



**To:** Honorable Mayor Clark and Ridgway Town Council  
**From:** Preston Neill, Town Manager  
**Date:** July 10, 2023  
**RE: Town Manager's Report**

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### **INTRODUCTION**

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

### **ADOPT-A-HIGHWAY**

The Town Council hosted an Adopt-A-Highway Cleanup Event from mileposts 20 to 22 on Highway 62 on Saturday, July 28<sup>th</sup>. Thank you to everyone who participated!

### **ATHLETIC PARK MASTER PLAN**

The Town has entered into a Professional Services Agreement with DHM Design for the Ridgway Athletic Park Master Plan Project! A "Kick-Off Meeting" between the DHM project team and Town staff has been set for July 19<sup>th</sup>. That meeting will be followed by an in-person site visit and a scoping meeting. Stay tuned!

### **UPCOMING STAFF DEPARTURES**

Mike Jenkins, one of our longest tenured employees, is retiring! His last day will be August 31, 2023.

Jess Nunn is moving on from her role of Deputy Treasurer to become a Veterinary Assistant at the Ridgway Animal Hospital. Her last day will be July 31, 2023.

Jeff Pickle has accepted a new role as a Deputy with the Ouray County Sheriff's Office. His last day will be July 28, 2023.

### **CONCLUSION OF WETTERHORN HOMES RIDGWAY LOTTERY PROCESS**

From Ross Valdez, Impact Development Services, on June 26, 2023:

#### **Background**

The Wetterhorn Homes Ridgway housing selection is off to an excellent start. Lottery winners were contacted in order and selected houses that suited their needs and their funding parameters. The Initial Sales process, as outlined in Section 10 of the Affordable Housing Regulations and Guidelines, has concluded. Most applicants that participated in the lottery selected homes. Three households passed on their opportunity due to unavailability of homes in their mortgage-approved price range. The lower-priced homes were chosen early in the process,



but not as quickly as predicted. There are four homes available after the ownership lottery (highlighted in Figure 1, below).

Figure 1

Lot	Addresses	Home Type, Bedrooms and Description	Home Price
1	414 Laura Street	Antero - 2 Bedroom, 1.5 Bath - 1,024 square feet	\$ 339,000
2	683 Frederick Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet	\$ 385,000
3	671 Frededick Street	Antero - 2 Bedroom, 1.5 Bath - 1,024 square feet	\$ 275,000
4	669 Frederick Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet - large lot	\$ 399,000
5	436 Laura Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet - with garage	\$ 439,000
6	438 Laura Street	Torrey - 3 bedroom, 3 bath - 1,600 square feet - with garage	\$ 459,000
7	448 Laura Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet - with garage	\$ 439,000
8	450 Laura Street	Torrey - 3 bedroom, 3 bath - 1,600 square feet - with garage	\$ 459,000
9	464 Laura Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet - with garage	\$ 439,000
10	466 Laura Street	Torrey - 3 bedroom, 3 bath - 1,600 square feet - with garage	\$ 459,000
11	486 Laura Street	Antero - 2 Bedroom, 1.5 Bath - 1,024 square feet	\$ 339,000
12	684 Otto Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet	\$ 385,000
13	672 Otto Street	Antero - 2 Bedroom, 1.5 Bath - 1,024 square feet	\$ 275,000
14	670 Otto Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet	\$ 369,000

General policy goals for the program are to provide high quality homes that will remain affordable for working residents and their families who make a living primarily from employment in the Ridgway School District (R-2) boundaries, whose income and assets are below certain targeted limits, and who choose to be part of the local community.

All of the households in the home selection process, except those that required an exception (two), are employed inside the Ridgway School District (RSD-2) boundary and meet the Minimum Work Standard. All Ridgway School District personnel that were qualified households in the lottery were able to select a home.

### Remaining Homes

The Ridgway School District has applied to purchase a home as an entity owner and has been approved without exception. They intend to acquire Lot 2.

The remaining three homes (Lot 7, Lot 9, and Lot 12) are available on a first-come, first-served basis for qualified buyers that do not require an exception starting this week, June 26. Potential buyers will need to complete the application, meet eligibility requirements, and provide a mortgage pre-qualification letter from their lender. Rural Homes will reach out to individuals that signed up for notices in advance of the lottery and will also reach out to those that did not complete their applications in time for the ownership lottery. Rural Homes will also advertise these units to the broader Ridgway community.

Interested applicants must meet the same eligibility criteria as those that participated in the lottery. Only applications from households that do not require an exception will be accepted for



the first 30 days. If any homes remain unsold after this initial period, applicants needing an exception may apply and must submit an exception request and receive an exception from the Ridgway Workforce & Housing Committee before being qualified to purchase. Impact Development Services (IDS) will continue to accept and review applications until the remaining homes are purchased. The remaining homes for purchase that are available to individuals, entity owners, and business owners are outlined in Figure 2 below.

Figure 2

Lot	Addresses	Home Type, Bedrooms and Description	Home Price
1	414 Laura Street	Antero - 2 Bedroom, 1.5 Bath - 1,024 square feet	\$ 339,000
2	683 Frederick Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet	\$ 385,000
3	671 Frededick Street	Antero - 2 Bedroom, 1.5 Bath - 1,024 square feet	\$ 275,000
4	669 Frederick Street	Shavano - 2 Bedroom + 1 flexbedroom, 3 bath - 1,216 square feet - large lot	\$ 399,000
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Construction Timeline

Rural Homes is expecting to set homes on foundations starting July 24, 2023. They will continue to work with the project general contractor Stryker & Company, Inc., based out of Montrose, to finish the homes. The anticipated move-in date for all households is late September. This timeline is subject to change.

**RECOMMENDATION TO AWARD RFP BID TO JEO CONSULTING GROUP FOR THE MULTI-JURISDICTIONAL EVACUATION PLAN**

From Glenn Boyd, Ouray County Emergency Manager, via a memo to the Ouray County Board of County Commissioners:

Ouray County published a Request for Proposal for the Ouray County Multi-Jurisdictional Evacuation Plan on May 10, 2023. Consultants were given until June 5, 2023, at 3:00 pm to submit a proposal. The proposed project will create a multi-jurisdictional evacuation plan for Ouray County, all unincorporated areas, municipalities, participating HOAs, participating neighborhoods, and special districts within the County that meets the requirements of the most current FEMA “how-to” planning guidance. The plan will meet the most current Colorado Evacuation Plan Development Tool Kit. In addition, the plan will be in line with the most recent Ouray County Emergency Operations Plan and the most recent State of Colorado Emergency Operations Plan.



Ouray County received two proposals, one from JEO Consulting Group out of Longmont, Colorado and the other from Katmai Solutions out of Soldotna, Alaska. There was a large, significant difference in cost between the two proposals with JEO Consulting coming in at \$41,800.00 and Katmai Solutions coming in at \$240,822.00.

A bid review committee (Committee) was developed to review the bids. The Committee consisted of representatives from Ouray County (Administrator, Emergency Manager, and Sheriff), the City of Ouray (Administrator), and the Town of Ridgway (Administrator's Proxy). The Committee reviewed the bids and decided to interview JEO Consulting Group. After interviewing JEO Consulting Group, it was determined by the committee that JEO Consulting Group's bid meets or exceeds all requirements listed in the RFP and unanimously recommended that Ouray County award the bid to JEO Consulting Group.

Ouray County had budgeted \$25,000.00 out of the General Fund for this project. The City of Ouray and Town of Ridgway agreed to pay a third of the cost respectively. Understanding that cost has increased significantly over the last year, the administrative heads of both the City of Ouray and the Town of Ridgway have expressed interest in raising their committed share.

The Committee is recommending that the Board of County Commissioner award the Bid for the Ouray County Multi-Jurisdictional Evacuation Plan to JEO Consulting Group. The Committee is also asking to explore cost on creating an Executive Summary of the Ouray County Multi-Hazard Evacuation Plan in Spanish.

Thanks for your time,  
Glenn Boyd

### **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:

#### **Riverfront Village**

This project is still in the infrastructure construction phase. However, we have been discussing Final Plat submission requirements. We anticipate this final plat being submitted for review in the coming months.



### **Vista Park Commons**

The final plat was completed, and the applicant is in the process of producing mylars for signatures and recording with the County Clerk and Recorder.

### **Preserve PUD – Master Plan Amendment**

Pursuant to the recently adopted Master Plan Amendment Process, the applicant has submitted the necessary documents for staff to deem the application complete. The materials were then sent to referral agencies and no agencies provided any comments or concerns about the proposed amendment to the Master Plan and Future Land Use Map. Following the process, the applicant is preparing to hold a public meeting on August 10, 2023, from 6:30 – 7:30pm at the Ridgway Community Center.

### **Ridgway Wetterhorn Homes**

Public improvements continue at this project. The project received a building permit on May 15, 2023. The developer is aiming to begin setting the home boxes on July 24<sup>th</sup>. The applicant has been in discussion with the Town about when they can submit for final plat. Again, we anticipate the Final Plat and PUD to be submitted in the coming weeks. Because this project was submitted originally under the previous code, they will be processed in according to those standards – not the new Chapter 7 updates.

### **Alpenglow CoHousing**

Since it has been a significant period of time since the plans were approved, the Development Review Team has reviewed the previous plans to ensure they are still compliant with Town standards. Following that review, comments were provided to the developer, and it was recommended that, as they endeavor to meet the conditions of their preliminary plat approval, they pursue a site plan and possible variances for reduced setbacks, increased lot coverage, and other elements of the project which are unable to meet Town standards before the Town accepts a final plat for the project. It is believed the site plan and variances can be processed while the public improvements are being completed so this doesn't cause a delay in the overall project.

### **Chapter 7 Updates**

The amendments were adopted by Town Council on June 14th and publication of the ordinance has occurred. CPS completed our final quality review and made various technical and grammatical changes to the updates and provided them to staff to be sent to MuniCode to be codified on the website. The new code should be going into effect in the next week. This also means the moratorium should be lifted simultaneously and new applications can be processed. CPS has also drafted a Development Review Process Guide to assist the public and applicants through various processes of the new code. This draft guide was presented and discussed with the Planning Commission on June 27th and great feedback was received. CPS is in the process of addressing those comments and updating the Guide. This will be available on the Town's website when it is finalized.



### **UPCOMING MEETINGS AND EVENTS**

- **Parks, Trails, and Open Space Committee Meeting** – July 11, 2023 in-person at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – July 12, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Second Concert of Ridgway Concert Series!** – July 13, 2023 at 6:00 p.m. at Hartwell Park
- **FUSE Creative Main Street Committee Meeting** – July 18, 2023 at 5:30 p.m. in-person and virtually via Zoom
- **Third Concert of Ridgway Concert Series!** – July 20, 2023 at 6:00 p.m. at Hartwell Park
- **Planning Commission Meeting** – July 25, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Fourth Concert of Ridgway Concert Series!** – July 27, 2023 at 6:00 p.m. at Hartwell Park
- **Sustainability Advisory Board Meeting** – August 2, 2023 at 5:00 p.m. at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – August 9, 2023 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

### **JOKE OF THE DAY**

From Karen Christian, Deputy Clerk:

My half brother and I are banned from using the saw anymore.