

Ridgway Town Council
Regular Meeting Agenda
Wednesday, October 13, 2021

Due to COVID-19, and pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at **201 N. Railroad Street, Ridgway, Colorado 81432**, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/82129530382?pwd=NWlwbTZnKy9XTGRUUU9QbXg5dy9Hdz09>

Meeting ID: 821 2953 0382

Passcode: 157077

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

5:30 p.m.

ROLL CALL Councilors Adam Beck, Angela Ferrelli, Kevin Grambley, Beth Lakin, Terry Schuyler, Mayor Pro Tem Russ Meyer and Mayor John Clark

ADDITIONS & DELETIONS TO THE AGENDA

ADOPTION OF CONSENT CALENDAR All matters listed under the consent calendar are considered to be routine by the Town Council and enacted by one motion. The Council has received and considered reports and recommendations prior to assigning consent calendar designations. Copies of the reports are on file in the Town Clerk's Office and are available to the public. There will be no separate discussion on these items. If discussion is requested, that item will be removed from the consent calendar and considered separately.

1. Minutes of the Regular Meeting of September 8, 2021.
2. Register of Demands for October 2021.

PUBLIC COMMENTS Established time for the public to address the Council regarding any item not otherwise listed on the agenda. Comments will be limited to 5 minutes per person.

PUBLIC REQUESTS AND PRESENTATIONS Public comments will be limited to 5 minutes per person; discussion of each item may be limited to 20 minutes.

3. Presentation regarding *Ballot Issue 4A: Ridgway School District No. R-2 General Fund Override*, and *Ballot Issue 4B: Ridgway School District R-2 General Obligation Bonds* - Mercedes Gall.
4. Presentation of the 2020 Fiscal Year Audit - Pete Blair, CPA with Blair and Associates, P.C.

PUBLIC HEARINGS Public comments will be limited to 5 minutes per person; discussion of each item may be limited to 20 minutes.

5. **Application:** Plat Amendment; **Location:** Liddell-Stanton Business Park, Lots 2R and 3R, Block 2; **Address:** 180 Liddell Dr.; **Zone:** General Commercial (GC); **Applicant:** Tate Rogers; **Owner:** Eaton 2012 Irrevocable Family Trust

6. **Application:** Rezoning; **Location:** River Park Ridgway Business Park Filing 1 Tract D; **Address:** TBD; **Zone:** Light Industrial - 1 (I-1); **Applicant:** Alta Investments, LLC; **Owner:** Glenn Pauls
7. **Application:** Rezoning; **Location:** River Park Ridgway Business Park Filing 1, Replat of Blocks 2, 8 and Alley "A", Outlot PC/3-R2; **Address:** TBD; **Zone:** Future Development (FD); **Applicant:** Ridgway Light Industrial, LLC; **Owner:** Glenn Pauls

POLICY MATTERS Public comments will be limited to 5 minutes per person; overall discussion of each item may be limited to 20 minutes.

8. Interviews of Youth Advisory Council candidates and appointment of members - Town Manager.
9. Consideration of request by Stryker & Company, Inc. to close half block of Laura St. between Clinton St. and the alley located halfway between Clinton St. and Charles St. - Town Manager.
10. Presentation of the Draft 2022 Fiscal Year Budget - Town Clerk/Treasurer.
11. Resolution No. 21-07 Amending the *Town of Ridgway Commercial Design Guidelines* - Town Manager.
12. Resolution No. 21-08 Adopting the National Incident Management System Concept of Emergency Planning and Unified Command - Town Manager.
13. Review and ratification of letter of support for Habitat for Humanity of the San Juans' Enterprise Zone Tax Credit Application - Town Manager.

WRITTEN AND VERBAL REPORTS Written reports may be provided for informational purposes prior to the meeting updating Council on various matters that may or may not warrant discussion and action.

14. Notice of Vacancy on the Town of Ridgway Planning Commission.
15. Town Manager's Report.

EXECUTIVE SESSION The Town Council will enter into a closed session pursuant to 1) Colorado Revised Statutes 24-6-402(4)(e) for a conference with the Town Attorney for the purpose of receiving legal advice regarding an Application for Water Rights, Case Number: 2019CW3098, and 2) Colorado Revised Statutes 24-6-402(4)(e) for a conference with the Town Attorney for the purpose of receiving legal advice regarding a First Right to Acquire a Portion of Homes related to the Rural Homes, LLC workforce housing project.

COUNCIL COMMITTEE REPORTS Informational verbal reports from Councilors pertaining to the following committees, commissions and organizations:

Committees & Commissions:

Ridgway Planning Commission - Councilor Meyer and Mayor Clark
Ridgway Parks, Trails & Open Space Committee - Councilor Ferrelli
Ridgway Creative District Creative Advocacy Team - Councilor Grambley
Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:

Ouray County Weed Board - Councilor Lakin; alternate - Town Engineer

Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney;
alternate - Councilor Beck

Sneffels Energy Board - Councilor Lakin and Town Manager; alternate - Mayor Clark

Region 10 Board - Mayor Clark

WestCO Dispatch Board - Town Marshal; alternate - Town Manager

Gunnison Valley Transportation Planning Region - Town Manager

Ouray County Transit Committee - Public Works Services Administrator; alternate - Town Manager

Ouray County Water Users Association - Councilor Meyer

Water and Land Committee for the Uncompahgre Valley - Councilor Meyer; alternate - Town
Manager

Liaisons:

Chamber of Commerce - Councilmember Lakin

Communities That Care Coalition - Mayor Clark

Ouray County Fairgrounds - Councilor Schuyler

ADJOURNMENT

Deadline for agenda items for next regular meeting, Wednesday, November 3, 2021 at 4:00 p.m.,
Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
SEPTEMBER 8, 2021

CALL TO ORDER

The Town Council convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Mayor called the meeting to order at 5:30 p.m. In attendance Councilors Beck, Ferrelli, Grambley, Lakin, Schuyler, Mayor Pro Tem Meyer and Mayor Clark.

CONSENT AGENDA

1. Minutes of the Regular Meeting of August 11, 2021.
2. Register of Demands for September 2021.
3. Request for water leak adjustment from Voyager Youth Program/Act# 2180.4.
4. Renewal of restaurant liquor license for Provisions.
5. Request for water leak adjustment for Peel/Act# 7000.1.

ACTION:

It was moved by Mayor Pro Tem Meyer, seconded by Councilmember Lakin and unanimously carried by a roll call vote to approve the consent agenda.

PUBLIC COMMENTS

Joyce Bucknam addressed Council regarding the increased traffic, dust and noise created by the large construction trucks hauling equipment and supplies for the Space to Create Project. She questioned why Mary and Charles Streets are primarily being used and that the trucks are utilizing the driveway to her home on Mary Street for turning at times.

POLICY MATTERS

6. Memorandum of Understanding regarding 2022 Operational Funding Requests, Road and Bridge Appointment from County to Town

Staff report from Town Manager dated Sept 2, 2021 presenting a draft Memorandum of Understanding between Ouray County and Town of Ridgway regarding 2022 Operational Funding Requests, Road and Bridge Appointment from County to Town, and Future Goals.

Town Manager Preston Neill presented the Draft Memorandum of Understanding between Ouray County and Town of Ridgway regarding 2022 Operational Funding Requests, Road and Bridge Appointment from County to Town, and Future Goals.

The Town Manager discussed the draft with the Town Council and County Staff. It was noted the goals and funding requests are substantially the same for the 2022 budget due to the COVID19 pandemic. The Road and Bridge appointment from the County to the Town will be

\$30,260, limited use of the non-potable water for periodic watering of the grounds at the Ouray County Fairgrounds facility was added; and collaborative enforcement for short-term rentals will be added to the memorandum.

ACTION:

Mayor Pro Tem Meyer moved to approve the Memorandum of Understanding between Ouray County and Town of Ridgway regarding 2022 Operational Funding Requests, Road and Bridge Appointment from County to Town, and Future Goals. Councilor Lakin seconded the motion, and it carried unanimously on a roll call vote.

PUBLIC REQUESTS AND PRESENTATIONS

7. Proclamation declaring September 2021 as National Suicide Prevention Awareness and Recovery Month

Corinne Cavender with Tri County Health presented a *Proclamation Declaring September 2021 as National Suicide Prevention Awareness and Recovery Month* to promote mental health awareness. She noted an increase in suicides in the past eighteen months and requested the Town Council approve the proclamation. Mrs. Cavender also noted events and other resources available to community members through the Tri County Health Network.

ACTION: Mayor Pro Tem Meyer moved to approve the Proclamation declaring September 2021 as National Suicide Prevention Awareness and Recovery Month. Councilor Beck seconded the motion, and it carried unanimously on a roll call vote.

8. Request for waiver of monthly sewer fees during construction

Kuno Vollenweider explained that his new home at 271 South Mary was under construction for one year and during that time the water and sewer services were not utilized. He noted approximately \$10,000 in unexpected hardship costs for asbestos abatement and removing a single-wide trailer from the property. Mr. Vollenweider felt the Town saved thousands of gallons of water by him not utilizing the available water. Vollenweider noted he was billed at the water vacancy rate while the home was under construction and asked forgiveness for the water/sewer charges billed to him from August 2021 thru August 2022.

The Council discussed the request with the Town Manager, Mr. Vollenweider and the Town Attorney. The Council agreed there was no provision in the code, or in the rules governing an Enterprise Zone that would allow them to approve the request. Staff was directed to create a vacancy rate for sewer charges and to research if the code can be amended to provide for a sewer vacancy rate for future developments.

PUBLIC COMMENTS (Continued)

Robyn Cascade reported the Bureau of Land Management (BLM) has issued a proposed decision regarding domestic sheep grazing that jeopardizes the Tier 1 Big Horn Sheep heard in Ouray County. She explained domestic sheep carry a pathogen that is deadly to Big Horn Sheep. Ms. Cascade further explained how the pathogen is transmitted through proximity grazing. The public comment period will end on September 13, and she requested the Town Council send a letter of comment opposing the decision, to the Public Lands Office in Montrose by the comment deadline.

The Council agreed the BLM decision should be reviewed and a letter of comment should be sent after reviewing BLM's proposed decision.

ACTION:

Mayor Pro Tem Meyer moved to give Mayor Clark and Councilmember Lakin the authority to work with Robyn Cascade to draft a letter of comment to the Bureau of Land Management based on the concepts noted in the request and to circulate the draft letter to the Town Council for review. Councilor Schuyler seconded the motion, and it carried unanimously on a roll call vote.

PUBLIC REQUESTS AND PRESENTATIONS (Continued)

9. Request for letter of support for Ridgway Chautauqua Society application for Enterprise Zone Tax Credit Program with State of Colorado

Mayor Clark recused himself from the meeting due to a conflict of interest.

Sheelagh Williams, President of the Ridgway Chautauqua Society Board (RCS) explained RCS's membership to the Region 10 Enterprise Zone will expire at the end of the year. She is applying for a 5-year membership extension for RCS and explained a letter of support from the Town would fulfill the application requirement.

Mayor Pro Tem Meyer took over chairing the meeting.

ACTION:

Councilor Lakin moved to approve the request for a letter of support for Ridgway Chautauqua Society's application for Enterprise Zone Tax Credit Program with the State of Colorado Councilor Grambley seconded the motion, and it carried unanimously on a roll call vote.

Mayor Clark returned to sit with the Council and resumed chairing the meeting.

10. Annual presentation from EcoAction Partners

Emma Gerona, Executive Director for EcoAction Partners shared organizational and program updates in the focused areas of emissions analysis, community outreach, chemical reduction and waste reduction. Energy Specialists Kim Wheels updated the Council regarding the Mt. Sneffels Energy Board's 2022 priorities of greenhouse gas emissions tracking and analysis and updating their Regional Climate Action Plan. A request for funding in the amount of \$5,000 was made to assist with 2022 regional and local programs provided to the community.

11. Presentation from San Miguel Power Association regarding programs, projects and initiatives

Alex Shelley of San Miguel Power Association (SMPA) provided an annual update regarding their programs, projects and initiatives. He explained SMPA provides rebates for customers to encourage the use of renewable energy in addition to their energy efficient rebates. Mr. Shelley reported SMPA currently has 3 solar arrays in the region and are looking to add a fourth solar array site. He provided an update on the vegetation project on Red Mountain Pass and noted the road closure schedules are on the SMPA website. Customers received information and updates at the annual meeting pre-pandemic and that information is now being shared on the SMPA website and on U-Tube via brief series of videos.

12. Annual presentation from Uncompahgre Watershed Partnership regarding programs, projects and initiatives

Tanya Ishikawa, Uncompahgre Watershed Partnership (UWP) Communications Director provided an annual update to the Council. She circulated the watershed publication, *The Uncompahgre River Watershed in Ouray County, the Basics & a Little Bit More*, to the Council, audience and staff. Ms. Ishikawa explained the UWP goals are monitoring and improving water quality, maintaining and improving the river eco system, improving seasonal water supply through conservation, and promoting watershed awareness and conditions. She reported on 2021 events and accomplishments and requested funding of \$3,000 for the 2022 budget.

PUBLIC HEARINGS

13. Extension request to meet conditions of approval of Preliminary Plat of property at SE corner of Sherman St./Hwy 62 and Railroad St.; Address: TBD Railroad St.; Zone Historic Business; Applicant and Owner: Ridgway Cohousing, LLC

Staff Report from the Town Manager dated 9-2-21 presenting a letter from applicant Donald Swartz, Ridgway Cohousing LLC member, requesting an extension to meet the conditions for Preliminary Plat of property at SE corner of Sherman St. /Hwy 62 and Railroad St.; Staff Report dated 10-4-19 from Shay Coburn, Town Planner presenting background and analysis.

The Town Manager explained the Preliminary Plat approval will expire on October 9, 2021, and the conditions assigned by the Town Council have not been met for a variety of reasons outlined in the Staff Report dated September 2, 2021.

The Council discussed the request with the Ridgway Cohousing, LLC members.

Architect John Baskfield, representing the applicants said a 2-year extension is being requested to ensure the conditions can be met.

Member Donald Swartz said construction costs have risen 30% which resulted in a loss of members. However, he noted encouragement of rising real estate prices which may help the project financially.

The Council discussed the request.

ACTION:

It was moved by Councilmember Lakin to approve an extension for the Ridgway Cohousing Preliminary Plat, for a period of two years with the same conditions assigned at the October 9, 2019, Regular Town Council Meeting and to allow for up to 2 years to meet those conditions. Councilmember Grambley, seconded the motion and carried unanimously on a roll call vote.

14. Adoption of Ordinance No. 06-2021 Enacting a New Chapter 7-7 of the Ridgway Municipal Code Titled "Landscape Regulations"

Staff Report dated September 8, 2021 from TJ Dlubac, AICP and Katie Schwarz, AICP, contracted planners from Community Planning Strategies, LLC, presenting background and analysis; Draft Ordinance NO. 06-2021, An Ordinance of the Town of Ridgway, Colorado Enacting A New Chapter 7-7 of the Ridgway Municipal Code Titled "Landscaping Regulations" And Amending Chapter 6-1 Building Regulations", Chapter 6-6 "Residential Design Standards", Chapter 7-3 "Zoning Regulations", And Chapter 7-4 " Subdivision

Regulations”, dated September 8, 2021; Draft Ridgway Municipal Code Title 7, Chapter 7, Landscape Regulations; proposed Required Amendments to Code Sections of the Ridgway Municipal Code and Commercial Design Guidelines; Scenarios of existing/proposed regulations by zoning designation, prepared by the TJ Dlubac, AICP and Katie Schwarz, AICP.

Planner Katie Schwarz said Ordinance 06-2021 was introduced at the August 11 Regular Meeting. She noted the Council recommended approval of the ordinance at that time with no outstanding issues remaining and confirmed no other public comments have been received since the meeting. Schwarz noted the new regulations provide homeowner’s flexibility with landscaping options, provides for water conservation and is focused on the need for vegetation. She explained the regulations have been consolidated into one chapter within the Municipal Code for ease of understanding, and the updates will require both the Ridgway Municipal Code as well as the Commercial Design Guidelines to be updated. Planner Schwarz recommend approval of Ordinance 06-2121 as presented to update the Ridgway Municipal Code and for the Town Council to set a motion for the next hearing to adopt a resolution that will update the Commercial Design Guidelines.

The Council discussed proposed impacts of cotton-less Cottonwood tree species and agreed Section (7) 7-11 Species List could be amended for any tree species posing a problem in the future.

Mayor Clark opened the hearing for public comment and there was none.

ACTION:

Moved by Mayor Pro Tem Meyer and seconded by Councilor Schuyler and unanimously carried by a roll call vote to Adopt Ordinance No. 06-2021 Enacting a New Chapter 7-7 of the Ridgway Municipal Code Titled “Landscape Regulations” and Amending Chapter 6-1 “Building Regulations”, Chapter 6-6 “Residential Design Standards”, Chapter 7-3 “Zoning Regulations”, and Chapter 7-4 “Subdivision Regulations”.

POLICY MATTERS (Continued)

15. Emergency Ordinance No. 07-2021 Adopting Certain Additional and Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code.

Draft Town of Ridgway Colorado Emergency Ordinance No. 07-2021, An Emergency Ordinance of the Town of Ridgway Adopting Certain Additions and Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code, dated September 8, 2021.

Town Attorney Bo Nerlin said the ordinance provides a 30-day window for staff to process hearing request applications once they are received, starts a dialogue and sets an expectation for the applicant.

ACTION:

Councilor Lakin moved to approve Emergency Ordinance No. 07-2021 Adopting Certain Additional and Amendments to Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code. Mayor Pro Tem Meyer seconded the motion and carried unanimously on a roll call vote.

16. Request to close Clinton St. Between N. Laura St. and Cora St. to celebrate construction of the Ridgway Space to Create Project

Mayor Clark presented an Application for Special Event Permit noting the celebration will include the public, stakeholders and State Officials.

ACTION:

Councilor Lakin moved to approve the Application for Special Event for the Space to Create Project. The motion was seconded by Councilor Grambley and carried unanimously on a roll call vote.

17. Approval of review and ratification of letter of support for the Old Ridgway Firehouse Project

Letter of Support from Mayor Clark to the Colorado Office of Economic Development and International Firehouse Project dated September 1, 2021.

Town Manager Neill said Patrick O' Leary, developer for the Firehouse Project has requested the letter as part of his application to the Colorado Community Revitalization Grant award.

ACTION:

It was moved by Councilmember Lakin, seconded by Councilor Schuyler and unanimously carried by a roll call vote to ratify the Letter of Support for the Old Ridgway Firehouse Project.

18. Initiative to support recognizing and implementing the inherent legal rights of nature

Mayor Clark said the intention is to protect the surrounding watersheds. He requested direction and approval from the Council to draft a resolution. The Council discussed the initiative and the need for a resolution with the Town Attorney. The Town Council agreed that the Mayor could draft a resolution for review with the Town Manger.

WRITTEN AND VERBAL REPORTS

Town Manager Neill noted the Youth Advisory Council applications are due by October 1. The Lena Street preliminary design is ready for review and the Town Manager will coordinate a date for the Town Council to review the design with the Town's contracted engineer. Additional street closures will be needed to install the Space to Create storm water system. Mr. Neill will review the Town's concerns with Stryker and work on a proposed street closure schedule to be submitted to the Council for review and approval. The Council also discussed increased speeds and the use of Jake brakes on Highway 62.

ADJOURNMENT

The Mayor adjourned the meeting at 8:20 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk

Town of Ridgway
Register of Demands
October 2021

| Name | Memo | Account | Paid Amount |
|---|---------------------|---------------------------------------|-------------|
| Amerigas | | Alpine-Operating Account | |
| | propane - wtr plant | 942WOO · Utilities | -192.67 |
| TOTAL | | | -192.67 |
| Ouray County | | Alpine-Operating Account | |
| | 2021 fuel usage MOU | 660GO2 · Gas & Oil | -129.33 |
| | 2021 fuel usage MOU | 760POO · Gas & Oil | -129.33 |
| | 2021 fuel usage MOU | 860GO3 · Gas & Oil | -129.34 |
| | 2021 fuel usage MOU | 960WOO · Gas & Oil | -129.33 |
| | 2021 fuel usage MOU | 960SOO · Gas & Oil | -129.33 |
| TOTAL | | | -646.66 |
| Mesa County HDR Laboratory | | Alpine-Operating Account | |
| | | 990WOO · Testing - water | -20.00 |
| TOTAL | | | -20.00 |
| City of Grand Junction | | Alpine-Operating Account | |
| | | 918SOO · Testing & Permits - sewer | -441.00 |
| TOTAL | | | -441.00 |
| Black Hills Energy-PW Office | | Alpine-Operating Account | |
| | | 642GO2 · Utilities | -9.41 |
| | | 942SOO · Utilities | -9.41 |
| | | 942WOO · Utilities | -9.41 |
| TOTAL | | | -28.23 |
| Black Hills Energy-Town Hall | | Alpine-Operating Account | |
| | | 742PO1 · Utilities - community center | -10.97 |
| | | 842GO3 · Utilities | -10.97 |
| | | 542GOO · Utilities | -10.97 |
| TOTAL | | | -32.91 |
| Black Hills Energy-Hartwell Park | | Alpine-Operating Account | |
| | | 742POO · Utilities | -32.12 |
| TOTAL | | | -32.12 |
| Black Hills Energy-Lift Station | | Alpine-Operating Account | |
| | | 942SOO · Utilities | -24.35 |
| TOTAL | | | -24.35 |
| Black Hills Energy-Broadband | | Alpine-Operating Account | |
| | broadband building | 5075GO1 · Region 10 | -12.34 |
| TOTAL | | | -12.34 |

Town of Ridgway
Register of Demands
October 2021

| Name | Memo | Account | Paid Amount |
|---------------------------------------|-----------------|---|-------------|
| Black Hills Energy-PW Building | | Alpine-Operating Account | |
| | | 742POO · Utilities | -6.29 |
| | | 642GO2 · Utilities | -6.28 |
| | | 942SOO · Utilities | -6.28 |
| | | 942WOO · Utilities | -6.28 |
| TOTAL | | | -25.13 |
| True Value | | Alpine-Operating Account | |
| | fertilizer | 732POO · Supplies & Materials | -1,960.56 |
| | | 561GOO · Vehicle Maintenance & Repair | -11.49 |
| | | 632GO2 · Supplies & Materials | -55.01 |
| | | 732POO · Supplies & Materials | -141.10 |
| | | 761POO · Vehicle & Equip Maint & Repair | -7.49 |
| | | 732PO1 · Supplies - community center | -6.90 |
| | | 932SOO · Supplies & Materials | -155.57 |
| | | 932WOO · Supplies & Materials | -177.22 |
| TOTAL | | | -2,515.34 |
| Federal Express | | Alpine-Operating Account | |
| | | 990WOO · Testing - water | -147.77 |
| TOTAL | | | -147.77 |
| Verizon Wireless | | Alpine-Operating Account | |
| | | 741POO · Telephone | -40.58 |
| | | 943SOO · Telephone | -65.06 |
| | | 943WOO · Telephone | -112.61 |
| | | 843GO3 · Telephone | -162.32 |
| | | 543GOO · Telephone | -91.16 |
| | | 643GO2 · Telephone | -40.58 |
| | | 552GOO · GIS Mapping - admin | -10.00 |
| | | 952SOO · GIS Mapping - sewer | -10.01 |
| | | 952WOO · GIS Mapping - water | -50.01 |
| | | 830GO3 · Computer | -160.04 |
| TOTAL | | | -742.37 |
| America's Auto Care & Tire | | Alpine-Operating Account | |
| | tires - Durango | 861GO3 · Vehicle Maintenance & Repair | -738.96 |
| TOTAL | | | -738.96 |
| AlSCO | | Alpine-Operating Account | |
| | | 932WOO · Supplies & Materials | -28.02 |
| | | 932SOO · Supplies & Materials | -28.02 |
| | | 732PO1 · Supplies - community center | -28.01 |
| | | 632GO2 · Supplies & Materials | -28.01 |
| TOTAL | | | -112.06 |

Town of Ridgway
Register of Demands
October 2021

| Name | Memo | Account | Paid Amount |
|---------------------------------------|---------------------------|--|-------------|
| Ridgway Area Chamber of Com... | | Alpine-Operating Account | |
| | Chamber building upgrades | 533GOO · Economic Development | -5,000.00 |
| TOTAL | | | -5,000.00 |
| Home Depot Credit Services | | Alpine-Operating Account | |
| | Chamber building upgrades | 533GOO · Economic Development | -36.98 |
| TOTAL | | | -36.98 |
| DHM Design | | Alpine-Operating Account | |
| | river study | 719POO · Contractual Services | -3,232.50 |
| TOTAL | | | -3,232.50 |
| petpickups.com | | Alpine-Operating Account | |
| | dog p/up mitts | 732POO · Supplies & Materials | -1,625.76 |
| TOTAL | | | -1,625.76 |
| Logic Compensation Group, LLC | | Alpine-Operating Account | |
| | comp. survey phase 3 & 4 | 519GOO · Contractual Services | -6,250.00 |
| TOTAL | | | -6,250.00 |
| UNCC | | Alpine-Operating Account | |
| | | 915WOO · Dues & memberships | -18.48 |
| | | 915SOO · Dues & Memberships | -18.48 |
| TOTAL | | | -36.96 |
| NAPA | | Alpine-Operating Account | |
| | battery - JD backhoe | 961WOO · Vehicle & Equip Maint & Repair | -308.90 |
| TOTAL | | | -308.90 |
| Caselle Inc | | Alpine-Operating Account | |
| | Nov 2021 | 914SOO · Consulting & Engineering Servs | -159.50 |
| | Nov 2021 | 914WOO · Consulting & Engineering Ser... | -159.50 |
| TOTAL | | | -319.00 |
| Hartman Brothers Inc | | Alpine-Operating Account | |
| | | 661GO2 · Vehicle & Equip Maint & Repair | -2.20 |
| | | 961SOO · Vehicle & Equip Maint & Repair | -2.20 |
| | | 961WOO · Vehicle & Equip Maint & Repair | -2.20 |
| TOTAL | | | -6.60 |

Town of Ridgway
Register of Demands
October 2021

| Name | Memo | Account | Paid Amount |
|--------------------------------------|----------------------------|--|-------------|
| Pureline Treatment Systems | | Alpine-Operating Account | |
| | Oct 2021 | 989WOO · Plant Expenses - water | -1,650.00 |
| TOTAL | | | -1,650.00 |
| CIRSA | | Alpine-Operating Account | |
| | | 520GOO · Insurance (Property/Casulty) | -52.32 |
| | | 720POO · Insurance (Property/Casulty) | -7,000.00 |
| | add vehicles | 520GOO · Insurance (Property/Casulty) | -284.41 |
| | add vehicles | 920WOO · Insurance (Property/Casualty) | -284.41 |
| | add vehicles | 920SOO · Insurance (Property/Casulty) | -284.42 |
| TOTAL | | | -7,905.56 |
| ADAPCO | | Alpine-Operating Account | |
| | vectobac | 768POO · Mosquito Control | -1,076.00 |
| TOTAL | | | -1,076.00 |
| Center For Mental Health | | Alpine-Operating Account | |
| | | 5055GO1 · Center for Mental Health | -1,000.00 |
| TOTAL | | | -1,000.00 |
| Ouray County Partners Program | | Alpine-Operating Account | |
| | | 5015GO1 · Ouray County Partners Progr... | -1,000.00 |
| TOTAL | | | -1,000.00 |
| Western Implement | | Alpine-Operating Account | |
| | filters and blades - mower | 761POO · Vehicle & Equip Maint & Repair | -274.70 |
| | oil - mower | 760POO · Gas & Oil | -55.96 |
| TOTAL | | | -330.66 |
| Sunset Automotive | | Alpine-Operating Account | |
| | tires - F150 | 961WOO · Vehicle & Equip Maint & Repair | -60.00 |
| | tires - F150 | 961SOO · Vehicle & Equip Maint & Repair | -60.00 |
| TOTAL | | | -120.00 |
| Montrose Water Factory, LLC | | Alpine-Operating Account | |
| | | 632GO2 · Supplies & Materials | -13.94 |
| | | 732POO · Supplies & Materials | -13.94 |
| | | 932SOO · Supplies & Materials | -13.93 |
| | | 932WOO · Supplies & Materials | -13.94 |
| TOTAL | | | -55.75 |

Town of Ridgway
Register of Demands
October 2021

| Name | Memo | Account | Paid Amount |
|--|----------------------|--------------------------------------|-------------|
| Western Paper Distributors | | Alpine-Operating Account | |
| | | 732PO1 · Supplies - community center | -39.26 |
| | | 732POO · Supplies & Materials | -117.78 |
| TOTAL | | | -157.04 |
| Sani Serv LLC | | Alpine-Operating Account | |
| | portapotties | CP1707 · Groundbreaking Ceremony | -130.00 |
| TOTAL | | | -130.00 |
| The Paper Clip LLC | | Alpine-Operating Account | |
| | | 541GOO · Office Supplies | -70.50 |
| | | 841GO3 · Office Supplies | -7.38 |
| | | 941WOO · Office Supplies | -38.66 |
| | | 941SOO · Office Supplies | -38.66 |
| TOTAL | | | -155.20 |
| SGS Accutest Inc | | Alpine-Operating Account | |
| | | 990WOO · Testing - water | -333.14 |
| | | 990WOO · Testing - water | -402.40 |
| TOTAL | | | -735.54 |
| Rocky Mountain Aggregate & C... | | Alpine-Operating Account | |
| | gravel for pond | 931SOO · Maintenance & Repairs | -486.46 |
| TOTAL | | | -486.46 |
| KVNF | | Alpine-Operating Account | |
| | | 5050GO1 · KVNF Public Radio | -1,000.00 |
| TOTAL | | | -1,000.00 |
| Pro Velocity | | Alpine-Operating Account | |
| | | 556GOO · IT Services | -116.87 |
| | | 729POO · IT | -85.00 |
| | | 820GO3 · IT Services | -456.87 |
| | | 917WOO · IT Services | -116.88 |
| | | 917SOO · IT Services | -116.88 |
| | | 917WOO · IT Services | -85.00 |
| | | 917SOO · IT Services | -85.00 |
| | | 556GOO · IT Services | -403.75 |
| | | 820GO3 · IT Services | -85.00 |
| | Nov 2021 maintenance | 556GOO · IT Services | -196.67 |
| | Nov 2021 maintenance | 615GO2 · IT Services | -196.66 |
| | Nov 2021 maintenance | 729POO · IT | -196.66 |
| | Nov 2021 maintenance | 820GO3 · IT Services | -196.67 |
| | Nov 2021 maintenance | 917WOO · IT Services | -196.67 |
| | Nov 2021 maintenance | 917SOO · IT Services | -196.67 |
| | computer - Taylor | 571GOO · Office Equipment Purchase | -1,575.00 |
| | | 556GOO · IT Services | -223.12 |
| | | 917WOO · IT Services | -53.13 |
| | | 917SOO · IT Services | -53.13 |
| | | 820GO3 · IT Services | -138.12 |

Town of Ridgway
Register of Demands
October 2021

| Name | Memo | Account | Paid Amount |
|-------|------|----------------------|-------------|
| | | 556GOO · IT Services | -467.50 |
| | | 917WOO · IT Services | -63.75 |
| | | 917SOO · IT Services | -63.75 |
| TOTAL | | | -5,368.75 |

AGENDA ITEM #3

AGENDA ITEM #4



September 28, 2021

To the Honorable Mayor and Town Council
Town of Ridgway

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ridgway for the year ended December 31, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 26, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town of Ridgway are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2020. We noted no transactions entered into by the Town of Ridgway during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate(s) affecting the Government-Wide and Enterprise funds' financial statements was (were):

Management's estimate of the depreciation is based on useful lives and the chosen method of depreciation used. We evaluated the key factors and assumptions used to develop the depreciation estimate in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole. We have issued those adjustments to the Town. In total, there were 13 adjusting journal entries posted from the time we received the trial balance in July 2020 until the audit was issued on August 31, 2021.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated August 31, 2021.

Certified Public Accountants

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the Town of Ridgway’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Town of Ridgway’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

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

Very truly yours,

Blair and Associates, P.C.

Management Report

For

Town of Ridgway

December 31, 2020



Honorable Mayor and Town Board
Town of Ridgway
Ridgway, Colorado

Dear Members of the Board:

We enjoyed the opportunity of working with the staff at the Town of Ridgway during the performance of your December 31, 2020 audit. This letter is a by-product of the audit process, and accompanies your annual audited financial statements.

We hope this management letter provides you with valuable information that will assist in managing the Town's financial operations. Included in this report are segments on positive observations and financial analysis of the Town's financial operations.

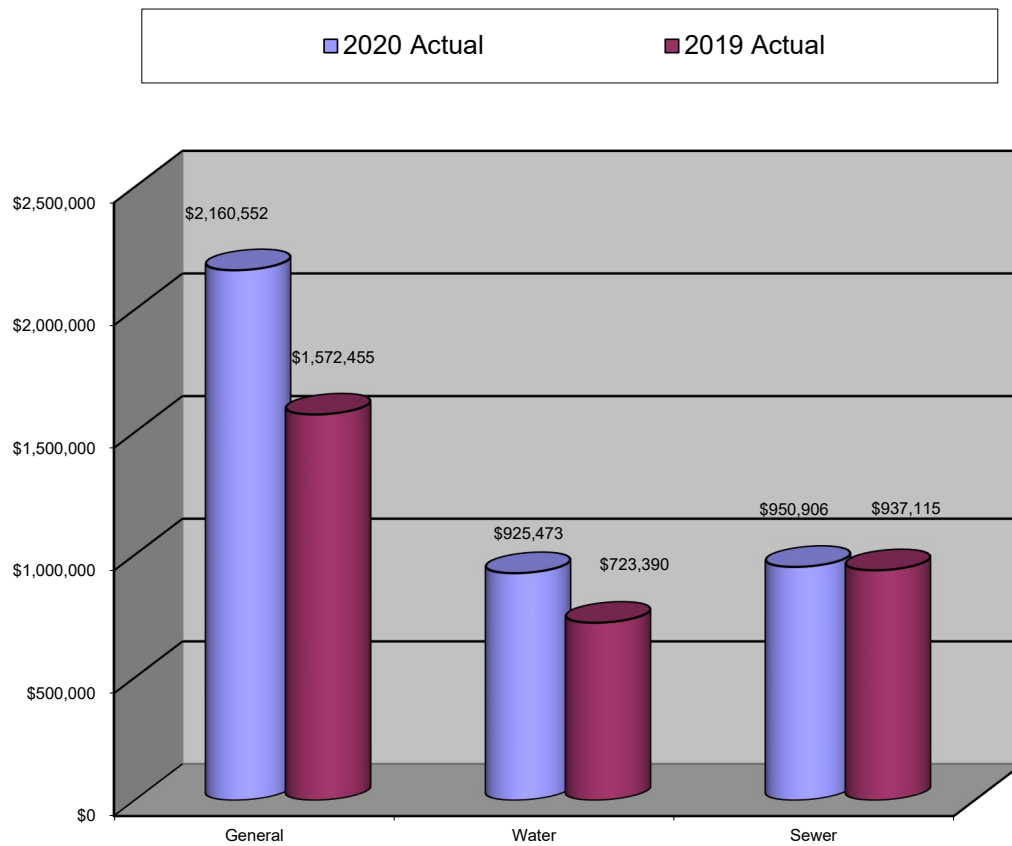
We did not design our review of the Town's financial policies to detect all control weaknesses or irregularities that may exist within the Department's operations. Consequently, we do not express an opinion on your internal control structure.

Certified Public Accountants

Positive Operations

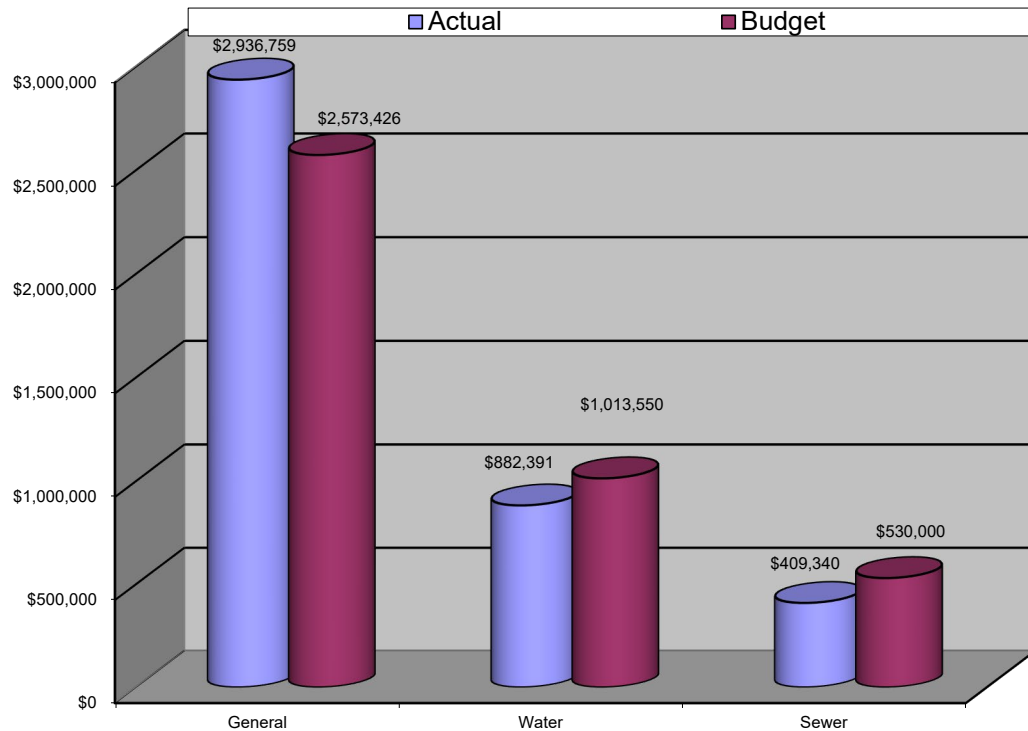
In this section, we highlighted the positive financial areas that we observed. Our first graph illustrates the projected fund balances and working capital compared to actual balances at December 31, 2020 for governmental funds and enterprise funds.

Fund Balances and Working Capital



Operating Revenues

The following graph depicts a comparison of actual compared to budgeted amounts for the funds for the Town.



The major differences in actual revenues compared to the budget for the General, Water and Sewer funds are as follows:

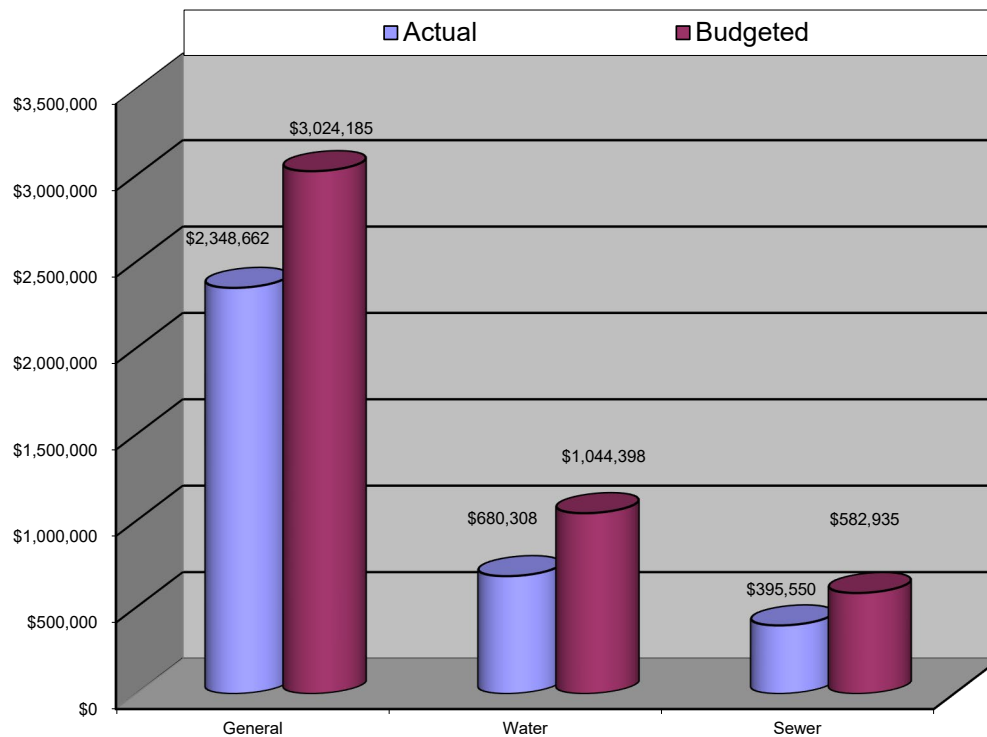
General Fund was actual sales taxes more than budget of \$280,815.

Water Fund was actual charges for services more than budget of \$55,037. Also, tap fees and other revenues were less than budgeted amounts by \$62,075 and \$120,510, respectively.

Sewer Fund actual tap fees revenues were less than budgeted amounts by \$55,645. Also miscellaneous revenues were less than budgeted by \$92,548.

Operating Expenses

The major differences in actual compared to budgetary amounts in funds is as follows:



The major differences in actual expenses compared to the budget for the General, Water and Sewer funds are as follows:

General Fund had actual general government administrative consulting services of \$105,208 less than budget and public works capital outlay of \$177,489 less than budget.

Water Fund had actual repairs and maintenance expenses of \$263,896 less than budget, professional fees of \$27,250 less than budget, and consulting and engineering of \$42,820 less than budget.

Sewer Fund had repair and maintenance expenses of \$129,189 less than budget, consulting and engineering of \$35,073 less than budget, and other expenses of \$13,937 less than budget.

Areas For Enhancement

Throughout the audit, we observed areas that management may want to consider for improvement. These recommendations are subjective comments, and we intend them to be a guideline for management to use constructively.

Depreciation Schedule

The Town will be required to maintain a depreciation schedule of all assets, which will include date purchase, method used, and depreciation expense for year.

Final Remarks

We would like to thank Pam Kraft for her assistance in helping us complete the audit. Should you have any questions or require additional assistance, please contact Pete Blair at 1-970-856-7550 or at peteblaircpa@yahoo.com.

Town of Ridgway

Financial Statements
and
Report of Independent Auditor

December 31, 2020

Table of Contents

| | <u>Page</u> |
|---|-------------|
| Independent Auditor's Report | 1 |
| Management's Discussion and Analysis | 3 |
| Basic Financial Statements: | |
| Government-wide Financial Statements: | |
| Statement of Net Position | 11 |
| Statement of Activities | 12 |
| Fund Financial Statements: | |
| Governmental Funds Balance Sheet | 13 |
| Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position | 14 |
| Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances | 15 |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities | 16 |
| Statement of Net Position-Enterprise Funds | 17 |
| Statement of Revenues, Expenses and Changes in Net Position-Enterprise Funds | 18 |
| Statement of Cash Flows-Enterprise Funds | 19 |
| Statement of Assets and Liabilities | 20 |
| Notes to Basic Financial Statements | 21 |
| Required Supplementary Information | |
| Statement of Revenues, Expenditures and Changes in Fund Balances-Budget and Actual: | |
| General Fund | 36 |
| Other Supplementary Information | |
| Statement of Revenues, Expenditures and Changes in Fund Balances-Budget and Actual: | |
| Capital Projects | 41 |
| Schedules of Revenues, Expenditures and Changes in Available Resources-Budget and Actual-Enterprise Funds: | |
| Water Fund | 42 |
| Sewer Fund | 43 |
| Local Highway Finance Report | 44 |



INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Town Council
Town of Ridgway, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Town of Ridgway, Colorado, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ridgway, Colorado, as of December 31, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-10 and 37-41 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Ridgway, Colorado's basic financial statements. The Schedules of Revenues, Expenditures and Changes in Fund Balance and Available Resources-Budget and Actual- Capital Projects Fund and Enterprise Funds and local highway finance report are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Schedules of Revenues, Expenditures and Changes in Fund Balance and Available Resources-Budget and Actual- Capital Projects Fund and Enterprise Funds and local highway finance report are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedules of Revenues, Expenditures and Changes in Available Resources-Budget and Actual-Enterprise Funds and local highway finance report are fairly stated in all material respects in relation to the basic financial statements as a whole.

Blair and Associates, P.C.

Cedaredge, Colorado
August 31, 2021

TOWN OF RIDGWAY
Management's Discussion and Analysis
Fiscal Year Ended December 31, 2020

As management of the Town of Ridgway (the "Town"), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with additional information provided in the financial statements.

FINANCIAL HIGHLIGHTS

- The Town's assets exceeded its liabilities by \$ 14,654,102 (i.e. net position) as of December 31, 2020, an increase of \$ 1,706,376 in comparison to the prior year.
- Governmental funds reported combined ending fund balances of \$ 2,128,933 an increase of \$ 495,808 in comparison with the prior year.
- The Town's fund balance for the General Fund was \$2,160,552, increase of \$ 588,097 in comparison to the prior year.
- Total long-term liabilities decreased by \$ 109,012 during the 2020 fiscal year with no new debt issued.
- General property tax, sales tax, and other tax totaled \$ 2,221,291 or 80% of general revenues.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The basic statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances in a manner similar to a private-sector business.

The statement of net position presents information on all the Town's assets, liabilities and deferred inflows of resources, with the difference reported as net position. Over time, the increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses reported in this statement for some items will result in cash flows in future periods (e.g. uncollected taxes and earned but unused personal time).

The government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (Governmental Activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (Business-type Activities).

The Governmental Activities of the Town include general government administration, police, public works, and community center. The Business-type Activities of the Town include the following utilities: water and sewer funds.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The Town's funds can be divided into three categories: Governmental Funds, Proprietary Funds and Fiduciary Funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on short-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's short-term financing requirements. The accounting method is called modified accrual accounting.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's short-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains two major government funds, the General Fund and the Capital Projects Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund.

Proprietary Funds – The Town maintains one type of proprietary fund. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses a separate enterprise fund to account for each of its utility funds: Water and Sewer Fund.

Fiduciary Funds – The Town maintains one type of fiduciary fund, the Ridgway General Improvement District #1.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position

As noted previously, net position may serve over time as a useful indicator of the Town's financial position. For the year ended December 31, 2020, the Town's combined assets exceeded liabilities by \$ 14,654,102. Of this amount, \$ 3,802,440 is unrestricted and available to meet the Town's ongoing financial obligations.

By far the largest portion of net position is the investment in capital assets (net of related debt) of \$ 10,760,010 (73% of net position). This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the Town's governmental and business-type net position for 2020:

| | Governmental Activities | | Business Type Activities | | Totals | |
|-------------------------------|-------------------------|----------------------|--------------------------|---------------------|----------------------|----------------------|
| | 2019 | 2020 | 2019 | 2020 | 2019 | 2020 |
| Assets | | | | | | |
| Current and other assets | \$ 2,068,532 | \$ 2,542,069 | \$ 1,705,853 | \$ 1,920,503 | \$ 3,774,385 | \$ 4,462,572 |
| Capital assets | 7,057,890 | 7,721,254 | 4,600,753 | 4,823,069 | 11,658,643 | 12,544,323 |
| Total assets | <u>\$ 9,126,422</u> | <u>\$ 10,263,323</u> | <u>\$ 6,306,606</u> | <u>\$ 6,743,572</u> | <u>\$ 15,433,028</u> | <u>\$ 17,006,895</u> |
| Current liabilities | \$ 194,270 | \$ 178,424 | \$ 108,674 | \$ 101,487 | \$ 302,944 | \$ 279,911 |
| Non-current liabilities | | | | | | |
| Compensated absences | 71,908 | 111,223 | - | - | 71,908 | 111,223 |
| Bond and loans payables | 920,000 | 830,000 | 864,313 | 806,947 | 1,784,313 | 1,636,947 |
| Total liabilities | <u>1,186,178</u> | <u>1,119,647</u> | <u>972,987</u> | <u>908,434</u> | <u>2,159,165</u> | <u>2,028,081</u> |
| Deferred inflow of resources | | | | | | |
| Deferred property taxes | <u>326,137</u> | <u>324,712</u> | <u>-</u> | <u>-</u> | <u>326,137</u> | <u>324,712</u> |
| Net position | | | | | | |
| Investment in capital assets, | | | | | | |
| net of related debt | 6,052,890 | 6,801,254 | 3,673,113 | 3,958,756 | 9,726,003 | 10,760,010 |
| Restricted | 92,600 | 91,652 | - | - | 92,600 | 91,652 |
| Unrestricted | <u>1,468,617</u> | <u>1,926,058</u> | <u>1,660,506</u> | <u>1,876,382</u> | <u>3,129,123</u> | <u>3,802,440</u> |
| Total net assets | <u>\$ 7,614,107</u> | <u>\$ 8,818,964</u> | <u>\$ 5,333,619</u> | <u>\$ 5,835,138</u> | <u>\$ 12,947,726</u> | <u>\$ 14,654,102</u> |

An additional portion of net position, \$ 91,652, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$ 3,802,440 (26% of net position), may be used to meet the government's ongoing obligations to citizens and creditors.

Change in Net Position

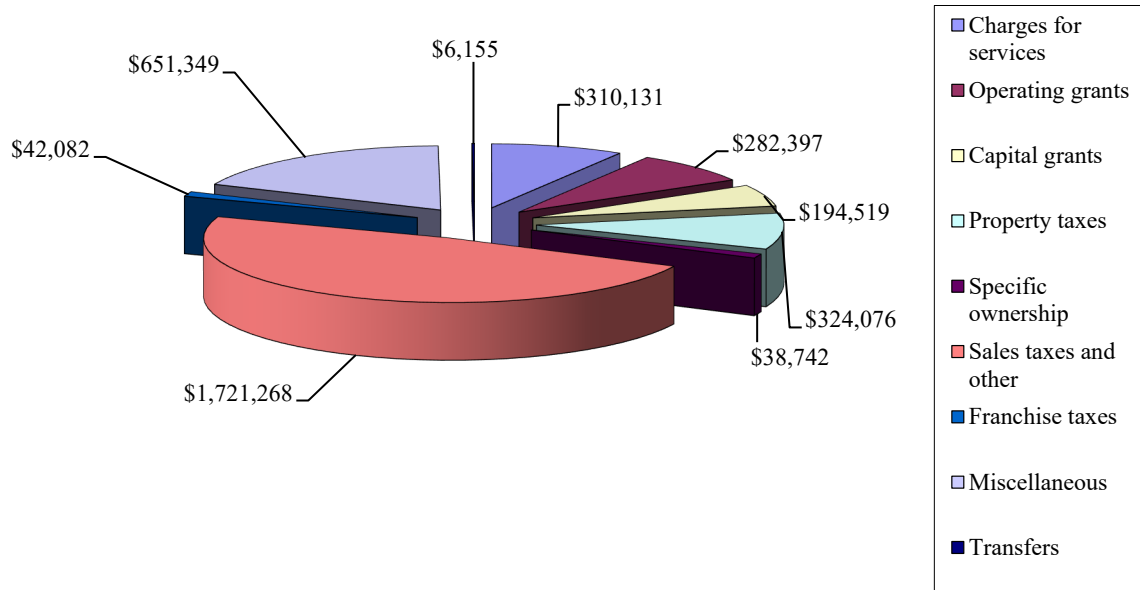
Governmental and business-type activities increased the Town's net position by \$ 1,706,376 in 2020.

| | Governmental Activities | | Business Type Activities | | Total | |
|--------------------------|-------------------------|---------------------|--------------------------|---------------------|----------------------|----------------------|
| | 2019 | 2020 | 2019 | 2020 | 2019 | 2020 |
| Revenues | | | | | | |
| Program revenues | | | | | | |
| Charges for services | \$ 292,424 | \$ 310,131 | \$ 927,673 | \$ 1,176,018 | \$ 1,220,097 | \$ 1,486,149 |
| Operating grants | 216,941 | 282,397 | - | | 216,941 | 282,397 |
| Capital grants | 150,000 | 194,519 | 60,500 | 105,830 | 210,500 | 300,349 |
| General revenues | | | | | | |
| Property taxes | 279,201 | 324,076 | - | | 279,201 | 324,076 |
| Specific ownership | 29,125 | 38,742 | - | | 29,125 | 38,742 |
| Sales taxes and other | 1,536,683 | 1,721,268 | - | | 1,536,683 | 1,721,268 |
| Franchise taxes | 44,367 | 42,082 | - | | 44,367 | 42,082 |
| Transfers | - | - | - | | - | - |
| Miscellaneous | 451,536 | 651,349 | - | | 451,536 | 651,349 |
| Interest income | 20,297 | 6,155 | 29,493 | 9,883 | 49,790 | 16,038 |
| Totals | <u>3,020,574</u> | <u>3,570,719</u> | <u>1,017,666</u> | <u>1,291,731</u> | <u>4,038,240</u> | <u>4,862,450</u> |
| Expenses | | | | | | |
| General government | 1,021,700 | 974,158 | - | | 1,021,700 | 974,158 |
| Public safety | 444,110 | 452,353 | - | | 444,110 | 452,353 |
| Public works | 829,205 | 657,526 | 801,507 | 790,213 | 1,630,712 | 1,447,739 |
| Culture and recreation | 311,696 | 281,824 | - | | 311,696 | 281,824 |
| Total expenses | <u>2,606,711</u> | <u>2,365,861</u> | <u>801,507</u> | <u>790,213</u> | <u>3,408,218</u> | <u>3,156,074</u> |
| Increase in net position | 413,863 | 1,204,858 | 216,159 | 501,518 | 630,022 | 1,706,376 |
| Beginning | <u>7,200,244</u> | <u>7,614,107</u> | <u>5,117,460</u> | <u>5,333,619</u> | <u>12,317,704</u> | <u>12,947,726</u> |
| Ending | <u>\$ 7,614,107</u> | <u>\$ 8,818,965</u> | <u>\$ 5,333,619</u> | <u>\$ 5,835,137</u> | <u>\$ 12,947,726</u> | <u>\$ 14,654,102</u> |

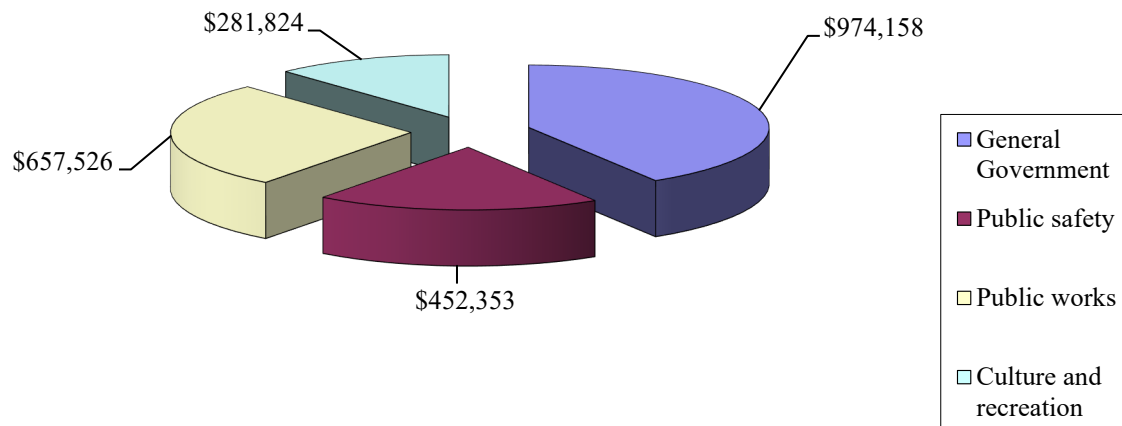
Governmental Activities

Governmental activities increased the Town's net position by \$ 1,204,857.

Revenues by Source-Governmental Activities



Expenses by Department-Governmental Activities



Business-type Activities

Business-type activities for the year had an increase in net position of \$ 501,519. Charges for services accounted for 91% of total revenues.

FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS

Governmental funds

The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unreserved fund balance may serve as a useful measure of the Town's net resources available for spending at the end of the fiscal year.

As of the end of 2020, the Town's governmental funds reported combined ending fund balances of \$ 2,128,933, an increase of \$ 495,808 in comparison with the prior year. Of the combined ending fund balances for all governmental funds 97% of this total amount, \$ 2,068,900, constitutes unassigned fund balance, which is available for appropriation at the Town's discretion. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it is already committed to meet a State constitution mandated emergency reserve, \$91,652 and for capital improvements of \$(31,619).

The Town has one major governmental fund, the General Fund, which is the primary operating fund for the Town. At the end of 2020, unassigned fund balance of the General Fund was \$ 2,068,900, while the total fund balance was \$ 2,160,522. As a measure of the General Fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. The fund balance in the Town's General Fund increased by \$ 588,097 during 2020.

Proprietary funds

The Town's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

The Town has two enterprise funds: Water Fund and Sewer Fund. At the end of 2020, these funds represented the following net position amounts:

| | <u>Water</u> | <u>Sewer</u> |
|-------------------------------------|--------------|--------------|
| Unrestricted net position | \$ 925,475 | \$ 950,907 |
| Total net position | \$ 3,799,958 | \$ 2,035,180 |
| Increase (decrease) in net position | \$ 400,959 | \$ 100,561 |

GENERAL FUND BUDGETARY HIGHLIGHTS

The Town budgeted \$ 3,024,185 for 2020 expenditures. Actual expenditures were \$ 2,348,662. There was no amendment to the original budget for General Fund.

CAPITAL ASSET AND DEBT ADMINISTRATION

The Town's investment in capital assets for its governmental and business-type activities as of December 31, 2020, was \$ 12,544,323. As required by GASB 34, the investment in capital assets includes land, buildings, building improvements, and equipment.

| | Balance January 1, 2020 | Additions | Dispositions | Balance December 31, 2020 |
|--|-------------------------------|-------------------|--------------|---------------------------------|
| Governmental Activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 1,940,462 | \$ - | \$ - | \$ 1,940,462 |
| Construction in progress | 423,691 | 726,248 | - | 1,149,939 |
| | <u>2,364,153</u> | <u>726,248</u> | <u>-</u> | <u>3,090,401</u> |
| Capital assets being depreciated | | | | |
| Buildings | 433,024 | - | - | 433,024 |
| Vehicles and equipment | 559,481 | 106,767 | - | 666,248 |
| Equipment-culture and recreation | 134,432 | - | - | 134,432 |
| Infrastructure | 5,296,993 | 53,975 | - | 5,350,968 |
| Less accumulated depreciation | (1,730,193) | (223,626) | - | (1,953,819) |
| Capital assets being depreciated, net | <u>4,693,737</u> | <u>(62,884)</u> | <u>-</u> | <u>4,630,853</u> |
| Total Governmental Activities Capital Assets | <u>\$ 7,057,890</u> | <u>\$ 663,364</u> | <u>\$ -</u> | <u>\$ 7,721,254</u> |
| | Balance January 1, 2020 | Additions | Dispositions | Balance December 31, 2020 |
| Business - Type Activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 2,036,258 | \$ - | \$ - | \$ 2,036,258 |
| | <u>2,036,258</u> | <u>-</u> | <u>-</u> | <u>2,036,258</u> |
| Capital assets being depreciated | | | | |
| Buildings | 20,668 | - | - | 20,668 |
| Improvements other than buildings | 4,694,852 | 294,463 | - | 4,989,315 |
| Vehicles and equipment | 449,444 | 68,400 | - | 517,844 |
| Less accumulated depreciation | (2,600,469) | (140,547) | - | (2,741,016) |
| Capital assets being depreciated, net | <u>2,564,495</u> | <u>222,316</u> | <u>-</u> | <u>2,786,811</u> |
| Total Business-Type Activities Capital Assets | <u>\$ 4,600,753</u> | <u>\$ 222,316</u> | <u>\$ -</u> | <u>\$ 4,823,069</u> |

Long-term Debt

As of December 31, 2020, the Town had long-term debt as follows:

| | January 1, 2020 | Additions | Reductions | December 31, 2020 | Within One Year |
|---------------------------------|---------------------|------------------|--------------------|----------------------|--------------------|
| Governmental Activities | | | | | |
| Accrued compensated absences | \$ 71,908 | \$ 39,315 | | \$ 111,223 | \$ 111,223 |
| G.O Bonds Series 2014 | 1,005,000 | | (85,000) | 920,000 | 90,000 |
| Total | <u>\$ 1,076,908</u> | <u>\$ 39,315</u> | <u>\$ (85,000)</u> | <u>\$ 1,031,223</u> | <u>\$ 201,223</u> |
| Enterprise Activities | | | | | |
| CWCB loan | \$ 552,711 | \$ - | \$ (14,336) | \$ 538,375 | \$ 14,766 |
| CWCB loan | 7,348 | - | (7,348) | - | - |
| Loan payable | 131,331 | - | (19,143) | 112,188 | 20,100 |
| CWRPDA loan | 236,250 | - | (22,500) | 213,750 | 22,500 |
| Total | <u>\$ 927,640</u> | <u>\$ -</u> | <u>\$ (63,327)</u> | <u>\$ 864,313</u> | <u>\$ 57,366</u> |

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

- The Town is in good financial condition.
- The Town's General fund has a fund balance that will cover three months of normal expenditures.
- In 2006 the voters approved a sales tax increase of .06%, which is designated for capital improvements.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in the report or requests for additional financial information should be addressed to:

Town Clerk
Town of Ridgway
Ridgway, Co

Town of Ridgway
Statement of Net Position
December 31, 2020

| | Governmental Activities | Business -Type Activities | Total |
|---|------------------------------------|--------------------------------------|----------------------|
| ASSETS | | | |
| Cash and cash equivalents | \$ 1,104,863 | \$ 210,421 | \$ 1,315,284 |
| Investments | 841,069 | 1,544,346 | 2,385,415 |
| Taxes receivable | 216,842 | - | 216,842 |
| Property taxes receivable | 324,712 | - | 324,712 |
| Accounts receivable | 18,154 | 89,026 | 107,180 |
| Grants and loans receivable | 36,429 | 76,710 | 113,139 |
| Capital assets | | | |
| Nondepreciable | 3,090,401 | 2,036,258 | 5,126,659 |
| Depreciable, net of accumulated depreciation | 4,630,853 | 2,786,811 | 7,417,664 |
| Total assets | <u>10,263,323</u> | <u>6,743,572</u> | <u>17,006,895</u> |
| LIABILITIES | | | |
| Accounts payable | 51,053 | 5,436 | 56,489 |
| Accrued payroll costs | 6,192 | - | 6,192 |
| Accrued payroll | 31,179 | 7,154 | 38,333 |
| Accrued compensated absences | 111,223 | - | 111,223 |
| Accrued interest payable | - | 1,531 | 1,531 |
| Unearned revenue | - | 30,000 | 30,000 |
| Non current liabilities | | | |
| Due within one year | 90,000 | 57,366 | 147,366 |
| Due in more than one year | 830,000 | 806,947 | 1,636,947 |
| Total liabilities | <u>1,119,647</u> | <u>908,434</u> | <u>2,028,081</u> |
| Deferred inflows of resources | | | |
| Deferred property taxes | <u>324,712</u> | <u>-</u> | <u>324,712</u> |
| NET POSITION | | | |
| Invested in capital assets, net of related debt | 6,801,254 | 3,958,756 | 10,760,010 |
| Restricted for: | | | |
| Emergencies | 91,652 | - | 91,652 |
| Unrestricted | 1,926,058 | 1,876,382 | 3,802,440 |
| Total net position | <u>\$ 8,818,964</u> | <u>\$ 5,835,138</u> | <u>\$ 14,654,102</u> |

The accompanying notes are an integral part of this statement.

Town of Ridgway
Statement of Activities
For the Year Ended December 31, 2020

| Functions/Programs | Expenses | Program Revenues | | |
|--|---------------------|------------------------------------|--|--|
| | | Charges for Service and Fees | Operating Grants and Contributions | Capital Grants and Contributions |
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | \$ 974,158 | \$ 65,691 | \$ 186,202 | \$ - |
| Public Safety | 452,353 | 7,178 | - | - |
| Public Works | 657,526 | 237,262 | 85,403 | - |
| Culture and Recreation | 281,824 | - | 10,792 | 194,519 |
| Total governmental activities | <u>2,365,861</u> | <u>310,131</u> | <u>282,397</u> | <u>194,519</u> |
| Business-type activities: | | | | |
| Water | 481,432 | 816,527 | - | 61,475 |
| Sewer | 308,781 | 359,491 | - | 44,355 |
| Total business- type activities | <u>790,213</u> | <u>1,176,018</u> | <u>-</u> | <u>105,830</u> |
| Total primary government | <u>\$ 3,156,074</u> | <u>\$ 1,486,149</u> | <u>\$ 282,397</u> | <u>\$ 300,349</u> |

General Revenues

Taxes:

Property taxes

Specific ownership

Sales taxes and miscellaneous

Lodging tax

Franchise taxes

Excise Development Tax

Miscellaneous

Investment earnings

Total General Revenues

Changes in Net Position

Net Position-January 1

Net Position-December 31

| Net (Expense) Revenue and Changes in Net Position | | |
|---|-----------------------------|----------------------|
| Primary Government | | |
| Governmental Activities | Business-Type Activities | Total |
| \$ (722,265) | \$ - | \$ (722,265) |
| (445,175) | - | (445,175) |
| (334,861) | - | (334,861) |
| (76,513) | - | (76,513) |
| <u>(1,578,814)</u> | <u>-</u> | <u>(1,578,814)</u> |
| - | 396,570 | 396,570 |
| - | 95,066 | 95,066 |
| - | <u>491,636</u> | <u>491,636</u> |
| <u>(1,578,814)</u> | <u>491,636</u> | <u>(1,087,179)</u> |
| 324,076 | - | 324,076 |
| 38,742 | - | 38,742 |
| 1,721,268 | - | 1,721,268 |
| 95,123 | - | 95,123 |
| 42,082 | - | 42,082 |
| 3,000 | - | 3,000 |
| 553,225 | - | 553,225 |
| 6,155 | 9,883 | 16,038 |
| <u>2,783,671</u> | <u>9,883</u> | <u>2,793,554</u> |
| 1,204,857 | 501,519 | 1,706,376 |
| 7,614,107 | 5,333,619 | 12,947,726 |
| <u>\$ 8,818,964</u> | <u>\$ 5,835,138</u> | <u>\$ 14,654,102</u> |

The accompanying notes are an integral part of this statement.

**Town of Ridgway
Governmental Funds
Balance Sheet
December 31, 2020**

| | General Fund | Capital Projects Fund | Total Governmental Funds |
|--|-------------------------|--------------------------------------|---|
| Assets | | | |
| Cash and cash equivalents | \$ 1,136,482 | \$ (31,619) | \$ 1,104,863 |
| Investments | 841,069 | - | 841,069 |
| Taxes receivable | 216,842 | - | 216,842 |
| Property taxes receivable | 324,712 | - | 324,712 |
| Grants receivable | 36,429 | - | 36,429 |
| Accounts receivable | 18,154 | - | 18,154 |
| Total assets | <u>\$ 2,573,688</u> | <u>\$ (31,619)</u> | <u>\$ 2,542,069</u> |
| Liabilities and Fund Balance | | | |
| Liabilities: | | | |
| Accounts payable | 51,053 | \$ - | \$ 51,053 |
| Accrued payroll costs | 6,192 | - | 6,192 |
| Accrued payroll | 31,179 | - | 31,179 |
| Total liabilities | <u>88,424</u> | <u>-</u> | <u>88,424</u> |
| Deferred inflows of resources | | | |
| Deferred property taxes | <u>324,712</u> | <u>-</u> | <u>324,712</u> |
| Fund balances: | | | |
| Restricted | | | |
| Reserve for emergencies | 91,652 | - | 91,652 |
| Committed | | | |
| Capital improvements | - | (31,619) | (31,619) |
| Unassigned | 2,068,900 | - | 2,068,900 |
| Total fund balance | <u>2,160,552</u> | <u>(31,619)</u> | <u>2,128,933</u> |
| Total liabilities, deferred inflows of resources and fund balance | <u>\$ 2,573,688</u> | <u>\$ (31,619)</u> | <u>\$ 2,542,069</u> |

The accompanying notes are an integral part of this statement.

Town of Ridgway
Reconciliation of the Governmental Funds Balance
Sheet to the Statement of Net Position
December 31, 2020

Total Fund Balance, Governmental Funds \$ 2,128,933

Amounts reported for governmental activities in the Statement of Net Position is different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

| | | |
|-------------------------------|--------------------|-----------|
| Cost of capital assets | \$ 9,675,073 | |
| Less accumulated depreciation | <u>(1,953,819)</u> | 7,721,254 |

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

| | | |
|----------------------|------------------|-------------|
| Bond payables | \$ (920,000) | |
| Compensated absences | <u>(111,223)</u> | (1,031,223) |

| | | |
|---|--|----------------------------|
| Net Position - Governmental Activities | | <u><u>\$ 8,818,964</u></u> |
|---|--|----------------------------|

The accompanying notes are an integral part of this statement.

Town of Ridgway
Governmental Funds
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Year Ended December 31, 2020

| | General Fund | Capital Projects Fund | Total Governmental Funds |
|---|----------------------------|--------------------------------------|---|
| Revenues | | | |
| Taxes | \$ 2,193,982 | \$ - | \$ 2,193,982 |
| Fees and fines | 7,178 | - | 7,178 |
| Licenses and permits | 129,687 | - | 129,687 |
| Intergovernmental | 312,706 | 194,519 | 507,225 |
| Charges for services | 164,456 | - | 164,456 |
| Donations | - | 439,440 | |
| Miscellaneous | 128,750 | - | 128,750 |
| Total revenues | <u>2,936,759</u> | <u>633,959</u> | <u>3,570,718</u> |
| Expenditures | | | |
| Current: | | | |
| General government | 922,190 | - | 922,190 |
| Public safety | 434,615 | - | 434,615 |
| Public works | 555,716 | - | 555,716 |
| Culture and recreation | 276,726 | - | 276,726 |
| Debt service payments | 116,455 | - | 116,455 |
| Capital outlay | 42,960 | 726,248 | 769,208 |
| Total expenditures | <u>2,348,662</u> | <u>726,248</u> | <u>3,074,910</u> |
| Excess of revenues over expenditures | <u>588,097</u> | <u>(92,289)</u> | <u>495,808</u> |
| Fund balance, January 1 | <u>1,572,455</u> | <u>60,670</u> | <u>1,633,125</u> |
| Fund balance, December 31 | <u><u>\$ 2,160,552</u></u> | <u><u>\$ (31,619)</u></u> | <u><u>\$ 2,128,933</u></u> |

The accompanying notes are an integral part of this statement.

Town of Ridgway
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures,
and Changes in Fund Balances to the Statement of Activities
For the Year Ended December 31, 2020

Net Change in Fund Balances - Total Governmental Funds **\$ 495,808**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.

| | | |
|--|------------------|---------|
| Capital outlay | \$ 886,990 | |
| Depreciation expense | <u>(223,626)</u> | |
| Excess of capital outlay over depreciation | | 663,364 |

Repayment of long-term debt principal is reported as an expenditure in the governmental funds but reduces long-term liabilities in the statement of net position.

| | | |
|-------------------------|-----------------|--|
| Loans and notes payable | 85,000 | |
| Compensated absences | <u>(39,315)</u> | |

Change in Net Position of Governmental Funds **\$ 1,204,857**

The accompanying notes are an integral part of this statement.

Town of Ridgway
Statement of Net Position
Enterprise Funds
December 31, 2020

| | Enterprise Funds | | Total Enterprise Funds |
|---|----------------------------|----------------------------|---------------------------------------|
| | Water | Sewer | |
| Assets | | | |
| Current assets: | | | |
| Equity in pooled cash and investments | \$ 865,338 | \$ 889,429 | \$ 1,754,767 |
| Receivables-net | 59,692 | 29,334 | 89,026 |
| Grants receivable | 38,355 | 38,355 | 76,710 |
| Total current assets | <u>963,385</u> | <u>957,118</u> | <u>1,920,503</u> |
| Utility plant in service | | | |
| Land and reservoirs | 2,036,258 | - | 2,036,258 |
| Buildings | 15,275 | 5,393 | 20,668 |
| Improvements other than buildings | 2,934,749 | 2,054,567 | 4,989,316 |
| Vehicles and equipment | 329,020 | 188,824 | 517,844 |
| Less: Accumulated depreciation | (1,679,366) | (1,061,651) | (2,741,017) |
| Utility plant in service-net | <u>3,635,936</u> | <u>1,187,133</u> | <u>4,823,069</u> |
| Total assets | <u><u>\$ 4,599,321</u></u> | <u><u>\$ 2,144,251</u></u> | <u><u>\$ 6,743,572</u></u> |
| Liabilities and fund equity | | | |
| Current liabilities | | | |
| Accounts payable | \$ 1,682 | \$ 3,754 | \$ 5,436 |
| Accrued payroll | 4,697 | 2,457 | 7,154 |
| Unearned revenue | 30,000 | - | 30,000 |
| Accrued interest payable | 1,531 | - | 1,531 |
| Current portion of long-term debt | 46,594 | 10,772 | 57,366 |
| Total current liabilities | <u>84,504</u> | <u>16,983</u> | <u>101,487</u> |
| Long-term debt-net | <u>714,859</u> | <u>92,088</u> | <u>806,947</u> |
| Net Position | | | |
| Invested in capital assets, net of related debt | 2,874,483 | 1,084,273 | 3,958,756 |
| Unrestricted | 925,475 | 950,907 | 1,876,382 |
| Total net position | <u><u>\$ 3,799,958</u></u> | <u><u>\$ 2,035,180</u></u> | <u><u>\$ 5,835,138</u></u> |

The accompanying notes are an integral part of this statement.

Town of Ridgway
All Enterprise Funds
Statement of Revenues, Expenses, and Changes in Net Position
December 31, 2020

| | Enterprise Funds | | |
|---|---------------------------|---------------------------|---------------------------------------|
| | Water | Sewer | Total Enterprise Funds |
| Operating revenues | | | |
| Charges for services | \$ 727,037 | \$ 317,184 | \$ 1,044,221 |
| Grants | | 38,355 | 38,355 |
| Other | 89,490 | 3,952 | 93,442 |
| Total operating revenues | <u>816,527</u> | <u>359,491</u> | <u>1,176,018</u> |
| Operating expenses | | | |
| Salaries and fringe benefits | 163,778 | 130,628 | 294,406 |
| Maintenance and repairs | 71,665 | 24,347 | 96,012 |
| Material and Supplies | 23,897 | 9,568 | 33,465 |
| Utilities and telephone | 17,168 | 45,296 | 62,464 |
| Professional fees | 3,075 | 3,075 | 6,150 |
| Depreciation | 85,522 | 55,025 | 140,547 |
| Miscellaneous | 66,629 | 20,273 | 86,902 |
| Consulting and engineering | 24,500 | 6,927 | 31,427 |
| Insurance | 7,486 | 7,986 | 15,472 |
| Total operating expenses | <u>463,720</u> | <u>303,124</u> | <u>766,845</u> |
| Operating income or (loss) | 352,807 | 56,368 | 409,174 |
| Non operating revenues (expenses) | | | |
| Investment income | 4,389 | 5,494 | 9,883 |
| Interest expense | (17,712) | (5,656) | (23,368) |
| Total non operating revenues (expenses) | <u>(13,323)</u> | <u>(162)</u> | <u>(13,485)</u> |
| Income (loss) before transfers and capital contributions | 339,484 | 56,206 | 395,689 |
| Capital contributions-Tap fees | <u>61,475</u> | <u>44,355</u> | <u>105,830</u> |
| Change in net position | 400,959 | 100,561 | 501,519 |
| Total net position, January 1 | <u>3,398,999</u> | <u>1,934,620</u> | <u>5,333,619</u> |
| Total net position, December 31 | <u><u>\$3,799,958</u></u> | <u><u>\$2,035,181</u></u> | <u><u>\$ 5,835,138</u></u> |

The accompanying notes are an integral part of this statement.

Town of Ridgway
Statement of Cash Flows
Enterprise Funds
Year Ended December 31, 2020

| | Water Fund | Sewer Fund | Total Enterprise Funds |
|--|--------------------------|--------------------------|---------------------------------------|
| Cash Flows From Operating Activities | | | |
| Cash received from charges for services | \$ 777,704 | \$ 322,223 | \$ 1,099,927 |
| Cash payments for goods and services | (217,649) | (116,453) | (334,102) |
| Cash payments to employees for services | (163,778) | (130,930) | (294,708) |
| Net cash provided (used) by operating activities | <u>396,277</u> | <u>74,841</u> | <u>471,118</u> |
| Cash Flows from Capital and Related Financing Activities | | | |
| Tap fees | 61,475 | 44,355 | 105,830 |
| Acquisition of capital assets | (231,329) | (131,535) | (362,864) |
| Principal paid on loans and leases | (53,068) | (10,259) | (63,327) |
| Interest expense | (17,712) | (5,656) | (23,368) |
| Net cash provided (used) by capital and related financing activities | <u>(240,634)</u> | <u>(103,095)</u> | <u>(343,729)</u> |
| Cash Flows from Investing Activities | | | |
| Interest on investments | <u>4,389</u> | <u>5,494</u> | <u>9,883</u> |
| Net increase (decrease) in cash and equivalents | 160,032 | (22,761) | 137,272 |
| Cash balances, January 1 | <u>705,306</u> | <u>912,189</u> | <u>1,617,495</u> |
| Cash balances, December 31 | <u><u>\$ 865,338</u></u> | <u><u>\$ 889,429</u></u> | <u><u>\$ 1,754,767</u></u> |
| Reconciling of operating income (loss) to net cash provided (used) by operating activities: | | | |
| Operating income (loss) | <u>\$ 352,807</u> | <u>\$ 56,368</u> | <u>\$ 409,175</u> |
| Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities: | | | |
| Depreciation expense | 85,522 | 55,025 | 140,547 |
| Assets (increase) decrease: | | | |
| Accounts receivables | (1,755) | 1,088 | (667) |
| Grant receivables | (38,354) | (38,356) | (76,710) |
| Liabilities increase (decrease): | | | |
| Accounts payable | (3,229) | 1,018 | (2,211) |
| Accrued wages | 1,286 | (302) | 984 |
| Total adjustments | <u>43,470</u> | <u>18,473</u> | <u>61,943</u> |
| Net cash provided (used) by operating activities | <u><u>\$ 396,277</u></u> | <u><u>\$ 74,841</u></u> | <u><u>\$ 471,118</u></u> |

The accompanying notes are an integral part of this statement.

**Town of Ridgway
Statement of Assets and Liabilities
Fiduciary Funds
December 31, 2020**

| | Trust and Agency Fund |
|---|----------------------------------|
| Assets | |
| Cash and cash equivalents | \$ 30,982 |
| | <u> </u> |
| Liabilities | |
| Held in trust for benefits and other purposes | \$ 30,982 |
| | <u> </u> |

The accompanying notes are an integral part of this statement.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 1 - Summary of Significant Accounting Policies

The financial statements of the Town of Ridgway, Colorado (the Town) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The more significant of the Town's accounting policies are described below:

A. Financial Reporting Entity

The Town is a home rule municipality with a mayor – council form of government with seven elected Council members. As required by accounting principles generally accepted in the United States of America, these financial statements present the Town of Ridgway (the primary government). The Town has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the Town. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing body.

B. Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the activities of the Town and its component unit. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes, charges for services and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water and Sewer funds are charges to customers for sales and services. They also recognize as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

C. Fund Financial Statements

The accounts of the Town are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

All governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets and current liabilities. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Town reports the following major governmental funds:

General Fund is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.

Enterprise Funds account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are considered major funds because of community interests in the activities and sources of funding supporting these operations.

The Town reports the following major enterprise fund business-type activities:

Water and Sewer funds -accounts for all operations of the Town's water and sewer services. They are primarily financed by user charges.

Fiduciary Funds

Fiduciary fund -accounts for assets held by the Town in a trustee or agency capacity. Agency fund (**Ridgway General Improvement District No. 1**) is custodial in nature and do not involve measurement of results of operations.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

D. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the enterprise fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt which is recognized when due, and compensated absences which are recognized when the obligations are expected to be liquidated with expendable available resources.

Those revenues susceptible to accrual are interest revenue and charges for services. Entitlement revenues are not susceptible to accrual because generally, they are not measurable until received. Grant revenues are recognized as they are earned.

The accrual basis of accounting is utilized by enterprise funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

E. Cash and Cash Equivalents

For the purposes of the statement of cash flows of the enterprise funds, cash and cash equivalents consist of operating and restricted cash and highly liquid securities with an initial maturity of three months or less.

F. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

G. Property Taxes

Property taxes for the current year are levied and attach as a lien on property the following January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in the current year and collected in the following year are reported as a receivable at December 31. However, since the taxes are not available to pay current liabilities, the receivable is recorded as deferred inflows of resources in the governmental and enterprise funds.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

H. Capital Assets

Capital assets, which include property, equipment and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capitalized assets are defined by the Town as assets that have a useful life of one or more years, and for which the initial, individual value equals or exceeds \$ 5,000.

All purchased assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated assets are valued at their estimated fair market value on the date received. The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend asset life is not capitalized.

Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

| <u>Asset Class</u> | <u>Useful Life</u> |
|---------------------------------|--------------------|
| Building and Other Improvements | 15-40 years |
| Utility Plant and System | 40-50 years |
| Equipment and vehicles | 3-10 years |
| Infrastructure | 15-50 years |

Public domain assets consisting of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems are examples of infrastructure assets. Infrastructure assets are distinguished from other capitalized assets as their useful life often extends beyond most other capital assets and are stationary in nature. General infrastructure assets are those associated with or arising from governmental activities. Prior to GASB 34 governments were not required to report general infrastructure assets.

I. Long-Term Liabilities

In the government-wide financial statements, and enterprise fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable government activities, business-type activities, or enterprise fund type statement of net position. The long-term compensated absences are serviced from revenues of the General Fund from future appropriations.

J. Compensated Absences

Vacation time accumulates at the rate of 80 hours at the end of their first year of service, 80 will accrue during the second year of service, 100 hours per year in years of service from three (3) through four (4), 120 hours per year in years of service from five (5) through nine (9), 160 hours per year in years of service from ten (10) through fourteen (14), and 200 vacation hours for service after the fifteenth (15) through the nineteenth (19) and the maximum accrual is 240 vacation hours for service after the twentieth (20) year and after. Upon termination of employment, the employee shall be paid for each hour of earned and unused annual vacation leave at his or her regular rate of pay. Employees shall not be entitled to payment for accumulated sick leave upon termination, or at any other time, except for the cash-out option after five years of continuous employment with the Town. Employees shall be entitled to cash out up to 25% of their accumulated sick hours up to 100 hours. Personal time must be used within the year it is acquired and will not be subject to cash compensation.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

K. Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition or construction of improvements on those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

L. Interfund Transactions

Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. At year end, outstanding balances between funds are reported as “due to/from other funds.” Nonrecurring or nonroutine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as operating transfers. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

M. Encumbrances

The Town does not use an encumbrance system for budgetary control.

N. Accounts Receivable

The Town considers accounts receivable for water and sewer to be fully collectible because the Town can place liens on the individual properties; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

O. Fund Equity

Beginning with fiscal year 2011, the Town implemented GASB Statement 54 “Fund Balance Reporting and Governmental Fund Type Definitions”. This Statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government’s fund balance more transparent.

The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Non-spendable fund balance amounts that are not in spendable form (such as inventory) or are required to be maintained intact;
- Restricted fund balance-amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation;
- Committed fund balance-amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint;

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 1 - Summary of Significant Accounting Policies (continued)

O. Fund Equity (continued)

- Assigned fund balance-amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority;
- Unassigned fund balance-amounts that are available for any purpose; positive amounts are reported only in the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless Town Council has provided otherwise in its commitment or assignment actions.

Note 2 - Reconciliation of Government-wide and Fund Financial Statements

The governmental funds balance sheet includes reconciliation between fund balances total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between net change in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. The enterprise fund statement of net position and statement of revenues, expenses and changes in net position also includes reconciliation to the government-wide statement of net position and activities.

These reconciliations detail items that require adjustment to convert from the current resources measurement and modified accrual basis for government fund statements to the economic resources measurement and full accrual basis used for government-wide statements. However, certain items having no effect on measurement and basis of accounting were eliminated from the governmental fund statements during the consolidation of governmental activities.

Note 3 - Tax, Spending and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments, excluding “enterprises.”

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the amendment.

The Amendment requires that an emergency reserve be maintained at three percent of fiscal year spending. A portion of the General Fund’s fund balance is classified as restricted for emergencies as required by the Amendment.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 4 - Budgets

The Town adheres to the following procedures in establishing budgetary data reflected in the financial statements:

- A. By September of each year, the Town Clerk gives public notice of the budget calendar for the next fiscal year. The Town Clerk asks that all Town departments, boards, commissions or citizens submit within thirty days from the notice, any request for funds under the budget being prepared. The Town Clerk then prepares a proposed budget for the ensuing fiscal year and submits it to the Council no later than forty-five days prior to any date required by state law for the certification to the County of the tax levy.
- B. The budget provides a complete financial plan of all Town funds and activities for the ensuing fiscal year indicating anticipated revenues, proposed operating and capital expenditures, a provision for contingencies, and anticipated net surplus or deficit for the ensuing fiscal year.
- C. A public hearing on the proposed budget is held by the Council in early December.
- D. The Council adopts the budget by resolution on or before the final day established by law for the certification of the ensuing year's tax levy to the County. Adoption of the budget by the Council shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.
- E. If during the fiscal year the Town Clerk determines that there are expenses in excess of those estimated in the budget, the Council by resolution may make supplemental appropriations for the year up to the amount of such excess. To meet an emergency affecting public property, health, peace or safety, the Council may make emergency appropriations. If at any time during the fiscal year it appears probable to the Town Clerk that the revenues available will be insufficient to meet the amount appropriated, the Town Clerk reports to the Council, indicating the estimated amount of deficit, any remedial action already taken, and a recommendation as to any other steps to be taken. Any time during the fiscal year the Town Clerk may transfer part or all of any unencumbered appropriation balance within a department.
- F. Budget appropriations lapse at the end of each year.
- G. Expenditures may not exceed appropriations at the fund level. Budget amounts included in the financial statements are based on the final amended budget.
- H. Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP), except for long-term receivables and advances and capital lease financing which are budgeted when liquidated rather than when the receivable/liability is incurred. Budgets for enterprise funds are adopted on a basis consistent with the spending measurement focus of the governmental funds.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 5 - Deposits and Investments

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40. At December 31, 2020, the bank balance of the Town's deposits was \$ 1,417,893 of which \$ 500,000 was covered by federal depository insurance and \$ 917,893 was collateralized under PDPA.

The composition of all cash and cash investments held by the Town at December 31, 2020 is as follows

| | |
|--|---------------------|
| Cash on hand and with county treasurer | \$ 60 |
| Cash in bank | 1,315,222 |
| CSAFE | 1,146,652 |
| ColoTrust | <u>1,238,763</u> |
| Total cash and investments | <u>\$ 3,700,697</u> |

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. Authorized investments include obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptance of certain banks; commercial paper; local government investment pools; written pools; written repurchase agreement collateralized by certain authorized securities; certain money market funds; and guaranteed investment contracts.

The Town had invested \$ 2,385,415 in the Colorado Surplus Asset Fund Trust (CSAFE), and ColoTrust, which are investment vehicles established for local governmental entities in Colorado to pool surplus funds. CSAFE and ColoTrust operate similarly to a money market fund and each share is equal value to \$1.00. Investments of CSAFE and ColoTrust consist of U.S. Treasury and Agency securities. These pools are not required to and are not registered with the SEC. COLOTRUST's and CSAFE funds are rated AAAM by Standard and Poor's, Fitch's and Moody's rating services.

Interest rate risk-The town does not have a formal policy limiting investment maturities, other than that established by the state statute of five years, which would help manage its exposure to fair value losses from increasing interest rates.

Credit risk-Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. It is the Town's policy to limit its investments to U.S. Treasury obligations, certain U.S. government agencies securities, commercial paper, local government investment pools, repurchase agreements and money market funds.

Custodial Credit Risk- For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 6 - Long-Term Liabilities

Revenue bonds and contracts include:

| | |
|---|----------------------------|
| EIA loan in 2006 payable to the Department of Local Affairs. Total original amount of \$100,000 due in annual installments of \$ 9,794.80 starting on September 1, 2007, with an annual interest rate of 5% | <u>\$ 9,328</u> |
| EIA loan in 2008 payable to the Department of Local Affairs. Total original amount of \$200,000 due in annual installments of \$ 15,914.78 starting on September 1, 2009, with an annual interest rate of 5%. | <u>\$ 102,860</u> |
| General Obligation Note Series 2014 with Branch Banking and Trust Company. Total amount was \$ 1,400,000, due in semi-annual installments, with an interest rate of 3.09% per annum, payable from the General Fund. | <u>\$ 920,000</u> |
| Loan payable to Colorado Water Resources and Power Development Authority. Total original amount of \$ 450,000 in semi-yearly amounts of \$ 11,250, starting on November 1, 2010 with an annual interest rate of 0% | <u>\$ 213,750</u> |
| Loan payable to Colorado Water Conservation Board. Total original amount of \$ 606,000 annual amount of \$ 30,917.67, starting on January 1, 2016 with an annual interest rate of 3% | <u>\$ 538,375</u> |
| Total long term debt | <u><u>\$ 1,784,313</u></u> |

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 6- Long-Term Liabilities (continued)

Debt service requirements to maturity are as follows:

Significant bond covenants:

1974 Sewer Revenue Bond - Town must maintain a reserve account for payment of principal and interest when other revenues are insufficient of \$6,900.

EIA 2006 Loan

| | Principal | Interest | Total |
|------|-----------------|---------------|-----------------|
| 2021 | \$ 9,328 | \$ 467 | \$ 9,795 |
| | <u>\$ 9,328</u> | <u>\$ 467</u> | <u>\$ 9,795</u> |

EIA 2008 Loan

| | Principal | Interest | Total |
|--------------|-------------------|------------------|-------------------|
| 2021 | \$ 10,772 | \$ 5,143 | \$ 15,915 |
| 2022 | 11,310 | 4,604 | 15,914 |
| 2023 | 11,876 | 4,039 | 15,915 |
| 2024 | 12,470 | 3,445 | 15,915 |
| 2025 | 13,093 | 2,822 | 15,915 |
| 2026 to 2028 | 43,339 | 4,404 | 47,743 |
| | <u>\$ 102,860</u> | <u>\$ 24,457</u> | <u>\$ 127,317</u> |

CWRPDA Loan Water Lines

| | Principal |
|--------------|-------------------|
| 2021 | \$ 22,500 |
| 2022 | 22,500 |
| 2023 | 22,500 |
| 2024 | 22,500 |
| 2025 | 22,500 |
| 2026 to 2030 | 101,250 |
| | <u>\$ 213,750</u> |

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 6- Long-Term Liabilities (continued)

General Obligation Notes, Series 2014

| | Principal | Interest | Total |
|--------------|-------------------|-------------------|---------------------|
| 2021 | \$ 90,000 | \$ 28,428 | \$ 118,428 |
| 2022 | 95,000 | 25,647 | 120,647 |
| 2023 | 95,000 | 22,712 | 117,712 |
| 2024 | 100,000 | 19,776 | 119,776 |
| 2025 to 2029 | 540,000 | 67,362 | 607,362 |
| | <u>\$ 920,000</u> | <u>\$ 163,925</u> | <u>\$ 1,083,925</u> |

Colorado Water Conservation Board

| | Principal | Interest | Total |
|--------------|-------------------|-------------------|-------------------|
| 2021 | \$ 14,766 | \$ 16,151.0 | \$ 30,917 |
| 2022 | 15,209 | 15,708 | 30,918 |
| 2023 | 15,666 | 15,252 | 30,918 |
| 2024 | 16,136 | 14,782 | 30,918 |
| 2025 | 16,620 | 14,298 | 30,918 |
| 2026 to 2030 | 90,884 | 63,705 | 154,589 |
| 2031 to 2035 | 105,359 | 49,229 | 154,588 |
| 2036 to 2040 | 122,140 | 32,448 | 154,588 |
| 2041 to 2045 | 141,594 | 12,994 | 154,588 |
| | <u>\$ 538,374</u> | <u>\$ 234,567</u> | <u>\$ 772,941</u> |

| | Balance January 1, 2020 | Additions | Reductions | Balance December 31, 2020 | Due Within One Year |
|---------------------------------|-------------------------------|------------------|--------------------|---------------------------------|---------------------------|
| Governmental Activities | | | | | |
| Accrued compensated absences | \$ 71,908 | \$ 39,315 | | \$ 111,223 | \$ 111,223 |
| G.O Bonds Series 2014 | 1,005,000 | | (85,000) | 920,000 | 90,000 |
| Total | <u>\$ 1,076,908</u> | <u>\$ 39,315</u> | <u>\$ (85,000)</u> | <u>\$ 1,031,223</u> | <u>\$ 201,223</u> |
| Enterprise Activities | | | | | |
| CWCB loan | \$552,711 | | (\$14,336) | \$538,375 | 14,766 |
| CWCB loan | 7,348 | | (7,348) | - | - |
| Loan payable | 131,331 | | (19,143) | 112,188 | 20,100 |
| CWRPDA loan | 236,250 | | (22,500) | 213,750 | 22,500 |
| Total | <u>\$ 927,640</u> | <u>\$ -</u> | <u>\$ (63,327)</u> | <u>\$ 864,313</u> | <u>\$ 57,366</u> |

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 7 - Risk Management

The Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by intergovernmental agreement by member municipalities pursuant to the provision of 24-10-1155, Colorado Revised Statutes (1982 Replacement Volume) and Colorado Constitution, Article XIV, Section 18(2).

The purposes of CIRSA are to provide members defined liability and property coverage and to assist members to prevent and reduce losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees or officers.

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend indemnify, in accordance with the bylaws, and member of CIRSA against liability or loss, to the limit of the financial resources of CIRSA. It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverage at reasonable costs. All income and assets of CIRSA shall at all time be dedicated to the exclusive benefit of its members. All Colorado municipalities who are member of the Colorado Municipal League and own property are eligible to participate.

The general objectives of the Agency are to provide member municipalities defined liability and property coverage through joint self-insurance and too assists members in loss prevention measures. Any member may withdraw from the Agency by giving written notice to the Board of Directors of the prospective effective date of its withdrawal.

The Town recognizes an expense for coverage for the amount paid to CIRSA annually. Contingent liability claims for the coverage have not been recognized to date after reviewing claim history and the remoteness of potential loss in excess of actual contributions by the Town.

CIRSA is a separate legal entity, and the Town does not approve budgets nor does it have ability to significantly affect the operations of CIRSA. The Board of Directors of the Agency is composed of seven directors elected by the members at the annual meeting to be scheduled in December of each year.

The Town is exposed to various risks of loss related to torts; theft of damage to and destruction of assets; errors and omissions; injuries to employees and natural disasters. Claims have not exceeded coverage in any of the last three fiscal years.

Note 8 - Retirement Plans

The Town participates in the Colorado Retirement Association Defined Contribution Plan (CRA), a multiple-employer public employee retirement system, which is a qualified plan as defined by Internal Revenue Service Code Section 401 (A) and CRS 24.54. The plan provides retirement benefits through a defined contribution plan to participating Colorado counties, municipalities, and special districts. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. Plan provisions and contribution requirements are established and may be amended by CRA and would have to be approved by the Town.

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 8 - Retirement Plans (continued)

There are no unfunded past service liabilities. All of its full-time employees are eligible to contribute to the plan. Employees are eligible to participate six months from the date of employment. Both the Town and the employees contribute 4% of the employee's monthly base salary to the plan. Employees may also make additional contributions up to a maximum of 10% of compensation.

Employees are immediately vested in their participant contributions and become vested in employer contributions to the plan over a five-year period. For the year ended December 31, 2020 the Town's total payroll was \$1,073,075, the total covered payroll by the retirement plan was \$810,675. During 2020, the Town and employees each made their respectively required contribution of \$32,427, for a total of \$64,854. Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. The Plan may be amended by resolution of the Town Council, but it may not be amended beyond the limits established by state statute. Complete financial statements for the retirement plans may be obtained from CRA, 4949 S. Syracuse St., Suite 400, Denver, Colorado, 80237.

Note 9 - Capital Assets

Capital assets activity for the year ended December 31, 2020 was as follows:

| | Balance January 1, 2020 | Additions | Dispositions | Balance December 31, 2020 |
|---|-------------------------------|-------------------|--------------|---------------------------------|
| Governmental Activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 1,940,462 | \$ - | \$ - | \$ 1,940,462 |
| Construction in progress | 423,691 | 726,248 | - | 1,149,939 |
| Total | <u>2,364,153</u> | <u>726,248</u> | <u>-</u> | <u>3,090,401</u> |
| Capital assets being depreciated | | | | |
| Buildings | 433,024 | - | - | 433,024 |
| Vehicles and equipment | 559,481 | 106,767 | - | 666,248 |
| Equipment - culture and recreation | 134,432 | - | - | 134,432 |
| Infrastructure | 5,296,993 | 53,975 | - | 5,350,968 |
| Less accumulated depreciation | <u>(1,730,193)</u> | <u>(223,626)</u> | <u>-</u> | <u>(1,953,819)</u> |
| Capital assets being depreciated, net | <u>4,693,737</u> | <u>(62,884)</u> | <u>-</u> | <u>4,630,853</u> |
| Total Governmental Activities capital assets | <u>\$ 7,057,890</u> | <u>\$ 663,364</u> | <u>\$ -</u> | <u>\$ 7,721,254</u> |

Town of Ridgway
Notes to the Financial Statements
December 31, 2020

Note 9 - Capital Assets (continued)

| | Balance January 1, 2020 | Additions | Dispositions | Balance December 31, 2020 |
|--|-------------------------------|-----------------------|--------------|---------------------------------|
| Business-type Activities | | | | |
| Capital assets not being depreciated | | | | |
| Land | \$ 2,036,258 | \$ - | \$ - | \$ 2,036,258 |
| | <u>2,036,258</u> | <u>-</u> | <u>-</u> | <u>2,036,258</u> |
| Capital assets being depreciated | | | | |
| Buildings | 20,668 | | | 20,668 |
| Improvements other than buildings | 4,694,852 | 294,463 | | 4,989,315 |
| Vehicles and equipment | 449,444 | 68,400 | | 517,844 |
| Less accumulated depreciation | (2,600,469) | (140,547) | | (2,741,016) |
| Capital assets being depreciated, net | <u>2,564,495</u> | <u>222,316</u> | <u>-</u> | <u>2,786,811</u> |
| Total Business-Type Activities Capital Assets | <u>\$ 4,600,753</u> | <u>\$ 222,316</u> | <u>-</u> | <u>\$ 4,823,069</u> |

Depreciation expense was charged to functions/programs of the Town as follows:

| | | | |
|--|-------------------|-------|-------------------|
| General government | \$ 12,653 | Water | \$ 85,522 |
| Public safety | 17,738 | Sewer | 55,025 |
| Culture and recreation | 5,098 | | <u>\$ 140,547</u> |
| Public works, including depreciation of general infrastructure assets | <u>188,137</u> | | |
| Total depreciation expenses | <u>\$ 223,626</u> | | |

Required Supplementary Information

**Town of Ridgway
General Fund
Schedule of Revenues-Budget and Actual
December 31, 2020**

| Revenues | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|----------------------------------|----------------------------|----------------------------|----------------------------|---|
| Taxes: | | | | |
| General property taxes | \$ 303,307 | \$ 303,307 | \$ 301,718 | \$ (1,589) |
| Property taxes-debt service | 22,830 | 22,830 | 22,358 | (472) |
| Specific Ownership taxes | 28,000 | 28,000 | 38,742 | 10,742 |
| General sales taxes | 1,402,199 | 1,402,199 | 1,683,014 | 280,815 |
| Franchise taxes | 42,000 | 42,000 | 42,082 | 82 |
| Lodging tax | 80,000 | 80,000 | 95,123 | 15,123 |
| Interest on delinquent taxes | 500 | 500 | 1,367 | 867 |
| Delinquent taxes | 100 | 100 | - | (100) |
| Sales tax-penalty and interest | 8,000 | 8,000 | 6,578 | (1,422) |
| Excise Development Tax | 40,000 | 40,000 | 3,000 | (37,000) |
| Total taxes | <u>1,926,936</u> | <u>1,926,936</u> | <u>2,193,982</u> | <u>267,046</u> |
| Licenses and permits: | | | | |
| Liquor licenses | 2,200 | 2,200 | 3,974 | 1,774 |
| Other | 37,142 | 37,142 | 33,977 | (3,165) |
| Sales tax and license | 20,000 | 20,000 | 18,930 | (1,070) |
| Building permit fees | 50,000 | 50,000 | 72,806 | 22,806 |
| Total licenses and permits | <u>109,342</u> | <u>109,342</u> | <u>129,687</u> | <u>20,345</u> |
| Intergovernmental revenues | | | | |
| Grants | 66,016 | 66,016 | 186,202 | 120,186 |
| State shared revenue: | | | | |
| Lottery funds | 12,000 | 12,000 | 10,792 | (1,208) |
| Cigarette taxes | 2,200 | 2,200 | 2,688 | 488 |
| Motor vehicle registration fees | 6,000 | 6,000 | 7,309 | 1,309 |
| Mineral leasing and other | 10,000 | 10,000 | 27,621 | 17,621 |
| Road and bridge apportionment | 26,382 | 26,382 | 26,382 | - |
| Highway user's taxes | 53,500 | 53,500 | 51,712 | (1,788) |
| Total intergovernmental revenues | <u>176,098</u> | <u>176,098</u> | <u>312,706</u> | <u>136,608</u> |
| Fines and forfeits | <u>10,000</u> | <u>10,000</u> | <u>7,178</u> | <u>(2,822)</u> |
| Miscellaneous revenues: | | | | |
| Interest | 10,000 | 10,000 | 6,155 | (3,845) |
| Consulting services | 98,000 | 98,000 | 31,255 | (66,745) |
| P & Z applications | 5,000 | 5,000 | 8,810 | 3,810 |
| Reimbursements and refunds | 23,100 | 23,100 | 50,877 | 27,777 |
| Other | 58,950 | 58,950 | 31,653 | (27,297) |
| Total miscellaneous revenues | <u>195,050</u> | <u>195,050</u> | <u>128,750</u> | <u>(66,300)</u> |
| Charges for services-trash | <u>156,000</u> | <u>156,000</u> | <u>164,456</u> | <u>8,456</u> |
| Transfers in | - | - | - | - |
| Total revenues | <u><u>\$ 2,573,426</u></u> | <u><u>\$ 2,573,426</u></u> | <u><u>\$ 2,936,759</u></u> | <u><u>\$ 363,333</u></u> |

Town of Ridgway
General Fund
Schedule of Expenditures-Budget and Actual
December 31, 2020

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|--------------------------------------|----------------------------|-------------------------|-------------------|---|
| General Government | | | | |
| Personnel | | | | |
| Salary and wages | \$ 464,589 | \$ 464,589 | \$ 439,070 | \$ 25,519 |
| Employee benefits | 135,464 | 135,464 | 134,176.00 | 1,288 |
| Council and Mayor | 22,800 | 22,800 | 22,250.00 | 550 |
| P and Z compensation | 17,400 | 17,400 | 17,200.00 | 200 |
| Town Attorney | 60,000 | 60,000 | 34,090 | 25,910 |
| Total personnel | <u>700,253</u> | <u>700,253</u> | <u>646,786</u> | <u>53,467</u> |
| Administration | | | | |
| Treasurer fees | 7,500 | 7,500 | 6,062 | 1,438 |
| Audit and budget | 6,150 | 6,150 | 6,150 | - |
| Insurance and bonds | 7,315 | 7,315 | 9,486 | (2,171) |
| Printing and publishing | 1,500 | 1,500 | 468 | 1,032 |
| Office supplies and postage | 6,000 | 6,000 | 4,405 | 1,595 |
| Utilities | 1,600 | 1,600 | 1,406 | 194 |
| Telephone | 3,000 | 3,000 | 1,731 | 1,269 |
| Repairs and maintenance | 700 | 700 | - | 700 |
| Elections | 2,500 | 2,500 | 548 | 1,952 |
| Janitor services | 6,800 | 6,800 | 1,183 | 5,617 |
| Conference and school | 11,500 | 11,500 | 1,003 | 10,497 |
| Dues | 4,000 | 4,000 | 3,390 | 610 |
| Consulting services | 129,000 | 129,000 | 23,792 | 105,208 |
| Miscellaneous | 174,854 | 174,854 | 101,436 | 73,418 |
| Reimbursable bonds and permits | 28,000 | 28,000 | 25,979 | 2,021 |
| Tourism promotion | 56,000 | 56,000 | 61,040 | (5,040) |
| Leases | 3,250 | 3,250 | 2,603 | 647 |
| Meeting and community events | 10,000 | 10,000 | 1,397 | 8,603 |
| Vehicle expense | 800 | 800 | 83 | 717 |
| Filing and recording | 850 | 850.00 | 240 | 610 |
| Total administrative | <u>461,319</u> | <u>461,319</u> | <u>252,402</u> | <u>208,917</u> |
| Capital outlay | | | | |
| Office equipment | 8,500 | 8,500 | 7,833 | 667 |
| Affordable housing property purchase | - | - | 14,960 | (14,960) |
| Records management | 500 | 500 | 209 | 291 |
| Total capital outlay | <u>9,000</u> | <u>9,000</u> | <u>23,002</u> | <u>(14,002)</u> |
| Total general government | <u>\$ 1,170,572</u> | <u>\$ 1,170,572</u> | <u>\$ 922,190</u> | <u>\$ 248,382</u> |

**Town of Ridgway
General Fund
Statement of Expenditures-Budget and Actual
December 31, 2020**

continued

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|-----------------------------|----------------------------|-------------------------|-------------------|---|
| Public Safety | | | | |
| Personnel | | | | |
| Salary and wages | \$ 254,380 | \$ 254,380 | \$ 230,804 | \$ 23,576 |
| Municipal Judge | 1,656 | 1,656 | 1,656 | - |
| Court Clerk | 4,140 | 4,140 | 4,140 | - |
| Employee benefits | 91,532 | 91,532 | 83,301 | 8,231 |
| Juvenile diversion | 8,450 | 8,450 | 8,000 | 450 |
| Total personnel | <u>360,158</u> | <u>360,158</u> | <u>327,901</u> | <u>32,257</u> |
| Administration | | | | |
| Utilities | 1,600 | 1,600 | 1,406 | 194 |
| Gas and oil | 7,500 | 7,500 | 7,911 | (411) |
| Telephone | 4,500 | 4,500 | 4,305 | 195 |
| Uniforms | 3,000 | 3,000 | 1,474 | 1,526 |
| Radio and radar repair | 12,000 | 12,000 | 8,936 | 3,064 |
| Office supplies | 1,500 | 1,500 | 380 | 1,120 |
| Dues and schools | 6,500 | 6,500 | 791 | 5,709 |
| Equipment and Supplies | 15,000 | 15,000 | 8,443 | 6,557 |
| Traffic and investigations | 2,000 | 2,000 | 332 | 1,668 |
| Dispatch services | 40,015 | 40,015 | 40,014 | 1 |
| Testing and examinations | 400 | 400 | - | 400 |
| Contractual services | 32,000 | 32,000 | 5,856 | 26,144 |
| Other | 10,537 | 10,537 | 9,286 | 1,251 |
| Vehicle maintenance | 8,000 | 8,000 | 2,461 | 5,539 |
| Computer services | 860 | 860 | 3,351 | (2,491) |
| Total administration | <u>145,412</u> | <u>145,412</u> | <u>94,946</u> | <u>50,466</u> |
| Capital Outlay | | | | |
| Vehicle purchase | 45,000 | 45,000 | 42,960 | 2,040 |
| Office equipment purchase | 1,500 | 1,500 | 0.00 | 1,500 |
| Total capital outlay | <u>46,500</u> | <u>46,500</u> | <u>42,960</u> | <u>3,540</u> |
| Other | | | | |
| Weed control | 500 | 500 | - | 500 |
| Mosquito control | 12,000 | 12,000 | 11,768 | 232 |
| Total other | <u>12,500</u> | <u>12,500</u> | <u>11,768</u> | <u>732</u> |
| Total public safety | <u>\$ 564,570</u> | <u>\$ 564,570</u> | <u>\$ 477,575</u> | <u>\$ 86,995</u> |

Town of Ridgway
General Fund
Statement of Expenditures-Budget and Actual
December 31, 2020

continued

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|-----------------------------|----------------------------|-------------------------|-------------------|---|
| Public Works | | | | |
| Personnel | | | | |
| Salaries | \$ 100,825 | \$ 100,825 | \$ 96,489 | \$ 4,336 |
| Employee benefits | 37,840 | 37,840 | 38,170 | (330) |
| Total personnel | <u>138,665</u> | <u>138,665</u> | <u>134,659</u> | <u>4,006</u> |
| Administration | | | | |
| Repairs and maintenance | 14,000 | 14,000 | 4,015 | 9,985 |
| Supplies | 15,100 | 15,100 | 1,228 | 13,872 |
| Gas, oil and diesel | 5,500 | 5,500 | 4,851 | 649 |
| Tools | 500 | 500 | 341 | 159 |
| Utilities | 3,000 | 3,000 | 2,803 | 197 |
| Telephone | 1,500 | 1,500 | 1,231 | 269 |
| Safety equipment | 11,000 | 11,000 | 690 | 10,310 |
| Street signs | 4,500 | 4,500 | 504 | 3,996 |
| Consulting services | 88,000 | 88,000 | 42,339 | 45,661 |
| Street lighting | 7,500 | 7,500 | 10,108 | (2,608) |
| Miscellaneous | 41,650 | 41,650 | 87,490 | (45,840) |
| Computer services | 4,990 | 4,990 | 1,352 | 3,638 |
| Total administration | <u>197,240</u> | <u>197,240</u> | <u>156,952</u> | <u>40,288</u> |
| Capital Outlay | | | | |
| Storm Drainage | 50,800 | 50,800 | 1,215 | 49,585 |
| Gravel and paving | 81,000 | 81,000 | 10,927 | 70,073 |
| Dust prevention | 40,000 | 40,000 | 30,000 | 10,000 |
| Vehicle purchase | 105,000 | 105,000 | 57,169 | 47,831 |
| Total capital outlay | <u>276,800</u> | <u>276,800</u> | <u>99,311</u> | <u>177,489</u> |
| Total public works | <u>612,705</u> | <u>612,705</u> | <u>390,922</u> | <u>221,783</u> |
| Trash removal | <u>156,000</u> | <u>\$ 156,000</u> | <u>\$ 164,794</u> | <u>\$ (8,794)</u> |

Town of Ridgway
General Fund
Statement of Expenditures-Budget and Actual
December 31, 2020

continued

| | Original Budget | Final Budget | Actual | Variance Favorable (Unfavorable) |
|-------------------------------------|----------------------------|-------------------------|---------------------|---|
| Culture and recreation | | | | |
| KVNF radio | \$ 1,000 | \$ 1,000 | \$ 1,000 | - |
| Voyage after school program | 7,000 | 7,000 | 7,000 | - |
| Other donations | 23,000 | 23,000 | 18,367 | 4,633 |
| Uncompahgre Volunteer Legal Aid | 3,000 | 3,000 | 3,000 | - |
| Ouray County partners program | 1,000 | 1,000 | 1,000 | - |
| Eco Action Partners | 5,000 | 5,000 | 5,000 | - |
| Second chance humane society | 6,500 | 6,500 | 6,500 | - |
| Region 10 | - | - | 18,706 | (18,706) |
| Affordable housing incentives | 35,151 | 35,151 | - | 35,151 |
| Total culture and recreation | <u>81,651</u> | <u>81,651</u> | <u>60,573</u> | <u>21,078</u> |
| Community Center | | | | |
| Utilities | 1,500 | 1,500 | 1,481 | 19 |
| Maintenance and repairs | 40,000 | 40,000 | 11,995 | 28,005 |
| Janitorial services | 6,800 | 6,800 | 1,183 | 5,617 |
| Supplies | 3,000 | 3,000 | 5,327 | (2,327) |
| Total community center | <u>51,300</u> | <u>51,300</u> | <u>19,986</u> | <u>31,314</u> |
| Parks | | | | |
| Personnel | | | | |
| Salaries and benefits | 90,348 | 90,348 | 61,202 | 29,146 |
| Employee benefits | 19,974 | 19,974 | 17,559 | 2,415 |
| Total personnel | <u>110,322</u> | <u>110,322</u> | <u>78,761</u> | <u>31,561</u> |
| Administration | | | | |
| Utilities | 7,000 | 7,000 | 6,310 | 690 |
| Gas and oil | 2,500 | 2,500 | 2,510 | (10) |
| Repairs and maintenance | 26,000 | 26,000 | 1,054 | 24,946 |
| Janitorial | 3,000 | 3,000 | 5,474 | (2,474) |
| Supplies and materials | 24,000 | 24,000 | 21,313 | 2,687 |
| Insurance | 7,314 | 7,314 | 7,793 | (479) |
| Urban forest management | 20,000 | 20,000 | 20,000 | - |
| River Corridor maintenance | 5,000 | 5,000 | - | 5,000 |
| Events and festivals | 66,000 | 66,000 | 16,723 | 49,277 |
| Other | 30,696 | 30,696 | 10,393 | 20,303 |
| Total administration | <u>191,510</u> | <u>191,510</u> | <u>91,570</u> | <u>99,940</u> |
| Capital outlay | <u>32,000</u> | <u>32,000</u> | <u>25,836</u> | <u>6,164</u> |
| Total parks | <u>333,832</u> | <u>333,832</u> | <u>196,167</u> | <u>137,665</u> |
| Debt service | <u>116,055</u> | <u>116,055</u> | <u>116,455</u> | <u>(400)</u> |
| Transfers | <u>(62,500)</u> | <u>(62,500)</u> | <u>-</u> | <u>(62,500)</u> |
| Total expenditures | <u>\$ 3,024,185</u> | <u>\$ 3,024,185</u> | <u>\$ 2,348,662</u> | <u>\$ 675,523</u> |

Town of Ridgway
Capital Projects Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Year Ended December 31, 2020

| | Original Budget | Final Budget | Actual | Favorable (Unfavorable) |
|--|----------------------------|---------------------|--------------------|------------------------------------|
| Revenues | | | | |
| Intergovernmental | \$ 190,000 | \$ 190,000 | \$ 194,519 | \$ 4,519 |
| Town Funding | 22,830 | 22,830 | - | (22,830) |
| Donations | 415,000 | 415,000 | 439,440 | 24,440 |
| Total revenues | <u>627,830</u> | <u>627,830</u> | <u>633,959</u> | <u>6,129</u> |
| Expenditures | | | | |
| Current: | | | | |
| Culture and recreation | | | | |
| Capital outlay | 798,929 | 798,929 | 726,248 | 72,681 |
| Total expenditures | <u>798,929</u> | <u>798,929</u> | <u>726,248</u> | <u>72,681</u> |
| Excess (deficiency) of revenues over expenditures | (171,099) | (171,099) | (92,289) | 78,810 |
| Other financing sources (uses) | | | | |
| Transfers in (out) | 155,725 | 155,725 | - | (155,725) |
| Fund balance, January 1 | - | - | 60,670 | 60,670 |
| Fund balance, December 31 | <u>\$ (15,374)</u> | <u>\$ (15,374)</u> | <u>\$ (31,619)</u> | <u>\$ (16,245)</u> |

Town of Ridgway
Water Fund-(non GAAP Budgetary Basis)
Schedule of Revenues and Expenditures-Budget and Actual
December 31, 2020

| | Budgeted | | | Variable Favorable (Unfavorable) |
|---|-------------------|-------------------|-------------------|---|
| Revenues | Original | Final | Actual | |
| Charges for services | \$ 672,000 | \$ 672,000 | \$ 727,037 | \$ 55,037 |
| Tap fees and contributions | 123,550 | 123,550 | 61,475 | (62,075) |
| Investment income | 8,000 | 8,000 | 4,389 | (3,611) |
| Other | 210,000 | 210,000 | 89,490 | (120,510) |
| Total revenues | 1,013,550 | 1,013,550 | 882,391 | (131,159) |
| Expenditures | | | | |
| Salaries and fringe benefits | 156,712 | 156,712 | 163,778 | (7,066) |
| Supplies | 299,000 | 299,000 | 255,226 | 43,774 |
| Insurance | 7,314 | 7,314 | 7,486 | (172) |
| Professional fees | 30,325 | 30,325 | 3,075 | 27,250 |
| Repairs and maintenance | 311,500 | 311,500 | 47,604 | 263,896 |
| Vehicle expense | 10,500 | 10,500 | 4,261 | 6,239 |
| GIS mapping | 4,000 | 4,000 | 1,048 | 2,952 |
| Testing and permits | 6,150 | 6,150 | 6,578 | (428) |
| Capital outlay | 1,000 | 1,000 | - | 1,000 |
| Consulting and engineering | 67,320 | 67,320 | 24,500 | 42,820 |
| Utilities and telephone | 15,000 | 15,000 | 17,168 | (2,168) |
| Plant Expenses | 22,000 | 22,000 | 19,800 | 2,200 |
| Computer services | 5,280 | 5,280 | 1,665 | 3,615 |
| Other | 37,516 | 37,516 | 57,338 | (19,822) |
| Debt service-CWCB | 7,568 | 7,568 | 7,568 | - |
| Debt service-CWRPD | 22,500 | 22,500 | 22,500 | - |
| Debt service-DOLA | 9,795 | 9,795 | 9,795 | - |
| Debt service- CWCB | 30,918 | 30,918 | 30,918 | - |
| Total expenditures | 1,044,398 | 1,044,398 | 680,308 | 364,090 |
| Excess of revenues over expenditures | (30,848) | (30,848) | 202,083 | 232,931 |
| Available Resources-January 1 | 672,907 | 672,907 | 723,390 | 50,483 |
| Available Resources-December 1 | \$ 642,059 | \$ 642,059 | \$ 925,473 | \$ 283,414 |

Town of Ridgway
Sewer Fund-(Non GAAP Budgetary Basis)
Schedule of Revenues and Expenditures-Budget and Actual
December 31, 2020

| | Budgeted | | Actual | Variable |
|---|-------------------|-------------------|-------------------|------------------------------------|
| | Original | Final | | Favorable (Unfavorable) |
| Revenues | | | | |
| Charges for services | \$ 318,500 | \$ 318,500 | \$ 317,184 | \$ (1,316) |
| Tap fees and contributions | 100,000 | 100,000 | 44,355 | (55,645) |
| Investment income | 15,000 | 15,000 | 5,494 | (9,506) |
| Grants | - | - | 38,355 | 38,355 |
| Miscellaneous | 96,500 | 96,500 | 3,952 | (92,548) |
| Total revenues | <u>530,000</u> | <u>530,000</u> | <u>409,340</u> | <u>(120,660)</u> |
| Expenditures | | | | |
| Salaries and fringe benefits | 124,882 | 124,882 | 130,628 | (5,746) |
| Consulting and engineering | 42,000 | 42,000 | 6,927 | 35,073 |
| Repairs and maintenance | 276,500 | 276,500 | 147,311 | 129,189 |
| Vehicle expense | 10,000 | 10,000 | 8,571 | 1,429 |
| GIS mapping | 4,000 | 4,000 | 975 | 3,025 |
| Testing and permits | 4,400 | 4,400 | 5,127 | (727) |
| Insurance | 7,315 | 7,315 | 7,986 | (671) |
| Professional fees | 6,325 | 6,325 | 3,075 | 3,250 |
| Supplies | 12,000 | 12,000 | 6,489 | 5,511 |
| Utilities and telephone | 46,600 | 46,600 | 45,296 | 1,304 |
| Computer services | 5,280 | 5,280 | 1,390 | 3,890 |
| Debt service | 15,915 | 15,915 | 15,915 | - |
| Other | 26,718 | 26,718 | 12,781 | 13,937 |
| Capital outlay | 1,000 | 1,000 | 3,079 | (2,079) |
| Total expenditures | <u>582,935</u> | <u>582,935</u> | <u>395,550</u> | <u>187,386</u> |
| Excess of revenues over expenditures | (52,935) | (52,935) | 13,791 | 66,726 |
| Available Resources-January 1 | <u>922,894</u> | <u>922,894</u> | <u>937,115</u> | <u>14,221</u> |
| Available Resources-December 1 | <u>\$ 869,959</u> | <u>\$ 869,959</u> | <u>\$ 950,906</u> | <u>\$ 80,947</u> |

AGENDA ITEM #5

To: Town of Ridgway Town Council
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: August 27, 2021
Subject: Amended Plat for Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision for October 13th Town Council Meeting

APPLICATION INFORMATION

Request: Request to amend Liddell-Stanton Business Park Subdivision to remove a note from the plat limiting Lot 3R to 0 residential dwellings.

Legal: Lots 2R & 3R, Block 2, Liddell-Stanton Business Park Subdivision

Address: 160 & 180 Liddell Drive

General Location: South of Sherman St. (SH62); east of Liddell Dr. and west of the Uncompahgre River

Parcel #: 430516308004

Zone District: GC General Commercial

Current Use: Vacant

Applicant: Tate Rogers, Authorized Agent

Owner: Richard L DePew & Barbara S Miller, Trustees of The Eaton 2012 Irrevocable Family Trust (Lot 3R)

PROJECT REVIEW

BACKGROUND

The parcel was originally platted in 1984 as Lot 3, Block 2, Liddell – Stanton Business Park Subdivision (Rec. #1135151). This plat created 23 lots, one outlot, 60' right-of way for Liddell Drive, 40' right-of-way for Campbell Lane and a 20' alley providing access to the southside of Lots 1 – 5, Block 3. (See Attachment B)

In September of 2007, Lots 2 and 3 of the Liddell-Stanton Business Park went through a plat amendment to adjust the shared property line between the two lots. This plat created Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision. (See Attachment C)

The parcels are east of and adjacent to Liddell Drive within the Business Park and to the east of the Uncompahgre River. Lot 2R is not within the Uncompahgre River Overlay District (UROD) (see Figure 1 to the right), however, Lot 3R is within it. Therefore, any future development on Lot 3R shall be subject to and limited by the standards and provisions of the overlay district as set forth in Section



Figure 1. UROD in Blue

7-3-14 of the RMC. Furthermore, a small portion of the southeast corner of Lot 3R appears to be located within the 100-yr flood plain.

REQUEST

The current owner of Lot 3R is wanting to sell the property and has had multiple potential buyers ask that the limitation on residential uses be removed from the plat. While this request does not include a development plan for the property, the request is to remove the limitation of residential dwellings on Lot 3R to allow the property to develop as allowed in the General Commercial (GC) zone district pursuant to Section 7-3-11, "GC" General Commercial District, of the Ridgway Municipal Code (RMC).

The request, if approved by the Town Council, would make the following specific changes to Note 5 of the Amended Plat:

5. *The maximum number of residential dwelling units allowable shall be 5 on Lot 2R and 0 on Lot 3R. Lot 3R may be used for any uses allowed by applicable provisions of the Town of Ridgway Land Use **MUNICIPAL** Code and any development proposed for Lot 3R and redevelopment or further development of Lot 2R must be reviewed and approved by the Town of Ridgway.*

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

- (B) *Amended plats of subdivision plats previously approved by the Town, or parts of such plats, which do not make or require a material change in the extent, location, or type of public improvements and easements provided, and are consistent with the Design Standards of these Regulations may be submitted, approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivision by these regulations, if all required improvements are in and available to serve each lot.*

The proposed amendments do not materially change the "extent, location, or type of public improvements and easements" since the parcels are already platted and changes to the property boundaries or access is being contemplated with this request. Since the request addresses allowed uses on the property, the change is not material for the plat; however, the merits and applicable design and development standards required by the RMC will be reviewed at such time the property develops further. Therefore, the requirements set forth in 7-4-10(C) apply to this application.

This section requires the applicant to submit appropriate documentation in accordance with subsection 7-4-5(C) of the RMC and states that the application shall be reviewed with the procedures set forth in subsection 7-4-5(C) as well.

RMC §7-4-5(C)(8)(b):

The Town Council shall determine the following are met in order to approve, with or without conditions, the plat amendment:

- (i) *The Town has received a reproducible mylar properly executed by all parties except Town officials, the original subdivision improvements agreement properly executed by the Subdivider accompanied by required security, and copies of properly executed corporate documents and covenants;*



- (ii) *Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
- (iii) *Payment of all costs due to date pursuant to 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

ANALYSIS

MASTER PLAN

This parcel is identified as Mixed-Use Business on the Future Land Use Map of the 2019 Master Plan. The excerpt below is from page 58 of the Ridgway Master Plan and identifies the desired development characteristics and densities of the Mixed-Use Business land use classification.

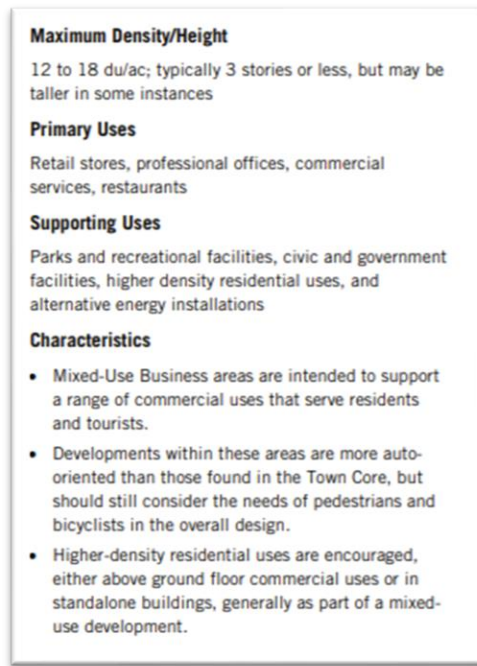


Figure 2. Mixed Use Business



Figure 3. Future Land Use Map

Applicable 2019 Ridgway Master Plan Goals: the following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this project.

- **Goal COM-1:** Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
 - Policy COM-1.1: Workforce Housing
 - Policy COM-1.3: Public-Private Partnerships
 - Policy COM-1.5: Distributed Approach
 - Policy COM-1.6: Multi-Generational Housing
 - Policy COM-1.7: Accessibility
- **Goal COM-2:** Encourage a diversity of housing options that meet the needs of residents.
 - Policy COM-2.1: Diversity of Housing Types
 - Policy COM-2.2: Housing Options
 - Policy COM-2.3: Resident Occupied Housing
 - Policy COM-2.4: Accessible Housing



- Goal CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.
 - Policy CHR-1.1: Neighborhood Character
 - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
 - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
 - Policy ECO-3.1: Locals-Serving Businesses and Services
 - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.
 - Policy GRO-1.2: Balanced Mix of Uses.
 - Policy GRO-1.3: Mixed-Use Development
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
 - Policy GRO-2.1: Growth Pays for Growth
 - Policy GRO-2.2: Adequate Public Facilities
 - Policy GRO-2.3: Development Capacity

Similar to other requests, staff is concerned that a number of recent projects, including this request, opens the door for decreased commercial, service, office, and manufacturing uses which may begin to upset the balance of land uses throughout the Town. This concern, while it may not directly apply to this request at this time, is a concern that Staff has been grappling with for a period of time – many of the parcels which have been identified as commercial have been developed as residential developments. Where commercial uses are preserved, they have been a small portion of the overall development plan. We bring this up simply to remind the Town Council that an overall balance in land uses (commercial vs residential vs industrial) is necessary for a vibrant and sustainable community. The sales tax generated by sales of products supports the programs and services that the residents desire and that makes Ridgway the special community it is. If that balance is eroded, the town's revenues may decrease; or its costs of services may increase.

LAND USES

The property is currently vacant, and no development plan is being proposed at this time. Therefore, all uses that would be allowed within the underlying zoning district, General Commercial, may be allowed on this property. The proposed amendment to note 5 would, essentially, extend the currently allowed uses to also include:

| <i>Uses By Right</i> | <i>Conditional Uses</i> |
|---|---|
| <ul style="list-style-type: none">• Multiple family dwellings and short-term rentals of those dwellings in compliance with subsection 7-3-18(I)• Live/work dwelling• Group homes• Employee Housing | <ul style="list-style-type: none">• Townhouse dwellings• Triplex dwellings• Fourplex dwellings. |



DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the GC General Commercial District, the following standards apply to all uses:

| <i>Standard</i> | <i>Requirement</i> |
|-------------------------|---------------------------|
| Min. Lot Width | 30' |
| Min. Lot Size | 5,000sf |
| Max. Lot Coverage | 60% |
| Min. Front Setback | 15' |
| Min. Rear Setback | 8' |
| Min. Side Setback | 8' |
| Max. Side on Corner Lot | 7.5' |
| Structure Height | 27' |

The current subdivision appears to either meet or is able to meet all dimensional standards for the GC Zone District. These standards will be applied to development requests when they are submitted to the Town.

ACCESS

Each of the two lots have direct frontage with Liddell Drive and, therefore, would have legal access. Lot 2R utilizes an access easement that was established with the 2007 amended plat for access to the property across Lot 3R. At such time Lot 3R develops, requiring a shared access point to minimize access points and have organized and safe ingress and egress onto Liddell Drive should be encouraged.

Most of Liddell Drive, with the exception of a short portion adjacent to Sherman St (SH62) is gravel. As properties along Liddell Drive develop and redevelop, the Town should evaluate at what point the road may need to be paved. This would be evaluated based on actual development proposals submitted to the town and traffic studies and analysis completed by town staff at that time.

UTILITIES

Utilities are installed in Liddell Drive and provide adequate service and capacity for both Lot 2R and 3R. At such time the property develops, the applicant will need to provide adequate information to ensure that both water and sewer systems have adequate capacity and are designed to handle the proposed uses. At that time, there may be additional improvements, extensions, or replacements needed for the project to be adequately served by these Town systems.

AFFORDABLE HOUSING PROVISIONS

No affordable housing provisions are being proposed as part of this amended final plat. The GC zone district allows for multiple family dwellings with short term rentals within those dwellings by right and Townhouse, Triplex, and Fourplex dwellings as conditional uses. If either of these parcels develop or redevelop as townhome, fourplex, or multiple family dwellings with four or more dwelling units, provisions of affordable housing should be met

PUBLIC COMMENT

As of the drafting of this staff report, no public comments either for or against the request have been received.



PLANNING COMMISSION RECOMMENDATION

The Town of Ridgway Planning Commission held a duly noticed public hearing on August 31, 2021, to consider the application. Town staff presented the application materials, the applicant presented the project, and public testimony was given at the public hearing. No public comments were made at the hearing. For additional information on the Planning Commission discussion, the meeting minutes are available on the [Town's website](#) and the recording of the meeting is available on the Town's [YouTube channel](#).

Following the public hearing and discussion, the Town of Ridgway Planning Commission recommended approval to the Town Council to approve the Plat Amendment for Lots 2R and 3R, Block 2 in the Liddell-Stanton Business Park with the following conditions by unanimous vote:

1. A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.
2. An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with Ouray County Clerk and Recorder's Office.
3. Add a new note 7 stating "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."
4. The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with Ouray County Clerk and Recorder's Office.
5. Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines, and regulations at the time of development.
6. Note 5 shall be amended to say the residential dwellings on Lot 3R will be limited to five (5).

STAFF RECOMMENDATION (UPDATED ON 10/7/2021)

If the Town Council choses to approve the amendment to the plat as requested and presented within this staff report, staff would recommend that the Council include the following conditions in its motion:

1. A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.
2. An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with Ouray County Clerk and Recorder's Office.
3. Add a new note 7 stating "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."
4. The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with Ouray County Clerk and Recorder's Office.
5. Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines, and regulations at the time of development.
6. Note 5 shall be amended to say the residential dwellings on Lot 3R will be limited to five (5).



ATTACHMENTS

- A. Application and Support Materials
- B. Liddell-Stanton Business Park Subdivision, Reception # 135151
- C. Amended Plat of Lots 2 & 3, Block 2, Liddell-Stanton Business Park Subdivision, Reception # 195995



To: Town of Ridgway Town Council
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: August 27, 2021
Subject: Amended Plat for Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision for October 13th Town Council Meeting

APPLICATION INFORMATION

Request: Request to amend Liddell-Stanton Business Park Subdivision to remove a note from the plat limiting Lot 3R to 0 residential dwellings.

Legal: Lots 2R & 3R, Block 2, Liddell-Stanton Business Park Subdivision

Address: 160 & 180 Liddell Drive

General Location: South of Sherman St. (SH62); east of Liddell Dr. and west of the Uncompahgre River

Parcel #: 430516308004

Zone District: GC General Commercial

Current Use: Vacant

Applicant: Tate Rogers, Authorized Agent

Owner: Richard L DePew & Barbara S Miller, Trustees of The Eaton 2012 Irrevocable Family Trust (Lot 3R)

PROJECT REVIEW

BACKGROUND

The parcel was originally platted in 1984 as Lot 3, Block 2, Liddell – Stanton Business Park Subdivision (Rec. #1135151). This plat created 23 lots, one outlot, 60' right-of way for Liddell Drive, 40' right-of-way for Campbell Lane and a 20' alley providing access to the southside of Lots 1 – 5, Block 3. (See Attachment B)

In September of 2007, Lots 2 and 3 of the Liddell-Stanton Business Park went through a plat amendment to adjust the shared property line between the two lots. This plat created Lots 2R and 3R, Block 2, Liddell-Stanton Business Park Subdivision. (See Attachment C)

The parcels are east of and adjacent to Liddell Drive within the Business Park and to the east of the Uncompahgre River. Lot 2R is not within the Uncompahgre River Overlay District (UROD) (see Figure 1 to the right), however, Lot 3R is within it. Therefore, any future development on Lot 3R shall be subject to and limited by the standards and provisions of the overlay district as set forth in Section



Figure 1. UROD in Blue

7-3-14 of the RMC. Furthermore, a small portion of the southeast corner of Lot 3R appears to be located within the 100-yr flood plain.

REQUEST

The current owner of Lot 3R is wanting to sell the property and has had multiple potential buyers ask that the limitation on residential uses be removed from the plat. While this request does not include a development plan for the property, the request is to remove the limitation of residential dwellings on Lot 3R to allow the property to develop as allowed in the General Commercial (GC) zone district pursuant to Section 7-3-11, "GC" General Commercial District, of the Ridgway Municipal Code (RMC).

The request, if approved by the Town Council, would make the following specific changes to Note 5 of the Amended Plat:

5. *The maximum number of residential dwelling units allowable shall be 5 on Lot 2R and 0 on Lot 3R. Lot 3R may be used for any uses allowed by applicable provisions of the Town of Ridgway Land Use **MUNICIPAL** Code and any development proposed for Lot 3R and redevelopment or further development of Lot 2R must be reviewed and approved by the Town of Ridgway.*

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

- (B) *Amended plats of subdivision plats previously approved by the Town, or parts of such plats, which do not make or require a material change in the extent, location, or type of public improvements and easements provided, and are consistent with the Design Standards of these Regulations may be submitted, approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivision by these regulations, if all required improvements are in and available to serve each lot.*

The proposed amendments do not materially change the "extent, location, or type of public improvements and easements" since the parcels are already platted and changes to the property boundaries or access is being contemplated with this request. Since the request addresses allowed uses on the property, the change is not material for the plat; however, the merits and applicable design and development standards required by the RMC will be reviewed at such time the property develops further. Therefore, the requirements set forth in 7-4-10(C) apply to this application.

This section requires the applicant to submit appropriate documentation in accordance with subsection 7-4-5(C) of the RMC and states that the application shall be reviewed with the procedures set forth in subsection 7-4-5(C) as well.

RMC §7-4-5(C)(8)(b):

The Town Council shall determine the following are met in order to approve, with or without conditions, the plat amendment:

- (i) *The Town has received a reproducible mylar properly executed by all parties except Town officials, the original subdivision improvements agreement properly executed by the Subdivider accompanied by required security, and copies of properly executed corporate documents and covenants;*



- (ii) *Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
- (iii) *Payment of all costs due to date pursuant to 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

ANALYSIS

MASTER PLAN

This parcel is identified as Mixed-Use Business on the Future Land Use Map of the 2019 Master Plan. The excerpt below is from page 58 of the Ridgway Master Plan and identifies the desired development characteristics and densities of the Mixed-Use Business land use classification.



Figure 2. Mixed Use Business

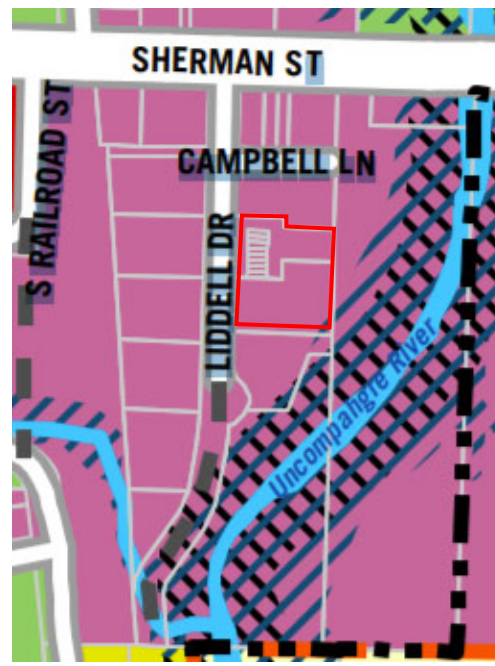


Figure 3. Future Land Use Map

Applicable 2019 Ridgway Master Plan Goals: the following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this project.

- **Goal COM-1:** Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
 - Policy COM-1.1: Workforce Housing
 - Policy COM-1.3: Public-Private Partnerships
 - Policy COM-1.5: Distributed Approach
 - Policy COM-1.6: Multi-Generational Housing
 - Policy COM-1.7: Accessibility
- **Goal COM-2:** Encourage a diversity of housing options that meet the needs of residents.
 - Policy COM-2.1: Diversity of Housing Types
 - Policy COM-2.2: Housing Options
 - Policy COM-2.3: Resident Occupied Housing
 - Policy COM-2.4: Accessible Housing



- Goal CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.
 - Policy CHR-1.1: Neighborhood Character
 - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
 - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
 - Policy ECO-3.1: Locals-Serving Businesses and Services
 - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.
 - Policy GRO-1.2: Balanced Mix of Uses.
 - Policy GRO-1.3: Mixed-Use Development
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
 - Policy GRO-2.1: Growth Pays for Growth
 - Policy GRO-2.2: Adequate Public Facilities
 - Policy GRO-2.3: Development Capacity

Similar to other requests, staff is concerned that a number of recent projects, including this request, opens the door for decreased commercial, service, office, and manufacturing uses which may begin to upset the balance of land uses throughout the Town. This concern, while it may not directly apply to this request at this time, is a concern that Staff has been grappling with for a period of time – many of the parcels which have been identified as commercial have been developed as residential developments. Where commercial uses are preserved, they have been a small portion of the overall development plan. We bring this up simply to remind the Town Council that an overall balance in land uses (commercial vs residential vs industrial) is necessary for a vibrant and sustainable community. The sales tax generated by sales of products supports the programs and services that the residents desire and that makes Ridgway the special community it is. If that balance is eroded, the town's revenues may decrease; or its costs of services may increase.

LAND USES

The property is currently vacant, and no development plan is being proposed at this time. Therefore, all uses that would be allowed within the underlying zoning district, General Commercial, may be allowed on this property. The proposed amendment to note 5 would, essentially, extend the currently allowed uses to also include:

| <i>Uses By Right</i> | <i>Conditional Uses</i> |
|--|---|
| <ul style="list-style-type: none"> • Multiple family dwellings and short-term rentals of those dwellings in compliance with subsection 7-3-18(I) • Live/work dwelling • Group homes • Employee Housing | <ul style="list-style-type: none"> • Townhouse dwellings • Triplex dwellings • Fourplex dwellings. |



DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the GC General Commercial District, the following standards apply to all uses:

| <i>Standard</i> | <i>Requirement</i> |
|-------------------------|---------------------------|
| Min. Lot Width | 30' |
| Min. Lot Size | 5,000sf |
| Max. Lot Coverage | 60% |
| Min. Front Setback | 15' |
| Min. Rear Setback | 8' |
| Min. Side Setback | 8' |
| Max. Side on Corner Lot | 7.5' |
| Structure Height | 27' |

The current subdivision appears to either meet or is able to meet all dimensional standards for the GC Zone District. These standards will be applied to development requests when they are submitted to the Town.

ACCESS

Each of the two lots have direct frontage with Liddell Drive and, therefore, would have legal access. Lot 2R utilizes an access easement that was established with the 2007 amended plat for access to the property across Lot 3R. At such time Lot 3R develops, requiring a shared access point to minimize access points and have organized and safe ingress and egress onto Liddell Drive should be encouraged.

Most of Liddell Drive, with the exception of a short portion adjacent to Sherman St (SH62) is gravel. As properties along Liddell Drive develop and redevelop, the Town should evaluate at what point the road may need to be paved. This would be evaluated based on actual development proposals submitted to the town and traffic studies and analysis completed by town staff at that time.

UTILITIES

Utilities are installed in Liddell Drive and provide adequate service and capacity for both Lot 2R and 3R. At such time the property develops, the applicant will need to provide adequate information to ensure that both water and sewer systems have adequate capacity and are designed to handle the proposed uses. At that time, there may be additional improvements, extensions, or replacements needed for the project to be adequately served by these Town systems.

AFFORDABLE HOUSING PROVISIONS

No affordable housing provisions are being proposed as part of this amended final plat. The GC zone district allows for multiple family dwellings with short term rentals within those dwellings by right and Townhouse, Triplex, and Fourplex dwellings as conditional uses. If either of these parcels develop or redevelop as townhome, fourplex, or multiple family dwellings with four or more dwelling units, provisions of affordable housing should be met

PUBLIC COMMENT

As of the drafting of this staff report, no public comments either for or against the request have been received.



PLANNING COMMISSION RECOMMENDATION

The Town of Ridgway Planning Commission held a duly noticed public hearing on August 31, 2021, to consider the application. Town staff presented the application materials, the applicant presented the project, and public testimony was given at the public hearing. No public comments were made at the hearing. For additional information on the Planning Commission discussion, the meeting minutes are available on the [Town's website](#) and the recording of the meeting is available on the Town's [YouTube channel](#).

Following the public hearing and discussion, the Town of Ridgway Planning Commission recommended approval to the Town Council to approve the Plat Amendment for Lot 3R, Block 2 in the Liddell-Stanton Business Park with the following conditions by unanimous vote:

1. A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.
2. An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with Ouray County Clerk and Recorder's Office.
3. Add a new note 7 stating "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."
4. The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with Ouray County Clerk and Recorder's Office.
5. Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines, and regulations at the time of development.
6. Note 5 shall be amended to say the residential dwellings on Lot 3R will be limited to five (5).

STAFF RECOMMENDATION (UPDATED ON 10/7/2021)

If the Town Council choses to approve the amendment to the plat as requested and presented within this staff report, staff would recommend that the Council include the following conditions in its motion:

1. A reproducible mylar properly executed by all parties except Town officials be submitted to the Town within 30 days of approval of the subdivision by the Town Council.
2. An updated final plat with all information required by Section 7-4-5(C)(3) of the Ridgway Municipal Code, be submitted to the Town for review prior to recording of the Plat Amendment with Ouray County Clerk and Recorder's Office.
3. Add a new note 7 stating "7. Any residential uses developed on Lot 3R shall pay the required Development Excise Tax as described and in Chapter 4, Section 4, Development Excise Tax, of the Ridgway Municipal Code, as may be amended from time to time."
4. The owners of Lot 2R shall sign the Amended Plat prior to recording of said Plat Amendment with Ouray County Clerk and Recorder's Office.
5. Any future development proposing four or more residential dwellings should provide affordable housing units consistent with the Town's policies, guidelines, and regulations at the time of development.
6. Note 5 shall be amended to say the residential dwellings on Lot 3R will be limited to five (5).

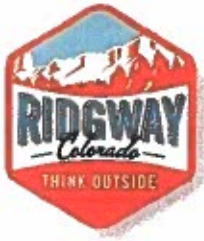


ATTACHMENTS

- A. Application and Support Materials
- B. Liddell-Stanton Business Park Subdivision, Reception # 135151
- C. Amended Plat of Lots 2 & 3, Block 2, Liddell-Stanton Business Park Subdivision, Reception # 195995



Attachment A:
Application & Support Materials



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Date Received: 6-3-21

Initials: RC

Authorization of Agent

Owner(s) Information

The Eaton 2012 IR Revocable Family Trust
Richard L. DePew & Barbara S. Miller, trustees, Date 6/3/21
Phone 203-430-4712 Email millham@optonline.NET

Property Information

Property Street Address 180 Liddell St Ridgway CO 81432
Property Legal Address: Subdivision 3R Block 2, Liddell-Stanton Business Park Subd. Filing Block 2 Lot 3R

Authorized Agent Information

Name Tate Rogers
Phone 970-729-2366 Email Tate@TateRogers.com

Permits Applicable

☐ Building ☐ Subdivision ☐ Land Use Hearing ☐ Encroachment ☒ Other: Plat Amendment

I/we, the undersigned owner/s of the above described real property located in the Town of Ridgway, Colorado, hereby authorize:

Tate Rogers

Name of Authorized Agent

to act in my/our behalf in applying for the above permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

 06/03/2021
Property Owner of Record _____ Date _____
 06/03/2021
Property Owner of Record _____ Date _____
Property Owner of Record _____ Date _____



TJ Dlubac <tdlubac@planstrategize.com>

Re: Ideas from Buyer for the use of 180 Liddell Street

1 message

Tate Rogers <tate@taterogers.com>

Wed, Aug 25, 2021 at 9:21 AM

To: TJ Dlubac <tdlubac@planstrategize.com>, Todd - Sneffels Realty <todd@sneffelsrealty.com>

Cc: Preston Neill <pneill@town.ridgway.co.us>, Bo Nerlin <bo@coloradowestlaw.com>, Joanne Fagan <jfagan@town.ridgway.co.us>, Melanie Law <skinandyoga@gmail.com>

Hi Everyone,

As the application I submitted on 6/4 says, the purpose of the hearing request is to remove the residential restriction on plat note # 5. The lot is zoned GC and the owner would like the typical use by right in GC to be considered in any future development proposals. The staff and commission can decide at that point if the proposed development is appropriate.

The plat note is obscure and contradictory to the subsequent verbiage.

Please consider the hearing request as submitted.

Thanks,

Tate

**Tate Rogers**

Owner/Broker Rogers Real Estate Group LLC

640 Sherman St, Unit B Ridgway CO, 81432

PO Box 1170 Ridgway CO, 81432

Office: 970-626-2600 Fax 970-626-2601

Cell: 970-729-2366

EC100054183

ER100039693

From: TJ Dlubac <tdlubac@planstrategize.com>**Sent:** Tuesday, August 24, 2021 8:48 PM**To:** Todd - Sneffels Realty <todd@sneffelsrealty.com>; Tate Rogers <tate@taterogers.com>**Cc:** Preston Neill <pneill@town.ridgway.co.us>; Bo Nerlin <bo@coloradowestlaw.com>; Joanne Fagan <jfagan@town.ridgway.co.us>; Melanie Law <skinandyoga@gmail.com>**Subject:** Re: Ideas from Buyer for the use of 180 Liddell Street

Hi Everyone,

Thank you for the note, Todd. With what you're saying, it sounds like there's a potential misunderstanding. I'd like to take this opportunity to clarify a few things and layout a few options to move forward with from here. Also please note, given the timing of this, I'm making the below recommendations without coordinating with the rest of Town staff to get as much guidance to you, Tate and Todd, as quickly as possible.

First, we currently have a formal application requesting to amend the plat from the current owner of the property. When we asked for additional information to better understand the request, the information we're now receiving is inconsistent with our original understanding. I understand the buyer's desire to receive assurances for uses which may be allowed on the property if the purchase were to proceed and I also understand the seller's desire to sell the property. At the same

| Location | Owner Information | Assessment History | | | |
|---|--|------------------------------------|-----------------|--------------------------|-------------|
| Situs Address 180 LIDDELL DR | Owner Name EATON 2012 IRREVOCABLE FAMILY TRUST | Actual (2021) | \$316,460 | | |
| City Ridgway | | Assessed | \$91,770 | | |
| Tax Area Id 201 - 201 | In Care Of Name C/O TAG MANAGEMENT | Tax Area: 201 | | Mill Levy: 58.663 | |
| Parcel Number 430516308004 | Owner Address PO BOX 1334 LA JOLLA, CA 92038 | Type Actual | Assessed | Acres | SQFT |
| Legal Summary Subd: LOTS 2R AND 3R BLOCK 2 LIDDELL-STANTON BUSINESS PARK SUBDIVISION Lot: 3R Block: 2 S: 16 T: 45 R: 8 | | Land \$316,460 | \$91,770 | 0.585 | 25483.000 |

Transfers

| Reception Number | Sale Date | Sale Price | Doc Description |
|------------------------|----------------------------|---------------------------|---|
| 209020 | 12/14/2012 | \$0 | BARGAIN & SALE DEED |
| 207955 | 07/16/2012 | \$10 | SPECIAL WARRANTY DEED |
| 197832 | 05/16/2008 | \$352,500 | WARRANTY DEED |
| 195995 | 09/11/2007 | \$0 | PLAT |
| 187973 | 05/03/2005 | \$220,000 | WARRANTY DEED |
| 187972 | 10/30/2003 | \$0 | DEATH CERTIFICATE |
| 187971 | 04/27/2005 | \$0 | PERSONAL REPRESENTATIVES DEED |
| 178529 | 08/23/2002 | \$0 | PLAT |
| 175083 | 02/14/2000 | \$109,000 | WARRANTY DEED |
| 165281 | 10/02/1997 | \$325,000 | WARRANTY DEED |
| 145796 | 11/09/1989 | \$0 | QUIT CLAIM |
| 123168 | | | PLAT |
| | | | PLAT |

| Tax History | Images | |
|-----------------------------|------------------------|--|
| Tax Year | Taxes | |
| *2021 | \$5,383.50 | <ul style="list-style-type: none">Google Map (May not be accurate)GIS |
| 2020 | \$6,394.26 | |

* Estimated





TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Receipt # 1728

Date Received: 6-3-21

Initials: RP

Planning Commission Hearing Request

General Information

(Tate Rogers)

Applicant Name

Richard L. DePew and Barbara S. Miller, Trustees,

Mailing Address

2507 Post Road Southport, CT 06890

Phone Number

203-430-4712

Email

millman@optonline.net

Owner Name

Richard L. DePew & Barbara S. Miller, Trustees, The Eaton 2012 Irrevocable Family Trust

Phone Number

Email

Address of Property for Hearing

~~180~~ ~~100~~ Liddell

Zoning District

GC

Brief Description of Requested Action

Proposed Plat Amendment To Reception # 195995. Plat Note #5.
Remove to residential limitation on Lot 3R. to read:

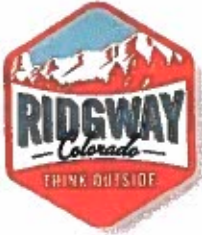
Action Requested and Required Fee Payable to the Town of Ridgway

| | |
|---|----------|
| <input type="checkbox"/> Temporary Use Permit per 7-3-18(C) | \$150.00 |
| <input type="checkbox"/> Conditional Use per 7-3-19 | \$250.00 |
| <input type="checkbox"/> Change in Nonconforming Use per 7-3-20 | \$150.00 |
| <input type="checkbox"/> Variances & Appeals per 7-3-21 | \$250.00 |
| <input type="checkbox"/> Rezoning per 7-3-22 | \$250.00 |
| <input type="checkbox"/> Other Reviews Pursuant to 7-3-23 | \$250.00 |
| <input type="checkbox"/> Variance to Floodplain Reg. per 6-2 | \$150.00 |
| <input type="checkbox"/> Master Sign Plan Pursuant to 7-3-117 | \$150.00 |
| <input type="checkbox"/> Deviations from Residential Design | \$175.00 |
| Standards per 6-6 | \$ _____ |
| <input type="checkbox"/> Other | |

Subdivisions per 7-4 unless noted

| | |
|--|------------------------------------|
| <input type="checkbox"/> Sketch Plan | \$300.00 (+ \$10.00/lot or unit) |
| <input type="checkbox"/> Preliminary Plat | \$1,500.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Preliminary Plat resubmittal | \$750.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Final Plat | \$600.00 |
| <input type="checkbox"/> Minor Subdivision | \$450.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Lot Split | \$450.00 |
| <input type="checkbox"/> Replat | \$150.00 (+ \$25.00/lot or unit) |
| <input checked="" type="checkbox"/> Plat Amendment | \$250.00 <u>CK 1728</u> |
| <input type="checkbox"/> Planned Unit Dev. per 7-3-16 | See Preliminary and Final Plat |
| <input type="checkbox"/> Statutory Vested Rights per 7-5 | \$1,500.00 |

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), this may include a narrative, site plans, and/or architectural drawings drawn to scale.

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.

Signature

Notary Public

Applicant Signature

Date

Signature

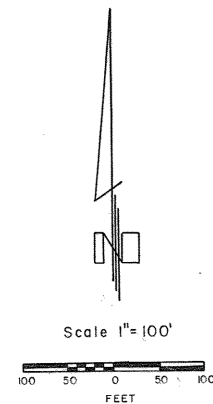
Notary Public

Owner Signature

Date

**Attachment B:
Liddell-Stanton Business
Park Subdivision**

LIDDELL-STANTON BUSINESS PARK SUBDIVISION



AUGUST 31, 1983
Revised: SEPTEMBER 21, 1983

CURVE DETAILS

CURVE (A) $\Delta = 9^\circ 57' 02''$

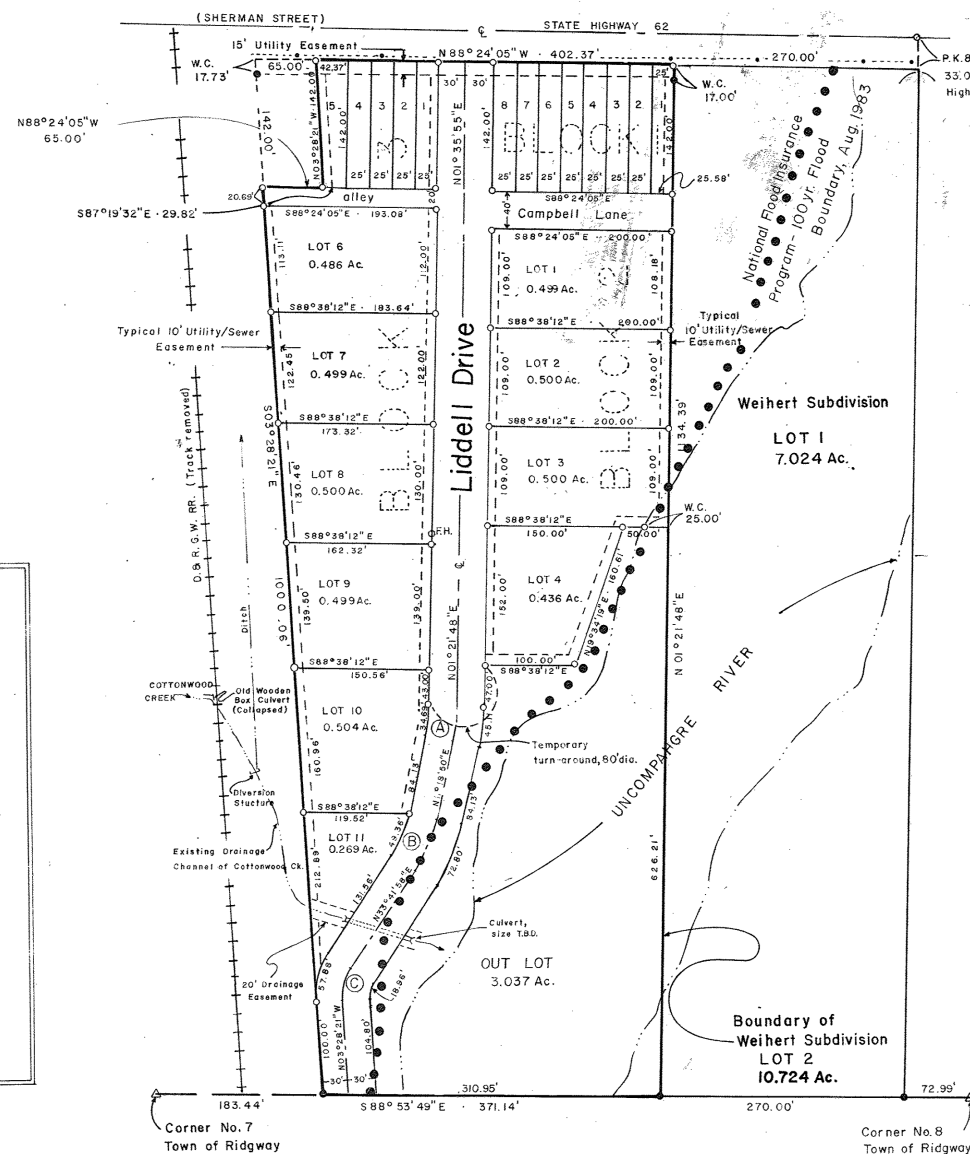
| Lot 10 | C | Out Lot |
|-----------|-----------|-----------|
| R=199.74' | R=229.74' | R=259.74' |
| T=17.39' | T=20.00' | T=22.61' |
| Lc=34.65' | Lc=39.95' | Lc=45.05' |
| Lq=34.69' | Lq=39.90' | Lq=45.11' |

CURVE (B) $\Delta = 22^\circ 23' 08''$

| Lot 11 | C | Out Lot |
|-----------|-----------|-----------|
| R=126.34' | R=156.34' | R=186.34' |
| T=25.00' | T=30.94' | T=36.87' |
| Lc=49.05' | Lc=60.69' | Lc=72.34' |
| Lq=49.36' | Lq=61.08' | Lq=72.80' |

CURVE (C) $\Delta = 37^\circ 10' 19''$

| Lot 11 | C | Out Lot |
|-----------|-----------|-----------|
| R=89.22' | R=59.22' | R=29.22' |
| T=30.00' | T=19.91' | T=9.83' |
| Lc=56.87' | Lc=37.75' | Lc=18.63' |
| Lq=57.88' | Lq=38.42' | Lq=18.96' |



- Rebar with cap (from Weiher Subdivision survey)
- △ Base cap monument
- Rebar with cap (this survey)

CERTIFICATE OF MORTGAGEE

The undersigned holder of a lien against the property subdivided hereon, by virtue of instruments recorded in Book 194, Page 474, and Book 194, Page 475, of the Ouray County Records, hereby consents to this subdivision and joins in the dedication to the Town of Ridgway, Colorado, of the streets, alleys, and easements shown hereon and releases such dedicated streets, alleys, and easements from the lien created by the aforesaid instruments.

Janet Wilson
Janet Wilson

STATE OF CALIFORNIA
COUNTY OF VENTURA

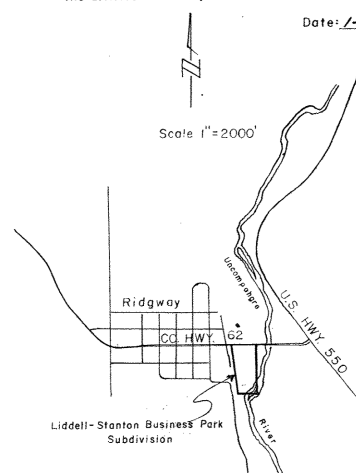
I, *Janet Wilson*, acknowledged and sworn before me this 5th day of JANUARY, 1984, by *JANET WILSON*.
My commission expires: MARCH 17, 1986
Witness my hand and official seal.
M. Shendak Morris
Notary Public

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, *A.D. McKenna*, Mayor, certify that all improvements and utilities required for this subdivision under the current Subdivision Regulations of the Town of Ridgway, have been constructed and installed in this subdivision in accordance with applicable Town Regulations and Specifications, or that improvements not completed are secured to the Town as described below.
Date: 1/10/84
A.D. McKenna
Mayor

CERTIFICATE OF RECEIPT OF SECURITY

I, *Mary L. Mulang*, Town Clerk for the Town of Ridgway, Colorado, hereby certify that security in an amount and with conditions as required by the Town's Subdivision Regulations, has been received from the subdivider providing for and securing to the Town the actual construction and installation of the utilities and improvements not completed as of this date.
Date: 1-10-84
Mary L. Mulang
Town Clerk



ATTORNEY'S CERTIFICATE

I, *Michael M. Duttle*, an Attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership, and that title to such land is in the owner and dedicant, and that the title to the land dedicated hereon, including the dedication for utility and drainage easements, streets, and alleys is free and clear of all liens and encumbrances, except for those liens which have been released in the CERTIFICATE OF MORTGAGEE set out hereon.
Date: 10-28-1983
Michael M. Duttle
Attorney at Law
Registration No. 11318

CERTIFICATE OF OWNERSHIP

Know all men by these presents that the undersigned being the owner of LOT 2 of the Weiher Subdivision (formerly part of the Park Subdivision) of the Town of Ridgway, Colorado, as shown hereon, have by these presents caused same to be laid out and platted into lots under the name and title of Liddell-Stanton Business Park Subdivision and do hereby dedicate, grant and convey to the Town of Ridgway, Colorado, for use of the public, Liddell Drive, Campbell Lane, and such alleys as shown hereon. The easements shown on this plat are dedicated, granted and conveyed to the Town of Ridgway, Colorado, for public utility purposes, including water, sewer, drainage, electrical, telephone, and CATV lines, together with perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

Executed this 10th day of January, 1984.

Corrine Liddell
Corrine Liddell

STATE OF COLORADO
COUNTY OF OURAY

The foregoing signature was acknowledged before me this 10th day of January, A.D., 1984, by *Corrine Liddell*.
My Commission Expires: 6-17-86
Witness my hand and seal.
Mary L. Mulang
Notary Public
3174 Co. Ed. 24

SURVEYOR'S CERTIFICATE

I, *Frederick H. Reed*, hereby certify that this survey and plat consisting of one sheet, was prepared under my supervision and that said plat and survey conform to all requirements of Chapters 38-51-102 Colorado Revised Statutes 1973, as amended and all applicable Ouray County and Town of Ridgway Regulations. I further certify that there are no roads, pipelines, irrigation ditches, or other easements in evidence or known to me to exist on or across said property except as shown on this plat, and that all monuments shown hereon actually exist and their positions are as shown.
Frederick H. Reed
Frederick H. Reed, Colorado R.L.S. 4431
Date: 10-23-1983

APPROVAL OF PLANNING COMMISSION

Approved by the Town of Ridgway Planning Commission this 10th day of January, A.D., 1984.
Don L. Hilder
Acting Chairman

APPROVAL OF TOWN BOARD OF TRUSTEES

Approved by the Town of Ridgway Board of Trustees this 10th day of January, A.D., 1984. A variance is granted from town subdivision regulations to the extent this plat is inconsistent therewith. Specifically, because this subdivision is devoted to business and industrial uses, curbs, gutters, sidewalks, storm drains, paving, and street lights are not being required.
A.D. McKenna
Mayor

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at 9:10^{AM}, on the 17th day of January, A.D., 1984, Book *135151*, Reception No. *135151*.
Caroline Ann
Ouray County Clerk and Recorder

APPROVAL OF TOWN ATTORNEY

Approved for recording this 10th day of January, 1984, by *John R. Kappa*, Town Attorney.
John R. Kappa
Town Attorney

CLARK-REED & ASSOCIATES
Durango, Colorado

135151

Attachment C:
Amended Plat of Liddell-Stanton
Business Park Subdivision

| Project Mgr: WR | Rev. | description | date | by |
|-----------------------|------|-------------|------|----|
| Technician: wlr | | | | |
| Technician: | | | | |
| Checked by: wlr | | | | |
| Start date: 1-17-2007 | | | | |

FOLEY
ASSOCIATES, INC.

970-626-5844 970-626-5843 fax
P.O. BOX 146
153 HIGHWAY 550, SUITE 201
RIDGWAY, COLORADO 81432

AGENDA ITEM #6

To: Town of Ridgway Town Council

Cc: Preston Neill, *Ridgway Town Manager*

From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*

Date: October 7, 2021

Subject: Alta Investments, LLC Rezoning Request for October 13th Town Council Meeting

APPLICATION INFORMATION

Request: Request to rezone Tract D, River Park Ridgway Business Park Filing 1, from I-1 Light Industrial 1 to MR Mixed Residential

Legal: Tract D, River Park Ridgway Business Park, Filing 1

Address: N/A

General Location: North of Railroad Street; east and adjacent to River Park Drive

Parcel #: 430516223058

Zone District: I-1 Light Industrial 1

Current Use: Vacant

Applicant: Alta Investments, LLC

Owner: Glenn Pauls

PROJECT REVIEW

BACKGROUND

The subject property is located east of River Park Dr., west of Cora St., and north of Railroad St., known as Tract D, River Park Ridgway Business Park, Filing 1. Figure 1 shows the location of the subject parcel and the surrounding zoning districts. Light green is I-1 Light Industrial – 1 while dark green is I-2 Light Industrial – 2 and purple is R Residential. The lot is currently vacant with no existing structures or improvements. One existing business, San Miguel Power Association facilities, borders the property to the east and properties bordering the north and west are residential uses. The adjacent properties to the north are a fourplex and single-family residential lots. Across River Park Dr. right-of-way to the east are a mix of housing types including single-family, duplex, and triplex uses. The Cora St. right-of-way borders this parcel to the east, however, the roadway improvements between Escalante Cir. to the north and N.



Figure 1. Property location in red.

Railroad St. to the south are not installed. Such improvements will be the responsibility of the developer(s) of this parcel at the time the parcel develops.

REQUEST

RMC 7-3-22(A) provides the procedures for Town Council hearing request for rezoning. The applicant is currently requesting to rezone a portion of a lot from I-1 Light Industrial – 1 to MR Mixed Residential.

The applicant has submitted a hearing application and fee for the public hearing to the town on July 17, 2021. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-4-5-(A).

CODE REQUIREMENTS

The following are Ridgway Municipal Code (RMC) sections to be referenced when considering a rezoning request pursuant to Section RMC §7-3-22(A) of the RMC:

- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zone district, or changing the designation of a district, shall be allowed only upon a determination following public hearing that the following criteria are met:
 - (a) The amendment is not averse to the public health, safety, and welfare, and
 - (b) Either:
 - (i) The amendment is in substantial conformity with the Master Plan; or
 - (ii) The existing zoning is erroneous; or
 - (iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Additionally, the following RMC sections and plans should be consulted when considering the request:

2019 Town of Ridgway Master Plan

§7-3-7 "MR" Mixed Residential District

§7-3-8 "FD" Future Development District

§7-3-15(A) – Dimensional Requirements

§6-6 – Residential Design Standards

ANALYSIS

MASTER PLAN GOALS

This parcel is identified as Mixed-Use Business on the Future Land Use Map of the 2019 Master Plan. The table below identifies the desired development characteristics and densities of this land use classification.

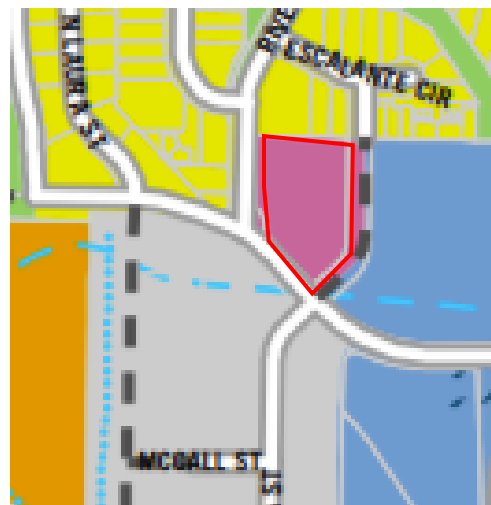


Figure 2. Future Land Use Map.



| Mixed Use Business (pg. 59) | |
|------------------------------------|--|
| Maximum Density / Height | 12 to 18 du/ac; typically, 3 stories or less, but may be taller in some instances |
| Primary Uses: | Retail stores, professional offices, commercial services, restaurants |
| Supporting Uses | Parks and recreational facilities, civic and government facilities, higher density residential uses, and alternative energy installations |
| Characteristics | <ul style="list-style-type: none"> Mixed-Use Business areas are intended to support a range of commercial uses that serve residents and tourists. Developments within these areas are more auto oriented than those found in the Town Core but should still consider the needs of pedestrians and bicyclists in the overall design. Higher-density residential uses are encouraged, either above ground floor commercial uses or in standalone buildings, generally as part of a mixed-use development. |

Applicable 2019 Ridgway Master Plan Goals: the following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this project.

- Goal COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
 - Policy COM-1.1: Workforce Housing
 - Policy COM-1.3: Public-Private Partnerships
 - Policy COM-1.5: Distributed Approach
 - Policy COM-1.6: Multi-Generational Housing
 - Policy COM-1.7: Accessibility
- Goal COM-2: Encourage a diversity of housing options that meet the needs of residents.
 - Policy COM-2.1: Diversity of Housing Types
 - Policy COM-2.2: Housing Options
 - Policy COM-2.3: Resident Occupied Housing
 - Policy COM-2.4: Accessible Housing
- Goal COM-5: Encourage a range of health, human, youth, senior, and other community services in Ridgway.
 - Policy COM-5.4: Improved Transportation Access
- Goal CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.
 - Policy CHR-1.1: Neighborhood Character
 - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
 - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
 - Policy ECO-3.1: Locals-Serving Businesses and Services
 - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway's small-town character, support a diverse community, and create employment opportunities.



- Policy GRO-1.2: Balanced Mix of Uses.
- Policy GRO-1.3: Mixed-Use Development
- Policy GRO-1.5: Design of New Development
- Policy GRO-1.6: Clustered Development
- Policy GRO-1.7: Transitions
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
 - Policy GRO-2.1: Growth Pays for Growth
 - Policy GRO-2.2: Adequate Public Facilities
 - Policy GRO-2.3: Development Capacity
- Goal GRO-3: Proactively mitigate natural and human-made hazards.
 - Policy GRO-3.2: On-Site Stormwater Management
- Goal GRO-4: Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.
 - Policy GRO-4.2: Traffic Impacts of Development
 - Policy GRO-4.6: Non-Motorized Transportation
 - Policy GRO-4.7: Connectivity of New Development
 - Policy GRO-4.9: Additional Roads
- Goal GRO-5: Utilize Ridgway's parking resources effectively.
 - Policy GRO-5.2: Accessible Parking
 - Policy GRO-5.4: Parking Requirements

Although the Future Land Use Map identifies this property as Mixed Business, the Town does not have a mixed-use zone district that emphasizes the commercial uses as the FLU Map recommends. Therefore, the MR zone district seems to be the most appropriate fit, however, staff has concerns that with the ability to develop a wider range of residential products (i.e., single-family, duplex, townhouse, triplex, fourplex, and multiple-family dwellings) by right in the MR zone district, it may be difficult to require the property to provide commercial uses on the property.

This concern, while it may not directly apply to this request, is a concern that Staff has been grappling with for a period of time – many of the parcels which have been identified as commercial have been developed as residential developments. Where commercial uses are preserved, they have been a small portion of the overall development plan. We bring this up simply to remind the Town Council that an overall balance in land uses (commercial vs residential vs industrial) is necessary for a vibrant and sustainable community. The sales tax generated by sales of products supports the programs and services that the residents desire and that makes Ridgway the special community it is. If that balance is eroded, the town's revenues may decrease; or its costs of services may increase.

LAND USES

The property is currently vacant. The proposed use is unknown. The total acreage of the parcel is 1.71. Prior to development, it will be important to understand the appropriate uses and setbacks allowed within the space. Based on the allowed densities in the Master Plan, up to 31 residential units could be provided on this property. Non-residential uses are also allowed in the MR zone district and would be more consistent with the master plan classification of mixed-use business.

While the parcel appears to be adequate to provide all required lot dimensions of the zone district and the intended uses, without a development plan, we are unsure of how the property may develop or be laid out. While we believe the parcel can support sound planning methodologies through allowed uses,



accesses, utility services, roadways, and setbacks allowed within the parcel, this will have to be demonstrated through future land use applications and development plans.

DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the MR Mixed Residential District, the following standards apply to all uses:

| <i>Standard</i> | <i>MR Mixed Residential District Requirements</i> | | | |
|------------------------|--|---|--|------------------------------------|
| | <i>Single Family & Duplex</i> | <i>Residential Uses with 3 or 4 Dwelling Units</i> | <i>All Other Residential and Mixed Uses</i> | <i>Non-Residential Uses</i> |
| Lot Width | 25' | 35' | 50' | N/A |
| Lot Size | 3,000 | 4,000 | 5,000 | N/A |
| Max Lot Coverage | 60% | 60% | 60% | 70% |
| Front Setback | 10' | 10' | 10' | 15' |
| Rear Setback | 8' | 8' | 8' | 8' |
| Side Setback | 3' | 3' | 5' | 5' |
| Side Street Setback | 7.5' | 7.5' | 7.5' | 7.5' |

RESIDENTIAL DESIGN STANDARDS

All residential development in the MR District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Compliance with the standards set forth in Section 6-6-4, Development Standards, shall be demonstrated in any future development plans.

This section includes, but is not limited to, the following provisions:

- Varied roof structures that are compatible with those on adjacent homes (*Sec. 6-6-4(C)(1)*)
- Installation of sidewalks (*Sec. 6-6-4(D)*)
- Landscaping requirements (*Sec. 6-6-4(G)*)

ACCESS

The site does not currently have any access points, though it could be accessed from a variety of roadways including Railroad St., River Park Dr., or N. Cora St. However, all access standards shall be met, and streets shall have adequate capacity and design to handle the intended traffic. Additional improvements may be necessary when connecting access to the property from any of these streets to ensure it is safe for two-way traffic from this site and future development in the vicinity.

UTILITIES

While there are water and sewer utilities in the area of this parcel, utilities and connections to the property are unknown at this point since there are no current plans for development. For future processes, a utility plan will need to be evaluated to understand the property's capacity for the proposed residential and commercial development.

PLANNING COMMISSION RECOMMENDATION

The Town of Ridgway Planning Commission held a duly noticed public hearing on August 31, 2021, to consider the application. Town staff presented the application materials, the applicant presented the



project, and public testimony was given at the public hearing. Below is a summary of the public testimony made at the hearing. For additional information on the comments made, the meeting minutes are available on the [Town's website](#) and the recording of the meeting is available on the Town's [YouTube channel](#).

- Concerns with density of the residential area, parking, and access to the subdivision.
- Lower-density residential use for the parcel with access from Railroad was preferred by neighbors.
- Safety issues and traffic increase were noted as reasons to not extend Cora Street to the north into the existing cul-de-sac.
- Concerns of increased traffic on North Cora Street and onto Escalante Circle.
- There's a need for residential lots in town as opposed to industrial or commercial lots.
- Concerns with increased street parking.
- Concerns with increased building height.

Following the public hearing and discussion, the Town of Ridgway Planning Commission recommended approval to the Town Council to rezone Tract D, River Park Ridgway Business Park Filing 1 from I-1 Light Industrial - 1 to MR Mixed Residential with no conditions by unanimous vote:

STAFF RECOMMENDATION

Pursuant to the Ridgway Municipal Code provisions for a Rezoning (Sec. 7-322(A) of the RMC), the Town Council shall approve, approve with conditions, or disapprove the rezoning. If the rezoning is disapproved, the reason for disapproval shall be included in the minutes of the Town Council's proceedings and provided to the applicant in writing upon request. The rezoning shall be disapproved if it or the required submittals are inadequate or do not comply with the requirements of the Ridgway Municipal Code. The Town Council may also continue the hearing to a date certain if additional information is needed to be considered by the Town Council prior to rendering a decision.

Upon review of the application against the applicable Town standards, staff recommends that the Town of Ridgway Town Council approve the request to rezone Tract D, River Park Ridgway Business Park Filing 1 from I-1 Light Industrial - 1 to MR Mixed Residential.

ATTACHMENTS

- A. Application and Support Materials



Attachment A:
Application & Support Materials

Ridgway Light Industrial, LLC

694 Twin Buttes Ave.

Durango, CO 81301

970-259-3637

7/22/2021

Preston Neill
Town of Ridgway
PO Box 10
Ridgway, CO 81432

Preston,

This rezone request is for Tract D of Filing 1 River Park and Ridgway Business Park to be change from light industrial to Mixed Residential. We believe that this piece of land north of Railroad St. and up against residential lots should not be used as industrial. Rezoned Mixed Residential offers many more uses and fits in better with the local neighborhood. Railroad street and the drainage ditch makes for an excellent divider between the two land uses.

We also believe that the rezone of this land is in line with the towns goals. Town of Ridgway's future land use map calls it mixed use business, we feel that mixed residential would be a more appropriate use for good land planning. With this rezoning we will now be able to begin planning for the future development on this parcel.

Thank you for considering this request for Rezoning of Track D.

Glenn Pauls

A handwritten signature in blue ink, appearing to read "Glenn Pauls", with a stylized "PD" or similar mark to the right.



Planning Commission Hearing Request

Official Use Only

Receipt # 2502

Date Received: 7-9-21

Initials: [Signature]

General Information

| | | | |
|---------------------------------|---|------------------|---------------------------------|
| Applicant Name | <u>Alta Investments, LLC</u> | Application Date | |
| Mailing Address | <u>694 Twin Buttes Ave. Durango, CO 81301</u> | | |
| Phone Number | <u>970-259-3637</u> | Email | <u>rlipauls@earthlink.net</u> |
| Owner Name | <u>Glenn Pauls</u> | | |
| Phone Number | <u>same</u> | Email | <u>glennpauls@earthlink.net</u> |
| Address of Property for Hearing | <u>TBD Railroad St. Tract D</u> | | |
| Zoning District | <u>Light Industrial 1</u> | | |

Brief Description of Requested Action

Tract D of the River Park Ridgway Business Park Filing 1, lies between Tract "E" SMPA, River Park Drive and Railroad St. We would like to rezone this lot to 7-3-7 "MR" Mixed Residential.

Action Requested and Required Fee Payable to the Town of Ridgway

| | | | |
|---|----------|--|------------------------------------|
| <input type="checkbox"/> Temporary Use Permit per 7-3-13(C) | \$150.00 | Subdivisions per 7-4 unless noted | |
| <input type="checkbox"/> Conditional Use per 7-3-14 | \$250.00 | <input type="checkbox"/> Sketch Plan | \$300.00 (+ \$10.00/lot or unit) |
| <input type="checkbox"/> Change in Nonconforming Use per 7-3-15 | \$150.00 | <input type="checkbox"/> Preliminary Plat | \$1,500.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Variances & Appeals per 7-3-16 | \$250.00 | <input type="checkbox"/> Preliminary Plat resubmittal | \$750.00 (+ \$25.00/lot or unit) |
| <input checked="" type="checkbox"/> Rezoning per 7-3-17 | \$250.00 | <input type="checkbox"/> Final Plat | \$600.00 |
| <input type="checkbox"/> Other Reviews Pursuant to 7-3-18 | \$250.00 | <input type="checkbox"/> Minor Subdivision | \$450.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Variance to Floodplain Reg. per 6-2 | \$150.00 | <input type="checkbox"/> Lot Split | \$450.00 |
| <input type="checkbox"/> Master Sign Plan Pursuant to 7-3-12 | \$150.00 | <input type="checkbox"/> Replat | \$150.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Deviations from Single Family Design | \$175.00 | <input type="checkbox"/> Plat Amendment | \$250.00 |
| Standards per 6-6 | | <input type="checkbox"/> Planned Unit Dev. per 7-3-11 | See Preliminary and Final Plat |
| <input type="checkbox"/> Other | \$_____ | <input type="checkbox"/> Statutory Vested Rights per 7-5 | \$1,500.00 |

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), like a narrative, site plans, and/or architectural drawings drawn to scale on paper size of 8.5 x 11 or 11 x 17.

For Conditional Use Permits

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezoning

- ☒ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected.

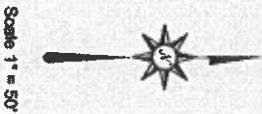
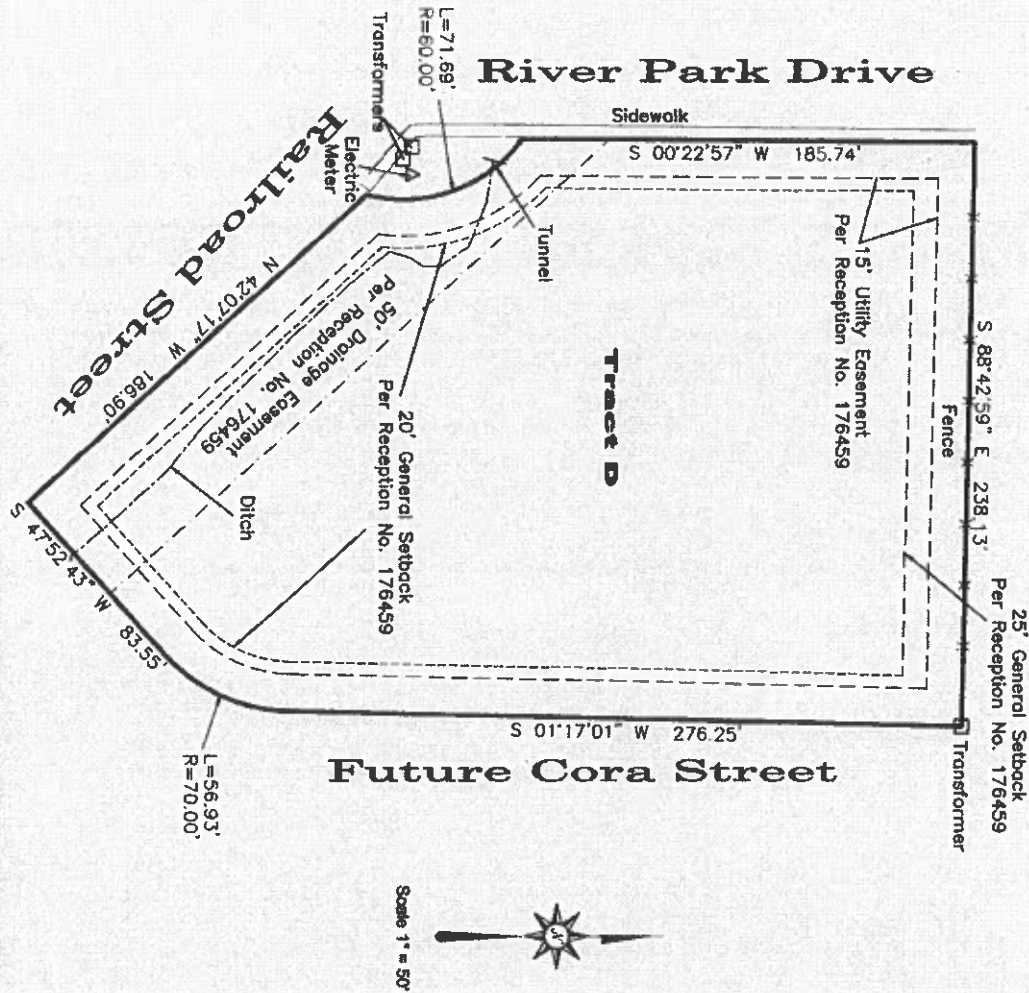
Applicant Signature

Date

Owner Signature

Date

Improvement Location Certificate Tract D, River Park Business Park Filing No. 1 Ouray County Colorado



IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for Land Title Guarantees Company, that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. I further certify that the improvements on the described parcel on the date July 3, 2016, except utility corridors, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Peter C. Sauer

P.L.S. 38135

LEGAL DESCRIPTION

Tract D, River Park Ridgeway Business Park Filing No. 1, According to the Plat Thereof Recorded December 18, 2001 Under Reception No. 176459, Town of Ridgeway, County of Ouray, State of Colorado

NOTES

1. Easement research and legal description from Land Title Guarantees Company Order No. GUCB0006273, dated April 12, 2016 at 5:00 p.m.
2. Address: (TBD) Railroad Street, Ridgeway, CO 81432

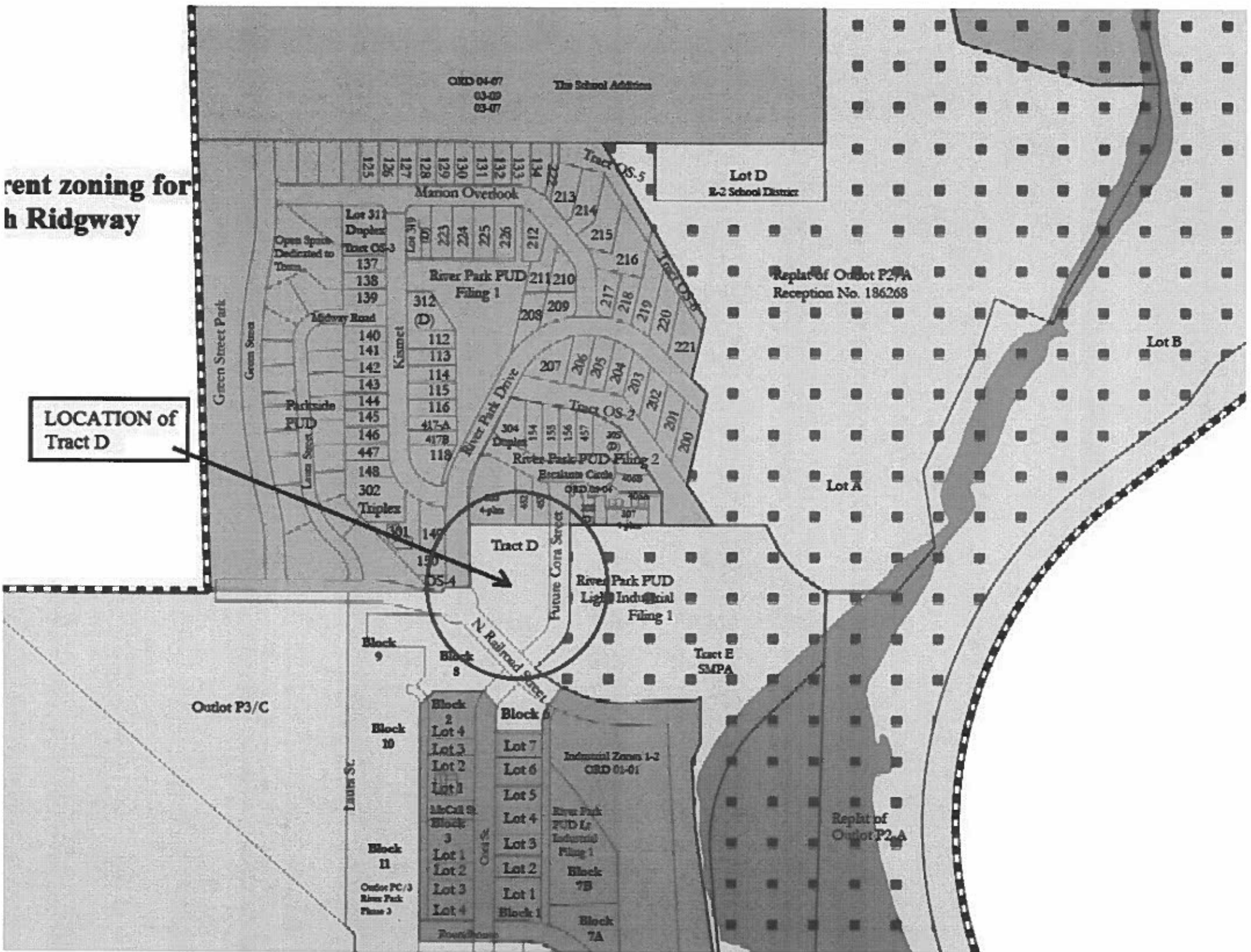
NOTICE

According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

| | |
|---|--|
| | |
| PROJECT MANAGER: JESSICA SUAREZ JESSICA.SUAREZ@AIRTION.COM 970.456.4146 | OFFICE: 970.456.4146 CELL: 970.128.1288 1140 QUARRY COUNTRY ROAD 22 MONTROSE, CO 81401 AIRTION.COM |

Current zoning for
h Ridgway

LOCATION of
Tract D



Account: R005222

-Prev 2 of 2 Results

Location

Address TBD

City Ridgway

Tax Area Id 201 - 201

Parcel Number 430516223058

Legal Summary Subd: RIVER PARK RIDGWAY

BUSINESS PARK FILING 1 Tract: D S: 16 T: 45 R: 8

9 T: 45 R: 8

Owner Information

Owner Name ALTA INVESTMENTS LLC

Owner Address 694 TWIN BUTTES AVENUE
DURANGO, CO 81301

Assessment History

Actual (2021) \$305,200

Assessed \$88,510

Tax Area: 201 Mill Levy: 58.663

Type Actual Assessed Acres SQFT Unit

Land \$305,200 \$88,510 1.700 74052.000 0.00

Transfers

| Reception Number | Sale Date | Sale Price | Doc Description |
|------------------------|----------------------------|---------------------------|---|
| 212490 | | \$0 | COV COND & REST |
| 209901 | | | COV COND & REST |
| 200454 | 04/03/2009 | \$0 | BARGAIN & SALE DEED |
| 199361 | 09/26/2008 | \$0 | BARGAIN & SALE DEED |
| 196492 | | | COV COND & REST |
| 195642 | | | COV COND & REST |
| 186267 | | | COV COND & REST |
| 176480 | 10/24/2001 | \$0 | WARRANTY DEED |
| 176479 | 10/23/2001 | \$0 | WARRANTY DEED |
| 176461 | | | COV COND & REST |
| 176460 | | | COV COND & REST |
| 176459 | | \$0 | PLAT |
| 176012 | 10/24/2001 | \$212,500 | WARRANTY DEED |
| 176011 | 10/24/2001 | \$190,000 | WARRANTY DEED |
| 153702 | 06/24/1993 | \$500,000 | WARRANTY DEED |

Tax History

Images

Tax Year

Taxes

*2021 \$5,192.26

2020 \$5,838.72

Estimated

- [Google Map \(May not be accurate\)](#)
- [GIS](#)



AGENDA ITEM #7

To: Town of Ridgway Town Council
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: October 7, 2021
Subject: Ridgway Light Industrial Rezoning Request for October 13th Town Council Meeting

APPLICATION INFORMATION

Request: Request to rezone a portion of Outlot P3/C from FD Future Development to MR Mixed Residential
Legal: Outlot P3/C, River Park Ridgway Business Park Filing 1
Address: N/A
General Location: South of Railroad Street; west of Cora Street
Parcel #: 430516223065
Zone District: FD Future Development
Current Use: Vacant
Applicant: Ridgway Light Industrial, LLC
Owner: Glenn Pauls

PROJECT REVIEW

BACKGROUND

The subject property is located south of Railroad Street, which is Outlot P3/C of the River Park Ridgway Business Park Filing 1 subdivision. The lot is currently vacant with no existing structures or improvements. Six commercial businesses border the property to the east and properties bordering the north are residential homes. Figure 1 to the right identifies the parcel and its current zoning. The western portion of the property is zoned FD Future Development and shown as a beige color on the map. The eastern portion of the property is zoned I-1 Light Industrial – 1 and is light green on the map.

The parcel currently has two zoning classifications. While the RMC is silent on whether or not this is

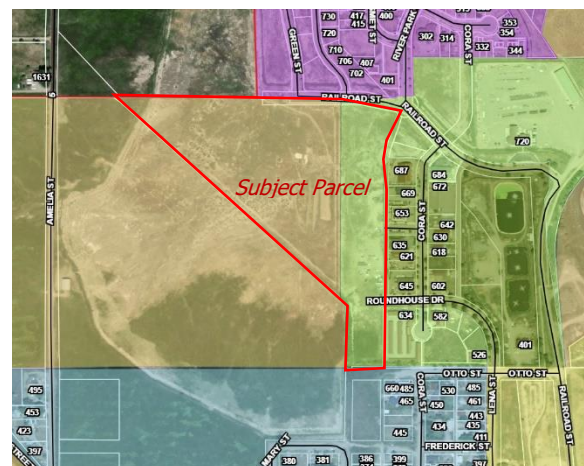


Figure 1. Property location in red

allowed, this is not an advisable situation. However, since the property currently has two zoning classifications, staff didn't see an imminent need to remedy it since the request is only to rezone the property. While staff is generally understanding of this request and is not requesting that the parcel be rezoned to one zoning district, a condition of approval is that this be remedied through a subdivision process in conjunction with any future development application or request.

REQUEST

RMC 7-3-22(A) provides the procedures for Town Council hearing request for rezoning. The applicant is requesting to change the portion of the property that is currently zoned FD Future Development to MR Mixed Residential. The portion of the property that is currently zoned I-1 is not proposed to change at this time and remain I-1 District.

The applicant has submitted a hearing application and fee for the public hearing to the town on July 17, 2021. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-4-5-(A).

CODE REQUIREMENTS

The following are Ridgway Municipal Code (RMC) sections to be referenced when considering a rezoning request pursuant to Section RMC §7-3-22(A) of the RMC:

- (1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zone district, or changing the designation of a district, shall be allowed only upon a determination following public hearing that the following criteria are met:
 - (a) The amendment is not adverse to the public health, safety, and welfare, and
 - (b) Either:
 - (i) The amendment is in substantial conformity with the Master Plan; or
 - (ii) The existing zoning is erroneous; or
 - (iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Additionally, the following RMC sections and plans should be consulted when considering the request:

2019 Town of Ridgway Master Plan

§7-3-7 "MR" Mixed Residential District

§7-3-8 "FD" Future Development District

§7-3-15(A) – Dimensional Requirements

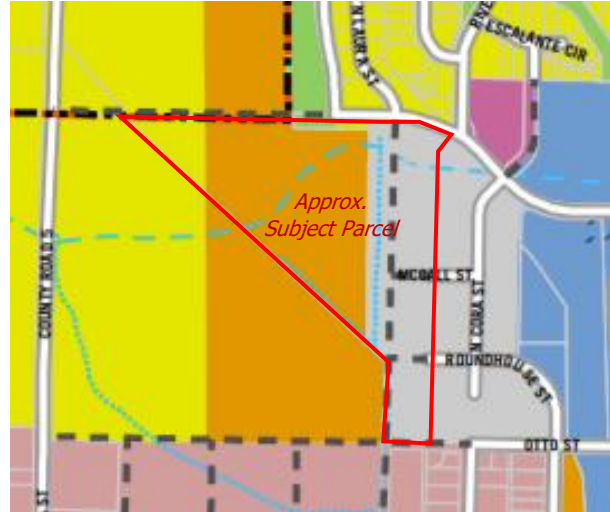
§6-6 – Residential Design Standards



ANALYSIS

MASTER PLAN GOALS

This parcel has three land use classifications on the Town's Future Land Use Map. First, the furthest northwest corner of the parcel is identified as Single-Family Neighborhoods (yellow). The middle portion of the parcel is colored orange indicating a Mixed Neighborhoods classification, and the furthest east strip of the parcel is identified as Employment on the Future Land Use Map of the 2019 Master Plan. The tables below identify the uses anticipated in each of these future land use classifications.



| 1) Single-Family Neighborhoods (pg. 56) | |
|--|---|
| Maximum Density / Height | 2 to 8 du/ac; 2.5 stories |
| Primary Uses: | Single-family homes and duplexes |
| Supporting Uses | Parks and recreational facilities, community gardens, and civic and government facilities. Accessory dwellings were permitted. |
| Characteristics | <ul style="list-style-type: none"> Single-Family Neighborhoods are made up primarily of single-family homes, with a small number of duplexes and smaller multi-family building mixed in, oftentimes near transitions between different land uses. Accessory dwelling units are encouraged where permitted. The neighborhoods should incorporate open space into the overall design to provide recreational opportunities to residents and/or preserve wildlife habitat or environmentally sensitive lands. While streets may not follow a grid pattern, connections to existing adjacent developments or areas should be provided for pedestrians and bicyclists to promote walkability. |

| 2) Mixed Neighborhoods (pg. 57) | |
|--|---|
| Maximum Density / Height | 12 to 18 du/ac; 3 stories |
| Primary Uses: | Multi-family residential, townhomes, and duplexes |



| | |
|------------------------|---|
| Supporting Uses | Other residential uses, small-scale retail or commercial services, parks and recreational facilities, community gardens, and civic and government facilities |
| Characteristics | <ul style="list-style-type: none"> Mixed Neighborhoods provide for a range of housing types, particularly higher density types such as small multi-family buildings, quadplexes, triplexes, and townhomes. A range of supporting non-residential uses are also encouraged to provide services to residents of these and adjacent neighborhoods. |

| 3) Employment (pg. 59) | |
|---------------------------------|---|
| Maximum Density / Height | 3 stories |
| Primary Uses: | Light manufacturing and fabrication, professional offices |
| Supporting Uses | Storage and warehousing, wholesale retail, commercial services, alternative energy installations. |
| Characteristics | <ul style="list-style-type: none"> Employment areas are intended to serve the employment needs of Ridgway and accommodate creative industries and other entrepreneurial pursuits. Higher intensity uses within these areas should mitigate impacts on adjacent residential neighborhoods. |

Applicable 2019 Ridgway Master Plan Goals:

The following Goals and Policies identified in the 2019 Master Plan should be considered in the review of this request.

- Goal COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
 - Policy COM-1.1: Workforce Housing
 - Policy COM-1.3: Public-Private Partnerships
 - Policy COM-1.5: Distributed Approach
 - Policy COM-1.6: Multi-Generational Housing
 - Policy COM-1.7: Accessibility
- Goal COM-2: Encourage a diversity of housing options that meet the needs of residents.
 - Policy COM-2.1: Diversity of Housing Types
 - Policy COM-2.2: Housing Options
 - Policy COM-2.3: Resident Occupied Housing
 - Policy COM-2.4: Accessible Housing
- Goal COM-5: Encourage a range of health, human, youth, senior, and other community services in Ridgway.



- Policy COM-5.4: Improved Transportation Access
- Goal CHR-1: Support vibrant, diverse, safe and well-connected neighborhoods.
 - Policy CHR-1.1: Neighborhood Character
 - Policy CHR-1.2: Neighborhood Walkability and Bikeability
- Goal ECO-2: Support the retention and expansion of local businesses.
 - Policy ECO-2.2: Space Needs
- Goal ECO-3: Balance the need to preserve quality of life for residents with business needs.
 - Policy ECO-3.1: Locals-Serving Businesses and Services
 - Policy ECO-3.2: Local Goods, Products, and Services
- Goal GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.
 - Policy GRO-1.2: Balanced Mix of Uses.
 - Policy GRO-1.3: Mixed-Use Development
 - Policy GRO-1.5: Design of New Development
 - Policy GRO-1.6: Clustered Development
 - Policy GRO-1.7: Transitions
- Goal GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.
 - Policy GRO-2.1: Growth Pays for Growth
 - Policy GRO-2.2: Adequate Public Facilities
 - Policy GRO-2.3: Development Capacity
- Goal GRO-3: Proactively mitigate natural and human-made hazards.
 - Policy GRO-3.2: On-Site Stormwater Management
- Goal GRO-4: Develop a safe and efficient multi-modal transportation system, balancing the needs of all users.
 - Policy GRO-4.2: Traffic Impacts of Development
 - Policy GRO-4.6: Non-Motorized Transportation
 - Policy GRO-4.7: Connectivity of New Development
 - Policy GRO-4.9: Additional Roads
- Goal GRO-5: Utilize Ridgway's parking resources effectively.
 - Policy GRO-5.2: Accessible Parking
 - Policy GRO-5.4: Parking Requirements

The Master Plan provides important insight into the community's vision for the Town of Ridgway, and it is strongly encouraged to provide developments which strive for more quality housing. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project seeks to meet these goals.

LAND USES

The property is currently vacant, and this rezoning request doesn't include a development plan or intended uses for the property. The total acreage of the entire parcel, including the FD and I-1 zone districts, is 18.51. The area of the portion of the property requested to be rezoned to MR is unknown at this time. Staff's recommendation includes a condition that legal descriptions (metes and bounds) and areas for both the zone districts be provided prior to recording of the rezoning ordinance. While the area appears to be adequate to provide all required lot dimensions of the zone district and the intended uses, the actual acreage of the MR portion of the parcel must be determined prior to



development to fully understand the area can support sound planning methodologies through allowed uses, accesses, utility services, roadways, and setbacks allowed within the parcel.

DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For Mixed Residential, the following standards apply to all uses:

| <i>Standard</i> | <i>MR Mixed Residential District Requirements</i> | | | |
|------------------------|--|---|--|------------------------------------|
| | <i>Single Family & Duplex</i> | <i>Residential Uses with 3 or 4 Dwelling Units</i> | <i>All Other Residential and Mixed Uses</i> | <i>Non-Residential Uses</i> |
| Lot Width | 25' | 35' | 50' | N/A |
| Lot Size | 3,000 | 4,000 | 5,000 | N/A |
| Max Lot Coverage | 60% | 60% | 60% | 70% |
| Front Setback | 10' | 10' | 10' | 15' |
| Rear Setback | 8' | 8' | 8' | 8' |
| Side Setback | 3' | 3' | 5' | 5' |
| Side Street Setback | 7.5' | 7.5' | 7.5' | 7.5' |

Again, while the actual area of the proposed MR District is unknown, there appears to be adequate space to develop the parcel while meeting the minimum standards of the zone district.

RESIDENTIAL DESIGN STANDARDS

All residential development in the MR District must comply with Section 6-6, Residential Design Standards, of the Town of Ridgway Building Regulations. Compliance with the standards set forth in Section 6-6-4, Development Standards, shall be demonstrated in conjunction with future development plans.

This section includes, but is not limited to, the following provisions:

- Varied roof structures that are compatible with those on adjacent homes (*Sec. 6-6-4(C)(1)*)
- Installation of sidewalks (*Sec. 6-6-4(D)*)
- Landscaping requirements (*Sec. 6-6-4(G)*)

ACCESS

The site does not currently have any access points, though it could be accessed via Railroad Street, McCall Drive, or Roundhouse Drive. Additional improvements may be necessary when connecting the property to any of these streets to ensure it is safe for two-way traffic from this site and future development in the vicinity.

UTILITIES

While there are water and sewer utilities in the area of this parcel, utilities and connections to the property are unknown at this point since there are no current plans for development. For future processes, a utility plan will need to be evaluated to understand the property's capacity for residential and commercial development.



PUBLIC COMMENT

No public comments, for or against the request, have been received at the time of drafting this report.

PLANNING COMMISSION RECOMMENDATION

The Town of Ridgway Planning Commission held a duly noticed public hearing on August 31, 2021, to consider the application. Town staff presented the application materials, the applicant presented the project, and public testimony was given at the public hearing. Below is a summary of the public testimony made at the hearing. For additional information on the comments made, the meeting minutes are available on the [Town's website](#) and the recording of the meeting is available on the Town's [YouTube channel](#).

- Two members of the public spoke in favor of the applicant's preliminary concepts for relocating Laura St.

Following the public hearing and discussion, the Town of Ridgway Planning Commission recommended approval to the Town Council to rezone a portion of Outlot P3/C, River Park Ridgway Business Park Filing 1 from FD Future Development to MR Mixed Residential with the following conditions by unanimous vote:

1. The legal description of the proposed zone districts, including areas of each, shall be submitted to Town Staff prior to Town Council approval of the rezoning request.

Note: The applicant submitted the legal description and exhibit prior to the Town Council meeting and said documents are included as Attachment B.

2. The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development applications. In addition, the portion of the parcel currently designated I-1 Light Industrial will retain the zoning of I-1 Light Industrial.

STAFF RECOMMENDATION (UPDATED 10/7/2021)

Pursuant to the Ridgway Municipal Code provisions for a Rezoning (Sec. 7-322(A) of the RMC), the Town Council shall approve, approve with conditions, or disapprove the rezoning. If the rezoning is disapproved, the reason for disapproval shall be included in the minutes of the Town Council's proceedings and provided to the applicant in writing upon request. The rezoning shall be disapproved if it or the required submittals are inadequate or do not comply with the requirements of the Town of Ridgway Municipal Code requirements. The Town Council may also continue the hearing to a date certain if additional information is needed to be considered by the Council prior to rendering a decision.

Upon review of the application against the applicable Town standards, staff recommends that the Town of Ridgway Town Council approve the request to rezone Outlot P3/C, River Park Ridgway Business Park Filing 1 from FD Future Development and I-1 Light Industrial 1 to MR Mixed Residential and I-1 Light Industrial 1 with the following condition:

- 1) The property shall be subdivided pursuant to Section 7-4-5 of the Ridgway Municipal Code so that no parcel has any more than one zone district classification prior to or concurrently with any future development application.



ATTACHMENTS

- A. Application and Support Materials
- B. Legal Description and Exhibit Map



Attachment A:
Application & Support Materials

Ridgway Light Industrial, LLC

694 Twin Buttes Ave.

Durango, CO 81301

970-259-3637

7/22/2021

Preston Neill
Town of Ridgway
PO Box 10
Ridgway, CO 81432

Preston,

This rezone request of Outlot P3C of Filing 1 River Park and Ridgway Business Park from FD to Mixed Residential is the first step necessary to complete Phase 3 Ridgway Business Park. We need to know what uses will be allowed on this area of land west of the 25' wide beautification easement so that we are providing the correct utilities to this parcel. It is also impossible to put a value on this portion of the parcel without knowing what the zoning will be on this lot.

We also believe that the rezone of this land is in line with our goals as well as the Town of Ridgway's master plan and don't see any reason to change the master plan at this time. This zoning request will give us the information we need to complete Laura St.

Thank you for considering this request for Rezone of a portion of Outlot P3C,

Glenn Pauls





TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Receipt # 2562
Date Received: 7-9-21
Initials: RP

Planning Commission Hearing Request

General Information

| | | | |
|---------------------------------|---|------------------|---------------------------------|
| Applicant Name | <u>Ridgway Light Industrial, LLC</u> | Application Date | |
| Mailing Address | <u>694 Twin Buttes Ave. Durango, CO 81301</u> | | |
| Phone Number | <u>970-259-3637</u> | Email | <u>rlipauls@earthlink.net</u> |
| Owner Name | <u>Glenn Pauls</u> | | |
| Phone Number | <u>same</u> | Email | <u>glennpauls@earthlink.net</u> |
| Address of Property for Hearing | <u>TBD Railroad St.</u> | | |
| Zoning District | <u>FD future development</u> | | |

Brief Description of Requested Action

Rezoning of the unzoned portion of Outlot P3/C of the River Park Ridgway Business Park Filing 1, which lies west of RLI Phase 3, future Laura St. and the 25' wide beautification easement; and south of Railroad St. Also known as the triangle parcel. We would like to rezone this lot to 7-3-7 "MR" Mixed Residential.

Action Requested and Required Fee Payable to the Town of Ridgway

| | | | |
|---|----------|--|------------------------------------|
| <input type="checkbox"/> Temporary Use Permit per 7-3-13(C) | \$150.00 | Subdivisions per 7-4 unless noted | |
| <input type="checkbox"/> Conditional Use per 7-3-14 | \$250.00 | <input type="checkbox"/> Sketch Plan | \$300.00 (+ \$10.00/lot or unit) |
| <input type="checkbox"/> Change in Nonconforming Use per 7-3-15 | \$150.00 | <input type="checkbox"/> Preliminary Plat | \$1,500.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Variances & Appeals per 7-3-16 | \$250.00 | <input type="checkbox"/> Preliminary Plat resubmittal | \$750.00 (+ \$25.00/lot or unit) |
| <input checked="" type="checkbox"/> Rezoning per 7-3-17 | \$250.00 | <input type="checkbox"/> Final Plat | \$600.00 |
| <input type="checkbox"/> Other Reviews Pursuant to 7-3-18 | \$250.00 | <input type="checkbox"/> Minor Subdivision | \$450.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Variance to Floodplain Reg. per 6-2 | \$150.00 | <input type="checkbox"/> Lot Split | \$450.00 |
| <input type="checkbox"/> Master Sign Plan Pursuant to 7-3-12 | \$150.00 | <input type="checkbox"/> Replat | \$150.00 (+ \$25.00/lot or unit) |
| <input type="checkbox"/> Deviations from Single Family Design | \$175.00 | <input type="checkbox"/> Plat Amendment | \$250.00 |
| Standards per 6-6 | | <input type="checkbox"/> Planned Unit Dev. per 7-3-11 | See Preliminary and Final Plat |
| <input type="checkbox"/> Other | \$_____ | <input type="checkbox"/> Statutory Vested Rights per 7-5 | \$1,500.00 |

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), like a narrative, site plans, and/or architectural drawings drawn to scale on paper size of 8.5 x 11 or 11 x 17.

For Conditional Use Permits

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezoning

- ☒ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected.

Applicant Signature

[Handwritten Signature]

Date

7-9-21

Owner Signature

Date

ccount: R005294

[-Prev 2 of 6 Results](#) [Next->](#)

[Location](#)

itus Address TBD

ity Ridgway

ax Area Id 201 - 201

Parcel Number 430516223065

Legal Summary Subd: RIVER PARK RIDGWAY

BUSINESS PARK FILING 1, REPLAT OF BLOCKS

, 8 AND ALLEY "A" Lot: OUTLOT PC/3-R2 S: 16

: 45 R: 8 S: 17 T: 45 R: 8

[Owner Information](#)

Owner Name RIDGWAY LIGHT INDUSTRIAL LLC

Owner Address 694 TWIN BUTTES AVENUE
DURANGO, CO 81301

[Assessment History](#)

Actual (2021) \$200,24

Assessed \$58,07

Tax Area: 201 Mill Levy: 58.663

Type Actual Assessed Acres SQFT Unit

Land \$200,240 \$58,070 19.070 0.000 0.00

[Transfers](#)

| Reception Number | Sale Date | Sale Price | Doc Description |
|------------------------|----------------------------|---------------------------|-------------------------------------|
| 226971 | | \$0 | PLAT |
| 212490 | | \$0 | COV COND & REST |
| 209901 | | | COV COND & REST |
| 196492 | | | COV COND & REST |
| 176460 | | | COV COND & REST |
| 176459 | | \$0 | PLAT |
| 171768 | 02/18/2000 | \$350,000 | WARRANTY DEED |
| 162538 | | | SURVEY |
| 153702 | 06/24/1993 | \$500,000 | WARRANTY DEED |

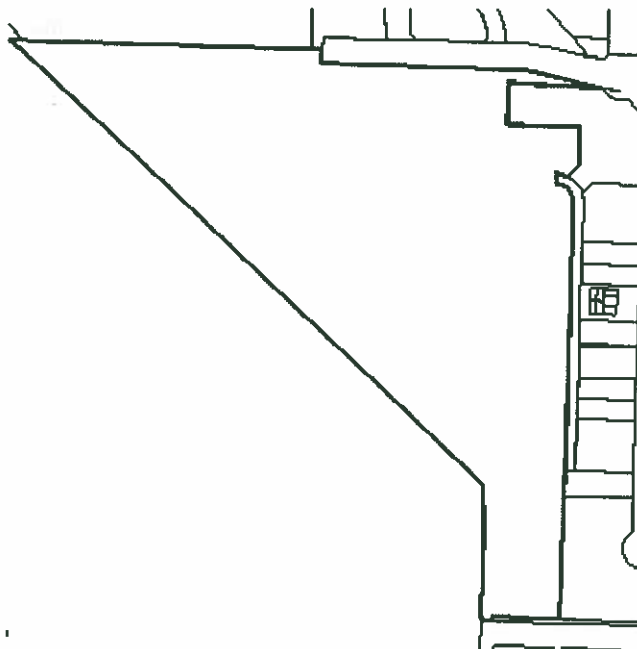
[Tax History](#)

| Tax Year | Taxes |
|----------|------------|
| *2021 | \$3,406.56 |
| 2020 | \$3,406.56 |

Estimated

[Images](#)

- [Google Map \(May not be accurate\)](#)
- [GIS](#)



Attachment B:
Legal Description & Exhibit Map

TRIANGLE PROPERTY DESCRIPTION:

A Parcel of land situated in the NE1/4 Section 17 and the NW1/4 Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado, being better described as beginning at the Northwest corner of Outlot PC/3-R2 as shown on Replat of Blocks 2, 8 and Alley "A" of the Riverpark Ridgway Business Park Filing 1 recorded at Reception No. 226971;

Thence the following four (4) courses along the boundary of said Outlot PC/3-R2 S88°23'21"E 718.58 feet;

S00°20'35"E 33.02 feet;

S88°23'21"E 409.83 feet;

S88°42'59"E 33.68 feet;

Thence leaving said boundary S01°33'48"W 990.72 feet;

Thence N46°59'51"W 1448.16 feet;

Thence N46°59'51"W 64.00 feet;

Thence N49°43'58"W 37.91 feet to the Point of Beginning.

Containing 13.30 Acres more or less as described.

I-1 ZONING DESCRIPTION:

A Parcel of land situated in the NW1/4 Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado, being better described as beginning at the Southeast corner of Outlot PC/3-R2 as shown on Replat of Blocks 2, 8 and Alley "A" of the Riverpark Ridgway Business Park Filing 1 recorded at Reception No. 226971;

Thence the following four (4) courses along the boundary of said Outlot PC/3-R2

N88°26'12"W 158.26 feet;

S01°33'48"W 6.94 feet;

N88°44'49"W 28.98 feet;

N01°12'17"E 318.20 feet;

Thence leaving said boundary S46°59'51"E 1.31 feet;

Thence N01°33'48"E 990.72 feet to a point on the boundary of said Outlot PC/3-R2;

Thence the following nine (9) courses along said boundary S88°42'59"E 59.22 feet;

36.02 feet along the arc of a curve to the right, with a radius of 166.62 feet, an interior angle of

12°23'06" and a chord of S82°31'26"E 35.95 feet;

S76°19'53"E 153.91 feet;

4.18 feet along the arc of a curve to the left, with a radius of 167.00 feet, an interior angle of 01°26'01" and a chord of S75°36'53"E 4.18 feet;

7.78 feet along the arc of a curve to the right, with a radius of 60.00 feet, an interior angle of 07°25'30" and a chord of S39°06'16"E 7.77 feet;

S00°55'09"W 8.98 feet;

S20°57'11"W 163.95 feet;

71.74 feet along the arc of a curve to the left, with a radius of 212.00 feet, an interior angle of 19°23'23" and a chord of S11°15'29"W 71.40 feet;

S01°33'48"W 1024.42 feet to the Point of Beginning.

Containing 5.77 Acres more or less as described.

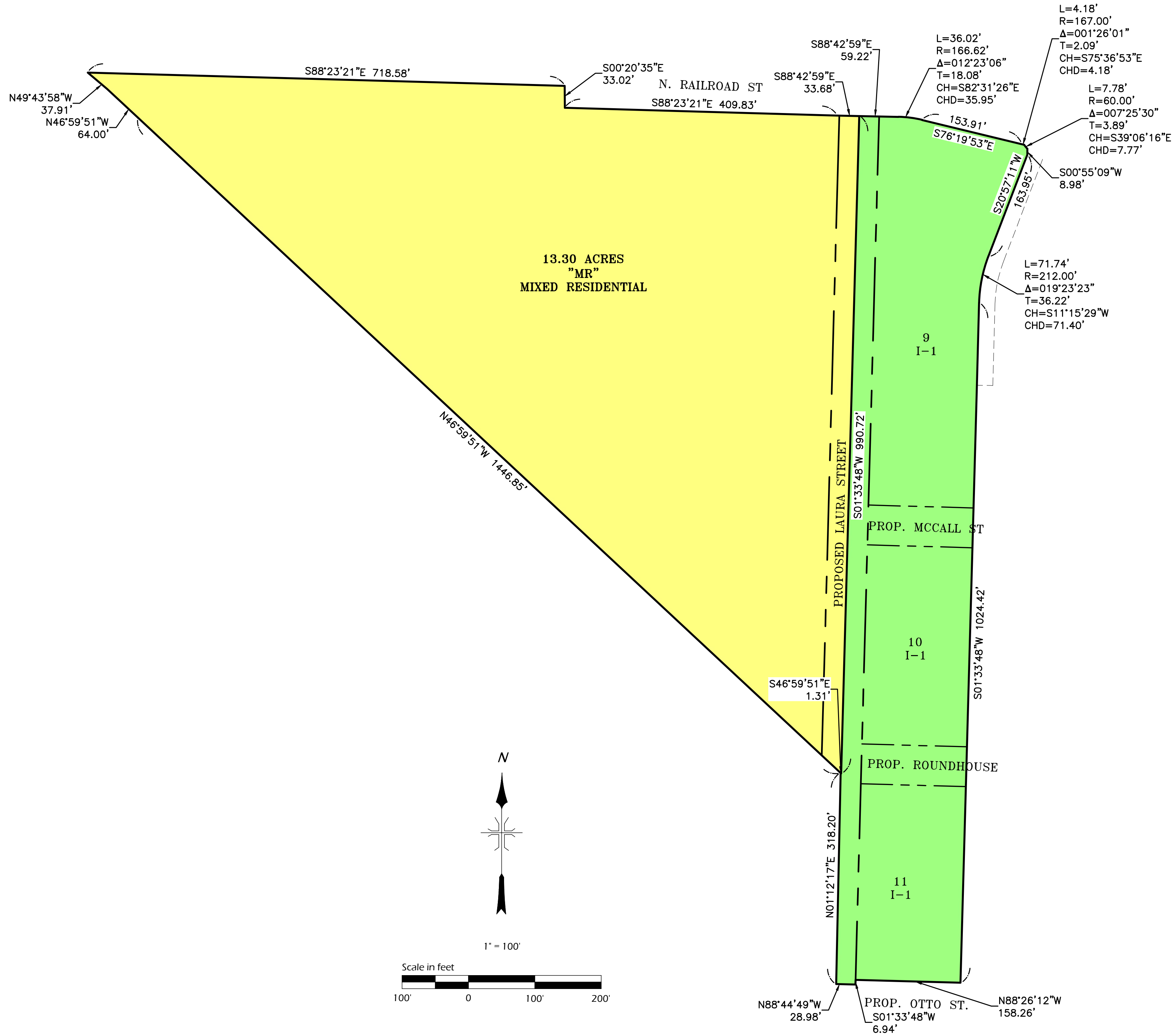
ENTIRE PROPERTY DESCRIPTION:

Outlot PC/3-R2 as shown on Replat of Blocks 2, 8 and Alley "A" of the Riverpark Ridgway Business Park Filing 1 recorded at Reception No. 226971, County of Ouray, State of Colorado

RIVERPARK OUTLOT PC/3-R2 EXHIBIT

ZONING EXHIBIT

SITUATED IN THE NE1/4 SECTION 17 AND THE NW1/4 SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

| | | | |
|--|------------------------|--------------------|-----------------|
| TITLE RIVERPARK OUTLOT PC/3- R2 EXHIBIT | | | |
| CLIENT JACK PETRUCELLI | | | |
| ADDRESS & PHONE P.O. BOX 381 RIDGWAY, CO 81432 970-209-0195 | | | |
| FIELD BOOK | DRAWN BY DCC | DATE 2021-09-28 | |
| SHEET 1 of 1 | FILE 21152V_EXHIBIT | JOB NO. 21152 | TYPE EXHIBIT |

AGENDA ITEM #8



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: October 7, 2021
Agenda Topic: Interviews of Youth Advisory Council candidates and appointment of members

ACTION BEFORE COUNCIL:

Council is asked to interview and appoint candidates to the 2021-2022 Town of Ridgway Youth Advisory Council.

SUMMARY:

In July of 2020, Council approved Resolution No. 20-09 establishing the Town of Ridgway Youth Advisory Council. According to the *Town of Ridgway Youth Advisory Council Authority and Procedures*, appended to this memo as Attachment A, the Youth Advisory Council shall be composed of five high school youth and the Council shall appoint members after candidates complete an application and interview with the Council. Members shall serve one-year terms.

In order to be eligible for appointment to the Youth Advisory Council, candidates must 1) reside in the Town of Ridgway or attend Ridgway Secondary School, 2) be between the ages of 14 and 18 and be in high school entering the 10th, 11th, or 12th grade, 3) be able to commit to one year of participation, and 4) maintain at least a 2.75 GPA throughout the school year or, if GPA is below 2.75, submit a letter of recommendation from a teacher, counselor or administrator to the Town.

CANDIDATES AND INTERVIEW PROCESS:

The Town received 10 applications. The following students have submitted completed Youth Advisory Council applications:

- Cooper Ahern
- Anna Bartschi
- Kayla Bolane
- Maizy Gordon
- Isabella Janda
- Gillian Jordan
- Indigo Krois
- River Randolph
- Eleni Wallin
- Kaitlyn Winkelmann

The information received from applicants is attached to this report as Attachment B. During Wednesday's meeting, Council will interview each applicant for a maximum of five minutes. The interview order is organized alphabetically.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

PROPOSED MOTION:

"I move to appoint [candidate names] to the 2021-2022 Youth Advisory Council, with terms expiring on June 30, 2022."

ATTACHMENTS:

Attachment A – Resolution No. 20-09

Attachment B – Applications

ATTACHMENT A

RESOLUTION NO. 20-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, ESTABLISHING THE TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, many municipalities use youth advisory councils to inject fresh ideas and youth perspectives into local decision-making; and

WHEREAS, the Town Council recognizes youth to be a valuable resource when given the opportunity to provide public input and citizen participation in the determination of Town policies and procedures; and

WHEREAS, youth advisory councils can promote community service and foster a better understanding among young people of how municipal government works; and

WHEREAS, the Town Council recognizes that establishing a Youth Advisory Council to serve as an advisory body to the Town Council, will empower youth, will give them opportunities for input on projects, programs, and events, and will afford them opportunities to have influence and impact on issues and decisions they care about; and

WHEREAS, the Town Council desires to create a Youth Advisory Council; and

WHEREAS, Section 5-3 of the Ridgway Charter states that the Town Council may create any commissions and boards as it deems appropriate and specify their duties, terms and responsibilities; and

WHEREAS, the Town Council finds that the establishment of a Youth Advisory Council will promote the health, safety and general welfare of the Ridgway community.

NOW THEREFORE, the Ridgway Town Council hereby **RESOLVES** to establish the **Town of Ridgway Youth Advisory Council as set forth in Exhibit A: Town of Ridgway Youth Advisory Council Authority and Procedures**, attached hereto.

ADOPTED AND APPROVED this ____ day of July, 2020.

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

ATTACHMENT A

EXHIBIT A

TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL AUTHORITY AND PROCEDURES

1. **Establishment and Goals.** There is hereby established the Town of Ridgway Youth Advisory Council (Youth Advisory Council). The goals of the Youth Advisory Council program are as follows:
 - a. To provide an opportunity for the youth of this community to acquire a greater knowledge of and appreciation for the American political system through active participation in that system.
 - b. To help the Ridgway Town Council solve the problems and accomplish the goals of this community by working directly with the representatives of the youth.
 - c. To serve the youth of this community by:
 - i. Informing the town government of the needs and wishes of the youth.
 - ii. Planning and implementing social, educational, cultural, athletic and recreational activities for the youth.
 - iii. Working with the Ridgway Town Council, Ridgway School District and other local organizations to provide new opportunities for Ridgway youth.
2. **Roles and Responsibilities.** The roles and responsibilities of the Youth Advisory Council are as follows:
 - a. Makes specific recommendations for youth programs and activities to town government.
 - b. Serves as a forum for the expansion of ideas, needs, concerns, and goals relating to community issues particularly as they may affect youth.
 - c. Makes recommendations to enhance the range and quality of opportunities for young people.
 - d. Enlists community-wide participation in assuming the responsibility for resolving youth concerns.
 - e. Initiates and encourages youth-driven community service projects.

ATTACHMENT A

- f. Performs other tasks as the Ridgway Town Council may direct.
- 3. **Membership and Term.** The Youth Advisory Council shall be composed of five high school youth. The Ridgway Town Council shall appoint members after candidates complete an application and interview with the Town Council. Members shall serve one-year terms and may reapply until they graduate from high school. Current members who meet expectations shall be given preference for reappointment year to year.
- 4. **Qualification of Members.** Youth Advisory Council members shall:
 - a. Reside in the Town of Ridgway or attend Ridgway Secondary School.
 - b. Be between the ages of 14 and 18 and be in high school entering the 10th, 11th, or 12th grade.
 - c. Be able to commit to one year of participation.
 - d. Maintain at least a 2.75 GPA throughout the school year or, if GPA is below 2.75, submit a letter of recommendation from a teacher, counselor or administrator to the Town.
- 5. **Quorum.** Three (3) members of the Youth Advisory Council shall constitute a quorum for the transaction of business, but in the absence of a quorum, a lesser number may adjourn any meeting to a later time or date.
- 6. **Removal from Office.** Any member of Youth Advisory Council may be removed for just cause at the pleasure of the Ridgway Town Council by a majority vote of the entire Council in office at the time the vote is taken. Just cause shall include misconduct, conduct unbecoming of a Town official, or more than two (2) unexcused absences within a twelve-month period. Prior to removal, the Ridgway Town Council shall conduct a hearing and shall provide written notice to the Youth Advisory Council member stating the grounds for removal at least three (3) days prior to the hearing.
- 7. **Officers.** The Youth Advisory Council shall select its own Mayor and Mayor Pro-Tem. The Mayor or, in the absence of the Mayor, the Mayor Pro-Tem, shall be the presiding officer of its meetings. In the absence of both the Mayor and the Mayor Pro-Tem from a meeting, the members present shall appoint a member to serve as Acting Mayor at the meeting.
- 8. **Staff.** The Town Manager, or his or her designee, shall serve as the staff of the Youth Advisory Council and shall provide for the service of a recording secretary who shall act in the capacity of secretary for the Youth Advisory Council.

ATTACHMENT A

9. **Meetings.** Youth Advisory Council members shall attend regular meetings held once a month at Ridgway Town Hall. Youth Advisory Council members may be required to attend other meetings during their terms, including Ridgway Town Council meetings or presentations to local groups or organizations.
10. **Appropriation Authority.** The Youth Advisory Council shall not have authority to appropriate or spend Town of Ridgway funds. The Youth Advisory Council may provide recommendations to the Town Manager and/or Ridgway Town Council with regard to any annual budget.
11. **Council Amendments.** The Ridgway Town Council reserves the right to amend, increase, reduce or change any or all of the powers, duties and procedures of the Youth Advisory Council.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL
APPLICATION

APPLICANT INFORMATION

Name: Cooper Ahern

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway

ZIP Code: 81432

School: Ridgway Secondary School

Grade: 12th

EMERGENCY CONTACTS

Name of parent/guardian: Pat Ahern

Email: [REDACTED]

Relationship: Father

Phone: [REDACTED]

Name of parent/guardian: Julie Ahern

Email: [REDACTED]

Relationship: Mother

Phone: [REDACTED]

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | CA |
| Attend 80% of the Youth Advisory Council meetings. | CA |
| Actively participate in the meetings. | CA |
| Maintain at least a 2.75 GPA. | CA |
| Be respectful of others and their ideas. | CA |
| Demonstrate leadership skills for other youth. | CA |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | CA |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | CA |
| Provide ideas for other teen program activities. | CA |
| Stay out of trouble at school and with law enforcement. | CA |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I want to be involved in eliminating environmental threats. Today's day and age carbon emissions are at an all time high. Ridgway is already pretty green, although I believe more can be done. My home is a very beautiful place, although not affordable. There is a housing crisis and more and more people are moving here. Half of the teachers at Ridgway Secondary School live in Montrose. If more affordable housing was implemented our community would grow and business would thrive.

What are your strengths and weaknesses in working on a team and accomplishing projects?

Strength - Listening I think it's important to get your opinion across but I believe listening is just as crucial. In order to get a non biased answer, you have to pull from different perspectives. Understanding an issue through someone else's point of view can help open your eyes and land on a just consensus. Weakness - Stubborn When it comes to an issue I am passionate about, I will not back down. If there is a conflict that needs to be solved I will push till justice is served. No matter the obstacle.

You and another person have different opinions about an issue that is important to you - how

do you handle the situation? Well I would first try and understand their view. Then I would rebuttal my points back to them and explain my thought process and perspective. When discussing with them I would take their points and use them against them. If there is no budge I would offer a compromise.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

One day I had a quiz in AP Human Geography, although something came up. I had to take my drivers test. I couldn't reschedule so I informed my teacher I would be missing. He allowed me to take it the next day. Communication & honesty are valuable tools that always serve you in the long run.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council? I want to contribute to the decision making process in Ridgway. I want to apply inputs & ideals to the Council. I want to represent the youth with authority. One other thing I want to get out of this is just experiencing what it's like in a local government. To see if it's something I want to pursue.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the Town of Ridgway Youth Advisory Council Authority and Procedures.

Signature of applicant: Cooper Ahern

Date: Sept. 30, 2021

Signature of parent/guardian: Julia

Date: Sept. 30, 2021



EXHIBIT 2

**TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL
APPLICATION**

APPLICANT INFORMATION

Name: Anna Bartschi

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway

ZIP Code: 81432

School: Ridgway High School

Grade: 12th

EMERGENCY CONTACTS

Name of parent/guardian: Stephanie Lyons

Email: [REDACTED]

Relationship: mother

Phone: [REDACTED]

Name of parent/guardian: James Bartschi

Email: [REDACTED]

Relationship: Father

Phone: [REDACTED]

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | ab |
| Attend 80% of the Youth Advisory Council meetings. | ab |
| Actively participate in the meetings. | ab |
| Maintain at least a 2.75 GPA. | ab |
| Be respectful of others and their ideas. | ab |
| Demonstrate leadership skills for other youth. | ab |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | ab |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | ab |
| Provide ideas for other teen program activities. | ab |
| Stay out of trouble at school and with law enforcement. | ab |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I am passionate about environmental and social issues within the community. I would love to implement more environmentally friendly aspects in our town. I also want to make sure everyone feels represented and heard.

What are your strengths and weaknesses in working on a team and accomplishing projects?

I am a good leader and am able to keep a group focused on attaining a common goal. Sometimes I can get off topic when I'm not in a productive mood.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

I would handle this by trying to come to a compromise. We would figure out a solution that works for both of us.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

When I have a schedule conflict I make sure to communicate it and put in the work to catch up on what I missed.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?


I am excited for another fun and productive year!

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

Signature of applicant: 

Date: sep 8, 2021

Signature of parent/guardian: 

Date: 9-8-2021



EXHIBIT 2

**TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL
APPLICATION**

APPLICANT INFORMATION

Name: Kayla Bolane

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway CO

ZIP Code: 81432

School: Ridgway High School

Grade: 11th

EMERGENCY CONTACTS

Name of parent/guardian: Wendy Pyott

Email: [REDACTED]

Relationship: Mother

Phone: [REDACTED]

Name of parent/guardian: Chris Bolane

Email: [REDACTED]

Relationship: Father

Phone: [REDACTED]

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | KB |
| Attend 80% of the Youth Advisory Council meetings. | KB |
| Actively participate in the meetings. | KB |
| Maintain at least a 2.75 GPA. | KB |
| Be respectful of others and their ideas. | KB |
| Demonstrate leadership skills for other youth. | KB |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | KB |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | KB |
| Provide ideas for other teen program activities. | KB |
| Stay out of trouble at school and with law enforcement. | KB |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I am passionate about providing mental health support to young people. With the "bubble" that Ridgway tends to create, I find it very important to acknowledge the mental health struggles that come along with it.

What are your strengths and weaknesses in working on a team and accomplishing projects?

In groups, I find it easy to take leadership and to help others. However, I can sometimes find it difficult to clearly express my thoughts and opinions.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

It is vital to know both sides to the story, so even though I may not agree with their opinion, I will try my best to understand it and listen to them.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

Out of school, I do ballet. One time, we had a dress rehearsal that required me leaving school early. My solution to this was to prepare, and check with my teachers about what work I would be missing.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

What are some actions taken in our community that have been initiated by the youth advisory council?

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

Signature of applicant: Kayla Bolare

Date: 09-29-21

Signature of parent/guardian: C Bolare

Date: 9/29/21



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL APPLICATION

APPLICANT INFORMATION

Name: Maizy Gordon

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway

ZIP Code: 81432

School: Ridgway Secondary School

Grade: 11

EMERGENCY CONTACTS

Name of parent/guardian: Erika Gordon

Email: [REDACTED]

Relationship: Mother

Phone: [REDACTED]

Name of parent/guardian: Jason Gordon

Email: _____

Relationship: Father

Phone: _____

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | MG |
| Attend 80% of the Youth Advisory Council meetings. | MG |
| Actively participate in the meetings. | MG |
| Maintain at least a 2.75 GPA. | MG |
| Be respectful of others and their ideas. | MG |
| Demonstrate leadership skills for other youth. | MG |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | MG |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | MG |
| Provide ideas for other teen program activities. | MG |
| Stay out of trouble at school and with law enforcement. | MG |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

- I am passionate about helping Ridgway become more inclusive and supportive for people with diverse sexual orientations and gender identity
- I am passionate about the housing issue for people with lower incomes
- I am passionate about protecting the environment and living sustainably
- I am passionate about recognizing the unequal treatment of women in our community and the school system
- I am passionate about helping people become more comfortable discussing sexual assault and I want to raise awareness about it.

What are your strengths and weaknesses in working on a team and accomplishing projects?

Strengths - I am a strong leader and I can easily communicate with members of a team to be proficient and stay inclusive

Weaknesses - I struggle with perfection and trying too hard to make sure everyone in the team is reaching a high goal.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

I would handle this issue by communicating my feelings and having a respectful conversation where both sides are heard!

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

One time I had a presentation in class at the same time as a zoom call with an internship I was doing. I handled this schedule conflict by talking to my teachers and moving the presentation to the day before.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

I expect the Town of Ridgway Youth Advisory Council to listen to the opinions and ideas of the students and help us make changes to issues in our community.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

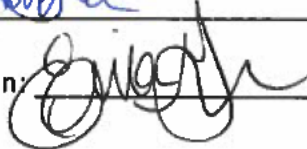
Signature of applicant:



Date:

9/24/2021

Signature of parent/guardian:



Date:

9/29/2021



EXHIBIT 2

**TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL
APPLICATION**

APPLICANT INFORMATION

Name: Isabella Janda

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Montrose

ZIP Code: 81403

School: Ridgway Secondary School

Grade: 12

EMERGENCY CONTACTS

Name of parent/guardian: Shannon Janda

Email: [REDACTED]

Relationship: Parent

Phone: [REDACTED]

Name of parent/guardian: Jazz Janda

Email: _____

Relationship: Parent

Phone: _____

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | df |
| Attend 80% of the Youth Advisory Council meetings. | df |
| Actively participate in the meetings. | df |
| Maintain at least a 2.75 GPA. | df |
| Be respectful of others and their ideas. | df |
| Demonstrate leadership skills for other youth. | df |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | df |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | df |
| Provide ideas for other teen program activities. | df |
| Stay out of trouble at school and with law enforcement. | df |

APPLICANT QUESTIONS

What issues in your community are you passionate about? The limited activities for the youth of Ridgway, which could lead to poor choices surrounding drugs, alcohol, and peer pressure.

I am passionate about inclusivity, making everyone joining our small community feel welcome.

What are your strengths and weaknesses in working on a team and accomplishing projects?

I am hardworking, responsible, and will always go the extra mile. Some weaknesses would be procrastination and perfectionism.

You and another person have different opinions about an issue that is important to you – how do you handle the situation? I listen to what they have to say and accept that everyone is entitled to their own opinion. I try to provide only factual information to support my belief and not let emotions get in the way.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict? I had a commitment to write an essay in my literature class, but was unable to attend due to illness. I proactively contacted the teacher prior to the class time to provide an explanation and to offer an alternative time to make it up.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council? I expect to work as part of a team with the Ridgway Youth Advisory Council to help provide solution to ongoing concerns for the youth in our community.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the Town of Ridgway Youth Advisory Council Authority and Procedures.

Signature of applicant: Isabella Garcia

Date: 9/25/21

Signature of parent/guardian: Isabella Garcia

Date: 9/25/21



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL APPLICATION

APPLICANT INFORMATION

Name: Gillian Jordan

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway

ZIP Code: 81432

School: Ridgway Secondary School

Grade: 11

EMERGENCY CONTACTS

Name of parent/guardian: Jill Jordan

Email: [REDACTED]

Relationship: Mother

Phone: [REDACTED]

Name of parent/guardian: Shane Jordan

Email: _____

Relationship: Father

Phone: _____

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | GJ |
| Attend 80% of the Youth Advisory Council meetings. | GJ |
| Actively participate in the meetings. | GJ |
| Maintain at least a 2.75 GPA. | GJ |
| Be respectful of others and their ideas. | GJ |
| Demonstrate leadership skills for other youth. | GJ |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | GJ |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | GJ |
| Provide ideas for other teen program activities. | GJ |
| Stay out of trouble at school and with law enforcement. | GJ |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

In our community, I am passionate about the environment. I care greatly about Ridgway being eco-conscious and want to find new ways for our town to lower our affect on the environment. I also care deeply about animals and love to support our local shelter to make sure many dogs and cats can live a full life.

What are your strengths and weaknesses in working on a team and accomplishing projects?

My strengths while working on a team are that I listen to peoples' ideas and I always pull my weight in projects. Something I need to work on is making sure to voice my opinion and be heard in the group.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

In this situation, I would kindly state why I think what I think and make sure to also hear the other persons reasons. From here, I would have a talk with them about how we could come to an agreement or find a way to both feel heard and comfortable.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

While planning my work schedule for this fall, I got double-booked on a night with work and a meeting for the National Honors Society. First, I realized that I cannot reschedule the school meeting and therefore had to reschedule my shift at work. I immediately got in touch with my work manager and found a time that I can switch my shift to, to be able to do both commitments.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

My expectations for being on the Town of Ridgway Youth Advisory Council are being able to see parts of the process of our town's government as well as be able to have more of a direct impact on our community. I believe that being able to understand the process will help me see why some decisions are made. I am also excited to see what I can bring to the table. A question I have is what is talked about during a typical council meeting?

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

Signature of applicant: Gillian Jordan

Date: 9/25/21

Signature of parent/guardian: [Signature]

Date: 9/25/21



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL
APPLICATION

APPLICANT INFORMATION

Name: Indigo Krois
Date of Birth: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]
City: Ridgway
ZIP Code: 81432
School: Ridgway Secondary School
Grade: 11

EMERGENCY CONTACTS

Name of parent/guardian: Deidra Krois
Email: [REDACTED]
Relationship: mother
Phone: [REDACTED]
Name of parent/guardian: Willy Krois

Email: [REDACTED]

Relationship: father

Phone: [REDACTED]

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|-------------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | [Signature] |
| Attend 80% of the Youth Advisory Council meetings. | [Signature] |
| Actively participate in the meetings. | [Signature] |
| Maintain at least a 2.75 GPA. | [Signature] |
| Be respectful of others and their ideas. | [Signature] |
| Demonstrate leadership skills for other youth. | [Signature] |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | [Signature] |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | [Signature] |
| Provide ideas for other teen program activities. | [Signature] |
| Stay out of trouble at school and with law enforcement. | [Signature] |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I am very passionate about freeing our town from single use products. I helped pass the single-use bag ban in Ridgway and I am passionate about continuing to evaluate more issues that I can help solve.

What are your strengths and weaknesses in working on a team and accomplishing projects?

Working on a team brings up many potential challenges. I have taken time to work on becoming a compromiser and mediator of sorts. I also work well with everyone and know when to put a conflict behind me. However sometimes it can take a second for you and another person have different opinions about an issue that is important to you – how do you handle the situation? First I would ask to hear their side on task of the issue so I can better understand their choice. Then I would explain my opinion to help them understand. I would remind both me and the person that its okay to still disagree and try to find a compromise.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

Last year I was out of school for a week and a half with mono. I had a quiz that was on the first Monday I missed. I proceeded to email the teacher about my situation and came up with multiple options for what I could do to get it done.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

My expectations for the council are simply to use it as a learning experience about the issues and solutions in our community. I hope the Town Council will find us students useful in some projects and value our opinions.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

Signature of applicant: Andreas Kross

Date: 10-1-21

Signature of parent/guardian: Debra Kross

Date: 10-1-21



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

T R A Y A C

APPLICANT INFORMATION

Name: ___River Randolph___

Date of Birth: _____

Phone: _____

Email: _____

Address: _____

City: ___Ridgway___

ZIP Code: ___81432___

School: ___Ridgway Secondary School___

Grade: ___11th___

EMERGENCY CONTACTS

Name of parent/guardian: ___Gin Randolph___

Email: _____

Relationship: ___Mother___

Phone: _____

Name of parent/guardian: ___Russell Randolph___

Email: _____

Relationship: ____ Father _____

Phone: _____

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | RR |
| Attend 80% of the Youth Advisory Council meetings. | RR |
| Actively participate in the meetings. | RR |
| Maintain at least a 2.75 GPA. | RR |
| Be respectful of others and their ideas. | RR |
| Demonstrate leadership skills for other youth. | RR |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | RR |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | RR |
| Provide ideas for other teen program activities. | RR |
| Stay out of trouble at school and with law enforcement. | RR |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I am very passionate about the parks and outdoor areas in the city of Ridgway because I use them a lot to hangout with friends. Without the parks Ridgway would be a much different place.

What are your strengths and weaknesses in working on a team and accomplishing projects?

I am very strong with I work with others because it widens how I see things.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

In this situation, I would listen to what others have to say and share my own opinion, but I would understand why they think the way that they do and my opinion may change.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

I handled this conflict by talking with both sponsors/coaches to decide priority.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

I expect as a member that I would be involved with the Town Council in providing a youth say in the making of decisions.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

Signature of applicant: _____ Riv Ran _____ Date: __9/26_____

Signature of parent/guardian: _____ Gin Randolph _____ Date: _9/26_____



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

TOWN OF RIDGWAY YOUTH ADVISORY COUNCIL APPLICATION

APPLICANT INFORMATION

Name: Eleni Wallin

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway

ZIP Code: 81432

School: Ridgway Secondary School

Grade: 11

EMERGENCY CONTACTS

Name of parent/guardian: Stephanie Laverman

Email: [REDACTED]

Relationship: mother

Phone: [REDACTED]

Name of parent/guardian: Brian Wallin

Email:

[REDACTED]

Relationship:

Father

Phone:

[REDACTED]

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | EW |
| Attend 80% of the Youth Advisory Council meetings. | EW |
| Actively participate in the meetings. | EW |
| Maintain at least a 2.75 GPA. | EW |
| Be respectful of others and their ideas. | EW |
| Demonstrate leadership skills for other youth. | EW |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | EW |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | EW |
| Provide ideas for other teen program activities. | EW |
| Stay out of trouble at school and with law enforcement. | EW |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I am very passionate about the environment. I think our community is fairly eco friendly and I would like to improve it more.

What are your strengths and weaknesses in working on a team and accomplishing projects?

I am a good leader and enjoy working with others. I need to work on evening the work load between all the members in the group.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

By listening to both opinions and working together until we can agree on something we both think is important.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

Once, I had a volleyball game and work. I informed my coach early on that I had a conflict and would try my best to come, then I spoke with people I worked with and was able to ~~not~~ switch my shift and play in my volleyball game.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

I hope to learn about issues in our community and be included in actions to fix those problems.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the Town of Ridgway Youth Advisory Council Authority and Procedures.

Signature of applicant: 

Date: 9/22/21

Signature of parent/guardian: 

Date: 9/22/21



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

EXHIBIT 2

T R A Y A C

APPLICANT INFORMATION

Name: Kaitlyn

Date of Birth: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

City: Ridgway

ZIP Code: 81432

School: Ridgway High School

Grade: 11th Grade

EMERGENCY CONTACTS

Name of parent/guardian: Karen Winkelmann

Email: [REDACTED]

Relationship: Mother

Phone: [REDACTED]

Name of parent/guardian: Phillip Winkelmann

Email: [REDACTED]

Relationship: Father

Phone: [REDACTED]

| I CAN BE RESPONSIBLE FOR THE FOLLOWING (INITIAL BY EACH ONE): | INITIALS |
|--|----------|
| Advise the Town Council on the issue that young people in Ridgway are facing. | KW |
| Attend 80% of the Youth Advisory Council meetings. | KW |
| Actively participate in the meetings. | KW |
| Maintain at least a 2.75 GPA. | KW |
| Be respectful of others and their ideas. | KW |
| Demonstrate leadership skills for other youth. | KW |
| Present Youth Advisory Council information to schools, organizations and committees if requested. | KW |
| Objectively evaluate Youth Advisory Council activities for effectiveness, value and interest to other youth. | KW |
| Provide ideas for other teen program activities. | KW |
| Stay out of trouble at school and with law enforcement. | KW |

APPLICANT QUESTIONS

What issues in your community are you passionate about?

I've always been taught to leave no trace and to keep the environment healthy since I was kid so for me keeping the community clean is important. I always pick up trash when I see it and would love to volunteer or find more ways to keep the community clean.

What are your strengths and weaknesses in working on a team and accomplishing projects?

When working with others I am good at listening to everyone's ideas and can be a team player but I can also be a leader if one is needed. A weakness would probably be not wanting to share my own ideas because I feel they aren't as good as someone else's.

You and another person have different opinions about an issue that is important to you – how do you handle the situation?

I would listen to their arguments to understand their point of view before sharing what I think about the issue. Then I can decide to reconsider my opinion or agree to disagree.

Tell us about a time when you had a commitment at school and something else came up – how did you handle the schedule conflict?

A lot of the time there's nothing more important than if I have an appointment. If I have an appointment or something when I need to be at school I usually reschedule for another day.

What expectations do you have about the Town of Ridgway Youth Advisory Council? Do you have any additional questions about the Council?

I would honestly just like to get more involved in the community and I think this is the perfect opportunity to do that.

SIGNATURES

By signing below, I agree to the policies, procedures, and expectations detailed in the *Town of Ridgway Youth Advisory Council Authority and Procedures*.

Signature of applicant: Kaitlyn Linken Date: 10/1/21

Signature of parent/guardian: Karen Wickelma Date: 10/1/21

AGENDA ITEM #9



October 7, 2021

Ridgway Town Council
Attn: Preston Neil

Stryker and Company would like to formally request the temporary closure of Laura Street for 3 months.

Since the partial closure occurred, the use of Laura St. by the community has been minimal. Though the current use is minimal, most of the use has been against the temporary signed direction of travel.

In the interest of safety to the community, and to construction personnel at this site, we would like to fully close Laura Street, north of Clinton, to the Alley. We have attached a traffic control plan that we be implemented for signage after approval for temporary closure.

Sincerely,

Stryker and Company, Inc.

A handwritten signature in blue ink, appearing to read "Mark Clutts", with a long horizontal stroke extending to the right.

Mark Clutts
Project Manager

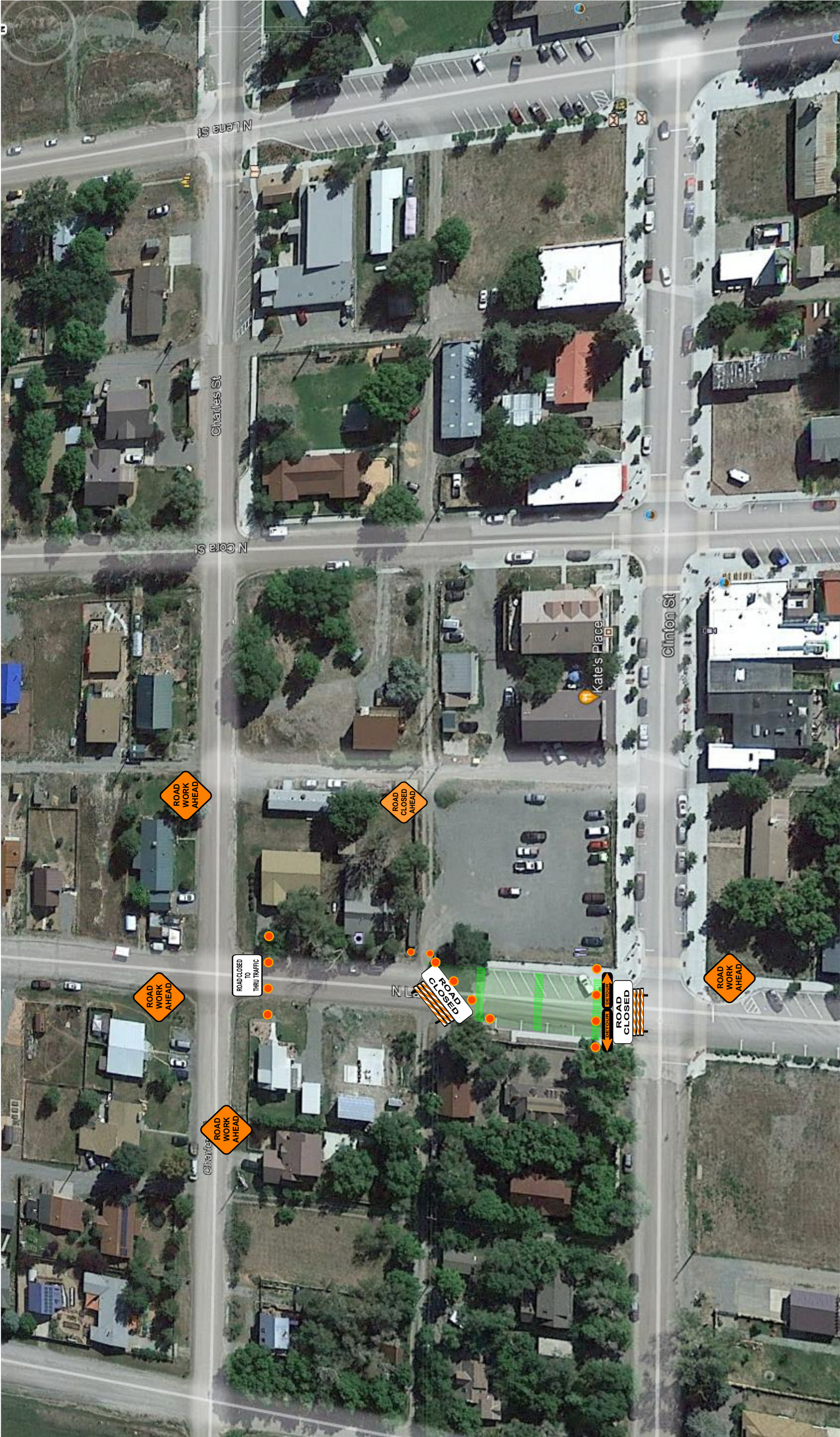
cc: Brian Kail – Superintendent

attachment

Utility Permit # _____
Expiration Date _____

Stryker & Company, Inc.

All work shall be performed in accordance with the 2009 version of the MUTCD
www.invation.com



| | |
|---|--|
|  | Date: 9/5/2021 Project: Stryker - Laura Street Closure - Ridgway, CO. |
| | Comments: <ul style="list-style-type: none">- Close Laura Street Between Clinton St and the alley south of Charles st- Closure to remain throughout Day/night - Reflective signs/cones/barrels to be used.- No flaggers anticipated |

NOT TO SCALE



AGENDA ITEM #10

| GENERAL FUND | | | | | | |
|--------------|--|------------------|------------------|------------------|------------------|------------------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | BEGINNING FUND BALANCE | 1,572,455 | 1,689,320 | | 2,160,552 | 2,558,698 |
| ACCOUNT # | REVENUES | | | | | |
| | TAXES | | | | | |
| 400GOO | Property Tax | 301,718 | 303,102 | 291,988 | 303,102 | |
| 4001GOO | Property Tax - Bond Repayment | 22,358 | 21,610 | 20,442 | 21,610 | |
| 401GOO | Penalties & Interest - Property Tax | 1,367 | 500 | 365 | 700 | 500 |
| 402GOO | Delinquent Property Tax | | 100 | 109 | 150 | 100 |
| 403GOO | Sales Tax | 1,325,533 | 1,003,500 | 872,839 | 1,558,000 | |
| 404GOO | Sales Tax - Food for Home Consumption | 104,281 | 85,000 | 59,760 | 115,782 | |
| 405GOO | Sales Tax - Capital Improvement Fund | 232,339 | 172,741 | 154,406 | 275,353 | |
| 4051GOO | Sales Tax - Cap Impr-Food Home Consump | 20,861 | 17,004 | 11,955 | 23,162 | |
| 406GOO | Penalties & Interest - Sales&Lodging Tax | 6,578 | 8,000 | 8,157 | 13,500 | 10,000 |
| 407GOO | Lodging Tax | 95,123 | 60,000 | 57,115 | 130,255 | |
| 408GOO | Specific Ownership Tax | 38,742 | 25,000 | 25,065 | 37,165 | 35,000 |
| 409GOO | Utility Franchise Tax | 42,082 | 45,000 | 40,053 | 54,554 | 55,000 |
| 410GOO | Excise Development Tax | 3,000 | 3,000 | 24,000 | 24,000 | |
| | TOTAL | 2,193,982 | 1,744,557 | 1,566,254 | 2,557,333 | 100,600 |
| | INTERGOVERNMENTAL | | | | | |
| 411GOO | Highway Users | 51,712 | 52,000 | 29,466 | 51,438 | 58,340 |
| 412GOO | Motor Vehicle Fees | 7,309 | 6,000 | 4,536 | 6,711 | 6,000 |
| 413GOO | Cigarette Tax | 2,688 | 2,500 | 1,566 | 2,827 | 2,500 |
| 414GOO | Conservation Trust Fund (Lottery) | 10,792 | 12,000 | 6,873 | 13,870 | 13,500 |
| 415GOO | Grants - general | 186,202 | 56,940 | 82,556 | 219,914 | |
| 416GOO | Road & Bridge Apportionment | 26,382 | 26,277 | 26,277 | 26,277 | 30,216 |
| 417GOO | Mineral Lease & Severance Taxes | 27,621 | 25,000 | 0 | 0 | 0 |
| | TOTAL | 312,706 | 180,717 | 151,274 | 321,037 | 110,556 |
| | LICENSES, PERMITS & FEES | | | | | |
| 420GOO | Building Permits | 72,806 | 55,000 | 92,301 | 95,000 | 65,000 |
| 421GOO | Liquor Licenses | 3,974 | 2,200 | 4,275 | 4,600 | 2,300 |
| 422GOO | Sales Tax Licenses | 18,930 | 19,000 | 4,270 | 23,250 | 24,000 |
| 430GOO | Marijuana Facility Licenses | 15,500 | 12,000 | 5,500 | 16,500 | 12,000 |
| 423GOO | Planning/Zoning Applications | 8,810 | 5,000 | 4,225 | 6,500 | 5,000 |
| 424GOO | Excavation/Encroachment Permits | 3,090 | 2,000 | 5,267 | 5,500 | |
| 425GOO | Refuse Collection Fees | 164,456 | 162,000 | 99,372 | 168,500 | 162,000 |
| 427GOO | USPS Rental Fees | 7,922 | 8,642 | 6,482 | 8,642 | 8,642 |
| 428GOO | Parks, Facility & Rights of Way User Fees | 600 | 2,500 | 890 | 1,140 | 2,000 |
| 429GOO | Permits - other (signs, etc) | 465 | 500 | 280 | 500 | 500 |
| 431GOO | Short Term Rental Licenses | 6,400 | 3,700 | 4,950 | 8,800 | 10,000 |
| | TOTAL | 302,953 | 272,542 | 227,812 | 338,932 | 291,442 |
| | FINES & FORFEITURES | | | | | |
| 435GOO | Court Fines | 7,178 | 8,000 | 2,935 | 4,135 | 7,500 |
| | TOTAL | 7,178 | 8,000 | 2,935 | 4,135 | 7,500 |
| | REIMBURSABLE FEES | | | | | |
| 440GOO | Consulting Services Reimbursement | 31,255 | 85,000 | 48,445 | 73,715 | |
| 441GOO | Labor & Documents Reimbursement | 485 | 200 | 271 | 300 | |
| 442GOO | Bonds & Permits Reimbursement | 38,274 | 28,000 | 6,723 | 7,500 | |
| 443GOO | Mosquito Control Reimbursement | 8,000 | 8,000 | 0 | 8,000 | 8,000 |
| 444GOO | Administrative Reimbursement | 4,118 | 3,000 | 4,894 | 7,500 | |
| | TOTAL | 82,132 | 124,200 | 60,333 | 97,015 | 8,000 |
| | MISCELLANEOUS | | | | | |
| 450GOO | Donations - parks | 2,000 | 2,000 | 0 | 0 | |
| 451GOO | Sales - other (copies, equip sales, misc) | 4,130 | 250 | 6,414 | 6,464 | 250 |
| 452GOO | Credits & Refunds - general | 19,834 | 7,500 | 11,051 | 11,051 | 7,500 |
| 453GOO | Other - general (T/Clerk & Marshal fees) | 457 | 2,500 | 3,162 | 3,352 | 2,500 |
| 454GOO | Special Events (festivals,concerts,movies) | 4,915 | 38,000 | 17,517 | 25,217 | 25,000 |
| 459GOO | Donations - RCD & MainStreet | 317 | 1,000 | 2,200 | 2,500 | 2,000 |
| 455GOO | Interest Income | 4,546 | 696 | 446 | 545 | 500 |
| 456GOO | Investment Income/Desig Reserves | 1,375 | 569 | 78 | 115 | 150 |
| 457GOO | Investment Income/Cap Project Reserves | 234 | 123 | 0 | 0 | 0 |
| | TOTAL | 37,808 | 52,638 | 40,868 | 49,244 | 37,900 |
| | TOTAL GENERAL FUND REVENUES | 2,936,759 | 2,382,654 | 2,049,475 | 3,367,696 | 555,998 |
| | TOTAL AVAILABLE RESOURCES | 4,509,214 | 4,071,974 | 2,049,475 | 5,528,248 | 3,114,696 |

| GENERAL FUND | | | | | | |
|--------------|--|---------|---------|---------------|--------------|---------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT # | EXPENDITURES | | | | | |
| | ADMINISTRATIVE SERVICES | | | | | |
| | PERSONNEL | | | | | |
| 500GOO | Administrative Wages | 439,070 | 482,758 | 277,538 | 418,075 | |
| 505GOO | Housing Stipend | 5,500 | 6,000 | 4,000 | 6,000 | |
| 509GOO | Council Compensation | 22,250 | 22,800 | 11,400 | 22,800 | |
| 510GOO | Planning Commission Compensation | 17,200 | 17,400 | 8,700 | 17,400 | |
| 501GOO | Employer Tax Expense | 36,065 | 40,465 | 22,368 | 35,517 | |
| 502GOO | Health Insurance | 78,553 | 79,068 | 47,954 | 65,662 | |
| 503GOO | Retirement Fund | 12,120 | 18,570 | 8,504 | 13,211 | |
| 504GOO | Workers Compensation Insurance | 2,652 | 2,300 | 0 | 913 | |
| | PROFESSIONAL SERVICES | | | | | |
| 511GOO | Town Attorney | 34,090 | 55,000 | 36,213 | 53,000 | |
| 512GOO | Auditing Services | 6,150 | 6,150 | 0 | 6,150 | 4 |
| 514GOO | Consulting Services | 3,786 | 2,500 | 2,782 | 4,780 | |
| 556GOO | IT Services | 9,551 | 4,200 | 5,067 | 6,750 | 7,366 |
| 513GOO | Planning Consulting | 10,283 | 30,000 | 46,585 | 74,125 | 36,000 |
| 515GOO | County Treasurer Services | 6,062 | 7,550 | 5,849 | 7,550 | |
| 519GOO | Contractual Services | 10,402 | 80,000 | 57,872 | 88,957 | 85,500 |
| 538GOO | Muni-Revs Services | 12,285 | 12,285 | 7,192 | 12,311 | 12,285 |
| 516GOO | Refuse Collection Franchise | 164,794 | 162,000 | 113,495 | 170,300 | 167,000 |
| | ADMINISTRATIVE EXPENSE | | | | | |
| 520GOO | Insurance (Property & Casualty) | 9,486 | 8,000 | 8,228 | 8,565 | 9,850 |
| 521GOO | Conferences, Workshops & Training | 1,003 | 5,000 | 0 | 0 | 4,000 |
| 522GOO | Dues & Memberships | 3,390 | 4,000 | 2,801 | 2,801 | 4,000 |
| 523GOO | Council/PComm - Conferences & Training | 532 | 2,500 | 50 | 50 | 2,500 |
| 524GOO | Reimbursable Bonds & Permits | 25,979 | 40,000 | 14,260 | 37,840 | |
| 525GOO | Unemployment Tax (all) | 2,538 | 3,450 | 2,406 | 3,156 | 3,500 |
| 526GOO | Life Insurance (all) | 556 | 600 | 339 | 441 | 600 |
| 527GOO | Personnel - Recruitment/Testing | 1,371 | 1,500 | 5,753 | 5,753 | 4,000 |
| 536GOO | Wellness Program | 9,891 | 15,166 | 5,480 | 15,000 | |
| 528GOO | Other - admin. | 42,580 | 1,000 | 20,574 | 24,574 | 1,000 |
| | OFFICE EXPENSE | | | | | |
| 540GOO | Printing & Publishing | 468 | 1,500 | 369 | 650 | 1,250 |
| 541GOO | Office Supplies | 3,517 | 5,000 | 1,632 | 4,500 | 5,000 |
| 542GOO | Utilities | 1,406 | 1,800 | 958 | 1,500 | 1,800 |
| 543GOO | Telephone | 1,731 | 2,500 | 1,381 | 1,878 | 2,000 |
| 544GOO | Elections | 548 | 2,500 | 37 | 2,500 | 2,500 |
| 530GOO | Computer | 1,494 | 1,650 | 1,202 | 1,886 | 1,680 |
| 545GOO | Janitorial Services | 1,183 | 3,750 | 2,272 | 3,400 | 3,750 |
| 546GOO | Council/Commission - Materials/Equipment | 504 | 1,000 | 381 | 505 | 1,000 |
| 547GOO | Records Management | 209 | 500 | 181 | 850 | 500 |
| 548GOO | Office Equipment - Leases | 2,603 | 3,000 | 2,168 | 3,385 | 3,200 |
| 549GOO | Office Equipment - Maintenance/Repairs | 0 | 500 | 0 | 0 | 500 |
| 550GOO | Filing Fees/Recording Costs | 240 | 800 | 122 | 250 | 750 |
| 551GOO | Postage - general | 888 | 1,000 | 792 | 1,200 | 1,400 |
| 552GOO | GIS Mapping - admin | 975 | 2,000 | 1,114 | 1,145 | 2,000 |
| 553GOO | Meetings & Community Events | 1,397 | 10,000 | 968 | 5,275 | 10,000 |
| 537GOO | Bank & Misc. Fees & Charges | 1,876 | 2,500 | 1,287 | 2,500 | 2,500 |
| | COMMUNITY & ECONOMIC DEVELOPMENT | | | | | |
| 529GOO | Tourism Promotion | 61,040 | 50,000 | 32,757 | 91,179 | |
| 531GOO | Community Outreach | 1,813 | 250 | 80 | 1,200 | 1,000 |
| 532GOO | Creative/Main Street Program | 4,046 | 14,150 | 1,581 | 11,500 | 15,000 |
| 533GOO | Economic Developmnt | 10,866 | 4,000 | 1,473 | 6,473 | |
| 535GOO | Affordable Housing | 14,960 | 25,000 | 0 | 0 | |
| 781POO | Events and Festivals | 16,723 | 68,000 | 66,902 | 66,902 | 80,000 |
| 557GOO | Grants - pass thru to other agencies | | | | 0 | 250,000 |
| 558GOO | Broadband Program | 18,706 | 55,000 | 61,998 | 61,998 | 10,000 |

| GENERAL FUND | | | | | | |
|--------------|---|------------------|------------------|----------------|------------------|----------------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | VEHICLE EXPENSE | | | | | |
| 560GOO | Gas & Oil | 78 | 300 | 272 | 300 | 300 |
| 561GOO | Vehicle Maintenance & Repair | 563 | 500 | 0 | 395 | 500 |
| | CAPITAL OUTLAY | | | | | |
| 571GOO | Office Equipment Purchase | 7,833 | 4,000 | 1,045 | 2,620 | 8,200 |
| | DEBT SERVICE | | | | | |
| 591GOO | RAMP Bond | 116,455 | 118,828 | 14,214 | 118,828 | 120,647 |
| | COUNCIL INITIATIVES | | | | | |
| 5010GO1 | Uncompahgre Volunteer Legal Aid | 3,000 | 3,000 | 0 | 3,000 | |
| 5015GO1 | Partners Program | 1,000 | 1,000 | 0 | 1,000 | 1,000 |
| 5020GO1 | Colorado West Land Trust | 0 | 3,000 | 3,000 | 3,000 | |
| 5025GO1 | Voyager Program | 7,000 | 7,000 | 0 | 7,000 | 7,000 |
| 5030GO1 | Juvenile Diversion | 8,000 | 8,000 | 8,000 | 8,000 | |
| 5040GO1 | Other Contributions | 367 | 9,500 | 1,500 | 1,500 | |
| 5050GO1 | KVNF Radio | 1,000 | 1,000 | 0 | 1,000 | |
| 5055GO1 | Center for Mental Health | 500 | 1,000 | 0 | 1,000 | 1,000 |
| 5060GO1 | Second Chance Humane Society | 6,500 | 6,500 | 0 | 6,500 | |
| 5085GO1 | Eco Action Partners | 5,000 | 6,200 | 5,000 | 5,000 | 5,000 |
| 5075601 | Region 10 | | 1,328 | 1,328 | 1,328 | |
| 5095GO1 | Student Scholarship | 1,000 | 1,000 | 1,000 | 1,000 | |
| 5100GO1 | Public Art Ridgway Colorado | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| 5105GO1 | CO Mountain Bike Assoc - Ridgway Chapter | 1,000 | | | | |
| 5110GO1 | Uncompahgre Watershed Partnership | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| 5115GO1 | George Gardner Scholarship Fund | 1,000 | 1,000 | 1,000 | 1,000 | |
| 5120GO1 | Ouray County Soccer Association | 0 | 3,000 | 3,000 | 3,000 | |
| 5135GO1 | Sherbino Theater | 3,750 | 5,000 | 0 | 5,000 | 2,500 |
| 5136GO1 | Ouray County Food Pantry | 0 | 1,000 | 1,000 | 1,000 | |
| 5137GO1 | Weehawken Creative Arts | 3,750 | 3,000 | 0 | 3,000 | |
| 5138GO1 | Friends of Colorado Avalanche Info Center | 1,000 | 2,500 | 2,500 | 2,500 | 2,500 |
| | SUBTOTAL COUNCIL INITIATIVES | 49,867 | 70,028 | 33,328 | 60,828 | 25,000 |
| | ADMINISTRATIVE EXPEND. SUBTOTAL | 1,290,128 | 1,560,318 | 943,926 | 1,555,328 | 888,082 |
| | | | | | | |
| | | | | | | |

| GENERAL FUND | | | | | | |
|--------------|---|----------------|----------------|----------------|----------------|----------------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT # | EXPENDITURES | | | | | |
| | | | | | | |
| | STREETS & MAINTENANCE | | | | | |
| | | | | | | |
| | PERSONNEL | | | | | |
| 600GO2 | Streets Wages | 96,489 | 92,917 | 61,237 | 85,733 | |
| 601GO2 | Employer Tax Expense | 7,365 | 7,108 | 4,694 | 6,559 | |
| 602GO2 | Health Insurance | 23,741 | 22,869 | 14,118 | 21,910 | |
| 603GO2 | Retirement Fund | 3,851 | 3,717 | 2,454 | 3,286 | |
| 604GO2 | Workers Compensation Insurance | 3,213 | 3,950 | 0 | 1,794 | |
| | ADMINISTRATIVE EXPENSE | | | | | |
| 613GO2 | Office - miscellaneous | 270 | 750 | 193 | 350 | 750 |
| 621GO2 | Workshops & Training | 0 | 1,000 | 0 | 0 | 500 |
| 628GO2 | Other - streets | 54,525 | 500 | 13 | 13 | 500 |
| 614GO2 | Consulting & Contractual Services | 42,339 | 165,000 | 7,495 | 46,350 | 100,600 |
| 615GO2 | IT Services | 2,024 | 2,300 | 1,636 | 2,300 | 7,366 |
| | OPERATING EXPENSE | | | | | |
| 631GO2 | Maintenance & Repairs | 171 | 5,000 | 113 | 113 | 3,000 |
| 632GO2 | Supplies & Materials | 1,228 | 3,000 | 1,015 | 1,500 | 3,000 |
| 635GO2 | Gravel & Sand | 2,915 | 30,000 | 5,285 | 15,000 | 15,000 |
| 636GO2 | Dust Prevention (mag chloride) | 30,000 | 40,000 | 30,800 | 30,800 | 35,000 |
| 637GO2 | Paving & Maintenance | 8,012 | 30,000 | 147 | 10,147 | 40,000 |
| 667GO2 | Street Sweeping | 4,690 | 10,000 | 1,275 | 1,275 | |
| 633GO2 | Tools | 341 | 500 | 171 | 400 | 500 |
| 638GO2 | Street Lighting | 10,108 | 8,000 | 6,081 | 9,000 | 8,000 |
| 639GO2 | Street Signs | 504 | 2,500 | 397 | 2,500 | 2,500 |
| 634GO2 | Safety Equipment | 690 | 400 | 302 | 675 | 800 |
| 682GO2 | Tree Trimming - Rights-of-Ways | 500 | 6,000 | 0 | 6,000 | 6,000 |
| 666GO2 | Landscaping - Rights-of-Ways | 15,390 | 22,000 | 11,020 | 15,000 | 23,000 |
| 663GO2 | Storm Drainage | 1,215 | 50,000 | 0 | 10,000 | 10,000 |
| 662GO2 | Snow Removal Equipment & Services | 10,091 | 12,000 | 9,493 | 10,043 | 12,000 |
| | SHOP EXPENSE | | | | | |
| 642GO2 | Utilities | 2,803 | 3,000 | 1,838 | 2,615 | 3,000 |
| 643GO2 | Telephone | 1,231 | 1,500 | 926 | 1,272 | 1,500 |
| 630GO2 | Computer | 1,352 | 1,450 | 750 | 1,200 | 1,200 |
| | VEHICLE EXPENSE | | | | | |
| 660GO2 | Gas, Oil & Diesel | 4,851 | 5,500 | 3,319 | 4,685 | 5,500 |
| 661GO2 | Vehicle & Equip Maintenance & Repair | 3,844 | 8,000 | 3,619 | 8,200 | 8,000 |
| | DEBT SERVICE | | | | | |
| | CAPITAL OUTLAY | | | | | |
| 670GO2 | Vehicle Purchase | 57,169 | 115,000 | 115,016 | 115,016 | |
| 671GO2 | Office Equipment Purchase | | | | | |
| 672GO2 | Equipment Purchase | | | | | 10,000 |
| | STREETS & MAINT. EXP. SUBTOTAL | 390,922 | 653,961 | 283,406 | 413,736 | 297,716 |
| | | | | | | |
| | | | | | | |

| GENERAL FUND | | | | | | |
|--------------|--|----------------|----------------|----------------|----------------|----------------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT # | EXPENDITURES | | | | | |
| | PARKS, FACILITIES & ENVIRONMENT | | | | | |
| | PERSONNEL | | | | | |
| 700POO | Parks Maintenance Wages | 34,303 | 55,868 | 36,330 | 49,548 | |
| 706POO | Parks Maintenance - Seasonal Wages | 26,899 | 73,440 | 39,377 | 50,022 | |
| 701POO | Employer Tax Expense | 4,537 | 9,892 | 5,792 | 7,617 | |
| 702POO | Health Insurance | 9,421 | 16,335 | 10,250 | 15,419 | |
| 703POO | Retirement Fund | 1,296 | 2,235 | 1,453 | 1,839 | |
| 704POO | Workers Compensation Insurance | 2,305 | 3,500 | 2,303 | 2,138 | |
| | ADMINISTRATIVE EXPENSE | | | | | |
| 719POO | Contractual Services | 4,004 | 37,000 | 0 | 49,933 | |
| 720POO | Insurance (Property & Casualty) | 7,793 | 7,500 | 0 | 7,000 | 9,802 |
| 721POO | Workshops & Training | 0 | 750 | 0 | 0 | 500 |
| 728POO | Other - parks | 509 | 250 | 13 | 13 | 250 |
| | FACILITIES | | | | | |
| 732PO1 | Supplies - c.center/town hall | 5,327 | 3,000 | 2,829 | 3,500 | 3,000 |
| 742PO1 | Utilities - c.center/town hall | 1,481 | 1,500 | 958 | 1,455 | 1,500 |
| 779PO1 | Janitorial Services - c.center/town hall | 1,183 | 3,750 | 2,272 | 3,420 | 3,500 |
| 731PO1 | Maintenance & Repairs - c.center/town hall | 11,995 | 25,000 | 1,752 | 2,000 | |
| 778POO | Space to Create Meeting Room | | | | | 3,000 |
| | OPERATING EXPENSE | | | | | |
| 731POO | Maintenance & Repair | 1,054 | 11,000 | 1,708 | 3,500 | 13,000 |
| 732POO | Supplies & Materials | 21,313 | 24,000 | 20,420 | 23,700 | 24,000 |
| 733POO | Tools | 0 | 2,000 | 0 | 0 | 1,000 |
| 734POO | Safety Equipment | 829 | 400 | 481 | 481 | 1,000 |
| 741POO | Telephone | 230 | 250 | 366 | 488 | 500 |
| 742POO | Utilities | 6,310 | 7,000 | 4,910 | 7,760 | 7,500 |
| 729POO | IT Services | 1,684 | 2,200 | 1,636 | 2,320 | 7,366 |
| 730POO | Computer | 1,077 | 1,100 | 500 | 692 | 900 |
| 779POO | Janitorial Service - parks | 5,474 | 12,000 | 6,815 | 10,150 | 12,000 |
| 765POO | River Corridor Maintenance&Gravel Removal | 0 | 5,000 | 0 | 0 | 5,000 |
| 767POO | Urban Forest Management | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| 768POO | Mosquito Control | 11,768 | 12,000 | 10,032 | 11,882 | |
| 769POO | Weed Control | 0 | 500 | 0 | 0 | 1,000 |
| | VEHICLE EXPENSE | | | | | |
| 760POO | Gas & Oil | 2,510 | 2,500 | 3,138 | 4,000 | 4,000 |
| 761POO | Vehicle & Equipment Maint & Repair | 2,060 | 3,500 | 899 | 899 | 3,500 |
| | CAPITAL OUTLAY | | | | | |
| 772POO | Equipment Purchase | 17,011 | | | | |
| 775POO | Park Improvements | 8,825 | 25,000 | 2,458 | 7,500 | 40,000 |
| | PARKS & FACILITIES EXPEND. SUBTOTAL | 211,198 | 368,470 | 176,689 | 287,276 | 162,318 |
| | | | | | | |
| | | | | | | |

| GENERAL FUND | | | | | | |
|--------------|--|----------------|----------------|----------------|----------------|----------------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT # | EXPENDITURES | | | | | |
| | LAW ENFORCEMENT | | | | | |
| | PERSONNEL | | | | | |
| 800GO3 | Law Enforcement Wages | 169,529 | 176,828 | 122,489 | 176,929 | |
| 809GO3 | Law Enforcement - Coverage | 61,275 | 86,500 | 50,118 | 71,913 | |
| 807GO3 | Municipal Judge | 1,656 | 1,656 | 1,104 | 1,656 | |
| 808GO3 | Municipal Court Clerk | 4,140 | 4,140 | 2,760 | 4,140 | |
| 805GO3 | Housing Stipend | 18,000 | 18,000 | 12,000 | 18,000 | |
| 801GO3 | Employer Tax Expense | 18,014 | 20,588 | 13,500 | 20,857 | |
| 802GO3 | Health Insurance | 32,686 | 39,204 | 24,682 | 38,952 | |
| 803GO3 | Retirement Fund | 6,736 | 7,073 | 4,958 | 7,613 | |
| 804GO3 | Workers Compensation Insurance | 6,472 | 7,500 | 5,755 | 5,590 | |
| | OFFICE EXPENSE | | | | | |
| 819GO3 | Contractual Services | 5,856 | 5,000 | 5,740 | 8,690 | |
| 820GO3 | IT Services | 1,483 | 4,000 | 2,816 | 3,700 | |
| 822GO3 | Dues & Memberships | 240 | 500 | 368 | 368 | 500 |
| 841GO3 | Office Supplies | 380 | 1,000 | 343 | 600 | 1,000 |
| 842GO3 | Utilities | 1,406 | 1,600 | 958 | 1,500 | 1,600 |
| 843GO3 | Telephone | 4,305 | 4,500 | 3,196 | 4,318 | 4,500 |
| 830GO3 | Computer | 3,351 | 2,950 | 2,060 | 2,792 | 3,000 |
| 849GO3 | Office Equip - Maintenance/Repairs | 0 | 100 | 0 | 0 | 100 |
| | OPERATING EXPENSE | | | | | |
| 832GO3 | Equipment & Supplies | 8,443 | 16,500 | 11,870 | 12,000 | 26,500 |
| 821GO3 | Conferences, Workshops & Training | 551 | 6,000 | 3,756 | 3,800 | 5,000 |
| 883GO3 | Uniforms | 1,474 | 3,000 | 1,514 | 1,800 | |
| 884GO3 | Traffic & Investigations | 332 | 2,000 | 2,256 | 2,256 | 1,500 |
| 886GO3 | Testing & Examinations | 0 | 400 | 0 | 0 | |
| 828GO3 | Other - law enforcement | 1,671 | 1,000 | 203 | 203 | 1,000 |
| 885GO3 | Dispatch Services | 40,014 | 41,600 | 31,201 | 41,600 | 56,798 |
| 834GO3 | Multi-Jurisdictional Program Participation | 6,000 | 6,000 | 6,000 | 6,000 | 6,000 |
| 835GO3 | Community Outreach Programs | 132 | 1,000 | 308 | 308 | 500 |
| | VEHICLE EXPENSE | | | | | |
| 860GO3 | Gas & Oil | 7,911 | 7,500 | 7,912 | 12,600 | 13,000 |
| 862GO3 | Radio/Radar Repair | 8,936 | 1,500 | 618 | 618 | 1,500 |
| 861GO3 | Vehicle Maintenance & Repair | 2,461 | 3,500 | 1,226 | 2,426 | 3,500 |
| | CAPITAL OUTLAY | | | | | |
| 870GO3 | Vehicle Purchase | 42,960 | | | | |
| 871GO3 | Office Equipment Purchase | | 2,500 | 0 | 0 | 1,575 |
| | LAW ENFORCEMENT EXP. SUBTOTAL | 456,414 | 473,639 | 319,710 | 451,229 | 127,573 |
| | | | | | | |
| | | | | | | |

| GENERAL FUND | | | | | | |
|--------------|--|------------------|------------------|------------------|------------------|------------------|
| | DRAFT 10-6-21 | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | | | | | | |
| | | | | | | |
| | TOTAL GENERAL FUND EXPENDITURES | 2,348,662 | 3,056,388 | 1,723,732 | 2,707,569 | 1,475,689 |
| | | | | | | |
| | | | | | | |
| | TRANSFER CAPITAL PROJECT - Heritage Park Improvements | 491 | 45,000 | 45,000 | 56,616 | |
| | TRANSFER CAPITAL PROJECT - Pavilion Construction | 5,042 | | | 5,365 | |
| | TRANSFER CAPITAL PROJECT - Lena Street Paving Reserves | | 200,000 | 200,000 | 200,000 | 210,000 |
| | TOTAL TRANS. TO CAPITAL PROJECTS | | 245,000 | 245,000 | 261,981 | 210,000 |
| | | | | | | |
| | | | | | | |
| | Tabor Emergency Reserves (3% of expenditures) | | | | | |
| | | | | | | |
| | | | | | | |
| | ENDING GENERAL FUND BALANCE | 2,160,552 | 770,586 | | 2,558,698 | 1,429,007 |
| | | | | | | |
| | | | | | | |
| | Restricted for Capital Improvement Fund | | 0 | | | 0 |
| | (per GASBY 54) | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| WATER ENTERPRISE FUND | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
|-----------------------|--------------------------------------|------------------|------------------|----------------|------------------|------------------|
| | | ACTUAL | ADOPTED | AUG 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | BEGINNING FUND BALANCE | 723,390 | 899,523 | | 925,473 | 1,493,540 |
| ACCOUNT# | | | | | | |
| 460WOO | Water Service Charges | 727,037 | 750,000 | 405,294 | 735,000 | |
| 461WOO | Penalty Fees on Water Charges | 3,205 | 3,000 | 2,103 | 3,330 | 3,000 |
| 462WOO | Transfer fees - water | 840 | 550 | 900 | 1,680 | 500 |
| 464WOO | Material/Labor Reimbursement - water | 10,685 | 25,000 | 21,870 | 21,870 | |
| 463WOO | Tap Fees - water | 61,475 | 70,000 | 163,633 | 163,633 | |
| 465WOO | Other - water | 7 | 100 | 213 | 213 | 100 |
| 466WOO | Grants - water | 74,753 | 145,000 | 38,355 | 168,931 | 230,576 |
| 456WOO | Investment Income/Desgn Reserves | 4,389 | 1,932 | 259 | 380 | 350 |
| | TOTAL WATER FUND REVENUES | 882,391 | 995,582 | 632,626 | 1,095,037 | 234,526 |
| | TOTAL AVAILABLE RESOURCES | 1,605,781 | 1,895,105 | 632,626 | 2,020,510 | 1,728,066 |
| | EXPENDITURES | | | | | |
| | PERSONNEL | | | | | |
| 900WOO | Water Wages | 117,364 | 131,150 | 72,732 | 90,911 | |
| 901WOO | Employer Tax Expense | 8,880 | 10,033 | 5,723 | 6,955 | |
| 902WOO | Health Insurance | 29,449 | 35,937 | 18,160 | 24,488 | |
| 903WOO | Retirement Fund | 4,643 | 5,246 | 2,992 | 3,636 | |
| 904WOO | Workers Compensation Insurance | 3,442 | 4,200 | 2,848 | 3,079 | |
| | ADMINISTRATIVE EXPENSE | | | | | |
| 920WOO | Insurance (Property & Casualty) | 7,486 | 8,800 | 8,358 | 8,642 | 10,128 |
| 921WOO | Workshops & Training | 540 | 1,500 | 495 | 495 | 1,500 |
| 919WOO | Wellness Program | 1,660 | 1,866 | 1,133 | 1,866 | |
| 914WOO | Consulting & Engineering Services | 24,500 | 70,000 | 12,734 | 66,850 | 118,760 |
| 917WOO | IT Services | 4,942 | 2,500 | 3,322 | 4,405 | 7,000 |
| 912WOO | Auditing Services | 3,075 | 3,075 | 0 | 3,075 | 3,075 |
| 911WOO | Legal Services | 500 | 2,500 | 0 | 400 | 2,500 |
| 918WOO | Permits - water | 310 | 390 | 310 | 310 | 390 |
| | OFFICE EXPENSE | | | | | |
| 913WOO | Office - misc | 299 | 1,500 | 247 | 275 | 1,500 |
| 915WOO | Dues & Memberships | 498 | 300 | 218 | 300 | 300 |
| 916WOO | Filing Fees/Recording Costs | 26 | 150 | 7 | 20 | 150 |
| 942WOO | Utilities | 14,435 | 16,000 | 12,981 | 18,150 | 18,500 |
| 943WOO | Telephone | 2,733 | 2,600 | 1,577 | 2,140 | 2,500 |
| 930WOO | Computer | 1,665 | 1,800 | 1,266 | 1,508 | 2,065 |
| 941WOO | Office Supplies | 1,315 | 1,500 | 734 | 1,155 | 1,500 |
| 947WOO | Records Management | 123 | 150 | 181 | 431 | 200 |
| 948WOO | Office Equipment - Leases | 340 | 350 | 255 | 430 | 400 |
| 949WOO | Office Equipment - Maint & Repairs | 0 | 250 | 0 | 0 | 250 |
| 951WOO | Postage - water | 1,805 | 2,000 | 1,409 | 1,850 | 2,250 |
| 952WOO | GIS Mapping - water | 1,048 | 2,000 | 1,474 | 1,624 | 4,500 |
| | OPERATING EXPENSE | | | | | |
| 931WOO | Maintenance & Repairs | 278,932 | 300,000 | 8,930 | 19,000 | |
| 932WOO | Supplies & Materials | 22,284 | 50,000 | 14,335 | 35,100 | 40,000 |
| 933WOO | Tools | 341 | 4,000 | 207 | 4,000 | 4,000 |
| 988WOO | Taps & Meters | 40,928 | 75,000 | 61,375 | 62,875 | 75,000 |
| 989WOO | Plant Expenses - water | 19,800 | 22,000 | 14,850 | 19,800 | 22,000 |
| 934WOO | Safety Equipment | 649 | 400 | 374 | 480 | 500 |
| 990WOO | Testing - water | 6,578 | 11,000 | 3,155 | 5,740 | 8,000 |
| 987WOO | Weed Control | 0 | | | | 1,000 |
| 928WOO | Other - water | 1,597 | 250 | 13 | 13 | 250 |
| | VEHICLE EXPENSE | | | | | |
| 960WOO | Gas & Oil | 2,340 | 4,500 | 2,071 | 4,100 | 4,500 |
| 961WOO | Vehicle & Equipment Maint & Repair | 1,921 | 6,000 | 1,016 | 3,500 | 5,000 |

| WATER ENTERPRISE FUND | | | | | | |
|-----------------------|--|----------------|----------------|----------------|------------------|------------------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | <i>CAPITAL OUTLAY</i> | | | | | |
| 971WOO | Office Equipment Purchase | 3,079 | 2,500 | 1,149 | 1,149 | 1,575 |
| 972WOO | Equipment Purchase | 0 | 65,000 | 65,005 | 65,005 | |
| | <i>DEBT SERVICE</i> | | | | | |
| 997WOO | Debt Service - CWCB (1) | 7,568 | | | | |
| 992WOO | Debt Service - DOLA | 9,795 | 9,795 | 9,795 | 9,795 | |
| 993WOO | Debt Service - CWRPDA | 22,500 | 22,500 | 11,250 | 22,500 | 22,500 |
| 998WOO | Debt Service - CWCB (2) | 30,918 | 30,918 | 0 | 30,918 | 30,918 |
| | TOTAL WATER FUND EXPENDITURES | 680,308 | 909,660 | 342,678 | 526,970 | 392,711 |
| | | | | | | |
| | | | | | | |
| | Reserved per financing agreement with CWCB | | | | | 2,843 |
| | | | | | | |
| | | | | | | |
| | ENDING WATER FUND BALANCE | 925,473 | 985,445 | | 1,493,540 | 1,332,512 |
| | | | | | | |
| | | | | | | |

| SEWER ENTERPRISE FUND | | | | | | |
|-----------------------|--------------------------------------|------------------|------------------|----------------|------------------|------------------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | BEGINNING SEWER FUND BALANCE | 937,115 | 866,304 | | 950,906 | 1,200,800 |
| ACCOUNT# | | | | | | |
| | REVENUES | | | | | |
| 460SOO | Sewer Service Charges | 317,184 | 317,000 | 186,750 | 322,250 | 322,250 |
| 461SOO | Penalty Fees on Sewer Charges | 3,205 | 3,000 | 2,103 | 3,330 | 3,000 |
| 462SOO | Transfer Fees - sewer | 740 | 500 | 840 | 1,480 | 500 |
| 464SOO | Material/Labor Reimbursement - sewer | | 48,000 | 30,863 | 30,863 | |
| 463SOO | Tap Fees - sewer | 44,355 | 45,000 | 151,967 | 151,967 | |
| 465SOO | Other - sewer | 7 | 100 | 0 | 0 | 100 |
| 466SOO | Grants - sewer | 38,355 | 45,000 | 38,355 | 38,355 | |
| 456SOO | Investment Income - Desgn Reserves | 5,494 | 1,584 | 236 | 312 | 300 |
| | TOTAL SEWER FUND REVENUES | 409,340 | 460,184 | 411,113 | 548,557 | 326,150 |
| | | | | | | |
| | TOTAL AVAILABLE RESOURCES | 1,346,455 | 1,326,488 | 411,113 | 1,499,463 | 1,526,950 |
| | | | | | | |
| | EXPENDITURES | | | | | |
| | | | | | | |
| | PERSONNEL | | | | | |
| 900SOO | Sewer Wages | 94,195 | 71,090 | 42,302 | 53,505 | |
| 901SOO | Employer Tax Expense | 7,229 | 5,438 | 3,386 | 4,093 | |
| 902SOO | Health Insurance | 23,168 | 16,335 | 9,113 | 13,668 | |
| 903SOO | Retirement Fund | 3,780 | 2,844 | 1,770 | 2,140 | |
| 904SOO | Workers Compensation Insurance | 2,253 | 2,950 | 1,204 | 1,776 | |
| | ADMINISTRATIVE EXPENSE | | | | | |
| 920SOO | Insurance (Property & Casualty) | 7,986 | 8,800 | 8,358 | 8,642 | 10,128 |
| 921SOO | Workshops & Training | 340 | 1,500 | 0 | 0 | 1,500 |
| 914SOO | Consulting & Engineering Services | 6,927 | 40,000 | 18,388 | 33,500 | 79,000 |
| 917SOO | IT Services | 4,552 | 2,500 | 1,796 | 2,550 | 7,000 |
| 912SOO | Auditing Services | 3,075 | 3,075 | 0 | 3,075 | 3,075 |
| 911SOO | Legal Services | 0 | 1,000 | 296 | 296 | 1,000 |
| 919SOO | Wellness Program | 1,660 | 1,868 | 1,133 | 1,868 | |
| | OFFICE EXPENSE | | | | | |
| 913SOO | Office - misc | 218 | 1,500 | 75 | 165 | 1,500 |
| 915SOO | Dues & Memberships | 498 | 300 | 218 | 300 | 300 |
| 916SOO | Filing Fees/Recording Costs | 26 | 100 | 7 | 14 | 100 |
| 941SOO | Office Supplies | 1,103 | 1,500 | 734 | 1,200 | 1,500 |
| 942SOO | Utilities | 45,270 | 50,000 | 30,934 | 47,300 | 50,000 |
| 943SOO | Telephone | 1,503 | 1,600 | 1,147 | 1,570 | 1,600 |
| 930SOO | Computer | 1,390 | 1,475 | 1,016 | 1,208 | 1,765 |
| 947SOO | Records Management | 123 | 100 | 181 | 430 | 200 |
| 948SOO | Office Equipment - Leases | 198 | 500 | 128 | 250 | 400 |
| 949SOO | Office Equipment - Maint & Repairs | 0 | 250 | 0 | 0 | 250 |
| 951SOO | Postage - sewer | 1,353 | 2,000 | 976 | 1,400 | 2,250 |
| 952SOO | GIS Mapping - sewer | 975 | 2,000 | 1,114 | 1,144 | 4,500 |
| | OPERATING EXPENSE | | | | | |
| 931SOO | Maintenance & Repairs | 147,312 | 75,000 | 6,030 | 22,500 | 77,500 |
| 932SOO | Supplies & Materials | 5,386 | 10,000 | 2,300 | 2,675 | 10,000 |
| 933SOO | Tools | 341 | 500 | 171 | 375 | 500 |
| 918SOO | Testing & Permits | 5,127 | 5,500 | 2,732 | 4,152 | 5,500 |
| 928SOO | Other - sewer | 1,347 | 250 | 13 | 13 | 250 |
| 934SOO | Safety Equipment | 649 | 400 | 374 | 480 | 500 |
| 987SOO | Weed Control | 0 | | | | 1,000 |
| | VEHICLE EXPENSE | | | | | |
| 960SOO | Gas & Oil | 5,068 | 4,000 | 3,158 | 4,600 | 5,000 |
| 961SOO | Vehicle & Equipment Maint & Repairs | 3,503 | 6,000 | 324 | 2,750 | 5,000 |
| | CAPITAL OUTLAY | | | | | |
| 971SOO | Office Equipment Purchase | 3,079 | | 104 | 104 | |
| 972SOO | Equipment Purchase | | 65,000 | 65,005 | 65,005 | |
| 978SOO | Bio-Solid Removal | 0 | | | | |
| | DEBT SERVICE | | | | | |
| 996SOO | Debt Service - DOLA | 15,915 | 15,915 | 15,915 | 15,915 | 15,915 |
| | | | | | | |
| | TOTAL SEWER FUND EXPENDITURES | 395,549 | 401,290 | 220,400 | 298,663 | 287,233 |

| SEWER ENTERPRISE FUND | | | | | | |
|-----------------------|---------------------------|---------|---------|---------------|--------------|-----------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | ENDING SEWER FUND BALANCE | 950,906 | 925,198 | | 1,200,800 | 1,239,717 |
| | | | | | | |
| | | | | | | |

[illegible]

| CAPITAL PROJECTS FUND - RAMP Project Note Account | | | | | | |
|---|---|--------|----------------|---------------|--------------|----------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT# | | | | | | |
| | REVENUES | | | | | |
| | | | | | | |
| 4001GOO | Property Tax | | 21,610 | | | |
| | Transfer from restricted Cap Imprv Acct | | 97,218 | | | |
| | | | | | | |
| | TOTAL REVENUES | | 118,828 | | 0 | 0 |
| | | | | | | |
| | | | | | | |
| | PROJECT EXPENDITURES | | | | | |
| | | | | | | |
| 591GOO | Note Principal & Interest Payment Amt | | 118,828 | | | |
| | | | | | | |
| | TOTAL EXPENDITURES | | 118,828 | | 0 | 0 |
| | | | | | | |

| CAPITAL PROJECTS FUND - Space to Create | | | | | | |
|---|--|----------------|--------------|---------------|--------------|----------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT# | | | | | | |
| | REVENUES | | | | | |
| 1700A | Boettcher Foundation Grant | | | | | |
| 1700B | Dept of Local Affairs - Planning Grant | | | | | |
| 1700C | Dept of Local Affairs - Prop Acq Grant | | | | | |
| 1700D | Boettcher Foundation - PreDev Grant | | | | | |
| 1700E | Dept of Local Affairs - PreDev Grant | 175,000 | | | | |
| 1700F | CO CreativeIndust's - PreDev Grant | | | | | |
| 1700G | Misc Grants - Pre Development | 5,000 | | 75,000 | | |
| 1700H | Property Taxes Received at Closing | | | | | |
| | Town Funding | | | | | |
| | TOTAL REVENUES | 180,000 | 0 | 75,000 | 0 | |
| | | | | | | |
| | PROJECT EXPENDITURES | | | | | |
| | | | | | | |
| CP1700 | Property Option | | | | | |
| CP1701 | Affordable Housing Study | | | | | |
| CP1702 | Arts Market Study | | | | | |
| CP1703 | Property Acquisition | | | | | |
| CP1704 | Legal, Survey, Closing Fees | | | | | |
| CP1705 | Property Taxes 1/1-10/3/2017 | | | | | |
| CP1706 | Pre-Development Phase | 250,000 | | | | |
| CP1707 | Groundbreaking Ceremony | | 5,000 | | | |
| | TOTAL EXPENDITURES | 250,000 | 5,000 | 0 | 0 | 0 |
| | | | | | | |

| CAPITAL PROJECTS FUND - Athletic Park Pavilion | | | | | | |
|--|-----------------------------|----------------|----------|---------------|--------------|---------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT# | | | | | | |
| | REVENUES | | | | | |
| 1900A | Private Donations | 439,400 | | | | |
| | Town Contribution | | | 5,365 | 5,365 | |
| | TOTAL REVENUES | 439,400 | 0 | 5,365 | 5,365 | |
| | | | | | | |
| | PROJECT EXPENDITURES | | | | | |
| CP1900 | Design | 7,609 | | | | |
| CP1901 | Construction | 449,613 | | 5,365 | 5,365 | |
| CP1902 | Bank Fees | -91 | | | | |
| CP1903 | Town Contributions | 5,118 | | | | |
| | TOTAL EXPENDITURES | 462,249 | 0 | 5,365 | 5,365 | |
| | | | | | | |

| CAPITAL PROJECTS FUND - Heritage Park Improvements | | | | | | |
|--|-----------------------------|---------------|---------------|---------------|---------------|----------|
| | | 2020 | 2021 | AS OF | ESTIMATED | 2022 |
| | | ACTUAL | ADOPTED | AUG. 31, 2021 | YR. END 2021 | ADOPTED |
| | | | BUDGET | | | BUDGET |
| ACCOUNT# | | | | | | |
| | REVENUES | | | | | |
| 2000A | Main Street Mini-Grant | 9,519 | 30,000 | 30,000 | 30,000 | |
| 2000B | AARP Grant | 5,000 | | | | |
| 200C | CCI Technical Grant | | | | | |
| | Town Contribution | | 45,000 | | 56,616 | |
| | | | | | | |
| | TOTAL REVENUES | 14,519 | 75,000 | 30,000 | 86,616 | 0 |
| | | | | | | |
| | PROJECT EXPENDITURES | | | | | |
| CP2000 | Construction | 13,999 | 75,000 | 86,616 | 86,616 | |
| | | | | | | |
| | TOTAL EXPENDITURES | 13,999 | 75,000 | 86,616 | 86,616 | 0 |

AGENDA ITEM #11



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: October 7, 2021
Agenda Topic: Resolution No. 21-07 Amending the Town of Ridgway Commercial Design Guidelines

ACTION BEFORE COUNCIL:

The Town Council is asked to consider adopting the attached Resolution that would amend the *Town of Ridgway Commercial Design Guidelines*.

SUMMARY:

Last month, the Town Council adopted Ordinance No. 06-21, which updated the Town's Landscape Regulations to sufficiently address water conservation, promote flexibility, and provide consistency and clarity for community members in understanding their property requirements. The final step in the process to update the Town's Landscape Regulations is to amend the *Town of Ridgway Commercial Design Guidelines* to reflect the recent Town Code changes.

The *Guidelines* are intended to document our community's design objectives so that developers and consultants can visualize how their projects work towards the goals stated in the Town's Master Plan. In addition, they are intended to assist property owners, developers, the Planning Commission, and the Town Council with the preliminary planning, design, and evaluation of proposals and approval of projects.

The proposed modifications to the Guidelines are largely non-substantive in nature and intended to make the language related to landscaping more succinct and in line with the recent Code section changes enacted by Ordinance No. 06-21.

PROPOSED MOTION:

"I move to adopt Resolution No. 21-07 Amending the *Town of Ridgway Commercial Design Guidelines*."

ATTACHMENT:

Resolution No. 21-07

RESOLUTION NO. 21-07
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
RIDGWAY, COLORADO, AMENDING THE TOWN OF
RIDGWAY COMMERCIAL DESIGN GUIDELINES

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, the Ridgway Town Council previously adopted the *Town of Ridgway Commercial Design Guidelines*, dated April 18, 2014, as an element of the Town of Ridgway’s Master Plan; and

WHEREAS, the Ridgway Town Council finds that the *Town of Ridgway Commercial Design Guidelines* shall be further modified to reflect and augment the recent changes to the Town’s Landscape Regulations, enacted by the Town Council on September 8, 2021; and

WHEREAS, the Town Council finds that these amended design guidelines are necessary to promote the public peace, health, safety and welfare of the Town and its citizens.

NOW THEREFORE, BE IT RESOLVED that the Ridgway Town Council hereby approves the amendments to the *Town of Ridgway Commercial Design Guidelines*, as shown on Exhibit A.

ADOPTED AND APPROVED this ____ day of October 2021.

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

Town of Ridgway

Commercial Design Guidelines

~~April 18, 2014~~ Amended October 13, 2021

I. Introduction

a. Purpose

Following the 2011 update of the Land Use Plan, the Ridgway community expressed interest in protecting the unique and eclectic character of the Town. This is embodied in that document as follows:

There is recognition that development alone will not provide these solutions, but when intertwined with a reinforcement of existing development, a celebration of the Town's unique culture and identity, and innovation, it is a critical element of the long-term solution. Many western communities appear to have lost their chance at preserving authenticity, in the wake of rapid economic growth. The silver lining of the difficult economic times of the last several years is the opportunity for Ridgway to focus and build upon the community's unique attributes.

The Land Use Plan prioritizes the preservation of small-town, rural character, specifically stating that new development should add to the town's character, sustainability and quality of life, provide for a sustainable, well-balanced economy, and maintain Ridgway's unique appeal. The Land Use Plan embraces the vision of the community, which is identified in the 2009 Strategic Plan, by calling for building setbacks and building orientation that create a more “walkable”, pedestrian-scaled emphasis in the Historic Business and General Commercial Districts. These development concepts, in concert with much of the constructed town landscape, embody the community's desire for unique and variable architecture that is appropriately scaled for a small community while avoiding large, monolithic structures that diminish the historic, rural landscape.

The Land Use Plan also defines Highways 550 and 62 as key gateways and view corridors for the Town of Ridgway, and highlights the importance of this Scenic Byway intersection as a focal point for the community. Recognizing the significance of this junction for the community and reconciling the opportunity for appropriately scaled construction while preserving the historic character of the Town, the General Commercial District is more suited to larger structures than the Downtown Historic Business District. These Guidelines apply to all development in the Historic Business and General Commercial Districts, as indicated.

In addition to the Land Use Plan, the Town of Ridgway has embarked on two programs that will further reinforce and enliven downtown. The “Prospective” Creative District, recently designated by the State of Colorado, will encourage local art activities within the vicinity of Downtown. Creative Districts have tangible economic, beautifying and revitalizing effects. Secondly, Ridgway has initiated the Main Street® Program for the Historic Business District. This is part of a larger

EXHIBIT A

Colorado Main Street® Program administered by the State of Colorado's Department of Local Affairs which aims to unify and revitalize historic districts "within the context of historic preservation". Emphasizing unique architecture is a pillar of their approach.

Design standards such as these are intended to document a community's design objectives so that developers and consultants can visualize how their projects work towards the goals stated in the Town Plan (2011 Land Use Plan). They are intended to assist property owners, developers and town review boards with the preliminary planning, design, and evaluation of proposals and approval of projects. By incorporating the Guidelines in the early phases of design, time consuming and costly changes can be avoided. Additionally, they are intended to reduce or eliminate the more common architectural characteristics of sprawl development, keeping with the Town of Ridgway's vision for the future.

The goal of these Guidelines is to ensure that, over time, the Guidelines will nurture the character and natural beauty of the community, making it an even more appealing and prosperous place.

b. Scope

This document provides Design Guidelines for all new construction and exterior alterations of properties within the Town of Ridgway's two primary commercial districts, the Historic Business District (HBD) and the General Commercial District (GCD). A map is provided at the end of this section; however it is recommended that you check with the latest maps on file at the Town Offices to verify what properties are covered. These Guidelines apply to all commercial and mixed-use (residential and commercial) developments, regardless of size.

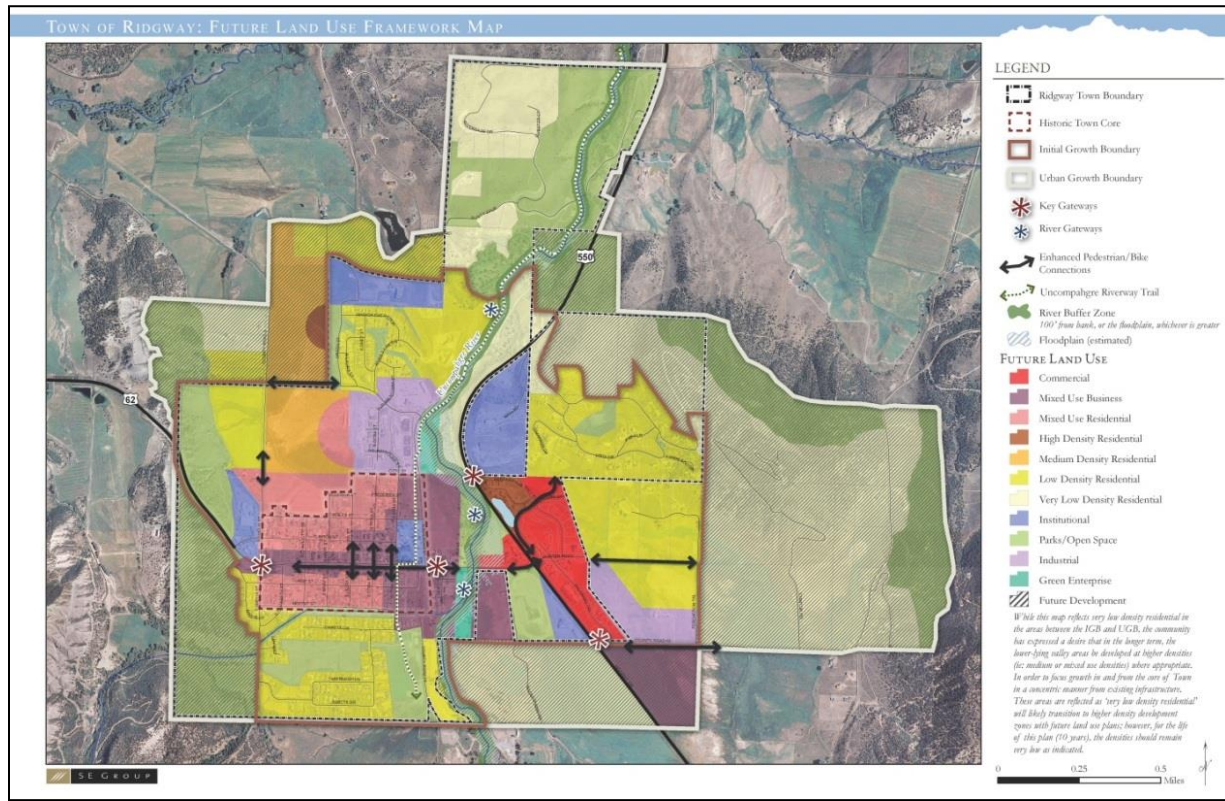
Ridgway is unique. Situated in a beautiful valley and surrounded by spectacular 10,000 to 14,000 foot mountains, it is a town that is not only historically significant, but a place of unparalleled scenic beauty. Thus, the Guidelines were drafted with the specific purpose of maintaining a Land Use Plan for commercial designs consistent with these unique community aspects.

However, sometimes, one size doesn't fit all. For that reason, there will be exceptions and that is to be expected. Indeed, the local government in Ridgway is willing and prepared to work with any property developer to assure that a feasible design, consistent with the intent of the Guidelines, can be achieved. In order for an exception to any single, or multiple Guidelines, to be approved, it must be shown that that such exception is justified by a substantial and compelling reason.

c. Authority

Town Staff will administer this section. For all projects involving new construction, or renovation of a building, with one or more commercial uses in the Historic Business and General Commercial Districts. The Planning Commission, acting as either the Planning Commission or the Board of Appeals, reserves the right to retain a design professional, of their choosing and at the applicant's expense, to review the application and provide a report regarding whether or not the application complies with the intent of the Design Guidelines.

d. District Boundaries Map



Always check with the Town to be sure the most recent District Boundaries Map is being utilized.

II. General Commercial District

a. Character Overview

The General Commercial District is equally important to Ridgway's economic sustainability, but provides a different facet of retail and business opportunities than the Historic Business District. Commercial development within this District is encouraged to be pedestrian-oriented within the development; however it is geared more towards the drive-up customer as the main point of arrival. Furthermore, with no historic buildings on-site to influence the architectural style or ambiance of new commercial developments within the General Commercial District, close attention must be paid to site planning and design elements to promote an experience that is still complementary to Ridgway as a whole.

In general, unique and variable architectural design is encouraged, while large, uniform and generic-looking buildings should be avoided. As described in the Land Use Plan, the community desires to carry the character and distinct charm of Ridgway forward in all new commercial developments.

With such a small developable land area, nearly all of which is within view of travelers driving on Highways 550 and 62, every development makes a difference in the overall impression and

EXHIBIT A

experience of Ridgway. Thus, the Commercial Design Guidelines play an ever-important role in promoting the historic, rural landscape that the community desires to maintain in the future.

b. Site Planning and Parking

Site plans for new commercial development within the General Commercial District are encouraged to place buildings towards the front of the lot, with parking in the rear or the sides of the building where practical. Windows and entrances may be located on both the front and the rear, emphasizing access for patrons who may be arriving via automobile, or those who may be walking or biking via sidewalks and bike lanes from other areas of town. Some buildings may front more than one street, in which case there will be multiple building “fronts” instead of front and rear building aspects.

Parking should be provided to the greatest extent possible at the rear or sides of buildings (*except when prevented by building orientation*) and parking should be sited to provide the least visual impact from public rights of way.

1. Parking and driveway areas and primary access to parking facilities should be surfaced with asphalt or concrete, or alternative materials and systems approved by the Town. Hard-surface alternatives to concrete and asphalt are encouraged. Improvements shall not impede drainage on street or public rights-of-way.
2. Parking lots should not dominate the frontage of pedestrian-oriented streets, interfere with designated pedestrian routes, or negatively impact surrounding areas.
3. Where feasible, parking lots are encouraged to share access drives with adjacent property with similar land uses. Shared access should include cross-access easements and/or similar shared use and maintenance agreements.
4. Off-street parking areas should be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas should be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other structure.
5. Circulation areas should be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area.
6. Parking area lighting shall comply with Town Outdoor Lighting Regulations.
7. Where possible, shared off-street parking for compatible uses should be considered and should include a shared parking agreement including substantiation that parking will be available during the times it is needed.
8. ~~Trees should be incorporated to provide parking lot shading.~~ Bollard and/or street lighting should, where appropriate, be used to provide lighting at critical points in the parking lot without over lighting, glare or lighting trespass.

EXHIBIT A

9. Use of landscape/grassed catchment areas ~~shall follow the requirements of Ridgway Municipal Code 7-7-8(C) and similar designs should be used for managing, controlling and filtering parking lot/site drainage and is part of an overall site drainage plan.~~
10. Site parking should include bike racks and areas for parking strollers and other non-motorized vehicles near the main entrance to the primary building(s) and should have a logical connection to on-site non-motorized access routes.

c. Mass and Scale

While the mass and scale of buildings within the General Commercial District might be larger as compared to other areas of the community, development should take steps to minimize the impact of this type of commercial development on the distinct character of Ridgway. Large, featureless “big box” retail structures are out of context in Ridgway.

d. Architectural Design and Materials

Architectural design within the General Commercial District has the opportunity to be modern and streamlined, yet still must uphold the character and distinct qualities of Ridgway as a whole.

Naturally-derived materials are always desirable, such as stone or wood; and innovative materials such as metal, or high quality and environmentally friendly wood-alternative decking and siding are also encouraged. Whenever possible, local and regionally-produced materials are preferred.

Developments should incorporate architectural features and techniques to avoid monolithic shapes and surfaces. Changes in color, pattern, texture and material are encouraged on the primary facade as well as all other visible building elevations.

Materials within the General Commercial District should emphasize quality, durability, innovation, and variation. A broad array of materials is acceptable, but those that leave an impression of a poor quality, low durability and generic character are not permitted.

e. Screening and Buffers

Screening and landscape buffers ~~shall follow the screening and buffering requirements as described in Ridgway Municipal Code 7-7-7(G). soften the negative impacts of development and can provide a certain element of safety in commercial areas where significant pedestrian interactions are more likely to occur.~~

~~Buffers should be constructed to mitigate the view, light pollution (including light trespass and glare), noise, heat, and odor impacts of vehicles, pavement, and higher intensity uses, and other potential negative effects of development.~~

~~Buffering may be achieved through a variety of means including but not limited to plantings, fences, walls, site planning, and berming with live vegetation.~~

Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.

Screening of utility boxes, trash enclosures, and similar uses should be around all sides except for those required for access, which will be screened with a gate on the access side.

III. Historic Business District (Historic Town Core)

a. Character Overview

Ridgway's Historic Town Core is the heart of the community. It is home to the original Ridgway Townsite and is comprised of a walkable grid pattern, historic structures, local businesses, and the historic Hartwell Park. It is a place where the community gathers and residents and visitors alike shop, dine, relax and enjoy town. As recognized in the Land Use Plan, maintaining its charming, rustic character is important to the quality of life and sustainability of the greater Ridgway community. To this end, the Town is participating in two statewide economic development efforts, the Creative District Program and the Main Street Program, whereby the existing assets of the Ridgway community and its built environment in this historic downtown location are the focal point of current and future development.

Many of Ridgway's historic buildings were destroyed by fire in the early years, and a number of new buildings were constructed in the 1980's and 1990's. Despite the forces of nature and development influences, the Town retains a characteristic historic feel in its downtown area, with a number of historic buildings remaining from the late 1800's and early 1900's and including historically platted secondary roads and alleyways.

There are approximately 10 significant, historic, commercial structures in the downtown Historic Business District/ Main Street area. This represents roughly 20% of the commercial building stock downtown where the location and key uses of these historic buildings are significant for the Ridgway community, including the Old Stone Town Hall and Jail ("the Firehouse"), the Ridgway Train Depot, the Bank Building, and the Sherbino Theater. Most of these buildings have taken on modern businesses or uses, and provide the design foundation upon which the Historic Business District is built.

In general, new commercial construction and renovation in the Historic Business District should complement rather than overpower the historic buildings.

b. Site Planning

The way in which a building is placed on its lot and relates to the neighboring buildings contributes to the visual unity and character of the Historic Business District. New construction should complement the size, height and arrangement of surrounding buildings.

Buildings within the Historic Business District were traditionally placed at the front of the lot, facing the public right of way, to provide ready pedestrian access. Many were fronted by sidewalk or boardwalks and had shed-roofed porches. Horse and wagon hitches were found on railings in

EXHIBIT A

front of the buildings. Today, that same model promotes a pedestrian-friendly and aesthetically-pleasing environment.

New development should place any new building to the front of the lot with the entrance at the front of the building in order to define the street edge and promote a pedestrian scale experience.

For new buildings or renovations on corner lots, both street-facing walls should be treated as primary facades.

Place less-public areas such as storage, manufacturing spaces, and loading docks toward the rear of the building, shielded from the street view.

c. Architectural Design

A new commercial building in the Historic Business District should blend in with its historic counterparts in terms of architectural design. Features that need to be considered include roof, storefront, windows and decorative elements.

25' x 142' is a typical width and length for historic lots in this region, which creates the visual pattern for which towns such as Ridgway are known. Multi-story structures often have a visual distinction between the ground floor and the upper floor(s). Porches and sidewalks are also characteristic of the historic era in which many of Ridgway's buildings were constructed. They allowed people to walk along the street edge without being marred by mud or dust. Similarly, porches provided shelter and shade. Today, porches and sidewalks would add an element of historic character while also enhancing the pedestrian movement throughout the Historic Business District.

Exterior building elevations and roof lines should maintain the scale and integrity of nearby architectural character and detailing.

The architectural treatment of the front facade should be continued, in its major features, around all visibly exposed sides of a building, except in the Historic Business District where side setbacks have been legally addressed in accordance with Ridgway Municipal Code Section 7-3-10(A) and a future building may directly abut the structure.

Entrances should be clearly defined to orient customers and give dimensional character to the building. Each principal entrance should have clearly defined features such as canopies, overhangs, arches or peaked roof forms. Covered, functional front porches or boardwalks are strongly encouraged.

Roof forms should complement the historic character of the District. This may include a variety of textures and forms, but should be in keeping with the scale of the structure itself, adjacent buildings, and avoid overly large or bold designs.

Flat roof structures should be capped by an articulated parapet design which acts as a structural expression of the building façade and its materials.

EXHIBIT A

Historic architectural features, such as brick cornices with dentil molding or corbelling on masonry buildings, should be incorporated where appropriate.

Recessed entries, kick plates and transoms are encouraged to be incorporated into the architectural design.

Provide a shed-roofed porch on new buildings, when appropriate to the architectural design of the building.

Large areas of blank wall should be avoided, unless required by the Town-adopted Fire Code. If blank walls cannot be avoided, design accents such as pilasters or other façade articulations should be utilized to reduce the overall wall mass.

d. Materials

Traditional materials used in the Historic Business District included brick, log, milled wood, stone and metal. It is desirable to continue these historic uses in an innovative and sustainable manner.

Materials similar in texture and finish to those used traditionally and that complement nearby buildings should be selected and used.

New buildings must use materials that are compatible with historic materials and, when possible, are sustainably and/or locally-sourced. Examples of these materials include brick, stone, rusted metal, stucco, milled wood, log and composite siding.

e. Screening and Buffers

Screening and landscape buffers shall follow the screening and buffering requirements as described in Ridgway Municipal Code 7-7-7(G). ~~soften the less-desirable impacts of development and can provide a certain element of safety in commercial areas where significant pedestrian interactions are more likely to occur.~~

~~Buffers should be constructed to mitigate the view, light pollution (including light trespass and glare), noise, heat, and odor impacts of vehicles, pavement, and higher intensity uses, and other potential negative effects of development.~~

~~Buffering may be achieved through a variety of means including but not limited to plantings, fences, walls, site planning, and berming with live vegetation.~~

Parking areas, outside trash receptacles, large utility boxes, open storage areas, conflicting land uses, mechanical systems and other unattractive views should be screened from the street and public right of way.

Screening of utility boxes, trash enclosures, and similar uses should be around all sides except for those required for access, which will be screened with a gate on the access side.

AGENDA ITEM #12



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: October 7, 2021
Agenda Topic: Resolution No. 21-08 Adopting the National Incident Management System Concept of Emergency Planning and Unified Command

ACTION BEFORE COUNCIL:

The Town Council is asked to consider adopting the attached Resolution that would adopt the National Incident Management System (NIMS) concept of emergency planning and unified command.

SUMMARY:

Glenn Boyd, Ouray County Emergency Manager, has requested that the Town Council consider adopting this NIMS resolution as the Federal Government has identified NIMS as the requisite emergency management system for all political subdivisions. Ouray County and the City of Ouray adopted similar resolutions back in 2006.

PROPOSED MOTION:

"I move to adopt Resolution No. 21-08 Adopting the National Incident Management System Concept of Emergency Planning and Unified Command."

ATTACHMENT:

Resolution No. 21-08

RESOLUTION NO. 21-08
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
RIDGWAY, COLORADO, ADOPTING THE NATIONAL
INCIDENT MANAGEMENT SYSTEM CONCEPT OF
EMERGENCY PLANNING AND UNIFIED COMMAND

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality and political subdivision of the State of Colorado (“State”) organized and existing under a home rule charter (“Charter”) pursuant to Article XX of the Constitution of the State; and

WHEREAS, the National Incident Management System, herein referred to as NIMS, has been identified by the Federal Government as being the requisite emergency management system for all political subdivisions; and

WHEREAS, NIMS establishes a single, comprehensive approach to domestic incident management to ensure that all levels of government across the nation have the capability to work efficiently and effectively together using a national approach to domestic incident management; and

WHEREAS, Unified Command of such incidents is recognized as the management model to maximize the public safety response; and

WHEREAS, failure to adopt NIMS as the requisite emergency management system may preclude reimbursement to the political subdivision for costs expended during and after a declared emergency or disaster and for training and preparation for such disasters or emergencies; and

WHEREAS, the Town has followed the NIMS approach since adoption of the *Town of Ridgway Emergency Operations Plan* in February 2019.

NOW THEREFORE, BE IT RESOLVED that the Ridgway Town Council hereby adopts as part of the public policy the NIMS concept of emergency planning and unified command as its system of preparing for and responding to disaster incidents.

ADOPTED AND APPROVED this ____ day of October 2021.

John Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

AGENDA ITEM #13



October 6, 2021

Colorado Office of Economic Development and International Trade
1600 Broadway
Ste. 2500
Denver, CO 80202

RE: Letter of Support – Habitat for Humanity of the San Juans, Enterprise Zone Tax Credit Application

To Whom it May Concern:

The Town of Ridgway would like to formally submit its support of Habitat for Humanity of the San Juans' (HFHSJ) continued efforts to build safe and affordable housing in Ouray County. The tax credits available through the Enterprise Zone program are crucial in developing new housing infrastructure throughout our region. These investments represent a large percentage of the capital used to build new workforce housing. Furthermore, we strongly support HFHSJ in its overall efforts to grow capacity and increase annual production of new homes given the strong partnership model the organization has embraced. The partnerships in place allow the organization to support and leverage all investments and contributions to each new home built, ensuring an efficient use of resources with the highest possible return on investment.

The Town of Ridgway is proud to provide its support to HFHSJ's application for the EZ tax credit and requests the mutual support from the Office of Economic Development and International Trade by approving their request.

Thank you for your time, and we very much appreciate your consideration.

Sincerely,

Mayor John I. Clark
On behalf of the Ridgway Town Council

AGENDA ITEM #14



WRITTEN REPORT

To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: October 7, 2021
RE: **Notice of Vacancy on the Town of Ridgway Planning Commission**

Doug Canright, Chairperson of the Planning Commission, recently notified Mayor Clark and Town staff that he is not going to seek reappointment to the Planning Commission. His current term expires on November 1, 2021. His experience, leadership and breadth of knowledge will be heavily missed, and the Town thanks him for his service and commitment to the Ridgway community.

The Town plans to issue a *Notice of Vacancy on the Town of Ridgway Planning Commission* shortly after the October 13th Town Council meeting. The aim is to receive letters of interest for Mayor Clark to review and consider in early November so that he can make an appointment and report that appointment at the November 10th Town Council meeting. Section 7-1-1 of the Ridgway Municipal Code gives authority to the mayor to appoint Planning Commission members.

AGENDA ITEM #15