the foregoing provisions of the Lease, if repairs, replacements, restorations, or maintenance have been necessitated by Tenant's intentional, reckless, or negligent use, misconduct, or abuse of the Premises, improvements, or systems then Tenant shall be responsible for the cost and expense for repairs, improvements, or maintenance occasioned by such acts or omissions,

Tenant shall be responsible for all day-to-day repairs, maintenance and cleaning of the interior of the Premises, including the immediate yard area surrounding the Premises.

11.3. If the parties agree in a separate writing for the Tenant to be responsible for certain repairs and maintenance beyond those articulated to be Tenant's responsibility in Section 9.1 above, then the responsibilities of the Landlord as set forth in Section 9.2 shall be modified accordingly.

12. Alteration and Improvements. Tenant shall make no alterations to the buildings on the Premises without the prior written consent of Landlord. All alterations, changes, and improvements built, constructed, or placed on the Premises by Tenant, with the³¹

exception of fixtures removable without damage to the Premises and moveable personal property, shall, unless otherwise provided by written agreement between the Landlord and Tenant, be the property of Landlord and remain on the Premises at the expiration or earlier termination of this Lease, and if any improvement or fixture is removed pursuant to a written agreement between Landlord and Tenant, Tenant shall, after removal, restore the Premises to their condition prior to the installation of the improvement or fixture.

13. Damage to Premises. If the Premises, or any part thereof, shall be damaged by fire or other casualty not due to negligence or willful act of Tenant, their family, agent, or visitor, and Landlord shall decide to rebuild or repair the Premises, there shall be an abatement of rent corresponding with the time during which, and the extent to which, the Premises may have been uninhabitable. If the Premises should be damaged other than by negligence or willful act of Tenant, family, agent, or visitor and Landlord shall decide not to rebuild or repair, the term of this Lease shall end, and the rent shall be prorated up to the time of the damage.

14. Dangerous Materials. Tenant shall not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

14, Right of Entry. Landlord and its agents shall have the right at all reasonable times during the term of this Lease and any renewal thereof to enter the Premises for the purpose of inspecting the Premises, for making any repairs or alterations thereto that Landlord deems necessary or desirable, or to show the Premises to any prospective tenant or purchaser.

15. Tenant's Covenants. Tenant also covenants and agrees as follows:

15.1. To use the Premises for no purpose prohibited by the laws of the United States, or the State of Colorado, or the ordinances of the City and the County in which the Premises are located, and all police, fire, and sanitary regulations imposed by any municipal, state, or federal authority, either now in force or hereafter enacted, and for no improper or questionable purposes whatsoever;

15.2. To keep no roomers, boarders, or long-term guests, without the prior written consent of Landlord;

15.3. To place no additional or change any locks upon any doors of the Premises;

15.4. Not to commit, permit, or suffer any objectionable or disorderly conduct, noise, or nuisance whatsoever about the Premises on the part of Tenant or on the part of members of his family or guests;

15.5. That this Lease shall be subject and subordinate at all times to the lien of all existing mortgages and trust deeds and all mortgages and trust deeds that hereafter may be made a lien on the Premises, and to execute and deliver such further instruments subordinating this Lease to the lien of any such mortgages or trust deeds as shall be desired by any mortgagee, and further hereby appoints Landlord his attorney-in-fact, irrevocably, to execute any such instrument for Tenant;

15.6. Not to install or permit to be installed on the Premises any waterbed or mattress,

or any other form of water-filled furniture;

15.7. To remove all personal property from the Premises upon termination of this Lease, and if Tenant shall have vacated the Premises, or if the rent shall remain unpaid for fifteen (15) days after the same is due and Landlord cannot locate Tenant after reasonable effort, any personal property remaining on the Premises shall be conclusively presumed to have been abandoned by Tenant, and Landlord may treat said property as his own, or may dispose of said property in any manner whatsoever, without liability or accountability to Tenant.

15.8. Tenant shall maintain hazard insurance covering damage to Tenant's personal property, and Landlord shall have no liability for damage to Tenant's personal property from whatever cause.

16. **Display of Signs.** Landlord reserves the privilege of displaying on the Premises "For Rent" signs.

17. **Holdover by Tenant.** Should Tenant remain in possession of the Premises after the expiration of the term of this Lease, a new tenancy from month to month shall be created between Landlord and Tenant, which shall be subject to all the terms and conditions hereof but shall be terminable on ten (10) days' written notice served by either Landlord or Tenant on the other party.

18. **Surrender of Premises.** At the expiration of the Lease term, Tenant shall quit and surrender the Premises in good repair and condition, reasonable use and wear thereof and any damages by the elements excepted. Tenant shall surrender the keys given to Tenant for exterior doors to the Premises.

19. **Abandonment.** If at any time during the term of this Lease Tenant abandons the Premises, Landlord may at his option enter the Premises by any means without being liable for any prosecution therefor, and without becoming liable to Tenant for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Tenant, relet the Premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Landlord's option, hold Tenant liable for any difference between the rent that had been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and net rent for such period realized by Landlord by means of such reletting.

20. **Default.** If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance or compliance with any other term or condition hereof, Landlord may reenter the Premises and remove all persons therefrom, and either sue Tenant for damages for breach of his obligations under this Lease, or without terminating this Lease, relet the Premises on such conditions as Landlord may deem best, collect and receive the rent therefor, in which event, the rents received shall be applied first to the expenses of repossession, reletting, and collection, alteration costs, and expenses of preparing the Premises for reletting, and thereafter toward payment of the rental and of any other amounts payable by Tenant to Landlord. In no event shall Landlord be liable for any failure to relet the Premises or for any failure to collect any rent due upon any such reletting.

If the sum realized upon reletting shall not be sufficient to pay Tenant's obligations hereunder, Tenant will pay to Landlord any such deficiency as it accrues. No reentry of the Premises by Landlord shall be construed as an election on Landlord's part to terminate this Lease unless a written notice of such intention is mailed to Tenant at Tenant's last known address. The enumeration of the foregoing remedies does not exclude any other remedy, but all remedies are cumulative and shall be in addition to every other remedy now or hereafter existing at law or in equity. Tenant shall be given written notice of any default or breach, and termination and forfeiture of the Lease shall not result if, within three days of receipt of such notice, Tenant has corrected the default or breach.

21. Assignment and Subletting. No assignment this Lease or sublet of the Premises or any part thereof is allowed.

22. Notice to Landlord. Tenant agrees to give Landlord prompt written notice of any condition of the Premises that Tenant believes requires repair or maintenance or that Tenant believes renders the Premises uninhabitable or dangerous or hazardous to the life, health, or safety of the occupants of the Premises.

23. Warranty of Habitability. Landlord warrants that the Premises are fit for human habitation. Landlord shall be deemed to breach this warranty in the event that:

23.1. The Premises is uninhabitable as described in Section 24 below (or in §38-12-505, C.R.S., as it may be amended) or otherwise unfit for human habitation; and

23.2. The Premises is in a condition that is materially dangerous or hazardous to the Tenant's life, health, or safety; and

23.3. The Landlord has received written notice of the condition described above in subsections 23.1 or 23.2 and has failed to cure the problem within a reasonable time.

24. Uninhabitable Residential Premises.

24.1. Section 38-12-505(1), C.R.S., provides that the Premises is deemed uninhabitable if it substantially lacks any of the following characteristics:

- a) Waterproofing and weather protection of roof and exterior walls maintained in good working order, including unbroken windows and doors;
- b) Plumbing or gas facilities that conformed to applicable law in *effect* at the time of installation and that are maintained in good working order;
- c) Running water and reasonable amounts of hot water at all times furnished to appropriate fixtures and connected to a sewage disposal system approved under applicable law;
- d) Functioning heating facilities that conformed to applicable law at the time of installation and that are maintained in good working order;
- e) Electrical lighting, with wiring and electrical equipment that conformed to applicable law at the time of installation, maintained in good working order;
- f) Common areas and areas under the control of the Landlord that are kept reasonably clean, sanitary, and free from all accumulations of debris, filth, rubbish, and garbage and that have appropriate extermination in response to the infestation of rodents or vermin;

- g) Appropriate extermination in response to the infestation of rodents or vermin throughout the Residential Premises;
 - h) An adequate number of appropriate exterior receptacles for garbage and rubbish, in good repair;
 - i) Floors, stairways, and railings maintained in good repair;
 - j) Locks on an exterior doors and locks or security devices on windows designed to be opened that are maintained in good working order; or
 - k) Compliance with all applicable building, housing, and health codes, which, if violated, would constitute a condition that is dangerous or hazardous to Tenant's life, health, or safety.
- 24.2. If the Premises Include areas used by Tenant and other occupants of Landlord's property ("Common Area"), no deficiency in the Common Area renders the Premises uninhabitable as set forth in section 38-12-505, C.R.S., unless It materially and substantially limits the Tenant's use of the portion of the Premises under Tenant's control.
- 24.3. Notwithstanding the foregoing, when any condition described above is caused by misconduct of the Tenant, a member of the Tenant's household, a guest, or invitee of the Tenant, or a person under the Tenant's direction or control, the condition shall not constitute a breach of Landlord's warranty of habitability. It shall not be misconduct by a victim of domestic violence or domestic abuse, if the condition is the result of domestic violence or domestic abuse, and the Landlord has been given written notice and evidence of domestic violence or domestic abuse as described in section 38-12-402(2)(a), C.R.S.

25. Miscellaneous.

- 25.1. The covenants and conditions herein contained shall apply to and bind the heirs, personal representatives, successors, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Lease.
- 25.2. This Lease is the entire agreement of the parties hereto and may not be modified except by their written agreement.
- 25.3. In case of any violation of this Lease by Tenant wherein Landlord engages an attorney to enforce this Lease, Tenant shall be liable for such reasonable attorney's fees that may be incurred by Landlord.
- 25.4. Wherever required by the context, the singular number and the plural number shall each be deemed to include the other, and the masculine, neuter and feminine genders shall each be deemed to include the other genders.
- 25.5. This Lease shall be governed by the laws of the State of Colorado.

IN WITNESS WHEREOF, the parties have executed this Lease on _____, 2022.

LANDLORD:
AEX, INC.

TENANT(S):

By: _____

By: _____

By: _____

By: _____

PET AGREEMENT

This agreement is attached to and is part of the Lease Agreement.
Tenant desires to keep the following described pet(s):

Type:
Breed:
Age:
Weight:
Name:
City License No.:

in the Premises they occupy under the Lease Agreement.

Because this agreement specifically prohibits keeping pets without the Landlord's permission, Tenant agrees to the following terms and conditions in exchange for their written consent:

- 1) Tenant agrees that they are solely responsible for the maintenance of the above-described pet, and agrees to keep their pet under control at all times.
- 2) Tenant agrees to adhere to local ordinances, including leash and licensing requirements.
- 3) Tenant agrees to clean up after their pet and to dispose of their pet's waste properly and quickly.
- 4) Tenant agrees not to leave food or water for their pet or any other animal outside their dwelling where it may attract other animals.
- 5) Tenant agrees to keep their pet from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made.
- 6) Tenant agrees to provide their pet with a City of Gunnison registration tag, as applicable.
- 7) Tenant agrees to immediately pay for any damage, loss, or expense caused by their pet, and in addition, they will add \$150 per pet to their security deposit, which may be used for cleaning, repairs or delinquent rent when Tenant vacates. This added deposit, or what remains of it when pet damages have been assessed, will be returned to Tenant after they have proved that they no longer keep this pet or have vacated the premises according to the Lease Agreement terms.
- 8) Tenant agrees to pay for pest infestation services resulting from pets allowed in the property by tenant after termination of occupancy, if necessary.
- 9) Tenant agrees that this Agreement applies only to the specific pet(s) described above and that no other pet may be substituted.
- 10) Tenant agrees that the Owners reserve the right to revoke permission to keep the pet should the Tenant break this agreement. Tenant will be given 3 days to remove the pet from the premises.

Condition of Rental Property Checklist

Instructions: Tenant(s) complete(s) this checklist within three days of moving in and tenant(s) and landlord or manager review property and completed checklist together and mutually agree on the condition of the property upon move-in by signing this form. Each party keeps a copy of signed checklist. Tenant(s) and landlord or manager uses the move-in checklist during the pre-move out inspection and again when determining if any of the tenant's deposit will be retained for cleaning or repairs after move-out. BE SPECIFIC and DETAILED when filling out the checklist.

Landlord/Manager Name (print) _____

Tenant Name (print) _____

Tenant Name (print) _____

Tenant Name (print) _____

ITEM	CONDITION UPON ARRIVAL	CONDITION ON DEPARTURE
Living / Dining Room		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Windows& Screen(s)		
Window Coverings		
Smoke Alarm		
Carbon Monoxide Alarm		
Kitchen		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Windows& Screen(s)		
Window Coverings		
Cabinets and Drawers		
Counters		
Stove / Burners / Controls		
Oven / Range hood / Fan		
Refrigerator		
Dishwasher		
Sink & Plumbing		
Garbage Disposal		
Fire Extinguisher		

ITEM

CONDITION
UPON ARRIVAL

CONDITION
ON DEPARTURE

Downstairs Bathroom		
Floor & Floor Covering		
Walls & Ceiling		
Door		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Cabinets and Drawers		
Counters		
Toilet		
Sink & Plumbing		

Upstairs Bathroom		
Floor & Floor Covering		
Walls & Ceiling		
Door		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Cabinets and Drawers		
Counters		
Toilet		
Sink & Plumbing		
Bathtub & Shower		

North Bedroom		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Windows& Screen(s)		
Window Coverings		
Smoke Alarm		
Carbon Monoxide Alarm		

South Bedroom		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Windows& Screen(s)		
Window Coverings		
Smoke Alarm		
Carbon Monoxide Alarm		

ITEM	CONDITION UPON ARRIVAL	CONDITION ON DEPARTURE
Upstairs office/storage Room		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Windows& Screen(s)		
Window Coverings		
Smoke Alarm		
Carbon Monoxide Alarm		
Laundry and upstairs hallway		
Floor & Floor Covering		
Walls & Ceiling		
Door(s)		
Door Lock(s) and Hardware		
Lighting Fixture(s)		
Windows& Screen(s)		
Window Coverings		
Smoke Alarm		
Carbon Monoxide Alarm		
Other		
Heating System		
Stairs		
Hallways		
North Entry		
North Entry Storage Area		
South Entry & Deck		
Parking Area		
Other		
Other		

of Keys Received: _____

Tenants acknowledge that all smoke alarms and carbon monoxide alarms were tested in their presence and found to be in working order, and that the testing procedure was explained to them, and that all fire extinguishers were charged and that the location of fire extinguishers was shown to them. Tenants agree to test all detectors at least once a month and to report any problems to Landlord/Manager in writing.

Comments:

Move in Inspection Date: _____

Owner/Agent Signature

Tenant Signature

Tenant Signature

Tenant Signature

Move out Inspection Date: _____

Owner/Agent Signature

Tenant Signature

Tenant Signature

Tenant Signature



MEMO

May 29, 2022

To: GVRTA Board of Directors

From Scott Truex, Executive Director

Re: Potential Fading West Housing Purchase

Board Members,

I have been working with John O'Neal from Fading West to try to come up with an agreement to purchase a five-plex which Fading West will be building on the 1000 block of West Denver Avenue in Gunnison. Our latest conversation recognized the increase in construction costs and we now understand that the price will be above our original estimate. Our best estimate at this time is that the five-plex will cost around \$1,815,000 with the caveat that final prices aren't guaranteed until contracts are signed and deposits are paid.

This building will include three two-bedroom units and two three-bedroom units for a total of twelve bedrooms. Fading West will be including some deed restrictions on the property in order to obtain reduced fees from the City. These restrictions will not include income limitations, but may include work requirements for residents and/or resale limitations, neither of which will impact our ability to house RTA related employees in the building.

Since there may be additional cost increases and since we may want some change orders, the staff recommends that we authorize the expenditure of up to \$1,900,000 for the purchase.

If the Board is amenable, the staff requests a ***motion to authorize the Board Chair to sign a contract with Fading West to purchase a five-townhome building to be constructed by Fading West on West Denver Avenue in Gunnison for an amount not to exceed \$1,900,000 after review and approval of the RTA attorney and Executive Director.***

Sincerely,
Scott Truex,
Executive Director
Gunnison Valley RTA



MEMO

May 29, 2022

To: GVRTA Board of Directors

From Scott Truex, Executive Director

Re: 2023 Bus Stop Improvements

Board Members,

Our five-year capital plan includes making improvements to several Gunnison Bus Stops in 2023. Our goal is to add shelters to the Library, Safeway, Teller, and Spencer Bus Stops. These shelters would be similar to the shelters along the highway, but would be about twice the size. Based upon previous quotes and accounting for inflation, we anticipate that these shelters, along with benches, trash cans, lighting, etc. will cost between \$18,000 and \$20,000 each. Therefore, we anticipate that the fully installed cost will be about \$150,000.

Since these stops won't require changes to the roadways, we don't believe that we will need an engineering firm to help us with this project, and we hope to be able to find a contractor to do the installation without going through a full RFP process.

The second project we have discussed is the possibility of adding bus stops at mile marker 23 on Hwy 135 (at Hidden River). This project was brought to us by residents of the Hidden River and East River subdivisions. At that time, we agreed to stop the bus at mile maker 23 in the mornings due to the school bus situation. We did so for about two months and had very little ridership. (Records show that students boarded at the stop only a handful of times.)

If we want to construct bus stops at this location, we will need to do an RFP for an engineer and then go through a formal bid process for a contractor and get all of the required CDOT approvals. The last time we built a single set of stops was in Almont in 2020 and that project cost \$170,000. The three sets of stops built at the north end of the valley cost \$466,000 in 2019. Based upon inflation costs for construction in the valley since then, staff estimate for the cost of this project is between \$225,000 and \$250,000. If the Board wishes to have new stops built next year, we need to start the process this summer. In this case, we would likely include the Gunnison City bus stops with this project so that we might get more interest from engineers and contractors.

We also anticipate bringing two other capital projects to the Board for consideration during the 2023 budget process. We would like to discuss the idea of purchasing housing in the north end of the valley for a supervisor position and installing a concrete apron around our maintenance facility in Gunnison. These projects are estimated at \$750,000 and \$300,000 respectively.

Please let me know if you need any more information before the meeting. We look forward to the discussion at the meeting on June 3rd.

Sincerely,
Scott Truex



DRAFT

Cathie Pagano
Director of Gunnison County Community and Economic Development
221 N Wisconsin St. Suite D
Gunnison, CO 81230

Dear Ms. Pagano,

Thank you for the opportunity to comment on the Whetstone Sketch Plan Land Use Application.

We have reviewed the sketch plan application dated _____ and have determined that the subdivision as presented will have some impact on the operations of the Gunnison Valley RTA.

Therefore, we have the following comments to make regarding the application.

We do not anticipate adding bus stops to serve this subdivision and do not want, nor do we believe it is necessary, to have GVRTA buses divert off of the Highway to serve the subdivision. Therefore, we request that the County include pedestrian access from the subdivision to and across Highway 135 as part of the plan and that such access be as close as possible to the existing (or relocated) Brush Creek bus stops. With the timing of the project closely coinciding with the re-design of the Brush Creek Intersection, we request that the County work with CDOT and local partners to include a pedestrian underpass as part of the intersection re-design or as part of this sketch plan to allow for maximum access between the bus stops and the subdivision.

Please contact me if you have any questions regarding this comment.

Please thank the Planning Commission for allowing us the opportunity to comment and please keep us informed as to the progress of the application.

Sincerely,

Scott Truex,
Executive Director
Gunnison Valley RTA



Whatstone Site Yield	
northwest corner flats and triplexes	9
west edge triplexes	24
central area flats	34
south corner townhouses	4
east edge live/work townhouses	12
northeast townhouses	11
northeast apartments	18
north central apartments	69
TOTAL SITE YIELD	231

Current Sketch Plan