WINTER PARK TOWN COUNCIL MEETING

Winter Park Town Hall 50 Vasquez Road
Tuesday, October 6, 2026 - 3:00 PM

AGENDA

TOWN COUNCIL WORKSHOP

1. 2027 Proposed Budget Overview (3:00 p.m. - 3:45 p.m.)

    1.a Budget Memo
    01 10-6-26 proposed budget memo.pdf

2. ATS (Aerial Transit System) Feasibility Study Discussion (3:45 p.m. - 4:45 p.m.)

    2.a ATS Town Portal Siting Feasibility
    02 TOWP_ATS_Portal_Siting_Feasibility_ Cover Memo_2026-10-06.pdf
    02a TOWP ATS Town Portal Siting Feasibility - Project Update 2026-10-06.pdf

3. Other Items to Discuss (if time allows)

Online Meeting Information

You are invited to a Zoom webinar.

When: October 6, 2026, 3:00 PM Mountain Time (US and Canada)

Topic: Town of Winter Park Workshop

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_DWzbonYxRzOczSD94EVv3w

MEMO

TO **MAYOR AND TOWN COUNCIL**

FROM **JON PEACOCK, TOWN MANAGER**

DATE **10/06/2026**

RE 2027 Proposed Budget

SUMMARY

At the October 6th Work Session staff will present the proposed 2027 budget, five-year operating plans, and the 10-year Capital Improvement Plan (CIP) for Council's and the public's initial review. This memo does not review that material as they are still being finalized. This memo is intended to orient Council to the process behind developing the proposed 2027 budget and, more importantly, to the remaining meetings where Council's engagement and direction will shape the final budget before adoption.

BACKGROUND

Beginning in July, the Manager's Office and Finance Department worked with department heads to align shared operating priorities consistent with the new strategic plan, developing revenue and fund balance estimates for all funds, and building a 10-year capital plan. Through August and September, departments submitted operating and capital requests, which the Manager's Office and Finance Department reviewed individually with each department and then balanced against available revenue, consistent with the Charter's requirement that proposed expenditures not exceed estimated revenues and accumulated fund balances. The result is the document being introduced for review and consideration at the October 6th meeting.

Three meetings remain before adoption, each with a distinct purpose. Council's questions, priorities, and direction at each stage will be incorporated into the final budget and future years' plans.

- **October 6, 2026 —**Staff presents the proposed 2027 budget, five-year operating plan, and 10-year CIP for Council's and the public's initial review. At this meeting staff will review guiding principles, underlying assumptions, and provide an overview of the proposed budget for all funds. This presentation begins the formal 45-day window before the Charter-required public hearing on the proposed budget.
- **October 20, 2026 — Updated Operating Budget & In-Depth Capital Plan Review:** Staff return with an updated operating budget along with a detailed, project-by-project review of the 10-year Capital Improvement Plan. This is the principal working session for Council to direct changes to capital priorities, phasing, and funding before the budget is finalized for hearing.
- **November 3, 2026 — Public Hearing and Adoption:** Council holds the Charter-required public hearing on the proposed operating and capital plans, giving the public a final opportunity to comment, and is asked to adopt the 2027 budget. Charter Article IX requires that this hearing

occur no later than 45 days before the close of the fiscal year — by November 16, 2026 — and November 3 is the last regular meeting that satisfies that deadline.

- **November 17, 2026** – Adoption of the budget. Council may direct any last changes to the budget prior to adoption. This date is well ahead of the statutory deadline of December 15th and allows plenty of time to finalize the mill levy certification to Grand County.

Staff welcomes Council's direction at each of these meetings and will structure the materials for October 20 and November 3 around questions and priorities Council raises following presentation of the proposed budget.

Fiscal Impact

Final adoption of the budget will set appropriations for 2027 and establish a base operating budget plan for 2028-2031 as well as a 10-Year CIP.

RECOMMENDATION

No action is required at this meeting. Presentation of the proposed budget meets our statutory requirement to present the proposed budget by October 15, and starts the 45 day period before a public hearing on the proposed budget is required.

Attachments

Materials will be provided at the meeting.

TOWN OF WINTER PARK

TO: Mayor and Town Council
THROUGH: Jon Peacock, Town Manager
FROM: Sara Ott, Foxberry Services LLC
DATE: October 6, 2026 (Council Workshop)
RE: **Downtown Aerial Transit System (ATS) Portal Siting Feasibility Assessment**

Ask of Council

This item is for information and discussion. It is requested that Council provide direction by the October 20, 2026 Council meeting on whether to include the north-of-Vasquez Road portal siting area identified in the Kimley-Horn feasibility assessment, including keeping Vasquez Road open to two-way traffic, in the upcoming U.S. Forest Service (USFS) permit application. Kimley-Horn will present the findings.

Background

On May 19, 2026, Design Workshop presented conceptual portal design alternatives to Council. The main difference between the concepts was whether Vasquez Road would be closed to create a pedestrian plaza or kept open to two-way traffic. Council directed staff to conduct public and stakeholder engagement over the summer.

The summer engagement included a June 18 concert event, a July 2 on-site event, targeted outreach to Idlewild Lane residents, and an online survey that received 246 responses. There was broad support for a pedestrian plaza. The most consistent concern was traffic and access if Vasquez Road were closed, especially redundant access for neighborhoods west of the railroad tracks and access for emergency vehicles and evacuation.

To respond to that feedback, Town staff directed commissioned Kimley-Horn to evaluate a third alternative: siting the portal north of Vasquez Road, so the ATS crosses above the roadway. This alternative would keep Vasquez Road open and still support the plaza concept. It also accounts for new multifamily housing near Lions Gate Drive and Vasquez Road.

Discussion

Kimley-Horn concluded that a portal north of Vasquez Road, east of Lions Gate Drive, is feasible at a concept level. The assessment found that the ATS can cross over Vasquez Road with adequate vertical clearance and that the alignment can fit within the corridor between Vasquez Road and the Union Pacific Railroad. The portal structure would be about 40 to 50 feet tall, and it could be lower if sited farther north. Exact location, access, tower placement, and costs still require further study. The attached presentation provides the details.

Staff suggests Council's discussion focus on two questions:

- **Financial impact.** What capital and operating costs does this alternative add compared with the original south-of-Vasquez siting? How do those costs fit within the funding

sources under consideration for the ATS and portal, which include the Winter Park Urban Renewal Authority, private and strategic partners, and state grant programs?

- **Visual impact.** Is a 40- to 50-foot structure next to Town Hall acceptable in scale and character at the downtown entry? What design treatments or siting adjustments should be explored to reduce its visual presence?

The proposed station area is the parking lot directly west of Town Hall. If Council wishes, there can be a short walk to the lot during the workshop to help Council picture the scale and footprint of the portal.

Financial Implications

Kimley-Horn's preliminary cost range for this alternative is estimated to be in the tens of millions of dollars due to the construction of the elevated platform, passenger queuing and elevator. This ballpark cost can be refined through cost estimating if desired.

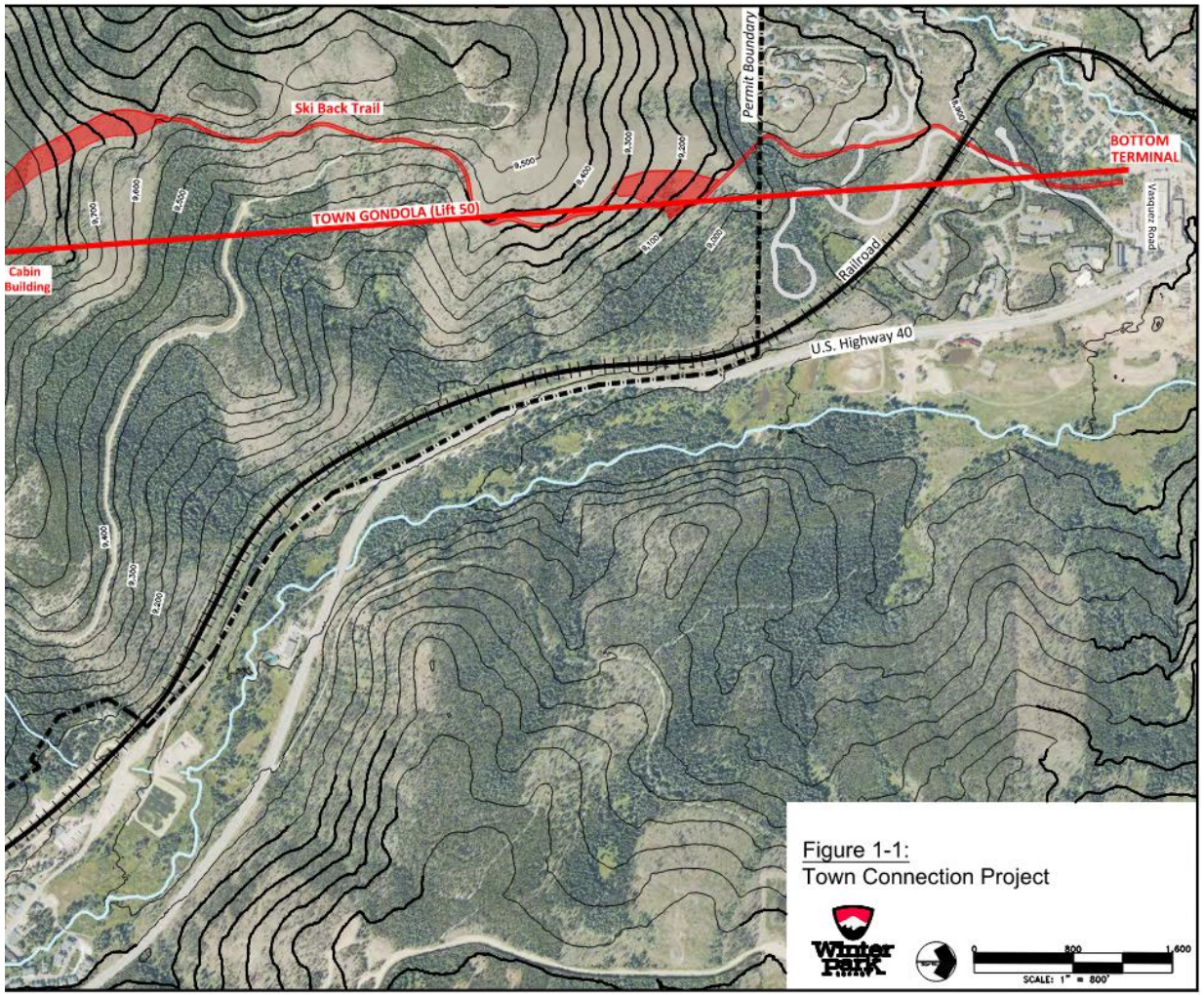
Recommendation

It is recommended that Council discuss the findings at this workshop and provide direction by the October 20 Council meeting on whether to include the north-of-Vasquez Road portal siting area in the USFS permit application. After that direction, Kimley-Horn will complete its feasibility memo.

Attachments

1. Kimley-Horn, *Town Portal Siting Feasibility Assessment – Project Update*, October 6, 2026

Town Portal Siting Feasibility Assessment



Project Update

Tuesday, October 6, 2026



Agenda

- Project Background
- Initial Findings
- Next Steps

Project Background: System Overview

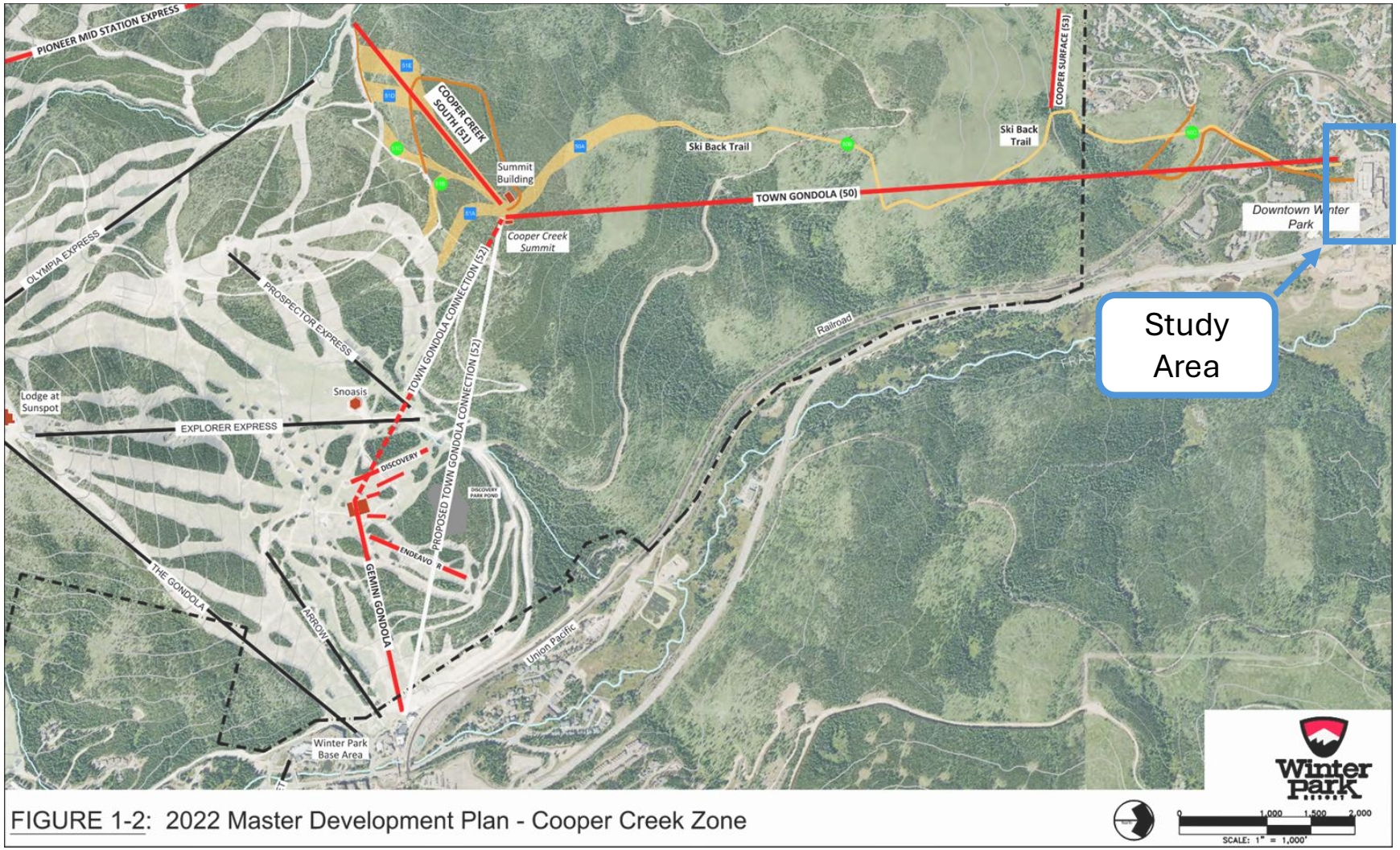


FIGURE 1-2: 2022 Master Development Plan - Cooper Creek Zone

Project Background: Previous Assessment

- Town, Resort worked together on an initial station and alignment assessment in 2025
  - System would connect Town to Resort via mid-station at Cooper Creek Summit
  - Town Portal site identified **south of Vasquez Road**, south/west of Lions Gate Dr
- Key Findings
  - Station location feasible
  - Alignment would run between private properties between Vasquez, UPRR corridor, requiring easements

Project Background: Current Assessment

- Town examining feasibility of siting the portal north of Vasquez Road
  - East of Lions Gate Drive due to new MF housing
  - Would require a crossing over Vasquez Road
- Assessment Objectives
  - Identify a **concept-level recommended siting area** to be included in USFS permit application
  - Identify **potential environmental and community considerations** (e.g., land use/zoning changes, visual impacts) that should be evaluated further
  - Determine potential implications for:
    - Private property easements south of Vasquez Road
    - UPRR crossing
    - Cooper Creek Summit mid-station siting

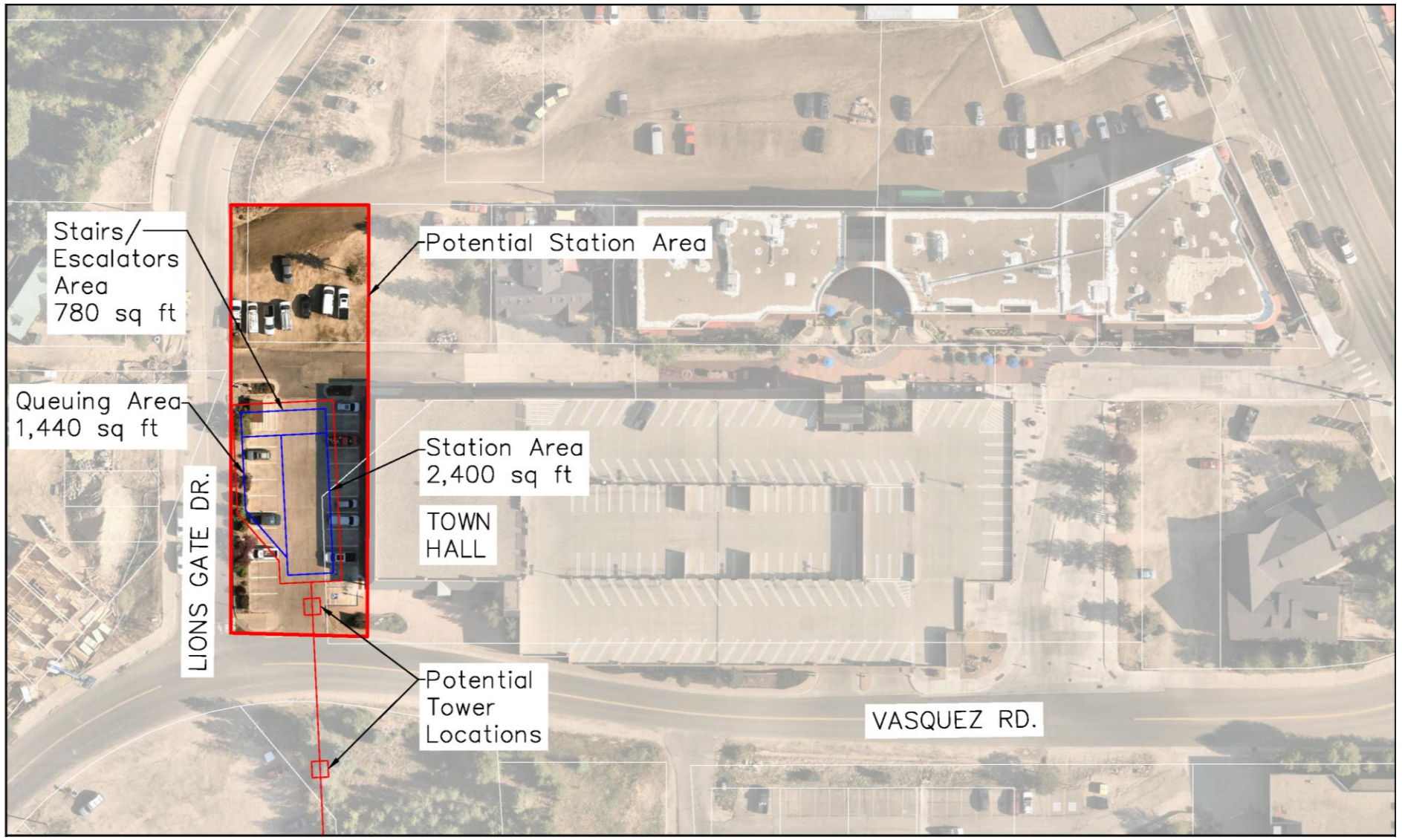
Project Background: Current Assessment

- Key Assumptions
  - Coordination with Resort, LP for technical information
  - Potential station location, footprint, height considers:
    - Station access and queuing
    - Vertical clearance over Vasquez Rd
- Key Limitations
  - Concept-level siting exercise
  - Further study required to determine exact portal location, portal access/egress, potential community impacts (e.g., land use, visual)
  - Further study needed to determine alignment, tower locations, costs, utility needs

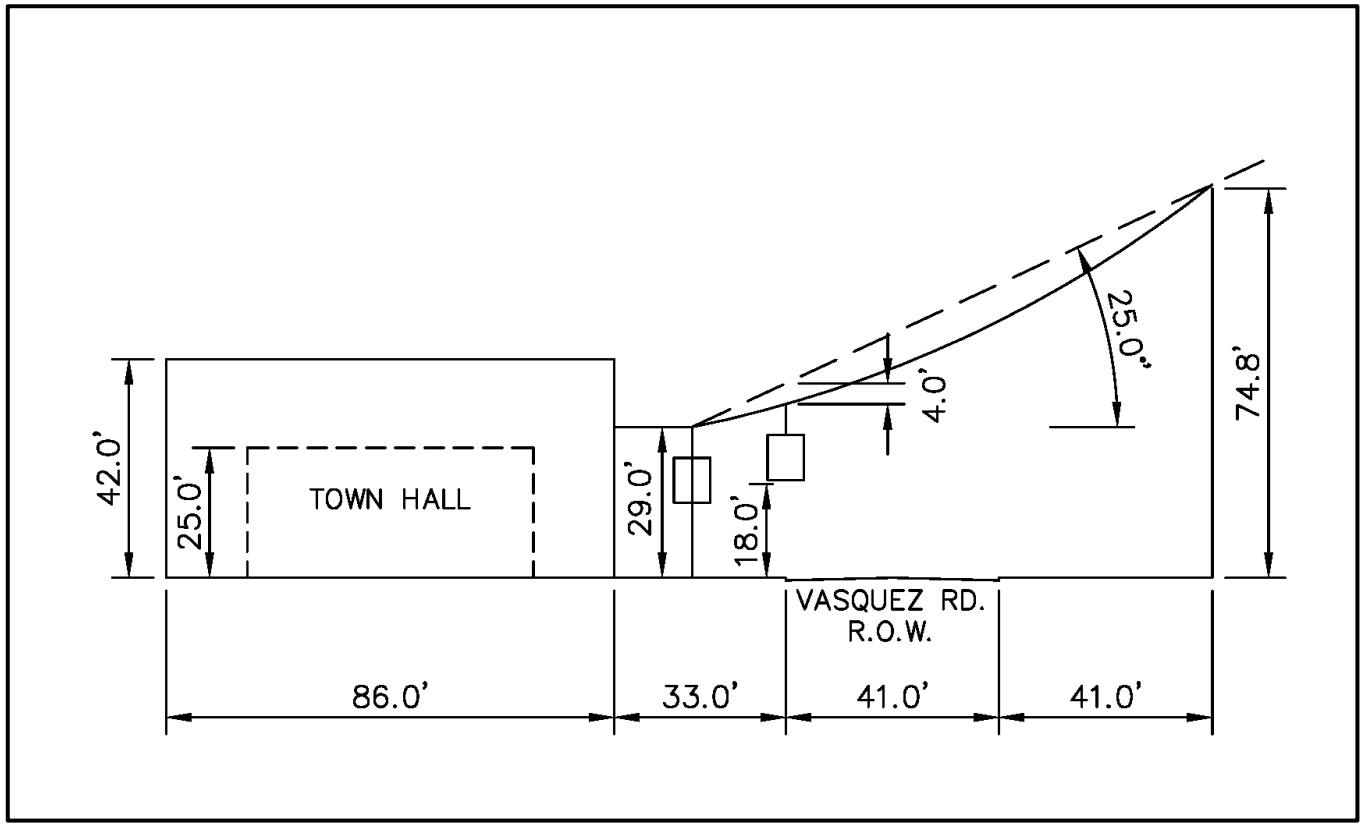
Key Findings



Key Finding: Portal could be sited north of Vasquez Rd, east of Lions Gate Dr



Key Finding: Portal could be sited north of Vasquez Rd, east of Lions Gate Dr



Key Findings

- Vertical crossing over Vasquez Road is feasible.
- Portal height (top of structure) would be between 40-50 feet high
- Height could potentially be lower if portal situated further north.

Initial Findings & Recommendations

- Portal could be sited north of Vasquez Rd, east of Lions Gate Dr
- Alignment should fit within constrained corridor between Vasquez Rd, UPRR corridor
  - Minor horizontal deviations likely needed to avoid relocating Upper Cooper Creek mid-station
- Further study should evaluate:
  - Precise portal location, passenger access/egress
  - Capital, O&M costs
  - Potential funding strategy
  - Potential environmental, community impacts

Next Steps

- Complete Town Portal Feasibility Memo
- Update USFS Application to include selected portal area
- Advance cost estimating, UPRR crossing permitting, portal connectivity assessment



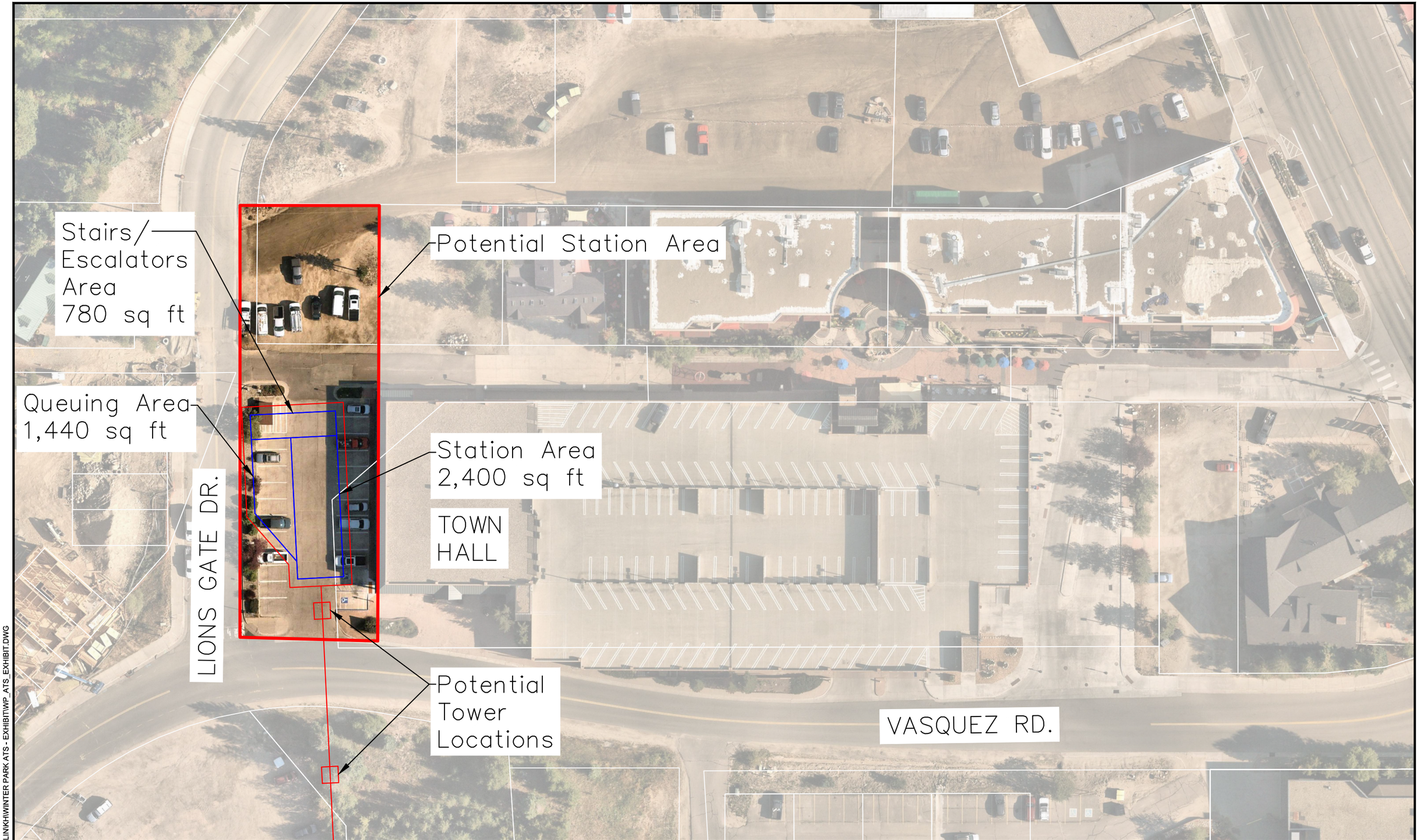
Kimley»Horn

WINTER PARK ATS POTENTIAL STATION AREA

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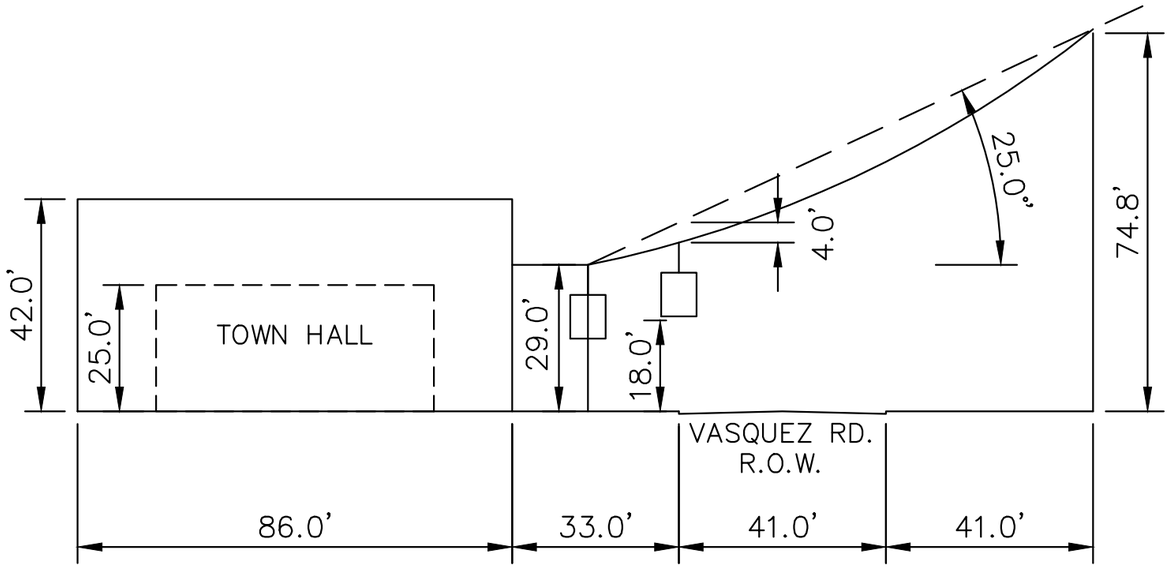
WINTER PARK ATS POTENTIAL STATION DETEAILS

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