Ridgway Town Council Regular Meeting Agenda Wednesday, December 13, 2023

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/85063727376?pwd=SVVpTHdnTkxWNkl0MVdaa2tWK1B6UT09

Meeting ID: 850 6372 7376

Passcode: 280953

Dial by your location

+1 346 248 7799 US +1 253 215 8782 US

5:30 p.m.

ROLL CALL Councilors Kevin Grambley, Polly Kroger, Beth Lakin, Terry Schuyler, JT Thomas, 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 Regular Meeting of November 8, 2023.
- 2. Minutes of Budget Workshop Meeting on November 16, 2023.
- 3. Register of Demands for December 2023.
- 4. Renewal of Retail Liquor Store License for San Juan Liquors.
- 5. Renewal of Tavern Liquor Store License for Ouray County Fairgrounds.
- 6. Renewal of Hotel and Restaurant Liquor License for Chipeta Lodge-Resort.
- 7. Renewal of Restaurant Liquor License for Lazy Dog Saloon Bar and Grill.

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.

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

Review and consideration of adoption of Ridgway Athletic Park Master Plan - Town Manager and DHM Design. 9. Review and action on updated Landscape Plan for Wetterhorn Homes Subdivision PUD - Town Planner.

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

 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 - Town Manager.

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

- 11. Ordinance No. 08-2023 Increasing the Rate of the Lodging Tax and Revising the Use of the Proceeds Thereof and Other Provisions in Accordance with the Voter Approved Ballot Issue -Town Manager.
- Review and consideration of authorizing submittal of Community Business Preservation Program grant application to the Office of Economic Development & International Trade -Community Initiatives Facilitator.
- 13. Review and action on Temporary Access Agreement between the Town of Ridgway, Echo Properties Corp., Railroad Depot Funding LLC, Ridgway Railroad Museum and Ouray County Ranch History Museum Town Attorney.
- 14. Review and action on Agreement for Legal Services with Bo James Nerlin, P.C. Town Attorney.

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.

- 15. Rights of Nature Annual Report.
- 16. Draft 2024 Strategic Plan.
- 17. Town Manager's Report.

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 Kroger

Ridgway FUSE - Councilor Grambley

Ridgway Sustainability Advisory Board - Councilor Thomas; alternate - Councilor Schuyler

Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:

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

Town Council Agenda December 13, 2023 Page 3

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

Sneffels Energy Board - Councilor Thomas 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 - Town Manager

Ouray County Water Users Association - Councilor Meyer; alternate - Councilor Thomas Water and Land Committee for the Uncompangre Valley - Councilor Meyer; alternate - Town Manager

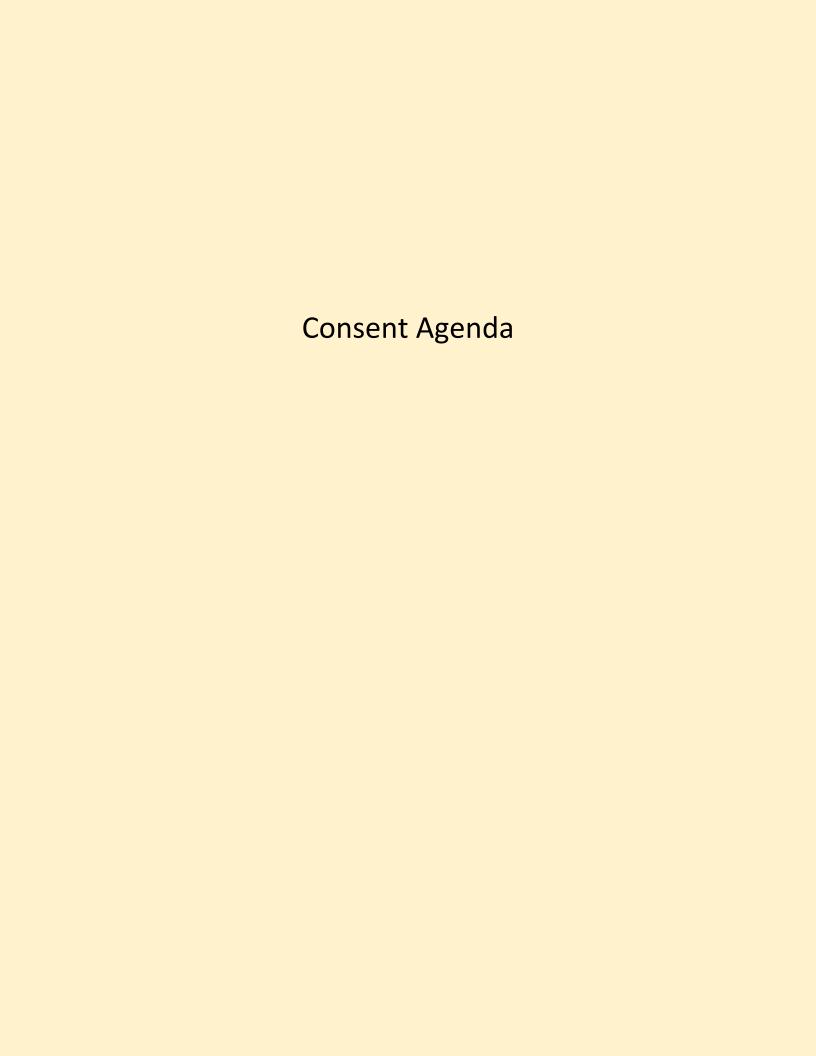
Colorado Communities for Climate Action - Councilor Lakin; alternate - Town Manager Colorado Municipal League Policy Committee - Town Manager Home Trust of Ouray County - Town Manager

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, January 3, 2024 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.



RIDGWAY TOWN COUNCIL

MINUTES OF REGULAR MEETING

NOVEMBER 8, 2023

CALL TO ORDER

The meeting was held both in person and via virtual meeting portal Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor called the meeting to order at 5:30 p.m. In attendance Councilors Grambley, Lakin, Schuyler, Mayor Pro Tem Meyer and Mayor Clark. Councilmembers Kroger and Thomas were absent.

CONSENT AGENDA

- 1. Minutes of Regular Meeting of September 13, 2023.
- 2. Minutes of Regular Meeting of October 11, 2023.
- 3. Minutes of Budget Retreat Meeting on October 21, 2023.
- 4. Register of Demands for November 2023.
- 5. Renewal of Restaurant Liquor License for Taco Del Gnar.
- 6. Renewal of Restaurant Liquor License for Thai Paradise.

ACTION:

It was moved by Councilor Lakin, seconded by Mayor Pro Tem Meyer and unanimously carried to approve the consent agenda.

PUBLIC COMMENTS

Jeanne Jantmoore noted 121 individuals submitted comments on the proposed Athletic Park Master Plan, 60 of those were in receipt when the Council presented direction to the consultants at the previous meeting. At the meeting it was noted a majority favored Option #3, and after all comments were tallied after the meeting, it was shown that 51% favored Option #1 she stated. She encouraged the Council to consider all age groups, not just youth, when prioritizing implementation of the plan options.

PUBLIC REQUESTS

7. Presentation of the 2022 Fiscal Year Audit

Pete Blair with Blair and Associates CPA, presented a Governance Letter and Management Report, along with the 2022 Fiscal Year Audit.

Auditor Blair reviewed the Management Report with the Council and noted capital assets increased by \$800,000; "debt is going down" with a payoff of a loan in 2022; investments of 6.5 million are in federally insured accounts, with 5 million in investment pools. There was a question from the Council regarding the investment pools.

Mr. Blair stated "'the Town is in a great financial state and is increasing its net position every year, and in 2022 this increased by 2 million". Reviewing the audit document, he stated the fund balance and working capital increased from the prior year, from 2.9 to 3.5%, up \$600,000, or a 20% increase in the General Fund; the Water Fund had a 14% increase, or \$470,000; the Sewer Fund less than \$100,000, or an 8% increase, with all funds increasing by 2 million dollars compared to 2021. He stated "the Town did a really great job" and is in a "really good financial situation". Comparing 2021 to 2022, he noted, assets increased by 1.2 million in cash and accounts receivables, and \$800,000 in capital assets; total liabilities decreased due to paying off debt service. In 2022 revenues were up in all funds from 4.9 to 6 million; depreciation increased from 1.4 million in 2021 to 2 million in 2022, noting "everything is positive moving forward with the Town".

8. Annual report from the Ridgway Community Garden and request for assistance in 2024

Letter dated 9-27-23 from the Ridgway Community Garden presenting an update report for 2023.

Representing the Ridgway Community Garden, Agnieszka Przeszlowska presented slides of photographs of the garden during the summer months. She reported this year 90 adults and 35 children participated, a 30% increase over the previous year. The year offered a "short growing season" starting July 9th and ending in a "hard freeze in September". A number of improvements were made in the garden including installing four "waist high" beds, completing the children's area, installing pathways and re-grading the parking area, which the Town assisted with. Partnerships and programs with the Apiary, Food Pantry, Voyager Youth Program, Ridgway Library and Ridgway Secondary School were undertaken. She explained in 2024 the non-profit organization is requesting Town assistance to improve and extend the storage area.

9. Presentation from the Home Trust of Ouray County and funding request for 2024

Letter dated 10-30-23 from the Home Trust of Ouray County seeking 2024 operational support.

Andrea Sokolowski with the Home Trust of Ouray County presented items accomplished during the year which included acquiring rental property in Ouray; starting a homeowner project in Parkside Subdivision; design for a rental project in Ouray; receiving 100 hours of technical assistance from CHFA for the Ridgway Childcare and Rentals project; and increasing receipts from grants and fundraising efforts. She explained the 2024 budget has been set at \$393,024 and the three jurisdictions within the County are each being asked to allocate \$30,000 towards the Home Trust, noting "we are looking at being self funded through each development project".

There were questions from the Council.

10. Request to close Clinton Street for Noel Night and request for use of Town streets for parade

Ashley Perkins with the Ridgway Area Chamber of Commerce requested closure of Clinton Street from Laura to Lena for an outdoor holiday market during Noel Night on December 1st, and closure of Clinton Street on November 30th for a holiday parade.

There was discussion by Council and questions to staff and the applicant.

ACTION:

Moved by Councilor Schuyler, seconded by Councilor Lakin and unanimously carried to <u>authorize</u> Town staff to work out the details with the Chamber for a parade on November 30th, timing and route to be confirmed, and closure of Clinton Street on December 1st.

11. <u>Proposal from Helios Charging Inc. for the deployment of electric vehicle chargers on Town property</u>

Letter dated 9-23-23 from Daniel Benhammou with Helios Charging Inc. proposing Town partnership with the company for deployment of electric vehicle chargers.

Daniel Benhammou with Helios Charging presented a background on federally funded grants to deploy electric vehicle charging stations. He noted the Colorado Energy Office is disbursing funding, and the company would like to include in a proposal installation of four charging stations in a "plaza area," in the parking lot to the south of Town Hall.

Mr. Benhammou requested a letter of support from the Town to proceed with the application noting if the grant is awarded he would work with San Miguel Power Association (SMPA) for transformers. Helios would retain the funds charged to use the stations, and "ten percent would be given back to the community". The charging stations will have to comply with the national electric vehicle charging standards, noting the plaza area will require electrical upgrades, and must be fully lighted all night. He noted the requested letter of support should address allowing the use of Town property and state it is "a collaborative effort with the Town", and noted "it could be one year" before the transformers are received.

Councilmember Schuyler, spoke as a representative of SMPA, and stated transformers are "18 months to two years out", and cost for a transformer is \$100,000. Based on the kilowatts per charger to maintain the demand rate, there would need to be 500 charges a month, or 15 to 20 charges a day, to keep the rate affordable at \$25. The Mayor noted the Town is a dark sky community so the area can not be lite at night, and would not meet the requirements of the federal standards for a plaza area.

Mr. Benhammou explained there are two grants available one for "plaza areas with fast chargers", and an other with slow chargers.

SPEAKING FROM THE AUDIENCE:

Patty Schaffer supported installing slow chargers, stating the fast charger plaza areas "don't fit Hartwell Park". She noted "there are already fast charge areas" which are free of charge, "in Montrose, Ouray and Telluride".

Chris Hawkins noted the corporation was only formed two months ago, and questioned "will they stay around and be committed in the long term".

Joan Chismire spoke in support of the installing the slower charging stations.

There was discussion by the Council and it was noted installing the chargers at one of the gas stations in Town, which are lighted all night, maybe a better choice. <u>It was agreed the Town Manager can prepare a letter of support for the company to install two slower charging stations.</u>

PUBLIC HEARINGS

12. Application for Beer and Wine Liquor License from Kismet Cafe

Staff Report from the Town Clerk dated 10-6-23 presenting an application from Kismet Cafe for a Beer and Wine Liquor License.

The Town Clerk explained Wick Coffee Co LLC, Shareholders Nathaniel and Tera Wick have applied for a Beer and Wine Liquor License for the premises at 618 Clinton Street for a new business to be called Kismet Cafe. The application includes licensing patio areas on the north side of the building, and the ability to later use the south patio. The application has been made with concurrent review to State Liquor Enforcement, which allows local issuance of a temporary permit until receipt of the State license. She reported all requirements of the license have been met.

ACTION:

Moved by Councilmember Lakin to approve the Beer and Wine Liquor License from Wick Coffee Co LLC members Nathaniel and Tera Wick, dba Kismet Cafe. The motion was seconded by Mayor Pro Tem Meyer and carried unanimously.

13. Ordinance No. 07-2023 Concerning Floodplain Management Regulations and Adopting Updated Flood Insurance Study and Flood Insurance Rate Map

Staff Report dated 11-1-23 from the Town Manager presenting an ordinance for second reading and adoption pertaining to the Flood Insurance Rate Map for the Town.

Manager Neill explained adoption of the ordinance is required under a Federal Emergency Management Agency flood hazard determination for our community. The determination includes local adoption of the Flood Plain Management Regulations of the National Flood Insurance Program, and the recently created Flood Insurance Study and Rate Map for the Town.

ACTION:

Mayor Pro Tem Meyer moved, Councilmember Schuyler seconded, and it was unanimously carried to <u>adopt on second reading</u>, <u>Ordinance No. 07-2023 Amending Section 6-2 of the Ridgway Municipal Code Concerning Floodplain Management Regulations and Adopting Updated Flood Insurance Study and Flood Insurance Rate Map.</u>

POLICY MATTERS

14. Master Plan Amendment Request for Preserve PUD

Staff Report dated 11-1-23 from TJ Dlubac, Contractual Planner with Community Planning Strategies presenting an application from Dalwhinnie Group LLC for amendment to the Master Plan Future Land Use Map and Three Mile Plan for the Preserve Planned Use Development (PUD) located within the Savath Subdivision Part of Outlot A and Woodford Addition, on County Road 23.

Planner Dlubac stated an application was make last year for modification of the Master Plan for a portion of Lot A of the Abbott Exception, which is located within the Town and Ouray County. Last year the Council met with County Commissioners to discuss the request, and the County suggested the area within County limits be incorporated into the Town. The area

Town Council Minutes November 8, 2023 Page 5

is 200 feet south of the current Town boundary, he noted and if incorporated would require adjusting components to the Land Use Zoning Map, changes to the Initial Growth Boundary and the Three Mile Plan and Area of Influence. The Planning Commission unanimously approved the Master Plan Amendment request, and approved an amendment to the Master Plan, Future Land Use Map, and the Three Mile Plan, to include the area requested by the Dalwhinnie Group LLC.

Chris Hawkins with Alpine Planning explained approval of the amendment will allow the property owner to convey land to the Town to construct a sewer lift station.

Owner representative Michael Cox stated "our intention is to build out the property" for the Preserve PUD.

There were questions from the Council.

ACTION:

Councilor Schuyler moved to <u>ratify the Town of Ridgway Planning Commission decision to approve the amendment to the Master Plan, Future Land Use Map and Three Mile Plan requested by the <u>Dalwinne Group LLC</u>. Mayor Pro Tem Meyer seconded, and the motion carried unanimously.</u>

15. Presentation of the Draft 2024 Fiscal Year Budget

The Town Clerk/Treasurer presented the Draft 2024 Fiscal Year Budget and the Five and Ten Year Capital Improvement Plans.

The Clerk reported with voter approval of a recent ballot question, lodging tax revenues will be adjusted from 3.5% to 6% and the revenue line items for marketing and affordable housing adjusted accordingly. Sales tax revenues have been projected conservatively and with the same projection as the current years budget. She noted funding requests from local non-profits groups have increased significantly in both the amount, and the number of requesting organizations. Staff is recommending placing in the Strategic Plan creation of a formal application process for funding requests, with criteria and funding limitations, for use in next years budget process. She noted the Capital Improvement Plans do not include items the Council suggested at the Budget Retreat, these will be presented at the Budget Workshop Meeting next week to assist with balancing the budget.

The Town Manager noted at a recent integrated water and land use planning workshop, staff prepared an action plan with specific goals and outcomes "to be more water conscious" and came to the conclusion that use of water on parks would for the first way to accomplish this goal. The plan will be presented at the Budget Workshop meeting.

16. Compensation adjustment for Town Manager

Mayor Clark reported the Council has completed the annual performance evaluation for the Town Manager, and are recommending a retroactive pay increase, moving one step in the Town's established pay structure.

ACTION:

Mayor Pro Tem Meyer moved to <u>issue the Town Manager a pay increase retroactive to the first</u> <u>of the year</u>. Councilor Schuyler seconded and the motion carried unanimously.

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MISCELLANEOUS REPORTS

Manager Neill highlighted some items contained in the monthly Managers Report.

Councilor Schuyler presented an update on the Space to Create Micro-grid grant application process, noting a letter of support is need from the Council. <u>The Council agreed to the support letter.</u>

ADJOURNMENT

The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Pam Kraft, MMC Town Clerk

RIDGWAY TOWN COUNCIL

MINUTES OF BUDGET WORKSHOP

NOVEMBER 16, 2023

The Town Council convened for a budget workshop meeting at 5:30 p.m. in the Ridgway Community Center at 201 N. Railroad Street. The meeting was held both in person and via Zoom Meeting, a virtual meeting portal, pursuant to the Town's Electronic Participation Policy.

The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

Town Clerk's Notice of Budget Workshop Meeting dated August 29, 2023.

The Council received a packet of information including an overview of the budget adoption process; the draft 2024 Fiscal Year Budget; listing of location of expenditures within the draft budget; draft Five and Ten Year Capital Improvement Plans; draft 2024 Strategic Plan.

Through a PowerPoint presentation the Town Manager presented an overview of the budget adoption process as it relates to the Town Charter and meeting state budget requirements; the budget approach; and a financial overview of the three funds general, water and sewer.

The Town Clerk presented the draft 2024 Fiscal Year Budget and reviewed with Council the revenue projections and operational expenditures by each fund. It was noted revenues were projected conservatively. Personnel expenditures include three unfilled full time positions, and account for 31% of the budget over the three funds.

The Clerk explained staff is proposing to include in the Strategic Plan creation of an application process for requests for funding from local non-profit groups to be used in next years budget process, including a cap on request amounts. <u>The Council agreed</u>. She noted at the last regular meeting a request was made from the Home Trust of Ouray County for operational support, and asked if the Council wished to fund this request from the Affordable Housing line item. <u>The Council agreed</u>.

Speaking from the audience members of the Solar Ranch Homeowners Association requested the Town consider enclosing the ditch running north and south along the Athletic Park prior to implementing the new Master Plan. The Mayor asked the organization to meet with staff to discuss their concerns.

The Town Manager presented an action plan drafted at the Growing Water Smart, Water and Land Use Planning Workshop which staff and the Mayor attended. He explained a commitment was made to move forward with the action plan, and recommended implementation of one of the goals which is to reduce landscape water usage on municipal turf, with an outcome of turf replacement in certain areas, and to begin an educational process. The Council agreed.

The Town Manager reviewed a list of project items presented by councilmembers during the budget retreat process, and there was discussion by the Council.

The Town Clerk presented draft worksheets of the Five and Ten Year Capital Improvement Projects by each fund. There was discussion by the Council and <u>changes were made to the five year plan</u>. The Town Manager reported applications have been made for State grant and loan funds to extend the water main from the water plant to Moffet Street.

November 15, 2023 Budget Workshop Page Two

The Council reviewed written funding requests from local non-profit organizations. During discussion of the requests from the Sherbino and Weehawken organizations, the Mayor and Councilor Grambley stepped down due to conflicts of interest.

The Manager presented the proposed 2024 Strategic Plan and reviewed the document with the Council.

The meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC Town Clerk

Town of Ridgway Register of Demands November 2023

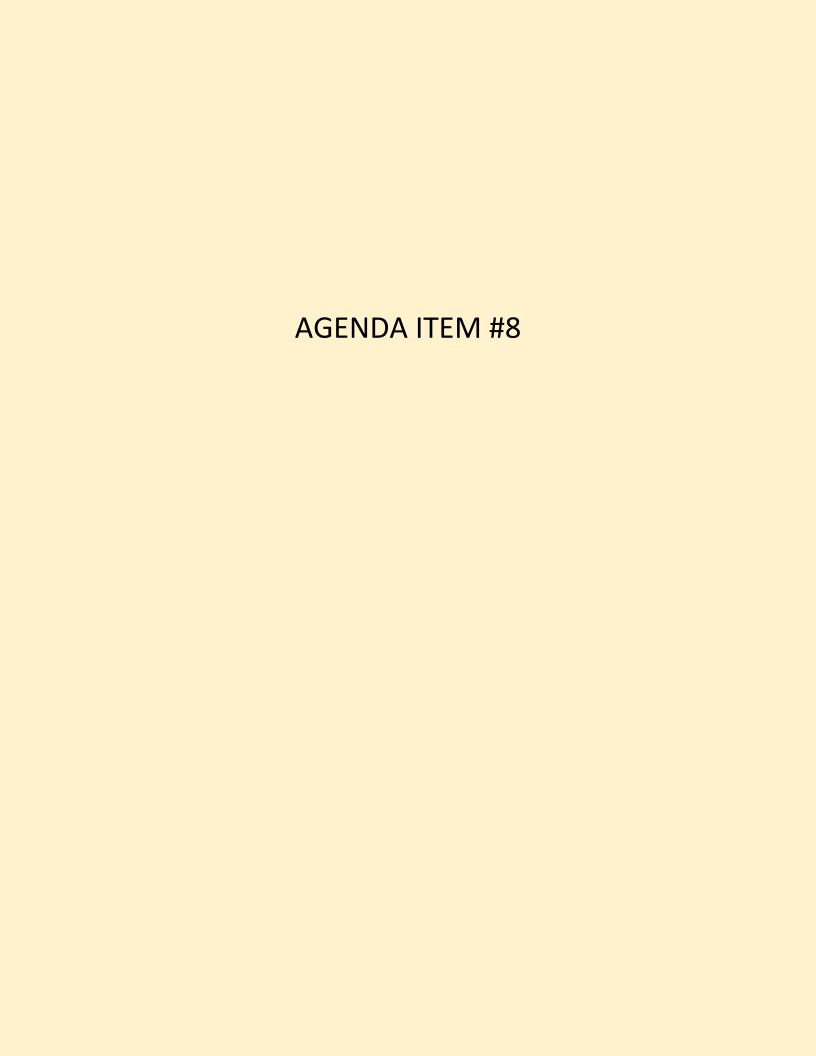
Name	Memo	Account	Paid Amount
Consolidated Consulting Servi		Alpine-Operating Account	
		CP2101 · Project Management	-1,480.00
TOTAL.			-1,480.00
Bella Vino		Alpine-Operating Account	
	staff holiday gifts staff holiday gifts	553GOO · Meetings & Community Events 928WOO · Other - water	-532,00 -168,00
TOTAL			-700.00
Eatery 66 LLC		Alpine-Operating Account	
		928WOO · Other - water 928SOO · Other - sewer	-366.00 -334.00
TOTAL			-700.00
Grand Junction Winwater Works		Alpine-Operating Account	
	meter parts	988WOO : Taps & Meters	-1,141.04
TOTAL			-1,141.04
NAPA		Alpine-Operating Account	
	brake repair - 2017 Explorer brake repair - 2017 Explorer	861GO3 · Vehicle Maintanence & Repair 861GO3 · Vehicle Maintanence & Repair	-167.96 -167.96
TOTAL			-335.92
Scott's Printing & Design		Alpine-Operating Account	
	tD card - DeFrancesco	841GO3 - Office Supplies	-29.50
TOTAL			-29.50
Ouray County Road & Bridge		Alpine-Operating Account	
	10/11/23-11/21/23 10/11/23-11/21/23 10/11/23-11/21/23 10/11/23-11/21/23 10/11/23-11/21/23 10/11/23-11/21/23	560GOO - Gas & Oil 660GO2 - Gas & Oil 760POO - Gas & Oil 960WOO - Gas & Oil 960SOO - Gas & Oil 860GO3 - Gas & Oil	-149.46 -326.21 -126.62 -508.17 -452.72 -1,352.19
TOTAL			-2,915,37
frue Value		Alpine-Operating Account	
		635GO2 · Gravel & Sand 732POO · Supplies & Materials 932SOO · Supplies & Materials 932WOO · Supplies & Materials 778PO1 · Space to Create Meeting Room	-141.58 -219.83 -97.38 -286.28 -118.88
TOTAL		C opace to create meeting freein	-863.95

Town of Ridgway Register of Demands November 2023

Name	Memo	Account	Paid Amount
CEBT		Alpine-Operating Account	
	PRDD - Dec - Duncan PRDD - Dec - Neill PRDD - Dec - Schmalz Dec 2023 PRDD - Dec - DeFrancisco PRDD - Nov - DeFrancisco	66000 · Payroll Expenses (Payroll expen 66000 · Payroll Expenses (Payroll expen 66000 · Payroll Expenses (Payroll expen 902SOO · Health Insurance 902WOO · Health Insurance 602GO2 · Health Insurance 502GOO · Health Insurance 802GO3 · Health Insurance 702POO · Health Insurance 702POO · Health Insurance 526GOO · Life Insurance (all) 66000 · Payroll Expenses (Payroll expen	-44,00 -1,196.00 -40.00 -1,822.00 -1,637.00 -399.00 -4,388.00 -5,750.00 -1,197.00 -49.14 -825.00 -825.00
TOTAL			-18,172.14
Kim's Housekeeping LLC		Alpine-Operating Account	
	cleaning - Nov 2023 cleaning - Nov 2023	779POO - Janitorial Service - parks 778PO1 - Space to Create Meeting Room	-1,837.50 -280.00
TOTAL			-2,117.50
Colorado Boy Brewing Company		Alpine-Operating Account	
	staff holiday gifts	928SOO - Other - sewer	-200.00
TOTAL			-200.00
Ridgway Valley Enterprises		Alpine-Operating Account	
		CP2100 Construction	-8,722.76
TOTAL			-8,722.76
Xerox Financial Services		Alpine-Operating Account	
		948SOO - Office Equipment - Leases 948WOO - Office Equipment - Leases 548GOO - Office Equipment - Leases	-7.63 -15.26 -129.75
TOTAL			-152.64
Federal Express		Alpine-Operating Account	
		990WOO - Testing - water	-209.86
TOTAL			-209.86
Rocky Mountain Aggregate & C		Alpine-Operating Account	
		635GO2 · Gravel & Sand	-2,636.26
TOTAL			-2,636.26
Ridgway Office Supply & Servic		Alpine-Operating Account	
	Film Fest - Poster	532GOO Creative/Main Street Progam	-55,98
TOTAL			-55,98

Town of Ridgway Register of Demands November 2023

Name	Memo	Account	Paid Amount
Shane Schmalz		Alpine-Operating Account	
	Schmalz	536GOO Wellness Program	-451.93
TOTAL			-451.93
John. Clark		Alpine-Operating Account	
	Clark	536GOO - Wellness Program	-700.00
TOTAL			-700-00
Rodney Paulson		Alpine-Operating Account	
	Paulson	919SOO - Wellness Program	-150.00
TOTAL			-150.00





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

To: Honorable Mayor Clark and Ridgway Town Council

From: Preston Neill, Town Manager

Date: December 7, 2023

Agenda Topic: Review and consideration of adoption of Ridgway Athletic Park Master Plan

BACKGROUND:

The Town issued a Request for Proposal (RFP) for the Ridgway Athletic Park Master Plan Project in May 2023. The RFP sought qualified and experienced individuals or firms to provide a plan, process, and approach for the public engagement and master planning for a parks parcel known as Ridgway Athletic Park. A selection committee was assembled which consisted of two Town staff members, Mayor Clark, a member of the Parks Trails & Open Space Committee and a board member from Ouray County Baseball. They reviewed all submitted proposals carefully against the review criteria listed in the RFP. The selection committee made a recommendation to the Town Council that the Town enter into a Professional Services Agreement with DHM Design for the Project. On June 14th, the Town Council authorized staff to enter into a Professional Services Agreement with DHM Design for the Ridgway Athletic Park Master Plan Project. Appended to this memo as Exhibit A is the Scope of Services and Timeline for Completion for the Project.

To kick-off the master planning process, the Town and DHM Design hosted a public meeting on August 3rd. The purpose of the meeting was for members of the public and various stakeholder groups to meet the DHM Design team and provide thoughts and ideas on the future of the Ridgway Athletic Park.

DHM Design developed park layout concepts based on the initial feedback that was received at the first public meeting, and also based on the results of a survey that was available from August 10th through August 29th where participants were asked to identity needs and priorities for the Athletic Park.

The Town and DHM Design hosted a second public meeting on September 18th to present the park layout concepts that had been developed and for members of the public and various stakeholder groups to provide feedback on the concepts. Shortly after the meeting, the concept plan options were made available for public viewing and public comment at https://townofridgway.colorado.gov. Feeback was solicited through October 20th. In all, the Town received 131 emails and comment letters, all of which were shared with the Town Council.

Prior to beginning the third phase of the Scope of Services where DHM Design was tasked with preparing one final, preferred layout for the Athletic Park, and given that so much feedback was provided, staff sought direction from Council at their October 11th regular meeting on whether to include specific uses at the Athletic Park site. Council provided direction on a number of items in order to assist DHM in developing the final, preferred layout.

At a third and final public meeting held on November 13th, the final, preferred layout and a draft version of the Ridgway Athletic Park Master Plan was made available for public viewing and comment. The draft Master Plan, which contained recommended improvements, a recommended layout, a recommended phasing plan, and cost estimates, was intended to meet the collective desires of the community. DHM Design recorded a number of comments in person at the third public meeting. Written comments on the draft Master Plan were solicited through December 1st and in all, the Town received 21 email and comment letters. All comments



that were received are summarized below. The items in yellow highlighted text have already been incorporated into the newest version of the Ridgway Athletic Park Master Plan. That version is appended to this memo as Exhibit B. All written comments are appended to this memo as Exhibit C.

Baseball

- Label as softball/little league field
 - Little league outfield needs to be fenced as well to act as full-size regulation softball field
- Little league field needs to remain until two new fields are built; concerns about losing what community already funded
- Place batting cage near center of both fields
- Remove crusher fines in little league field to make turf area merge into soccer field turf (multi-functional)
- Plant space behind little league field with turf to use as practice area
- Too much emphasis on baseball at the Athletic Park (over-represented); limited time of year use (seasonal) but takes up most of park space
- Need to improve little league baseball field at elementary school to save more room and \$
 for other park uses at the Athletic Park
- Could high school baseball field be provided for at the high school to save more room and \$ for other park uses at the Athletic Park?
- Change locations of batting cages/small baseball field/structure in front of house (596 Sabeta Dr.)
- Ridgway school system needs involvement; some fields could be at schools and take pressure
 off of Athletic Park; use elementary school as second baseball field; could high school have
 room for the full-size high school baseball field; save some space for future expansion of
 other park amenities; should only show 1 field at Athletic Park

Pickleball

- Still too many courts; reduce
- Need to consider pickleball court expansion in the future; consider having 12 designated courts in future total (to accommodate for youth programs)
 - Save space south of propose pickleball courts for 4 more courts
 - Dedicated courts are better than shared; don't want problems of continuing to share tennis courts
- Pickleball is used the whole year
- Need more balance of adult vs. youth space designated at park
 - Need to expand for amenities aged 45 yrs +; school age group is less than 20% of demographic population
- Need more viewing space on outside of the courts too
- More trees to shade courts; would rather have tree shade than shade structures

Tennis

- Resurface tennis courts (add cost into master plan estimate)
 - Re-line for pickleball when repaved; keep dual-functioning



Keep pickleball striping

Soccer

- Remove U6 fields and replace with another U10 field
- Grading concerns about hill by soccer fields
- Ridgway school system needs involvement; some fields could be at schools and take pressure
 off of Athletic Park; get soccer field usable again; save some space for future expansion of
 other park amenities

Dog Park

- Provide dog park or leash law needs to be in effect
- Please continue to work on finding a location for a fenced dog park, preferably with rustic land (terrain, bushes, etc). doesn't have to be at the athletic filed but do need/want one
- If no fenced dog park is provided, then no dogs should be allowed at the athletic park, or at a minimum, should be required to be on a leash no longer than 6'. Voice command should not be an option

Drainage

- Groundwater/drainages on north, south, and west sides are of concern
- Pipe drainage by residences; need to do groundwater study at Athletic Park
- Drainage improvements should be in the first phase of the plan

Parking

- Don't pave new parking lot-gravel; use temporary paint striping or similar for delineation of spaces
- Need EV charging stations

Bike Park

- Wasn't original lease for bike park 2 acres?
- Would like to expand; would be good to have more space for bike park versus pickleball and baseball proposed expansion areas
- Would like to see bike park in original spot
- Move to phase 1 with the parking lot construction
- Strider track into exercise equipment circuit; could be dual-functioning

Exercise Equipment Circuit

- This is silly and not needed
- Would be better to separate climbing boulder from playground and show in this area
- Need less concrete trails and more soft-surface trails

Cost Estimate

- Need to explore more comps; Durango pickleball seems high
- Would like to explore more cost-efficient construction options



Solar Array

- Exclusion of solar is missing a rare opportunity for grant monies and is short-sighted by community in face of extreme climate events and clean energy needs
- Could even small amounts of solar squeeze into the exiting plan

Lighting

- Limit lighting to bollard lights (low-level)
- Ex. pavilion lights are too bright and intrusive

ACTION BEFORE COUNCIL:

Council is asked to provide direction to finalize the Ridgway Athletic Park Master Plan and complete the master planning process, and to take action to approve the Ridgway Athletic Park Master Plan.

PROPOSED MOTION:

"I move to adopt [with or without modifications] the Ridgway Athletic Park Master Plan."

ATTACHMENTS:

Exhibit A – Scope of Services and Timeline for Completion

Exhibit B – Ridgway Athletic Park Master Plan

Exhibit C – Written Comments

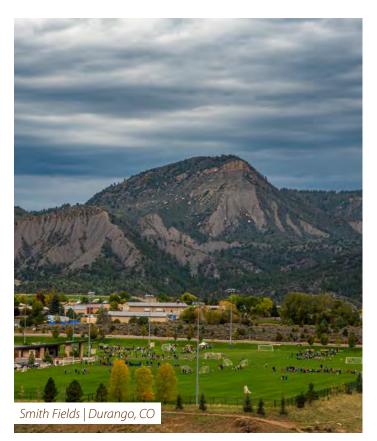
Work Plan Athletic Park Master Plan Project Scope of Services and Timeline for Completion

PHASE 1 - (June - July, 2023)

Kick Off Meetings, Site Investigations, Analysis Programming -Trip #1

Our work plan for completing the Ridgway Athletic Park Master Plan shall consist of three phases. In Phase 1 we will have virtual kick-off call with the Town, followed by an in-person site visit and a scoping meeting. To prepare for the in-person site visit, our team will prepare site maps of existing conditions. We will mark these up in the field per our observations and will also redline them per input from the Town. During this first in-person visit, we will also take drone imagery of the Ridgway Athletic Park to use in preparation of our site analysis documents and master plan graphics. As a part of the initial site visit, we will host a stakeholder meeting and get initial project direction from this group. After the stakeholder meeting and site visit to the Athletic Park, we will host a public meeting to receive feedback from community members on their ideas for the park.

- Kick-off Call with Town (virtual)
- Site Visit Preparation/Site Visit #1/Scoping Meeting with Town (*Meeting #1*)
- Site Data Gathering: ACAD or GIS Maps, Analysis of Parks needs, issues, constraints and opportunities. Base map prep for public meeting.
- Programming Public Meeting and Stakeholder Input (Meeting #2)



PHASE 2 - (August - September, 2023)

Preliminary Concept Development

In Phase 2, we will prepare inventory and analysis maps of the Athletic Park based on our site visit and input from stakeholders and community members that participated in the initial meeting. In our analysis, we will study community activity areas, different locations for desired amenities, parking, and connectivity opportunities. We will use these analysis diagrams to prepare two different layouts for the Athletic Park represented in colored rendered plans with labels. Each plan will include a preliminary opinion of probable costs and feature ADA accessibility. These plans will be sent to the Town for review and revision prior to a public meeting to present the two layouts. We will then schedule a public meeting in coordination with the Town to present these two options to the community and receive feedback and revision suggestions. We will also develop a priority list of elements and facilities for the Ridgway Athletic Park based on public input to meet current and future desires of the community.

- Prepare Maps for inventory/analysis of existing park, community activity areas, community connectivity opportunities.
- DRAFT Conceptual Design Alternatives (assume two color rendered plans, preliminary opinion of probable costs)
- Present Conceptual Design Alternatives Community Meeting (*Meeting #3*)

PHASE 3: - (October – November, 2023)

Final Master Plan

In Phase 3, our team will prepare one final preferred alternative layout for the Ridgway Athletic Park. This will consist of a rendered plan and an updated estimate of probable costs. We will coordinate with the Town to confirm that this final option meets their design goals for the park. This final master plan option will be presented to the community in our final public meeting. We will provide the Town with the final master plan graphic and estimate of probable costs, as well as, any supporting material that was documented as part of this process that the Town requests.

- Develop Preferred Alternative (color rendered plan, update opinion of probably costs)
- Community Meeting to Present Final Master Plan (Meeting #4)
- Final Master Plan Deliverable to Town



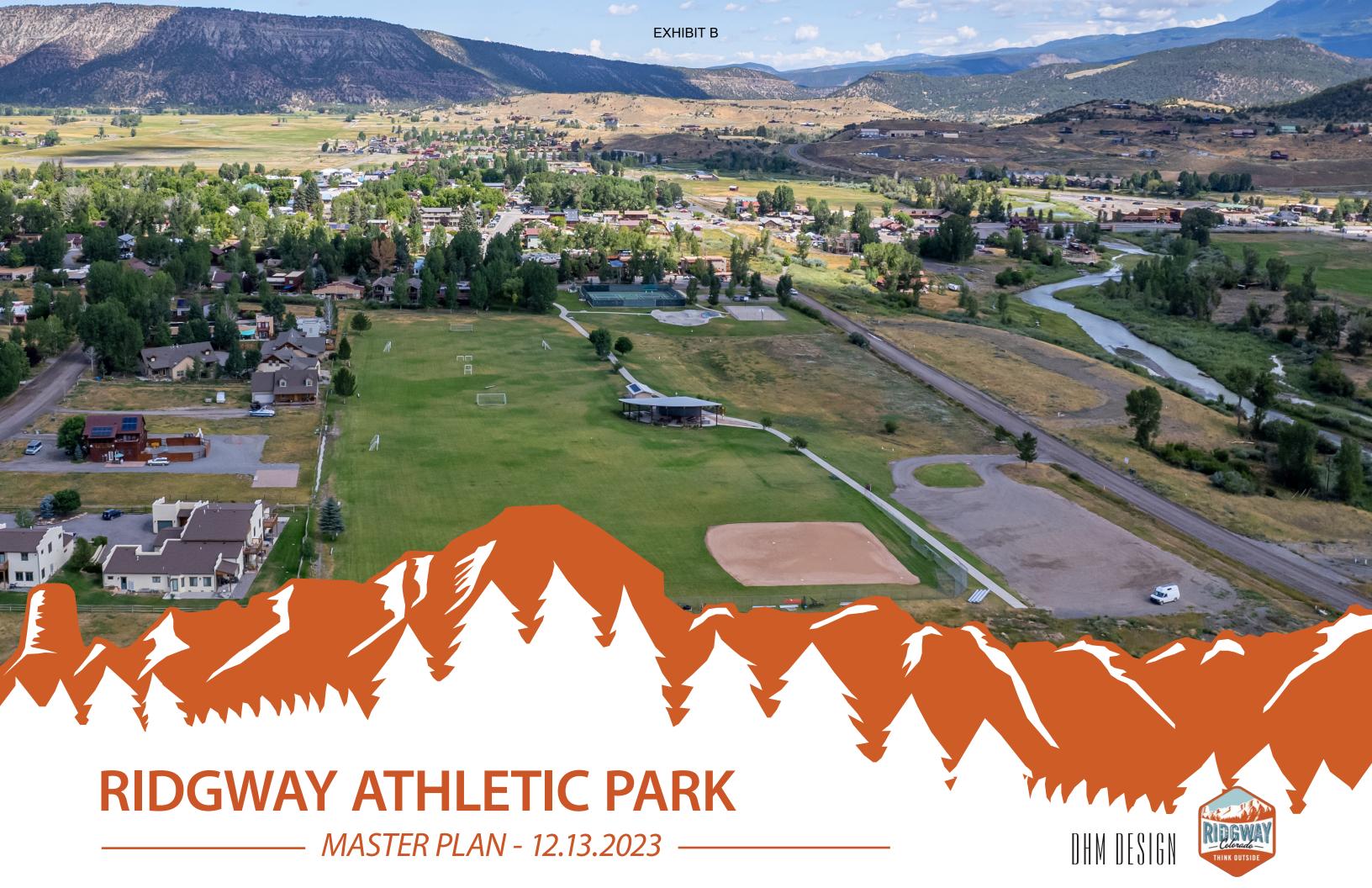


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ACKNOWLEDGMENTS

Town of Ridgway

John Clark (Mayor)
Russ Meyer (Mayor Pro-Tem)
Polly Enochs (Councilor)
Kevin Grambley (Councilor)
Beth Lakin (Councilor)
Terry Schuyler (Councilor)
JT Thomas (Councilor)
Preston Neill (Ridgway Town Manager)
Debra Overton (Deputy Treasurer)

Community Stakeholders Ouray County Baseball

Public Meeting Attendees

Ouray County Soccer Club
Ridgway Bike Park
Ridgway Parks, Trails, and Open Space Committee
Ridgway Pickleball Club, Inc.
Ridgway School District R-2
Ridgway Skate Park
San Miguel Power Association
Tennis (local group, informal)

DHM Design

Walker Christensen, Principal, PLA
Cammie Willis, Associate, PLA
Andrew Ehat, FAA Licensed Drone Pilot
Mia MacDonald, Graphic Designer



EXI

PROJECT PURPOSE

The Ridgway Athletic Park Master Plan was developed by the design team through a comprehensive public process to act as a guide for the future development of the Athletic Park. This document features information on existing conditions, a preferred concept plan, community engagement and background, as well as funding opportunities and a preliminary opinion of probable costs. The final preferred master plan design focuses on athletic uses for the park, while also maintaining the well-loved panoramic views and openness of the space.



EXISTING CONDITIONS



E

Existing Athletic Park Amenities

The Ridgway Athletic Park is 18.5 acres in size and is adjacent to the Town's southernmost boundary off of County Road 23. The Park is highly utilized and treasured by residents and offers recreational activities for many different user groups including, but not limited to: tennis, pickleball, basketball, the skate park, soccer, baseball, the bike park, informal dog walking, and passive recreation. Other amenities at the Athletic Park include a gazebo, restrooms, gravel parking areas, and a large pavilion that can be used for events. The Athletic Park also offers stunning 360 degrees views of the surrounding landscape and open recreation areas. A portion of the Athletic Park--approximately one to two acres--has been leased to the Ridgway Bike Park at the southeast corner of the site; this area has been surveyed, but has not yet been developed. Therefore, the bike park has potential to be relocated elsewhere within the park. The Athletic Park is well-loved by the community as was evidenced by the large turnout by Ridgway residents throughout the public process.

Soccer Fields

The Ridgway athletic park features five existing soccer fields: one full-size high school field, one U12 youth field, one U10 youth field, and two U6 youth fields.



The 5,000-square-foot skate park was built in 2006; The park allows for all user types and has expert to beginner features.

3 Basketball Court

A full-size basketball court is located at the north end of the Athletic Park by the tennis courts and small parking area at Chipeta Drive. This court has shared use and also serves as three pickleball courts.



There are two tennis courts at the north end of the Athletic Park by Chipeta Drive; these courts are shared use and also serve as four pickleball courts.

5 Basebal

The Athletic Park features one youth league size baseball field towards the southern side of the park; it shares an outfield with soccer.

6 Pavilio

The Ridgway Athletic Park Pavilion was constructed in 2020 and is centrally located in the park. It has a concessions area and hosts 10 plus picnic tables for large groups.

7 Gazeb

The gazebo is located right off the walking path near the Chipeta Drive entrance into the Athletic Park. It has a rustic materials aesthetic and can host small groups.

8 Walking Paths

There are 0.4 miles of paved and unpaved existing walking trails at the Ridgway Athletic Park; these are well-used by the community.

Restroom

The existing restroom at the Athletic Park is located centrally by the pavilion; it features four stalls, an outdoor water fountain/bottle-filling station, trash receptacles, and custom bike racks.













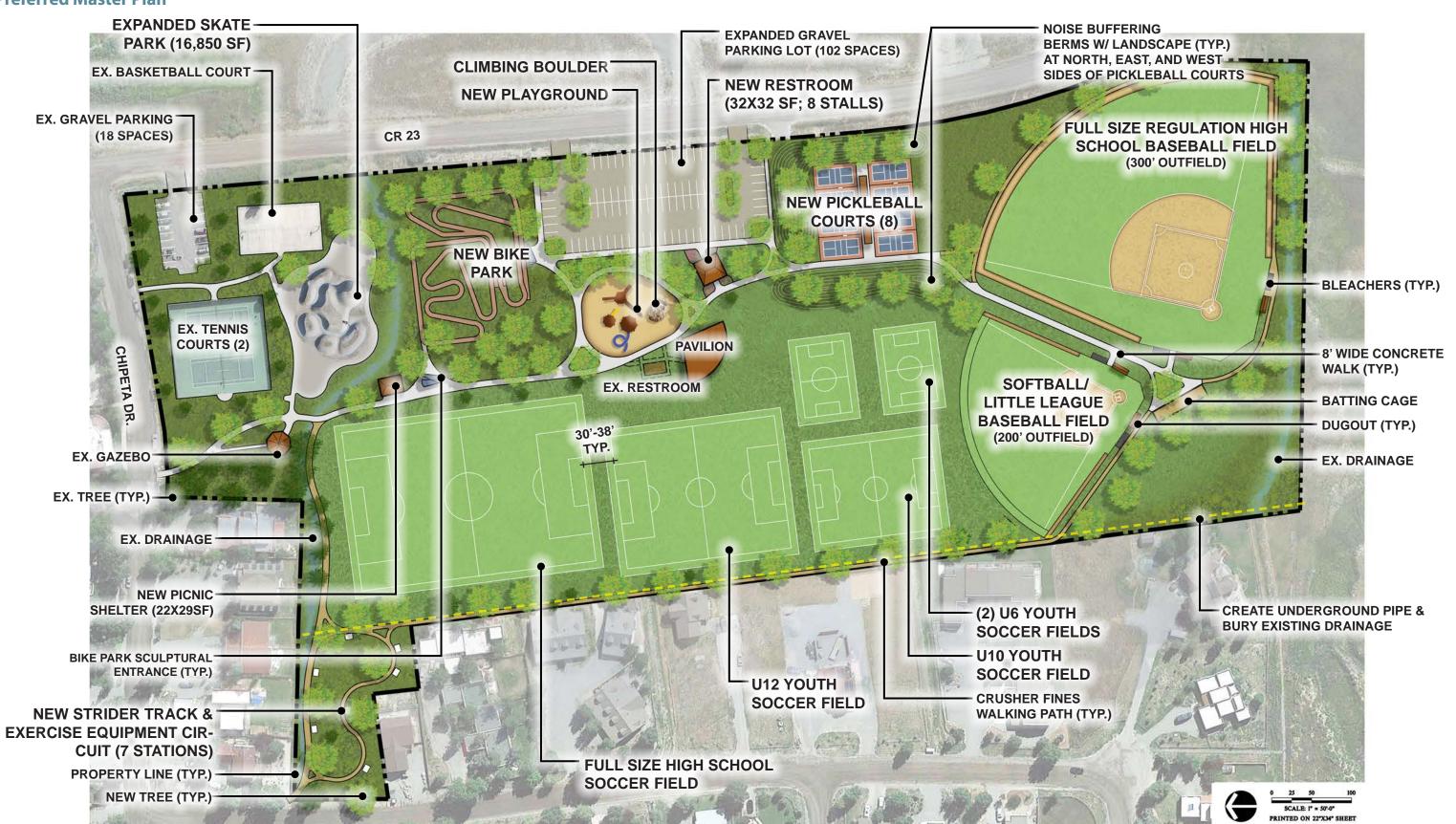






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Preferred Master Plan



Preferred Master Plan Improvements

The Ridgway Athletic Park Preferred Concept Plan was developed with guidance from community members and Ridgway's Town Council as part of the public design process. (The three draft schematic plans that the public commented on are shown in the Appendix of this document.) This plan synthesizes the goals that were expressed by vested interest groups and citizens desired in a plan layout that can steer future development efforts at the Athletic Park. The plan focuses on maintaining existing desired amenities, expanding on athletic activities, and preserving the open atmosphere in the park. The activities that are offered in this concept plan are described in more detail below.

location and shall be resurfaced. The dual pickleball striping on the courts will remain as the new pickleball court complex is developed in order to accommodate for large pickleball tournaments and keep the courts multi-functional

Pickleball - A new eight-court pickleball complex would be developed at by the community. the southeast area of the park close to parking, the new restroom, and the pavilion. (This location is also further from residential areas than the current multi-use tennis and basketball court location.) The pickleball complex would serve the 150+ members that are part of the Ridgway Pickleball Club. The design features shaded viewing areas with benches between the courts as well as significant vegetated noise berm buffers on the north, east, and west sides of the courts to reduce sound impacts on neighboring residential areas. Future expansion for four additional pickleball courts could occur to the south of this proposed complex location if needed in the future.



Playground with Climbing Boulder – The Athletic Park features many different Basketball – The existing full-court basketball amenity will remain in its current sports fields and courts for older children and adults—necessitating the inclusion location. The pickleball striping on the basketball courts will remain as the of a small play structure for younger-aged kids. A demonstration climbing boulder new pickleball court complex is developed in order to accommodate for large is also featured alongside the playground in the central location by the restroom pickleball tournaments and keep the court multi-functional. as both would require safety surfacing beneath them. The play structure would be small in scale and would showcase two structures: one for children aged Soccer – The current number of soccer fields is maintained in the preferred two through five and one for children aged five through 12. A small swing set concept layout plan: one full-size high school field, one U12 youth field, one may also be included in the layout. The playground could be designed to be U10 youth field, and two U6 youth fields. The fields also are located in roughly more rustic or nature-focused to match with the nearby demonstration climbing the same location that they are currently in the park with the recommended boulder or it could be bold, bright colors to attract kids' attention. The climbing 10-yard spacing between fields and seven yards of spacing on the sides of boulder could be natural or sculpted concrete and would be sized so that even the fields. There are opportunities in the big open lawn area for the Ouray adults could practice. Handholds may be natural or sculpted into the boulder County Soccer Club to rotate the fields as needed for grass maintenance. If the Tennis – The existing tennis courts at the Athletic Park will remain in their current or could be colorful and mounted. There are many different potential color sport keeps growing, temporary additional youth soccer fields could be set up schemes and layouts that the playground and climbing boulder could take on; in the baseball outfields when not in use by baseball players. Also available for however, there is consensus gleaned from the public process that both of these soccer's expansion is the full-size field located at the High School. This field is features are desired and needed at the Athletic Park. The location of them in in need of refurbishment, but the space has already been allocated for soccer. close proximity to the restroom and central to other activities was also desired



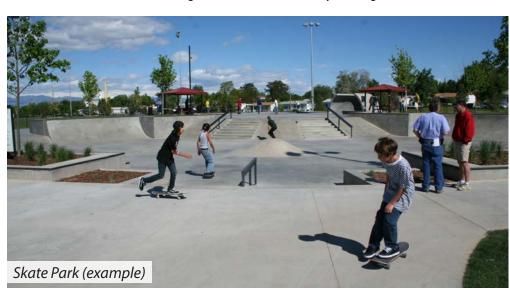
Walking Loop Paths - One of the most well-used and loved features of Ridgway's Athletic Park are the existing trails. The park already has 0.4 miles of existing walking paths; however, none of these are currently configured into a loop trail. Therefore, a goal that is shown in the preferred concept layout plan is the inclusion of more paved and unpaved trails that form a complete walking loop path that is approximately a half mile in length. Also shown in the preferred plan are additional paved and unpaved trails to improve connectivity between the different proposed amenities. The paved trails would be a concrete material and the unpaved trails could be built as a stabilized crusher fines material to promote accessibility for all park visitors. The overall length of the trails shown in the preferred Athletic Park design increases to approximately one mile.



Baseball — The Ouray County Baseball organization has 90+ participants from Bike Park — The Bike Park, which is currently leased by the Town to the Ridgway Picnic Shelter — With the increase in overall amenities and sports fields in ages four through 14, not including softball players. This growing community Bike Park at the southeast corner of the Athletic Park, has been relocated to a the preferred Athletic Park layout, an additional picnic shelter is shown in the can be served by the two baseball fields shown in the preferred concept plan: more central location in the preferred master plan concept rendering. By ensuring preferred master plan. The shelter is 29'x20' in size and will fit six 6' length a full-size fenced regulation high school field with a 300 feet outfield and a softball/little league field with a 200 feet outfield. The fields are located on the southern end of the park in order to maintain the open layout at the Athletic Park. Both fields feature dugouts, bleachers, and scoreboards. A batting cage is also shown. If the baseball community continues to expand, there is an existing field available at the Elementary School that would not take too much refurbishment to develop into an additional fully functional little league field.



for small children from the age of three all the way through adulthood.



that the bike park and skate park amenities are in close physical proximity to tables. It is shown near the soccer fields and bike park. Materials for the picnic each other, this design hopes to encourage the positive synergy between the two shelter will be complementary to other structures at the Athletic Park (such as the similar user groups. The bike park design, which is a professional level pump track and skills course developed by PumpTrax USA, features two entrances to the two paved loop paths. It is approximately one acre in size. In addition to Restrooms — The existing restroom facilities at the Athletic Park are in a good the professional level pump track, a soft surface strider track is proposed to be multi-functional with the exercise equipment circuit for small children's use.



Skate Park – The Ridgway Skate Park is located towards the northeast part of Exercise Equipment Circuit and Pump Track – Another amenity that was the Athletic Park and currently features a 5,000 square foot park with bowls, desired by community members as part of the public process was the inclusion concrete wheel stops and benches, rails, and ramps. Some work was recently of outdoor exercise equipment. This is shown in the preferred concept plan as a done to the existing skate park to improve safety and remove loose gravel small 0.1 mile circuit loop with seven exercise equipment stations. The exercise areas. In the preferred master plan rendering, the skate park is expanded equipment circuit loop is shown at the west park entrance by the Solar Ranch with new wheels park and competition features to a footprint of approximately residential neighborhood. The equipment could have moving components such as 16,850 square feet. This addition would offer features that cater to various skill outdoor elliptical or lat pull-down machines or they could be fully stationary such levels, sports, and riding styles. Moreover, the expansion would accommodate as the bench dip or pull-up bar. The loop path at this area would be constructed to be multi-functional as a bicycle strider track for small children to use as well.



gazebo and the pavilion) and around the Town of Ridgway.

central location for access from the different activities. However, the facility itself is undersized for the proposed increase in the number of sports fields and activities slated for incorporation in the preferred concept layout. To accommodate for this shortage, a new and enlarged restroom structure (approximately 32'x32' or eight stalls) is proposed in the preferred Athletic Park master plan. This restroom shall be located adjacent to the new parking lot and near the playground and climbing boulder area in close proximity to the pavilion. Rather than being built n the same location as the existing restroom, the new location allows for the old restroom to be utilized by the community while the new restroom while the new facility is under construction. The new restroom shall double the number of restroom stalls and urinals and may also feature a family restroom stall. A water fountain, trash receptacles, planting beds at the building entrances, and bike racks will be included at the new restroom building as well. The building's materiality will match the aesthetic of the existing park structures such as the nearby pavilion.

Parking – The existing small parking area to the northeast of the site remains as unpaved in the preferred plan—18 total spaces. The large parking lot is relocated in the preferred plan to accommodate for the new pickleball courts and additional high school baseball field. It will remain as gravel, but expand to feature 102 parking spaces—an increase in 17 spaces from the 85 parking spaces at the existing gravel lot. The total number of parking spaces shown in the preferred plan is 120; this is an increase in 17 spaces from the existing gravel parking lots. There is also ample parking available on the CR 23 and Chipeta Dr.—approximately 50 or more vehicles could park on these roads.

Informal Dog Park Gathering Area – The grassy open soccer fields are currently used as an open, informal dog park area for park neighbors and Ridgway residents. In the proposed master plan, this space can continue to function as an informal dog play park and gathering area with the caveat that unleashed dogs must be under voice and sight control of their owners per the Ridgway Municipal Code. Owners must also pick up and dispose of pet waste appropriately. Furthermore, all of Ridgway's town codes for dog owners must be followed when using the open lawn areas at the Athletic Park as an informal dog park.

*Note: Lighting for the various sports fields and courts would extend play time into the evening; however, maintaining Ridgway's designation as a Dark Sky Community by the International Dark-Sky Association is also a key concern and shall not be impeded by any future additional lighting incorporated into the park.

EXHIBIT B IMPLEMENTATION

Cost Estimate

The costs featured in this master plan document represent a rough opinion estimate of probable costs per current analysis of market costs as of November, 2023. As time progresses, escalation of these preliminary prices will increase at an estimated rate of 9% per year. It is important to note that construction costs from 2020 through present have been very volatile and unprecedentedly high to the extent of quadruple the cost of some material types. It is unknown if this escalation rate will continue at the current rate moving forward. These preliminary opinions of probable costs can be used to budget for funding and apply at different facilities for grants as the Town selects and constructs different park improvements. The costs shown are high level numbers for the construction of specific park features as listed. A design fee of 10% of the total cost; a contractor fees, bonding, and mobilization fee of 20% of the total cost; and a contingency fee of 25% of the total cost should be added to the total of the line items that are selected as projects for development and as funding is acquired.

As the park development moves forward from a master plan level, layouts and materials may change and cost estimates will need to be updated.



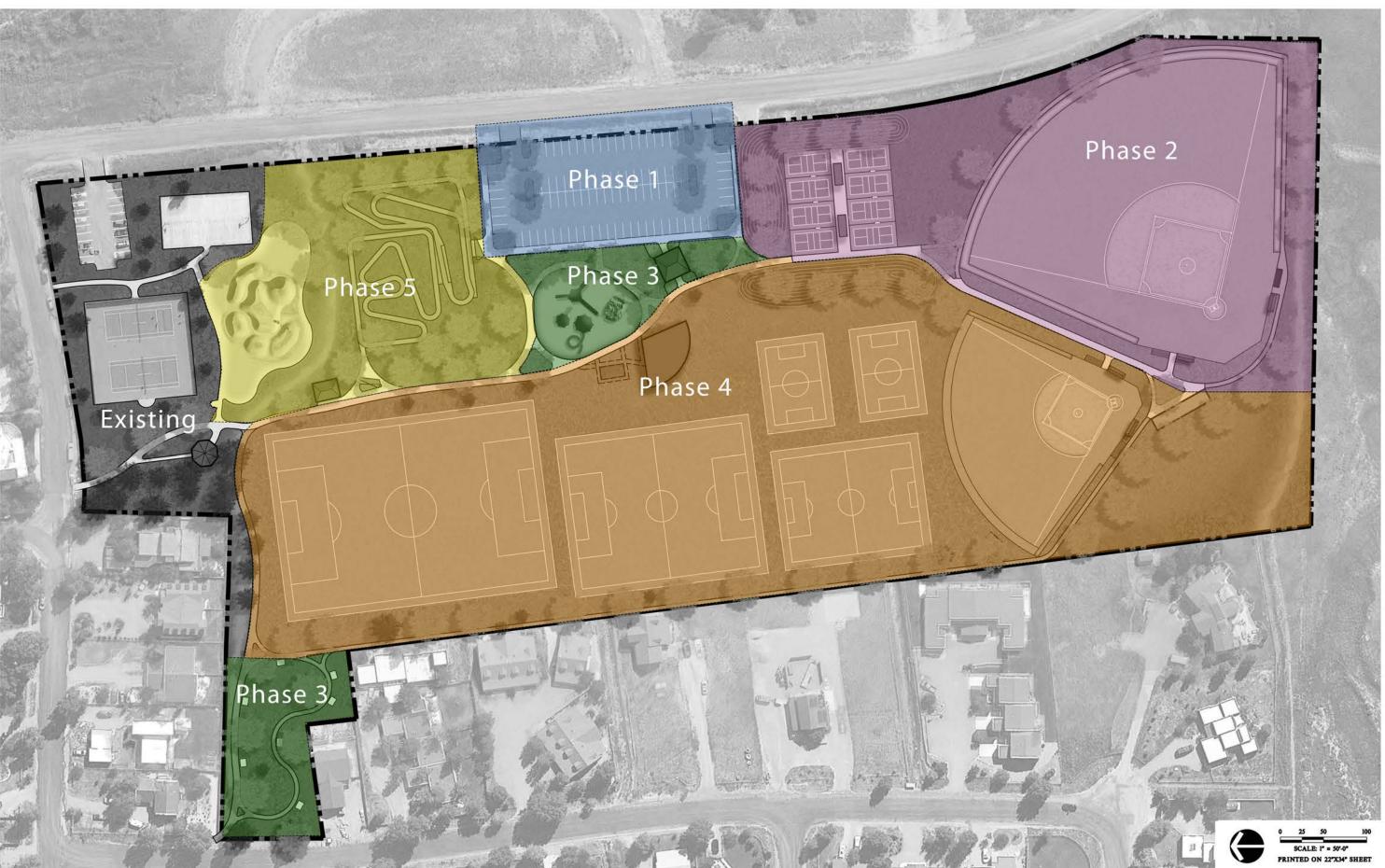
ltem	Quantity	Unit	Cost/Unit	Total
PHASE 1: NEW PARKING LOT	,		, ,	
Mobilization	1	LS	\$30,000.00	\$30,000.00
Gravel Parking Lot (includes base course & temporary paint striping)	16,280	CF	\$6.50	\$65,120.00
6' Wide Concrete Walk Improvments (includes aggregate base course)	2,940	SF	\$14.00	\$41,160.00
Landscape (includes trees, revegetation seed, topsoil, and irrigation)	1	LS	\$52,300.00	\$52,300.00
			SUBTOTAL	\$188,580.00
PHASE 2: NEW PICKLEBALL COMPLEX AND HIGH SCHOOL BASEBALL FIELD				
Site Demolition/Mobilization (for pickleball courts and high school baseball field)	1	LS	\$75,000.00	\$75,000.00
6' & 8' Wide Concrete Walk Improvments (includes aggregate base course)	1	LS	\$87,980.00	\$87,980.00
5' Wide Stabilized Crusher Fines Path Surfacing (includes base material)	5,050	SF	\$8.50	\$42,925.00
Trash Receptacles	3	EA	\$3,000.00	\$9,000.00
Landscape (includes trees, revegetation seed, topsoil, and irrigation -not in sports field areas)	1	LS	\$52,290.00	\$52,290.00
Pickleball Court Complex (includes grading, 8 new courts, central viewing areas, seating, and berms)	1	LS	\$904,354.00	\$904,354.00
High School Baseball Field (includes grading, prefabricated press box, dugouts, bleachers, infield mix, scoreboard, fencing, striping, turf, topsoil, soil amendment	1	16	¢1 174 480 00	¢1 174 490 00
irrigation, and audio system)	ı	LS	\$1,176,480.00	\$1,176,480.00
			SUBTOTAL	\$2,348,029.00
PHASE 3: NEW RESTROOM, PLAYGROUND, CLIMBING BOULDER, AND STRIDER TRACK/EXERCISE EQUIP	MENT LOOP			
Site Demolition/Mobilization (includes removal of old restroom)/Strider Track Grading	1	LS	\$60,000.00	\$60,000.00
New Restroom Building (32'x32' or 1024 SF)	1,024	SF	\$500.00	\$512,000.00
New Playground (would include poured-in-place safety surfacing)	10,230	SF	\$65.00	\$664,950.00
Rock Climbing Boulder (assumes prefabricated boulder with commercial footing)	1	LS	\$50,000.00	\$50,000.00
Stationary Workout Features (includes 7 pieces of equipment surface mounted to concrete pads)	1	LS	\$75,000.00	\$75,000.00
Site Furnishings (includes benches, trash receptacles, and bike racks)	1	LS	\$22,000.00	\$22,000.00
6' & 8' Wide Concrete Walk Improvements (includes aggregate base course)	1	LS	\$50,500.00	\$50,500.00
5' Wide Stabilized Crusher Fines Path Surfacing (includes base material)	3,600	SF	\$8.50	\$30,600.00
Landscape (includes trees, planting beds, turf, topsoil, soil amendment, revegetation seed, and irrigation)	1	LS	\$149,835.00	\$149,835.00
			SUBTOTAL	\$1,614,885.00
PHASE 4: NEW LITTLE LEAGUE BASEBALL FIELD AND RECONFIGURE SOCCER FIELDS				
Site Demolition/Mobilization	1	LS	\$30,000.00	\$30,000.00
6' & 8' Wide Concrete Walk Improvements (includes aggregate base course)	1	LS	\$9,700.00	\$9,700.00
5' Wide Stabilized Crusher Fines Path Surfacing (includes base material)	6,400	SF	\$8.50	\$54,400.00
Landscape (includes trees, revegetation seed, topsoil, and irrigation -not in sports field areas)	1	LS	\$28,390.00	\$28,390.00
Drainage improvements/piping at ex. ditch by the Solar Ranch residential areas (west and northwest sides of the park)	1,270	LF	\$200.00	\$254,000.00
Softball/Little League Baseball Field (includes grading, batting cage, dugouts, bleachers, infield mix, scoreboard, fencing, striping, turf, topsoil, soil amendment, irrigation, and audio system)	1	LS	\$457,405.00	\$457,405.00
Soccer Fields Improvements (includes pet waste stations, fine grading, repair of existing sod, soil amendment, irrigation, striping, new movable goals, audio system)	1	LS	\$542,920.00	\$542,920.00
· ·			SUBTOTAL	\$1,376,815.00
PHASE 5: NEW BIKE PARK AND SKATE PARK ADDITION			•	
Site Demolition/Mobilization/Resurfacing and Striping of Tennis Courts	1	LS	\$54,000.00	\$54,000.00
6' & 8' Wide Concrete Walk Improvements (includes aggregate base course)	1	LS	\$49,000.00	\$49,000.00
New Picnic Shelter (20'x28'; includes concrete pad and 4 picnic tables beneath)	1	LS	\$80,960.00	\$80,960.00
Landscape (includes trees, revegetation seed, topsoil, and irrigation)	1	LS	\$181,195.00	\$181,195.00
New Skate Park (includes concrete, grading, and other associated costs to build the skate park)	16,850	SF	\$85.00	\$1,432,250.00
Bike Park (includes site grading, skills features, single track trails, boulders, and two entrances with shade sail structures)	1	LS	\$168,425.00	\$168,425.00
			SUBTOTAL	\$1,965,830.00
BID OPTIONS: LIGHTING			•	
Pickleball Complex: Lighting & Electrical	1	LS	\$120,000.00	\$120,000.00
High School Baseball Field: Lighting & Electrical	1	LS	\$650,000.00	\$650,000.00
	1	LS	\$200,000.00	\$200,000.00
Little League Baseball Field: Lighting & Electrical				
Little League Baseball Field: Lighting & Electrical Soccer Fields: Lighting & Electrical	1	LS	\$500,000.00	\$500,000.00

- Bid option lighting costs need to take into consideration that Ridgway is a Dark Skies Community. Therefore, these systems shall be designed with limits on illumination in order to meet Dark Skies Community requirements.

Page 8

3. See the end of the Appendix for a more detailed breakdown of some of the lump sum items in this spreadsheet.

DECEMBER 2023 DECEMBER 2023 Page 7 RIDGWAY ATHLETIC PARK - MASTER PLAN RIDGWAY ATHLETIC PARK - MASTER PLAN **Phasing Plan**



Phasing Description

The phasing plan shown in this document is representative of the community feedback gleaned throughout the public process. At the November 13th public meeting, attendees were asked to weigh in on their thoughts of the draft master plan document, as well as, which amenities should be slated for construction in order of priority. The parking lot, though not deemed a top priority for development is slated to be constructed first in order to make room for the top park development priorities—the eight pickleball courts and a regulation-sized high school baseball field with fencing. Refer to the list below for the proposed phasing for park improvements.

It is important to note that the preferred phasing order outlined here is just a recommendation based off of the community's priorities as part of this master plan public process. Different funding sources may become available or residents' goals may shift. Therefore, some phases or parts of different phases could be developed in a different order than is shown in this master plan diagram. The phasing diagram is to be used as a framework for future development and reflects the current November 2023 priorities for the Athletic Park.

Phase 1: The new gravel 102 space parking lot. This is Phase 1 to accommodate for parking at the Athletic Park while the other top priority amenities are being constructed. All existing park features will still be usable during the proposed Phase 1 construction.

eight pickleball courts are slated for development in Phase 2. These were top priority items ranked by the community during the public process. They will serve existing growing community groups that are already using the facilities at the Athletic Park. All existing park features will still be usable during Phase 2 construction except for the southeast corner of the existing little league baseball infield. Therefore, it is recommended that construction of this area in Phase 2 take place outside of baseball season so as to not impact play.

Phase 3: In Phase 3 of the Athletic Park site development, the new restroom construction (and demolition of the existing restroom), the development of the playground and climbing boulder, and the small children's strider track and exercise equipment circuit loop walk to the west side of the park will take place. Work on the new restroom would begin first with the existing restroom remaining open until the completion of the new facility. Then the existing restroom would be demolished and revegetated. All existing park features shall remain open during this phase of construction except for the existing little league baseball field, which will have been replaced by the new high school regulation field in Phase 2. The new pickleball courts will also be open.

Phase 4: The fourth phase of the Athletic Park preferred master plan development would include the second softball/little league sized baseball field and reconfiguring the existing soccer fields to accommodate for the additional little league field. During this phase of construction, all existing park amenities will remain open along with the new high school baseball field, pickleball courts, playground and climbing boulder area, exercise equipment circuit loop, and new restroom. Parts of existing soccer fields and the new little league field may be closed at different times to allow for construction/refurbishment activity.

Phase 5: The final phase of the Athletic Park development would feature the bike park, skate park expansion, and new picnic shelter. These were not the top priority of features for improvement as expressed in the community survey. However, the inclusion of them in Phase 5 of the park development would offer a new bike park use that is not currently available at the Athletic Park and also Phase 2: The full regulation size baseball field with outfield fencing and the create a regional competition skate park. The development of the amenities in Phase 5 would bring the preferred master plan into full fruition. During this phase of construction, all park amenities (existing and new) would be open for use, except for the skate park—which would remain closed during its expansion. This phase would also feature resurfacing the existing tennis courts with the dual tennis/pickleball striping.

> *Note: Trails will be developed within the proposed phases to provide access to the different park features as they are built.





Funding Opportunities

The purpose of this Master Plan document is to act as a road map for the future development and improvements to the Ridgway Athletic Park. With input from the community and availability of funding, prioritization on the proposed park improvement projects can be chosen and built. It is anticipated that as park improvement projects are selected and slated for construction, design consultants will be employed to develop construction documents and will prepare more detailed cost estimates. Based on available funding and other considerations, it is suggested that the list of park projects outlined in this master plan be divided into different phases with funds budgeted towards the goal of completing a logically usable phase (which can stand on its own) each fiscal year. (See the preferred phasing plan diagram in this document.) The completion of all recommended projects outlined in this master plan for the Ridgway Athletic Park may take 20 years or more to complete. As these improvement projects take place over time, priorities may shift. It is important that the Town continue to reevaluate priorities and phasing of improvements every five to 10 years to continue to align with the community goals for enhancing the Athletic Park.

The phasing of fundable Athletic Park projects is best guided by several criteria includina:

- An immediate opportunity where a logical, usable connection can be made with current or readily available resources
- Availability of rights-of-way and permitting
- Availability of funding and/or grants to build and maintain improvements
- Catalyst projects that demonstrate the value of the project, build public support, and help promote further community support and fundraising
- Opportunities to include a trail with a current private or public development project such as a highway improvement, access road, or new subdivision
- Projects that can be completed using volunteerism or in-kind labor and resources
- Projects that offer an exceptional experience and/or are highly visible to the public
- Availability of funding and/or grants to build and maintain improvements

Next Steps

The next steps that the Town should take for implementing this master plan are:

1) Identify high priority projects, 2) Start fundraising and planning efforts for the construction of these projects, and 3) Hire design professionals to develop more detailed construction documents and cost estimates for implementation. The phasing plan for effective implementation of the proposed park improvements outlined in this master plan document are shown in further detail on page 8 of this report.

Funding Strategy

There are several potential funding sources likely to be available over the next several years. These include:

Local Appropriations

These funds come from Town and County revenues (property taxes, restaurant and lodging taxes) and other sources and appropriations. This local commitment is key to providing match money and helping leverage potential outside funding.

Create a Designated Fund

There are numerous examples of special taxes, typically a sales tax increment at the County level, dedicated to open space, trails, parks and other similar community investments. These projects have been phenomenally successful In Durango, Colorado along the Colorado Front Range, and other locations where a very small increment on sales can generate substantial funds that can be invested in infrastructure vital to the long-term health and economic well being of the community. This type of tax is especially beneficial in tourism-based places where a substantial portion of the revenue comes from outside the area such as a lodging tax.

Local Development

As new development comes on line a number of communities have been successful in funding trails and greenway improvements through the subdivision process. As an example, Commerce City, Colorado has been extremely successful working with developers to set aside open space corridors and build trails and parks in the developing area west of Denver International Airport. A key to this success was having a sound master plan in place. It should be noted that many developers want these improvements because they recognize them as essential benefits for the future marketability of their lands.

Conservation Set-Aside Tax Benefits

Under Colorado Law, landowners who agree to set aside developable lands for conservation purposes can reap substantial tax benefits directly, or cash benefits, by re-marketing the tax benefits to others in need of a state tax deduction.

Individual, Philanthropic and Corporate Giving

There are several possible sources of private sector funding for trail and recreation projects. Programs and levels of sponsorship vary. These might include: gifts, grants, bequests, fund-raising events and other forms of giving. There are many ways to recognize these individuals or groups such as signage along trails or in parks where the gifts were used in a project's development.

In-Kind and Volunteerism

There are opportunities to engage in-kind services from public agencies or private participants both in land donations and possibly use of equipment, labor or materials. This might also include the local schools, youth programs, scout projects, and volunteerism.



Grant & Funding Opportunities Continued

Suggested Grants/Foundations Opportunities

There are several potential grant sources typically considered for recreation projects. The following list illustrates a number of grant funding agencies and programs that may provide access to funding for planning and/or implementation of specific recreation projects. This list should not be considered exhaustive; the most effective method for choosing and pursuing grant funding is to engage the expertise of a grant writing professional or an individual with direct experience in winning grant funding to evaluate funding opportunities and assemble grant applications for the Town.

Fundable Project Elements

- Recreation
- Interpretation (signage)
- Education
- Restoration
- Public Access
- Specialized Programming (skate parks, bike parks, playgrounds, various sports courts/fields, new facilities, youth sports programs)
- Public Art
- Public Transportation

Eligible Local Projects

- Playgrounds
- Connectivity to City amenities
- Environmental education facilities
- Outdoor amenities
- Infrastructure (irrigation, sprinkler systems, drainage pipes, parking lots, lighting)
- Amenities (restrooms, drinking fountains, benches, picnic tables, pavilions, etc.)



Colorado Grant Programs

• GOCO - Special Initiative Grants

www.goco.org/grants

GOCO offers competitive grant programs for outdoor recreation, land conservation, and stewardship projects in Colorado.

• Colorado Department of Local Affairs

dlg.colorado.gov/conservation-trust-fund-ctf

Conservation Trust Fund, funding can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.

• The Gates Family Foundation

gatesfamilyfoundation.org/engage/how-to-apply/

The mission of the Gates Family Foundation is to invest in projects and organizations which have meaningful impact in Colorado primarily through capital grants and Foundation initiatives that enhance the quality of life for those living in, working in and visiting the state. The Foundation seeks to promote excellence, innovation and self-sufficiency in education, healthy lifestyles, community enrichment, connection to nature and stewardship of the state's natural inheritance.

Daniels Fund

www.danielsfund.org/grants/overview

Community Health, Champion Health Equity.

The Daniels Fund provides grants to support highly effective nonprofit organizations in Colorado, New Mexico, Utah, and Wyoming through the Daniels Fund Grants Program. The Daniels Fund focuses on supporting highly effective and ethical nonprofit organizations that achieve significant results in the community. The geographic regions we serve, as well as our grant funding areas, were personally defined by our founder, and they do not change. Some funding areas include, amateur sports and youth development.

Colorado Health Foundation coloradohealth.org/funding

At the Colorado Health Foundation, we are helping Coloradans live their healthiest lives by advancing opportunities to pursue good health and achieve health equity. How do we do it? We support impactful work in and across four focus areas that are critical to improving health in Colorado, including; Maintain Healthy Bodies, Nurture Healthy Minds, Strengthen

Federal Grant Programs

America Walks

americawalks.org/programs/community-change-grants/

The Community Change Grants program supports the growing network of advocates, organizations, and agencies working to advance walkability. Grants are awarded to innovative, engaging, and inclusive programs and projects that create change and opportunity for walking and movement at the community level.

Advocacy Advance

www.advocacyadvance.org/

Advocacy Advance Grants, a dynamic partnership of the League of American Bicyclists and the Alliance for Biking & Walking -- aims to boost local and state bicycle and pedestrian advocacy efforts. With support from SRAM Cycling Fund, the Everybody Walk Collaborative, REI and New Belgium Brewing, Advocacy Advance provides targeted trainings, reports, grants and assistance to equip advocates with the specific tools they need to increase biking and walking in their communities.

USDA - Community Facilities Direct Loan & Grant Program www.rd.usda.gov/programs-services/community-facilities/ community-facilities-direct-loan-grant-program

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings.

KABOOM!

kaboom.org/grants

Since 1996, KABOOM! has collaborated with partners to build, open or improve more than 16,700 playgrounds across the country. Our work is community-driven; which means that our projects seek to build trusting relationships, center community voices, and engage diverse stakeholders. We do this by working hand in hand with your kids and adults to design, plan for, and build your community playspace. We build playspaces in partnership with child-serving nonprofits and municipal agencies. Our projects are an incredible opportunity to build new and exciting places for kids and teens to play.

Other Federal Grants

https://www.grants.gov/web/grants/search-grants.html

Page 11 Page 12 RIDGWAY ATHLETIC PARK - MASTER PLAN DECEMBER 2023 PAGE 12 Page 12

In order to develop this master plan document and the preferred development plan for the Ridgway Athletic Park, a series of community meetings and public comment opportunities were offered to residents. The design team also met separately with many different stakeholder groups to determine desired goals for the park. These groups included: 1) Ouray County Baseball; 2) Ridgway Pickleball Club, Inc.; 3) Ouray County Soccer Club; 4) Ridgway Bike Park; 5) Ridgway Skate Park; 6) Ridgway Parks, Trails, and Open Space Committee; 7) the Ridgway School District R-2; 8) local tennis players; and 9) the San Miguel Power Association regarding a solar microgrid opportunity. The input gleaned from this public process resulted in the preferred layout concept and desired

The first public meeting took place on Thursday, August 3rd in Town Hall. Locals The third and final public meeting took place on Monday, November 13th at gathered to see a presentation about the existing conditions and amenities and proposed future amenities at the Athletic Park, as well as, to learn about the purpose of the project. This was followed by an information gathering session where the large poster boards of the existing Athletic Park aerial were shown with an interactive cut-out puzzle piece activity of different proposed park amenities. Meeting attendees then had the opportunity to play around with these cut-outs to configure different park layouts for the design team to vet and develop several draft plan concepts. An online community survey was also open for the next month to receive feedback.

phasing plan.

The second public meeting was held on Monday, September 18th at Town Hall. At this meeting, the survey results were shown along with two draft concept plans for review by the community. (The online survey received over 270 responses.) Following the public input and direction from this meeting, a third option was developed that did not include a solar microgrid. All three concepts were then featured on the Town website where residents were able to write their comments for review by council members at the October 11th Town Council meeting. (See the Appendix of this document for the three draft concept plans prepared by the design team.) The Town Council analyzed the 100 pages of email comments at their review session and provided final direction for the design team to include in the preferred concept plan.

Town Hall. The design team presented the final master plan to the community and gathered any final comments and input on desired phasing and priorities. This Ridgway Athletic Park Master Plan document was then presented and adopted for implementation at the following Town Council meeting on Wednesday, December 13th.

The input from this comprehensive public process ultimately resulted in the final preferred master plan shown in this document that the Town of Ridgway can use as a guide for implementation as funding is acquired.







EXHIBIT B

APPENDIX A DETAILED ESTIMATE REFERENCE

The cost estimate shown on this spread represents a more detailed example of the same high level estimate that is shown on page six of this report. The specific components of different park amenities are shown in this breakdown. For example, all of the different components that comprise a baseball field and their associated costs are shown in this spreadsheet.

tem	Quantity	Unit		Cost/Unit		Total
Phase 1 Construction: New Parking Lot						
Mobilization	1	LS	\$	30,000.00	+	30,000.0
Gravel Parking Lot (includes 6" base course & striping)	16,280	CF	\$	4.00	1	65,120.0
5' Wide Concrete Walk Improvments (includes aggregate base course)	2,940	SF	\$	14.00		41,160.0
Deciduous Trees, 2" caliper	10	EA	\$	1,030.00	1	10,300.0
Revegetation (native areas, assume native seed and 3" topsoil preparation)	7,000	SF	\$	3.00	\$	21,000.0
rrigation at Landscape Areas	7,000	SF	Þ	3.00 SUB-TOTAL*	<u> </u>	21,000.0 188,580.0
Phase 2 Construction: Pickleball & High School Baseball Field				SUB-TUTAL	ð	100,300.0
Site Demo/Mobilization (for pickleball courts and high school baseball field)	1	LS	\$	75,000.00	\$	75,000.0
B' Wide Concrete Walk Improvments (includes aggregate base course)	5,000	SF	\$	16.00	1	80,000.0
5' Wide Concrete Walk Improvments (includes aggregate base course)	570	SF	\$	14.00		7,980.0
5' Wide Stabilized Crusher Fines Path Surfacing (includes base material)	5,050	SF	\$	8.50	+ -	42,925.0
Trash Receptacles	3	EA	\$	3,000.00	\$	9,000.0
Deciduous Trees, 2" caliper	18	EA	\$	1,030.00	1	18,540.0
Revegetation (native areas, assume native seed and 3" topsoil preparation)	5,625	SF	\$	3.00	\$	16,875.0
rrigation at Landscape Areas	5,625	SF	\$	3.00	\$	16,875.0
Pickleball: Site Grading (as needed)	550	CY	\$	38.00	\$	20,900.0
Pickleball: New Courts (includes payment, nets, etc.)	8	EA	\$	85,000.00	\$	680,000.0
Pickleball: Central Viewing Area Concrete (includes aggregate base course)	1,800	SF	\$	16.00	\$	28,800.0
Pickleball: Seating (6' benches at viewing areas)	12	EA	\$	3,000.00	+	36,000.0
Pickleball: Shade at Viewing Areas (10'x25' shade sails with structural steel posts)	2	EA	\$	25,000.00		50,000.0
Pickleball: Berms (earthwork grading; assumes import of material)	2,333	CY	\$	38.00	+	88,654.0
Baseball: Site Grading (as needed)	3,960	CY	\$	38.00	<u> </u>	150,480.0
Baseball: Press Box (14'x24'; assumes prefabricated)	1	LS	\$	70,000.00	1	70,000.0
Baseball: Dugout (10'x20'; includes steel roof, fencing, and benches)	2	EA EA	\$	30,000.00	1	60,000.0
Baseball: Bleachers (5 21' rows; includes handrail; backed with fence)	2	EA CY	\$ \$	10,000.00	+	20,000.0
Baseball: Infield Mix (assume 3" depth) Baseball: Aggregate Base Course (assumes 6" beneath infield mix)	150	CY	\$	200.00 85.00	1	30,000.0 24,650.0
Baseball: Scoreboard	1	LS	\$	15,000.00	1	15,000.0
Baseball: Fencing (assumes 20',10', and 6' chainlink; includes posts, footings, and gates)	1	LS	\$	135,000.00	\$	135,000.0
Baseball: Annual Striping for Fields	1	LS	\$	500.00	<u> </u>	500.0
Baseball: Turf (sod)	91,600	SF	\$	2.50	1	229,000.0
Baseball: Topsoil (6" depth in sod)	1,700	CY	\$	60.00		102,000.0
Baseball: Soil amendment (4 CY/1,000 SF)	367	CY	\$	150.00	\$	55,050.0
Baseball: Irrigation in Turf Area	91,600	SF	\$	3.00	\$	274,800.0
Baseball: Audio System	1	EA	\$	10,000.00		10,000.0
				SUB-TOTAL*	\$	2,348,029.0
Phase 3 Construction: New Restroom, Playground, Climbing Boulder, and Exercise Equipment Lo	ор					
Site Demo/Mobilization (includes removal of old restroom)/Strider Track Grading	1	LS	\$	60,000.00	+	60,000.0
New Restroom Building (32'x32' or 1024 SF)	1,024	SF	\$	500.00		512,000.0
New Playground (would include poured-in-place safety surfacing)	10,230	SF	\$	65.00		664,950.0
Rock Climbing Boulder (assumes prefabricated boulder with commercial footing)	1	LS	\$	50,000.00	1	50,000.0
Stationary Workout Features (includes 7 pieces of equipment surface mounted to concrete pads)	1	LS		75000	1	75,000.0
Benches (6' at playground and exercise equipment circuit loop)	3	EA	\$	3,000.00	1	9,000.0
Trash Receptacles (at playground, restroom, and exercise equipment circuit loop)	3	EA EA	\$	3,000.00	1	9,000.0
Bike Racks (at restroom)	2,020	EA CF	\$	1,000.00	1	4,000.0
8' Wide Concrete Walk Improvments (includes aggregate base course)	2,920 270	SF SF	\$ \$	16.00		46,720.0
5' Wide Concrete Walk Improvments (includes aggregate base course)		SF	\$	14.00 8.50	_	3,780.0
5' Wide Stabilized Crusher Fines Path Surfacing (includes base material) Deciduous Trees, 2" caliper	3,600	EA	\$	1,030.00	-	30,600.0 15,450.0
Planting (shrubs & perennials with cedar bark mulch by new restroom building)	1,735	SF	\$	8.50	1	14,747.5
urf (sod) areas	7,025	SF	\$	2.50	_	17,562.5
Opsoil (6" depth in sod)	130	CY	\$	60.00	1	7,800.0
oil amendment (4 CY/1,000 SF in turf areas)	28	CY	\$	150.00		4,200.0
evegetation (native areas, assume native seed and 3" topsoil preparation)	23,000	SF	\$	3.00	+-	69,000.0
rrigation at Turf Area	7,025	SF	\$	3.00	1	21,075.0

Phase 4 Construction: New Little League Baseball Field and Reconfigure Soccer Fields			-			
Site Demo/Mobilization	1	LS	\$	30,000.00	\$	30,000.00
8' Wide Concrete Walk Improvments (includes aggregate base course)	160	SF	\$	16.00	\$	2,560.00
6' Wide Concrete Walk Improvments (includes aggregate base course)	510	SF	\$	14.00	\$	7,140.00
5' Wide Stabilized Crusher Fines Path Surfacing (includes base material)	6,400	SF	\$	8.50	\$	54,400.00
Deciduous Trees, 2" caliper	23	EA	\$	1,030.00	\$	23,690.00
Revegetation (native areas, assume native seed and topsoil preparation)	2,350	SF	\$	2.00	\$	4,700.00
Draingage improvements/piping at ex. ditch by the Solar Ranch residential areas (west and northwest sides of the park)	1,270	LF	\$	200.00	\$	254,000.00
Baseball: Site Grading (as needed)	1,450	CY	\$	38.00	\$	55,100.00
Baseball: Batting Cage (70'x14'x12'Ht.)	1	LS	\$	20,000.00	\$	20,000.00
Baseball: Dugout (10'x20'; includes steel roof, fencing, and benches)	2	EA	\$	30,000.00	\$	60,000.00
Baseball: Bleachers (5 21' rows; includes handrail; backed with fence)	2	EA	\$	10,000.00	\$	20,000.00
Baseball: Infield Mix (assume 3" depth)	75	CY	\$	200.00	\$	15,000.00
Baseball: Aggregate Base Course (assumes 6" beneath infield mix)	145	CY	\$	85.00	\$	12,325.00
Baseball: Scoreboard	1	LS	\$	15,000.00	\$	15,000.00
Baseball: Fencing (assumes 20' backstop and 10' sideline chainlink; includes posts, footings, and gates)	1	LS	\$	20,000.00	\$	20,000.00
Baseball: Annual Striping for Fields	1	LS	\$	500.00	\$	500.00
Baseball: Turf (sod)	32,520	SF	\$	2.50	\$	81,300.00
Baseball: Topsoil (6" depth in sod)	602	CY	\$	60.00	\$	36,120.00
Baseball: Soil amendment (4 CY/1,000 SF)	130	CY	\$	150.00	\$	19,500.00
Baseball: Irrigation in Turf Area	32,520	SF	\$	3.00	\$	97,560.00
Baseball: Audio System (assumes adding onto existing high school baseball system)	1	EA	\$	5,000.00	\$	5,000.00
Soccer: Pet Waste Stations	4	EA	\$	1,000.00	\$	4,000.00
Soccer: Fine Grading (for shifting of soccer fields as needed; assumes 3" in all turf area)	1,115	CY	\$	38.00	\$	42,370.00
soccer fields)	240,500	SF	\$	1.50	\$	360,750.00
Soccer: Soil amendment (4 CY/1,000 SF)	300	CY	\$	150.00	\$	45,000.00
Soccer: Irrigation (assumes repair existing system at all sod areas)	1	LS	\$	50,000.00	\$	50,000.00
Soccer: Annual Striping for Fields	1	LS	\$	800.00	\$	800.00
Soccer: New Movable Goals (with wheels)	1	LS	\$	30,000.00	\$	30,000.00
Soccer: Audio System	1	LS	\$	10,000.00	\$	10,000.00
	•		т -	*SUB-TOTAL	,	1,376,815.00
Phase 5 Construction: New Bike Park and Skate Park Addition					1	,
Site Demo/Mobilization/Resurface Tennis Courts w/ dual Pickleball Striping	1	LS	\$	54,000.00	\$	54,000.00
8' Wide Concrete Walk Improvments (includes aggregate base course)	2,800	SF	\$	16.00	\$	44,800.00
Concrete Pad beneath shelter (includes aggregate base course)	560	SF	\$	16.00	\$	8,960.00
6' Wide Concrete Walk Improvments (includes aggregate base course)	300	SF	\$	14.00	\$	4,200.00
New Picnic Shelter (20'x28')	1	EA	\$	58,000.00	\$	58,000.00
Picnic Tables (beneath shelter)	4	EA	\$	3,500.00	\$	14.000.00
Deciduous Trees, 2" caliper	19	EA	\$		-	19,570.00
Revegetation (native areas, assume native seed and topsoil preparation)	32,325	SF	\$	2.00	\$	64,650.00
Irrigation at Landscape Areas	32,325	SF	\$	3.00	\$	96,975.00
New Skate Park (includes concrete, grading, and other associated costs to build the skate park)	16,850	SF	\$	85.00	\$	1,432,250.00
Bike Park: Site Grading (as needed)	1,600	CY	\$	38.00	\$	60,800.00
	1,000		\$			
Bike Park: Skills Features (assumes four wood features)	1 275	LS	\$	40,000.00	\$	40,000.00
Bike Park: Single Track Trail	1,375	LF		15.00	\$	20,625.00
Bike Park: Boulders Bike Park: Entrances (one larger and one smaller; includes shade sail structures)	20	<u>EA</u>	\$	600.00	\$	12,000.00
bike raik: Liniances (one larger and one smaller; includes shade sall structures)	l l	LS	\$	35,000.00 *SUB-TOTAL	\$	35,000.00
*Note: Subtotal costs for construction phases do not include prices for design, contractor fees, bonding, mobilization, and cont	ingone			JUD-IUIAL	ð	1,965,830.00
	ingency.					
Options: Lighting			1 +	100 000 00	+	100 000
Pickleball: Lighting & Electrical (would need to meet Ridgway Dark Skies Community requirements)	1	LS	\$	120,000.00		120,000.00
Baseball: Lighting & Electrical (would need to meet Ridgway Dark Skies Community requirements)	1	LS	\$	650,000.00	\$	650,000.00
Baseball: Lighting & Electrical (would need to meet Ridgway Dark Skies Community requirements)	1	LS	\$	200,000.00	\$	200,000.00
Soccer: Lighting & Electrical (for all fields; would need to meet Ridgway Dark Skies Community requirements)	1	LS	\$	500,000.00	\$	500,000.00

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EXHIBIT C

From: Arleen Richter <arleenrichter@gmail.com>

Sent: Friday, November 17, 2023 7:30 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: Re: Comments about Athlete Field

Thanks Preston, for your response.

My request is that we change the locations of the batting cages and small baseball field or any structure that would be directly in front of our houses (at 596 Sabeta Dr.)

Arleen Richter

EXHIBIT C

Subject: Athletic Field Proposal

I am pleased with athletic field layout.

It incorporates the elements of popular activities and I agree with the locations.

I am a active 76 year old Ridgway resident. One of my concerns is that I will not live long enough to enjoy the new field and permanent pickleball courts.

Best regards,
Dave Wenger
Vista Terrace year around resident

Sent from my Verizon, Samsung Galaxy smartphone Get <u>Outlook for Android</u> November 30, 2023

Preston Neil Town Manager Ridgway, Colorado

Dear Preston,

I applaud your great efforts in coordinating the many needs for the Ridgway Athletic Park. What a task to try to appease so many groups

As Ridgway's USA Pickleball Ambassador for our region, I am pleased that there was the proposed move of the courts closer to parking and bathrooms. It is very important because of the constant daily use of the courts, and not just weekend groups. I also feel that the vision of 8 courts is perfect for the size of our region and town.

I would like to see the existing tennis courts be resurfaced. The surface has far outlived its life expectancy. With that said, I think it is very important that Pickleball court lines be added to the new resurfacing. I was the tournament director for our very successful tournament this fall. With the revenue that is brought to Ridgway for a regional tournament, it is important that we are able to utilize additional courts. This would only happen if needed for a 1-2 time a year scheduled tournament and would not hinder tennis.

I understand that not every group can have everything they may ask for, but this Ridgway pickleball community is growing. I feel it needs to be listened to. It is diverse with young, old and families playing this wonderful sport together. Pickleball is now a national phenomenon with Pros making a substantial living playing it. I have at least 1-2 phone calls a week asking when and where can one play pickleball in Ridgway. Let me send these players to the most beautiful dedicated Pickleball Courts in the USA.

Thank you for your contributions to this big project and supporting pickleball. I look forward to hearing about the final plans.

Debra Forrester
USAP Ambassador
USSP Ambassador
Board of Directors, San Carlos Mexico Pickleball Association
Pickleball Instructor

EXHIBIT C

From: Drew Berger < drewsberger@gmail.com>
Sent: Friday, December 1, 2023 9:55 AM
To: Preston Neill < pneill@town.ridgway.co.us>
Subject: Athletic Park Master Plan Comment

Hey Preston,

Just wanted to say that I'm really happy with the developments in the master plan, I'm super excited for Ridgway to have such a beautiful park.

I want to reiterate a point that I'm sure you've heard -- reserving space for an expansion of four more Pickleball courts would, I think, be a smart decision. We hit court capacity regularly over the summer.

Also, sticking literally to the diagram which shows **no trees should be planted south of the courts** is important as well; I'd go as far as to consider removing the southernmost trees on the east and west borders (or considering species that will not grow taller than maybe 15'). Between the autumnal and vernal equinoxes, trees south of a court cast a really annoying shadow onto the playing surface $\[\] \] /\[$

Thanks,

Drew Berger

EXHIBIT C

From: jjambor@mindspring.com <jjambor@mindspring.com>

Subject: Comments regarding Athletic Master Planning Process

Preston,

With regards to the Master Plan Draft rolled out on 11/8/2023:

- 1. I support the new location of the 8 pickleball courts located just southeast of the existing pavilion and appreciate the changes that were made.
- 2. I feel strongly that land should be reserved to the south of the proposed courts to enable the addition of 4 more courts the demand is there now and based on demographic forecasts and the fact that permanent courts will create access to all I encourage that we plan for growth
- 3. The Ridgway Pickleball Club looks forward to being a helpful partner with the Town to solicit grants and funds to make this vision a reality as soon as possible. We believe the cost estimates outlined in the draft plan are much higher than our research with other Colorado clubs who recently constructed courts. If DHM used Durango as the comp please note that they were the extreme outlier of the other comps
- 4. There seems to be an imbalance of amenities aimed at the younger population. Ridgway has a forecasted aging population so spending money on amenities that serve the demographic segment over 45yrs of age should be a focus. Feels a bit age discriminatory parks aren't just for kids!
- 5. There seems to be a complete lack of coordination between the Ridgway school system and the Town on facilities in light of last week's Plaindealer revelation that there are bond funds available to create/repair a H.S. regulation soccer field in addition we don't need a little league field and a HS regulation baseball fields one regulation field can serve both groups and the small field by the elementary school should be used as the little league field.

Thank you for your time and consideration,

Jeanne Jambor 850-496-9344

Subject: Athletic park

Hello Preston,

Kudos!! The draft plan looks amazing! Somehow DHM managed to provide all the needs of the community and more! I was able to attend the first two meetings but missed the final meeting and y'all have exceeded expectations.

Thank you, thank you, thank you.

I love this town.

Best,

Jill Markey.

From: John Martersteck < jmartersteck@yahoo.com>

Sent: Monday, November 27, 2023 11:10 AM **To:** Preston Neill <pneill@town.ridgway.co.us> **Subject:** Ridgway Athletic Park Master Plan

To: Ridgway Town Manager

Dear Mr. Neill,

I attended the recent town meeting regarding the developing Master Plan for the Ridgway Athletic Park, and I was very impressed with the overall plan, which attempts to address the many concerns (sometimes conflicting, needless to say) of residents and Park users.

I am one of many relative newcomers to Ridgway, and like many new residents, I have taken up the game of pickleball, which I now very much enjoy. I am gratified to see eight new pickleball courts in the plan, and I urge you to ensure that space is reserved for an additional four courts, which I am certain will be needed in the near future. I recently played on the twelve courts in Montrose, which were all continually in use. The addition of pickleball courts will be yet another thing that attracts people to our beautiful town.

My other comment concerns the high school baseball field, which I feel should be located near the high school rather than Athletic Park. If there is truly insufficient space for the ball field at the high school, I would consider replacing a soccer field or two to make room for it, and have the high school use the soccer fields at the Athletic Park. Soccer fields -- which are multi-use -- rather than a baseball field with large amounts of fencing strikes me as being much more in tune with the expansive feel of the Athletic Park.

Thank you for your consideration,

John Martersteck

From: Kimberly Hughes <kdhughes2008@gmail.com>

Cc: kim hughes <kimdhughes@icloud.com>; KDH (Kim) Hughes <kdhughes2008@gmail.com>

Subject: Town Athletic Park Planning / Pickleball Courts Comments

Preston,

Please add my comments to your files >>

- The location of the proposed 8 courts, just to the southeast of the existing Pavilion with easy access to parking/bathrooms, is ideal given our year-round daily use. Thank you.
- I strongly feel that space should be reserved for the future expansion of 4 additional courts to the south as we are close to capacity today with seven shared courts, so let's plan for the future demand. Dedicated courts will open the sport up to the entire community, beyond just RPC, and especially with our youth, teens, and beginner instructional clinics.
- The RPC is prepared to be a cooperative, engaged partner with the Town of Ridgway with regard to fundraising, grant writing, and planning efforts, and we are ready to jump in once the Master Plan process is completed. We can help set the example for other stakeholder user groups in developing a successful public/private partnership.
- I believe the cost estimates for the court complex are incredibly high, given our discussions with communities like Buena Vista/Salida, Grand Junction, and Pagosa Springs, CO, that recently completed the courts' construction. We look forward to working with the Town to create the most cost-efficient complex.
- Unlike the majority of the other proposed amenities (2 baseball fields and 5 soccer fields), pickleball can be played year-round by people of all ages. It aligns with the demographic composition of this community over the next 25 years. (65% of population > 45+ yrs of age)

Kimberly Hughes kdhughes2008@gmail.com

From: mostrof@aol.com <mostrof@aol.com>
Sent: Thursday, November 30, 2023 2:18 PM
To: Preston Neill pneill@town.ridgway.co.us>

Subject: PickleBall

Preston...

Regarding the growth of Pickleball... the sport is now attracting younger people... much younger. I was recently at a Health Club in Chicago where the classes for Pickleball were filled with High School athletes.

As the sport is growing exponentially ... I think it's a wise idea to have land reserved for future expansion of additional courts.

Take Care...

Marc J Ostrof

----Original Message-----

From: mark baril <earl842003@yahoo.com> Sent: Thursday, November 30, 2023 7:53 AM

To: Preston Neill <pneill@town.ridgway.co.us>; Preston Neill <pneill@town.ridgway.co.us>

Subject: Athletic Park Master plan

Good morning, Preston. My name is Mark Baril, and I am writing to comment on the Master Plan that you and the town have worked so hard and long on. Full disclosure, I am a pickleball player, so my comments are slanted towards that. I have nothing negative to say, just a few thoughts.

Thank you and the town leaders for the hours spent on this and for really allowing and incorporating input from the community in the final proposal. Thanks for moving the courts to their current proposed location, close to the new bathrooms and parking, and away from houses as much as possible, and allowing for future expansion.

The only real question i Have is why is the high school baseball field taking up so much space, when I feel that a high school activity should take up space at the high school, if they have the space to do that? Also, soccer takes up a ton of space, and an article in the Plain Dealer last week talked about the school fundraising and creating a new soccer field. This seems like exactly the way it should be done. So why so much room dedicated to high school activities? I understand that, at least for the soccer field, this can be multi-use open space, and seems to have taken all the community input into consideration. I can't say the same about the baseball field. It seems as if a vocal minority is having an outsized impact on the plan. Again, I think you all have done a great job, but this one leaves me scratching my head. Take care and thank you for taking the time to review my long-winded email.

From: Matt McIsaac < matthewmcisaac@gmail.com>

Sent: Tuesday, November 21, 2023 11:25 AM **To:** Cammie Willis < cwillis@dhmdesign.com>

Subject: Re: Ridgway Athletic Park: Meeting - Bike Park

Hi Cammie,

Thanks for sending those over. Sorry I missed the meeting, was out of town. Although I'd much rather see the bike park in our original planned spot, I understand the multiple user groups makes that very difficult.

I'd urge the town to consider using the exercise area for a strider or tot track. In every park I've ever been, nobody uses that equipment. We can design something similar to what you have in your write up for the little ones. I think it's important to emphasize the large track will be a paved, professional level pump track and not a dirt, wood or modular track.

Thanks for all the hard work on this!

From: Ninah and Annabel Hunter Clarke <ninabel@ridgwaycolo.com>

Subject: Ridgway Athletic Park

Hi, Preston,

I just reviewed the most recent proposed plan for the Athletic Park. I'm glad to see and thank the Town for moving the Pickleball courts closer to the parking lot and restrooms. I do hope the Town will consider and leave room for adding more courts as the need arises. This will ensure pickleball players do not need to continue sharing the tennis courts.

If the Pickleball courts will be limited to the currently proposed amount, then I hope the Town will consider repaving the existing tennis courts at a later phase to still line them for PB if they are needed for tournaments, or expanded play. Our membership continues to grow, as does the popularity of this sport. You should try it if you haven't, yet! ;-)

While the entire plan looks good, it does strike me that a vast majority of the Park is devoted to baseball and soccer, which is primarily used by youth who have such facilities on school grounds. I don't know if a study has been down to justify devoting so much space to an age group that probably represents a small percentage of the total population of Ridgway, and I don't have a suggestion for alternative uses at this time, but I'm wondering if some of that area should not be devoted to or reserved for other activities and/or future expansion of existing ones.

Anyway, that's my input, which I know my wife, Annabel, shares with me. So, consider this from the both of us.

Thank you.

Ninah Hunter Annabel Clarke

-----Original Message-----

From: Rick Weaver <rweaver2401@gmail.com> Sent: Friday, December 1, 2023 11:20 AM To: Preston Neill To: Preston Neill

Subject: Latest athletic park design

Hi Preston — just to let you know, the Weaver family is in support of the latest athletic park design, especially the new location of the pickleball courts. Glad to see the Town supporting the baby boomer athletic community. Thanks for your help.

Rick and Judy Weaver Sent from my iPhone

From: RJ Haggerty <rjhag@hotmail.com>
Sent: Wednesday, November 15, 2023 8:49 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: RidgwayAthletic Park Master Plan

Preston:

Thank you for your all work on the evolving Ridgway Athletic Park Master Plan design. As an avid pickleball player, which is by far the most popular use of the Athletic Park, I appreciate moving the new pickleball courts somewhat closer to parking/bathrooms than in Option #3 and ensuring that there is room for future expansion. I am, however, concerned that so much of the space in the current design is being taken up by soccer and baseball fields, which could/should be located at the local schools and would be utilized by an age-group that is less than 20% of the demographic population. I would very much like to see 12 rather than just 8 pickleball courts and a location closer to the existing tennis courts, which are currently used much more for pickleball than tennis and so should be lined for pickleball when repaved.

Cheers, RJ Haggerty

Ridgway, CO

From: recdesign <robin@recdesign.com>
Sent: Thursday, November 30, 2023 9:41 AM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: Ridgway Athletic Park Master Plan

Greetings Preston,

- Thank you for location of the proposed new eight-court pickleball complex at the Athletic Park with easy access to parking/bathrooms given our year-round daily use. Also very agreeable with the Phase 2 designation.
- Please recognize that space should be reserved for future expansion of 4 additional courts to the south as we are
 close to capacity today with 7 shared courts. Let's plan for the future demand. Dedicated courts will open the
 sport up to the entire community, beyond just Ridgway Pickleball Club (RPBC), and especially with our youth,
 teen and beginner instructional clinics. I have never been to any pickleball court location where the users
 thought they built too many courts.
- The RPBC is prepared to be a cooperative and engaged partner with the Town of Ridgway concerning fundraising, grant writing, and planning efforts. Additionally, we are ready to jump in once the Master Plan process is completed. We can help set the example for other stakeholder user groups in developing a successful public/private partnership.
- The communities of Buena Vista/Salida, Grand Junction, and Pagosa Springs recently completed construction of pickleball courts. After discussions with these communities, we believe the cost estimates for the new eight-court pickleball complex are extremely high. We look forward to working with the Town to create the most cost-efficient complex. This may open the opportunity to add the 4 additional court expansion during the current Phase 2 construction.
- Unlike with the majority of the other proposed amenities (2 baseball fields and 5 soccer fields), pickleball can be played by people of all ages and year-round. It aligns with the demographic composition for this community over the next 25 years. (65% of population > 45+ yrs of age.)

The opportunity to provide comment throughout this planning process is appreciated	The opportunity	o provide com	ment throughor	ut this planning	process is a	nnreciated
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Regards,

Robin Camfield

RPBC Member

Comments regarding Ridgway Athletic Field November 13, 2023 Draft Master Plan

From: Robyn Cascade To: Preston Neill

Date: November 26, 2023

Thank you for not just this opportunity to comment but also all the other opportunities through in-person meetings, written comment periods and the earlier electronic survey.

I remain deeply disappointed that a solar array is not included in this draft design. Though I understand that the acreage is earmarked for recreation and there is a request for a second baseball diamond, I think the town is missing a rare opportunity given that the infrastructure/ tie-in is in place at the SW corner of the Field and grant/state monies are available for a solar project. It seems short-sighted on the part of our community to forfeit such an opportunity in the face of extreme climate events and the need for clean energy. If there is any chance a solar array is still under consideration, I support it. I also wonder if a smaller array could be squeezed into the SW corner that appears to have some open space. I am at least consoled that if we won't have clean energy, we also won't have a dog park which, in my opinion, is also not human recreation. I feel very strongly that without a dog park (where the canines are contained) that dogs should be prohibited from the Athletic Park or at a minimum, required to be on a leash no longer than 6 feet. Voice control/command should NOT be an option.

With the talk of restoring a high school soccer field at Ridgway Secondary School, will the full size soccer field be necessary?

I am grateful for the tree plantings depicted in the design as well as the fewer pickle ball courts (8 rather than 12.) I would advocate for a tree-shaded picnic area (picnic table(s) under trees) rather than another shelter made of non-living material.

I am opposed to more concrete walking paths and request that ALL new paths be non-paved. I have learned recently (sadly after having a concrete driveway installed at our property) that concrete is not an environmentally-friendly substrate. The draft plan description indicates that the unpaved paths will be accessible so by converting proposed concrete paths to unpaved walkways, the design would not be limiting access.

Does this upgraded athletic field truly require 102 parking spaces? That seems like a lot, but I have not counted the number of cars in the current lot during soccer or baseball games and I suspect those games could be played concurrently with pickle ball. I have routinely advocated for more open space at this park/field so again, let's emphasize green living spaces whenever possible.

The drainage issues are significant and I trust they will be addressed. Just yesterday, I observed the proliferation of green algae growing in the ditch that lines the west side of the athletic field - stagnant water that becomes a breeding area for mosquitoes in addition to concerns about flooding and unsightly conditions.

Finally, the plan must address lighting. It disturbs me greatly to see the lights at the existing Pavilion burning through the night. Even if they meet Dark Sky requirements, lights are an intrusion for those of us who walk at night, and of course, lights use energy. If lights must be installed, could they be more in keeping with the sidewalk lights like those in downtown or could they be motion sensors that only come on when needed and then extinguish shortly thereafter?

Thanks again for the opportunity to share my opinion.

----Original Message-----

From: Rustin Weaver <rust55@icloud.com> Sent: Thursday, November 30, 2023 5:10 PM To: Preston Neill <pneill@town.ridgway.co.us>

Subject: Latest athletic park plan

Hi Preston this email comes from me and Donna Sherwood. We are relieved and happy to see the Pickleball courts moved to the new location. The previous location was unreasonable for many reasons. Mainly it made the senior athletic community have to walk a long way carrying their Pickleball bags, chairs and water etc. Also, considering room for expansion is a thoughtful plan. Pickle Ball is the fastest growing sport in the world and we are already approaching capacity for the seven existing courts. The only thing we wish were included is a practice wall which could be used by tennis players and handball players and would double as a sound dampening structure. there is room for it. We are looking forward to assisting in fundraising and promotion of this amazing "year-round" "all-age" sport of Pickleball. We thank you for all your contributions to getting this done!

Sent from my iPhone

----Original Message-----

From: Stephanie Lauerman <smlauerman@gmail.com>

Subject: Final park comments

Good morning,

I attended the last meeting and submitted similar comments previously but wanted to ensure they are reiterated for this final request

- 1) The latest version has far too much emphasis on baseball- a seasonal sports that includes a small percentage of population. Two full sized fields is too much disproportionate use of the space. Unlike soccer fields, when not in use the baseball fields are not multi-use. Strongly opposite 2 fields.
- 2) Please consider the impact for the homeowner adjacent to the property when making actual landscaping plans- privacy, views, etc must be taken into account
- 3) The drainage ditch/water issues along the south side of the field MUST be the first part of any plan.
- 4) Planned expansion for PB courts is appropriate for the growing interest- start with 8 but expect to need 12.

Thanks for consideration.

Best, Stephanie Lauerman 590 Sabeta Dr. Unit C

FXHIBIT C

From: sspielman@switchbacksoftware.com <sspielman@switchbacksoftware.com>

Sent: Sunday, November 26, 2023 3:47 PM **To:** Preston Neill < pneill@town.ridgway.co.us>

Subject: Athletic Park Master Plan - Additional comments

Hi Preston,

Here are a few additional comments I would like to submit for consideration on the Athletic Park Master Plan public comment period ending Dec 1:

- 1) Thanks for moving the Pickleball courts closer to parking/bathrooms in the latest plan. It makes a big difference as we access the courts all year long and carrying equipment in the snow. Please make sure there is room for expansion of the proposed 8 PB courts to at least 12 (on the south side) as the demand and increase of PB usage of the courts continues to grow. I would still like to see the 12 courts in the final master plan for Phase 2 completion as it will get beyond the current capacity with folks playing now on the 7 dispersed courts.
- 2) Also, please consider if the tennis courts are repaved at the later phase to still line them for PB if we need them for tournaments and/or we have to raise more money to get the new courts to 12 (if they stay at 8 in the current phase 2).
- 3) The currently proposed 2 baseball fields and 5 soccer fields look to be 80% (or more) of the Athletic park with the primary age-group for that usage (<18) being under 20% of the demographic population of Ridgway and Ouray County. That younger demographic is projected to remain flat over the next decades (according to the Colorado demographic projections https://demography.dola.colorado.gov/). Contrary, the pickleball courts that have the highest daily usage year round in the athletic park were cut back from 12 to 8, and serve the largest age demographic population and also the highest percentage of population growth in the future. It should be clearly noted, that Pickleball is the ONLY sport of all proposed usages of the Athletic park that allows all age groups 5-80+ years old that currently participate, which is why there should be 12 courts. Please reconsider accessing the need to allocate all of that space for soccer and baseball fields when they most definitely could be moved to the high school and/or middle school, where most all other towns have their baseball and soccer fields. Especially, when according the recent article in the Plaindealer, that the middle school has already been planning for a track field that could easily have a soccer field in the infield. It will still provide a place for the team sports as needed, just not all in the athletic park.

Thanks for all the hard work that has been put into this comment/planning/discussion process. It is much appreciated.

Regards,

Sue Spielman

Subject: Re: Draft Version of Athletic Park Master Plan Available for Public Comment

Thanks, Preston, appreciate the quick reply.

I would say the 596 Sabeta crew would probably be fine with everything except that small baseball field & batting cages, since it would be right outside our back doors.

These are all pretty much retired folks, that probably are not going to love having a batting cage outside our back doors. Plus, we really would be extremely upset if our view, privacy and peace is disrupted. Thank you for listening. I would say mostly aside from that, you guys did listen to our requests, so we appreciate it very much.

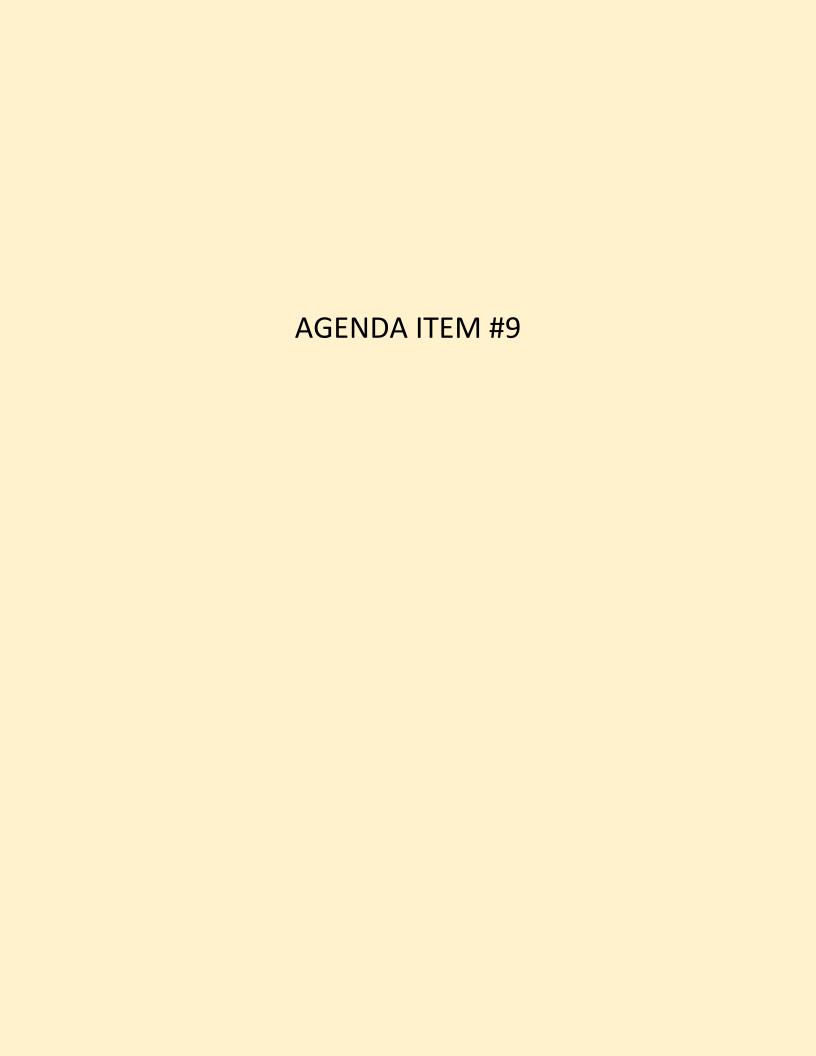
Sylvie 202-345-6460

From: Tanya Ishikawa <itanya2008@gmail.com>
Sent: Monday, November 13, 2023 6:17 PM
To: Preston Neill <pneill@town.ridgway.co.us>
Subject: two comments for athletic park

I decided to send my comments so I hope you can forward them to the DHM team to consider together with the others from tonight.

- 1) The parking lot on the proposed plan for the park is still shown as impervious/paved. It seems from our other discussions that a pervious, dirt lot would be better for stormwater and ground water considerations.
- 2) I would put the bike park construction together with the phase 1 with the parking lot. As that is also unused land at the moment, it could be built without disturbing other parts of the park. I think having the bike park sooner than phase 5 is better.

Thanks! Tanya





To: Honorable Mayor and Town of Ridgway Town Council

Cc: Preston Neill, *Ridgway Town Manager*

From: TJ Dlubac, CPS, Contracted Town Planner

Date: December 8, 2023

Subject: Wetterhorn Homes (*Previously Yellow Brick Lane*) Revised Landscape Plan for the

December 13th TC Meeting

APPLICATION INFORMATION

Request: Request to amend the approved landscape plan for the Wetterhorn

Homes Subdivision Final Planned Unit Development (PUD)

Legal: Lots 1-12, Block 30, Town of Ridgway

Address: N/A

General North of and adjacent to Fredrick Street; east of and adjacent to N.

Location: Laura Street; and south of and adjacent to Otto Street

Parcel #: 430516200001

Zone District: HR Historic Residential District

Current Use: Vacant

Applicant: Dan Burkhart, AICP, *Burkhart Planning & Permitting*

Owner: Paul Major, *Ridgway Homes, LLC*

PROJECT REVIEW

BACKGROUND

The Town Council approved the Wetterhorn Homes Subdivision Final Development Plan, with conditions, on October 11, 2023. Approval of the PUD Development Plan and PUD Guide included approval of a landscape plan. The landscape plan was reviewed against the applicable landscape standards and included in the comprehensive review of the PUD Development Plan.

REQUEST

After final approval, the Applicant began working with a landscape contractor to install the landscaping plan as approved. Through evaluation and project costing, the Applicant, Owner, and contractor identified amendments to the landscape plan that both reduced the overall cost of the affordable housing project and increased the sustainability and water wise design of the landscape plan.

CODE REQUIREMENTS

RMC §7-4-8 - LANDSCAPE REGULATIONS:

- (A) Intent.
 - (1) The purpose of this Section is to provide clear landscaping requirements that will contribute to high quality development and sustainable, water-saving practices. Landscaping is an important element of the character of the Town of Ridgway that is both functional and aesthetic and the Town's top objective is to prioritize low water use and regionally appropriate design for materials and vegetation. These landscaping regulations will endeavor to achieve the following:
 - (a) Preserve and enhance a well-maintained landscape that preserves the overall quality and character of the community;
 - (b) Conserve water resources;
 - (c) Provide visual buffers and screening;
 - (d) Provide separation between pedestrian and vehicular uses;
 - (e) Mitigate adverse effects of drainage and weeds; and
 - (f) Allow residents creativity and flexibility and landscape design.
 - (2) Drought-tolerant, water-wise plants are to be used whenever possible and appropriate. Water-wise is a term used throughout this chapter to describe the method of planting which works to promote water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native and drought tolerant species, limiting the amount and type of irrigation, and other related measures to conserve water and create a native landscape.
 - (3) Landscaping should be used to promote the visual aesthetic of the development from main travel corridors, as well as the pedestrian experience within, through shade trees, plantings, context-appropriate public art and seating. Buffers and medians facilitate drainage during storm events and provide valuable areas for snow storage during the winter. Landscaping that is sustainable, visually appealing, and regionally appropriate is required for all new development.

ANALYSIS

GENERAL

The overall plan includes the same areas to be landscaped – whether live or non-live. The major changes between the approved and the proposed landscape plans appear to the be amount of trees and shrubs being proposed. To reduce costs, the proposed landscape plan, generally:

- Reduces the number of trees and shrubs proposed
- Reduce the amount of live landscaped area
- Increased the amount of non-live landscaped area
- Changing the species of trees, shrubs, and ground cover type

With this amendment, it is staffs understanding and intent that all irrigation standards, installation provisions, and other details upon the previous approved landscape plan would still be applicable to this project and the only elements that are changing are the items mentioned above.



LANDSCAPE STANDARDS

The table below identifies the difference between the original and proposed landscape plans by each standards.

Standard	Requirement	Approved Plan	Amended Plan	Difference
40% Req. Landscape Area	17,031sf	22,988sf		
Min. 20% Live Groundcover	3,406sf	5,940sf	3,748sf	-2,192sf
Min. 20% Non-Live Groundcover	3,406sf	15,073sf	22,239sf	+8,166sf
# Trees (1/2,00sf)	9	27	12	-15
# Shrubs (1/3,000sf)	12	86	27	-59
25% of Front Yard Landscaped	5,322sf	7,947sf	7,947sf	Same

Affordable Housing Provision

Section 7-4-8(I)(1) allows the Town Manager to reduce or waive landscaping requirements for affordable housing projects. Upon review, town staff and the Town Manager finds that the proposed landscape plan meets the spirit and intent of the RMC. However, since the original landscape plan was part of a PUD approval, the amendment is being presented to the Town Council for approval since it does significantly amend the approved plan.

PUBLIC NOTICE AND PUBLIC COMMENT

An amendment to the landscape plan, which still meets the minimum requirements of the RMC, has been determined to not require notification or for a public hearing to be held.

No comment has been received.

STAFF RECOMMENDATION

Staff recommends that the Town Council approve the amended landscape plan and incorporate it into the Wetterhorn Homes Subdivision PUD Guide as an amendment to the previously approved landscape plan.

RECOMMENDED MOTIONS

"I move to approve the amended landscape plan and direct staff to incorporate it into the Wetterhorn Homes Subdivision PUD Guide."

Alternative Motion:

- 1. I move to deny the amended landscape plan for Wetterhorn Homes Subdivision PUD.
- 2. I move to place this item on the next available Planning Commission meeting for their consideration and to make a recommendation to be considered and acted on by the Town Council.

ATTACHMENTS

- 1. Approved Landscape Plan
- 2. Proposed Landscape Plan
- 3. Applicant Analysis



Landscape Notes

- 1. INSTALL ROCK MULCH IN ALL SHRUB BEDS. INSTALL WEED BARRIER UNDERLAYMENT MATERIAL AND TOPDRESS WITH MULCH MATERIAL TO MIN. 3 INCH DEPTH.
- 2. PREP ALL PLANTING AREAS WITH MIN. 4 CU YDS PER 1,000 SF WITH GOOD QUALITY COMPOSTED ORGANIC MATTER. FIRST, DECOMPACT ALL PLANTING AREA SOILS TO A MIN. DEPTH OF 6 INCHES PRIOR TO TILLING. TILL AND INCORPORATE AMENDMENT TO A MIN. DEPTH OF 6 INCHES.
- 3. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS, METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
- 4. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY.
- 5. INSTALL TREES A MINIMUM OF FOUR (4) FEET FROM BACK OF CURB, EDGE OF WALL, OR PAVING.
- 6. FORM 30 INCH WATERING BASIN AROUND ALL TREES. FILL BASIN WITH 1-1/2 INCH LAYER OF WOOD CHIPS OR COMPOST.
- 7. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR KEY AND CLASSIFICATION.
- 8. ALL PLANT MATERIAL OUTSIDE OF THE LIMIT OF CONSTRUCTION LINE MUST REMAIN UNDISTURBED. 9. ALL MATERIALS NOT TO BE REMOVED WILL BE MARKED CLEARLY WITH FLAGGING TAPE, PROTECTIVE FENCING, OR
- OTHER APPROVED BARRIER PRIOR TO CONSTRUCTION. 10. IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES THAT MIGHT BE DISTURBED BY LANDSCAPE ELEMENTS
- PRIOR TO CONSTRUCTION.
- 11. (OMITTED)

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)HP- - OHP-

12.RECORD ALL CHANGES ON A REDLINED PLAN AND SUBMIT TO THE OWNER & LANDSCAPE ARCHITECT FOLLOWING CONSTRUCTION.

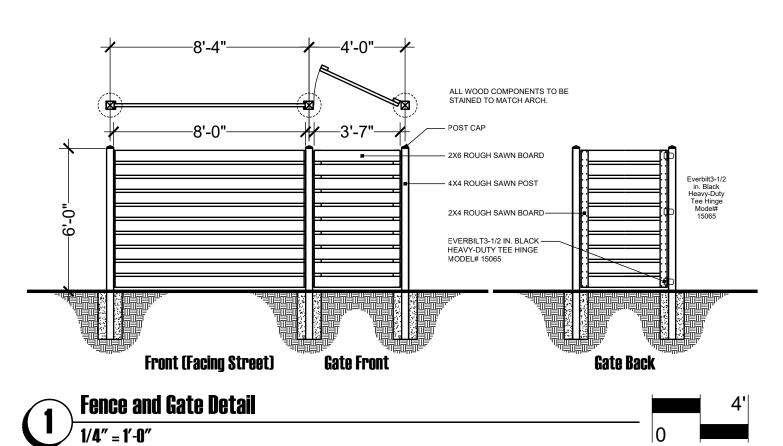
Irrigation Notes

- 1. THE IRRIGATION SYSTEM SHALL COMPLY WITH RIDGWAY MUNICIPAL CODE 7-7-7 GENERAL LANDSCAPE STANDARDS (F)IRRIGATION: TO ENSURE BEST PRACTICES FOR WATER CONSERVATION, ALL NEW LANDSCAPING SHALL COMPLY WITH THE FOLLOWING IRRIGATION STANDARDS:(1)IRRIGATION SHOULD BE LIMITED TO BETWEEN THE HOURS OF 6:00 P.M. AND 9:00 A.M.(2)ALL IRRIGATION SYSTEMS SHALL BE AUTOMATIC AND HAVE MOISTURE SENSORS INSTALLED.(3)WHERE POSSIBLE, NON-POTABLE IRRIGATION SYSTEMS SHOULD BE USED TO IRRIGATE LANDSCAPE.
- 2. THE IRRIGATION SYSTEM SHALL CONSIST OF AN UNDERGROUND PRESSURIZED SYSTEM THAT WILL PROVIDE DRIP COMPONENTS TO THE SHRUBS AND TREES.
- 3. IRRIGATION CONTROLLER SHALL BE A "WATER SENSE" SMART IRRIGATION CONTROLLER.
- 4. PROVIDE DRIP IRRIGATION TO ALL SHRUBS AND TREES (TREES-8 GPH PER TREE, SHRUBS-2 GPH PER SHRUB, PERENNIALS-1 GPH PER PLANT).
- 5. THE IRRIGATION SYSTEM SHALL USE DOMESTIC WATER PROVIDED FROM THE TOWN OF RIDGWAY.

DISTANCE

S

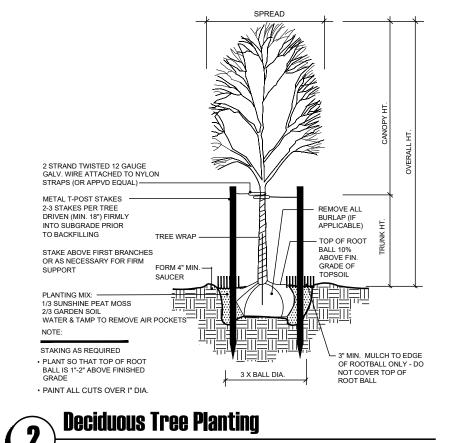
= 6. A COUNTY APPROVED BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED AFTER THE POINT OF CONNECTIO AND DOMESTIC METER

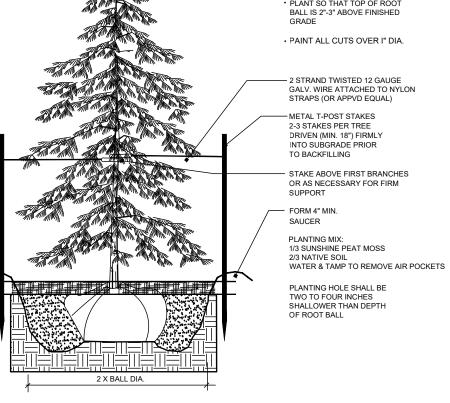


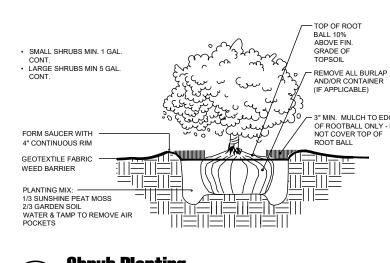
Laura St.

- + T |- - | - T - - T - - T

· OHP - - OHP







3 Evergreen Tree Planting NTS

REQUIRED LANDSCAPING Total Parcel Area

Total Required in Front Yard:

0.98 AC Total 40% Required Landscape Area: 17,031 SF 22,988 SF (SEE L2) 5,940 SF 174% Min. 20% Live Groundcover: 3,406 SF 3,406 SF 15,073 SF 443% Min. 20% Non-Live Groundcover: Total Required Trees 1/2000sf:

(SEE LOT BREAKDOWN TABLE) Total Required Shrubs 1/3000sf x 2: (SEE LOT BREAKDOWN TABLE) (SEE LOT BREAKDOWN TABLE)

> XERISCAPE WILDFLOWER MIX SEEDING RATE: 80Z PER 1,000 SQ.FT. 12 % CLEOME SERRULATA (ROCKY MOUNTAIN BEEPLANT) 12 % ENGELMANNIA PERISTENIA (ENGELMANN DAISY)

12 % LINUM LEWISII (BLUE FLAX) 11 % THELESPERMA FILIFOLIUM (GREENTHREAD) 10 % COREOPSIS TINCTORIA (PLAINS COREOPSIS) 10 % ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)

10 % GAILLARDIA ARISTATA (BLANKETFLOWER) 10 % PENSTEMON PALMERI (PALMER'S PENSTEMON) 5 % RATIBIDA COLUMNIFERA (PRAIRIE CONEFLOWER) 5 % RATIBIDA COLUMNIFERA PULCHRA (MEXICAN HAT)

1 % DALEA CANDIDA (WHITE PRAIRIE CLOVER) 1 % LIATRIS PUNCTATA (DOTTED GAYFEATHER) 1 % PENSTEMON STRICTUS (ROCKY MOUNTAIN PENSTEMON) HTTPS://WWW.WESTERNNATIVESEED.COM/GNXM.HTML

Г	KEY	COMMON NAME	BOTANICAL NAME	H'	W'	SIZE	TYPE	QTY	
		40'+ Deciduous Trees:			••	O.L.L		۷	
ŀ	AA	Narrowleaf Cottonwood	Polulus angustifolia	50	40	1.5" Cal.	B&B	4	
	ВВ	Peachleaf Willow	Salix amygdaloides	50	40	1.5" Cal.	B&B	2	
	СС	Northern Pin Oak	Quercus ellipsoidalis	40	40	1.5" Cal.	B&B	2	
		10'-20'+ Deciduous Trees:	·						
	DD	Amur Maple	Acer ginnala	15	15	1.5" Cal.	B&B	5	
	EE	'Sucker Punch' Chokecherry	Prunus virginiana 'Sucker Punch'	25	20	1.5" Cal.	Cont.	6	
						Total Deciduo	us Trees:	19	
		Evergreen Trees:							
	FF	Co. Green Spruce	Picea pungens	40	25	5' Ht.	B&B	4	
	GG	Austrian Pine	Pinus nigra	40	25	5' Ht.	B&B	2	
	НН	Rocky Mountain Juniper	Juniperus scopulorum	20	12	5' Ht.	B&B	2	
						Total Evergre	en Trees:	8	
						Tot	al Trees:	27	
×		Evergreen Shrubs:							
	Α	Morman Tea	Ephedra nevadensis	4	4	5 gal.	Cont.	6	
	В	Medora Juniper	Juniperus scopulorum 'medora'	15	5	5 gal.	Cont.	7	
	С	Skyrocket Juniper	Juniperus virginiana 'Skyrocket'	25	5	5 gal.	Cont.	4	
	D	Dwarf Norway Nesting Spruce	Picea abies 'Pumila'	3	5	5 gal.	Cont.	1	
	Ε	Mugo Pine	Pinus mugo	8	8	5 gal.	Cont.	3	
	F	Slowmound Mugo Pine	Pinus mugo 'Slowmound'	3	3	5 gal.	Cont.	6	
•	G	Tannenbaum Mugo Pine	Pinus mugo 'Tannenbaum'	15	6	5 gal.	Cont.	1	
					7	Total Evergreen Shrubs:			
		Ornamental Grasses:							
	Н	Overdam Feather Reed Grass	Calamagrostis acutiflora 'Overdam'	2	2	5 gal.	Cont.	15	
	I	Blue Oat Grass	Helictotrichon sempervirens	2	2	2 gal.	Cont.	9	
	J	Morning Light Maiden Grass	Miscanthus sinensus 'Morning Light'	4	3	5 gal.	Cont.	6	
	K	Regal Mist Pink Muhly	Muhlenbergia capillaris	4	3	5 gal.	Cont.	8	
					Tot	otal Ornamental Grasses:		38	
		Deciduous Shrubs							
	0	Coralberry/Snowberry	Symphoricarpos spp.	4	6	5 gal.	Cont.	2	
	Р	Cranberry Cotoneaster	Cotoneaster apiculatus	3	6	5 gal.	Cont.	8	
	Q	Dark Knight Blue Mist Spirea	Caryopteris x clandonensis 'Dark Knight'	4	4	5 gal.	Cont.	6	
	R	Pygmy Peashrub	Caragana pygmaea	3	4	5 gal.	Cont.	4	
					т Т	otal Deciduous	c Chruhe	20	

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES LISTED ABOVE AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY

RURAL HOMES: FOR SALE, FOR LOCALS P.O. Box 4222, Telluride, CO

81435

Yellow Brick Lane

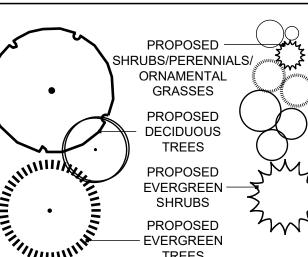
Townhomes

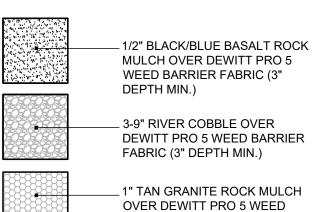
Ridgway, Colorado

www.ruralhomes.co David Bruce, Project Lead C: 603 203 1342 E:david@telluridefoundation.org

Landscape Architect:







BARRIER FABRIC (3" DEPTH - XERISCAPE WILDFLOWER SEED MIX

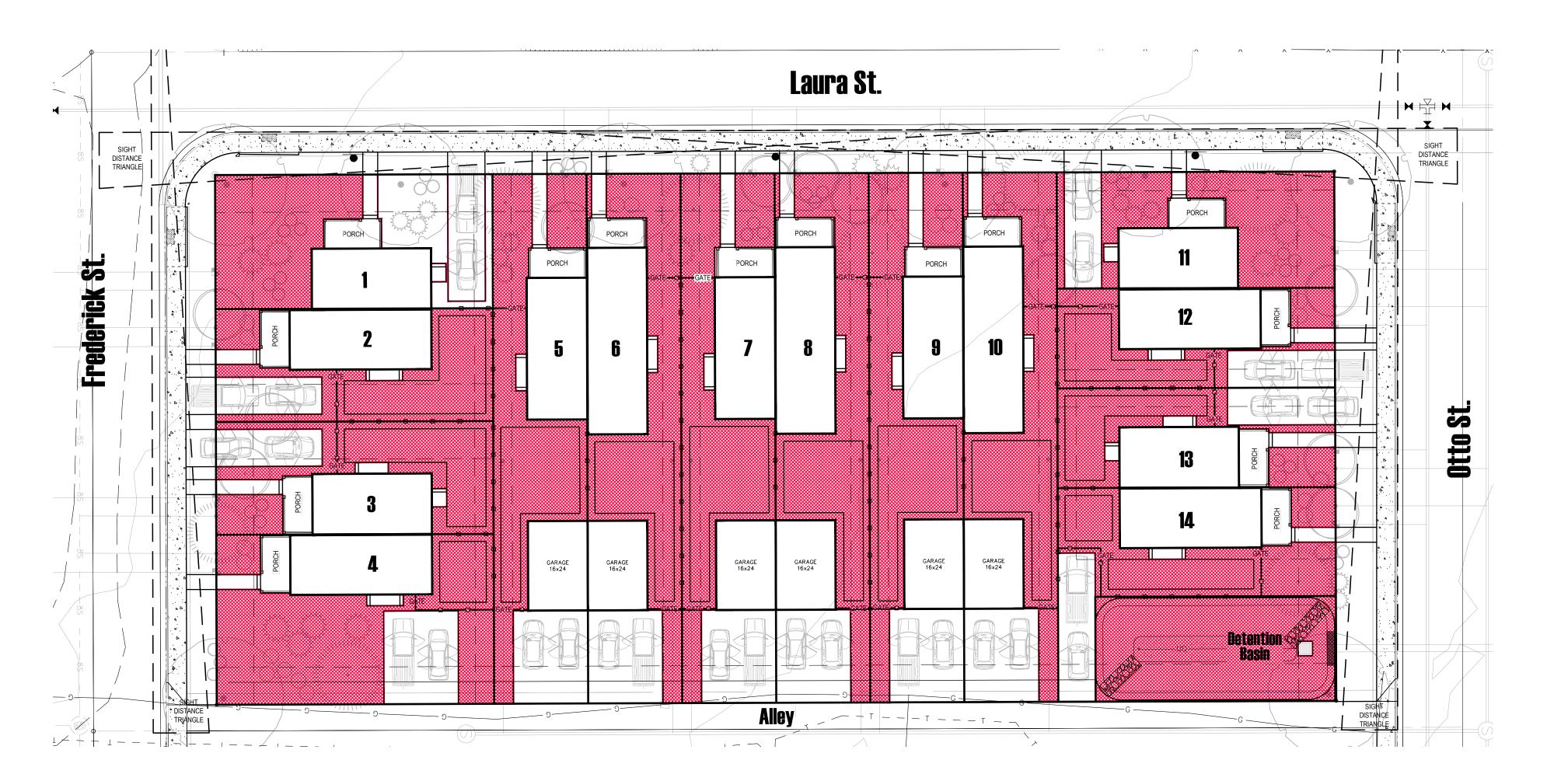
> LOW WATER TURF BLEND 35% Chewings Fescue 35% Hard Fescue 30% Perennial Ryegrass Broadcast at 5 lb / 1000sf in well-prepared seed bed and rake over

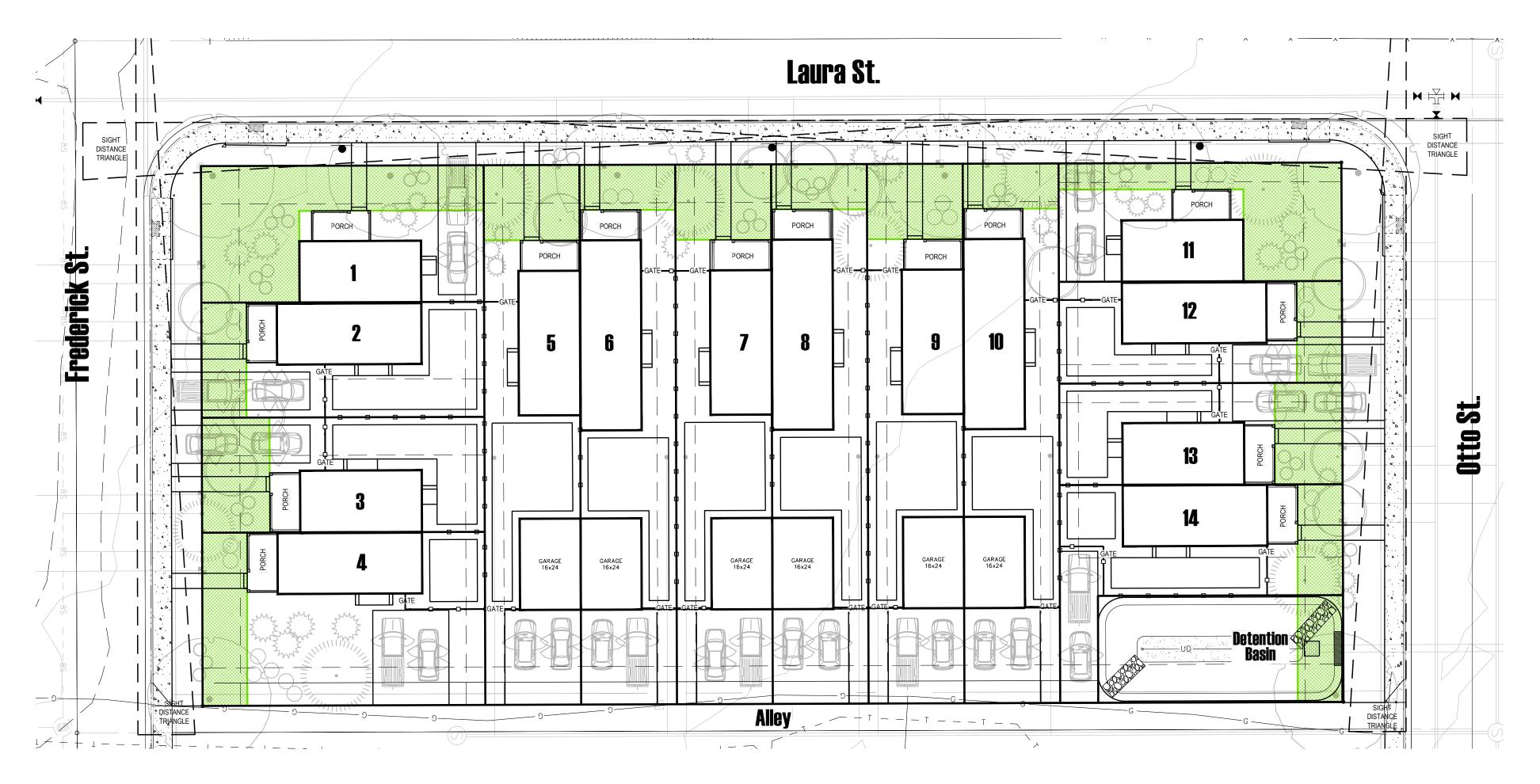
YBL Ridgway October 14, 2022 1'' = 20'

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2

Otto





Project Nam

Yellow Brick Lane Townhomes

Ridgway, Colorado

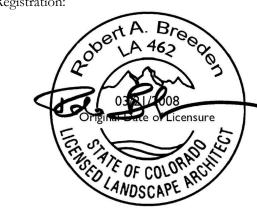


David Bruce, Project Lead
C: 603 203 1342
E:david@telluridefoundation.org

Landscape Architect:



Registration



l enei



TOTAL ON-SITE LANDSCAPE
AREA



____ TOTAL FRONT YARD LANDSCAPE

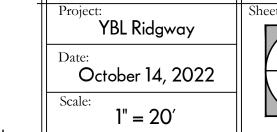
Landscape Calculations

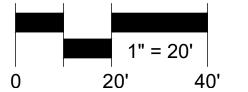
COL>	Α	В	С	D	Е	FRONT /	GROUND	Н	I	J	K	L	M	N
ROW				LNDSC /	FRONT	FRONT/	LIVE	LIVE /	LIVE	LIVE /	TREES	TREES	SHRUBS	SHRUBS
1	LOT	LOT	LNDSC	LOT	YARD	LNDSC	GROUND	LNDSC	GC	FRONT	REQ'D	SHOWN	REQ'D	SHOWN
2	NUMBER	AREA	AREA	AREA	LNDSC	AREA	COVER	AREA	FRONT	LNDSC	(1/2000 SF)	(EA)	(2/3000 SF)	(EA)
3		(SF)	(SF)	(%)	(SF)	(%)	(SF)	(%)	(SF)	(%)				
4	LOT 1	2,671	1,824	68%	1,503	82%	0	0%	357	24%	2	2	2	14
5	LOT 2	2,249	1,145	51%	358	31%	555	48%	89	25%	2	2	2	2
6	LOT 3	2,249	1,201	53%	539	45%	523	44%	61	11%	2	2	2	3
7	LOT 4	3,386	2,071	61%	537	26%	204	10%	274	51%	2	2	3	14
8	LOT 5	3,576	1,847	52%	499	27%	615	33%	117	23%	2	2	3	6
9	LOT 6	3,577	1,683	47%	299	18%	530	31%	92	31%	2	1	3	3
10	LOT 7	3,577	1,846	52%	499	27%	615	33%	80	16%	2	2	3	4
11	LOT 8	3,577	1,668	47%	299	18%	530	32%	94	31%	2	2	3	4
12	LOT 9	3,577	1,847	52%	499	27%	615	33%	77	15%	2	2	3	4
13	LOT 10	3,575	1,681	47%	299	18%	530	32%	73	24%	2	2	3	6
14	LOT 11	2,318	1,319	57%	1,141	87%	0	0%	295	26%	2	3	2	13
15	LOT 12	1,991	884	44%	318	36%	366	41%	59	19%	1	1	2	2
16	LOT 13	1,989	937	47%	475	51%	392	42%	41	9%	1	1	2	4
17	LOT 14	2,454	1,239	50%	346	28%	465	38%	58	17%	2	2	2	6
18	TRACT A	1,811	1,796	99%	336	19%	0	0%	0	0%	1	1	2	1
19	TOTAL:	42,577	22,988	54%	7,947	35%	5,940	26%	1,767	22%	27	27	37	86

Revisions:

Sheet Tit

Landscape Area Plan





Irrigation Notes

1. VERIFY OPERATING PRESSURE AT POINT OF CONNECTION PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM. NOTIFY PLAN PREPARER IF MEASURED PRESSURE IS MORE THAN 95 P.S.I. OR LESS THAN 60 P.S.I. THE SYSTEM IS DESIGNED FOR AN OPERATING PRESSURE OF 60 P.S.I. AND A FLOW RATE AT INLET PIPE OF 12 GPM. VERIFY ALL FLOW RATES ON-SITE PRIOR TO INSTALLATION.

2. NOTIFY LANDSCAPE ARCHITECT SIX (6) DAYS PRIOR TO INSTALLATION FOR A PRE-INSTALLATION CONFERENCE AND FIELD REVIEW COORDINATION FOR TRENCH DEPTHS, ASSEMBLY REVIEW, PRESSURE TESTS, COVERAGE TESTS, PRE-MAINTENANCE AND FINAL REVIEWS.

3. A CONTINUITY TEST WILL BE REQUIRED FOR CONTROL WIRE STUBOUTS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE PLAN PREPARER.

4. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH LOCAL CODES, MANUFACTURERS AND INSTRUCTIONS. AVOID ANY CONFLICTS BETWEEN SPRINKLER SYSTEM, PLANTING, AND ARCHITECTURAL FEATURES. NOTIFY PLAN PREPARER, PRIOR TO INSTALLATION, OF ANY AREA OF GRADE DIFFERENCES OR OBSTRUCTIONS NOT INDICATED ON THE PLANS.

5. PRIOR TO CUTTING INTO SOIL, LOCATE ALL CABLES, CONDUITS, SEWERS, AND OTHER UTILITIES OR ARCHITECTURAL FEATURES THAT ARE COMMONLY ENCOUNTERED UNDERGROUND AND TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. ANY DAMAGE MADE DURING THE INSTALLATION OF THE IRRIGATION SYSTEM OF THE AFOREMENTIONED ITEMS SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL EXPENSE TO THE OWNER.

6. LOCATION OF CONTROLLER TO BE DETERMINED AT JOBSITE BY OWNER AND CONTRACTOR (IF APPLICABLE). CONNECT TO EXISTING 120 VOLT ELECTRICAL SUPPLIES. USE THIN WALL METAL CONDUIT ABOVE GRADE. INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE AND INSTALL RECHARGEABLE BATTERY BACK-UP FOR CONTROLLERS. CONTROLLERS SHALL BE PROPERLY GROUNDED PER ARTICLE 250 OF THE NATIONAL ELECTRIC CODE AND CONFORM TO LOCAL REGULATIONS. INSTALL AS DETAILED. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLERS TO IRRIGATE SLOPES USING MULTIPLE REPEAT CYCLES OF SHORT DURATIONS. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SOIL EROSION DUE TO PROLONGED APPLICATIONS OF

7. USE APPROPRIATE SOLVENT AND APPLICATOR, AND PRIMER IF REQUIRED, FOR PIPE SIZE AND TYPE APPLICATIONS. APPLY PER MANUFACTURER'S RECOMMENDATIONS.

8. INSTALL ALL ELECTRIC VALVES, PRESSURE REGULATORS, BALL OR GATE VALVES, PIPING, BACKFLOW PREVENTION DEVICES (IF APPLICABLE), CONTROLLERS PER MANUFACTURERS SPECIFICATIONS.

9. INSTALL FLOOD BUBBLERS ON UP HILL SIDE OF PLANT AND/OR WITHIN PLANT WELL

10. POLYETHYLENE PIPE (IF APPLICABLE) INSTALLED SHALL BE PRODUCED FROM ALL VIRGIN UNION CARBIDE RESIN.

11. MAINTENANCE CONSIDERATIONS: A. FILTER CLEANING AND FLUSHING SHOULD START OUT AS A MONTHLY PROCEDURE AND

NECESSARY TO ENSURE THE SURVIVAL RATE OF THE PLANT MATERIAL.

WHERE ROCKY TERRAIN IS ENCOUNTERED.

CONTINUE AS NEEDED AFTER SIX (6) MONTHS. B. VISUALLY CHECK FOR INDICATIONS OF PIPE BREAKS OR CLOGGED EMITTERS OR OUTLETS. C. WATER QUALITY SHOULD BE MEASURED ON A QUARTERLY BASIS AND AMENDMENTS ADDED AS

12. ALL WIRING UNDER PAVEMENT SHALL BE INSTALLED IN PVC SCHEDULE 40 ELECTRICAL CONDUIT. ELECTRICAL CONDUIT SHALL EXTEND TWELVE INCHES (12") BEYOND EDGE OF PAVEMENT OR CURB. CONTRACTOR HAS THE OPTION TO INSTALL PVC SCHEDULE 40 SLEEVING FOR ALL PIPING UNDER ASPHALT AND CONCRETE PAVEMENTS AT HIS OWN EXPENSE. INSTALL SAND FOR BACKFILL IN ASPHALT PAVEMENT AREAS TO 6" COVER ABOVE PIPE. SURROUND PIPE WITH SAND IN AREAS

13. ALL VALVE CONTROL WIRE SHALL BE MINIMUM NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURERS SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM EACH CONTROLLER. EACH WIRE AT VALVES SHALL HAVE 24" EXCESS COILED LOOP. TAPE WIRES IN BUNDLES EVERY TEN FEET (10').

14. ALL PIPES SHALL BE TESTED AT 125% OF DESIGN PRESSURE FOR 1 HOUR. ADD WATER SLOWLY TO PIPES TO AVOID WATER HAMMER DAMAGE, BLEED SYSTEM TO INSURE ALL AIR IS OUT OF PIPES AND PRESSURIZE SYSTEM TO LEVELS STATED ABOVE. VISUALLY INSPECT FOR LEAKS WHILE SYSTEM IS HOLDING PRESSURE CONSTANT.

15. ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS, CLODS, AND OTHER EXTRANEOUS MATERIALS. COMPACT BACKFILL TO ORIGINAL DENSITY OF SOIL.

16. AT JOB COMPLETION, SUPPLY OWNER WITH TWO (2) KEYS FOR EACH CONTROLLER.

17. GUARANTEE THE IRRIGATION SYSTEM AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE.

18. INSTALL PUMP, CONTROLLER, AND RELAY SWITCH PER MFR. INSTRUCTIONS.

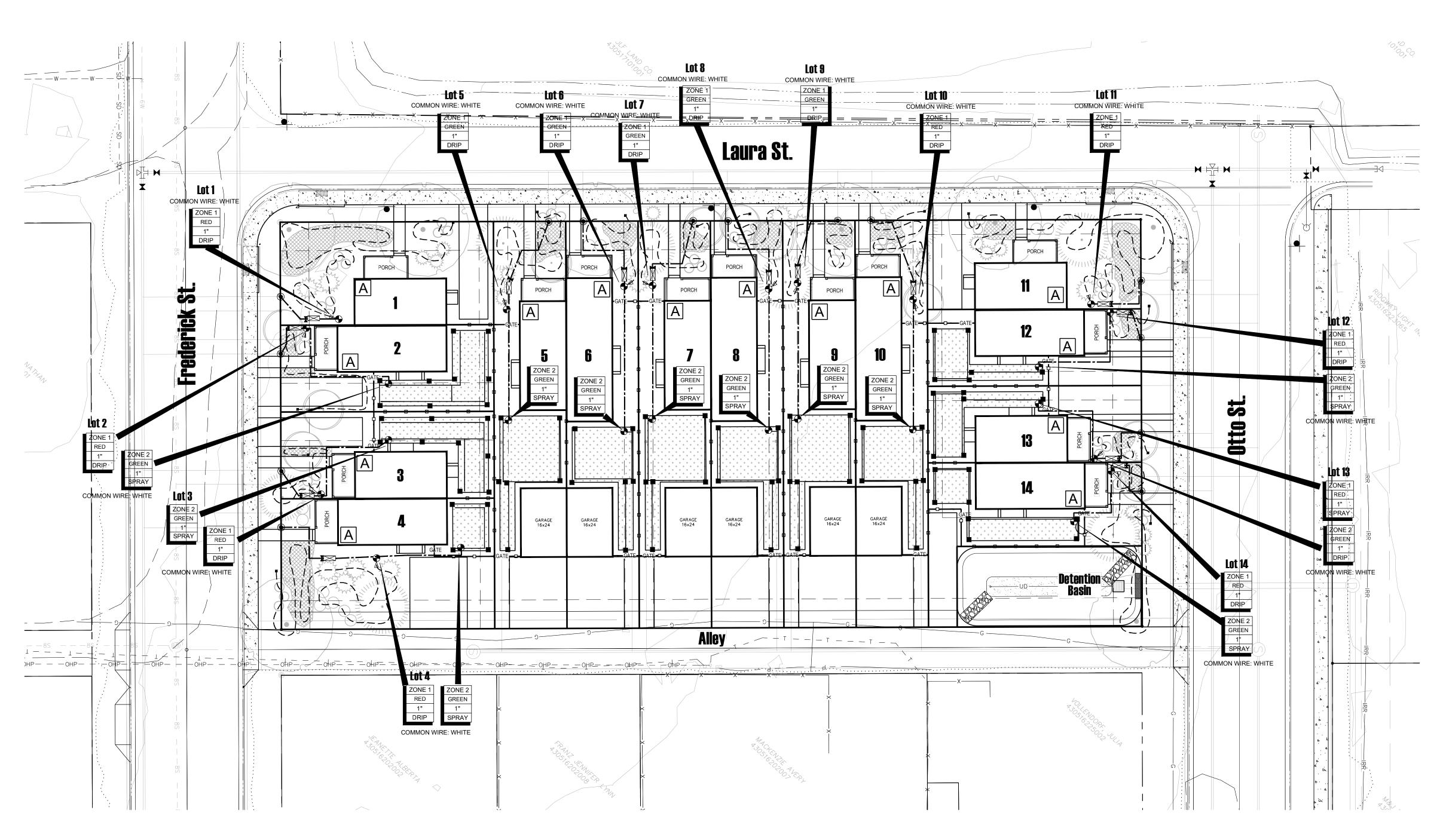
19. RECORD ALL CHANGES ON A REDLINED PLAN AND SUBMIT TO THE OWNER & LANDSCAPE ARCHITECT FOLLOWING CONSTRUCTION.

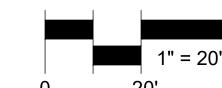
Reduced Pressure Backflow Assembly (RPBA)

ONLY ONE RPBA IS REQUIRED TO SERVE THE WHOLE SYSTEM; CONTROL VALVES CAN BE LOCATED

- DOWNSTREAM OF (AFTER) THE RPBA. RPBAS MUST BE INSTALLED A MINIMUM OF 12" ABOVE GROUND LEVEL.
- RPBAS MUST BE TESTED BY A STATE CERTIFIED BACKFLOW PREVENTER TESTER AT THE TIME OF INSTALLATION, ANNUALLY, AND WHEN MOVED OR REPAIRED.
- IN AN RPBA-EQUIPPED SYSTEM, FERTILIZER AND OTHER AGRICULTURAL CHEMICALS MAY BE INTRODUCED DOWNSTREAM OF (AFTER) THE RPBA (FOR IRRIGATION SYSTEMS ONLY).

RPBA MAXIMUM DESIGN FLOW FOR RESIDENTIAL SYSTEMS ON A 3/4 INCH SERVICE AND METER SHOULD NOT EXCEED 15 GALLONS PER MINUTE (GPM). HIGHER FLOWS CAN DAMAGE THE METER. ALL DEVICES SHOULD BE INSTALLED IN A MANNER THAT ALLOWS ADEQUATE CLEARANCE FOR TESTING AND REPAIRS. BEFORE INSTALLING A NEW SPRINKLER SYSTEM THAT WILL USE DOMESTIC WATER, THE OWNER OR OWNER'S REPRESENTATIVE IS REQUIRED TO GET A BUILDING PERMIT FROM THE LOCAL BUILDING DEPARTMENT.





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Yellow Brick Lane Townhomes Ridgway, Colorado

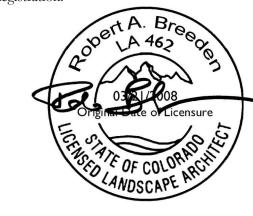


www.ruralhomes.co David Bruce, Project Lead C: 603 203 1342 E:david@telluridefoundation.or

Landscape Architect:



: 970.210.2155 Email: rb@nviz.biz Web: www.nviz.biz





DK.GRN

RAINBIRD ESP-ME ENHANCED MODULAR CONTROLLER MOUNTED ON EXT. WALL IN WATER PROOF CABINET VALVE STATION NUMBER

VALVE SIZE TYPE OF IRRIGATION

WIRE COLOR

POINT OF CONNECTION

REDUCED PRESSURE BACKFLOW ASSEMBLY FEBCO 860 RPZ BACKFLOW PREVENTER 1"

ELECTRIC REMOTE CONTROL VALVE

WYE STRAINER FOR DRIP ZONES

FPT | FE860-075

PVC BALL VALVE

1" PRESSURIZED MAINLINE PIPe (PVC SCHEDULE 40 PIPE OR PE)

LATERAL PIPE SIZE (PVC SCHEDULE 40 PIPE)

1/2" DRIP LINE AND EMITTERS (PE PIPE AND MICROLINE WITH PRESSURE COMPENSATING MODULES OR APPVD.

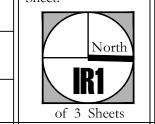
EQUAL.-ENDCAPS AS NECESSARY)

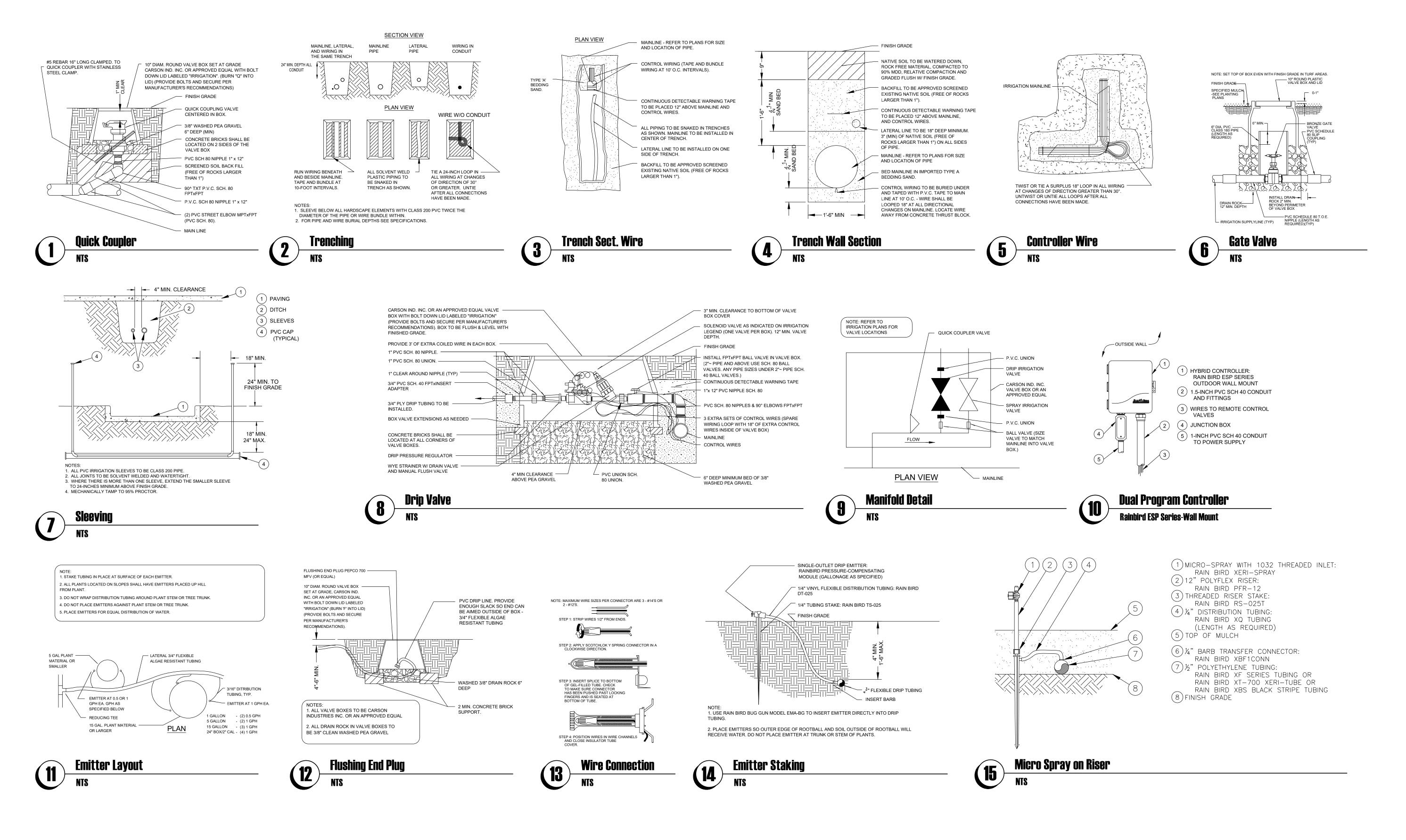
RAINBIRD 1800 6" POP-UP SPRAY HEAD (MODEL 1806-15-VAN) USE VARIABLE ARC NOZZLES FOR ALL

POP-UP HEADS

Irrigation Plan

YBL Ridgway October 14, 2022 1'' = 20'





Yellow Brick Lane Townhomes

Ridgway, Colorado

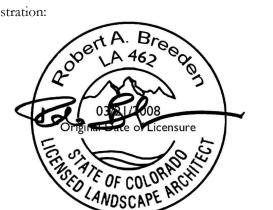


www.ruralhomes.co David Bruce, Project Lead C: 603 203 1342 E:david@telluridefoundation.org

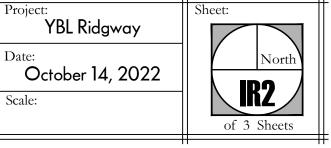
Landscape Architect:



Registration:



Irrigation Details



WETTERHORN TOWNHOMES LAURA ST RIDGWAY, CO Judith Vanderwist
Montrose Landscape Design
21 N Cascade
Montrose CO 81401
jvanderwist@gmail.com
805-424-1897 Cell

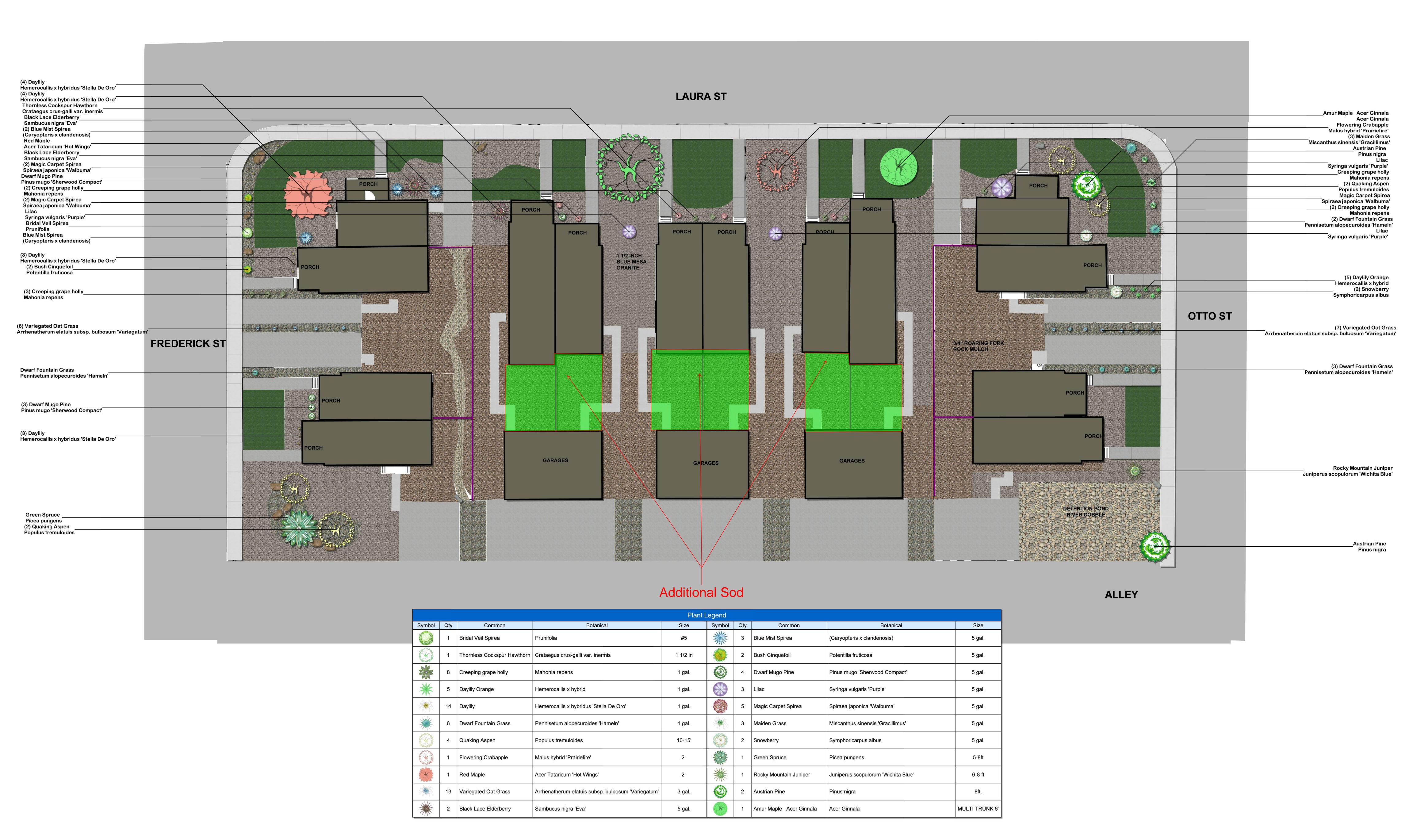
SEPTEMBER 27, 2023

SCALE:1"=10'

LANDSCAPE PLAN
FRONT, SIDES AND BACK AREA

12 TREES 27 SHRUBS 46 PERENNIALS 3748 SQ.FT. GRASS 23,239 SQ FT Rock

---- FENCE



Wetterhorn Townhomes

Ridgway, CO

COMPARISON OF ORIGINAL APPROVED PLAN AND AMENDED PLAN

The original approved plan was set at 50% required landscape. This is one reason the amounts between the plans differed so much.

The comparison chart from the planner asking for comparative quantities was set at 40% required landscape.

The amended plan at 40% required is 64% of the total land parcel, well over that amount.

The amended plan includes sod in the front and sides of the buildings. This lends a much better curb appeal and a softer environment. There are areas available to home owners to add some plants of their choosing.

The advantage to the earth to add more grass than rocks is the plants take in carbon and give off oxygen. With the automatic timers, watering times can be set to the nighttime when evaporation rates are low.

The original approved plan included plants like the Cottonwood and Willow trees that require a lot of water. The amended plan uses drought tolerant trees and plants that won't tax the city water supply.

As is evident by the completed comparison chart supplied and the included perspective examples, the amended plan easily fulfills the required area amounts and is a much better Plan for the Ridgway environment.

	А	В	С	D	E	F	G
1	Required Landscaped Area 40%	Required	Approved plan	Amended plan	Difference in plans	Difference from required	
2		17,031	22,988	27,436	4448 more	10,405 more	64% of total Land Parcel
3	Required live groundcover 20%	3,406	5,940	15,756	9,816 more	6,410 more	
4	Required non live groundcover 20%	3,406	15,073	11,680	3.393 less	8,274 more	
5	Trees 1/2000	9	27	12	15 less	3 more	
6	Shrubs 2/3000	12	86	22	64 less	10 more	
7	Total front yard live and non 25% req.	5,322	14,128	27,436	13,308 more	7,986 more	

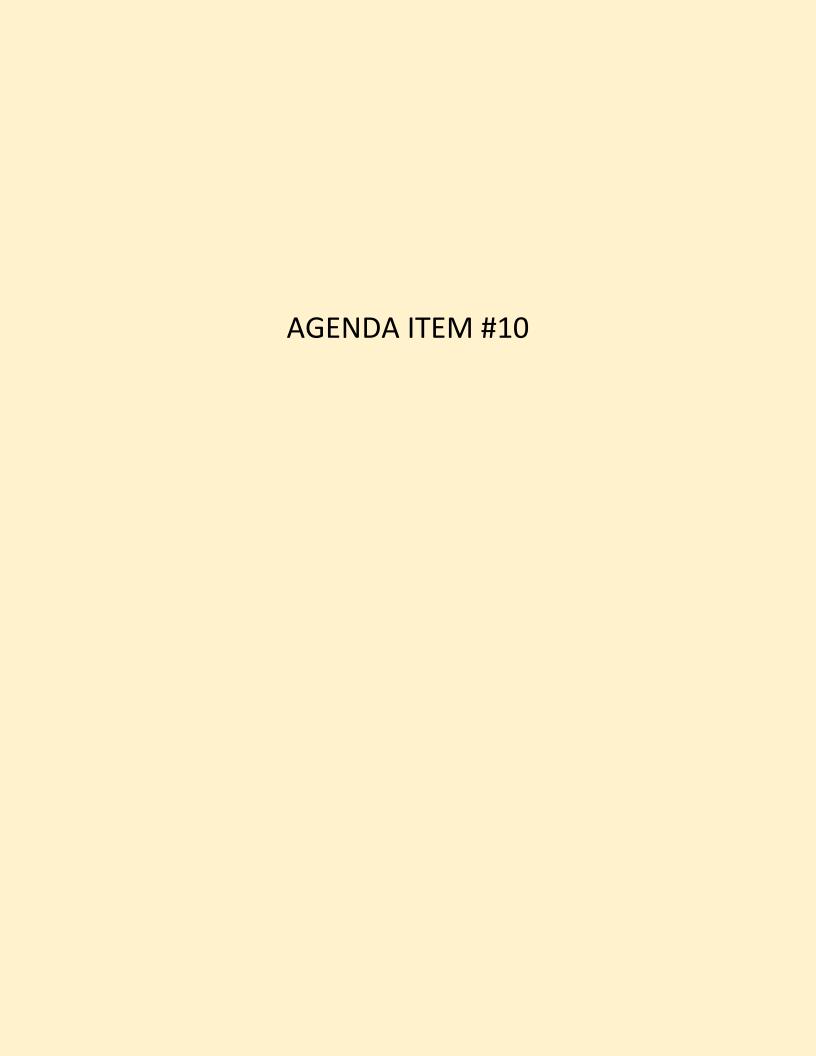














TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

To: Honorable Mayor Clark and Ridgway Town Council

From: Preston Neill, Town Manager

Date: December 7, 2023

Agenda Topic: Extension request to meet conditions of approval of Preliminary Plat of property at

SE corner of Sherman St/Hwy 62 and Railroad St. (Ridgway Cohousing)

ACTION BEFORE COUNCIL:

Council is asked to consider a two-year extension for the Ridgway CoHousing Preliminary Plat approval granted on October 9, 2019 and subsequently extended on September 8, 2021. If approved, the extension would allow the applicant another two years to meet the conditions assigned with the Preliminary Plat approval.

PROPOSED MOTION

"I move to [approve/deny] an extension for the Ridgway CoHousing Preliminary Plat, for a period of [two] years with the [same or edited as follows] conditions assigned at the October 9, 2019 approval and to allow for up to [two] years to meet those conditions.

BACKGROUND:

Ridgway CoHousing received Preliminary Plat approval, with a variety of conditions, from the Town Council on October 9, 2019. The original expiration date of the Preliminary Plat was October 9, 2021. For a number of reasons, including the COVID-19 pandemic, an increase in construction costs, and issues getting through and meeting CDOT's stormwater requirements, Ridgway CoHousing requested a two-year extension to the Preliminary Plat approval and to meet the conditions assigned with the approval from October 9, 2019. That extension request was granted by Council on September 8, 2021. The current expiration date has now passed as it was on October 9, 2023. The owner is now requesting another two-year extension to the Preliminary Plat approval, meaning the owner would have an additional two years to meet the conditions assigned with the approval from October 9, 2019.

The Ridgway Municipal Code allows for extension of Preliminary Plat approval for good cause and allows for the Town Council to grant additional time to meet conditions. The applicable Code sections are provided below:

7-4-5(B) Preliminary Plat

(10) Except as otherwise expressly provided by the Town Council, all conditions of approval shall be met within 90 days of such approval or the plat shall be deemed disapproved.

7-4-5(C) Final Plat

(1)(c) No final plat may be scheduled for a Planning Commission hearing more than two years after approval of the preliminary plat, without resubmitting the preliminary plat for review pursuant to 7-4-5(B) unless;

- (i) within two years of approval of a final plat of a previous filing, or
- (ii) the Town Council authorizes an extension for good cause shown, such as adverse market conditions, in conjunction with substantial progress on infrastructure and

approval of a final plat of previous filings in accordance with an approved phasing plan.

ATTACHMENTS:

Attachment 1 – Extension request from Mick Graff, Ridgway CoHousing LLC member Attachment 2 – Staff Report dated October 4, 2019 regarding Preliminary Plat

ATTACHMENT 1

-----Original Message-----

From: Mick Graff <mickgraff4@gmail.com> Sent: Sunday, November 19, 2023 6:14 PM To: Preston Neill <pneill@town.ridgway.co.us>

Cc: Don Swartz <donswartz1935@gmail.com>; Diana Rooney <DianaR@sgm-inc.com>; Kit Meckel

<cwm@meckeldesignbuild.com>

Subject: Request for Extension of Ridgway Cohousing LLC Preliminary Plat

Preston:

This is a request for another extension of the Preliminary Plat approval with conditions provided to Ridgway Cohousing LLC by Ridgway; the most recent extension expired October 17, 2023.

We thought that the submission of Ridgway Cohousing LLC regarding the Preliminary Plat that was provided to Ridgway staff in August 2023 suspended the need to request this extension, but were advised during our meeting with Ridgway staff on November 13, 2023 that this request was required. Other items required by Ridgway staff to meet the conditions of the Preliminary Plat approval that were discussed in the Nov 13 meeting are in preparation and will be submitted to Ridgway staff as soon as they are completed.

Thank you in advance for Ridgway's consideration of this request.

Mick Graff Member, Ridgway Cohousing LLC

STAFF REPORT

Request: Preliminary Plat

Legal: S: 16 T: 45 R: 8 614 AC IN N1/2SW1/4

Address: TBD

Parcel #: 430516300005
Zone: Historic Business

Applicant: Ridgway Cohousing, LLC
Owners: Ridgway Cohousing, LLC
Initiated By: Shay Coburn, Town Planner

Date: October 4, 2019

BACKGROUND

Applicant is submitting a preliminary plat for a proposed subdivision. This development is planned for the Warlick or Railroad property located at the southeast corner of Sherman/Hwy 62 and South Railroad Street. The property is 4.47 acres total.

The development plan includes 26 residential units/lots in 10 duplex buildings and 6 units above garages, plus a common house, future workshop, future gazebo, and parking facilities. This cohousing development would encompass approximately 4 acres — inclusive of all shared spaces (garages, carports, storage areas, open spaces, shared building, etc.) this averages to about 6,701 sq. ft. of property per dwelling unit, or 6.5 dwelling units per acre. The remainder of the property will include a 0.12-acre street and a 0.35-acre lot on the north side of the subject, along Sherman Street, that would not be developed as part of this proposal.



The units will include 6 garage loft units at 728 sq. ft., 6 units at 913 sq. ft., 6 units at 1,207 sq. ft., 4 units at 1,388 sq. ft., and 4 units at 1,629 sq. ft. The development also includes a mix of single-car garages, car ports, open parking space, a 3,000 sq. ft. common house, and an 800 sq. ft. workshop.

This development has had the following public meetings and outcomes:

- Informal discussion with the Planning Commission August 29th, 2017 well received
- Sketch Plan hearing with the Planning Commission September 26, 2017 Approved
- Sketch Plan hearing with the Planning Commission March 27, 2018 Approved
- Sketch Plan hearing with the Planning Commission October 30, 2018 Approved
- Preliminary Plat hearing with the Planning Commission May 25, 2019 Approved with conditions to be met before going to Town Council, see meeting minutes at the end of this report.

The Applicant worked with Town staff on another round of reviews after the Commission meeting and prior to this preliminary plat hearing with the Town Council. However, this preliminary plat revision was

submitted to the Town on September 30, 2019 with some documents coming in after that. This did not allow enough time for the Town Engineer to complete another review of the submittal. It is important that the Council includes review and approval by the Town Engineer as a condition of any approval.

Submitted with this public hearing application are the following, new/revised items since the Commission hearing are in *blue*:

- Hearing Application
- Request Letter
- Updated Narrative
- Mineral Rights Certification
- SMPA Will-Serve Letter + email correspondence
- Black Hills Energy letter
- Clearnetworx letter
- School District Bus Stop Location Letter
- Site Access and Safety Exhibits
- HOA Declarations and CCRs + Exhibits
- Draft Flood Plain Development Permit
- Geotech Engineering Study and Addendum
- Drainage Report revised July 2019, Addendum September 2019
- Preliminary Plat Map
- Landscaping, Irrigation, and Lighting Plans
- Civil Plans
- Brown Ditch Due Diligence Report

The property has been noticed and posted in accordance with the Ridgway Municipal Code (RMC).

CODE REQUIREMENTS AND ANALYSIS

RMC 7-4-5(B) Preliminary Plat

(1) – (4) Submittal Requirements Substantially conforming.

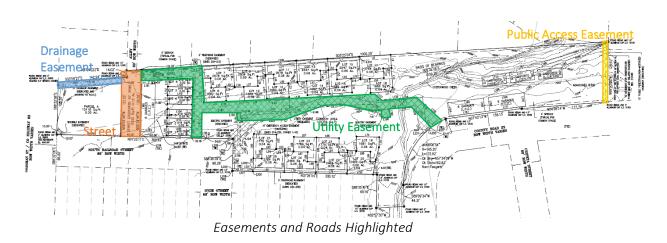
- (5) The preliminary plat shall contain at a minimum the following:
 - (a) The name of the subdivision, date of the preparation of the map, name and address of the engineer or surveyor preparing the plat, and total area of the subdivision.

Substantially conforming.

- (b) The scale used and direction of true north. Substantially conforming.
- (c) The location and dimensions of all existing and proposed streets, alleys and easements, street lights, street signs and other improvements.
 - The Applicant has been in discussion with the Town regarding realigning South Railroad Street to match the location of North Railroad Street. This would have a positive impact on the traffic flow in this area. After a Town Council workshop, the Town and Applicant agreed upon a layout that

could work for both parties. The Town is investigating the options for this realignment while this development is moving forward with development plans and approvals. This potential realignment would impact Parcel A and would join with the proposed road between Parcel A and the cohousing property.

- This plan proposes a street, a 40' right-of-way, that will run east west connecting South Railroad to the existing alley south of Alpine Bank. This will be one of the development's main access points and was discussed in some detail at one of the Sketch Plan Hearings. See red area on map below. Dedication language on the plat may need to be adjusted.
- This plan proposes a 10' drainage easement for the east side of Parcel A, the parcel in which no development is being proposed along Sherman Street. See blue area on map below.
- This plan proposes a triangular shaped sidewalk easement on the NW corner of Parcel A so that when the sidewalk is built on Parcel A, there can be some space for it to work with the established intersection.
- This plan proposes stops sign at all exits from the development and one on Hyde for vehicles traveling east.
- Once the utility plan is approved and finalized, the Applicant should check that all easements are adequate.



- (d) The location of water courses, including lakes, swamps, ditches, flood prone areas; the location of existing utility lines, pipes, poles, towers, culverts, drains, and drainage ways.

 Received.
- (e) The location, size and dimension of all lots and blocks, and the location of properties and easements to be reserved for particular uses or to be dedicated to the Town.
 - The Applicant is proposing a utility easement through about the center of the property for utility providers, including the Town, to access and maintain the utilities in that area. See green area on map above. This also mostly overlaps with a 16'-wide emergency access easement.
 - The Applicant is providing for a 10' public access easement at the south end of the property. This 10' area is currently a utility easement. See yellow area on map above.
- (f) Five foot elevation contours at a minimum. Received.
- (g) Any building setback lines, height restrictions, or other building or use restrictions.

Received.

(h) A vicinity sketch map.
Received.

- (i) An indication of the total area of streets and alleys, area of lots and area of any property dedicated to public or other uses.
 - A 40' right-of-way will be dedicated to the Town as described above. The area of this street is 0.12 acres or 5,332 square feet.
 - A 10' public access easement, as described above, will be dedicated to the Town.
- (6) Accompanying the preliminary plat or included upon it shall be plans, drawings or information for the following:
 - (a) Plans for any proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations.

The Applicant is proposing to build a new sewer main that will run through the middle of the development and connecting to the Town's system on Liddell Street via the alley. The sewer main is to be dedicated to the Town while the service lines will be the responsibility of the Applicant. The dedication language on the plat may need to be revised.

The Town Engineer needs to further review the sewer system.

(b) Plans for the water system and fire protection system showing locations, pipe sizes, valves, storage tanks and fire hydrants.

The Applicant is proposing to build a new water main starting at Chipeta and CR 23 then going through the middle of the property north then looping west on Hyde Street. The water main is to be dedicated to the Town while the service lines will be the responsibility of the Applicant. The dedication language on the plat may need to be revised.

The Town Engineer needs to further review the water system.

Page C108 was provided to show a 250' radius from the one existing fire hydrant on CR 23 and the proposed hydrant on South Railroad. The Town's Standard Specs say "Fire hydrants shall be placed at the intervals recommended by the State Insurance Services office, generally, at 500 foot intervals." The two hydrants on the plans appear to be about 765' apart. A new hydrant needs to be added to address the gap. This may have been addressed with this new submittal – this will be reviewed by the Town Engineer.

(c) Plans for the storm drainage system showing location, pipe sizes, drains, surface drainage ways and discharge points.

The development and association will own and maintain this private stormwater system that is mostly raingardens that then connect with the Town's system on Sherman Street. The Town Engineer needs to further review the storm drainage plan. Town has had multiple conversations with the Applicant on this topic and is hopeful this is close to being resolved.

(d) Plans for proposed streets, alleys, sidewalks, curbs and gutters, lighting, bikepaths and walkways showing the grade and cross section, and plans for any other proposed public improvements. (Ord 12-2008)

- The Applicant is including sidewalks along all of the cohousing property, along South Railroad, Hyde, and CR 23 as required by 7-4-6(A)(10).
- Pursuant to 7-4-6(A)(10), sidewalks must be constructed along all property unless proper grade cannot be determined, in which case the Planning Commission and Town Council can make this determination and then make an agreement for future construction. Since Parcel A is not being proposed for development at this time, and South Railroad is not paved, it may make sense to delay this portion of sidewalk. For now, plat note 20 is included as a placeholder but Town would prefer that the building of this sidewalk be included in the Subdivision Improvements Agreement instead. Either way, deferring building this sidewalk will need Town Council approval at the time of Final Plat.
- Exterior lighting plan Applicant provided town with an explanation of how the lighting interfaces with the utility plan and easements. This information should be added to the engineering plans. This may have been addressed to be reviewed by the Town Engineer
- The Town Engineer needs to further review these items.
- (e) The subdivider shall send a notice, at least 30 days prior to the Planning Commission's hearing or consideration, to mineral estate owners, by certified mail, return receipt requested, or a nationally recognized overnight courier, in accordance with the requirements of CRS 24-65.5-103(1). A copy of the notice shall be given to the Town along with the subdividers certification of compliance with said notification requirements. Provided this notice is not required if notice was previously sent and such certification previously provided with respect to the same surface development, or the application is only for platting an additional single lot, unless a mineral estate owner has requested notice pursuant to CRS 24-6-402(7). (Ord 4-2009)
 - Substantially met. As requested by the town, the Applicant submitted an updated title commitment. However, it was received on October 4, 2019 so it still needs to be reviewed by the Town Attorney.
- (f) Any proposed covenants, condominium declaration or articles of incorporation and by-laws for any homeowners' association, or contracts for maintenance of improvements.
 - An owner's association will be established with a final plat for the cohousing property. This will not include Parcel A. Staff received revised CCRs on October 4, 2019. The updates appear to address the below comments but this will need to be reviewed by the Town Attorney.
 - Consider inserting additional language in 2.4.2 or 2.4.3 to recognize the utility easement being dedicated to the Town, which will affect the common areas.
 - 2.12 may be good to note the Town's short-term rental regulations which supersede the CCRs.
 - 3.4 May want to look at explicit language regarding emergency vehicles See 38-33.3-106.5
 - 3.6 May want to further define animals as domestic animals (dogs cats)
 - 3.8 is a violation of CCIOA See 38-33.3-106.5
 - Please submit exhibits for review.
- (g) A soils report prepared by a geologist or licensed qualified engineer which addresses building foundation design requirements shall be submitted where geologic hazards and considerations dictate the need for such analysis.
 - An addendum to the report was submitted and needs to be reviewed by the Town Engineer.
- (h) Written approval or access permit from the State Department of Highways for any access to highways under its jurisdiction, directly from any lot and for any new street serving the subdivision which intersects with a State highway.

Town has worked with the Applicant to get an access permit from CDOT for this development and for the realignment of South Railroad Street. If South Railroad Street is not realigned, Town will need to work with the Applicant to determine if another CDOT access permit needs to be submitted. Staff is unsure what the implications may be if South Railroad Street is not realigned – it may trigger CDOT to limit the access in and out of South Railroad Street to right-in and right-out only. Staff will continue to work with the Applicant and CDOT as the feasibility of realigning South Railroad is determined.

- (i) Estimated water consumption and sewage generation. Received.
- (j) Description of any geologic hazards. Received.
- (k) Landscape plans and, as appropriate, irrigation plans. (Ord 12-2008)

The Historic Business district has minimal landscaping requirements. The proposed plan will preserve maybe about half of the exiting trees. The landscaping plans propose a mix of types, and a number of trees and bushes. The proposal also shows a small lawn area with mostly low grasses and native flowers. Most of the landscaping plan seems to be based on accommodating and managing storm drainage.

The Applicant needs to remove trees that are shown to be located on top of utility lines. The Applicant should not plant trees directly on top of utility lines as they would likely have to be removed when there is a problem with the utility. Landscape plans will need to be reviewed against new engineering plans.

The irrigation plan shows only common areas being irrigated. This is beneficial in that each property owner can decided what they want to do with their yard like xeriscape or have a flower garden; however, there is landscaping proposed on private yards that will then not be irrigated by the owner's association. This seems to occur on the rear lots where most lots have one tree but not all. For example, lot 26 has two trees and lot 7 has none. Also, will each home/lot have access to an outside water hook up so they can add an irrigation system or water as needed? This is not a requirement, just something for the Applicant to think through. The Applicant should also note that if the backflow prevention devise is not blown out each winter, it will break.

Town Engineer needs to further review these items to check for compatibility with utility plans.

- (I) A list of proposed uses for each lot consistent with Town Zoning Regulations. (Ord 12-2008)

 In the Historic Business district, residential uses are a use by right. The majority of this proposed subdivision will be residential. Parcel A will remain undeveloped at this time and the zoning will remain Historic Business.
- (7) Repealed by Ord 4-2009
- (8) The Planning Commission may approve, conditionally approve or disapprove the preliminary plat. It may continue its consideration of the plat to another meeting when additional time is needed, or to allow the subdivider time to revise or supplement the plan to bring it into compliance with these regulations or proposed conditions of approval. The reason for continuance, disapproval, or any

conditions of approval, shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. Consideration of the matter may also be continued upon the subdividers request. The plat may be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. (Ord 12-2008)

- (9) The Planning Commission's decision shall be submitted to the Town Council as a recommendation along with the plat for review at its next regular meeting. The Town Council shall issue its decision approving, conditionally approving or disapproving the plat, based upon compliance with the provisions of these regulations. The Town Council may continue its consideration of the preliminary plat until such time as proposed conditions for approval, are met by the subdivider. (Ord 12-2008)
- (10) Except as otherwise expressly provided by the Town Council, all conditions of approval shall be met within 90 days of such approval or the plat shall be deemed disapproved.

RMC 7-4-6 Required Improvements

There are a number of improvements that are required with subdivision in this section. Staff is highlighting only a portion of these requirements here:

Subsection (A)(6) Streets within and adjacent to the subdivision as necessary to provide access to each lot. Existing streets maintained by the Town for public use shall be improved by the subdivider to the extent necessary to provide access to abutting lots and to provide proper drainage, grade and sidewalk grade. Streets shall be paved in circumstances where required by Town street specifications. Streets shall be dedicated to the Town.

One of the required improvements when doing a subdivision includes providing streets to access the development or making improvements to existing streets. Besides just providing adequate access to the property, the improvements are to provide proper drainage and grades. As stated above, the Applicant is proposing to dedicate a 40' right-of-way to the Town that will connect the existing alley off of Liddell Street to South Railroad Street. The Applicant has also been asked by the Planning Commission to build the roughly 70' long portion of alley to connect the proposed street to the existing alley. This new street will be one of the development's main access locations with 14 garages and trash access located just off of this new street. This access cannot be an alley because RMC 7-4-7(C)(2) requires that all lots shall have access to a street connected to the public street system.

Subsection (B) Subdivision Improvements Agreement (SIA) In part, this section reads as follows in Sections (1) and (2):

(1) No final plat shall be approved or recorded until the subdivider has properly completed, and the Town has approved, the street base, lights and traffic control devices, and water, sewer, electricity, gas, telephone, and drainage system as adequate to serve each lot, and has submitted, and the Town Council has approved, a Subdivision Improvements Agreement guaranteeing construction of all other required improvements and as-builts therefore, which have not previously been completed and approved by the Town. The Subdivision Improvements Agreement shall list the improvements to be made and as builts required, estimated costs, and completion dates.

It should be noted that phone may not be installed by the time of final plat. This is due to the utility providers who won't install the lines until there are paying customers. The Applicant will install conduit to

ensure the lines can be install easily at the time of connection.

(2) All improvements shall be completed and accepted within 2 years following approval of the final plat by the Town, unless a longer interval is provided for in the Subdivision Improvements Agreement.

The Applicant has told staff that they will want to do an SIA. The Applicant has a rough idea of the items that they expect to be part of this SIA. This list will be helpful to agree upon before the final plat, when the SIA would be finalized, as to avoid any delays. The Applicant should note the language of (B)(1) above as some items are not eligible for an SIA.

RMC 7-4-7 Design Standards

There are a number of standards required in this section. Staff is highlighting only a portion of these Standards here:

Subsection (B) All subdivisions shall be developed in accordance with the Town's Master Plans, Zoning Regulations, Flood Plain Regulations, and other applicable Town ordinances, regulations and specifications.

All private lots and structures are outside of the floodplain; however, the Applicant has submitted a draft Flood Plain Development Permit for site work. The Applicant is working on a USACOE Nationwide 404 Permit which will include off-site wetlands mitigation, stream improvements for the stream crossing, stream widening, and slope stabilization. This USACOE permit is needed to finalize the Town's Flood Plain Development Permit. This can be a condition of approval; however, it should be noted that the Applicant has requested more than the 90 days the code allows for to meet all conditions of preliminary plat approval. While the Applicant shared that they would hope to have this completed sooner and they now have written affirmation from the USACOE to allow utility and culvert installation with mitigation happening later, they are requesting up to two years to meet this condition. No matter how long the Applicant has to meet this condition, no work can commence in the floodplain until the floodplain development permit through the Town is processed. In addition, the design of the elements in the floodplain will need to be reviewed again by the Town Engineer.

Subsection (J) Plat Notes

This section addresses plat notes required by the Town. All items have been addressed.

RMC 7-3 Zoning Regulations

RMC 7-3-10 Dimensional & Off-Site Parking Requirements

- Parcel A is 0.35 acres and about 108' wide on Sherman Street.
- Structure height limited to 35' in the HB district.
- Minimum or maximum lot coverage or size none in this district.
- Lot width variances were approved by the Planning Commission.
- Setbacks all setback variances were approved by the Planning Commission.

Parking – Under RMC 7-3-10(A), 2 parking spaces are required for residences greater than a studio size of 600 sf. All 26 units are above 600 sq. ft. thus requiring a minimum of 52 spaces, which are provided in a combination of surface parking, garages, and carports. There will also be 4 guest parking spaces. In addition, the Applicant is proposing to improve the public right-of-way along CR 23 which will contribute to extra residential parking and visitor parking.

Misc. Comments and Edits

RMC 6-4 Fence, Hedge and Wall Restrictions

The Applicant is proposing quite a few retaining walls around the development. These retaining walls average about 2-3' tall. In addition, private yards are planned to be fenced by the owners. The fences will be 4' tall between units and 6' tall on the edge of the property (rear and sides) where desired for privacy. Garage apartment units may have a 4' fence at front yards. These items are addressed in the HOA CCRs.

RMC 7-3-13(I) Short Term Rental Regulations

Per the HOA documents, all rentals must be 32 days or more. This means that no short-term rentals will be allowed.

Commercial Design Guidelines

These apply to Historic Business properties; however, this is a residential development so many of the guidelines are not applicable. For example, we do not have architectural plans so looking at the architectural design and materials is not possible. Also, the sign planning guidelines do not really work or apply to a residential development. The one section of the Commercial Design Guidelines that apples is the screening and buffers section. Staff asked the Applicant about how the development will look from public rights-of-way given it appears that the backs of garages is all that will be visible. The Applicant said that the design team is working on this and that they are looking at incorporating a variety of exterior building materials and landscaping to add to the visual appeal of this development and minimize the massing of the garages.

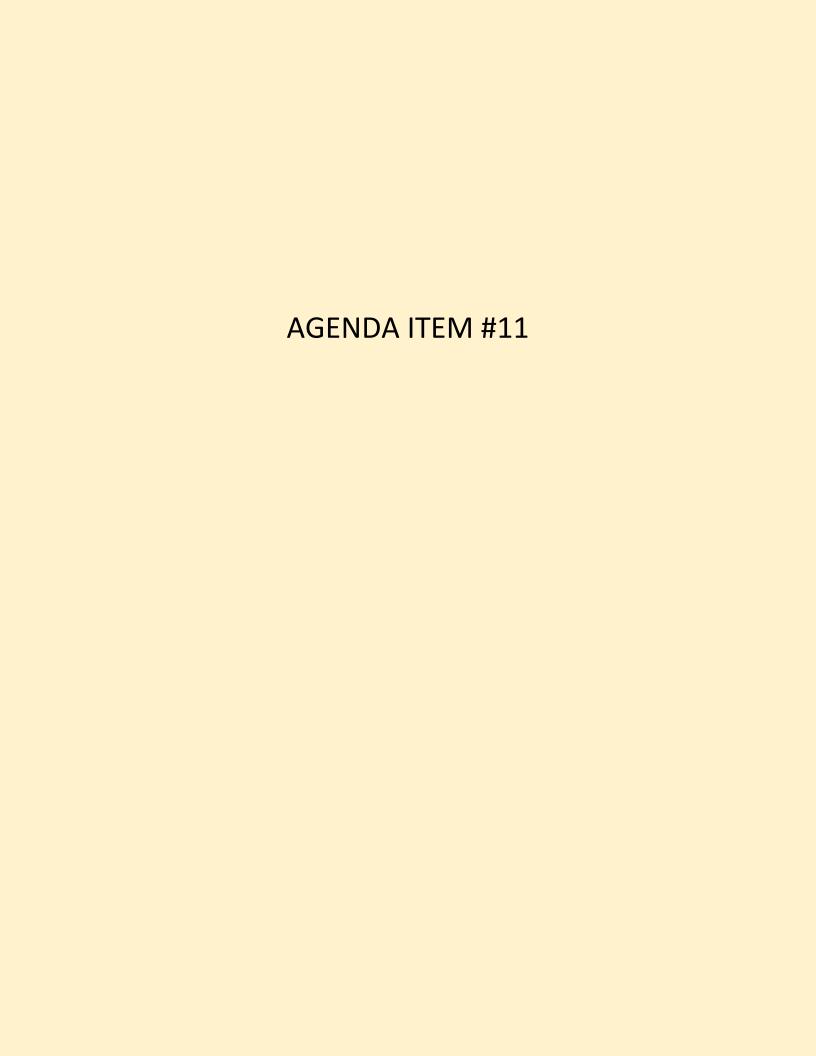
STAFF RECOMMENDATION

Given the complexity of a larger project like this, it is extremely important to discuss the details of this plan and address a number of edits needed prior to any approval of a preliminary plat. While the Town Engineer needs to finish review of this preliminary plat, it appears as if most of the large requirements have been met and that staff can work with the Applicant to finalize all of the engineering and related documents. As such, staff recommends approval of this preliminary plat with the condition that all updates and modifications described in this report, including Town Engineer comments, be incorporated.

Town Council will need to provide input on the following items:

- 1. Deferring construction of the sidewalk along parcel A
- 2. Providing for up to 2 years to complete the USACOE permit

This is a significant development review for which a number of modifications and decisions are needed. While we have done our best to insure a complete and accurate report, this is complex and there may be some omissions or oversights here that will need addressed in future reviews.



To: Honorable Mayor Clark and Ridgway Town Council

From: Preston Neill, Town Manager

Date: December 7, 2023

Agenda Topic: Ordinance No. 08-2023 Increasing the Rate of the Lodging Tax and Revising

the Use of the Proceeds Thereof and Other Provisions in Accordance with

the Voter Approved Ballot Issue

SUMMARY

In August 2023, after many months of discussions to evaluate strategies for a dedicated revenue source for affordable housing, Council adopted Resolution No. 23-11, referring a local Lodging Tax ballot question to the November 7th Coordinated Election. Ballot Issue 2A was passed by voters on November 7th, with results showing 65.96% of voters in favor of the ballot issue and 34.04% of voters in opposition. Now that voters have authorized an increase to the Lodging Tax and a modification to how the proceeds are used, an ordinance is now required to implement those changes. The attached Ordinance, if approved, would amend *Chapter 3 – Finance* of the Ridgway Municipal Code to implement the voter authorized changes. The ordinance would take effect on March 1, 2024.

RECOMMENDED MOTION:

"I move to approve, on first reading, Ordinance No. 08-2023 Increasing the Rate of the Lodging Tax and Revising the Use of the Proceeds Thereof and Other Provisions in Accordance with the Voter Approved Ballot Issue."

ATTACHMENT:

Ordinance No. 08-2023

TOWN OF RIDGWAY, COLORADO ORDINANCE NO. 08-2023

AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO INCREASING THE RATE OF THE LODGING TAX AND REVISING THE USE OF THE PROCEEDS THEREOF AND OTHER PROVISIONS IN ACCORDANCE WITH A VOTER APPROVED BALLOT ISSUE

WHEREAS, the Town of Ridgway, Colorado ("Town") is a home rule municipality existing pursuant to the laws of the Colorado Constitution, the Colorado Revised Statutes and the Town's Home Rule Charter; and

WHEREAS, the voters of the Town of Ridgway approved Ballot Issue 2A at the November 7, 2023 election authorizing an increase in the Lodging Tax, which requires an ordinance to implement.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, as follows:

- **Section 1. Recitals Incorporated.** The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.
- **Section 2.** Amendment to Chapter 3 Finance. Subsection 3-3-1 Imposition of Tax and Allocation of Proceeds of the Ridgway Municipal Code is hereby amended to read as follows:

3-3-1 - IMPOSITION OF TAX AND ALLOCATION OF PROCEEDS.

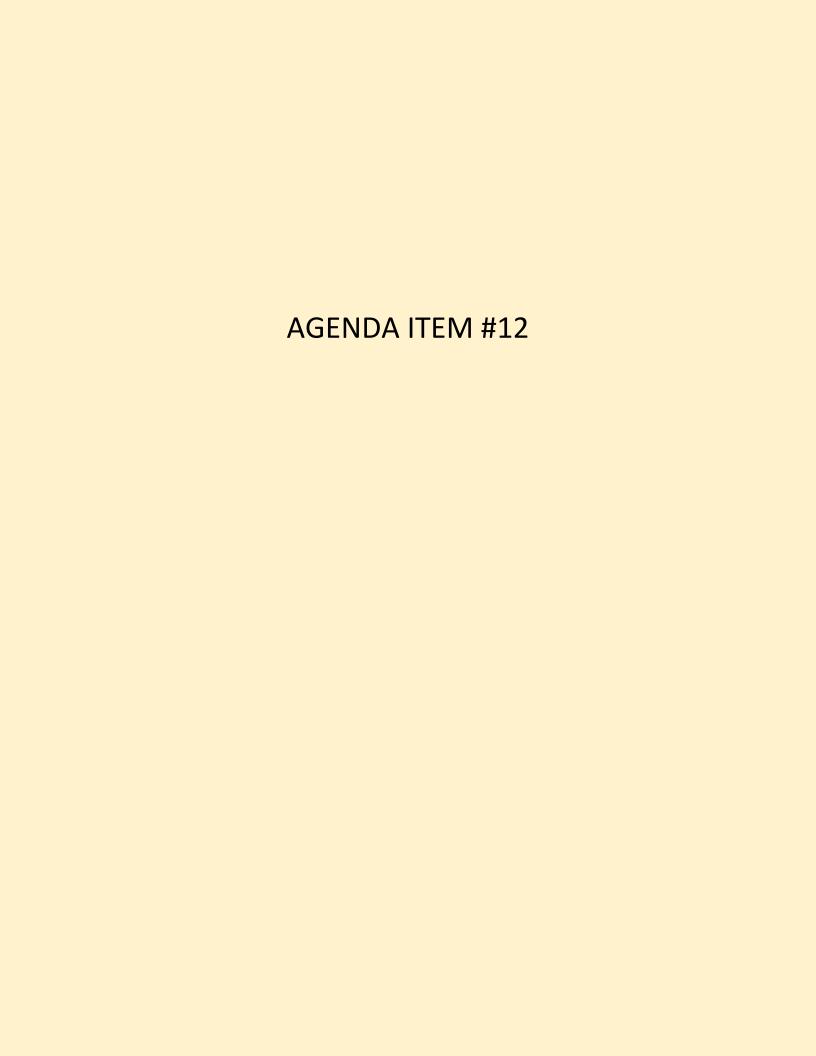
- (A) There is hereby levied and charged a Lodging Tax upon the business of furnishing rooms or accommodations for consideration in a hotel, motel, apartment hotel, lodging house, motor hotel, guest house, or other similar lodging businesses in the amount of six percent (6.0%) of the entire amount charged for furnishing the room or accommodations.
- (B) The amounts subject to the tax, shall not include sales and use taxes, telephone, laundry, food and drink services, and other services incidental to the furnishing of the lodging, which are billed separately to the customer.
- (C) Fifty percent (50%) of the net lodging tax revenues received by the Town shall be used for tourism promotion and economic development purposes. Fifty percent (50%) of the net lodging tax revenues shall be used for the development, operation, maintenance of, and any other actions by the Town, or in partnership, to provide workforce support which includes the following:

- (1) affordable and workforce housing;
- (2) childhood care and education;
- (3) fund programs to facilitate homeownership; and
- (4) other actions and programs not inconsistent with these purposes.
- (D) No vendor processing fee shall apply to the lodging tax revenues received. The Town shall maintain appropriate accounts therefore.
- **Section 3. Effective Date.** The changes to the rate of the Lodging Tax shall take effect on March 1, 2024.
- **Section 4. Severability.** If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid.
- **Section 5. Safety Clause and Authority.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.
- **Section 6. Publication.** The Town Clerk is ordered to publish this Ordinance in accordance with Article 3-9 of the Ridgway Charter.

INTRODUCED before the Town Council of the Town of Ridgway, Colorado on the $13^{\text{th}}\,\text{day}$ of December, 2023.

TOWN OF RIDGWAY, COLORADO, A HOME-RULE MUNICIPALITY

	By	John J. Clark, Mayor
ATTEST:		John I. Clark, Mayor
Pam Kraft, Town Clerk		
Approved As to Form:		
Bo James Nerlin, Town Attorney		
HEARD AND FINALLY ADOPTED Colorado, this 10 th day of January, 20		wn Council of the Town of Ridgway,
		OWN OF RIDGWAY, COLORADO HOME-RULE MUNICIPALITY
ATTEST:	Ву	John I. Clark, Mayor
Pam Kraft, Town Clerk		
Approved As to Form:		
Bo James Nerlin, Town Attorney		





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

To: Honorable Mayor Clark and Ridgway Town Council

From: Tera Wick, Community Initiatives Facilitator

Date: December 13, 2023

Agenda Topic: Review and authorize staff to submit a grant to OEDIT for the Community

Business Preservation Program on behalf of four local businesses

SUMMARY:

The Council is asked to review and consider authorizing staff to submit a proposal to the Office of Economic Development and International Trade (OEDIT) for the Community Business Preservation Program. Interested Business owners, Sally Jo Ocacio, Nathan Miller, Amy Gray and Erika Young will attend Wednesday's meeting and be available to speak about how this grant opportunity could benefit their business.

BACKGROUND:

According to the **OEDIT** website:

The Community Business Preservation Program provides grants, as well as training and consultation support, to groups of geographically proximate and culturally similar businesses that are facing displacement pressures and that hold cultural, social, or historical significance in Colorado. Specifically, this program will provide:

- Grants of \$10,000 to \$50,000 per business in a selected community.
- Training and consultation support tailored to each business' unique needs. This program is intended to help Colorado communities preserve the businesses that make them unique and are important to their residents.

OEDIT will undertake a competitive application process and ultimately select five to seven main streets, corridors, or otherwise geographically proximate groups of businesses and then provide grants and technical assistance to two to six businesses within each of those communities. To apply for this competitive grant, the groups of businesses must collaborate with a local sponsoring entity (e.g., local government, economic development organization, business improvement district, community-based nonprofit) to manage the application and review process, as well as any potential award. The local sponsoring entities whose communities are ultimately selected will also be provided a small grant to support their capacity to assist in this grant process and during the life of the award. Applications will open in mid-September and close in mid-January.

On November 2nd staff publicized a call for letters of interest from local businesses. Interested businesses were invited to email Tera Wick at twick@town.ridgway.co.us by Thursday November 16th with the following information:

- 1) How your business would propose using the funds
- 2) How your business contributes to the community's cultural, social, or historical significance
- 3) Any destabilizing pressures that threaten your business.

The Town hosted a "watch party" for the OEDIT grant information session on October 30th.



Letters of interest were received from the following businesses:

- Cora Fitness
- Ridgway Pilates
- Mojo's Coffee
- Ouray County Ranch History Museum
- Ridgway Railroad Museum
- Ridgway Wrench
- Rootwings Art
- The Vault

At their November 21st public meeting, the Ridgway FUSE Committee decided to appoint a subcommittee to carefully consider the letters and examine how closely the businesses collectively aligned with OEDIT's funding criteria. Guthrie Castle, Ashley Perkins, Alison Ethridge, Donna Jaffee and Tera Wick met on November 30th, to review and make a recommendation. The committee determined that the following four businesses are most likely to be competitive for this opportunity. The committee focused on businesses who are facing a shared challenge: potential loss of their livelihood due to rapidly increasing rents and short lease terms, an issue affecting businesses throughout the community and region. The committee felt a strong case could be made that these small, locally owned businesses exemplify Ridgway's community values such as sustainability, health and our "think outside" ethic.

Recommended grant applicants:

Entity	Role	Contact Person
Town of Ridgway	Sponsoring Entity – receive and administer funds, manage reporting	Tera Wick, Community Initiatives Facilitator
Ridgway Pilates	Co-Applicant Business	Erica Young
Cora Fitness	Co-Applicant Business	Amy Gray
The Vault	Co-Applicant Business	Sally Jo Ocasio
Ridgway Wrench	Co-Applicant Business	Nathan Miller



Tera Wick is prepared to manage a collective application process in coordination with the businesses, the FUSE committee, and Town Manager, and manage the grant, if received. An initial planning meeting was held on December 7th with the recommended businesses and FUSE member, Guthrie Castle, to review the application and lay out a plan to complete it by the deadline.

The grant application requires 2-3 letters of support from community leaders.

PROPOSED MOTION:

"I move to authorize staff to prepare and submit a grant application as the sponsoring entity, in collaboration with Cora Fitness, Ridgway Pilates, Ridgway Wrench and The Vault. Furthermore, I move to authorize Mayor Clark to sign a letter, on behalf of the Ridgway Town Council, expressing support of the grant application."

ATTACHMENTS:

Attachment 1 – November 2, 2023, Notice of Business Grant Opportunity: Community Business Preservation Program

Attachment 2 – Letter of Interest – Cora Fitness & Ridgway Pilates

Attachment 3 – Letter of Interest – Ridgway Wrench

Attachment 4 - Letter of Interest - The Vault

Attachment 5 – Grant Application – MS Word version





Notice of Business Grant Opportunity: Community Business Preservation Program Nov 2, 2023

The Town of Ridgway seeks businesses interested in collaboratively applying for funding from The Office of Economic Development and International Trade's Community Business Preservation Program.

Deadline for letters of interest: November 16th, 2023

Summary of the opportunity:

- The Community Business Preservation Program provides grants, as well as training and consultation support, to groups of geographically proximate and culturally similar businesses that are facing displacement pressures and that hold cultural, social, or historical significance in Colorado.
- Businesses must apply collaboratively as a group of 2-6 similar, geographically
 proximate businesses through a sponsoring entity. The Town of Ridgway is willing to
 serve as a sponsoring entity for Ridgway to manage the application process and submit
 a single application that represents 2-6 interested Ridgway businesses.
- Five to seven Colorado communities will be selected by OEDIT through a competitive application process.
- Two to six businesses within each of the selected communities will receive:
 - Grants of \$10,000 to \$50,000 per business in a selected community.
 - O Training and consultation support tailored to each business' unique needs. This program is intended to help Colorado communities preserve the businesses that make them unique and are important to their residents.
- In most cases, proposed uses of funds should be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and facade improvements, technology, energy efficiency, or building code upgrades, permitting or licensing fees, and hired contract work.

Business Eligibility Criteria

- Business is registered and in good standing with the Colorado Secretary of State.
- Primary business location is in the State of Colorado.
- Business is not a franchise.
- Business has been fully operational on or prior to September 22, 2021. This can include
 the restarting or revamping of a business that was in existence prior to September 22,
 2021.

How to express interest:

- If your business is interested in being part of a community grant application, email Tera
 Wick at twick@town.ridgway.co.us by NO LATER THAN Thursday November 16th. Your
 email should explain briefly:
 - 1) How your business would propose using the funds
 - 2) How your business contributes to the community's cultural, social, or historical significance
 - 3) Any destabilizing pressures that threaten your business.
- The Ridgway FUSE Committee will review letters and recommend businesses to participate in the grant application at their public meeting, Tuesday November 21 at 5:30PM at 675 Clinton St. Ridgway. They will consider how closely the businesses collectively match OEDIT's funding criteria.

To Learn More:

- Click here for full details on the Community Business Preservation Program
- Email Tera Wick at twick@town.ridgway.co.us

Tera Wick

From: Iron and Oxygen Fitness <amy@ironandoxygen.com>

Sent: Wednesday, November 15, 2023 2:11 PM

To: Tera Wick
Cc: Erica Young

Subject: Community Business Preservation Program

Hi Tera!

My name is Amy Gray and I'm the owner of Cora Fitness. I am partnering with Erica Young, the owner of Ridgway Pilates, to be considered for the Community Business Preservation Program Grant. I have CC'd Erica on this email, but she provided me with her answers. Please see our answers to the proposed questions below:

Response from Cora Fitness/Amy Gray:

1) How your business would propose using the fund:

If Cora Fitness was selected for the Community Business Preservation Grant, we would use the funds to purchase new cutting-edge equipment and upgrade our gym access software. We have sourced the suppliers and are confident we will be able to spend this money in a judicious manner for this one-time capital grant. In addition to the monetary funds, I am especially excited about the training and consultation support that will be provided to the selected businesses.

2) How your business contributes to the community's cultural, social, or historical significance:

As a 24-hour access fitness center, we enrich the lives of so many community members by helping them live healthier and happier lives! Our members range from teenagers to folks in their 8th decade. They would tell you how having access to a gym in their town has helped them come back from injuries, prevent injuries, perform better in the sports they play, help them stay independent regardless of their biological age, improve their physical and mental health, and more.

3) Any destabilizing pressures that threaten your business:

Small businesses including gyms were hit hard during the pandemic. Cora Fitness had minimal growth during the pandemic and is finally starting to gain real traction but displacement pressures remain as other gyms in Ridgway have come and gone over the years. This grant would be a game-changer and allow us to offer an elevated member experience by purchasing upgraded equipment and an enhanced frictionless experience for members. We anticipate this capital infusion will retain current members and attract more community members who are crucial to our business and the fabric of the Town of Ridgway.

Response from Ridgway Pilates/ Erica Young:

1) How your business would propose using the funds:

Ridgway Pilates would purchase additional equipment to serve more clients. Right now, we operate at capacity and have a waitlist for new clients. We offer private and duet (two people) equipment classes. Adding a third reformer and/or Cadillac would allow up to three people in a class at a time, giving more community members an opportunity to experience the Pilates method.

Our current studios are very hot in the summer and a mini-split is out of budget, but would be an incredible amenity for our clients. As it is, we cannot offer summer classes after 3 pm in our main studio due to heat.

2) How your business contributes to the community's cultural, social, or historical significance:

Ridgway Pilates is a home for people of all ages and abilities who share the goal of improving their lives through movement. Our clients range in age from 18-80. We are open five days a week, from 8-5:30 offering personalized classes for everyone. We are a close-knit community. We support many local organizations including The Sherbino/Weehawken, Ouray County Baseball, and the Ridgway concert series with financial and time donations.

3) Any destabilizing pressures that threaten your business:

The cost of Pilates equipment has increased significantly over the past four years, making it tough for us to purchase new equipment. The cost of doing business has also increased, especially rent, and credit card processing fees. We try to keep our services financially accessible, but without a fee increase, we can't purchase additional equipment.

Thank you so much for your consideration! Amy Gray and Erica Young To whom it may concern,

I am writing to apply for the Community Business Preservation Program.

Ridgway Wrench has been a staple in Ridgway for 7 years. Specializing in bicycle repair, service and sales it has become an asset to Ridgway, Ouray and the surrounding communities. With great word of mouth and community support we have found success since opening our doors in 2017. Bicycles promote freedom and health for the body and mind. Helping people get out in our beautiful environment feeling safe and having fun is our #1 priority. Recently we have been faced with the challenges of lease agreement as the building we are located in is for sale. With this matter of displacement looming it is difficult to further invest in the future of the business if the building goes under contract and the current lease is not honored.

Ridgway Wrench would use these funds for a potential move to a different location within Ridgway. Invest in more inventory, including e-bike rentals and an expansion of repair shop area to take on more work to have people back out on the road in a more timely manner.

People live and travel here to enjoy the amazing outdoors and natural beauty. Ridgway Wrench plays an integral role by helping get people out in a healthy, environmentally friendly way.

If accepted for this grant it would allow for continued success as small towns like ours face growth challenges and can continue to provide for our new and old neighbors alike.

Best Regards,

Nathan Miller

To Whom it May Concern,
I am writing in reference to the business
grant opportunity from the Office of
Economic Development and International
Trade in hopes that I might be considered
for the Commercial Business Preservation
Program.

I've owned and operated The Vintage Vault LLC since March 2017 located in Ridgway, Colorado. The shop specializes in vintage, antiques and unique artisan/handcrafted pieces. We carry a wide array of items from clothing, home furnishings, textiles, art, jewelry and junk' through consignments and by some happenchance. Pieces that have been cherished in the past by a set of hands and a pair of eyes unknown land in the shop to await a new journey. It is my goal to combine sustainable practices for the

environment and my passion for vintage in my business model. I feel that The Vault has achieved this and has become much more.

I have occupied five different commercial rental spaces since opening the store March 2017. These displacements were due to many factors-flooding, growth, new ownership from the sale of the rental property and a fire. The fire occurred December 2020 and showed me how Ridgway is truly a special place from the incredinle support I received. This gave me the opportunity to try again. More importantly, it gave me the encouragement that The Vault held some small space that was valued in our community.

 I am once again in danger of being displaced due to rent increases and the property listed for sale. I pride myself with meeting adversity with resilience and workable solutions. In order to meet these challenges, I am cultivating an online website to supplement and create additional revenue. And since we rely so heavily on seasonal income, I currently travel to do pop-up sales at remote locations.

If I were to receive resources or a grant, they would be used towards:

- hiring a web designer
- web hosting costs
- marketing
- equipment to photograph and edit content
- a shipping program/supplies
- office space/ equipment
- fixtures and equipment dedicated to remote/pop-up sales
- funds for social media marketing

Thank you so much for your consideration,

Sally Jo Ocasio - Owner
The Vintage Vault LLC
380 Sherman Street Unit 5
Ridgway, CO 81432

email- mooncusservtg@gmail.com

Instagram - @thevault545 https://www.instagram.com/thevault545/

Facebook - @thevault545

OEDIT Info Web Page

Community Business Preservation Program Application

<u>Section 1: Application Instructions</u>: To apply for the Community Business Preservation Program (CBPP) interested groups of businesses (2-6 businesses total) must collaborate with a local sponsoring entity (*e.g.*, local government, economic development organization, business improvement district, community-based nonprofit). <u>The sponsoring entity and the 2-6 businesses will complete a single application</u>.

After completing and submitting the CBPP Google Form, you must also submit the following other elements in order for your application to be considered complete:

- 1. The spreadsheet referenced under Section 2, Question 2 of the Form;
- 2. The letters of support referenced under Section 2, Question 5 of the Form; and
- 3. The Certificates of Good Standing referenced under Section 2, Question 6 of the Form.

You should submit the finalized spreadsheet, letters of support, and Certificates of Good Standing via email to leslie.hylton-hinga@state.co.us with the subject line CBPP Application_Your Community's Name (which should match your answer to Section 2, Question 2).

While completing the CBPP Form, please pay close attention to the instructions at the beginning of each section, as well as the following overview:

- Section 1 Application Instructions
- <u>Section 2</u> Eligibility Questions (all questions required but not scored): Each sponsoring entity, in coordination with the applicant businesses, will answer the questions in this section.
- <u>Section 3</u> Community Questions (all questions required and scored): Each sponsoring entity, in coordination with the applicant businesses, will answer the questions in this section.
- <u>Sections 4-9</u> Business Questions (all questions are required but only questions 3-5 are scored): Each section corresponds to a different applicant business, meaning each applicant business is required to complete the entirety of one of these sections.
 Applicants only need to complete one of these sections for each applicant business they have, meaning applicants with fewer than 6 applicant businesses will have sections leftover.

The CBPP Form will automatically save as you fill it out, but you will not be able to alter your application after you click "Submit" on the final page.

<u>Section 2: Eligibility Questions</u>: The questions in this section are all required but not scored. Each sponsoring entity, in coordination with the applicant businesses, will answer the questions in this section.

- 1. Please provide your community's name. This can be your town, your street, or any other short description of where your applicant businesses are located. This is the name that OEDIT will associate with your application moving forward.
- 2. [Email in the completed sheet] Please provide basic contact information for the sponsoring entity and each applicant business in the following spreadsheet: https://docs.google.com/spreadsheets/d/1YJtnQ86Wsl5hholKein7ADqGJGBVguB1OHQgXkKeX1s/copy. To complete, click on the link above, "make a copy", and fill in the spreadsheet with your information.
- **3.** Please provide a brief description (3-5 sentences) of the geographic area where the applicant businesses are located. The businesses should be geographically proximate to one another.
- 4. [Box check question] You must certify to the following: We certify that neither the sponsoring entity nor any of the applicant businesses have been adjudicated to be in violation of any federal, state, or local laws affecting the health, safety, or working conditions of employees for at least the prior five years; We certify that, if awarded, the sponsoring entity has the operating capacity to receive a single award from OEDIT and then distribute grant funds to the applicant businesses in accordance with the award amounts provided by OEDIT; We certify that, if awarded, the sponsoring entity and all of the applicant businesses will abide by the conditions of funding (provided under the Conditions of Funding section of the webpage).
- **5.** [Email in the letters] Please provide 2-3 letters of support for your application from local leadership (city/town councils, mayors, county commissioners, relevant town/county boards, broad community-based organizations, etc.).
- **6.** [Email in the certificates] Please provide certificates of good standing from the Colorado Secretary of State for both the sponsoring entity (if not a government entity) and each of the businesses participating in your application.
- **7.** For the sponsoring entity, please disclose if and how you are connected financially or personally to any of the applicant businesses you're collaborating with in this application.
- **8.** [Box check question] For the sponsoring entity, please confirm that the following are true: Your organization is a nonprofit that has been granted IRS tax-exempt status or is a

governmental entity; Your organization has at least one full-time or part-time employee; Your organization is not a religious organization, an organization with greater than 15%

of budget spent on political advocacy and/or lobbying, or an organization based outside of Colorado.

Section 3: Community Questions: The questions in this section are all required and scored. Each sponsoring entity, in coordination with the applicant businesses, will answer the questions in this section. In answering these questions, the sponsoring entity should convey the impact of the applicant businesses taken together and their collective value to your community, rather than the impact of each individual business. Section 4 will provide an opportunity for each business to describe their individual impact in greater detail.

- 1. Please describe (in 2-3 paragraphs) the applicant businesses, and define, in your own terms, the community served by the businesses as a group *i.e.*, not the community served by each individual business. Information about the community served may include information about the residents and/or visitors that are served by these businesses and any socioeconomic factors relevant to those residents and/or visitors.
- **2.** [Box check question] Are the applicant businesses located in one or more of the following designated areas? Please check all that apply.
 - o HUBZone Interactive Map
 - Enterprise Zone Interactive Map
 - Opportunity Zone Interactive Map
 - Tier One Coal Transition Community Morgan County, Pueblo County, West End of Montrose County (Towns of Nucla and Naturita, as well as Norwood in San Miguel County), and the Yampa Valley (Rio Blanco, Moffat, and Routt Counties).
 - Eligible Rural Jump-Start Zone Counties of Alamosa, Archuleta, Baca, Bent, Cheyenne, Clear Creek, Conejos, Costilla, Crowley, Custer, Delta, Dolores, Fremont, Garfield, Hinsdale, Huerfano, Jackson, Kiowa, Kit Carson, Lake, Las Animas, Lincoln, Logan, Mesa, Mineral, Moffat, Montezuma, Montrose, Morgan, Otero, Phillips, Prowers, Pueblo, Rio Blanco, Rio Grande, Routt, Saguache, San Juan, Sedgwick, Washington, and Yuma.
- **3.** Describe, in your own terms (in 2-3 paragraphs), the cultural, social, and/or historical significance of the applicant businesses as a group, as well as the economic impact of that significance to the community overall. The economic impact may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.
 - In describing the cultural significance of the applicant businesses as a whole, include information on any relevant shared characteristics or values of the businesses and information on how they actively or passively work together to offer a unique and collective experience to the public or otherwise serve their community.

4. Describe, in your own terms (in 2-3 paragraphs), any overarching financial insecurities or destabilizing pressures impacting the overall economic well-being of your applicant

businesses and/or your community as a whole. Consider how these destabilizing pressures threaten the cultural legacy of the businesses participating in your application and/or your community as a whole.

These pressures could include broader, regional pressures and/or more localized pressures specific to your street(s) and/or town, including, but not limited to, changes in outside investment trends, gentrification, migration flows, longer-term impacts of COVID-19, industry transitions, business transitions, industry consolidation, climate-related impacts, etc.

<u>Section 4: Business #1 Questions</u>: The questions in this section are all required but only questions 3-5 are scored. The applicant business listed as <u>Business #1</u> in the spreadsheet requested under Section 2, Question 2 should answer the questions in this section. In answering questions 3-5, each applicant business should convey their individual impact and value to the community. These questions are also an opportunity for each applicant businesses to provide individual and specific examples of some of the themes, shared values, or common destabilizing pressures described in Section 3.

- **1.** Please provide the name of your business.
- 2. [Box check question] Please confirm that the following are true: Your business is not a franchise; Your primary business location is in the State of Colorado; Your business was fully operational on or prior to September 22, 2021. This can include the restarting or revamping of a business that was in existence prior to September 22, 2021.
- **3.** Describe your business (in 1-3 paragraphs), including a mission statement if you have one, and define, in your own terms, the community served by the business. Information about the community served may include information about the residents that are served by your business and any socioeconomic factors relevant to those residents.
- **4.** Describe (in 1-3 paragraphs), in your own terms, the cultural, social, and/or historical significance of your business and the economic impact of that significance to the community overall. The economic impact should be specific to your business and may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.

In describing the cultural significance of your business, include details about the products and services that you offer the community that you serve or strive to serve with your business and what unique role or need is fulfilled by your business.

- **5.** Describe (in 1-3 paragraphs), in your own terms, any specific financial insecurities or destabilizing pressures impacting your business' success and economic viability. This could include specific examples of the destabilizing pressures described by the
 - sponsoring entity in Section 3 or other, more individual financial hardships specific to your business.
- **6.** Please request an amount of grant funds, between \$10,000 and \$50,000.
- **7.** Please provide a list of potential uses or categories of uses and associated cost estimates equal to the total amount requested in Question 5 above. Proposed uses should ideally be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and façade improvements, technology upgrades, permitting or licensing fees, and hired contract work. Using grant funds for working capital or recurring expenses may be possible in limited circumstances.
- **8.** Please describe (in 1-2 paragraphs) the impact that receiving the funds for your proposed uses would have on the long-term viability of your business. If working capital or use on recurring expenses is necessary, explain why and the impact of not receiving grant funds for that purpose.
- **9.** Please explain (in 1-2 paragraphs) whether your request is scalable -i.e., if your business were to receive less funding than requested, which proposed uses would you prioritize, and how do you think it would affect the overall impact of the award.
- **10.** Please provide your business' most recent annual gross revenue.
- **11.** Please describe (in 1-2 paragraphs) potential areas of training and consultation support that you believe your business may benefit from. This could include, but is not limited to, business plan development, marketing, sales, manufacturing, technology, legal, finance/accounting, human resources, staffing, packaging, innovation, etc.

<u>Section 5: Business #2 Questions</u>: The questions in this section are all required but only questions 3-5 are scored. The applicant business listed as <u>Business #2</u> in the spreadsheet requested under Section 2, Question 1 should answer the questions in this section. In answering questions 3-5, each applicant business should convey their individual impact and value to the community. These questions are also an opportunity for each applicant business to provide individual and specific examples of some of the themes, shared values, or common destabilizing pressures described in Section 3.

1. Please provide the name of your business.

- 2. [Box check question] Please confirm that the following are true: Your business is not a franchise; Your primary business location is in the State of Colorado; Your business was fully operational on or prior to September 22, 2021. This can include the restarting or revamping of a business that was in existence prior to September 22, 2021.
- **3.** Describe your business (in 1-3 paragraphs), including a mission statement if you have one, and define, in your own terms, the community served by the business. Information about the community served may include information about the residents that are served by your business and any socioeconomic factors relevant to those residents.
- **4.** Describe (in 1-3 paragraphs), in your own terms, the cultural, social, and/or historical significance of your business and the economic impact of that significance to the community overall. The economic impact should be specific to your business and may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.
 - In describing the cultural significance of your business, include details about the products and services that you offer the community that you serve or strive to serve with your business and what unique role or need is fulfilled by your business.
- 5. Describe (in 1-3 paragraphs), in your own terms, any specific financial insecurities or destabilizing pressures impacting your business' success and economic viability. This could include specific examples of the destabilizing pressures described by the sponsoring entity in Section 3 or other, more individual financial hardships specific to your business.
- **6.** Please request an amount of grant funds, between \$10,000 and \$50,000.
- 7. Please provide a list of potential uses or categories of uses and associated cost estimates equal to the total amount requested in Question 5 above. Proposed uses should ideally be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and façade improvements, technology upgrades, permitting or licensing fees, and hired contract work. Using grant funds for working capital or recurring expenses may be possible in limited circumstances.
- **8.** Please describe (in 1-2 paragraphs) the impact that receiving the funds for your proposed uses would have on the long-term viability of your business. If working capital or use on recurring expenses is necessary, explain why and the impact of not receiving grant funds for that purpose.
- **9.** Please explain (in 1-2 paragraphs) whether your request is scalable -i.e., if your business were to receive less funding than requested, which proposed uses would you prioritize, and how do you think it would affect the overall impact of the award.

- **10.** Please provide your business' most recent annual gross revenue.
- **11.** Please describe (in 1-2 paragraphs) potential areas of training and consultation support that you believe your business may benefit from. This could include, but is not limited to,

business plan development, marketing, sales, manufacturing, technology, legal, finance/accounting, human resources, staffing, packaging, innovation, etc.

Section 6: Business #3 Questions: The questions in this section are all required if you have at least three applicant businesses but only questions 3-5 scored. Please click "Next" at the bottom of the page if this section does not apply to you. The applicant business listed as Business #3 in the spreadsheet requested under Section 2, Question 1 should answer the questions in this section. In answering questions 3-5, each applicant business should convey their individual impact and value to the community. These questions are also an opportunity for each applicant business to provide individual and specific examples of some of the themes, shared values, or common destabilizing pressures described in Section 3.

- **1.** Please provide the name of your business.
- 2. [Box check question] Please confirm that the following are true: Your business is not a franchise; Your primary business location is in the State of Colorado; Your business was fully operational on or prior to September 22, 2021. This can include the restarting or revamping of a business that was in existence prior to September 22, 2021.
- **3.** Describe your business (in 1-3 paragraphs), including a mission statement if you have one, and define, in your own terms, the community served by the business. Information about the community served may include information about the residents that are served by your business and any socioeconomic factors relevant to those residents.
- **4.** Describe (in 1-3 paragraphs), in your own terms, the cultural, social, and/or historical significance of your business and the economic impact of that significance to the community overall. The economic impact should be specific to your business and may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.
 - In describing the cultural significance of your business, include details about the products and services that you offer the community that you serve or strive to serve with your business and what unique role or need is fulfilled by your business.
- 5. Describe (in 1-3 paragraphs), in your own terms, any specific financial insecurities or destabilizing pressures impacting your business' success and economic viability. This could include specific examples of the destabilizing pressures described by the sponsoring entity in Section 3 or other, more individual financial hardships specific to your business.

- **6.** Please request an amount of grant funds, between \$10,000 and \$50,000.
- **7.** Please provide a list of potential uses or categories of uses and associated cost estimates equal to the total amount requested in Question 5 above. Proposed uses
 - should ideally be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and façade improvements, technology upgrades, permitting or licensing fees, and hired contract work. Using grant funds for working capital or recurring expenses may be possible in limited circumstances.
- **8.** Please describe (in 1-2 paragraphs) the impact that receiving the funds for your proposed uses would have on the long-term viability of your business. If working capital or use on recurring expenses is necessary, explain why and the impact of not receiving grant funds for that purpose.
- **9.** Please explain (in 1-2 paragraphs) whether your request is scalable -i.e., if your business were to receive less funding than requested, which proposed uses would you prioritize, and how do you think it would affect the overall impact of the award.
- **10.** Please provide your business' most recent annual gross revenue.
- **11.** Please describe (in 1-2 paragraphs) potential areas of training and consultation support that you believe your business may benefit from. This could include, but is not limited to, business plan development, marketing, sales, manufacturing, technology, legal, finance/accounting, human resources, staffing, packaging, innovation, etc.

<u>Section 7: Business #4 Questions</u>: The questions in this section are all required if you have at least four applicant businesses but only questions 3-5 are scored. Please click "Next" at the bottom of the page if this section does not apply to you. The applicant business listed as <u>Business #4</u> in the spreadsheet requested under Section 2, Question 1 should answer the questions in this section. In answering questions 3-5, each applicant business should convey their individual impact and value to the community. These questions are also an opportunity for each applicant business to provide individual and specific examples of some of the themes, shared values, or common destabilizing pressures described in Section 3.

- **1.** Please provide the name of your business.
- 2. [Box check question] Please confirm that the following are true: Your business is not a franchise; Your primary business location is in the State of Colorado; Your business was fully operational on or prior to September 22, 2021. This can include the restarting or revamping of a business that was in existence prior to September 22, 2021.

- **3.** Describe your business (in 1-3 paragraphs), including a mission statement if you have one, and define, in your own terms, the community served by the business. Information about the community served may include information about the residents that are served by your business and any socioeconomic factors relevant to those residents.
- **4.** Describe (in 1-3 paragraphs), in your own terms, the cultural, social, and/or historical significance of your business and the economic impact of that significance to the community overall. The economic impact should be specific to your business and may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.
 - In describing the cultural significance of your business, include details about the products and services that you offer the community that you serve or strive to serve with your business and what unique role or need is fulfilled by your business.
- 5. Describe (in 1-3 paragraphs), in your own terms, any specific financial insecurities or destabilizing pressures impacting your business' success and economic viability. This could include specific examples of the destabilizing pressures described by the sponsoring entity in Section 3 or other, more individual financial hardships specific to your business.
- **6.** Please request an amount of grant funds, between \$10,000 and \$50,000.
- 7. Please provide a list of potential uses or categories of uses and associated cost estimates equal to the total amount requested in Question 5 above. Proposed uses should ideally be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and façade improvements, technology upgrades, permitting or licensing fees, and hired contract work. Using grant funds for working capital or recurring expenses may be possible in limited circumstances.
- **8.** Please describe (in 1-2 paragraphs) the impact that receiving the funds for your proposed uses would have on the long-term viability of your business. If working capital or use on recurring expenses is necessary, explain why and the impact of not receiving grant funds for that purpose.
- **9.** Please explain (in 1-2 paragraphs) whether your request is scalable -i.e., if your business were to receive less funding than requested, which proposed uses would you prioritize, and how do you think it would affect the overall impact of the award.
- **10.** Please provide your business' most recent annual gross revenue.
- **11.** Please describe (in 1-2 paragraphs) potential areas of training and consultation support that you believe your business may benefit from. This could include, but is not limited to,

Community Business Preservation applicants may <u>not</u> submit this version of the application for the program. This document is instead intended to help applicants collect responses prior to submitting them via the required Google Form.

business plan development, marketing, sales, manufacturing, technology, legal, finance/accounting, human resources, staffing, packaging, innovation, etc.

<u>Section 8: Business #5 Questions</u>: The questions in this section are all required if you have at least five applicant businesses but only questions 3-5 are scored. Please click "Next" at the bottom of the page if this section does not apply to you. The applicant

business listed as <u>Business #5</u> in the spreadsheet requested under Section 2, Question 1 should answer the questions in this section. In answering questions 3-5, each applicant business should convey their individual impact and value to the community. These questions are also an opportunity for each applicant business to provide individual and specific examples of some of the themes, shared values, or common destabilizing pressures described in Section 3.

- **1.** Please provide the name of your business.
- 2. [Box check question] Please confirm that the following are true: Your business is not a franchise; Your primary business location is in the State of Colorado; Your business was fully operational on or prior to September 22, 2021. This can include the restarting or revamping of a business that was in existence prior to September 22, 2021.
- **3.** Describe your business (in 1-3 paragraphs), including a mission statement if you have one, and define, in your own terms, the community served by the business. Information about the community served may include information about the residents that are served by your business and any socioeconomic factors relevant to those residents.
- **4.** Describe (in 1-3 paragraphs), in your own terms, the cultural, social, and/or historical significance of your business and the economic impact of that significance to the community overall. The economic impact should be specific to your business and may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.
 - In describing the cultural significance of your business, include details about the products and services that you offer the community that you serve or strive to serve with your business and what unique role or need is fulfilled by your business.
- 5. Describe (in 1-3 paragraphs), in your own terms, any specific financial insecurities or destabilizing pressures impacting your business' success and economic viability. This could include specific examples of the destabilizing pressures described by the sponsoring entity in Section 3 or other, more individual financial hardships specific to your business.
- 6. Please request an amount of grant funds, between \$10,000 and \$50,000.

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- 7. Please provide a list of potential uses or categories of uses and associated cost estimates equal to the total amount requested in Question 5 above. Proposed uses should ideally be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and façade improvements, technology upgrades, permitting or licensing fees, and hired contract work. Using grant funds for working capital or recurring expenses may be possible in limited circumstances.
- **8.** Please describe (in 1-2 paragraphs) the impact that receiving the funds for your proposed uses would have on the long-term viability of your business. If working capital or use on recurring expenses is necessary, explain why and the impact of not receiving grant funds for that purpose.
- **9.** Please explain (in 1-2 paragraphs) whether your request is scalable -i.e., if your business were to receive less funding than requested, which proposed uses would you prioritize, and how do you think it would affect the overall impact of the award.
- **10.** Please provide your business' most recent annual gross revenue.
- **11.** Please describe (in 1-2 paragraphs) potential areas of training and consultation support that you believe your business may benefit from. This could include, but is not limited to, business plan development, marketing, sales, manufacturing, technology, legal, finance/accounting, human resources, staffing, packaging, innovation, etc.

Section 9: Business #6 Questions: The questions in this section are all required if you have six applicant businesses but only questions 3-5 are scored. Please click "Next" at the bottom of the page if this section does not apply to you. The applicant business listed as <u>Business #6</u> in the spreadsheet requested under Section 2, Question 1 should answer the questions in this section. In answering questions 3-5, each applicant business should convey their individual impact and value to the community. These questions are also an opportunity for each applicant business to provide individual and specific examples of some of the themes, shared values, or common destabilizing pressures described in Section 3.

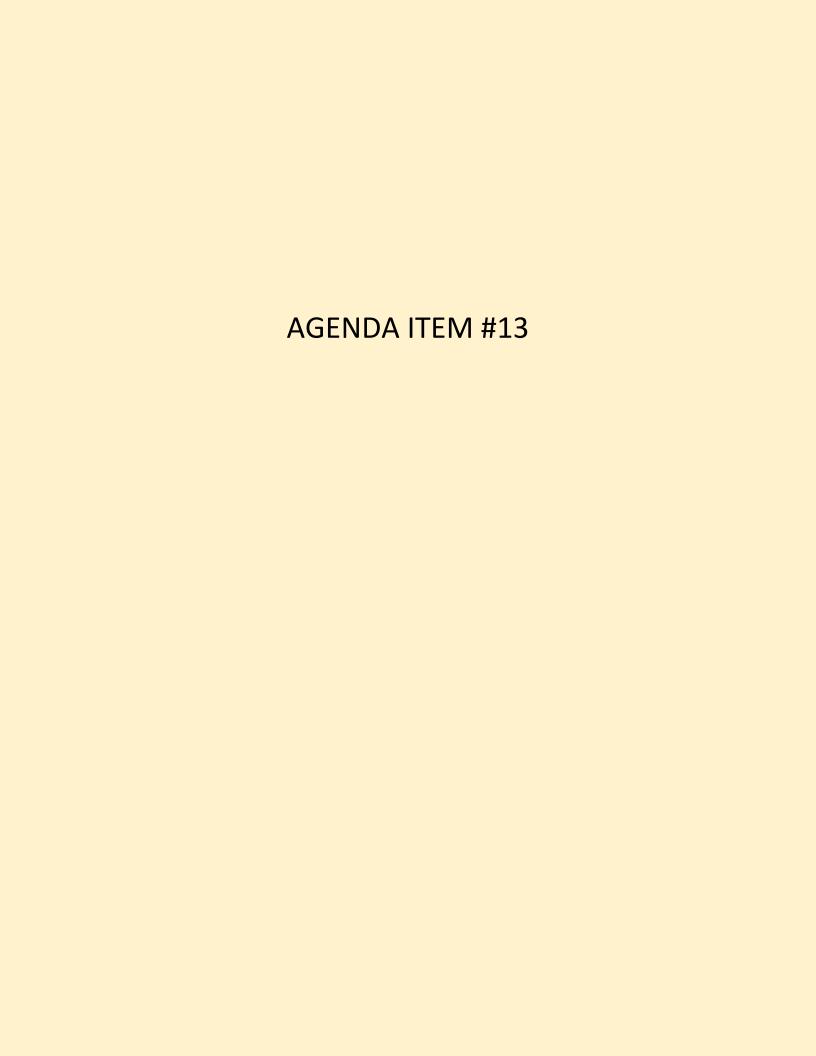
- **1.** Please provide the name of your business.
- 2. [Box check question] Please confirm that the following are true: Your business is not a franchise; Your primary business location is in the State of Colorado; Your business was fully operational on or prior to September 22, 2021. This can include the restarting or revamping of a business that was in existence prior to September 22, 2021.
- **3.** Describe your business (in 1-3 paragraphs), including a mission statement if you have one, and define, in your own terms, the community served by the business. Information

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about the community served may include information about the residents that are served by your business and any socioeconomic factors relevant to those residents.

- **4.** Describe (in 1-3 paragraphs), in your own terms, the cultural, social, and/or historical significance of your business and the economic impact of that significance to the community overall. The economic impact should be specific to your business and may include, but is not limited to, jobs, sales tax revenue, visitation, services, etc.
 - In describing the cultural significance of your business, include details about the products and services that you offer the community that you serve or strive to serve with your business and what unique role or need is fulfilled by your business.
- 5. Describe (in 1-3 paragraphs), in your own terms, any specific financial insecurities or destabilizing pressures impacting your business' success and economic viability. This could include specific examples of the destabilizing pressures described by the sponsoring entity in Section 3 or other, more individual financial hardships specific to your business.
- **6.** Please request an amount of grant funds, between \$10,000 and \$50,000.
- 7. Please provide a list of potential uses or categories of uses and associated cost estimates equal to the total amount requested in Question 5 above. Proposed uses should ideally be one-time expenses, not everyday operating expenses. Some examples of proposed uses include infrastructure and façade improvements, technology upgrades, permitting or licensing fees, and hired contract work. Using grant funds for working capital or recurring expenses may be possible in limited circumstances.
- **8.** Please describe (in 1-2 paragraphs) the impact that receiving the funds for your proposed uses would have on the long-term viability of your business. If working capital or use on recurring expenses is necessary, explain why and the impact of not receiving grant funds for that purpose.
- **9.** Please explain (in 1-2 paragraphs) whether your request is scalable -i.e., if your business were to receive less funding than requested, which proposed uses would you prioritize, and how do you think it would affect the overall impact of the award.
- **10.** Please provide your business' most recent annual gross revenue.
- **11.** Please describe (in 1-2 paragraphs) potential areas of training and consultation support that you believe your business may benefit from. This could include, but is not limited to, business plan development, marketing, sales, manufacturing, technology, legal, finance/accounting, human resources, staffing, packaging, innovation, etc.

Community Business Preservation applicants may <u>not</u> submit this version of the application for the program. This document is instead intended to help applicants collect responses prior to submitting them via the required <u>Google Form</u>.



TEMPORARY ACCESS AGREEMENT

THIS TEMPORARY ACCESS AGREEMENT (this "Agreement"), dated as of December 13, 2023 ("Effective Date"), is by and between the TOWN OF RIDGWAY, a homerule municipality and political subdivision of the State of Colorado ("Grantor"); and ECHO PROPERTIES CORP., a Colorado corporation ("Echo Properties"); Railroad Depot Funding LLC, a Colorado limited liability company ("Depot Funding"); Ridgway Railroad Museum ("RRM"); and Ouray County Ranch History Museum ("OCRHM") (collectively referred to hereinafter as "Grantee").

RECITALS

- A. Echo Properties is the owner of real property comprising approximately 16.7 acres of land located in Ridgway Colorado, more particularly described on Exhibit A, attached hereto and incorporated herein, and Depot Funding is the owner of real property comprising approximately 0.6 acres of land located in Ridgway Colorado, more particularly described on Exhibit B, attached hereto and incorporated herein, (both properties combined referred to hereinafter as the "**Property**").
- **B.** The western boundary of the Property is adjacent to the eastern boundary of Railroad Street, Ridgway, Colorado.
 - **C.** RRM and OCRHM operate museums on the Property.
- **D.** The Parties wish to provide for temporary access pending the potential negotiation of a long term license agreement regarding access, without prejudice to either Party's position regarding its respective rights, claims or defenses (collectively "Rights") if such agreement is not reached.
- **NOW, THEREFORE**, in consideration of the premises and the covenants stated herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee agree as follows:

ARTICLE 1. GRANT OF LICENSE

1.1 Grant of Revocable License.

- (a) Grantor hereby grants a nonexclusive revocable license to Grantee, its guests, employees, authorized agents and contractors, for ingress, egress, entry and access over the Property by way of Railroad Street at the points as further depicted on **Exhibit C**, attached hereto and incorporated herein as the N. Farm Access, the Middle Access, and the W Depot Access.
- (b) This Agreement is intended and shall be construed only as a temporary license and is not intended to be a grant of an easement or any other interest in the Property.
- 1.2 <u>License Revocable; Restoration of Property</u>. Grantor shall be entitled to revoke the license granted under this Agreement at any time by written notice to Grantee.

ARTICLE 2. ASSIGNMENT AND TERMINATION

- 2.1 <u>Assignment, Successor and Assigns.</u> Grantee may not assign or delegate this Agreement or its rights and obligations hereunder without the prior written consent of Grantor, which may be granted or withheld in Grantor's sole discretion. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.
- 2.2 <u>Termination</u>. This Agreement shall automatically terminate, without any further action of either Grantor or Grantee, on July 11, 2024.

ARTICLE 3. MISCELLANEOUS

- 3.1 <u>Governing Law.</u> This Agreement shall be construed in accordance with the internal laws of the State of Colorado, excluding any conflict of law principles that would direct application of the laws of another jurisdiction. This Section shall survive indefinitely. Venue is proper in Ouray County District Court.
- 3.2 <u>Authority to Enter into Agreement</u>. Grantor and Grantee each represents and warrants to the other that it has full right, power and authority to enter into and perform this Agreement, that it has taken all requisite action to authorize the execution, delivery and performance of this Agreement, and that the person signing this Agreement on behalf of the parties hereto has the full power to do so, with the effect of fully binding such party.
- 3.3 <u>Further Assurances</u>. The parties shall execute such additional documents and perform such further acts as may reasonably be necessary to give effect to the purposes of this Agreement.
- 3.4 <u>Counterparts</u>. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- 3.5 Recitals: The Recitals stated above are incorporated into this Agreement.
- 3.6 <u>No Admission and Reservation of Rights</u>: The Parties agree that each Party fully retains and reserves their respective Rights, which are independent of this Agreement; and nothing in this Agreement is to be construed in any way as an admission against interest or as a waiver of any Rights.

IN WITNESS WHEREOF, the Grantor and Grantee, and each of them, has caused this Agreement to be duly executed as of the Effective Date.

Signatures on next page.

TOWN OF RIDGWAY, a home-rule mun Colorado	icipanty and pontical su	iodivision of the State of
By:	Date:	
Print Name and Title		
ATTEST:		

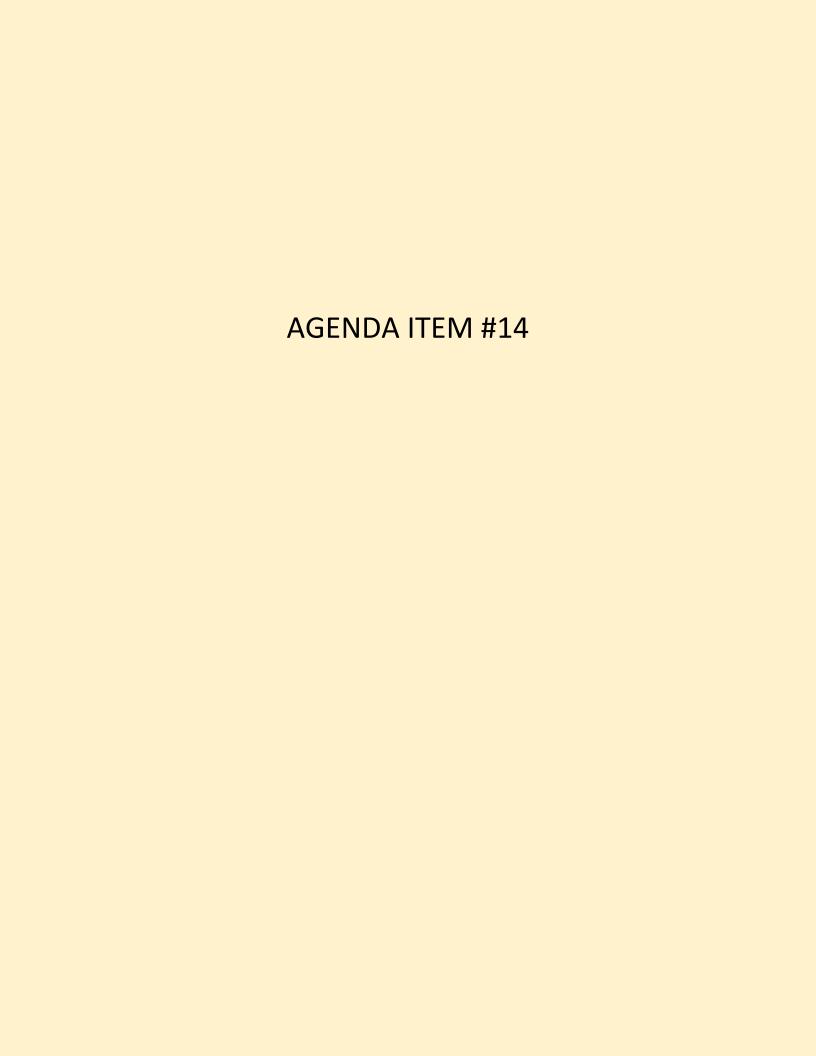
Grantee Signatures continued on next page

GRANTOR:

GRANTEE:

RAILROAD DEPOT FUNDING, LLC, a Colorado limited liability company

Ву:	Date:
Print Name and Title	
ECHO PROPERTIES CORP	., a Colorado corporation
Ву:	Date:
Print Name and Title	
RIDGWAY RAILROAD MU	SEUM, a Colorado Non-Profit Corporation
Ву:	Date:
Print Name and Title	
OURAY COUNTY RANCH I	HISTORY MUSEUM, a Colorado Non-Profit Corporation
Ву:	Date:
Print Name and Title	



PROFESSIONAL SERVICE AGREEMENT BETWEEN THE TOWN OF RIDGWAY, COLORADO, AND BO JAMES NERLIN, P.C.

THIS AGREEMENT (this "Agreement"), made as of the __ day of December 2023, is by and between the TOWN OF RIDGWAY, a municipal corporation acting by and through its authorized officers (the "Town"), and BO JAMES NERLIN, P.C., a Colorado Professional Corporation ("Law Firm").

WHEREAS, the Town and Law Firm intend that Law Firm, as hereinafter specified, shall serve as General Legal Counsel for the Town.

WHEREAS, Bo James Nerlin, shall serve as the primary attorney contact for the Town.

NOW THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION I – TERMS

- A. <u>Effective Date</u>: January 1, 2024.
- B. <u>Term</u>: The term of this Agreement shall be from January 1, 2024 through December 31, 2024 unless either party provides a notice to terminate.
- C. <u>Services and Compensation:</u>
 - 1. Law Firm shall provide general legal services to the Town at a current hourly rate of \$185.00 per hour (the "Town Rate"). Law Firm's regular hourly rate is \$275.00 per hour (the "Law Firm's Rate").
 - 2. Law Firm shall charge the Town Rate, with the exception of fees that are eligible to be charged back to a third party by the Town ("Charge-Back Fees"), out-of-pocket expenses, and fees in connection with litigation matters or extraordinary matters, which shall be billed at the Law Firm's Rate. Law Firm and the Town shall reach an agreement prior to Law Firm billing the Law Firm's Rate for a matter deemed extraordinary or litigation. For fees to be charged back to third parties, the Town shall initially pay Law Firm only the Town Rate. Charge-Back Fees shall be charged back to the third party, which shall be responsible for paying the entire amount of Charge-Back Fees. Notwithstanding that Charge-Back Fees may be paid by a third party, payment by any third party of the Charge-Back Fees shall not create an attorney-client relationship between Law Firm and third party paying such Charge-Back Fees. The Town shall not grant to any third-party owing Charge-Back Fees to Law

- Firm a permit, license or other Town discretionary permission until such third party has paid all Charge-Back Fee due and owing to Law Firm.
- 3. Law Firm shall attend one (1) regular meeting of the Town Council per month at a cost of \$100.00 per hour, with the total amount capped at \$300.00 for the meeting. Any additional meetings shall be charged at the Town Rate.

SECTION II– LAW FIRM'S RESPONSIBILITIES

- A. All work to be performed by Law Firm shall be authorized verbally or in writing by the appropriately authorized Town representative(s).
- B. Description of Law Firm's legal services: (1) Provide drafting and/or review and approval of contracts, MOU's, IGA's, etc.; (2) Attend Town Council meetings; (3) Attend other Town meetings at the request of the Mayor or the Town Staff; (4) Participate in negotiations regarding Town affairs; (5) Provide overall legal oversight to department Directors, Town Staff, Mayor and the Board; (6) Provide oversight on legal matters related to employment/HR; (7) Assist in negotiations with other entities Ouray County, state and federal agencies, etc.; (8) Keep the Board and Town Staff informed on various changes in the law affecting municipalities and provide legal planning to proactively minimize the Town's exposure to various potential liabilities; (8) Such other matters as the Town Board and Town Staff may deem necessary and appropriate, from time to time.
- C. Law Firm shall inform the Town in writing of any additional firms it intends to hire to perform work in connection with this Agreement and shall keep the Town informed on any changes or additions to this information. The Town shall approve any additional firms prior to commencement of work by such firms as per this Agreement. Nothing contained herein shall create any contractual relationship between any additional firm(s) and the Town.
- D. Law Firm shall review each project and Law Firm's records to ensure against any conflict of interest that might prevent Law Firm from fully and faithfully advising and representing the Town. If any potential conflict or differing interest exists or arises, now or in the future, Law Firm shall properly advise the Town Staff and/or Town Council.
- E. Law Firm shall identify, verbally or in writing, the attorney within its organization primarily responsible for implementing and overseeing each project and all other attorneys and paralegals/paraprofessionals who will do significant work on each project. Staffing may change from time to time; however, Law Firm shall promptly advise the Town Staff and specific Town departments of such changes.
- F. In performing this Agreement, the hours Law Firm and its staff are to work on any given day or project are entirely within Law Firm's control. The Town shall rely

- upon Law Firm to devote the time, skill and effort reasonably necessary to fulfill the purpose of this Agreement.
- G. Law Firm shall determine all pertinent filing dates or other deadlines for each project. Law Firm shall comply with all applicable filing dates or deadlines or obtain sufficient extensions to protect the Town's interests.
- H. Full and regular communications are essential to this Agreement. Law Firm and its staff, the Town Staff and other representatives and Town Council shall actively address all developments that could significantly affect a project. Except in an emergency, Law Firm and its staff shall make no significant decision on direction, mechanics or strategy for a project without prior communication and discussion with the appropriate Town representative(s).
- I. Insurance Requirements: Before beginning, and while performing under this Agreement, Law Firm shall maintain, without cost to the Town, the following insurance:
 - 1. For all attorneys within its organization, professional liability insurance that complies with C.R.C.P. 265(a)(3).
 - 2. Law Firm shall not cancel, materially change or fail to renew insurance coverage. Law Firm shall notify the Town of any material reduction or exhaustion of aggregate limits.

SECTION III – THE TOWN'S RESPONSIBILITIES

- A. The Town shall provide full information, including detailed scope of work, as to its requirements for the services.
- B. The Town shall give prompt notice to Law Firm whenever the Town observes or otherwise becomes aware of any discrepancies in the services provided.
- C. Law Firm is not liable for delays in performance that are caused by the Town, the Town's consultants or events that are outside the control of the parties and could not be avoided by the exercise of due care.

SECTION IV-MUTUAL OBLIGATIONS OF THE TOWN AND LAW FIRM

- A. This Agreement does not guarantee to Law Firm any work, except as authorized in accordance with Section I above, or create an exclusive contract.
- B. The services and any and all interests contemplated under this Agreement shall not be assigned, sublet or transferred without the written consent of the Town.

- C. Law Firm and any and all of its personnel utilized by Law Firm under the terms of this Agreement shall remain the agents and employees of Law Firm and are not, nor shall they be construed to be, agents or employees of the Town.
- D. The Town recognizes that all technical data, evaluations, reports and other work products are instruments of Law Firm's services and not designed for use other than what is intended by or reasonably foreseeable to the parties to this Agreement. The Town shall make no other use of Law Firm's work product without the prior approval of Law Firm. Notwithstanding the foregoing, such data, evaluations, report and other work products, along with the files generated by Law Firm pursuant to this Agreement are to remain the Property of the Town.

SECTION V – BILLING AND PAYMENT

At the beginning of each month, for services rendered the prior month, Law Firm shall provide to the Town invoices, which reflect all of the fees and out-of-pocket expenses Law Firm has incurred on behalf of the Town for the previous calendar month. Prior to the end of each month, the Town shall remit payment for all invoices due and payable unless otherwise discussed with Law Firm or Law Firm's representatives, either verbally or through written correspondence.

SECTION VI - SPECIAL CONDITIONS

- A. <u>Confidentiality:</u> During and after the term of this Agreement, Law Firm shall not disclose to third parties any confidential information or data. Law Firm shall treat such information as the private and privileged records of the Town and Law Firm. Without Town's express consent, Law Firm shall not release such information to any third party by statement, deposition, as a witness or otherwise.
- B. <u>Licenses</u>: Law Firm shall maintain all licenses necessary to perform under this Agreement, including attorneys' licenses to practice law in the State of Colorado.
- C. <u>Severability:</u> To the extent the parties may perform and accomplish their obligations within the intent of this Agreement, its terms are severable. Should any term or provision be invalid or become inoperable for any reason, such invalidity or failure shall not affect the validity of any other terms or provisions. Waiver of any breach of a term shall not indicate a waiver of any other term or the same term upon later breach.

SECTION VII-LAWS AND ORDINANCES

Law Firm, at all times, agrees to observe all applicable federal and state laws, Ordinances of the Town of Ridgway, and all rules and regulations issued pursuant thereto, that in any manner affect or govern the services contemplated under this Agreement.

SECTION VIII-TERMINATION OF CONTRACT

- A. <u>Termination of Agreement</u>: Either party shall be entitled to terminate this Agreement upon giving the other party written notice of intent to terminate. Should Law Firm terminate the Agreement, Law Firm agrees to continue representation of the Town on all matters pending at the time of termination until satisfactory substitution of counsel by the Town. Should the Town wish to Terminate, it shall provide Law Firm with a thirty (30) day notice of intent to terminate.
- B. <u>Effect of Termination</u>: In the event of termination, all finished and unfinished work product(s) prepared by Law Firm pursuant to this Agreement shall become the sole property of the Town, provided Law Firm is compensated in accordance with this Agreement for all work performed in accordance with this Agreement up to the effective date of termination. Law Firm shall not be liable with respect to the Town's subsequent use of any incomplete work product, provided Law Firm has notified the Town in writing of the incomplete status of such work product.

SECTION IX-CHANGE IN SCOPE OF SERVICES

The Town may from time to time require changes in the scope of the services of Law Firm to be performed herein. Compensation to Law Firm payable hereunder shall be adjusted to reflect any change in the scope of services.

SECTION X-EQUAL OPPORTUNITY EMPLOYER

- A. Law Firm shall not discriminate against any employee or applicant for employment on the basis of race, color, national origin, ancestry, age, sex (gender), religion, creed or physical or mental disability. Law Firm may adhere to lawful equal opportunity guidelines in selecting employees, provided that no person is illegally discriminated against on any of the preceding bases. This provision shall govern, but shall not be limited to, recruitment, employment, promotion, demotion and transfer and advertising therefor; layoff or termination; rates of pay or other compensation; and selection for training, including apprenticeship. Law Firm shall post, in all places conspicuous to employees and applicants for employment, notices provided by the State of Colorado setting forth the provisions of this nondiscrimination clause.
- B. All solicitations and advertisements for employees placed by or on behalf of Law Firm shall state that Law Firm is an equal opportunity employer.
- C. Law Firm shall cause the foregoing provisions to be inserted in all subcontracts for any work contemplated by this Agreement or deemed necessary by Law Firm, so that such provisions are binding upon each sub-consultant.
- D. Law Firm shall keep such records and submit such reports concerning the racial and ethnic origin of employees and of applicants for employment as the United States, the State of Colorado, the Town of Ridgway, or their respective agencies may require.

E. Law Firm shall comply with such rules, regulations and guidelines as the United States, the State of Colorado, the Town of Ridgway, or their respective agencies may issue to implement these requirements.

SECTION XI – ILLEGAL ALIENS

In compliance with C.R.S. § 8-17.5-102, Law Firm represents, warrants and agrees:

- A. That Law Firm shall not knowingly employ or contract with an illegal alien to perform work under this Agreement, shall provide the Town with duly executed LAWFUL PRESENCES AFFIDAVITS of its employees upon request, and shall not enter into a contract with a subcontractor that fails to certify to Law Firm that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.
- B. That Law Firm has confirmed the employment eligibility of current employees and shall, within twenty (20) days after hiring any new employee to perform work under this Agreement, affirm that Law Firm has examined the legal work status of such employee, retained file copies of the documents required by 8 U.S.C. § 1324a, and not altered or falsified the identification documents for such employee. Law Firm shall provide a written, notarized copy of the affirmation to the Town upon request.
- C. If Law Firm obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, Law Firm shall: (i) notify the subcontractor and the Town within three (3) days that Law Firm has actual knowledge that a subcontractor is employing or contracting with an illegal alien; and (ii) terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required pursuant to this Section XI, the subcontractor does not stop employing or contracting with the illegal alien; except that Law Firm shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that it has not knowingly employed or contracted with an illegal alien.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ATTEST:	TOWN OF RIDGWAY, COLORADO
	By:
Pam Kraft, Town Clerk	JOHN CLARK, Mayor
	Date:

BO JAMES NERLIN, P.C.		
By:		
BO JAMES NERLIN, President		
Date:		





To: Honorable Mayor Clark and Ridgway Town Council

From: Preston Neill, Town Manager

Date: December 8, 2023

RE: Rights of Nature Annual Report

SUMMARY

On November 10, 2021, the Ridgway Town Council adopted <u>Resolution No. 21-09</u> to support the protection of the Uncompander River, its tributaries and its watershed by recognizing the "rights of nature" and the Town's responsibilities to care for and protect them. This written report serves as the annual update regarding the health and state of the Uncompander River, its tributaries, and its watershed. It also serves as an update on the realization of the rights of nature for the Uncompander River, its tributaries and the Uncompander River Watershed.

THE HEALTH AND STATE OF THE UNCOMPAHGRE RIVER, ITS TRIBUTARIES AND ITS WATERSHED (December 2023, report produced by Uncompahgre Watershed Partnership)

Report starts on next page.

The health and state of the Uncompandere River, its tributaries. and watershed in 2023 report produced by Uncompandere Watershed Partnership Executive Director Tanya Ishikawa

The health of the Uncompanier River watershed remained relatively stable in 2023. No major human or natural events degraded the river, nor did any projects greatly improve or restore water quality, riverine function, or water supply.

The Town of Ridgway continues to work closely with and provide funding for the Uncompanded Watershed Partnership (UWP), a nonprofit focused on monitoring, preserving, and restoring watershed health. The town also sent a team to a Growing Water Smart workshop, which resulted in goals to improve water conservation, infrastructure, related land use codes, and public information on water stewardship. These will have a positive impact on the health of the Uncompanded River.

Due to above average flow in the Uncompander River through Ridgway in 2023, the form of the river changed more dramatically than in recent years. Banks and sandbars moved, creating a wandering, multi-threaded streambed, which is typical of natural unconfined rivers.

Construction of a large multifamily residential development occurred throughout the year. Because this development is located in the Uncompangre River Overlay District, the development was subject to additional review, included increased setbacks, and provided perpetual easements for the River Corridor trail. Potential impacts from current and future development should be monitored to ensure that river health is maintained.

Water Supply

In the Uncompander River watershed, water year 2023 (October 1, 2022-September 20, 2023) had one of the largest snowpacks in the last 22 years. In the past 11 years only 2019 reached a SWE peak greater than 30 inches.

The following chart shows the percentage of snow water equivalent (SWE) compared to median SWE for two locations: Gunnison Basin, the larger drainage where the Uncompanie River watershed is located, and the Idarado SNOTEL site in the upper part of the Uncompanier River watershed.

Date	Gunnison Basin	Idarado SNOTEL site
January 8	138%	121%
February 4	144%	113%
March 5	140%	124%
April 6	161%	136%
May 7	183%	141%
June	575%	0%
July 10	133%	0

¹ The Uncompanger River Overlay District establishes increased development setbacks near the Uncompanger River. The standard setback, 75 feet, is larger than the stream setback adopted in many communities. On the Western Slope stream setbacks range from as little as 12 feet to as much as 100 feet.

Overall snowpack and streamflow were higher than the previous five years, yet the Uncompanier River watershed still experienced an abnormally dry to moderate drought year.² This was due to 1) earlier snowmelt in the San Juans than in other parts of the Gunnison Basin (see table above), 2) elevated temperatures contributing to low soil moisture, and 3) in lesser part due to the poor monsoon season, with less than expected precipitation during summer months. Ridgway Reservoir slowly, steadily filled throughout late winter and spring.

Though some spring flooding happened downstream in Montrose and Delta counties, Ouray County did not experience unusual flooding during runoff. However, during the summer, heavy rain triggered flooding in Corbett Creek and debris flows that washed out County Road 17 and resulted in short-term road closures, as it has for many years in a row. Sediment and debris generated from this type of flooding ends up in the Uncompander River upstream of Ridgway.

Flows in the Uncompander River tracked closely with long-term medians in January and February, and decreased below median rates in March and April (possibly due to cold temperatures limiting runoff from the snowpack). Streamflow in May through July was generally above the median, the well above normal snowpack provided water to the Uncompander and its tributaries. The lack of a prolonged warm spell produced a steady runoff without the very high peaks that contribute to flooding.

The Uncompander River's 2023 peak flow of slightly above 900 cfs was recorded at the USGS County Road 24 gauge on June 5, which is typical. Increased streamflow from monsoon storms, typically found in July and August, were not observed in 2023, with the exception of the flood event noted above.

From the beginning of August through November, flow in the Uncompander River was almost entirely below the median and flow declined further through November, with the gap between median flow and observed flow increasing through November.

Proposed Projects Related to Water Supply

The Cow Creek Pipeline and Ramshorn Reservoir, proposed in December 2019 by Ouray County and partners, is still being reviewed by the water court with negotiations ongoing between the applicants and parties that filed statements of opposition (opposers). The county convened a meeting in late 2023 to share modeling data prepared by contracted engineers, and sent a proposed settlement to opposers in late November.

While the county is no longer including the reservoir project in their application, other entities such as Tri-County Water Conservancy District are still discussing going forward with reservoir planning. UWP is monitoring this project proposal to understand whether operation of the proposed water exchanges associated with the pipeline or reservoir would alter flows in the Uncompany River from Ouray to the Ridgway Reservoir.

² Source: https://www.drought.gov/states/colorado/county/ouray

Water Quality

The long-term health of the Uncompahgre River is adversely affected by high levels of metals, caused by both natural mineralization and acidic drainage from active and inactive mines. As a result, the amount of aquatic life including fish and macroinvertebrates is reduced. Some kokanee salmon have been found in the Uncompahgre River, as they temporarily swim upstream from Ridgway Reservoir during their autumn run. Otters have also been observed in the Uncompahgre River downstream of Ridgway.

In 2023, UWP analyzed water quality data from samples taken from 2015 to 2019. The Uncompanier River segment from Dexter Creek to Dallas Creek, which includes the Ridgway Town and County Road 24 sites, was removed by the state from the 2022 stream impairment list because cadmium, copper, and iron concentrations were lower than the standards used to protect aquatic life. Dissolved manganese concentrations were lower than the water supply standard and manganese was also removed from the impairment list. Total arsenic also did not appear on the 2022 list for water supply; however, since 2019 numerous total concentrations greater than the standard of 0.02 micrograms per liter have been observed at three River Watch sites.

The water quality of the Uncompahgre River below Red Mountain Creek is routinely monitored by UWP and Ouray River Watch volunteers, and these data are sufficient for Colorado's Water Quality Control Division to assess impairment. However, for the 2022 assessment, the upper segments of the river and several of its tributaries lacked sufficient data to update impairment lists from more than ten years ago. UWP has added six River Watch sites to fill data gaps on six different Uncompahgre watershed stream segments.

Mine Site Activity related to Water Quality

The Governor Basin Mine Site Restoration Project, that UWP has been working on since 2018, remained stalled in 2023. Ouray Silver Mines Inc., the property owner and important project partner, went into receivership in mid-2022. The company and property were sold at auction in August 2023 to Thorin Resources that also owns the nearby Camp Bird Mine. Meanwhile, the EPA began moving forward on plans to take over the implementation of the mine site restoration at Governor Basin, collaborating with UWP and Trout Unlimited on updating design plans and future revegetation and monitoring. Even with EPA involvement and new mine owners, the timing of the Governor Basin Project is uncertain. Consequently, water quality improvement projects that will lead to decreased metals concentrations in tributaries of the Uncompahgre River are stalled.

The Revenue-Virginius Mine remains subject to permits from two state agencies, the Water Quality Control Division and the Division of Reclamation, Mining and Safety, which should provide critical water quality and watershed health protections. In 2023 UWP added a new water sampling site in Sneffels Creek downstream of the mine. The discharge permit for the Revenue-Virginius Mine is administratively continued. When the permit is renewed, more stringent permit limits could further protect water quality.

Another mining-related water quality concern in the upper Uncompanyer River Watershed is the lack of progress related to the Idarado Consent Decree. Newmont, the company that owns Idarado, is responsible for water quality remedial actions in the Red Mountain Creek sub-basin identified in the 1992 Consent Decree (outcome of 1983-1991 CERCLA litigation led by the State of Colorado). The primary objectives were to stabilize mine tailings and improve water quality in Red Mountain Creek by reducing zinc concentrations by 50 percent or to 1.5 ppm. Although tailings have been successfully stabilized and vegetated, the zinc concentrations do not meet the requirements. Extremely acidic water with very high metal concentrations continues to flow from mine tailings, seeps, and springs into Red Mountain Creek, which is a tributary to the Uncompanyere River.

Newmont has been experimenting with various technologies for further remediation over the past 10 years, and monitoring water quality in Red Mountain Creek. As of October 2023, the most recent experiments appear to be showing good results, but Newmont has not fully implemented the technology and the creek's water quality has not improved.

Proposed Biosolids Applications

In July, the Colorado Department of Public Health & Environment (CDPHE) began reviewing letters of intent for applications for disposal of biosolids by a company, Denali, contracted by the City of Ouray's wastewater treatment facility builder. The proposed locations for spreading biosolids from the old wastewater facility were two ranches along the Uncompahgre River, just upstream from Ridgway. Due to the proximity to the river, irrigation ditches, and downstream domestic wells, these sites did not appear to be well situated for land application of biosolids. The soil survey reports that the depth to groundwater ranges from 6 to 18 inches, the soils have high infiltration capacities, and "the soil has one or more features that are unfavorable for the intended specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected."

UWP and others contacted the CDPHE, Denali, and the City of Ouray to share concerns about potential impacts on the Uncompahgre River if the proposal was approved. New proposals for more suitable properties downstream of Ridgway (Colona area) were submitted by the company, but were put on hold at the company's request. The revised proposal for biosolid disposal in Ouray County is expected to be considered in spring or summer 2024. UWP supports the necessary and appropriate management and disposal of biosolids as part of wastewater management. But, UWP would not recommend the originally proposed locations immediately adjacent to the Uncompahgre River, and upstream of Ridgway, due to the proximity of groundwater and surface water resources and multiple down-gradient domestic wells. UWP supports the use of the properties near Colona due to the increased depth to groundwater increased distance to surface water features.

Ongoing Watershed Health Hazards

• Climate change, drought, and aridification decrease snow accumulation and overall precipitation which in turn reduces groundwater recharge, decreases the amount of water stored in reservoirs and lakes, and causes streamflow to fall below the rates needed to sustain watershed health and provide for various human uses. Reduced streamflow can

- contribute to elevated water temperatures. Existing temperature data indicate that stream temperatures in the Uncompandere Watershed remain cool enough to support aquatic life.
- Dust and microplastics in snow impact the rate and timing of snowmelt as well as water quality. While water treatment can improve the quality of public water supplies, the demands on the treatment processes are increased.
- The risk of wildfires continues to be a concern due to potential impacts to life, economic health, wildlife habitat, watershed health, and water supplies.

Projects to Protect or Improve the Uncompangre Watershed

- Local governments and fire districts have been implementing information campaigns to reduce the risk of wildfire, and securing funding to implement fire risk reduction measures in the coming years.
- The Multi-benefit Uncompander River Project, upstream of Ridgway, is aimed at improving agricultural ditch operation, reconnecting floodplains, and reestablishing native biodiversity. The project received more than \$1 million in funding in 2023, and is expected to have a positive impact on the Uncompander River after implementation in 2024. The project could serve as a model for similar projects along this stretch of the river.
- The City of Ouray continues to build a new wastewater treatment facility. The existing facility is inadequate. The new wastewater treatment facility will greatly improve the City of Ouray's ability to protect water quality in the Uncompander River..
- A historically high amount of funding is available for water-related projects from infrastructure to river restoration. These funds from the state and federal government could be secured to improve the health of the Uncompanier River.
- As part of its strategic planning process in 2023, UWP gained knowledge and potential partners related to projects that could improve ecosystem function in the watershed in the future. Low-tech, processed-based restoration is being considered as one method that could be employed locally with useful benefits.
- Through the GMUG Management Plan public process and UWP's strategic planning, the protection of the fens in the Red Mountain area has been identified as important to overall watershed health. Fens are peat-forming wetlands, created 4,000 to 10,000 years ago when wetland plants became mats of dead and decaying plant matter. The iron fens in the Ironton Park area capture highly mineralized water, and support a diverse plant and animal community.
- UWP volunteers and contractors increased watershed science education materials and supplies in 2023, and are planning for additional materials and supplies in 2024. These have been used by Ridgway teachers at the elementary, middle, and high school levels. Ouray teachers and other local educators have access to these educational resources as well. Educating all ages, especially younger generations, could lead to better stewardship of the Uncompander River and the watershed.
- The Town of Ridgway's voluntary water restrictions in the summer are an important step in conserving water. Communication about the restrictions also set the stage for future water conservation information campaigns.
- Implementation of a public education campaign about outdoor water conservation and progress on the town's other goals as proposed at the 2023 Growing Water Smart workshop would be beneficial to the Uncompaniere River and its watershed.



REALIZATION OF RIGHTS AND RECOMMENDATIONS FOR ADVANCING THEIR WELFARE AND SUSTAINABILITY

The Town continues to recognize that the Uncompandere River and its tributaries possess, at minimum, the following fundamental and inalienable rights:

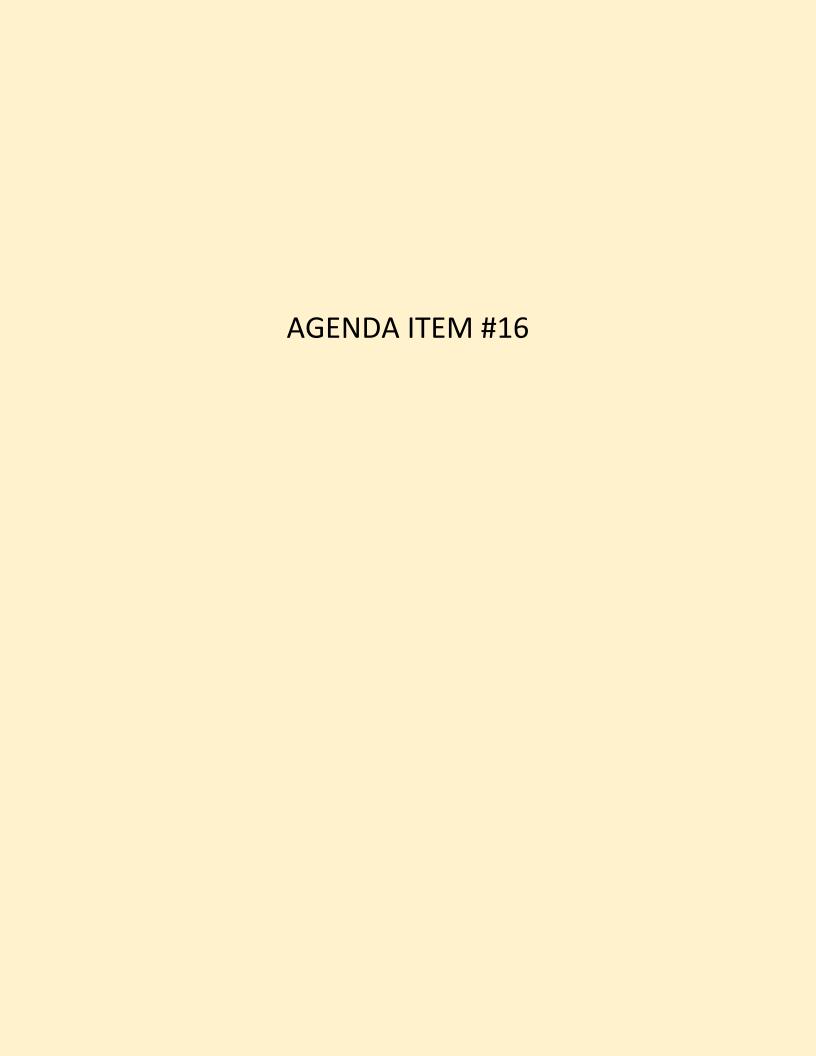
- A. The right to maintain natural flow sufficient in quantity to maintain ecosystem health;
- B. The right to support essential functions within its ecosystems, including by horizontal and longitudinal connectivity, recharging groundwater, moving and depositing sediments, and providing adequate habitat for native plants and animals;
- C. The right to feed and be fed by sustainable precipitation, glaciers, and aquifers;
- D. The right to maintain native biodiversity;
- E. The right to restoration and preservation of adequate ecosystem health.

The Town also continues to recognize that the watershed and its living and non-living natural components and communities possess, at minimum, fundamental and inalienable rights to exist, maintain integral health, regenerate, evolve, and be restored.

As described in the Uncompander River Corridor Ecological Assessment and Recommendations Report produced by DHM Design in late 2021, the current river corridor function and riparian ecological health within the Town of Ridgway is in overall good health. There are opportunities for ecological interventions including restoration, creation and preservation that have been identified and mapped within the Town of Ridgway and individual projects have been identified for the Town to undertake in the future.

The Town will continue to protect the Uncompandere River, its tributaries, and its watershed to the full extent of its ability and to effectuate the rights recognized in Resolution No. 21-09.

A special thank you goes out to Tanya Ishikawa, UWP Executive Director, and others at UWP for their efforts in putting together the information on the health and state of the Uncompange River, its tributaries and its watershed.



TOWN OF RIDGWAY 2024 STRATEGIC PLAN

COMMUNITY VISION

Ridgway is a vibrant, welcoming, and community-minded small town situated in a beautiful mountain valley. We are diverse in age, background, and economic means. We share a deep connection to the outdoors, the lifelong pursuit of learning, and our railroad, ranching, and creative cultures. We are committed to being economically and ecologically sustainable.

COMMUNITY VALUES & GOALS

Achieving our vision will require us to strive to maintain certain aspects of Ridgway that the community values today, while recognizing that we will need to adapt in the face of a certain amount of growth and change over the next ten to twenty years. Our ability to adapt successfully will require a continual focus on—and balance between—five community values: healthy natural environment, sense of community and inclusivity, small town character and identity, vibrant and balanced economy, and well-managed growth.

Healthy Natural Environment

From the Uncompandere River to the Sneffels and Cimarron mountain ranges, Ridgway's incredible natural surroundings, and the recreational opportunities they provide, are some of the top reasons residents choose to live in our community. Protecting both the scenic values and ecological functions of natural areas in and surrounding Ridgway through responsible environmental practices is something the community values strongly. Ridgway must grow in a way that is attuned to its natural environment to protect these valuable resources. Ridgway residents must also be aware of the changes to our local environment that could arise as a result of climate change.

Goals:

ENV-1: Preserve, protect, and restore natural habitats, including for wildlife and ecosystems.

ENV-2: Strengthen the Uncompangre River corridor as a community asset and environmental resource.

ENV-3: Proactively manage and protect Ridgway's water resources.

ENV-4: Advocate for the efficient use of resources and sustainable practices that work to eliminate harmful impacts to the health of the community or natural environment.

ENV-5: Maintain a healthy and resilient community forest.



	Healthy Natural Environment: 2023 Strategy	Responsible Party
1	Develop, as required by the EPA's finalized Lead and Copper Rule Revisions, a Service Line Inventory and Lead Service Line Replacement Plan to submit to the Water Quality Control Division by October 16, 2024.	Manager/PW
2	Advance goals of the Town's Source Water Protection Plan including working with Ouray County on setbacks to the Town's water supplies in the unincorporated areas of Ouray County.	PW/Manager
3	Review Adequate Water Supply Rules in RMC 7-6 and update regulations.	Manager/Eng.
4	Ensure the cost of water is understood and user fees are in line with costs.	Manager/Eng.
5	Pursue appropriate actions to change the newly acquired water rights to municipal and augmentation purposes.	Attorney/Eng/Manager
6	Make available educational materials on radon mitigation, and water and energy conservation, and periodically communicate this information via the Town website and other communication channels.	Building
7	Participate on the Sneffels Energy Board and work with the Board and EcoAction Partners to implement the objectives and supporting actions detailed in the <i>San Miguel & Ouray County Regional Climate Action Plan</i> in order to help our community continue to reduce our greenhouse gas emissions from our 2010 GHG emissions baseline.	Manager
8	Continue working with Ouray County Vegetation Management on implementation of the Town's Integrated Weed Management Plan and to manage weeds in Ridgway more aggressively. Continue following the policy set forth in Resolution No. 22-01, Amending the Policy Relative to Noxious Weed Management. The policy now allows for the application of chemical-based herbicides when deemed necessary by Town staff and Ouray County Vegetation Management personnel, as long as the application falls in line with the Chemical Application and Protocol Recommendations found in the Integrated Weed Management Plan.	Manager/PW
9	Implement the items identified in the first phase/first year of the Town's newly established Growing Water Smart Action Plan.	Manager/PW
10	Support and promote the Sustainability Advisory Board as members work to, among many other things, advance and encourage environmentally sustainable practices and ideas within the Town. Some of the priorities and work plan items for 2024 may include but are not limited to: Enhance education on regional sustainability/climate action efforts. Explore establishing a Town goal to reach net-zero GHG emissions.	Manager/Clerk

	 Explore a mandate for all new construction (commercial and residential) to be all-electric ready and solar ready. 	
	 Explore enaction of an energy code that achieves equivalent or better energy performance than the 2021 international energy conservation code and the model electric and solar ready code developed by the energy code board. 	
11	Work with SMPA to install a microgrid on the roof of Ridgway Space to Create to achieve redundant backup power for the Decker Community Room. Assist SMPA as they explore grant funding opportunities like the Microgrids for Community Resilience Program through the Colorado Department of Local Affairs.	Manager
12	Work with SMPA to further the concept of a Solar Garden Microgrid at Green Street Park to serve the Ridgway community. System characteristics may include: four-hour batter bank to provide backup power for community circuits at the point of interconnect, solar array output can be secured for Ridgway residents who participate in SMPA's Totally Green Program, and up to 50% of solar array output can be reserved for low-and moderate-income residents.	Manager
13	Identify a consultant to undertake a master planning process for Green Street Park and to develop a master plan document for the Town to follow and implement.	Manager
14	Make available educational materials on tree species recommendations and the Town's landscape regulations to encourage water conservation and require low water usage landscaping or xeriscaping.	Planner/Building
15	Perform state-mandated requirements for backflow prevention and cross-connection control outreach, reporting and tracking.	Manager/PW
16	Research and develop regulations or a policy specific to grease traps.	Manager/PW
17	Research and continue evaluating the development of regulations to establish a graywater control program that meets the requirements of Regulation 86	Manager
18	Install water meter at water tanks.	PW
19	Repair and maintain wastewater lines; replace pond liner; complete recirculation project.	PW/Manager
20	Develop a Preliminary Needs Assessment that makes recommendations for improvements to the current wastewater treatment system and identifies future needs.	Eng.
21	Remove gravel from Uncompangre River in Rollans Park and continually improve the area.	PW
22	Evaluate results of <i>Uncompander River Corridor Ecological Assessment and Technical Report</i> and explore implementation of the recommended restoration opportunities and river management actions.	Manager/PW
23	To support operations and when needed, acquire roll-off bins for green waste and composting from local companies that manage organic waste.	PW
24	Ensure the Town's responsibilities, as described in <i>Resolution No. 21-09 Rights of Nature</i> , are met, and ensure good stewardship of the Uncompander River, its tributaries, and its watershed.	Manager
25	Host annual Town Cleanup Day event and Adopt-A-Highway Cleanup events.	Manager/PW
26	Explore and better understand the financial implications, impacts, and overall viability of procuring electric vehicle(s) to serve as patrol vehicles for the Ridgway Marshal's Office. Establish an Asset Management Plan, complete with a replacement schedule, for the existing fleet of police vehicles.	Marshal

Sense of Community & Inclusivity

Another aspect of living in Ridgway that residents highly value is the community, its inclusivity, and its diversity. Ridgway's residents represent a range of age groups, income levels, cultures, lifestyles, and political persuasions, and describe each other as friendly, welcoming, and close-knit. Residents also value how the community comes together in times of crisis or need to help one another. This strong sense of community is also demonstrated in how engaged residents are with Town affairs. Trends like increasing housing costs and a lack of affordable childcare make it difficult for many people to live in Ridgway. Looking to the future, residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of "others." Residents want to avoid the kinds of changes that have occurred in other small mountain towns, such as an influx of second homeowners.





Goals:

COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.

COM-2: Encourage a diversity of housing options that meet the needs of residents.

COM-3: Encourage citizen participation and dialogue with elected and appointed officials and town administration in order to foster broad-based representation and input for local government decisions.

COM-4: Strive to be a model for transparency, efficiency, and good governance.

COM-5: Encourage a range of health, human, youth, senior, and other community services in Ridgway.

COM-6: Support education and lifelong learning in our community.

COM-7: Provide public safety and emergency response services to engage and protect the community.

	Sense of Community and Inclusivity: 2023 Strategy	Responsible Party
4	Continue the process of equipping the Decker Community Room to increase versatility and for	Community
1	use by a variety of user groups. Explore retaining a coordinator, on a contract basis, for the	Initiatives/Manager
	gallery space within the Decker Room.	
	Complete the next series of Ridgway Municipal Code updates and planning projects, as	
	recommended by the Planning Commission and Town Council. These include:	
2	Analysis of Town's commercial, industrial and residential portfolio. Parisus and an data the Town's parling standards.	Managan / Dlana an
2	Review and update the Town's parking standards.	Manager/Planner
	 Draft and codify the regulations for Section 7-7 of the Ridgway Municipal Code titled, "Affordable Housing". 	
	 Review and update the Town's regulations for Accessory Dwelling Units. 	
3	Work with developers through the Planned Unit Development process to secure deed restricted workforce housing.	Planner/Manager
	Continue efforts on workforce housing. Now that the Town has determined its baseline amount	
	of affordable housing units and has formally filed a commitment with the Division of Housing to	
4	opt in to Proposition 123, the Town should explore and potentially pursue funding programs	Manager
4	that will help increase the affordable housing stock above the baseline amount. Continue regular	Manager
	communication with regional partners.	
5	Organize and facilitate one regional law enforcement training opportunity.	Marshal
	Complete training with the Ouray County Sheriff's Office and City of Ouray Police Department to	Iviaisiiai
6	improve skills and foster good relations across the jurisdictional departments.	Marshal
_	Support the Ouray County Victim Services Program to grow and promote the Program/victim	
7	advocacy and victim's rights.	Marshal
	Develop a community outreach and education program, including outreach on leash laws and	Manahal /Canana unitu
8	dog owner responsibilities, securing trash containers and being bear-aware, town-wide speed	Marshal/Community Initiatives/PW
	limits, snow removal, etc.	Initiatives/PVV
9	Promote the Athletic Park Pavilion as a Town facility and community amenity that is available for	Manager/Clerk
3	rent.	ivialiagel/Clerk
10	Provide in-kind support to the Ridgway Community Garden by extending the gravel base area	PW
	where the shed is located.	
11	Work with Ouray County Plaindealer staff to continue monthly newspaper advertisements to	Manager
	showcase what's going on at the Town of Ridgway.	anabei
12	Explore retaining a consultant to assist with social media management and potentially to	
	develop a social media strategy for the Town.	

	Replace the aging playground equipment/structure in Hartwell Park. Locate grant opportunities to help bring the project to fruition.	PW/Clerk/Manager
14	Replace audio system in Community Center for public meetings.	Clerk/Manager
15	Develop procedures for solicitation, evaluation and funding for a Town of Ridgway Community Grant Program.	Manager/Clerk

Small Town Character & Identity

Although they may differ on how to define "small town character," residents feel strongly that it's a key part of Ridgway's identity. This small town character is evident in the size of the community, the slower and more laid back pace of life, the unpaved streets, the surrounding ranch land and associated activities, the ability of residents to easily walk from one end of town to the other, and the many activities and businesses that are geared toward locals. Although these characteristics are common among many small towns across Colorado, Ridgway stands out from other tourism-dependent communities as a town that relies on tourism to some degree—but retains its commitment to locals and still feels very much like a "real" community. Beyond small town character, this feeling is derived from a blend of Ridgway's historic past as a western railroad town, its ranching and agricultural community, its proximity to the mountains and outdoor recreation, and its Creatives and innovative entrepreneurs.

Goals:

CHR-1: Support vibrant, diverse, safe, and well-connected neighborhoods.

CHR-2: Protect and preserve Ridgway's historic assets.

CHR-3: Promote Ridgway's identity as a ranching and agricultural community and preserve the rural character of landscapes surrounding Ridgway.

CHR-4: Promote Ridgway's identity as a creative and innovative community where creative individuals and enterprises thrive.

CHR-5: Promote a range of opportunities and spaces for community gatherings and interactions.

CHR-6: Maintain and enhance Ridgway's gateways, entry-corridors, and scenic vistas.

CHR-7: Develop an interconnected system of parks, trails, open space, and recreational facilities that meets the needs of Ridgway's residents and visitors.





	Small Town Character and Identity: 2023 Strategy	Responsible Party
1	Expand community outreach and information sharing efforts.	Manager/Community Initiatives
2	Further implementation of the <i>Ridgway Visitor Center & Heritage Park Master Plan</i> (Amended June 2022) via the phased Implementation Plan that staff developed and presented to Town Council on September 14, 2022. Continue exploring grant funding opportunities to bring the improvements to fruition.	Community Initiatives/Manager
3	Partner with GOCO on a Youth Corps project.	PW/Manager
4	Lead <i>Ridgway Fuse, A Colorado Creative Main Street Program</i> in implementing priority Council initiatives and supporting the Ridgway Creative District and Ridgway Main Street programs. Continue efforts to Connect, Gather, Build, and Spotlight via the collectively agreed upon work plan.	Community Initiatives
5	Generate promotional pieces that communicate the Ridgway Creative District's and Main Street Program's value to the community, objectives, and invite potential partnerships and collaboration. Continue efforts to bolster and enhance the Ridgway Fuse website and its functionality.	Community Initiatives

6	Support and promote the Youth Advisory Council and provide its membership opportunities for input on Town projects, programs, and events.	Manager
7	Make efforts to educate and inspire residents and visitors about Ridgway's ranching heritage; provide information about ranching activities that periodically occur in and around Town, such as cattle drives.	Community Initiatives
8	Create and maintain succession plans for all Town staff and standard operating procedures. Plan accordingly for the retirement of the current Building Official in the first quarter of 2025.	All Departments
9	Evaluate ways and funding opportunities to advance the various phases of the Ridgway Athletic Park Master Plan. Proceed with Phase 1 of the Master Plan by creating the new gravel parking lot.	Manager

Vibrant & Balanced Economy

Ouray County's economy is largely centered on service industries oriented towards tourism, particularly industries such as food services and accommodation. While Ridgway's reliance on tourism is somewhat less than the County, it is still subject to seasonal fluctuations in business activity. These service jobs tend to pay low wages that make it even more difficult for those who work in Ridgway to live here as well. Residents expressed a strong desire to diversify the local economy and to create well-paying, full-time, year-round jobs. Through its participation in the Main Street and Creative District programs, the Town has been active in promoting community and economic development in recent years. While a number of businesses and Creatives have chosen to base their operations in Ridgway for quality of life reasons, many employers struggle to hire qualified employees, find space as they grow, market their creations, and face other challenges. Larger shifts in the national economy towards telecommuting mean that workers no longer need to physically commute to an office. With fast internet speed, residents will increasingly be able to pursue job opportunities and careers in industries not currently located in Ridgway. Alternatively, home-based entrepreneurs will be able to access customers or clients located around the globe.



Goals:

ECO-1: Create a vibrant, diverse, and sustainable year-round local economy that reflects Ridgway's social fabric, values, and character.

ECO-2: Support the retention and expansion of local businesses.

ECO-3: Balance the need to preserve the quality of life for residents with business needs.

	Vibrant and Balanced Economy: 2023 Strategy	Responsible Party
1	Continue participation in local and regional broadband initiatives, including connecting local government and anchor institution buildings.	Manager
2	Plan, organize, and manage Summer Concert Series and Love Your Valley event.	Clerk
3	Plan, organize, and manage Ridgway Independent Film Festival and other Ridgway Fuse events.	Community Initiatives
4	Continue the partnership with the regional Creative Districts and the Ridgway Area Chamber of Commerce to advance the Creative Corridors Initiative.	Community Initiatives
5	Partner with Colorado Creative Industries to further develop and grow the Ridgway Creative District, including consideration of feedback and recommendations from Ridgway Fuse; provide training and educational opportunities for members of Ridgway Fuse.	Community Initiatives
6	Identify and complete a priority Creative District project with the Colorado Creative Industries matching grant.	Community Initiatives

7	Partner with the Department of Local Affairs on the Main Street Program and implement priority recommendations from the Main Street Downtown Assessment focused on economic restructuring, design, organization, and promotions.	Community Initiatives
8	Oversee and manage downtown streetscape maintenance and landscaping; maintain and replace trees as needed; maintain landscaping at Heritage Park; maintain planter boxes and landscaping around Town Hall and Hartwell Park.	PW
9	Establish policy to govern how Lodging Tax revenues intended to support affordable and workforce housing and childhood care and education efforts are distributed. This may include the development of an application process with criteria and reporting requirements.	Manager

Well-Managed Growth

Based on projections in the Community Profile, Ridgway is expected to add between 150 and 700 new residents by 2050. In addition, growth in the surrounding region—which includes Ouray, Montrose, and San Miguel counties—will continue to have direct and indirect impacts on Ridgway's housing, transportation system, environment, and quality of life. Growth limitations in the City of Ouray and Ouray County will further amplify growth pressures on the Town of Ridgway. Uncertainty regarding the extent of and potential impacts of future growth are of critical concern to the community. However, Ridgway has the ability through its policies and regulations, intergovernmental agreements, and other tools to help inform where and how growth will occur in the future, the types of growth the community would like to see, and guide the character and form of future development.

Goals:

GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.

GRO-2: Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of residents and businesses as the town grows.

GRO-3: Proactively mitigate natural and human-made hazards.

GRO-4: Develop a safe and efficient multi-modal transportation system, balancing needs of all users.

	Well-Managed Growth: 2023 Strategy	Responsible Party
1	Update Town regulations to address shared utility taps and shared water meters.	Eng./Manager
2	Participate in regional transportation initiatives including the Gunnison Valley Transportation Planning Region (GVTPR) and the Ouray County Transit Advisory Council, as appropriate.	Manager
3	Continue working with the City of Ouray, Ouray County, and All Points Transit to establish and begin the rollout of the Ouray County Workforce Transportation Project.	Manager
4	Assist Ouray County and their selected contractor to develop a County-wide Evacuation Plan.	Manager
5	Retain a traffic engineer to conduct an intersection analysis at N. Railroad St. and Sherman St. to determine appropriate intersection treatments (e.g., traffic signal, roundabout, etc.).	Manager/Eng.
6	Explore retaining a firm to overhaul the Town's GIS system to make it current and more user friendly.	PW/Eng./Manager
7	Develop and organize volunteer efforts, focused on procedural rules, expectations, purpose, etc. for Council appointed commissions, boards, committees and task forces.	Manager/Community Initiatives
8	Implement measures to address deficiencies and ensure Wastewater Treatment Plant consistently meets permit limitations and other terms and conditions of its permits.	Manager/PW/Eng.
9	Expand efforts on official record and electronic file organization.	Manager/Clerk
10	Implement Asset Management Plan for all departments	Clerk
11	Complete the updates to the Town's standard specifications for infrastructure that have not yet been completed (i.e., streets and sidewalks).	Eng./PW

12	Update the Town's Street Lighting Plan.	Manager
13	Address access to Ridgway Ditch and adjacent development, including building and septic setbacks, Ditch access, and land use opportunities with Ouray County to protect the Ditch.	Eng./Manager/PW
14	Advance the replacement of the water line segment from the Water Treatment Plant to Moffat St. Explore loan and grant funding opportunities like the Drinking Water Revolving Fund and Energy/Mineral Impact Assistance Fund Grant to help bring the project to fruition.	Eng./Manager/PW
15	Explore grant funding opportunities that would provide for major improvements to the Ridgway Ditch and Lake O in ways that would allow the Town to receive additional water and mitigate system loss (i.e., piping portions of the Ridgway Ditch). Repair and install additional flow measuring devices along Ridgway Ditch and at Lake O.	Manager/Eng.
16	Investigate how to access potential funding opportunities for water-related projects (i.e., monitoring and improvements to the Town's water supply system) under the Infrastructure Investment and Jobs Act or through state funding options such as Colorado Water Plan grants or Gunnison Basin Roundtable grants.	Manager
17	Replace hydrants and valves, as needed, on water distribution system.	PW
18	Complete the final phase of the water meter replacement program in 2024.	PW
19	Complete transition from chlorine dioxide treatment to Granular Activated Carbon filtration alternative at water treatment plant.	PW/Eng./Manager
20	Complete sewer line camera and root abatement work; remove contact chamber sludge; remove biosolids/sludge from lagoons.	PW
21	Employ methods to better manage traffic flow and safe speeds; further explore additional advisory signage, temporary pedestrian signage, and street devices to mitigate speeding vehicles on westbound and eastbound Hwy 62 and other areas of town. Purchase new radar trailer.	Marshal/PW
22	Review Traffic Flow Plan and update, as needed.	Eng./Manager/PW



