



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: October 12, 2022
RE: **Town Manager’s Report**

INTRODUCTION

This monthly report serves as an update to Council on key projects, activities, and community issues.

ADOPT-A-HIGHWAY CLEANUP EVENT

The Town Council hosted an Adopt-A-Highway Cleanup Event from mileposts 20 to 22 on Highway 62 on Saturday, October 8th. Thank you to everyone who participated!



RIDGWAY SPACE TO CREATE OPEN HOUSE

Ridgway Space to Create is now open and actively moving tenants into apartments! A temporary certificate of occupancy was issued for both floors of the building last week. An open house is being held on Thursday, October 13th from 6:00 to 7:30 p.m. Light refreshments will be available. If you plan to attend, please let Artspace know by clicking [HERE](#).

SEWER TIE-IN FOR FIREHOUSE PROJECT

Next week, FCI, on behalf of Firehouse Investment Real Estate, LLC, will tie into the sewer main located in N. Lena St. The picture at right depicts the traffic control plan as the work is undertaken. Six public parking stalls will be closed off to parking and will be used as the temporary route for one-way traffic on N. Lena St. The closure is scheduled for October 17th through October 21st.

Approximate location of sewer line construction

Approximate outline of parking stalls closure/one way traffic

Legend	
	Areas that will not be encroached on, due to construction
	Areas that will be temporarily encroached on, due to construction
	One way traffic through 6 parking stalls on west side of town park

Traffic Control Plan "D"

Close 6 parking stalls on west side of town park to use as temporary one way traffic from October 17th through October 21st for sewer line work.



NEW FULL-TIME MEMBER OF PUBLIC WORKS

Rodney Paulson has served in a seasonal, full-time (summer) role with the Town for many years now. He has been dedicated to the mosquito control program and has done a great job each summer. Based on the knowledge and experience he's obtained working on various Public Works projects, in addition to the needs of the Public Works Department, the town manager would like to promote Rodney to a regular, full-time role with the Town. Staff is confident that the FY2022 Budget can accommodate this FTE addition for the remainder of the year and that we can plan accordingly to accommodate this additional FTE in the FY2023 Budget and beyond.

ENERGY CODE BOARD APPOINTMENT

Shout out to Kim Wheels, Energy Specialist with EcoAction Partners, for her recent appointment to serve on the Energy Code Board that was established via House Bill 22-1362! A total of 211 applications were submitted to the Colorado Energy Office and the Department of Local Affairs for the 19 available seats. The Energy Code Board appointees will now work together to adopt minimum energy codes that meet the legislative requirements for solar, electric vehicle and building electrification pre-wiring in the near term and maximized carbon reductions consistent with maintaining housing affordability in the longer term.

GUNNISON VALLEY TRANSPORTATION PLANNING REGION PROJECT UPDATE

- **US 550 Ouray to Colona HMA- 20121 (CURRENT PROJECT)**

Budget: \$ 17 million for Construction

Funding Type: SUR, RPP, FSA, HSIP

Awarded: Kilgore Companies, LLC

This project was combined with the US 550 Billy Creek Surface Treatment work. The project is located on US 550 from Ouray to Colona, approximately MP 94-116. The scope of work includes an HMA leveling course and overlay with a 2-mile section to include shoulder widening between MP 98 and 100. Current work includes widening at CR 10 and paving. Construction began on April 4, 2022 and should be complete in January 2023.

- **R5 Yr 5 Bridge Preventative Maintenance- 20706 (CURRENT PROJECT)**

Budget: \$2 million

Funding Type: Structures

Awarded: KSK, LLC

This project is located on SH 141 within Montrose County. Preventative maintenance will be performed on three selected bridges to improve the quality and extend the life of the structures. Construction began on May 24, 2022 and has an estimated completion date in October 2022.



- **US 550 Pacochupuk South Mobility & Billy Creek Safety Improvements- 23601 (UPCOMING PROJECT)**

Budget: \$7 million

Funding Type: SUR/SB-267

Ad Date: December 2022

This project will take place on US 550 in Ouray County, between approximately MP 106 and 114.5, just north of the Ridgway State Park entrance. The scope of work includes limited shoulder widening, repairing existing deer fencing and connecting new deer fencing to the existing at MP 212.5. A large animal underpass will be constructed at Billy Creek, between MP 114 and 115. HMA patching will take place between Pacochupuk campground and the CR 8 intersection and passing lanes will be added. This project is being designed for Ad in winter 2022.

- **SH 145 MP 63.4 Wall Replacement- 24148 (UPCOMING PROJECT)**

Budget: \$1.5 million

Funding Type: Walls

Ad Date: Fall 2022

This project will take place on SH 145 near Ophir, at approximately MP 63.4. At this location, there are two wooden walls that are in need of replacement. This project is planned for Ad in fall of 2022 with construction tentative for summer 2023.

- **US 550 MP 81 & 89 Bluepoint Avalanche Mitigation- 23623R (UPCOMING PROJECT)**

Budget: \$660K

Funding Type: GeoHaz

Ad Date: Fall 2022

This project is located on US 550 at approximate MP 81- 89 in Ouray County. This avalanche mitigation project will install a Gasex avalanche system on a known avalanche slide, Bluepoint and an Obelix system on the avalanche path know as Mother Cline. The installation of these systems will allow maintenance crews to trigger avalanches remotely when needed. This project was first advertised in June of 2022 with no bids received. The Re-Ad date is tentatively scheduled for fall of CY 2022.

- **SH 97 Nucla Pedestrian Improvements- 24617 (UPCOMING PROJECT)**

Budget: \$200k of LA funding

Funding Type: ADA

Ad Date: December 2022

This project will be located on SH 97 in the town of Nucla in Montrose County. CDOT and the town of Nucla are working to partner on this project. The work would include improvements to existing ADA ramps or newly constructed ramps between MP 2.9 and 4.6. These improvements will bring curbs and ramps into compliance with the



Americans with Disabilities Act and increase pedestrian safety throughout the town. If CDOT and Nucla finalize an agreement and funding becomes available, this project is scheduled for Ad in December 2022.

- **R5 FY22 Chain Stations- 24425 (UPCOMING PROJECT)**

Budget: \$1.85mill

Funding Type: Freight

Ad Date: December 2022

This chain station project will be located on US 160 Wolf Creek Pass and La Veta Pass, on SH 17 Cumbres Pass, and potentially two locations on SH 145 in San Miguel County. Four new chain stations will be constructed. Other work will include light installation, widening and paving, conduit installation and guardrails where needed. In addition to chain stations, 4 VMS signs will be replaced in both Region 3 and Region 5. The Ad date is tentative for December 2022 with construction in 2023. The exact locations are below:

- US 160, La Veta Pass MP 276.7
- SH 17, Cumbres Pass MP 0.1
- US 160, Wolf Creek Upper East MP 173.7 (Paving Only)
- SH 145, MP 68.9
- SH 145, Deep Creek MP 75.4

BUILDING FUTURES EVENT

The Colorado Chapter ICC Building Futures Committee held its second annual “Building Futures with a Career in Construction” event in Steamboat Springs in September. The event is intended for high school students to experience a hands-on workshop of the construction trades and to provide them with direction and options for a career in construction. The students had an opportunity to meet professionals in a variety of fields. Mike Gill, Ridgway Building Inspector, has participated in this event the last two years. Dan Reardon, Plans Examiner/Building Official with Shums Coda Associates, had this to say about Mike’s participation in the event:



“I wanted to express my sincere appreciation for your support in having Mike Gill be a part of our "Building Futures" outreach once again. It really is an altruistic effort in engaging the youth of our communities, and empowering



these young adults with knowledge, choices, and hope. Mike is genuinely interested in this effort, and his contributions are greatly appreciated - REALLY!!

CML'S EFFECTIVE GOVERNANCE WORKSHOP

CML's Effective Governance Workshop is back and in-person, or via Zoom! During this day-long workshop, taking place at the Colorado Municipal League's office on December 1st, municipal elected officials will learn how to engage with media, what effective open meetings look like, and how to maintain a strong staff/council relationship. Here are a few sessions you'll see at CML's Effective Governance Workshop:

- Engaging with Media
 - Kelli Narde, Littleton cultural and media services director
 - David Gilbert, Littleton senior digital media strategist
- Public official liability, ethics, and conflict of interest
 - Sam Light, CIRSA general counsel
- Bob's rules of order
 - Bob Widner, Centennial city attorney and CML Executive Board immediate past president

Click [HERE](#) to view an agenda for the workshop. Please note that some sessions may be subject to change.

Cost of attendance

- \$85 for in-person attendance. This includes lunch.
- \$50 for Zoom participation

If you have any questions regarding this workshop, please reach out to Makenna Sturgeon, CML training and marketing specialist, at msturgeon@cml.org. If you'd like to get signed up, please let Town staff know.

CML WEBINAR – REDUCTING EMISSIONS IN YOUR COMMUNITY

Learn about the Colorado Clean Diesel Program, a state-wide grant program to help Colorado businesses, municipalities, and individuals electrify their non-road equipment. This webinar will take place on October 27th from noon to 1:00 p.m. To learn more about this webinar, visit www.cml.org. If you'd like to get signed up, please let Town staff know.



TRI-AGENCY DINNER

The Town of Ridgway is hosting the next Tri-Agency Dinner on October 27th at Ridgway Town Hall. The social gathering will begin at 6:00 p.m., followed by introductions, dinner, and guest speaker at 6:30 p.m. Chantal Unfug, Director of the Division of Local Government, will be the guest speaker.

RIDGWAY SEEKING CANDIDATES FOR 2022-2023 YOUTH ADVISORY COUNCIL

The Town of Ridgway is now accepting applications from area youth for appointment to the 2022-2023 Town of Ridgway Youth Advisory Council. The Town is seeking five high school youth to fill the available positions on the Youth Advisory Council. The Town Council aims to appoint members after candidates complete an application and interview with the Town Council during the November 9th Town Council meeting.

The application materials, which include application submittal requirements and eligibility criteria, are available [HERE](#). Applications must be submitted by 5:00 p.m. on Tuesday, November 1st.

For questions, contact Preston Neill, Town Manager, at 970-318-0081 or pneill@town.ridgway.co.us.

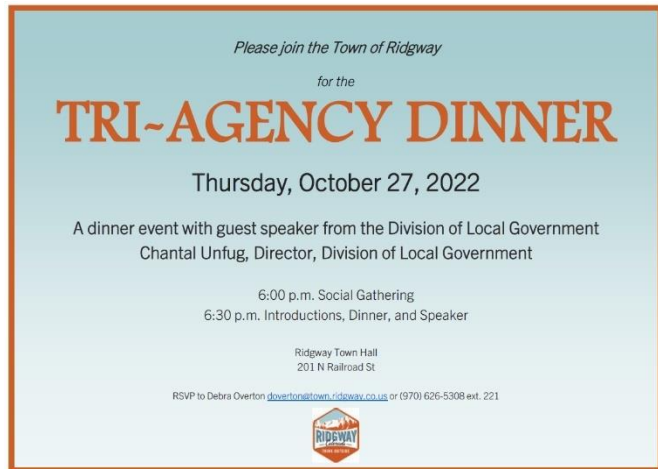
COMMUNITY DEVELOPMENT UPDATE

From TJ Dlubac, Contracted Town Planner:

The development review team for the Town of Ridgway includes the Town Manager, Town Attorney, Town Engineer, Public Works Department, and Town Planner. This group meets regularly to discuss various land use and development-related projects and reviews all applications submitted to the Town to ensure compliance with applicable rules, regulations, and standards adopted by the Town Council. This team is currently working on the following projects:

1. Yellow Brick Lane (Wetterhorn Homes) Sketch Plan and Preliminary Plat

The Preliminary Plat and PUD were approved by the Town Council and the project is now installing public improvements to a point where they will be able to submit a Final Plat. A development agreement was also approved by the Town Council which identifies various concessions and standards which apply to this project. Lastly, an MOU, or similar document, is in place to address the management and distribution of the grant funding the Town received from DOLA to assist in the development costs for this project.





2. Riverfront Village

The Preliminary Plat and PUD were approved by Town Council and the project is now installing public improvements. The contractor is in constant communication with the Town to understand what improvements are necessary before they can submit a Final Plat and PUD.

3. Vista Park Commons

The Final Plat for Vista Park Commons is being reviewed by the development review team and the application is anticipated to be on the October 25th Planning Commission meeting agenda.

4. RidgSix PUD/PP (McIsaac)

The Preliminary Plat and PUD were approved by the Town Council and staff is awaiting updated materials to address Town Council conditions of approval before a pre-construction meeting can be set.

5. Lakin-Arnold Plat Amendment

The Planning Commission recommended approval of the Plat Amendment with conditions at their August meeting. The application is going to be considered by the Town Council on October 12, 2022.

6. Ironrail Preliminary Plat

The Sketch Plan was approved by Planning Commission on September 30, 2021 and the Preliminary Plat was determined complete on June 8, 2022. The development team provided the first round of review comments to the applicant on July 27, 2022. The applicant continues to work through addressing those comments before resubmitting the application for a second review. No hearing dates have been identified for this application.

7. Four Winds (McChesney) Sketch Plan

At their meeting on August 30, the Planning Commission accommodated a request by the applicant to continue the application to the Planning Commission's December meeting which may be held in January due to holiday schedules. Staff, Planning Commission, and the public brought up a number of concerns that the applicant and development team are evaluating and attempting to address. No updated materials have been submitted to the Town yet.

8. 320 S. Amelia Fence Variance

A variance requesting to allow an 8-foot-tall fence in two locations along the southern property line. Following the discussion which revolved around understanding what fences



are already in place, what portions were under construction, and what portions were going to be over the allowed 6-foot height, the Planning Commission continued the hearing to their October meeting where the request will be considered again. It is anticipated that the applicant will coordinate with staff before the meeting to clarify the confusion in the request.

9. Preserve PUD

This is an older Preliminary Plat that was approved years ago and has requested multiple extensions which have been granted by the Town Council. Town Council discussed the project on September 14th and staff will be carrying forward the recommendations from that discussion.\

10. Wilson Lot Line Adj & Variance

The current property owner would like to adjust the property line between the two lots they own in order to make an existing shed compliant with setbacks. This also requires the nonconforming lot width to be brought into compliance, therefore a variance is necessary to allow lot widths less than 50' wide. Lastly, Lot 110-A is currently zoned GC and the request is to rezone it to R Low-Density Residential to be consistent with the surrounding properties. These requests are slated for the October 25th Planning Commission meeting.

11. Habitat For Humanity lots

Requests for an Amended Plat and variances have been submitted, however, the applications were determined to be incomplete. A letter notifying the applicant of this was sent to the applicant on September 7th and staff is still working with the applicant and their team on what is needed for a complete application. Adequate materials have not yet been submitted therefore, no hearing dates have been scheduled.

12. Ridgway Village Condos

Requests for an Amended Plat and Variances have been submitted, however, the applications were determined to be incomplete. A letter notifying the applicant of this was sent on September 7th and staff is still working with the applicant on what is needed for a complete application. Adequate materials have not yet been submitted, therefore, no hearing dates have been scheduled.

13. 715 North Laura St. Temporary Use Permit

A temporary use permit requesting allowance of a temporary residence per Sec. 7-3-18(C)(2) of RMC for up to 1 year was submitted on September 26th and has not yet been reviewed for completeness. Hearing dates have not been set yet either.



14. Chapter 7 Updates

CPS is continuing work on the proposed amendments. The development review team has been discussing the updates and will review the overall outline of the new sections. The proposed scope and timeline were presented to the Planning Commission on September 22nd and the next check-in is anticipated to be towards the end of November when the CPS team hopes to present the draft of the updates to the Planning Commission in a work session.

COMMUNITY INITIATIVES UPDATE

From Tera Wick, Community Initiatives Facilitator:

Space to Create

As of October 5, Artspace reports there are 17 approved resident applications and there are applications in for all but the last 2 or 3 units. The building received its temporary certificate of occupancy, so lease signings are being scheduled as the contractors do the final cleaning of units and hand off keys.

The Fuse Placebuilding committee visited several local community spaces in Montrose, Ouray, Ridgway, and Telluride to make observations and gather information to inform the plan for the new Space to Create community room. More details to come.

Recent Events

September 7: Fuse held its second “Creatives, Entrepreneurs and Rabble Rousers” happy hour at the Sherbino Theater with 42 local residents in attendance. Catered by Ridgway business, El Agave Azul, the purpose of the event was to 1) facilitate connection among creatives and entrepreneurs; 2) invite community input into Fuse’s work for the next year; 3) update the community on Fuse’s recent progress including the new Fuse look, name and website (www.ridgway-fuse.org).



September 20: The Fuse committee held a strategic planning retreat at the home of Vanessa and Bruce Backer. The session was facilitated by Matt Ashby of Ayers Associates, thanks to generous



technical assistance from the Colorado Main Street Program/DOLA. Refreshments were provided by Ridgway businesses, Beth's sandwich shop and Ridgway Natural Foods. Fuse is finalizing the strategic planning document and will share



this with the Council at the November meeting. The ideas from the session also inform the 2023 budget planning process. (pictured from left to Right: Matt Ashby, Kevin Grambley, Vanessa Backer, Sue Husch, Ashley Perkins, Clifford Pastor, Tera Wick, Allison Etheridge, Joan Chismire, Arielle Bielak and child)

September 29: Arielle Bielak, Fuse chair and Tera Wick, community initiatives facilitator, attended the Colorado Creative Industries' Creative Districts Convening in Salida on Sept 29. It was an inspiration to meet and learn from the 25 other creative district participants across the State of Colorado and tour the Salida Creative District. Mayor John Clark was dearly missed by all. We felt proud to be among the very first creative districts in the state, and grateful for the solid long-term support from our municipal government.



October 5: Fuse and Mayor John Clark supported local artist Cie Hoover (pictured to the right) to hold an unveiling ceremony for the public art piece, "Crescendo " in the Frontier Field near the Athletic Pavilion. More than thirty local residents attended the celebration, catered by Mountain Market.



October 7: Fuse has wrapped up First Fridays art walks for the season. The events on the first Fridays of June, July, August, September and October had 24 participating businesses and art venues.

Upcoming Events

October 13: From 6:00 to 7:30 p.m., Artspace will hold a Space to Create open house to allow local residents to tour the space.





Interested potential residents are encouraged to attend. This will serve as a soft opening. A more formal grand opening is slated for Spring 2023, date TBD.

October 17: A Celebration will be held in honor of the transformations completed at the historic Ridgway Bank Building through a \$250,000 grant funding from the Colorado Department of Local Affairs (DOLA) through a Main Street: Open for Business grant in 2021. These funds went toward the facade renovations for the Historic bank Building.

State dignitaries are invited to join local leaders and building owner, Greg Young at The Historic Bank Building on Monday, October 17th at 2:00 pm, to celebrate the completed façade improvements on the building. Following, will be a short tour of Heritage Park improvements, funded in part by the Colorado Main Street program over the past 5 years. The event is open to the public.

At 5:00 p.m., Colorado Main Street staff will join Fuse Committee members and Council representatives for dinner at Ridgway restaurant, Lazy Dog Saloon to discuss opportunities for advancing Ridgway’s Creative Main Street Program with technical support from Colorado Main Street.

November 11 – 12: The Eighth Annual Ridgway Independent Film Festival (RIFF) will be held November 11 and 12 co-produced by Fuse and the Sherbino. The RIFF committee is led by Arielle Bielak, Fuse Chair. We are grateful for all the film submissions which came in before the deadline, the RIFF volunteers reviewing and selecting the films, and the pro-jurors who have agreed to judge during the festival. Pro jurors include: Michael Stipe, Taylor Rees, Renan Ozturk, Craig Childs, and Peter O’Fallon. Sponsorships are being sought for cash prizes. Local artist Carmella Wilson was the 2022 poster design winner with her pastel and digital piece (pictured right). More details and advanced tickets are available at www.ridgway-fuse.org/riff.



UPCOMING MEETINGS AND EVENTS

- **Ridgway Town Council Regular Meeting** – October 12, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **ORRCA Stakeholder Meeting** – October 13, 2022 at 5:00 p.m. at Ouray County 4H Events Center



- **Ridgway Space to Create Open House** – October 13, 2022 from 6:00 to 7:30 p.m. at Ridgway Space to Create, 675 Clinton St.
- **Ridgway FUSE Meeting** – October 18, 2022 at 5:30 p.m. via Zoom
- **Ridgway Planning Commission Meeting** – October 25, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Joint Work Session with Board of County Commissioners** – October 26, 2022 at 4:30 p.m. in-person at Town Hall and virtually via Zoom.
- **Tri-Agency Dinner** – October 27, 2022 at 6:00 p.m. at Town Hall
- **Ridgway Town Council Budget Retreat** – October 29, 2022 at 9:00 a.m. in-person at Ridgway Town Hall and virtually via Zoom
- **Parks, Trails and Open Space Committee Meeting** – November 1, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Ridgway Sustainability Advisory Board Meeting** – November 2, 2022 at 5:00 p.m. in-person at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – November 9, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

JOKE OF THE DAY

From Jess Nunn, Deputy Treasurer:

My girlfriend asked me who my favorite vampire is.

I replied, “The one from Sesame Street.”

She said, “He doesn’t count.”

“Oh, I assure you, he does.”