

Ridgway Town Council  
Regular Meeting Agenda  
Wednesday, November 8, 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/83411029603?pwd=UVZleEpOT01qWDZXMjhwY0VibnRWQT09>

Meeting ID: 839 7012 6707

Passcode: 184471

Dial by your location

+1 346 248 7799 US

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**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 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.

**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.

7. Presentation of the 2022 Fiscal Year Audit - Pete Blair, Blair and Associates CPA.
8. Presentation of annual report from the Ridgway Community Garden and funding request for 2024 - Agnieszka Przeszlowska, Ridgway Community Garden.
9. Presentation from the Home Trust of Ouray County and funding request for 2024 - Andrea Sokolowski, Home Trust of Ouray County.

10. Request to close Clinton St. from N. Cora St. to N. Laura St. for Noel Night on December 1<sup>st</sup> and request for use of Town streets for Noel Night Parade - Ridgway Area Chamber of Commerce.

11. Presentation of proposal for the deployment of electric vehicle chargers in partnership with Helios Charging Inc. - Daniel Benhammou, Helios Charging Inc.

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

12. Application for Beer and Wine Liquor License; Applicant: Wick Coffee Co LLC, Shareholders: Nathaniel and Tera Wick; Location: 618 Clinton Street: DBA: Kismet Cafe - Town Clerk.

13. Second Reading of 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 - 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.

14. Review and action on Town of Ridgway Master Plan Amendment Request from Preserve PUD; Location: Savath Subdivision Part of Outlot A and Woodford Addition; Address: TBD County Road 23; Zone: Residential (R); Owner: Dalwhinnie Group LLC.

15. Presentation of the Draft 2024 Fiscal Year Budget - Town Clerk/Treasurer.

16. Consideration and action on compensation adjustment for Town Manager - Mayor Clark.

**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.

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

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 Uncompahgre 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, December 6, 2023 at 4:00 p.m.,  
Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

# Consent Agenda



RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
SEPTEMBER 13, 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. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

EXECUTIVE SESSION

The Town Attorney recommended the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for consultation with the Town Attorney and 24-6-402(4)(e) for matters subject to negotiation regarding the Town's possible purchase of water rights.

ACTION:

Councilor Kroger moved to enter into Closed Session, Mayor Pro Tem Meyer seconded, and the motion carried unanimously.

The Council entered into closed session at 5:30 p.m. with the Town Attorney, Town Engineer, Town Clerk and Town Manager.

The Council convened from closed session at 5:45 p.m. and took a recess.

The meeting reconvened at 6:00 p.m.

CONSENT AGENDA

1. Minutes of the Regular Meeting of August 9, 2023.
2. Minutes of the Workforce and Affordable Housing Committee from August 28, 2023.
3. Register of Demands for September 2023.
4. Renewal of restaurant liquor license for Land and Ocean Restaurant.
5. Renewal of liquor store license for High Spirits Liquor.

ACTION:

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

PUBLIC COMMENTS

Kuno Vollenweider told the Council he is concerned about the condition of the ditch at County Road 5 and Amelia Street. He stated "it is imperative to repair" the culvert as "road damage

is extensive” after “big storms”, also the ditch is filled with debris and is “cutting the bank edge”.

He also stated the Town policy of “enforcing ordinances being complaint driven” means a citizen “can’t just call” and he has experiences delays in the process. He stated addressing complaints should be “more timely”.

## PUBLIC REQUESTS AND PRESENTATIONS

### 6. Proclamation declaring September 2023 as National Suicide Prevention Awareness and Recovery Month

Jamie Hurst, Suicide Prevention Coordinator with Tri-County Health Network, presented a proclamation declaring September as Suicide Prevention Awareness Month, and noted the month was created to reduce the stigma that comes with the topic, and provide an opportunity to speak about suicides, as this is the first line in prevention

She stated 90% of people who die by suicide experience diagnoseable and treatable mental health conditions, and in 2021 Colorado experienced the sixth highest suicide rate in the US.

There were comments and questions from the Council.

## ACTION:

Councilor Kroger moved to adopt the Proclamation declaring September 2023 as Suicide Prevention Awareness Month in the Town of Ridgway. Councilor Thomas seconded and the motion carried unanimously.

### 7. Presentation from Dirty Sturdy’s Mountain Compost

Mark Sturdevant with Dirty Sturdy’s Mountain Compost reported he provided composting services during the annual concert series and “1000 gallons of refuse was composted” from “cups and food scrapes”. He noted “having a person there” helps to and “get most of the materials” while they are “pretty contamination free”.

### 8. Annual presentation from EcoAction Partners regarding programs, projects and initiatives

Emma Gevona, Executive Director with EcoAction Partners explained the program spans across four regions. The mission statement is to track regional greenhouse gas emissions and coordinate programs that reduce energy and waste.

The Sneffels Energy Board, which was created in 2009, and is composed of eight governmental entities which oversee regional programs and leveraging of grants. The Climate Action Plan focuses on eight key sectors, and identifies 21 objectives and 74 actions. She presented the 2023 update highlighting the plan; events; sustainability; energy incentives; grants; student programs; composting; tracking green house gas inventory; climate policies to reach reduction goals; composting programs; green business program; weatherization program; energy incentives; residential energy programs.

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

Alex Shelley, with San Miguel Power Association, presented an update of projects the “member owned” non-profit cooperative administered this year. These included writing microgrid community resiliency grants; a policy change regarding seasonal and idle service

accounts which are inactive for 90 days or more; setting objectives to locate new energy sources; discussing implementation of a “potential billing” based on “cost plus four times” for electrical usage during peak times, which would be between 4:00 p.m. and 9:00 p.m.; and looking into partnering on affordable housing incentives by providing rebates.

There were questions and comments from the Council throughout the presentation.

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

Tanya Ishikawa, Uncompahgre Watershed Partnership Executive Director, presented the non-profit organizations 2023 accomplishments which included strategic planning and stakeholder engagement; update to the 2012-13 Uncompahgre Watershed Plan; strategic planning including field trips; review of draft plan for next ten years. She explained the organization “exists” to help protect and improve the natural, scenic and economic values of the Upper Uncompahgre River Watershed.

There were questions from the Council.

POLICY MATTERS

11. Introduction of Ordinance Granting a Franchise to San Miguel Power Association, Inc

The Town Attorney presented a proposed franchise agreement with San Miguel Power Association. He explained in order to operate within Town limits the issuance of a license to use the public rights of ways is required. The proposal is for a fifteen year franchise, which includes “pass through” franchise fees.

There were questions from the Council.

ACTION:

Moved by Councilor Lakin, seconded by Mayor Pro Tem Meyer to introduce Ordinance No. 06-2023 Granting a Franchise to San Miguel Power Association, Inc., to Operate an Electric Power Utility within the Town of Ridgway and Fixing the Terms and Conditions Thereof. On a call for the vote, the motion carried unanimously.

12. Agreement to Purchase Water Rights

The Town Attorney reported the Town was approached by Nugget Telluride LLC with an offer to sell water rights located within the northwest portion of Town. Staff held a series of discussion with the proposed sellers, conferred with Council in executive session, and in June engaged LRE Water to undertake an analysis of the water rights and determine the benefit to the Town.

The proposed arrangement for setting the selling price of \$80,00 is \$50,000 cash to the seller, and acknowledgement of a \$30,000 charitable gift or donation which the seller can use as a tax benefit.

ACTION:

Councilor Lakin moved to accept the proposed agreement with payment of \$50,000 and recognition of \$30,000 charitable gift from the seller. Councilmember Kroger seconded, and the motion carried unanimously.

### MISCELLANEOUS REPORTS

#### 13. End of season report on weed management activities

The Council received a written report from Julie Kolb, Ouray County Vegetation Management, outlining the areas treated in Town during the year. These included the south end of the Athletic Park; Happy Hollow Ditch in-take; the Water Treatment Plant; Cottonwood Park; Public Works Facility Yard; Uncompahgre Riverway Trail; sidewalks throughout Town; Rollans Park; and various irrigation ditches.

There were comments and discussion by the Council.

#### 14. Town Manager's Report

Manager Neill presented an overview and highlighted some items contained in the monthly Managers Report.

### EXECUTIVE SESSION

The Town Attorney asked the Council to enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(f) for discussion of a personnel matter concerning the Town Manager's annual performance evaluation.

#### ACTION:

Councilor Kroger moved to enter into Closed Session, Mayor Pro Tem Meyer seconded, and the motion carried unanimously.

The Council entered into closed session at 8:15 p.m. with the Town Manager.

The Council reconvened from closed session at 9:00 p.m.

### ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
OCTOBER 11, 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. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

1. Register of Demands for October 2023.
2. Water leak adjustment for Account# 3850.0/Murphy.

ACTION:

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

PUBLIC REQUEST

3. Introduction and consideration for funding in 2024 Budget from Minerva West Performing Arts

Kathleen O'Mara and Brenda Ratcliff representing Minerva West Performing Arts presented a letter dated September 22, 2023 and addressed the Council on items contained therein.

They explained the non-profit local theater group has both adult and children community theater programming, and the Board is requesting Town funding to assist in supporting the children's theater group and activities which take place after hours at both the schools, and during the summer months. They stated youth scholarships, which made up \$4,000 of the organizations budget this year, ensure that regardless of "background and economic standing" children are able to participate in the six week programs, which provide 55-60 hours of instructional time, and three performances. 122 community actors ranging from ages 7 to 79, gave 41 performances in 11 productions last year, which was seen by over 1700 spectators.

There were questions from the Council.

POLICY MATTERS

4. Update regarding Ridgway Athletic Park master planning process

Staff Report from the Town Manager dated 10-5-23 presenting 86 written comments regarding planning for the Athletic Park.

Town Manager Neill reported the Town is entering into the third phase of Master Planning the Athletic Park. The public forums have filled the Community Center, and public feedback

is currently being solicited, with 86 written comments received to date. He stated staff is requesting direction on specific uses at the park to allow the planning contractor, DHM Consulting, to present a plan at the next public meeting in early November.

There were comments by the Council. It was noted the micro-grid placement in the park has received “overwhelming comments” in opposition. After extensive discussion it was agreed the solar grid should not be placed in the park.

There was further discussion and it was agreed the plan should be an open concept with green spaces; include more soccer and baseball uses; six to eight pickleball courts placed on the east side of the park along the county road; the school should be invited to participate in the planning with the understanding that some recreation activities might be better placed at the schools; the dog park should be placed at another location; the tennis and basketball courts should be used for those uses only, not for pickleball; parking should be placed in a central location.

Speaking from the audience Linda Browning encouraged considering ground water levels during the planning process.

5. Resolution No. 23-13 Extending the Receipt of Waste, Refuse and Recycling Services from Bruin Waste Management

The Town Manager presented a proposed resolution extending the professional services agreement with Bruin Waste Management, which was slated to expire in June and was extended to October 16<sup>th</sup> by Council action. He reported staff and representatives of the company have created proposed updates to extend the agreement for two years to expire on 10-15-25, with some modifications to the services. The new agreement will include a fifth clean up day dumpster for recycling metal; modifying the size of refuse container given for Town use on a weekly basis; and increasing fees by five percent based on land use tipping fees.

Chris Trosper with Bruin Waste Management addressed the Council and explained the proposed composting pilot program, which will be started in San Miguel County and then offered in Ouray County.

There were questions from the Council.

ACTION:

Councilor Schuyler moved to approve Resolution 23-13 Extending the Receipt of Waste, Refuse and Recycling Services from Bruin Waste Management. Councilor Thomas seconded and the motion carried unanimously.

PUBLIC HEARINGS

6. Application for Final Plat for Subdivision and Planned Unit Development Wetterhorn Homes

Staff Report dated 10-6-23 from TJ Dlubac, Contractual Planner with Community Planning Strategies.

Planner Dlubac presented an application from Ridgway Homes, LLC for Final Plat for Planned Unit Development, Wetterhorn Homes, located in the Historic Residential District of Town. The property is just under one acre in size and located on Block 30, adjacent to Laura Street and south of Otto Street. The Sketch Plan process was approved in May of 2020 and

Preliminary Plat in July of 2022 at which time density of the project was also approved. The project consists of seven townhome structures, two stories each, providing 14 affordable housing units on 14 lots, with another lot dedicated to storm water management located on a .98 acre parcel. The projects infrastructure improvements were assisted by a grant through the Department of Local Affairs, received on their behalf by the Town. Some of these public improvements, he noted, are being included in the Subdivision Improvements Agreement until completion. The Planning Commission voted to recommend approval on 8-29-23.

Applicant Paul Majors presented updates on the affordable housing projects infrastructure process. Twelve homes are under contract, with two homes remaining to sell before the "move in" date of November 1<sup>st</sup>.

**ACTION:**

Moved by Councilor Lakin, seconded by Mayor Pro Tem Meyer and unanimously carried to approve the Final Plat and Final PUD for Wetterhorn Homes Subdivision finding that the criteria set forth in Section 7-4-5(C)(9) of the Ridgway Municipal Code have been met and with the following conditions - an executed mylar of the final plat be submitted by the application to the Town for final execution and recording with the Ouray County Clerk and Recorder; the Subdivision Improvement Agreement be approved by the Town Council; all comments in the Staff Report Letter dated August 25, 2023 be adequately addressed prior to recording of the Final Plat with the Ouray County Clerk and Recorder.

**7. Application for Final Plat for Subdivision and Planned Unit Development; Riverfront Village**

Staff Report dated 10-6-23 from TJ Dlubac, Contractual Planner with Community Planning Strategies.

Planner Dlubac presented an application from Jake Cantor with Alpine Homes - Ridgway, LLC for Final Plat for Planned Unit Development, Riverfront Village, located in the General Commercial District of Town. The property is 8.141 acres and includes both the east and west sides of the Uncompahgre River. The Preliminary Plat was approved in November of 2021 and installation of public improvements began in the spring of 2022. The project is a mixed use development comprised of 38 residential units, consisting of townhomes, tri-plex and four-plex dwelling units and four commercial units with 3,983 square feet of commercial area, and residential units above. He noted the project includes internal roads, property slated for public uses with a pedestrian access easement along the southern edge of the property, a river trail and proposed passive park. Deviations were granted in relation to the high water set backs. The Planning Commission voted to recommend approval on 9-26-23.

There were questions from the Council and discussion regarding the proposal for short term rentals within the project.

Applicant Jake Cantor and Attorney Tom Kennedy presented comments on the conditions. Architect Jim Kehoe addressed Council questions and stated the project will be dark sky compliant, ADA accessible, and will be a full electric project and "solar ready".

**ACTION:**

Moved by Councilor Schuyler, seconded by Mayor Pro Tem Meyer and unanimously carried to approve the Final Plat and Final PUD for Riverfront Village PUD Subdivision finding that the criteria set forth in Section 7-4-5(C)(9) of the Ridgway Municipal Code have been met and with the following conditions - prior to the Town recording the Final Plat and PUD with the Ouray County Clerk and Records Office, an emergency access easement and utility easement as

depicted on the Final Plat, shall be recorded on Lot 2, Triangle Subdivision; prior to the Town recording the Final Plat and PUD with the Ouray County Clerk and Records Office, a note shall be added to the Final Plat stating that the portions of the sewer line the Developer will continue to own, maintain and repair which has been approved by the Town Staff; prior to the Town recording the Final Plat and PUD with the Ouray County Clerk and Records Office, all grammatic, technical and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards; the Subdivision Improvement Agreement be approved by the Town Council.

8. Ordinance Granting a Franchise to San Miguel Power Association, Inc

The Town Attorney presented a draft ordinance for second reading and adoption, which will issue a 15 year franchise agreement for electric power utility to San Miguel Power Association (SMPA). He explained the agreement has been approved by SMPA legal staff, and no public comments have been received since the ordinance was introduced in September.

ACTION:

Moved by Mayor Pro Tem Meyer to approve Ordinance No. 06-2023 Granting a Franchise to San Miguel Power Association, Inc., to Operate an Electric Power Utility within the Town of Ridgway and Fixing the Terms and Conditions Thereof. The motion was seconded by Councilmember Lakin and carried unanimously.

POLICY MATTERS (Continued)

9. Subdivision Improvements Agreement with Ridgway Homes, LLC

The Town Attorney presented a Subdivision Improvements Agreement (SIA) with Ridgway Homes LLC for the Wetterhorn Subdivision. He explained a condition of approval for the Final Plat was to enter into a SIA for improvements which are being delayed. A letter of credit will secure completion. The items are attached to the Agreement as Exhibit B, and outlines which improvements will be installed by late November.

There were questions from the Council.

ACTION:

Councilmember Lakin moved, Mayor Pro Tem Meyer seconded, and it was unanimously carried to approve the Subdivision Improvements Agreement for Ridgway Homes LLC.

10. Subdivision Improvements Agreement with Alpine Homes-Ridgway, LLC

The Town Attorney presented a Subdivision Improvements Agreement (SIA) with Alpine Homes-Ridgway LLC for Riverfront Village PUD. He explained a condition of approval for the Final Plat was to enter into a SIA for improvements which are being delayed. A letter of credit or cash escrow equaling 1.5 times the amount of the proposed infrastructure costs will secure completion, slated for January of 2024 and 2025.

There were questions from the Council.



ACTION:

Moved by Mayor Pro Tem Meyer, Councilmember Kroger seconded, and it was unanimously carried to approve the Subdivision Improvements Agreement for Alpine Homes-Ridgway LLC.

11. Interviews of Youth Advisory Council candidates and appointment of members

Staff Report from the Town Manager dated 10-4-23 presenting applications for the Youth Advisory Council.

Manager Neill reported another solicitation period for the 2023-2024 Youth Advisory Council began in August and three more applications were received from Keira DeLuccio, Lauren Mahlin and Patrick Megahee. Two appointments to the Council have already been made.

Both Keira DeLuccio and Lauren Mahlin were present and answered questions from the Council.

ACTION:

Councilor Schuyler moved to appoint Keira DeLuccio and Lauren Mahlin to the 2023-2024 Youth Advisory Council for terms expiring on June 30, 2023. Councilmember Lakin seconded, and the motion carried unanimously.

12. Introduction of Ordinance Concerning Floodplain Management Regulations and Adopting Updated Flood Insurance Study and Flood Insurance Rate Map

Staff Report from the Town Manager dated 9-8-23 presenting a proposed ordinance adopting an updated Flood Insurance Study and Rate Map.

The Town Manager explained updated documents prepared by the Federal Emergency Management Agency pertaining to the final flood hazard determination will become effective January 1<sup>st</sup> and the Town is required to adopt the regulations, updated flood insurance study and rate map.

ACTION:

It was moved by Mayor Pro Tem Meyer, with a second by Councilor Lakin to introduce 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. The motion carried unanimously.

13. Ratification of purchase of audiovisual equipment for the Decker Community Room

Staff Report from the Town Manager dated 9-29-23 requesting approval of budgeted funds.

Manager Neill asked for approval to expend budgeted funds of \$35,174.90 to purchase audiovisual equipment for the Decker Community Room.

ACTION:

Councilmember Lakin moved, Councilor Kroger seconded, and it was unanimously carried to approve the deviation from procurement procedures and ratify the expenditure of budgeted funds, at \$35,174.90 to purchase audiovisual equipment for the Decker Community Room.

14. Presentation of the Draft 2024 Fiscal Year Budget

The Town Clerk/Treasurer presented a draft of the 2024 Fiscal Year Budget, noting time frame of the presentation meets requirements of State Statute. The 2024 Capital Projects will be discussed during a Budget Retreat on October 21st. The budget will be presented to the public at the November regular meeting and a budget meeting in late November, before being presented for adoption at the December regular meeting.

MISCELLANEOUS REPORTS

15. Update pertaining to Ridgway Wetterhorn Homes Project

The Council received a memorandum dated 10-11-23 from Ross Valdez, with Impact Development Services, presenting an update on the status of the remaining homes in the affordable housing application process for Wetterhorn Homes.

16. Reappointment to the Planning Commission

The Mayor announced he has reappointed Michelle Montague to the Planning Commission for a new term expiring on November 1, 2029.

17. Monthly Town Manager's Report

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

Councilor Thomas reported on the collaborative electric vehicle event held last month. He presented a letter from the Sustainability Advisory Board recommending adoption of a resolution by the Council "to take a more aggressive approach to achieve Net Zero Carbon Reduction", by targeting new residential and commercial construction. After discussion by the Council it was agreed that staff should draft a resolution for Council consideration.

EXECUTIVE SESSION

The Town Attorney asked the Council to enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(f) for discussion of a personnel matter concerning the Town Manager's annual performance evaluation.

ACTION:

Councilor Kroger moved to enter into Closed Session, Mayor Pro Tem Meyer seconded, and the motion carried unanimously.

The Council entered into closed session at 8:35 p.m. with the Town Manager.

The Council reconvened from closed session at 9:15 p.m.

ADJOURNMENT

The meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

RIDGWAY TOWN COUNCIL  
MINUTES OF BUDGET RETREAT  
OCTOBER 21, 2023

The Town Council convened for a budget retreat workshop meeting at 9:15 a.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; update to the 2023 Strategic Plan

Through a PowerPoint presentation the Town Manager presented the retreat goals; an overview of the budget adoption process as it relates to the Town Charter; adoption timelines; budget approach and operation reserves.

Members of the Council presented items they wished to discuss for inclusion in the capital improvement planning and budgeting. Items included increasing Council stipend; code revisions for EV ready incentives and rebates; micro-grid solar array; grant writing; funds for sustainability incentives; sustainability committee collaboration with EcoAction Partners; piping the Ridgway Ditch; grants for affordable housing; updating the housing section of the Municipal Code; collaborating with local contractors for affordable housing and design for accessory dwelling units; creating an entertainment district on Clinton Street; education process on the refuse and recycling program.

There was discussion regarding grant opportunities to match funding for capital projects.

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.

The Town Clerk presented information on waiver of fees given to affordable housing projects, and inquired into repayment from the general fund for water and sewer tap waivers. There was discussion by the Council and it was agreed an accounting of waivers should be tracked.

There was a recess from 11:05 a.m. to 11:20 a.m.

The Town Manager presented Statewide revenue projections and trends, inflation and economic growth. He presented a pay movement recommendation from Logic Compensation, to keep current the classification and compensation study performed two years ago. The recommendation contains a step structure adjustment of 3.1% closely aligned with the market average of pay, to ensure the Town maintains a competitive position in attracting and retaining employees.

The Town Clerk presented draft worksheets of the Five and Ten Year Capital Improvement Projects by each fund, and reviewed them with the Council.

The Council took a recess for lunch between 12:00 p.m. and 12:30 p.m.

There was continued discussion of the Capital Improvement Plans and items were added to the Five Year Capital Projects sheets, including items moved from the Ten Year Plan.

There was discussion regarding placement of a “solar garden microgrid” at Green Street Park and preparing an update to the Master Plan for public input.

The Town Manager noted priority direction given by the Council will be used to draft the 2024 Strategic Plan.

The meeting adjourned at 2:35 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

**Town of Ridgway**  
**Register of Demands**  
Nov 2023

Name	Memo	Account	Paid Amount
<b>Ouray County</b>		<b>Alpine-Operating Account</b>	
	victim assistance '23	834GO3 · Program Participation	-2,117.33
TOTAL			-2,117.33
<b>Honnen Equipment Company</b>		<b>Alpine-Operating Account</b>	
	seat - JD backhoe	961WOO · Vehicle & Equip Maint & Repair	-6,465.65
TOTAL			-6,465.65
<b>Xerox Financial Services</b>		<b>Alpine-Operating Account</b>	
		948SOO · Office Equipment - Leases	-7.63
		948WOO · Office Equipment - Leases	-15.26
		548GOO · Office Equipment - Leases	-129.75
TOTAL			-152.64
<b>Debra Overton</b>		<b>Alpine-Operating Account</b>	
	reimb - record Wetterhorn plat	550GOO · Filing Fees/Recording Costs	-24.28
TOTAL			-24.28
<b>True Value</b>		<b>Alpine-Operating Account</b>	
		632GO2 · Supplies & Materials	-242.75
		732POO · Supplies & Materials	-156.88
		732PO1 · Supplies - c cntr/t hall	-18.70
		932SOO · Supplies & Materials	-55.42
		932WOO · Supplies & Materials	-64.79
		778PO1 · Space to Create Meeting Room	-111.45
TOTAL			-649.99
<b>Rocky Mountain Aggregate &amp; C...</b>		<b>Alpine-Operating Account</b>	
		635GO2 · Gravel & Sand	-1,431.65
TOTAL			-1,431.65
<b>WestCo</b>		<b>Alpine-Operating Account</b>	
	4th qtr 2023	885GO3 · Dispatch Services	-16,705.17
TOTAL			-16,705.17
<b>The Paper Clip LLC</b>		<b>Alpine-Operating Account</b>	
		541GOO · Office Supplies	-45.28
TOTAL			-45.28
<b>USABlueBook</b>		<b>Alpine-Operating Account</b>	
	plant repairs	932WOO · Supplies & Materials	-269.90
	plant repairs	932SOO · Supplies & Materials	-189.45
TOTAL			-459.35

**Town of Ridgway**  
**Register of Demands**  
Nov 2023

Name	Memo	Account	Paid Amount
<b>City of Grand Junction</b>		<b>Alpine-Operating Account</b>	
		918SOO · Testing & Permits - sewer	-684.90
TOTAL			-684.90
<b>Preston Neill</b>		<b>Alpine-Operating Account</b>	
	reimb - Water Smart conferenct food - N...	521GOO · Confer,Workshops,Training	-90.16
TOTAL			-90.16
<b>Grand Junction Winwater Works</b>		<b>Alpine-Operating Account</b>	
	meter parts	988WOO · Taps & Meters	-1,298.22
	tap install parts	932SOO · Supplies & Materials	-1,156.82
TOTAL			-2,455.04
<b>Black Hills Energy-Hartwell Park</b>		<b>Alpine-Operating Account</b>	
	9/22/23-10/24/23	742POO · Utilities	-39.40
TOTAL			-39.40
<b>Black Hills Energy-Lift Station</b>		<b>Alpine-Operating Account</b>	
	9/22/23-10/24/23	942SOO · Utilities	-24.92
TOTAL			-24.92
<b>Black Hills Energy-Broadband</b>		<b>Alpine-Operating Account</b>	
	9/22/23-10/24/23	783PO1 · Broadband Station	-15.00
TOTAL			-15.00
<b>Black Hills Energy-Town Hall</b>		<b>Alpine-Operating Account</b>	
	9/22/23-10/24-23	742PO1 · Utilities - c cntr/t hall	-44.93
	9/22/23-10/24-23	842GO3 · Utilities	-44.93
	9/22/23-10/24-23	542GOO · Utilities	-44.94
TOTAL			-134.80
<b>Black Hills Energy-PW Office</b>		<b>Alpine-Operating Account</b>	
	9/22/23-10/24/23	642GO2 · Utilities	-20.38
	9/22/23-10/24/23	942SOO · Utilities	-20.38
	9/22/23-10/24/23	942WOO · Utilities	-20.39
TOTAL			-61.15
<b>Black Hills Energy-PW Building</b>		<b>Alpine-Operating Account</b>	
	9/22/23-10/24/23	742POO · Utilities	-36.41
	9/22/23-10/24/23	642GO2 · Utilities	-36.41
	9/22/23-10/24/23	942SOO · Utilities	-36.42
	9/22/23-10/24/23	942WOO · Utilities	-36.42
TOTAL			-145.66

## AGENDA ITEM #7





September 26, 2023

To the Honorable Mayor and Town Council  
Town of Ridgway

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ridgway for the year ended December 31, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated September 12, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town of Ridgway are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2022. We noted no transactions entered into by the Town of Ridgway during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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

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

*Difficulties Encountered in Performing the Audit*

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

*Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole. We have issued those adjustments to the Town. In total, there were 18 adjusting journal entries posted from the time we received the trial balance in August until the audit was issued on September 12, 2023.

*Disagreements with Management*

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

*Management Representations*

We have requested certain representations from management that are included in the management representation letter dated September 12, 2023.

**Certified Public Accountants**

#### *Management Consultations with Other Independent Accountants*

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

#### *Other Audit Findings or Issues*

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

#### Other Matters

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

#### Restriction on Use

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

Very truly yours,

*Blair and Associates, P.C.*

***Management Report***

***For***

***Town of Ridgway***

***December 31, 2022***

Honorable Mayor and Town Board  
Town of Ridgway  
Ridgway, Colorado

Dear Members of the Board:

We enjoyed the opportunity of working with the staff at the Town of Ridgway during the performance of your December 31, 2022 audit. This letter is a by-product of the audit process, and accompanies your annual audited financial statements.

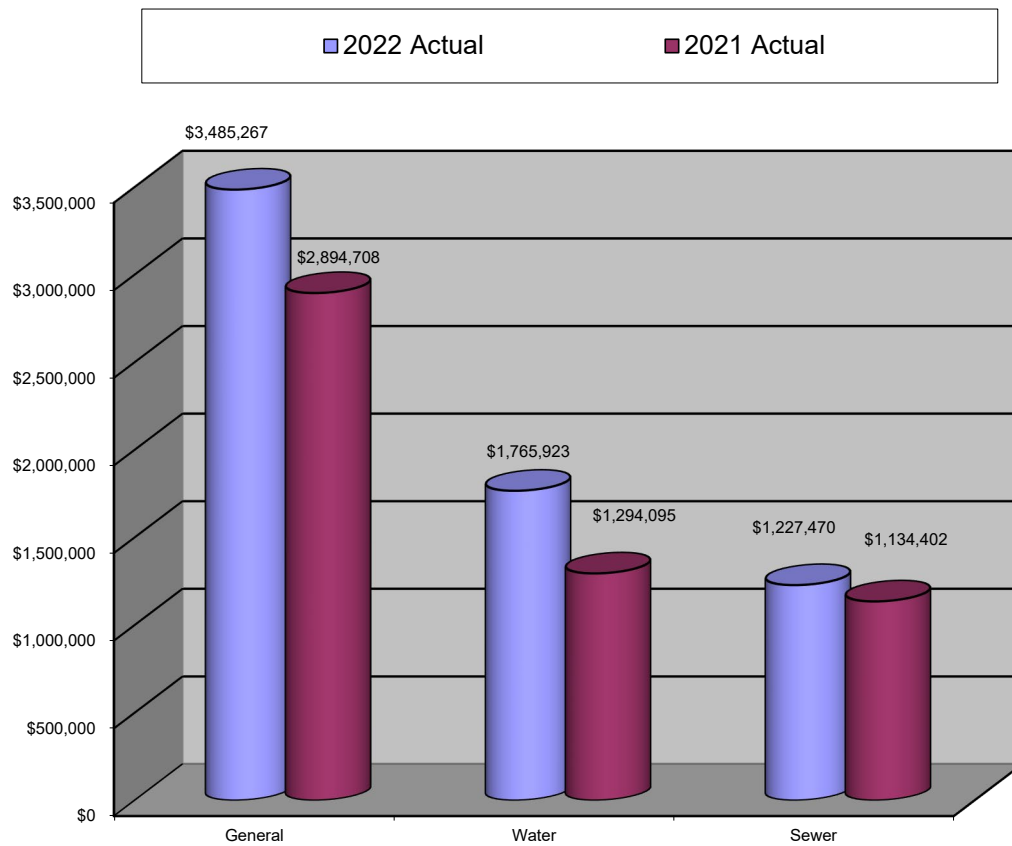
We hope this management letter provides you with valuable information that will assist in managing the Town's financial operations. Included in this report are segments on positive observations and financial analysis of the Town's financial operations.

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

## ***Positive Operations***

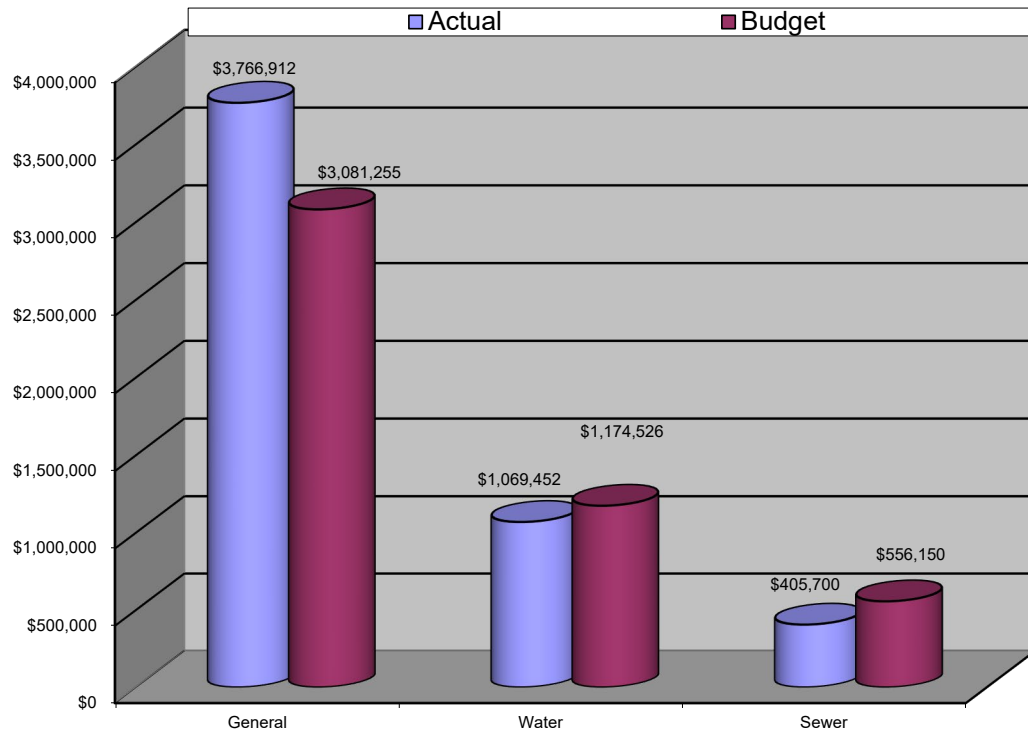
In this section, we highlighted the positive financial areas that we observed. Our first graph illustrates the projected fund balances and working capital compared to actual balances at December 31, 2022 for governmental funds and enterprise funds.

### ***Fund Balances and Working Capital***



## *Operating Revenues*

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



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

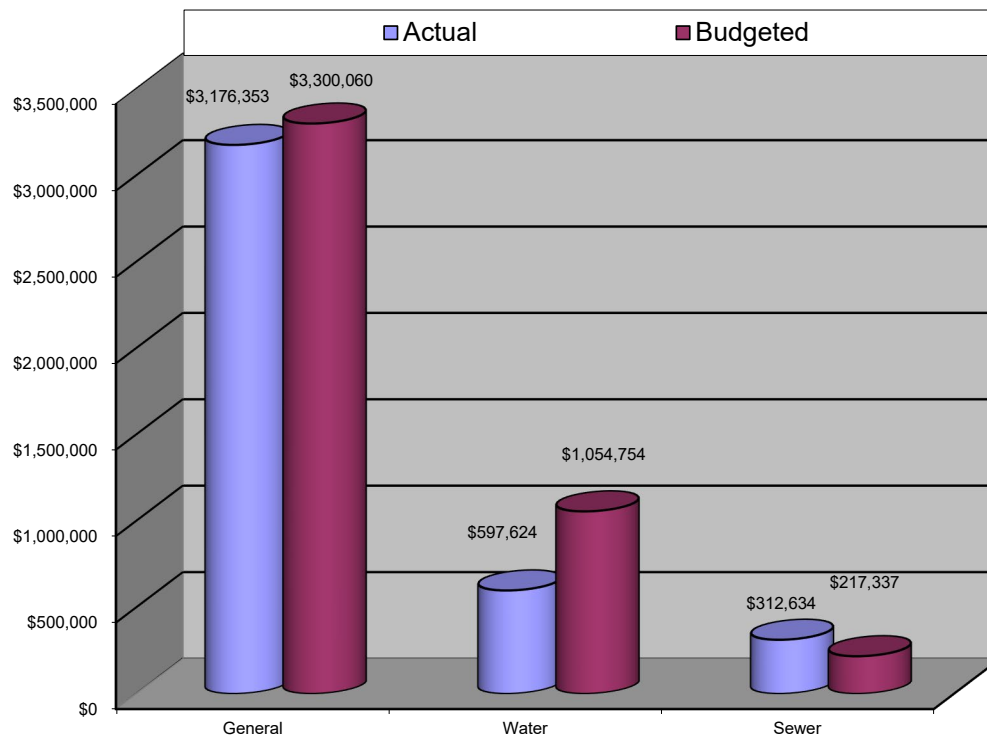
General Fund was actual sales taxes, building permit fees, and mineral leasing were more than budget of \$393,027, \$113,517 and \$73,505.

Water Fund was actual charges for services and tap fees revenues were less than budget of \$44,526 and \$139,600, respectively. Also, grants were more than budgeted amounts by \$33,849.

Sewer Fund actual tap fees revenues were less than budgeted amounts by \$150,360.

## *Operating Expenses*

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



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

General Fund had actual general government administrative consulting services of \$30,575 more than budget and grants of \$255,576 more than budget.

Water Fund had actual repairs and maintenance expenses of \$474,187 less than the budget.

Sewer Fund had repair and maintenance expenses of \$64,612 more than the budget.

### ***Areas For Enhancement***

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

### ***Depreciation Schedule***

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

### ***Final Remarks***

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



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**Town of Ridgway**

Financial Statements  
and  
Report of Independent Auditor

December 31, 2022

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*Blair and Associates, P.C.*



## INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Town Council  
Town of Ridgway, Colorado

### **Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ridgway, Colorado, (the Town) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Town of Ridgway, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ridgway, Colorado, as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Ridgway, Colorado, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### **Responsibilities of Management for the Financial Statements**

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Ridgway, Colorado's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

**Certified Public Accountants**

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Ridgway, Colorado's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Ridgway, Colorado's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, Schedule of Activity-Net Position and Schedule of Contributions to Pension Plan on pages 3 through 10 and 36 through 40, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Ridgway, Colorado's basic financial statements. The individual nonmajor fund financial statements and Local Highway Finance Report are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual nonmajor fund financial statements and Local Highway Finance Report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*Blair and Associates, P.C.*

Cedaredge, Colorado  
September 12, 2023

**TOWN OF RIDGWAY**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended December 31, 2022**

As management of the Town of Ridgway (the "Town"), we offer readers of the Town's basic financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2022. We encourage readers to consider the information presented here in conjunction with additional information provided in the financial statements.

**FINANCIAL HIGHLIGHTS**

- The Town's assets exceeded its liabilities by \$ 18,104,232 (i.e. net position) as of December 31, 2022, an increase of \$ 2,009,666 in comparison to the prior year.
- Governmental funds reported combined ending fund balances of \$ 3,522,194, an increase of \$ 590,409 in comparison with the prior year.
- The Town's fund balance for the General Fund was \$3,485,267, an increase of \$ 590,559 in comparison to the prior year.
- Total long-term liabilities decreased by \$ 125,047 during the 2022 fiscal year with no new debt issued.
- General property tax, sales tax, and other tax totaled \$ 2,584,951 or 72% of general revenues.

**OVERVIEW OF FINANCIAL STATEMENTS**

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

**Government-wide Financial Statements**

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

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

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

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

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

### ***Fund Financial Statements***

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

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

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

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

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

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

### ***Notes to Financial Statements***

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

## **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

### ***Net Position***

As noted previously, net position may serve over time as a useful indicator of the Town's financial position. For the year ended December 31, 2022, the Town's combined assets exceeded liabilities by \$ 18,104,232. Of this amount, \$ 6,250,184 is unrestricted and available to meet the Town's ongoing financial obligations.

By far the largest portion of net position is the investment in capital assets (net of related debt) of \$ 11,724,850 (65% of net position). This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the Town's governmental and business-type net position for 2021 and 2022:

	Governmental Activities		Business Type Activities		Totals	
	2021	2022	2021	2022	2021	2022
Assets						
Current and other assets	\$ 3,463,346	\$ 4,074,871	\$ 2,488,975	\$ 3,045,146	\$ 5,952,321	\$ 7,120,017
Capital assets	7,683,061	8,495,618	4,805,401	4,722,160	12,488,462	13,217,778
Total assets	<u>\$ 11,146,407</u>	<u>\$ 12,570,489</u>	<u>\$ 7,294,376</u>	<u>\$ 7,767,306</u>	<u>\$ 18,440,783</u>	<u>\$ 20,337,795</u>
Current liabilities	\$ 278,061	\$ 301,177	\$ 109,495	\$ 101,795	\$ 387,556	\$ 402,972
Non-current liabilities						
Compensated absences	117,233	136,205	-	-	117,233	136,205
Bond and loans payables	735,000	640,000	757,928	707,886	1,492,928	1,347,886
Total liabilities	<u>1,130,294</u>	<u>1,077,382</u>	<u>867,423</u>	<u>809,681</u>	<u>1,997,717</u>	<u>1,887,063</u>
Deferred inflow of resources						
Deferred property taxes	<u>348,500</u>	<u>346,500</u>	<u>-</u>	<u>-</u>	<u>348,500</u>	<u>346,500</u>
Net position						
Investment in capital assets, net of related debt	6,853,061	7,760,618	3,998,454	3,964,232	10,851,515	11,724,850
Restricted	99,850	129,198	-	-	99,850	129,198
Unrestricted	2,714,702	3,256,791	2,428,499	2,993,393	5,143,201	6,250,184
Total net assets	<u>\$ 9,667,613</u>	<u>\$ 11,146,607</u>	<u>\$ 6,426,953</u>	<u>\$ 6,957,625</u>	<u>\$ 16,094,566</u>	<u>\$ 18,104,232</u>

An additional portion of net position, \$ 129,198, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$ 6,250,184 (35% of net position), may be used to meet the government's ongoing obligations to citizens and creditors.

## Change in Net Position

Governmental and business-type activities increased the Town's net position by \$ 2,009,666 in 2022.

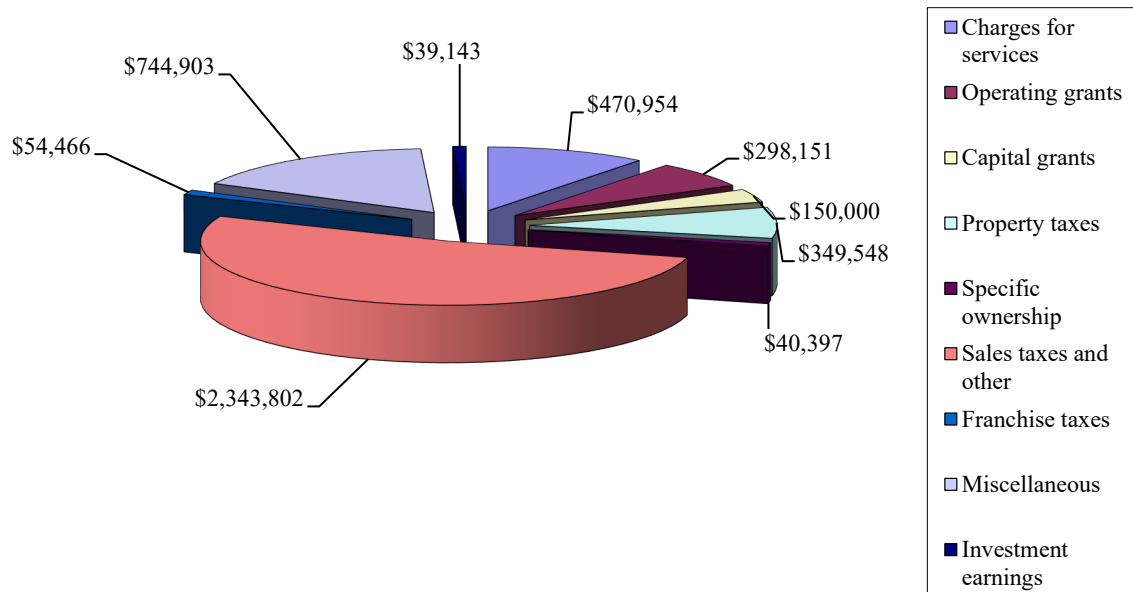
	Governmental Activities		Business Type Activities		Total	
	2021	2022	2021	2022	2021	2022
Revenues						
Program revenues						
Charges for services	\$ 365,848	\$ 470,954	\$ 1,077,685	\$ 1,325,091	\$ 1,443,533	\$ 1,796,045
Operating grants	309,537	298,151	-	-	309,537	298,151
Capital grants	105,000	150,000	267,800	110,040	372,800	260,040
General revenues						
Property taxes	324,351	349,548	-	-	324,351	349,548
Specific ownership	37,964	40,397	-	-	37,964	40,397
Sales taxes and other	1,995,141	2,343,802	-	-	1,995,141	2,343,802
Franchise taxes	49,271	54,466	-	-	49,271	54,466
Miscellaneous	331,262	744,903	-	-	331,262	744,903
Interest income	1,004	39,143	682	40,021	1,686	79,164
Totals	<u>3,519,378</u>	<u>4,491,364</u>	<u>1,346,167</u>	<u>1,475,152</u>	<u>4,865,545</u>	<u>5,966,516</u>
Expenses						
General government	1,127,456	1,416,354	-	-	1,127,456	1,416,354
Public safety	482,260	562,078	-	-	482,260	562,078
Public works	664,454	642,970	754,353	944,480	1,418,807	1,587,450
Culture and recreation	396,559	390,968	-	-	396,559	390,968
Total expenses	<u>2,670,729</u>	<u>3,012,370</u>	<u>754,353</u>	<u>944,480</u>	<u>3,425,082</u>	<u>3,956,850</u>
Increase in net position	848,649	1,478,994	591,814	530,672	1,440,463	2,009,666
Beginning	<u>8,818,964</u>	<u>9,667,613</u>	<u>5,835,139</u>	<u>6,426,953</u>	<u>14,654,103</u>	<u>16,094,566</u>
Ending	<u>\$ 9,667,613</u>	<u>\$ 11,146,607</u>	<u>\$ 6,426,953</u>	<u>\$ 6,957,625</u>	<u>\$ 16,094,566</u>	<u>\$ 18,104,232</u>



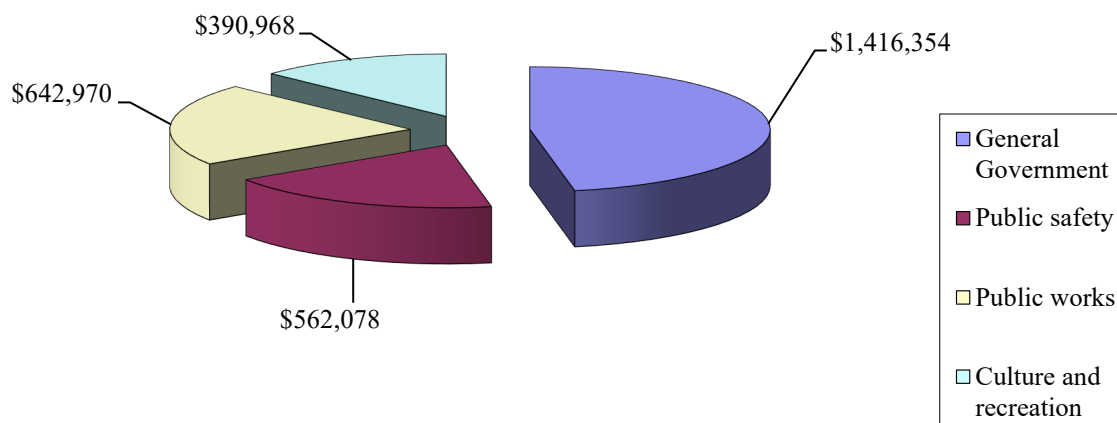
### ***Governmental Activities***

Governmental activities increased the Town's net position by \$ 1,478,994.

### ***Revenues by Source-Governmental Activities***



### ***Expenses by Department-Governmental Activities***



### ***Business-type Activities***

Business-type activities for the year had an increase in net position of \$ 530,672. Charges for services accounted for 90% of total revenues.

## **FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS**

### ***Governmental funds***

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

As of the end of 2022, the Town's governmental funds reported combined ending fund balances of \$ 3,522,194, an increase of \$ 590,409 in comparison with the prior year. Of the combined ending fund balances for all governmental funds 95% of this total amount, \$ 3,356,069, constitutes unassigned fund balance, which is available for appropriation at the Town's discretion. The remainder of the fund balance is reserved to indicate that it is not available for new spending because it is already committed to meet a State constitution mandated emergency reserve, \$129,198 and for capital improvements of \$36,927.

The Town has one major governmental fund, the General Fund, which is the primary operating fund for the Town. At the end of 2022, unassigned fund balance of the General Fund was \$ 3,356,069, while the total fund balance was \$ 3,485,267. As a measure of the General Fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. The fund balance in the Town's General Fund increased by \$ 590,559 during 2022.

### ***Proprietary funds***

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

The Town has two enterprise funds: Water Fund and Sewer Fund. At the end of 2022, these funds represented the following net position amounts:

	Water	Sewer
Unrestricted net position	\$ 1,765,923	\$ 1,227,470
Total net position	\$ 4,675,956	\$ 2,281,669
Increase (decrease) in net position	\$ 485,139	\$ 45,533

### **GENERAL FUND BUDGETARY HIGHLIGHTS**

The Town budgeted \$ 3,300,060 for 2022 expenditures. Actual expenditures were \$ 3,176,353. There was no amendment to the original budget for General Fund.

### **CAPITAL ASSET AND DEBT ADMINISTRATION**

The Town's investment in capital assets for its governmental and business-type activities as of December 31, 2022, was \$ 13,217,778. As required by GASB 34, the investment in capital assets includes land, buildings, building improvements, and equipment.

	Balance January 1, 2022	Additions	Dispositions	Balance December 31, 2022
<b>Governmental Activities</b>				
Capital assets not being depreciated				
Land	\$ 1,940,462	\$ -	\$ -	\$ 1,940,462
	1,940,462	-	-	1,940,462
Capital assets being depreciated				
Buildings	433,024	40,598	-	473,622
Vehicles and equipment	782,539	49,623	-	832,162
Equipment-culture and recreation	134,432	19,608	-	154,040
Infrastructure	6,592,888	960,571	-	7,553,459
Less accumulated depreciation	(2,200,284)	(257,843)	-	(2,458,127)
Capital assets being depreciated, net	4,693,737	812,557	-	6,555,156
<b>Total Governmental Activities Capital Assets</b>	<b>\$ 7,057,890</b>	<b>\$ 812,557</b>	<b>\$ -</b>	<b>\$ 8,495,618</b>
	Balance January 1, 2022	Additions	Dispositions	Balance December 31, 2022
<b>Business - Type Activities</b>				
Capital assets not being depreciated				
Land	\$ 2,036,258	\$ -	\$ -	\$ 2,036,258
	2,036,258	-	-	2,036,258
Capital assets being depreciated				
Buildings	20,668	-	-	20,668
Improvements other than buildings	4,989,316	57,366	-	5,046,682
Vehicles and equipment	647,854	-	-	647,854
Less accumulated depreciation	(2,888,695)	(140,607)	-	(3,029,302)
Capital assets being depreciated, net	2,769,143	(83,241)	-	2,685,902
<b>Total Business-Type Activities Capital Assets</b>	<b>\$ 4,805,401</b>	<b>\$ (83,241)</b>	<b>\$ -</b>	<b>\$ 4,722,160</b>

## Long-term Debt

As of December 31, 2022, the Town had long-term debt as follows:

	Balance January 1, 2022	Additions	Reductions	Balance December 31, 2022	Due Within One Year
Governmental Activities					
Accrued compensated absences	\$ 117,233	\$ 18,972	\$ -	\$ 136,205	\$ 136,205
G.O Bonds Series 2014	830,000	-	(95,000)	735,000	95,000
Total	<u>\$ 947,233</u>	<u>\$ 18,972</u>	<u>\$ (95,000)</u>	<u>\$ 871,205</u>	<u>\$ 231,205</u>
Enterprise Activities					
CWCB loan	\$ 523,609	\$ -	\$ (15,209)	\$ 508,400	\$ 15,666
Loan payable	92,088	-	(11,310)	80,778	11,876
CWRPDA loan	191,250	-	(22,500)	168,750	22,500
Total	<u>\$ 806,947</u>	<u>\$ -</u>	<u>\$ (49,019)</u>	<u>\$ 757,928</u>	<u>\$ 50,042</u>

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

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

## REQUEST FOR INFORMATION

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

Town Clerk  
Town of Ridgway  
Ridgway, Co

**Town of Ridgway**  
**Statement of Net Position**  
**December 31, 2022**

	<b>Governmental Activities</b>	<b>Business -Type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 1,028,685	\$ 2,970,569	\$ 3,999,254
Investments	2,450,290	-	2,450,290
Taxes receivable	228,921	-	228,921
Property taxes receivable	346,500	-	346,500
Accounts receivable	20,475	74,577	95,052
Capital assets			
Nondepreciable	1,940,462	2,036,258	3,976,720
Depreciable, net of accumulated depreciation	6,555,156	2,685,902	9,241,058
<b>Total assets</b>	<u>\$ 12,570,489</u>	<u>\$ 7,767,306</u>	<u>\$ 20,337,795</u>
<b>LIABILITIES</b>			
Accounts payable	\$ 154,654	\$ 12,222	\$ 166,876
Accrued payroll costs	15,345	-	15,345
Accrued payroll	36,178	8,000	44,178
Accrued compensated absences	136,205	-	136,205
Accrued interest payable	-	1,531	1,531
Unearned revenue	-	30,000	30,000
Non current liabilities			
Due within one year	95,000	50,042	145,042
Due in more than one year	640,000	707,886	1,347,886
<b>Total liabilities</b>	<u>1,077,382</u>	<u>809,681</u>	<u>1,887,063</u>
<b>Deferred inflows of resources</b>			
Deferred property taxes	<u>346,500</u>	<u>-</u>	<u>346,500</u>
<b>NET POSITION</b>			
Invested in capital assets, net of related debt	7,760,618	3,964,232	11,724,850
Restricted for:			
Emergencies	129,198	-	129,198
Unrestricted	3,256,791	2,993,393	6,250,184
<b>Total net position</b>	<u>\$ 11,146,607</u>	<u>\$ 6,957,625</u>	<u>\$ 18,104,232</u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

Functions/Programs	Expenses	Program Revenues		
		Charges for Service and Fees	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
<b>Governmental activities:</b>				
General government	\$ 1,416,354	\$ 94,209	\$ 184,684	\$ -
Public Safety	562,078	7,889	-	-
Public Works	642,970	368,856	98,298	-
Culture and Recreation	390,968	-	15,169	150,000
<b>Total governmental activities</b>	<u>3,012,370</u>	<u>470,954</u>	<u>298,151</u>	<u>150,000</u>
<b>Business-type activities:</b>				
Water	584,313	987,763	-	60,400
Sewer	360,167	337,328	-	49,640
<b>Total business- type activities</b>	<u>944,480</u>	<u>1,325,091</u>	<u>-</u>	<u>110,040</u>
<b>Total primary government</b>	<u>\$ 3,956,850</u>	<u>\$ 1,796,045</u>	<u>\$ 298,151</u>	<u>\$ 260,040</u>

**General Revenues**

Taxes:

Property taxes

Specific ownership

Sales taxes and miscellaneous

Lodging tax

Franchise taxes

Excise Development Tax

Miscellaneous

Investment earnings

**Total General Revenues**

**Changes in Net Position**

**Net Position-January 1**

**Net Position-December 31**

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (1,137,461)	\$ -	\$ (1,137,461)
(554,189)	-	(554,189)
(175,816)	-	(175,816)
(225,799)	-	(225,799)
<u>(2,093,265)</u>	<u>-</u>	<u>(2,093,265)</u>
-	463,850	463,850
-	26,801	26,801
-	<u>490,651</u>	<u>490,651</u>
<u>(2,093,265)</u>	<u>490,651</u>	<u>(1,602,614)</u>
349,548	-	349,548
40,397	-	40,397
2,195,006	-	2,195,006
145,796	-	145,796
54,466	-	54,466
3,000	-	3,000
744,903	-	744,903
39,143	40,021	79,164
<u>3,572,259</u>	<u>40,021</u>	<u>3,612,280</u>
1,478,994	530,672	2,009,666
9,667,613	6,426,953	16,094,566
<u>\$ 11,146,607</u>	<u>\$ 6,957,625</u>	<u>\$ 18,104,232</u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway  
Governmental Funds  
Balance Sheet  
December 31, 2022**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total Governmental Funds</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 991,758	\$ 36,927	\$ 1,028,685
Investments	2,450,290	-	2,450,290
Taxes receivable	228,921	-	228,921
Property taxes receivable	346,500	-	346,500
Accounts receivable	20,475	-	20,475
Total assets	<u>\$ 4,037,944</u>	<u>\$ 36,927</u>	<u>\$ 4,074,871</u>
<b>Liabilities and Fund Balance</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 154,654	\$ -	\$ 154,654
Accrued payroll costs	15,345	-	15,345
Accrued payroll	36,178	-	36,178
Total liabilities	<u>206,177</u>	<u>-</u>	<u>206,177</u>
<b>Deferred inflows of resources</b>			
Deferred property taxes	<u>346,500</u>	<u>-</u>	<u>346,500</u>
<b>Fund balances:</b>			
Restricted			
Reserve for emergencies	129,198	-	129,198
Committed			
Capital improvements	-	36,927	36,927
Unassigned	<u>3,356,069</u>	<u>-</u>	<u>3,356,069</u>
Total fund balance	<u>3,485,267</u>	<u>36,927</u>	<u>3,522,194</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 4,037,944</u>	<u>\$ 36,927</u>	<u>\$ 4,074,871</u>

The accompanying notes are an integral part of this statement.



**Town of Ridgway**  
**Reconciliation of the Governmental Funds Balance**  
**Sheet to the Statement of Net Position**  
**December 31, 2022**

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**Total Fund Balance, Governmental Funds** \$ 3,522,194

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

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

Cost of capital assets	\$10,953,745	
Less accumulated depreciation	<u>(2,458,127)</u>	\$ 8,495,618

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

Bond payables	\$ (735,000)	
Compensated absences	<u>(136,205)</u>	\$ (871,205)

<b>Net Position - Governmental Activities</b>		<u><u>\$11,146,607</u></u>
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The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**Governmental Funds**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended December 31, 2022**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total Governmental Funds</b>
<b>Revenues</b>			
Taxes	\$ 2,691,631	\$ -	\$ 2,691,631
Fees and fines	7,889	-	7,889
Licenses and permits	274,156	-	274,156
Intergovernmental	394,733	150,000	544,733
Charges for services	180,339	-	180,339
Donations	-	574,452	574,452
Miscellaneous	218,164	-	218,164
<b>Total revenues</b>	<u>3,766,912</u>	<u>724,452</u>	<u>4,491,364</u>
<b>Expenditures</b>			
Current:			
General government	1,379,630	-	1,379,630
Public safety	538,438	-	538,438
Public works	443,563	-	443,563
Culture and recreation	343,398	-	343,398
Debt service payments	120,647	-	120,647
Capital outlay	114,708	960,571	1,075,279
<b>Total expenditures</b>	<u>2,940,384</u>	<u>960,571</u>	<u>3,900,955</u>
<b>Excess of revenues over expenditures</b>	826,528	(236,119)	590,409
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in (out)	(235,969)	235,969	-
<b>Total other financing (uses)</b>	<u>(235,969)</u>	<u>235,969</u>	<u>-</u>
<b>Net change to fund balance</b>	590,559	(150)	590,409
<b>Fund balance, January 1</b>	2,894,708	37,077	2,931,785
<b>Fund balance, December 31</b>	<u><u>\$ 3,485,267</u></u>	<u><u>\$ 36,927</u></u>	<u><u>\$ 3,522,194</u></u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**Reconciliation of the Governmental Funds Statement of Revenues, Expenditures,**  
**and Changes in Fund Balances to the Statement of Activities**  
**For the Year Ended December 31, 2022**

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**Net Change in Fund Balances - Total Governmental Funds** **\$ 590,409**

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

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

Capital outlay	\$ 1,070,400	
Depreciation expense	(257,843)	
Excess of capital outlay over depreciation		\$ 812,557

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

Loans and notes payable	95,000	
Compensated absences	(18,972)	

**Change in Net Position of Governmental Funds** **\$ 1,478,994**

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**Statement of Net Position**  
**Enterprise Funds**  
**December 31, 2022**

	<b>Enterprise Funds</b>		<b>Total Enterprise Funds</b>
	<b>Water</b>	<b>Sewer</b>	
<b>Assets</b>			
<b>Current assets:</b>			
Equity in pooled cash and investments	\$ 1,761,934	\$ 1,208,635	\$ 2,970,569
Receivables-net	46,376	28,201	74,577
<b>Total current assets</b>	<u>1,808,310</u>	<u>1,236,836</u>	<u>3,045,146</u>
<b>Utility plant in service</b>			
Land and reservoirs	2,036,258	-	2,036,258
Buildings	15,275	5,393	20,668
Improvements other than buildings	2,992,115	2,054,567	5,046,682
Vehicles and equipment	394,025	253,829	647,854
Less: Accumulated depreciation	(1,850,490)	(1,178,812)	(3,029,302)
<b>Utility plant in service-net</b>	<u>3,587,183</u>	<u>1,134,977</u>	<u>4,722,160</u>
<b>Total assets</b>	<u><u>\$ 5,395,493</u></u>	<u><u>\$ 2,371,813</u></u>	<u><u>\$ 7,767,306</u></u>
<b>Liabilities and fund equity</b>			
<b>Current liabilities</b>			
Accounts payable	\$ 6,618	\$ 5,604	\$ 12,222
Accrued payroll	4,238	3,762	8,000
Unearned revenue	30,000	-	30,000
Accrued interest payable	1,531	-	1,531
Current portion of long-term debt	38,166	11,876	50,042
<b>Total current liabilities</b>	<u>80,553</u>	<u>21,242</u>	<u>101,795</u>
<b>Long-term debt-net</b>	<u>638,984</u>	<u>68,902</u>	<u>707,886</u>
<b>Net Position</b>			
Invested in capital assets, net of related debt	2,910,033	1,054,199	3,964,232
Unrestricted	1,765,923	1,227,470	2,993,393
<b>Total net position</b>	<u><u>\$ 4,675,956</u></u>	<u><u>\$ 2,281,669</u></u>	<u><u>\$ 6,957,625</u></u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**All Enterprise Funds**  
**Statement of Revenues, Expenses, and Changes in Net Position**  
**December 31, 2022**

	<b>Enterprise Funds</b>		
	<b>Water</b>	<b>Sewer</b>	<b>Total Enterprise Funds</b>
<b>Operating revenues</b>			
Charges for services	\$ 695,474	\$ 329,083	\$ 1,024,557
Grants	264,425	3,272	267,697
Other	27,864	4,973	32,837
<b>Total operating revenues</b>	<u>987,763</u>	<u>337,328</u>	<u>1,325,091</u>
<b>Operating expenses</b>			
Salaries and fringe benefits	149,703	92,450	242,153
Maintenance and repairs	72,671	71,847	144,518
Material and Supplies	34,926	8,855	43,781
Utilities and telephone	29,723	50,797	80,520
Professional fees	3,125	3,125	6,250
Depreciation	81,764	58,843	140,607
Miscellaneous	75,257	34,202	109,459
Consulting and engineering	111,882	25,890	137,772
Insurance	9,553	9,553	19,106
<b>Total operating expenses</b>	<u>568,604</u>	<u>355,562</u>	<u>924,166</u>
<b>Operating income or (loss)</b>	419,159	(18,234)	400,925
<b>Non operating revenues (expenses)</b>			
Investment income	21,289	18,732	40,021
Interest expense	(15,709)	(4,605)	(20,314)
<b>Total non operating revenues (expenses)</b>	<u>5,580</u>	<u>14,127</u>	<u>19,707</u>
<b>Income (loss) before transfers and capital contributions</b>	424,739	(4,107)	420,632
<b>Capital contributions-Tap fees</b>	<u>60,400</u>	<u>49,640</u>	<u>110,040</u>
<b>Change in net position</b>	485,139	45,533	530,672
<b>Total net position, January 1</b>	<u>4,190,817</u>	<u>2,236,136</u>	<u>6,426,953</u>
<b>Total net position, December 31</b>	<u><u>\$4,675,956</u></u>	<u><u>\$2,281,669</u></u>	<u><u>\$ 6,957,625</u></u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**Statement of Cash Flows**  
**Enterprise Funds**  
**Year Ended December 31, 2022**

	<b>Water Fund</b>	<b>Sewer Fund</b>	<b>Total Enterprise Funds</b>
<b>Cash Flows From Operating Activities</b>			
Cash received from charges for services	\$ 990,366	\$ 336,765	\$ 1,327,131
Cash payments for goods and services	(351,363)	(201,482)	(552,845)
Cash payments to employees for services	(149,703)	(90,894)	(240,597)
<b>Net cash provided (used) by operating activities</b>	<u>489,300</u>	<u>44,389</u>	<u>533,689</u>
<b>Cash Flows from Capital and Related Financing Activities</b>			
Tap fees	60,400	49,640	110,040
Acquisition of capital assets	(57,366)	-	(57,366)
Principal paid on loans and leases	(37,709)	(11,310)	(49,019)
Interest expense	(15,709)	(4,605)	(20,314)
<b>Net cash provided (used) by capital and related financing activities</b>	<u>(50,384)</u>	<u>33,725</u>	<u>(16,659)</u>
<b>Cash Flows from Investing Activities</b>			
Interest on investments	<u>21,289</u>	<u>18,732</u>	<u>40,021</u>
<b>Net increase (decrease) in cash and equivalents</b>	460,205	96,846	557,051
<b>Cash balances, January 1</b>	<u>1,301,729</u>	<u>1,111,789</u>	<u>2,413,518</u>
<b>Cash balances, December 31</b>	<u><u>\$ 1,761,934</u></u>	<u><u>\$ 1,208,635</u></u>	<u><u>\$ 2,970,569</u></u>
<b>Reconciling of operating income (loss) to net cash provided (used) by operating activities:</b>			
Operating income (loss)	<u>\$ 419,159</u>	<u>\$ (18,234)</u>	<u>\$ 400,925</u>
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation expense	81,764	58,843	140,607
Assets (increase) decrease:			
Accounts receivables	1,443	(563)	880
Liabilities increase (decrease):			
Accounts payable	(14,226)	2,787	(11,439)
Accrued wages	1,160	1,556	2,716
Total adjustments	<u>70,141</u>	<u>62,623</u>	<u>132,764</u>
<b>Net cash provided (used) by operating activities</b>	<u><u>\$ 489,300</u></u>	<u><u>\$ 44,389</u></u>	<u><u>\$ 533,689</u></u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway  
Statement of Assets and Liabilities  
Fiduciary Funds  
December 31, 2022**

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	<b>Trust and Agency Fund</b>
<b>Assets</b>	
Cash and cash equivalents	<u>\$      30,561</u>
<b>Liabilities</b>	
Held in trust for benefits and other purposes	<u>\$      30,561</u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 1 - Summary of Significant Accounting Policies**

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

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

**A. Financial Reporting Entity**

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

**B. Government-wide Financial Statements**

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

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

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



**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 1 - Summary of Significant Accounting Policies (continued)**

**C. Fund Financial Statements**

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

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

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

The Town reports the following major governmental funds:

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

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

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

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

**Fiduciary Funds**

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 1 - Summary of Significant Accounting Policies (continued)**

**D. Measurement Focus and Basis of Accounting**

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

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

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

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

**E. Cash and Cash Equivalents**

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

**F. Use of Estimates**

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

**G. Property Taxes**

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 1 - Summary of Significant Accounting Policies (continued)**

**H. Capital Assets**

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

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

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

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

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

**I. Long-Term Liabilities**

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

**J. Compensated Absences**

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 1 - Summary of Significant Accounting Policies (continued)**

**K. Net Position**

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

**L. Interfund Transactions**

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

**M. Encumbrances**

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

**N. Accounts Receivable**

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

**O. Fund Equity**

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

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

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 1 - Summary of Significant Accounting Policies (continued)**

**O. Fund Equity (continued)**

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

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

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

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

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

**Note 3 - Tax, Spending and Debt Limitations**

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

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

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 4 - Budgets**

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

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 5 - Deposits and Investments**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40. At December 31, 2022, the bank balance of the Town's deposits was \$ 1,838,094 of which \$ 500,000 was covered by federal depository insurance and \$ 1,338,094 was collateralized under PDPA.

The composition of all cash and cash investments held by the Town at December 31, 2022 is as follows

Cash on hand and with county treasurer	\$ 60
Cash in bank	1,631,483
CSAFE	2,517,051
ColoTrust	<u>2,300,950</u>
Total cash and investments	<u>\$ 6,449,544</u>

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

The Town had invested \$ 4,818,001 in the Colorado Surplus Asset Fund Trust (CSAFE), and ColoTrust, which are investment vehicles established for local governmental entities in Colorado to pool surplus funds. CSAFE and ColoTrust operate similarly to a money market fund and each share is equal value to \$1.00. Investments of CSAFE and ColoTrust consist of U.S. Treasury and Agency securities. These pools are not required to and are not registered with the SEC. COLOTRUST's and CSAFE funds are rated AAAM by Standard and Poor's, Fitch's and Moody's rating services.

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

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

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 6 - Long-Term Liabilities**

Revenue bonds and contracts include:

EIA loan in 2008 payable to the Department of Local Affairs. Total original amount of \$200,000 due in annual installments of \$ 15,914.78 starting on September 1, 2009, with an annual interest rate of 5%.	<u>\$ 80,778</u>
General Obligation Note Series 2014 with Branch Banking and Trust Company. Total amount was \$ 1,400,000, due in semi-annual installments, with an interest rate of 3.09% per annum, payable from the General Fund.	<u>\$ 735,000</u>
Loan payable to Colorado Water Resources and Power Development Authority. Total original amount of \$ 450,000 in semi-yearly amounts of \$ 11,250, starting on November 1, 2010 with an annual interest rate of 0%	<u>\$ 168,750</u>
Loan payable to Colorado Water Conservation Board. Total original amount of \$ 606,000 annual amount of \$ 30,917.67, starting on January 1, 2016 with an annual interest rate of 3%	<u>\$ 508,400</u>
Total long term debt	<u><u>\$ 1,492,928</u></u>



**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 6- Long-Term Liabilities (continued)**

Debt service requirements to maturity are as follows:

Significant bond covenants:

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

EIA 2008 Loan

	Principal	Interest	Total
2023	\$ 11,876	\$ 4,039	\$ 15,915
2024	12,470	3,445	15,915
2025	13,093	2,822	15,915
2026	13,748	2,167	15,915
2027	14,435	1,480	15,915
2028	15,156	759	15,915
	<u>\$ 80,778</u>	<u>\$ 14,712</u>	<u>\$ 95,490</u>

CWRPDA Loan Water Lines

	Principal
2023	\$ 22,500
2024	22,500
2025	22,500
2026	22,500
2027	22,500
2028 to 2030	56,250
	<u>\$ 168,750</u>

General Obligation Notes, Series 2014

	Principal	Interest	Total
2023	\$ 95,000	\$ 22,712	\$ 117,712
2024	100,000	19,776	119,776
2025	100,000	16,686	116,686
2026	105,000	13,596	118,596
2027	110,000	10,352	120,352
2028	110,000	6,952	116,952
2029	115,000	3,553	118,553
	<u>\$ 735,000</u>	<u>\$ 93,627</u>	<u>\$ 828,627</u>

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 6- Long-Term Liabilities (continued)**

Colorado Water Conservation Board

	Principal	Interest	Total
2023	\$ 15,666	\$ 15,252	\$ 30,918
2024	16,136	14,782	30,918
2025	16,620	14,298	30,918
2026	17,118	13,799	30,918
2027	17,632	13,286	30,918
2028 to 2032	96,418	58,170	154,588
2033 to 2037	111,775	42,813	154,588
2038 to 2042	129,578	25,010	154,588
2042 to 2045	87,457	5,297	92,754
	<u>\$ 508,400</u>	<u>\$ 202,707</u>	<u>\$ 711,107</u>

	Balance January 1, 2022	Additions	Reductions	Balance December 31, 2022	Due Within One Year
Governmental Activities					
Accrued compensated absences	\$ 117,233	\$ 18,972	\$ -	\$ 136,205	\$ 136,205
G.O Bonds Series 2014	830,000	-	(95,000)	735,000	95,000
Total	<u>\$ 947,233</u>	<u>\$ 18,972</u>	<u>\$ (95,000)</u>	<u>\$ 871,205</u>	<u>\$ 231,205</u>
Enterprise Activities					
CWCB loan	\$ 523,609	\$ -	\$ (15,209)	\$ 508,400	\$ 15,666
Loan payable	92,088	-	(11,310)	80,778	11,876
CWRPDA loan	191,250	-	(22,500)	168,750	22,500
Total	<u>\$ 806,947</u>	<u>\$ -</u>	<u>\$ (49,019)</u>	<u>\$ 757,928</u>	<u>\$ 50,042</u>

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 7 - Risk Management**

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

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

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

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

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

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

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

**Note 8 - Retirement Plans**

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

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

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**Note 8 - Retirement Plans** (continued)

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

Employees are immediately vested in their participant contributions and become vested in employer contributions to the plan over a five-year period. For the year ended December 31, 2022, the Town's total payroll was \$1,171,241, the total covered payroll by the retirement plan was \$898,350. During 2021, the Town and employees each made their respectively required contribution of \$35,934, for a total of \$71,868. Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. The Plan may be amended by resolution of the Town Council, but it may not be amended beyond the limits established by state statute. Complete financial statements for the retirement plans may be obtained from CRA, 4949 S. Syracuse St., Suite 400, Denver, Colorado, 80237.

**Note 9 - Capital Assets**

Capital assets activity for the year ended December 31, 2022 was as follows:

	Balance January 1, 2022	Additions	Dispositions	Balance December 31, 2022
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 1,940,462	\$ -	\$ -	\$ 1,940,462
Total	<u>1,940,462</u>	<u>-</u>	<u>-</u>	<u>1,940,462</u>
Capital assets being depreciated				
Buildings	433,024	40,598	-	473,622
Vehicles and equipment	782,539	49,623	-	832,162
Equipment - culture and recreation	134,432	19,608	-	154,040
Infrastructure	6,592,888	960,571	-	7,553,459
Less accumulated depreciation	<u>(2,200,284)</u>	<u>(257,843)</u>	<u>-</u>	<u>(2,458,127)</u>
Capital assets being depreciated, net	<u>5,742,599</u>	<u>812,557</u>	<u>-</u>	<u>6,555,156</u>
Total Governmental Activities capital assets	<u>\$ 7,683,061</u>	<u>\$ 812,557</u>	<u>\$ -</u>	<u>\$ 8,495,618</u>

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2022

**Note 9 - Capital Assets (continued)**

	Balance January 1, 2022	Additions	Dispositions	Balance December 31, 2022
Business-type Activities				
Capital assets not being depreciated				
Land	\$ 2,036,258	\$ -	\$ -	\$ 2,036,258
	<u>2,036,258</u>	<u>-</u>	<u>-</u>	<u>2,036,258</u>
Capital assets being depreciated				
Buildings	20,668	-	-	20,668
Improvements other than buildings	4,989,316	57,366	-	5,046,682
Vehicles and equipment	647,854	-	-	647,854
Less accumulated depreciation	(2,888,695)	(140,607)	-	(3,029,302)
Capital assets being depreciated, net	<u>2,769,143</u>	<u>(83,241)</u>	<u>-</u>	<u>2,685,902</u>
 Total Business-Type Activities Capital Assets	 <u>\$ 4,805,401</u>	 <u>\$ (83,241)</u>	 <u>-</u>	 <u>\$ 4,722,160</u>

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

General government	\$ 12,873	Water	\$ 81,764
Public safety	23,640	Sewer	58,843
Culture and recreation	47,570		<u>\$ 140,607</u>
Public works, including depreciation of general infrastructure assets	<u>173,760</u>		
Total depreciation expenses	<u>\$ 257,843</u>		

## Required Supplementary Information

**Town of Ridgway  
General Fund  
Schedule of Revenues-Budget and Actual  
December 31, 2022**

<b>Revenues</b>	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
Taxes:				
General property taxes	\$ 348,534	\$ 348,534	\$ 349,548	\$ 1,014
Specific Ownership taxes	35,000	35,000	40,397	5,397
General sales taxes	1,684,655	1,684,655	2,077,682	393,027
Franchise taxes	55,000	55,000	54,466	(534)
Lodging tax	95,000	95,000	145,796	50,796
Interest on delinquent taxes	500	500	1,137	637
Delinquent taxes	100	100	-	(100)
Sales tax-penalty and interest	10,000	10,000	19,605	9,605
Excise Development Tax	49,500	49,500	3,000	(46,500)
Total taxes	<u>2,278,289</u>	<u>2,278,289</u>	<u>2,691,631</u>	<u>413,342</u>
Licenses and permits:				
Liquor licenses	2,300	2,300	6,413	4,113
Other	39,142	39,142	55,306	16,164
Sales tax and license	24,000	24,000	23,920	(80)
Building permit fees	75,000	75,000	188,517	113,517
Total licenses and permits	<u>140,442</u>	<u>140,442</u>	<u>274,156</u>	<u>133,714</u>
Intergovernmental revenues				
Grants	180,768	180,768	184,684	3,916
State shared revenue:				
Lottery funds	13,500	13,500	15,169	1,669
Cigarette taxes	2,500	2,500	3,077	577
Motor vehicle registration fees	6,000	6,000	7,245	1,245
Mineral leasing and other	20,000	20,000	93,505	73,505
Road and bridge apportionment	30,216	30,216	30,216	-
Highway user's taxes	58,340	58,340	60,837	2,497
Total intergovernmental revenues	<u>311,324</u>	<u>311,324</u>	<u>394,733</u>	<u>83,409</u>
Fines and forfeits	<u>8,000</u>	<u>8,000</u>	<u>7,889</u>	<u>(111)</u>
Miscellaneous revenues:				
Interest	2,650	2,650	39,143	36,493
Consulting services	110,000	110,000	65,528	(44,472)
P & Z applications	5,000	5,000	8,570	3,570
Reimbursements and refunds	27,300	27,300	21,396	(5,904)
Other	36,250	36,250	83,527	47,277
Total miscellaneous revenues	<u>181,200</u>	<u>181,200</u>	<u>218,164</u>	<u>36,964</u>
Charges for services-trash	<u>162,000</u>	<u>162,000</u>	<u>180,339</u>	<u>18,339</u>
Transfers in	-	-	-	-
<b>Total revenues</b>	<u><u>\$ 3,081,255</u></u>	<u><u>\$ 3,081,255</u></u>	<u><u>\$ 3,766,912</u></u>	<u><u>\$ 685,657</u></u>

**Town of Ridgway**  
**General Fund**  
**Schedule of Expenditures-Budget and Actual**  
**December 31, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>General Government</b>				
<b>Personnel</b>				
Salary and wages	\$ 482,758	\$ 482,758	\$ 484,969	\$ (2,211)
Employee benefits	150,453	150,453	131,675	18,778
Council and Mayor	22,800	22,800	22,050	750
P and Z compensation	17,400	17,400	17,400	-
Town Attorney	55,000	55,000	47,975	7,025
<b>Total personnel</b>	<u>728,411</u>	<u>728,411</u>	<u>704,069</u>	<u>24,342</u>
<b>Administration</b>				
Treasurer fees	7,550	7,550	6,982	568
Audit and budget	6,150	6,150	7,000	(850)
Insurance and bonds	8,000	8,000	9,509	(1,509)
Printing and publishing	1,500	1,500	299	1,201
Office supplies and postage	6,000	6,000	7,753	(1,753)
Utilities	1,800	1,800	1,710	90
Telephone	2,500	2,500	1,783	717
Repairs and maintenance	500	500	-	500
Elections	2,500	2,500	902	1,598
Janitor services	3,750	3,750	3,822	(72)
Conference and school	7,500	7,500	2,118	5,382
Dues	4,000	4,000	1,756	2,244
Consulting services	112,500	112,500	143,075	(30,575)
Miscellaneous	59,701	59,701	66,873	(7,172)
Reimbursable bonds and permits	40,000	40,000	6,491	33,509
Tourism promotion	50,000	50,000	103,226	(53,226)
Leases	3,000	3,000	2,665	335
Meeting and community events	10,000	10,000	7,413	2,587
Broadband Program	-	-	-	-
Grants	-	-	255,576	(255,576)
Vehicle expense	800	800	223	577
Filing and recording	800	800	598	202
<b>Total administrative</b>	<u>328,551</u>	<u>328,551</u>	<u>629,774</u>	<u>(301,223)</u>
<b>Capital outlay</b>				
Office equipment	4,000	4,000	5,346	(1,346)
Affordable housing	-	-	40,302	(40,302)
Records management	500	500	139	361
<b>Total capital outlay</b>	<u>4,500</u>	<u>4,500</u>	<u>45,787</u>	<u>(41,287)</u>
<b>Total general government</b>	<u>\$ 1,061,462</u>	<u>\$ 1,061,462</u>	<u>\$ 1,379,630</u>	<u>\$ (318,168)</u>



**Town of Ridgway**  
**General Fund**  
**Statement of Expenditures-Budget and Actual**  
**December 31, 2022**

continued

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Public Safety</b>				
<b>Personnel</b>				
Salary and wages	\$ 263,328	\$ 263,328	\$ 295,343	\$ (32,015)
Municipal Judge	1,656	1,656	726	930
Court Clerk	4,140	4,140	4,140	-
Employee benefits	92,365	92,365	83,640	8,725
Juvenile diversion	8,000	8,000	8,000	-
<b>Total personnel</b>	<u>369,489</u>	<u>369,489</u>	<u>391,849</u>	<u>(22,360)</u>
<b>Administration</b>				
Utilities	1,600	1,600	1,710	(110)
Gas and oil	7,500	7,500	13,032	(5,532)
Telephone	4,500	4,500	4,356	144
Uniforms	3,000	3,000	1,302	1,698
Radio and radar repair	1,500	1,500	630	870
Office supplies	1,000	1,000	1,277	(277)
Dues and schools	500	500	5,203	(4,703)
Equipment and Supplies	16,500	16,500	14,895	1,605
Traffic and investigations	2,000	2,000	358	1,642
Dispatch services	41,600	41,600	56,498	(14,898)
Testing and examinations	400	400	-	400
Contractual services	5,000	5,000	10,225	(5,225)
Other	18,100	18,100	16,123	1,977
Vehicle maintenance	3,500	3,500	2,897	603
Computer services	2,950	2,950	4,167	(1,217)
<b>Total administration</b>	<u>109,650</u>	<u>109,650</u>	<u>132,673</u>	<u>(23,023)</u>
<b>Capital Outlay</b>				
Vehicle purchase	-	-	12,452	(12,452)
Office equipment purchase	2,500	2,500	1,000	1,500
<b>Total capital outlay</b>	<u>2,500</u>	<u>2,500</u>	<u>13,452</u>	<u>(10,952)</u>
<b>Other</b>				
Weed control	500	500	745	(245)
Mosquito control	12,000	12,000	12,171	(171)
<b>Total other</b>	<u>12,500</u>	<u>12,500</u>	<u>12,916</u>	<u>(416)</u>
<b>Total public safety</b>	<u>\$ 494,139</u>	<u>\$ 494,139</u>	<u>\$ 550,890</u>	<u>\$ (56,751)</u>

**Town of Ridgway**  
**General Fund**  
**Statement of Expenditures-Budget and Actual**  
**December 31, 2022**

continued

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Public Works</b>				
<b>Personnel</b>				
Salaries	\$ 92,917	\$ 92,917	\$ 104,894	\$ (11,977)
Employee benefits	37,644	37,644	38,619	(975)
<b>Total personnel</b>	<u>130,561</u>	<u>130,561</u>	<u>143,513</u>	<u>(12,952)</u>
<b>Administration</b>				
Repairs and maintenance	13,000	13,000	5,938	7,062
Supplies	15,000	15,000	2,681	12,319
Gas, oil and diesel	5,500	5,500	6,243	(743)
Tools	500	500	176	324
Utilities	3,000	3,000	2,573	427
Telephone	1,500	1,500	1,364	136
Safety equipment	400	400	606	(206)
Street signs	2,500	2,500	376	2,124
Consulting services	165,000	165,000	3,455	161,545
Street lighting	8,000	8,000	6,164	1,836
Miscellaneous	42,550	42,550	48,524	(5,974)
Computer services	1,450	1,450	1,638	(188)
<b>Total administration</b>	<u>258,400</u>	<u>258,400</u>	<u>79,738</u>	<u>178,662</u>
<b>Capital Outlay</b>				
Storm Drainage	50,000	50,000	-	50,000
Gravel and paving	60,000	60,000	6,965	53,035
Dust prevention	40,000	40,000	32,880	7,120
Office equipment purchase	-	-	285	(285)
Equipment purchase	-	-	10,188	(10,188)
Vehicle purchase	115,000	115,000	-	115,000
<b>Total capital outlay</b>	<u>265,000</u>	<u>265,000</u>	<u>50,318</u>	<u>214,682</u>
<b>Total public works</b>	<u>653,961</u>	<u>653,961</u>	<u>273,569</u>	<u>380,392</u>
<b>Trash removal</b>	<u>\$ 162,000</u>	<u>\$ 162,000</u>	<u>\$ 180,182</u>	<u>\$ (18,182)</u>

**Town of Ridgway**  
**General Fund**  
**Statement of Expenditures-Budget and Actual**  
**December 31, 2022**

continued

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Culture and recreation</b>				
KVNF radio	\$ 1,000	\$ 1,000	\$ -	\$ 1,000
Voyage after school program	7,000	7,000	7,000	-
Other donations	36,000	36,000	27,500	8,500
Uncompahgre Volunteer Legal Aid	3,000	3,000	3,000	-
Ouray County partners program	1,000	1,000	1,000	-
Eco Action Partners	6,200	6,200	5,000	1,200
Second chance humane society	6,500	6,500	7,250	(750)
Region 10	55,000	55,000	1,328	53,672
Affordable housing incentives	25,000	25,000	-	25,000
<b>Total culture and recreation</b>	<u>140,700</u>	<u>140,700</u>	<u>52,078</u>	<u>88,622</u>
<b>Community Center</b>				
Utilities	1,500	1,500	1,980	(480)
Maintenance and repairs	25,000	25,000	2,508	22,492
Janitorial services	3,750	3,750	3,822	(72)
Supplies	3,000	3,000	5,398	(2,398)
Capital Outlay	-	-	40,598	(40,598)
<b>Total community center</b>	<u>33,250</u>	<u>33,250</u>	<u>54,306</u>	<u>(21,056)</u>
<b>Parks</b>				
Personnel				
Salaries and benefits	129,308	129,308	71,285	58,023
Employee benefits	31,962	31,962	21,791	10,171
<b>Total personnel</b>	<u>161,270</u>	<u>161,270</u>	<u>93,076</u>	<u>68,194</u>
<b>Administration</b>				
Utilities	7,000	7,000	7,458	(458)
Gas and oil	2,500	2,500	5,129	(2,629)
Repairs and maintenance	14,500	14,500	4,851	9,649
Janitorial	12,000	12,000	11,466	534
Supplies and materials	24,000	24,000	20,322	3,678
Insurance	7,500	7,500	9,302	(1,802)
Urban forest management	20,000	20,000	20,808	(808)
River Corridor maintenance	5,000	5,000	-	5,000
Events and festivals	68,000	68,000	91,243	(23,243)
Other	43,950	43,950	13,957	29,993
<b>Total administration</b>	<u>204,450</u>	<u>204,450</u>	<u>184,536</u>	<u>19,914</u>
<b>Capital outlay</b>	<u>25,000</u>	<u>25,000</u>	<u>51,470</u>	<u>(26,470)</u>
<b>Total parks</b>	<u>390,720</u>	<u>390,720</u>	<u>329,082</u>	<u>61,638</u>
<b>Debt service</b>	<u>118,828</u>	<u>118,828</u>	<u>120,647</u>	<u>(1,819)</u>
<b>Transfers</b>	<u>245,000</u>	<u>245,000</u>	<u>235,969</u>	<u>9,031</u>
<b>Total expenditures</b>	<u>\$ 3,300,060</u>	<u>\$ 3,300,060</u>	<u>\$ 3,176,353</u>	<u>\$ 123,707</u>

**Town of Ridgway**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Year Ended December 31, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Favorable (Unfavorable)</b>
<b>Revenues</b>				
Intergovernmental	\$ 75,000	\$ 75,000	\$ 150,000	\$ 75,000
Donations- developer fees	-	-	574,452	574,452
<b>Total revenues</b>	<u>75,000</u>	<u>75,000</u>	<u>724,452</u>	<u>649,452</u>
<b>Expenditures</b>				
Current:				
Culture and recreation				
Capital outlay	20,000	20,000	960,571	(940,571)
<b>Total expenditures</b>	<u>20,000</u>	<u>20,000</u>	<u>960,571</u>	<u>(940,571)</u>
<b>Excess (deficiency) of revenues over expenditures</b>	55,000	55,000	(236,119)	(291,119)
<b>Other financing sources (uses)</b>				
Transfers in (out)	-	-	235,969	235,969
<b>Fund balance, January 1</b>	-	-	37,077	37,077
<b>Fund balance, December 31</b>	<u>\$ 55,000</u>	<u>\$ 55,000</u>	<u>\$ 36,927</u>	<u>\$ (18,073)</u>

**Town of Ridgway**  
**Water Fund-(non GAAP Budgetary Basis)**  
**Schedule of Revenues and Expenditures-Budget and Actual**  
**December 31, 2022**

	<b>Budgeted</b>			<b>Variable Favorable (Unfavorable)</b>
<b>Revenues</b>	<b>Original</b>	<b>Final</b>	<b>Actual</b>	
Charges for services	\$ 740,000	\$ 740,000	\$ 695,474	\$ (44,526)
Tap fees and contributions	200,000	200,000	60,400	(139,600)
Investment income	-	-	21,289	21,289
Grants	230,576	230,576	264,425	33,849
Other	3,950	3,950	27,864	23,914
<b>Total revenues</b>	<b>1,174,526</b>	<b>1,174,526</b>	<b>1,069,452</b>	<b>(105,074)</b>
<b>Expenditures</b>				
Salaries and fringe benefits	153,593	153,593	149,703	3,890
Supplies	43,000	43,000	34,926	8,074
Insurance	10,128	10,128	9,553	575
Professional fees	3,125	3,125	3,125	-
Repairs and maintenance	507,500	507,500	33,313	474,187
Vehicle expense	9,500	9,500	19,558	(10,058)
GIS mapping	4,500	4,500	714	3,786
Testing and permits	8,000	8,000	7,898	102
Capital outlay	-	-	57,366	(57,366)
Consulting and engineering	118,760	118,760	111,882	6,878
Utilities and telephone	20,500	20,500	29,723	(9,223)
Plant Expenses	22,000	22,000	19,800	2,200
Computer services	2,065	2,065	2,948	(883)
Other	98,665	98,665	63,697	34,968
Debt service-CWRPD	22,500	22,500	22,500	-
Debt service- CWCB	30,918	30,918	30,918	-
<b>Total expenditures</b>	<b>1,054,754</b>	<b>1,054,754</b>	<b>597,624</b>	<b>457,130</b>
<b>Excess of revenues over expenditures</b>	<b>119,772</b>	<b>119,772</b>	<b>471,828</b>	<b>352,056</b>
<b>Available Resources-January 1</b>	<b>899,523</b>	<b>899,523</b>	<b>1,294,095</b>	<b>394,572</b>
<b>Available Resources-December 1</b>	<b>\$ 1,019,295</b>	<b>\$ 1,019,295</b>	<b>\$ 1,765,923</b>	<b>\$ 746,628</b>

**Town of Ridgway**  
**Sewer Fund-(Non GAAP Budgetary Basis)**  
**Schedule of Revenues and Expenditures-Budget and Actual**  
**December 31, 2022**

	<b>Budgeted</b>		<b>Actual</b>	<b>Variable</b>
	<b>Original</b>	<b>Final</b>		<b>Favorable (Unfavorable)</b>
<b>Revenues</b>				
Charges for services	\$ 322,250	\$ 322,250	\$ 329,083	\$ 6,833
Tap fees and contributions	200,000	200,000	49,640	(150,360)
Investment income	300	300	18,732	18,432
Grants	-	-	3,272	3,272
Miscellaneous	33,600	33,600	4,973	(28,627)
<b>Total revenues</b>	<u>556,150</u>	<u>556,150</u>	<u>405,700</u>	<u>(150,450)</u>
<b>Expenditures</b>				
Salaries and fringe benefits	84,254	84,254	92,450	(8,196)
Consulting and engineering	1,400	1,400	25,890	(24,490)
Repairs and maintenance	-	-	64,612	(64,612)
Vehicle expense	10,000	10,000	7,235	2,765
GIS mapping	4,500	4,500	234	4,266
Testing and permits	15,000	15,000	7,931	7,069
Insurance	10,128	10,128	9,553	575
Professional fees	4,125	4,125	3,125	1,000
Supplies	1,500	1,500	8,570	(7,070)
Utilities and telephone	50,100	50,100	50,797	(697)
Computer services	1,765	1,765	2,648	(883)
Debt service	15,915	15,915	15,915	-
Other	18,650	18,650	23,389	(4,739)
Capital outlay	-	-	285	(285)
<b>Total expenditures</b>	<u>217,337</u>	<u>217,337</u>	<u>312,634</u>	<u>(95,297)</u>
<b>Excess of revenues over expenditures</b>	338,813	338,813	93,066	(245,747)
<b>Available Resources-January 1</b>	<u>866,304</u>	<u>866,304</u>	<u>1,134,404</u>	<u>268,100</u>
<b>Available Resources-December 1</b>	<u>\$ 1,205,117</u>	<u>\$ 1,205,117</u>	<u>\$ 1,227,470</u>	<u>\$ 22,353</u>

## AGENDA ITEM #8



P.O. Box 635 - Ridgway, CO 81432 • [www.RidgwayGarden.org](http://www.RidgwayGarden.org)

September 27, 2023

The Honorable John Clark, Mayor of Ridgway  
and Members of the Ridgway Town Council  
201 N. Railroad St.  
Ridgway, Colorado 81432

Dear Mayor Clark and Members of the Town Council:

Subject: Ridgway Community Garden FY 2023 report and FY 2024 request.

The Ridgway Community Garden (RCG) had another productive year in 2023 despite a short-growing season caused by several early season freezes (one on July 9!) and a hard freeze in mid-September. In 2023, we:

- Rented 52 out of 54 garden plots. Two of the plots were a communal rhubarb raised bed and a flower bed. The garden served 90 adults and 35 children, a 30% increase from 2022.
- Built four tall (waist high) garden beds to assist members with physical limitations.
- Added new amenities to the Children's Area including a tipi, two picnic tables, chalkboard, and a sensory path made of stepping logs.
- Launched a Stewards Program for community members who want to participate in RCG's events, utilize the Children's Area and produce from shared plots but are not interested in renting and tending to a garden plot full time.
- Developed special use application and guidelines for non-RCG events.
- Supported the Ridgway Community Apiary with a sublease and access to RCG's water.
- Donated produce to the Ouray County Food Pantry that supported 170 adults and 45 children in the community.
- Served two families in the WIC program.
- Hosted two enrichment activities for children from Voyager's summer program.
- Coordinated six work sessions for garden members to help with general garden maintenance.
- Collaborated with the Ridgway Public Library on a Seed Up Saturday event (seed exchange & seeding demo workshop) and with the Dark Skies Committee on a stargazing event.
- Held four educational classes with our Master Gardener Chris Lance.
- Held three social gatherings/potlucks.

Our biggest success in 2023 was prototyping tall garden beds for gardeners with physical limitations. We build just four to determine if they would function well. All four beds got spoken for before we even



built them in the spring. The gardeners have reported appreciation as the tall beds made growing less demanding on their bodies. As one member said, "It saved my back." The beds' proximity to the storage shed made tool access very easy and their design worked well as production was abundant. We will consider adding more tall beds in the future. Our biggest challenge in 2023 was sustaining membership participation in collective garden work sessions. As in past years, attendance declined substantially from the beginning to the end of the growing season. Nevertheless, we had 44% of adult members volunteer time to garden maintenance with much of the work being accomplished outside of scheduled work sessions. Thus, we will likely consider other models for engaging members in collective garden maintenance next year.

We are very grateful for Town's assistance in spring 2023 with parking area improvements. Town staff brought in additional gravel and regraded the parking area which improved access and aesthetics. This fall or spring 2024, we would like to request Town's assistance with extending the gravel pad under the storage shed (see attached photo) by scraping an area up to 10' x 18' and filling it with gravel. This will create a defined and organized storage spot for wheelbarrows and larger supplies.

Thank you in advance for your consideration of RCG's request. We are grateful for your continued support of the community garden.

Sincerely,



Agnieszka Przeszlowska  
Ridgway Community Garden, President



## AGENDA ITEM #9

Town of Ridgway Request for Funds  
Home Trust of Ouray County 2024 Operational Support  
10/30/2023

The Home Trust of Ouray County is a 501c3 non-profit affordable housing organization for the town of Ridgway, the city of Ouray, and the county of Ouray.

The mission of the Home Trust of Ouray County is to grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related resources to modest income households in Ouray County through the stewardship of community assets.

The Home Trust of Ouray County would like to thank the Town of Ridgway for its 2023 operating support of \$20,000. Our organization put those funds to work for our general operating expenses related to our work and we accomplished the following this year:

- The Home Trust acquired a 6-unit rental property at 734 4<sup>th</sup> Street in Ouray in March which preserved existing affordable housing and kept local workforce from being displaced.
- On October 18<sup>th</sup>, we had a ground-breaking ceremony for our homeownership project in Ridgway's Parkside subdivision. Our financing for the project is complete and construction is under way.
- We have begun design on our River Walk Rentals project at 1505 Oak Street in Ouray. Our architect will be submitting a PUD application this fall and delivering construction documents in the spring of 2024.
- We have recently been awarded 100 hours of technical assistance from CHFA for financial modeling, design graphics, and community outreach on our Ridgway Childcare and Rentals project.
- Lastly, our pipeline of potential community assets is growing with another possible acquisition in Ouray.

The total number of affordable housing units available or in process are: 37 with a possible 6 additional units.

The operational budget for the Home Trust of Ouray County for the current fiscal year is \$309,639. It includes salaries and benefits for two staff members, a FT executive director and director of community outreach, and a contracted attorney, grant writer, and bookkeeper. As well as insurance, software, property expenses, debt service, taxes, fundraising and marketing expenses, professional development, and office supplies.

Most of our grant funding is restricted and for specific projects however the HTOC grant writing team has exceeded our expectations and in 2023 we have received 37% of our operating funding from philanthropic foundations including Enterprise Community Partners, the Gates Family Foundation, the Virginia Hill Foundation, the Western Colorado Community Foundation, and the El Pomar Foundation. Our fundraising efforts have resulted in funding 18% of our

operating funding. Through our two fundraisers this year, the Ourayce on July 4<sup>th</sup> and the Home Tour on October 1<sup>st</sup>, we raised over \$28,000. We have also had over \$25,000 in donations.

For 2024, the operational budget is budgeted to be \$393,024 which includes additional PT contracted staff members: a director of administration and compliance and project management assistance. The Home Trust would like to serve our communities by managing our municipality's deed restrictions and ensuring the long-term affordability of any resale-restricted home, so we have budgeted a PT director of administration and compliance in 2024.

We have applied for multiple grants for 2024 including a \$95,000 grant from DOLA's Nonprofit Infrastructure grant program, \$35,000 grant from the Division of Housing's Community Housing Development Organization program, a \$15,000 grant from the Colorado Housing and Finance Authority, and \$10,000 from the Ouray Community Foundation. However, none of these grant applications are guaranteed.

The Board of County Commissioners has budgeted \$30,000 of unrestricted funds to the Home Trust for 2024. We are asking our local municipalities to include a matching contribution in your 2024 budget. Our request specifically to the Town of Ridgway is: **\$30,000 in unrestricted funds** to help us grow as an organization to complete our upcoming projects. Unrestricted funds will ensure that the Home Trust of Ouray County has the capacity and the staff to fulfill our mission of building and managing our affordable housing projects in Ouray County.

Thank you for your time and consideration. The Home Trust appreciates the affordable housing efforts made thus far by the Town of Ridgway.

Andrea Sokolowski  
Executive Director  
Home Trust of Ouray County

## AGENDA ITEM #10



## Application for Use of Parks, Facilities and Right-of-Way

*Ridgway Chamber of Commerce*

Applicant Name: <u>Ashley Perkins</u>	Contact Person: <u>Ashley Perkins</u>
Applicant Phone: <u>315-440-0937</u>	Contact Phone: <u>315-440-0937</u>
Applicant Email: <u>director@ridgwaycolorado.com</u>	Event Date: <u>Fri. 12/1/23</u>
Organization Name: <u>RACC</u>	Event Time: <u>3:00pm - 9:00pm</u>
Type of Event: <u>Festivities</u>	# Attendees: <u>50-200</u>

Specify park, facility and/or public right-of-way for the event (check all that apply):

<input type="checkbox"/> Hartwell Park	<input type="checkbox"/> Hartwell Park Stage	<input type="checkbox"/> Athletic Park
<input type="checkbox"/> Concession Area (Athletic Park)	<input type="checkbox"/> Dennis Weaver Memorial Park	<input type="checkbox"/> Rollans Park
<input type="checkbox"/> Cottonwood Park	<input checked="" type="checkbox"/> Right-of-Way (specify below)	<input type="checkbox"/> Community Center
<input type="checkbox"/> Other (specify): <u>street closure &amp; parade on public streets</u>		

For use of Rights-of-Ways (streets, alleys, sidewalks) specify the exact location(s):

Parade: West on Sherman St, right on N. Laura, left (west) on Clinton, left (south) on Sherman and go East. Market: 2 blocks Clinton St. Between Laura and Lenz

Describe in detail the proposed use and activity for the park, facility and/or right-of-way:

Parade to start sometime between 3-5 pm  
Holiday Market set up between 5-6pm

2) closure of Clinton street from N. Cora Street to N. Laura Street from 5:00 to 9:00 pm for Holiday Market during Noel Night

## AGENDA ITEM #11



1550 Larimer St. Ste 861  
Denver, CO 80202  
daniel@helioscharging.com  
970-444-2718

September 29, 2023

Ridgway Town Council  
201 N. Railroad St.  
Ridgway, Colorado 81432

Subject: Proposal for the Deployment of Electric Vehicle Chargers in Ridgway, Colorado in Partnership with Helios Charging Inc.

Dear Council Members,

The following proposal promises to put Ridgway on the map for the growing number of electric vehicle users, ensuring the town is equipped to meet the demands of the future, fostering economic development, and promoting environmental sustainability. We propose a partnership whereby Helios Charging Inc. will deploy electric vehicle chargers Ridgway which they will own, operate and maintain at no cost to the town.

### Objective:

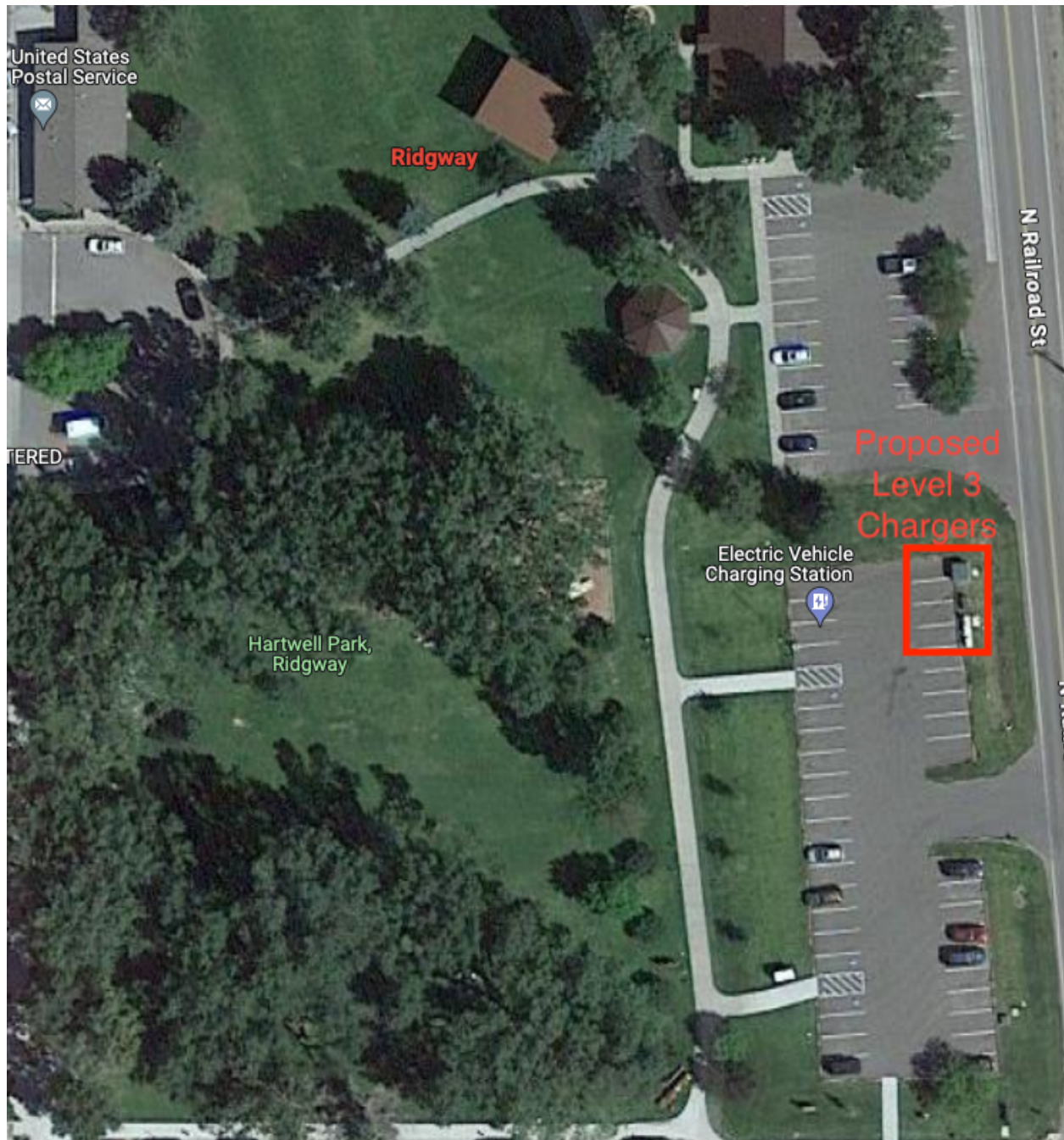
To establish four EV fast chargers at Hartwell Park by leveraging the DCFC Plazas program grant, which aims to fortify the electric vehicle charging infrastructure along the designated alternate fuel corridors (AFCs), such as Highway 550. This deployment will not only support green initiatives but also boost local commerce by attracting electric vehicle users to our local stores and eateries while they charge their vehicles.

### Proposal Details:

- **Grant Application:** We intend to apply for the DCFC Plazas program (<https://energyoffice.colorado.gov/zero-emissions-vehicles/dcfc-plazas>) to cover 80% of the deployment costs.
- **Partnership with Helios Charging Inc.:** Helios will cover the remaining costs and oversee the ownership, operation, and maintenance of these charging stations, thus ensuring a hassle-free experience for the town.
- **Location:** The designated four parking spaces are proposed in the lot at the southeast corner of Hartwell Park.
- **Economic Impact:** The charging stations are expected to increase footfall in the town, enhancing the revenue of local businesses year-round.



- **Utility Partnerships:** Discussions are underway with San Miguel Power Association to secure the necessary electric resources, and any service upgrades required will be included in the state proposal, imposing no financial burden on the town.



## Benefits to the Town of Ridgway:

1. **Enhanced Visibility:** The project will place Ridgway prominently on the electric vehicle map, inviting a modern, environmentally-conscious demographic to the town.
2. **Economic Growth:** Increased visitor traffic will stimulate the local economy, benefiting retailers, restaurateurs, and service providers in the area.
3. **Environmental Conservation:** The initiative supports the transition to sustainable transport solutions, reducing the carbon footprint.
4. **Community Enrichment:** Motorists will experience the beauty and hospitality of Ridgway while they pause and rejuvenate, fostering positive community interactions and experiences.

## Request to the Council:

1. A formal letter of support from the Town of Ridgway to fortify our proposal to the State of Colorado.
2. The allocation of the required parking spaces at Hartwell Park, representing the town's sole contribution to this endeavor.

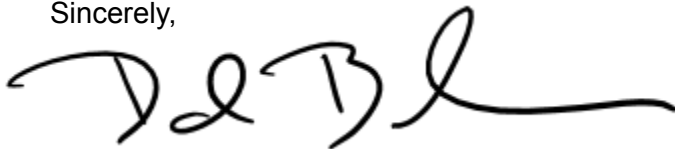
## Conclusion:

In light of the benefits mentioned above and the minimal contribution from the town, we believe that this partnership with Helios Charging Inc. is a progressive step forward for Ridgway. It aligns well with environmental conservation efforts, promotes economic activity, and ensures our readiness for the future of transportation.

We are enthusiastic about the prospects this partnership holds for the community and are available for any discussions or clarifications you may require. We look forward to your support in making Ridgway a landmark town in the electric vehicle landscape.

Thank you for considering this proposal. We are eager to work together to bring this vision to fruition for the benefit of our beloved town and its residents.

Sincerely,



Daniel Benhammou  
Founder & CEO  
Helios Charging Inc.



## AGENDA ITEM #12

## **STAFF REPORT**

Subject: Application for Restaurant Liquor License - Kismet Cafe  
Initiated By: Pam Kraft, MMC, Town Clerk  
Date: October 6, 2023

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### **BACKGROUND:**

The Town has received an application for a Beer and Wine Liquor License from Wick Coffee Co. LLC, members and shareholders Nathaniel and Tera Wick, for the premises at 618 Clinton Street. The trade name of the business is Kismet Cafe.

State law requires a public hearing before the local jurisdiction for application of a new liquor license. A notice of hearing before the Town Council has been posted and published, and the premises posted, all in accordance with state statutes.

All requirements of license application have been met, all fees paid, and all forms received.

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### **ANALYSIS:**

The applicant holds a four year lease for the premises. The approval would include licensing the patio area on the north side of the building for outdoor consumption of alcohol.

State liquor law allows applicants to file for a concurrent review with State Liquor Enforcement while the application is being processed at the local level. This type of application allows the local jurisdiction to issue a temporary permit allowing the applicant to conduct business and sell alcohol, until approval is issued by the state licensing authority. The applicant is seeking issuance of a temporary operating permit from the Town, and has remitted the appropriate fee.

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### **FINANCIAL CONSIDERATIONS:**

The Town receives a fee for a new liquor license application, and annual renewals thereafter.

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### **LEGAL CONSIDERATIONS:**

None.

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### **STAFF RECOMMENDATION:**

Approve the application for a Beer and Wine Liquor License from Wick Coffee Co LLC, members Nathaniel and Tera Wick, dba Kismet Cafe.

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\*\*\*NOTE: Documents pertaining to liquor license applications are confidential in nature, and are on file in the Clerk's Office and open to inspection by the Council\*\*\*

# NOTICE OF PUBLIC HEARING FOR LIQUOR LICENSE

NOTICE IS HEREBY GIVEN that the Ridgway Town Council will hold a Public Hearing at 201 N. Railroad Street, Ridgway Colorado on Wednesday, November 8, 2023 at 5:30 p.m. to consider a **Beer and Wine Liquor License** application filed on October 6, 2023 for:

**Applicant: Wick Coffee Co LLC**

**Members & Shareholders: Nathaniel and Tera Wick**

**DBA: Kismet Cafe**

**Location: 618 Clinton Street, Ridgway, CO**

All persons interested in the aforementioned application may appear before the Council either in person or represented by counsel, and present testimony, or may submit written correspondence to the Town Clerk, Town of Ridgway, Post Office Box 10, Ridgway, CO 81432.

DATED: October 6, 2023

  
\_\_\_\_\_  
Pam Kraft, MMC, Town Clerk

## AGENDA ITEM #13



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: November 1, 2023  
Agenda Topic: **Public Hearing and Second Reading for 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**

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**SUMMARY:**

A final flood hazard determination has been made for Ouray County and the incorporated areas (i.e., Town of Ridgway and City of Ouray), in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). The statutory 90-day appeal period that was initiated for our community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for our community in the Ouray County Plaindealer has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for our community are considered final. The final notice for flood hazard determinations are going to be published in the Federal Register as soon as possible. The FIS report and FIRM for our community will become effective on January 11, 2024.

Prior to the effective date, the Town is required to adopt the new FIS and FIRM, and to adopt floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the National Flood Insurance Program regulations.

Attached for Council's review and consideration is an ordinance that would amend the Ridgway Municipal Code to incorporate a new set of floodplain management regulations and the new FIS/FIRM. Council approved this ordinance on first reading on October 11, 2023.

**RECOMMENDED MOTION:**

"I move to adopt, on second reading, 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."

**ATTACHMENT:**

Ordinance No. 07-2023

**TOWN OF RIDGWAY, COLORADO  
ORDINANCE NO. 07-2023**

**AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO  
AMENDING SECTION 6-2 OF THE RIDGWAY MUNICIPAL CODE CONCERNING  
FLOODPLAIN MANAGEMENT REGULATIONS AND ADOPTING UPDATED FLOOD  
INSURANCE STUDY AND FLOOD INSURANCE RATE MAP**

**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**, as part of the Town’s participation in the National Flood Insurance Program, the Town is required pursuant to state and federal regulation to incorporate certain floodplain provisions in its municipal ordinances; and

**WHEREAS**, Federal Emergency Management Agency (FEMA) has produced a new Flood Insurance Study (FIS) and Floodplain Insurance Rate Map (FIRM) for the entire geographic area of Ouray County, Colorado, including the Town of Ridgway; and

**WHEREAS**, FEMA has issued a final determination adopting an updated FIS and FIRM for the Town of Ridgway with an effective date of January 11, 2024; and

**WHEREAS**, the National Flood Insurance Program (NFIP) and the State of Colorado have established minimum standards for local governments to adhere to; and

**WHEREAS**, for a community to participate in the NFIP, it must adopt and enforce floodplain management regulations that meet or exceed the minimum NFIP standards and requirements.

**WHEREAS**, these standards are intended to prevent loss of life and property, as well as economic and social hardships that result from flooding; and

**WHEREAS**, in return for the local adoption and enforcement of floodplain management regulations, FEMA provides the availability of flood insurance coverage within the community; and

**WHEREAS**, the State of Colorado adopted higher standards for floodplain management, which are outlined in the Rules and Regulations for Regulatory Floodplains in Colorado (Rules), 2 CCR 408-1, effective January 14, 2011, and updated January 14, 2022. The Rules are the effective minimum standards for the State of Colorado; and

**WHEREAS**, the Ridgway Town Council has determined that the Ridgway Municipal Code must be amended to incorporate the new FIS/FIRM and the updated minimum standards for floodplain management; and

**WHEREAS**, the amendments to the Ridgway Municipal Code enacted by this ordinance meet state and federal requirement, and will improve safety for persons and property in the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO** the following:



**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 Section 6-2 – Floodplain Management Regulations.** Section 6-2 of the Ridgway Municipal Code is hereby repealed and reenacted to read as set forth in Exhibit A.

**Section 3. Codification of Amendments.** The Town Clerk, as the codifier of the Town's Municipal Code, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Ridgway Municipal Code. The Town Clerk is authorized to correct, or approve the correction by the codifier, of any typographical error in the enacted regulations, provided that such correction shall not substantively change any provision of the regulations adopted in this Ordinance. Such corrections may include spelling, reference, citation, enumeration, and grammatical errors.

**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. As used in this Section, the term "provision" means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term "application" means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

**Section 5. Effective Date.** This Ordinance shall take effect thirty (30) days after the date of final passage in accordance with Article 3-7 of the Ridgway Charter.

**Section 6. Safety Clause.** 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 7. No Existing Violation Affected.** Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative tribunal.

**Section 8. Publication.** The Town Clerk is ordered to publish this Ordinance in accordance with Article 3-7 of the Ridgway Charter.

*[Execution Page follows]*

**INTRODUCED AND REFERRED TO PUBLIC HEARING** on October 11, 2023 and setting such public hearing for November 8, 2023 at Ridgway Town Hall, located at 201 N. Railroad Street, Ridgway, Colorado.

BY:

ATTEST:

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John Clark, Mayor

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Pam Kraft, Town Clerk

**ADOPTED** on November 8, 2023.

BY:

ATTEST:

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John Clark, Mayor

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Pam Kraft, Town Clerk

APPROVED AS TO FORM:

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Bo James Nerlin, Town Attorney

**EXHIBIT A**  
CHAPTER 6 - BUILDING REGULATIONS  
SECTION 2 Floodplain Management Regulations

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**SECTION 2 Floodplain Management Regulations**

**6-2-1 TITLE AND PURPOSE.**

- (A) Statutory Authorization. The Legislature of the State of Colorado has, in Title 29, Article 20 of the Colorado Revised Statutes, delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the Town Council of the Town of Ridgway, Colorado, does hereby adopt the following floodplain management regulations.
- (B) Findings of Fact.
- (1) The flood hazard areas of the Town of Ridgway are subject to periodic inundation, which can result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the health, safety and general welfare of the public.
  - (2) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated, floodproofed or otherwise protected from flood damage.
- (C) Statement of Purpose. It is the purpose of this ordinance to promote public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
- (1) Protect human life and health;
  - (2) Minimize expenditure of public money for costly flood control projects;
  - (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
  - (4) Minimize prolonged business interruptions;
  - (5) Minimize damage to critical facilities, infrastructure and other public facilities such as water, sewer and gas mains; electric and communications stations; and streets and bridges located in floodplains;
  - (6) Help maintain a stable tax base by providing for the sound use and development of flood- prone areas in such a manner as to minimize future flood blight areas; and
  - (7) Ensure that potential buyers are notified that property is located in a flood hazard area.
- (D) Methods of Reducing Flood Losses. In order to accomplish its purposes, this ordinance uses the following methods:
- (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;

- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging and other development which may increase flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

## **6-2-2 DEFINITIONS.**

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

**100-YEAR FLOOD** - A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance flood). The terms "one- hundred-year flood" and "one percent chance flood" are synonymous with the term "100-year flood." The term does not imply that the flood will necessarily happen once every one hundred years.

**100-YEAR FLOODPLAIN** - The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

**500-YEAR FLOOD** - A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-chance-annual-flood). The term does not imply that the flood will necessarily happen once every five hundred years.

**500-YEAR FLOODPLAIN** - The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.

**ADDITION** - Any activity that expands the enclosed footprint or increases the square footage of an existing structure.

**ALLUVIAL FAN FLOODING** - A fan-shaped sediment deposit formed by a stream that flows from a steep mountain valley or gorge onto a plain or the junction of a tributary stream with the main stream. Alluvial fans contain active stream channels and boulder bars, and recently abandoned channels. Alluvial fans are predominantly formed by alluvial deposits and are modified by infrequent sheet flood, channel avulsions and other stream processes.

**AREA OF SHALLOW FLOODING** - A designated Zone AO or AH on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

**BASE FLOOD** – The flood which has a one percent chance of being equaled or exceeded in any given year (also known as a 100-year flood). This term is used in the National Flood Insurance Program (NFIP) to indicate the minimum level of flooding to be used by a community in its floodplain management regulations.

**BASE FLOOD ELEVATION (BFE)** - The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation

resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

**BASEMENT** - Any area of a building having its floor sub-grade (below ground level) on all sides.

**CHANNEL** - The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries.

**CHANNELIZATION** - The artificial creation, enlargement or realignment of a stream channel.

**CODE OF FEDERAL REGULATIONS (CFR)** - The codification of the general and permanent Rules published in the Federal Register by the executive departments and agencies of the Federal Government. It is divided into 50 titles that represent broad areas subject to Federal regulation.

**COMMUNITY** - Any political subdivision in the state of Colorado that has authority to adopt and enforce floodplain management regulations through zoning, including, but not limited to, cities, towns, unincorporated areas in the counties, Indian tribes and drainage and flood control districts.

**CONDITIONAL LETTER OF MAP REVISION (CLOMR)** - FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

**CRITICAL FACILITY** – A structure or related infrastructure, but not the land on which it is situated, as specified in Section 6-2-5(H), that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. See Section 6-2-5(H).

**DEVELOPMENT** - Any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**DFIRM DATABASE** - Database (usually spreadsheets containing data and analyses that accompany DFIRMs). The FEMA Mapping Specifications and Guidelines outline requirements for the development and maintenance of DFIRM databases.

**DIGITAL FLOOD INSURANCE RATE MAP (DFIRM)** - FEMA digital floodplain map. These digital maps serve as "regulatory floodplain maps" for insurance and floodplain management purposes.

**ELEVATED BUILDING** - A non-basement building (i) built, in the case of a building in Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the flow of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1-30, AE, A, A99, AO, AH, B, C, X, and D, "elevated building" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

**EXISTING MANUFACTURED HOME PARK OR SUBDIVISION** - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

**EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION**- The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed

(including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

**FEDERAL REGISTER** - The official daily publication for Rules, proposed Rules, and notices of Federal agencies and organizations, as well as executive orders and other presidential documents.

**FEMA** - Federal Emergency Management Agency, the agency responsible for administering the National Flood Insurance Program.

**FLOOD OR FLOODING** - A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of water from channels and reservoir spillways;
2. The unusual and rapid accumulation or runoff of surface waters from any source; or
3. Mudslides or mudflows that occur from excess surface water that is combined with mud or other debris that is sufficiently fluid so as to flow over the surface of normally dry land areas (such as earth carried by a current of water and deposited along the path of the current).

**FLOOD INSURANCE RATE MAP (FIRM)** – An official map of a community, on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY (FIS)** - The official report provided by the Federal Emergency Management Agency. The report contains the Flood Insurance Rate Map as well as flood profiles for studied flooding sources that can be used to determine Base Flood Elevations for some areas.

**FLOODPLAIN OR FLOOD-PRONE AREA** - Any land area susceptible to being inundated as the result of a flood, including the area of land over which floodwater would flow from the spillway of a reservoir.

**FLOODPLAIN ADMINISTRATOR** - The community official designated by title to administer and enforce the floodplain management regulations.

**FLOODPLAIN DEVELOPMENT PERMIT** – A permit required before construction or development begins within any Special Flood Hazard Area (SFHA). If FEMA has not defined the SFHA within a community, the community shall require permits for all proposed construction or other development in the community including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas. Permits are required to ensure that proposed development projects meet the requirements of the NFIP and this floodplain management ordinance.

**FLOODPLAIN MANAGEMENT** - The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

**FLOODPLAIN MANAGEMENT REGULATIONS** - Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

**FLOOD CONTROL STRUCTURE** - A physical structure designed and built expressly or partially for the purpose of reducing, redirecting, or guiding flood flows along a particular waterway. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

**FLOODPROOFING** - Any combination of structural and/or non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

**FLOODWAY (REGULATORY FLOODWAY)** - The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The Colorado statewide standard for the designated height to be used for all newly studied reaches shall be one-half foot (six inches). Letters of Map Revision to existing floodway delineations may continue to use the floodway criteria in place at the time of the existing floodway delineation.

**FREEBOARD** - The vertical distance in feet above a predicted water surface elevation intended to provide a margin of safety to compensate for unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood such as debris blockage of bridge openings and the increased runoff due to urbanization of the watershed.

**FUNCTIONALLY DEPENDENT USE** - A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**HIGHEST ADJACENT GRADE** – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

**HISTORIC STRUCTURE** - Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
  - a. By an approved state program as determined by the Secretary of the Interior or;
  - b. Directly by the Secretary of the Interior in states without approved programs.

**LETTER OF MAP REVISION (LOMR)** - FEMA's official revision of an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA).

**LETTER OF MAP REVISION BASED ON FILL (LOMR-F)** – FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

**LEEVE** – A man-made embankment, usually earthen, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding. For a levee structure to be reflected on the FEMA FIRMs as providing flood protection, the levee structure must meet the requirements set forth in 44 CFR 65.10.

**LEEVE SYSTEM** - A flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

**LOWEST FLOOR** - The lowest floor of the lowest enclosed area (including basement). Any floor used for living purposes which includes working, storage, sleeping, cooking and eating, or recreation or any combination thereof. This includes any floor that could be converted to such a use such as a basement or crawl space. The lowest floor is a determinate for the flood insurance premium for a building, home or business. An unfinished or flood resistant enclosure, usable solely for parking or vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

**MANUFACTURED HOME** - A structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**MANUFACTURED HOME PARK OR SUBDIVISION** - A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**MEAN SEA LEVEL** - For purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

**MATERIAL SAFETY DATA SHEET (MSDS)** – A form with data regarding the properties of a particular substance. An important component of product stewardship and workplace safety, it is intended to provide workers and emergency personnel with procedures for handling or working with that substance in a safe manner, and includes information such as physical data (melting point, boiling point, flash point, etc.), toxicity, health effects, first aid, reactivity, storage, disposal, protective equipment, and spill-handling procedures.

**NATIONAL FLOOD INSURANCE PROGRAM (NFIP)** – FEMA's program of flood insurance coverage and floodplain management administered in conjunction with the Robert T. Stafford Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

**NEW CONSTRUCTION** – The construction of a new structure (including the placement of a mobile home) or facility or the replacement of a structure or facility which has been totally destroyed.

**NEW MANUFACTURED HOME PARK OR SUBDIVISION** - A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

**NO-RISE CERTIFICATION** – A record of the results of an engineering analysis conducted to determine whether a project will increase flood heights in a floodway. A No-Rise Certification must be supported by technical data and signed by a registered Colorado Professional Engineer. The supporting technical data should be based on the



standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).

**PHYSICAL MAP REVISION (PMR)** - FEMA's action whereby one or more map panels are physically revised and republished. A PMR is used to change flood risk zones, floodplain and/or floodway delineations, flood elevations, and/or planimetric features.

**RECREATIONAL VEHICLE** - means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projections;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**SPECIAL FLOOD HAZARD AREA** – The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year, i.e., the 100-year floodplain.

**START OF CONSTRUCTION** - The date the building permit was issued, including substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

**STRUCTURE** - A walled and roofed building, including a gas or liquid storage tank, which is principally above ground, as well as a manufactured home.

**SUBSTANTIAL DAMAGE** - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure just prior to when the damage occurred.

**SUBSTANTIAL IMPROVEMENT** - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "Start of Construction" of the improvement. The value of the structure shall be determined by the local jurisdiction having land use authority in the area of interest. This includes structures which have incurred "Substantial Damage", regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or
2. Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure."

**THRESHOLD PLANNING QUANTITY (TPQ)** – A quantity designated for each chemical on the list of extremely hazardous substances that triggers notification by facilities to the State that such facilities are subject to emergency planning requirements.

**VARIANCE** - A grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations).

**VIOLATION** - The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

**WATER SURFACE ELEVATION** - The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

### **6-2-3 GENERAL PROVISIONS.**

- (A) **Lands to Which this Ordinance Applies.** The ordinance shall apply to all Special Flood Hazard Areas and areas removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F) within the jurisdiction of Ridgway, Colorado.
- (B) **Basis for Establishing the Special Flood Hazard Area.** The Special Flood Hazard Areas identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for Ouray County, Colorado and Incorporated Areas," dated January 11, 2024, with accompanying Flood Insurance Rate Maps and/or Flood Boundary- Floodway Maps (FIRM and/or FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance. These Special Flood Hazard Areas identified by the FIS and attendant mapping are the minimum area of applicability of this ordinance and may be supplemented by studies designated and approved by the Ridgway Town Council. The Floodplain Administrator shall keep a copy of the Flood Insurance Study (FIS), DFIRMs, FIRMs and/or FBFMs on file and available for public inspection at Ridgway Town Hall, located at 201 N. Railroad St., Ridgway, Colorado 81432.
- (C) **Establishment of Floodplain Development Permit.** A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.
- (D) **Compliance.** No structure or land shall hereafter be located, altered, or have its use changed within the Special Flood Hazard Area without full compliance with the terms of this ordinance and other applicable regulations. Nothing herein shall prevent the Ridgway Town Council from taking such lawful action as is necessary to prevent or remedy any violation. These regulations meet the minimum requirements as set forth by the Colorado Water Conservation Board and the National Flood Insurance Program.
- (E) **Abrogation and Greater Restrictions.** This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, nor deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- (F) **Interpretation.** In the interpretation and application of this ordinance, all provisions shall be:
  - (1) Considered as minimum requirements;

- (2) Liberally construed in favor of the governing body; and
- (3) Deemed neither to limit nor repeal any other powers granted under State statutes.
- (G) Warning and Disclaimer of Liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the Special Flood Hazard Area or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Community or any official or employee thereof for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made thereunder.
- (H) Severability. This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

#### **6-2-4 ADMINISTRATION.**

- (A) Designation of the Floodplain Administrator. The Town Manager, or his/her designee, is hereby appointed as Floodplain Administrator to administer, implement and enforce the provisions of this ordinance and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.
- (B) Duties and Responsibilities of the Floodplain Administrator. Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:
  - (1) Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and any floodproofing certificate required by Section 6-2-4(C).
  - (2) Review, approve, or deny all applications for Floodplain Development Permits required by adoption of this ordinance.
  - (3) Review Floodplain Development Permit applications to determine whether a proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
  - (4) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
  - (5) Inspect all development at appropriate times during the period of construction to ensure compliance with all provisions of this ordinance, including proper elevation of the structure.
  - (6) Where interpretation is needed as to the exact location of the boundaries of the Special Flood Hazard Area (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
  - (7) When Base Flood Elevation data has not been provided in accordance with Section 6-2-3(B), the Floodplain Administrator shall obtain, review and reasonably utilize any Base Flood Elevation data and

Floodway data available from a Federal, State, or other source, in order to administer the provisions of Section 6-2-5.

- (8) For waterways with Base Flood Elevations for which a regulatory Floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one-half foot at any point within the community.
  - (9) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one-half foot, provided that the community first applies for a conditional FIRM revision through FEMA (Conditional Letter of Map Revision), fulfills the requirements for such revisions as established under the provisions of Section 65.12 and receives FEMA approval.
  - (10) Notify, in riverine situations, adjacent communities and the State Coordinating Agency, which is the Colorado Water Conservation Board, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
  - (11) Ensure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- (C) Permit Procedures. Application for a Floodplain Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to Special Flood Hazard Area. Additionally, the following information is required:
- (1) Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
  - (2) Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
  - (3) A certificate from a registered Colorado Professional Engineer or architect that the nonresidential floodproofed structure shall meet the floodproofing criteria of Section 6-2-5(B)(2);
  - (4) Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
  - (5) Maintain a record of all such information in accordance with Section 6-2-4(B).

Approval or denial of a Floodplain Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:

- (1) The danger to life and property due to flooding or erosion damage;
- (2) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

- (3) The danger that materials may be swept onto other lands to the injury of others;
- (4) The compatibility of the proposed use with existing and anticipated development;
- (5) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (6) The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- (7) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- (8) The necessity to the facility of a waterfront location, where applicable;
- (9) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- (10) The relationship of the proposed use to the comprehensive plan for that area.

(D) Variance Procedures.

- (1) The Appeal Board, as established by the Community, shall hear and render judgment on requests for variances from the requirements of this ordinance.
- (2) The Appeal Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this ordinance.
- (3) Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.
- (4) The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.
- (5) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this ordinance.
- (6) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in Section 6-2-4(C) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (7) Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance as stated in Section 6-2-1(C).
- (8) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(9) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(10) Prerequisites for granting variances:

(a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(b) Variances shall only be issued upon:

(i) Showing a good and sufficient cause;

(ii) A determination that failure to grant the variance would result in exceptional hardship to the applicant, and

(iii) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(c) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the Base Flood Elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(11) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a Functionally Dependent Use provided that:

(a) The criteria outlined in Section 6-2-4(D)(1)-(9) are met, and

(b) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

(E) Penalties for Noncompliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. It shall be unlawful for any person to violate any of the provisions of this ordinance. Any person convicted of such a violation may be punished by a fine of up to \$300.00. Each day any violation continues shall be considered a separate offense.

## **6-2-5 PROVISIONS FOR FLOOD HAZARD REDUCTION.**

(A) General Standards. In all Special Flood Hazard Areas the following provisions are required for all new construction and substantial improvements:

(1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
  - (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
  - (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
  - (5) All manufactured homes shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
  - (6) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
  - (7) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
  - (8) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (B) Specific Standards. In all Special Flood Hazard Areas where base flood elevation data has been provided as set forth in (i) Section 6-2-3(B), (ii) Section 6-2-4(B)(7), or (iii) Section 6-2-5(G), the following provisions are required:
- (1) Residential Construction. New construction and Substantial Improvement of any residential structure shall have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation. Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
  - (2) Nonresidential Construction. With the exception of Critical Facilities, outlined in Section 6-2-5(H), new construction and Substantial Improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated to one foot above the base flood elevation or, together with attendant utility and sanitary facilities, be designed so that at one foot above the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.  
  
A registered Colorado Professional Engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. Such certification shall be maintained by the Floodplain Administrator, as proposed in Section 6-2-4 (C).
  - (3) Enclosures. New construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access, or storage in an area other than a

basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.

Designs for meeting this requirement must either be certified by a registered Colorado Professional Engineer or architect or meet or exceed the following minimum criteria:

- (a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - (b) The bottom of all openings shall be no higher than one foot above grade.
  - (c) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (4) **Manufactured Homes.** All manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are elevated to one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

All manufactured homes placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A1-30, AH and AE on the community's FIRM that are not subject to the provisions of the above paragraph, shall be elevated so that either:

- (a) The lowest floor of the manufactured home, electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), are one foot above the base flood elevation, or
  - (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- (5) **Recreational Vehicles.** All recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either:
- (a) Be on the site for fewer than 180 consecutive days,
  - (b) Be fully licensed and ready for highway use, or
  - (c) Meet the permit requirements of Section 6-2-4(C), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

- (C) **Standards for Areas of Shallow Flooding (AO/AH Zones).** Located within the Special Flood Hazard Area established in Section 6-2-3(B), are areas designated as shallow flooding. These areas have special flood



hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

- (1) Residential Construction. All new construction and Substantial Improvements of residential structures must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified). Upon completion of the structure, the elevation of the lowest floor, including basement, shall be certified by a registered Colorado Professional Engineer, architect, or land surveyor. Such certification shall be submitted to the Floodplain Administrator.
- (2) Nonresidential Construction. With the exception of Critical Facilities, outlined in Section 6-2-5(H), all new construction and Substantial Improvements of non-residential structures, must have the lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), elevated above the highest adjacent grade at least one foot above the depth number specified in feet on the community's FIRM (at least three feet if no depth number is specified), or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to at least one foot above the base flood level with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy. A registered Colorado Professional Engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Section 6-2-4(C), are satisfied.

Within Zones AH or AO, adequate drainage paths around structures on slopes are required to guide flood waters around and away from proposed structures.

- (D) Floodways. Floodways are administrative limits and tools used to regulate existing and future floodplain development. The State of Colorado has adopted Floodway standards that are more stringent than the FEMA minimum standard (see definition of Floodway in Section 6-2-2). Located within Special Flood Hazard Area established in Section 6-2-3(B), are areas designated as Floodways. Since the Floodway is an extremely hazardous area due to the velocity of floodwaters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:
  - (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory Floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed by a licensed Colorado Professional Engineer and in accordance with standard engineering practice that the proposed encroachment would not result in any increase (requires a No-Rise Certification) in flood levels within the community during the occurrence of the base flood discharge.
  - (2) If Section 6-2-5(D)(1) above is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Section 6-2-5.
  - (3) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in Base Flood Elevations, provided that the community first applies for a CLOMR and floodway revision through FEMA.
- (E) Alteration of a Watercourse. For all proposed developments that alter a watercourse within a Special Flood Hazard Area, the following standards apply:

- (1) Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
  - (2) Channelization and flow diversion projects shall evaluate the residual 100-year floodplain.
  - (3) Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable Federal, State and local floodplain rules, regulations and ordinances.
  - (4) Any stream alteration activity shall be designed and sealed by a registered Colorado Professional Engineer or Certified Professional Hydrologist.
  - (5) All activities within the regulatory floodplain shall meet all applicable Federal, State and Town of Ridgway floodplain requirements and regulations.
  - (6) Within the Regulatory Floodway, stream alteration activities shall not be constructed unless the project proponent demonstrates through a Floodway analysis and report, sealed by a registered Colorado Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions Floodway resulting from the project, otherwise known as a No-Rise Certification, unless the community first applies for a CLOMR and Floodway revision in accordance with Section D of this Section.
  - (7) Maintenance shall be required for any altered or relocated portions of watercourses so that the flood-carrying capacity is not diminished.
- (F) Properties Removed from the Floodplain by Fill. A Floodplain Development Permit shall not be issued for the construction of a new structure or addition to an existing structure on a property removed from the floodplain by the issuance of a FEMA Letter of Map Revision Based on Fill (LOMR-F), unless such new structure or addition complies with the following:
- (1) Residential Construction. The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill.
  - (2) Nonresidential Construction. The lowest floor (including basement), electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities (including ductwork), must be elevated to one foot above the Base Flood Elevation that existed prior to the placement of fill, or together with attendant utility and sanitary facilities be designed so that the structure or addition is watertight to at least one foot above the base flood level that existed prior to the placement of fill with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
- (G) Standards for Subdivision Proposals.
- (1) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be reasonably safe from flooding. If a subdivision or other development proposal is in a flood-prone area, the proposal shall minimize flood damage.

- (2) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Floodplain Development Permit requirements of Section 6-2-3(C); Section 6-2-4(C); and the provisions of Section 6-2-5 of this ordinance.
  - (3) Base Flood Elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Section 6-2-3(B) or Section 6-2-4 (B) of this ordinance.
  - (4) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
  - (5) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- (H) Standards for Critical Facilities. A Critical Facility is a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado, that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood.
- (1) Classification of Critical Facilities. It is the responsibility of the Ridgway Town Council to identify and confirm that specific structures in their community meet the following criteria:

Critical Facilities are classified under the following categories: (a) Essential Services; (b) Hazardous Materials; (c) At-risk Populations; and (d) Vital to Restoring Normal Services.

- (a) Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

These facilities consist of:

- (i) Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
- (ii) Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors offices, and non-urgent care medical structures that do not provide these functions);
- (iii) Designated emergency shelters;
- (iv) Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
- (v) Public utility plant facilities for generation and distribution ( hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
- (vi) Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), non-potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Ridgway Town Council that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with the provisions of this Section, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Ridgway Town Council on an as-needed basis upon request.

- (b) Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

- (i) Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- (ii) Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- (iii) Refineries;
- (iv) Hazardous waste storage and disposal sites; and
- (v) Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable Quantities, and Notification," 40 C.F.R. § 302 (2010) and OSHA regulation "Occupational Safety and Health Standards," 29 C.F.R. § 1910 (2010) are incorporated herein by reference and include the regulations in existence at the time of the promulgation this ordinance, but exclude later amendments to or editions of the regulations.

Specific exemptions to this category include:

- (i) Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use.
- (ii) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and

certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public.

- (iii) Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products.

These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in this Section.

- (c) At-risk population facilities include medical care, congregate care, and schools.

These facilities consist of:

- (i) Elder care (nursing homes);
- (ii) Congregate care serving 12 or more individuals (day care and assisted living);
- (iii) Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children);

- (d) Facilities vital to restoring normal services including government operations.

These facilities consist of:

- (i) Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
- (ii) Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the Ridgway Town Council that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this ordinance, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Ridgway Town Council on an as-needed basis upon request.

- (2) Protection for Critical Facilities. All new and substantially improved Critical Facilities and new additions to Critical Facilities located within the Special Flood Hazard Area shall be regulated to a higher standard than structures not determined to be Critical Facilities. For the purposes of this ordinance, protection shall include one of the following:

- (a) Location outside the Special Flood Hazard Area; or
- (b) Elevation of the lowest floor or floodproofing of the structure, together with attendant utility and sanitary facilities, to at least two feet above the Base Flood Elevation.

- (3) Ingress and Egress for New Critical Facilities. New Critical Facilities shall, when practicable as determined by the Ridgway Town Council, have continuous non-inundated access (ingress and egress for evacuation and emergency services) during a 100-year flood event.

## AGENDA ITEM #14

**To:** Honorable Mayor and Town of Ridgway Town Council  
**Cc:** Preston Neill, *Ridgway Town Manager*  
**From:** TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*  
**Date:** November 1, 2023  
**Subject:** Master Plan Amendment for the Preserve PUD for November 8<sup>th</sup> TC Meeting

### APPLICATION INFORMATION

Request:	Amendment to the Master Plan – Future Land Use Map and 3-Mile Plan
Legal:	A portion of Lot A, Abbott Exemption located in Sec. 21, T.45N., R.8W., N.M.P.M.
Address:	N/A
General Location:	East of and adjacent to Old HWY 23 and the Town of Ridgway Athletic Fields, west of the Uncompahgre River. South of Woodford Addition Annexation.
Parcel #:	A portion of 430521200005
Zone District:	Valley Zone, Ouray County
Current Use:	Vacant
Applicant:	Chris Hawkins, Alpine Planning
Owner:	Cari Quattlebaum, Manager, Dalwhinnie Group, LLC

### PROJECT REVIEW

#### BACKGROUND

The property proposed to be added to the Town's Growth Management Area ("GMA") is a portion of Lot A, Abbott Exemption which includes a total of 26.38 acres. The northern 6.68 acres was annexed into the Town of Ridgway in 2006 as Woodford Addition and is part of the Preserve PUD and Preliminary Plat. The portion of Lot A which is proposed to be included within the Town's Urban Growth Boundary and Three-Mile Plan extends to the south approximately 200' (See Figure 1).

The Preserve PUD previously received Preliminary Plat approval from Town Council in 2006. At that time, some of the infrastructure improvements were completed and a one-year extension was granted in September 2007. Due to economic recession, the project was put on hold in late 2007.

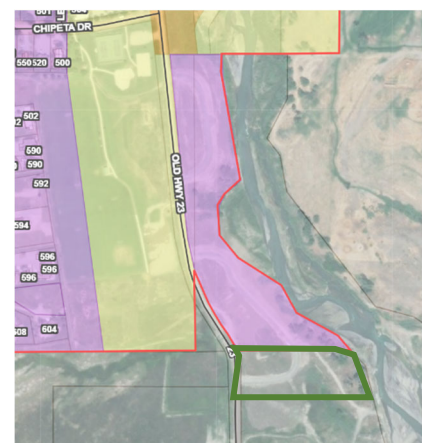


Figure 1. General Location



After being acquired by the current owner in 2018, the expired Preliminary Plat was resubmitted. The Sketch Plan and Preliminary Plat were approved in early 2018. Approval was granted with 30 conditions.

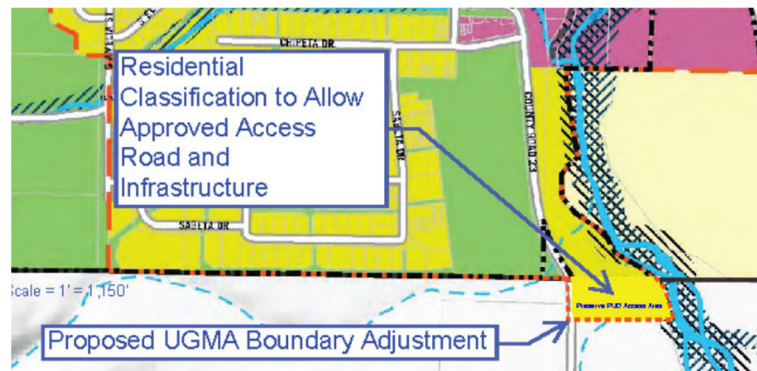
While a majority of those conditions were able to be met, the property owner and their development team struggled to meet certain public improvement requirements specifically related to the sanitary sewer system. During the time the development team sought to reignite the project, state standards related to sanitary sewer infrastructure changed, rendering the location of a lift station noncompliant. In order to meet the standards, the lift station was proposed to be located further to the south on property which was also owned by the same developer. However, the location of the facility was to be located outside of the existing Town limits, and outside of the existing Urban Growth Boundary (UGB) identified in the 2019 Master Plan.

After multiple discussions and meetings between the development team, the Town, and the County, it was determined that the best course of action was for the property where the proposed lift station would be located should be annexed to the Town so the Town's sanitary sewer infrastructure was located within the Town limits.

Since the property is outside of the UGB, the first step in this process is to amend the Future Land Use Map and 3-Mile Plan to include this area so that an annexation petition can be filed for the property.

#### **REQUEST**

The applicant is requesting to amend the Future Land Use Map, and therefore, the UGB, Initial Growth Boundary (IGB), and Three-Mile Plan to include the portion of the property south of the Preserve PUD property, located between Old HWY 23 and the Uncompahgre River, sufficient to locate the required infrastructure for the Preserve PUD development. The additional area to be included is identified in the below map:



In addition, the applicant is requesting that the Future Land Use Classification of "Single-Family Neighborhood" be applied to the property and the property be located within both the Initial Growth Boundary (IGB) and Urban Growth Boundary (UGB).

#### **MASTER PLAN AMENDMENT PROCESS**

On January 11, 2023, the Town Council adopted the Town of Ridgway Master Plan Amendment Process laying out the following general steps in amending the Master Plan:

1. Submittal
2. Completeness and Review
3. Public Meeting
4. Open Comment Period
5. Planning Commission Hearing
6. Town Council Ratification

## ANALYSIS

### COMPLIANCE WITH COMPREHENSIVE PLAN

This property is proposed to be identified as *Single-Family Neighborhood* on the Future Land Use Map of the 2019 Master Plan. This anticipates the following land uses and development patterns:

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

The proposed Future Land Use Classification of Single-Family Neighborhood is consistent with the property directly to the north and the proposed development.

### INITIAL GROWTH BOUNDARY (IGB):

*The IGB delineates the area within which the Town will encourage urban levels of development in the next ten to twenty years. The boundary includes areas that are contiguous to established parts of Ridgway that are already served by Town services, and to which utility extensions could logically and efficiently be provided. The purpose of the IGB is to support the community's desire to grow in an orderly, logical and sequential pattern outward from the existing town core. In general, urban levels of development outside the IGB would be considered premature until substantial development has occurred within the boundary.*

The above quote is directly from the Master Plan (pg. 54) describing the IGB. The proposed property to be included is adjacent to current town boundaries, will be served by utilities once the development is completed, and is situated for the orderly, logical, and sequential development pattern from the town core.

Because of this, Staff is supportive of also including the proposed area for inclusion within the IGB.

### THREE-MILE PLAN & AREA OF INFLUENCE:

The Area of Influence (AOI), as described on page 54 of the 2019 Master Plan, identifies the areas outside of the current town limits as the area which will have an impact on the Town's goals and purposes of the IGA between the Town and Ouray County. This area also constitutes the Town's Three Mile Plan as required by CRS 31-12- 105.(1)(e)(I). Since the Planning Commission approved the amendment to the Master Plan, said approval also constituted an approval of an updated Three Mile Plan as required by the Colorado Revised Statutes.



#### **REVIEW PROCESS:**

The applicant has submitted materials consistent with the Master Plan Amendment Process. An overview of the review process follows:

1. **Submittal:** The application materials were submitted in multiple rounds between February 23<sup>rd</sup> and April 7<sup>th</sup>. The application was deemed complete on May 21, 2023.
2. **Referral:** The request was sent to districts, utilities, and county departments on May 21, 2023, and comments were requested by June 9<sup>th</sup>. Of the six recipients who were provided the materials, no comments were received.
3. **Public Meeting:** The applicant scheduled, noticed, and held a public meeting at the Ridgway Community Center on August 10, 2023. A summary of the meeting and attendees was provided in the application materials attached to this staff report.
4. **Open Comment Period:** The request was then noticed for a 21 day open notification period. This was posted on the Town's public boards and website, and in the newspaper by September 14, 2023 and lasted until October 5, 2023. The notice that was sent to the newspaper and posted by town staff is attached to this staff report.
5. **Planning Commission Hearing:** Per the Master Plan Amendment Process, the Planning Commission shall hold a public hearing to consider the amendment to the master plan. The notice has been submitted to the Ouray Plaindealer and was posted at Town hall in accordance with the amendment process.
6. **Town Council Ratification:** The Town Council will consider ratification of the Planning Commission's decision at their November 8, 2023, meeting.

#### **PLANNING COMMISSION ACTION**

Following their consideration of the requested Master Plan Amendment at a duly noticed public hearing, the Town of Ridgway Planning Commission approved the amendment to the Master Plan, Future Land Use Map, and Three-Mile Plan to include the area requested by the Dalwinnie Group, LLC."

#### **STAFF RECOMMENDATION**

Per the adopted Master Plan Amendment process, the Town Council can ratify, or formally adopt a motion concurring with, the Planning Commission's decision to approve the Master Plan Amendment. Staff recommends the Town Council ratify the Planning Commission's decision to amend the Master Plan as requested by the Dalwinnie Group, LLC and that such decision is consistent with comments and input received from referral agencies, special districts, and the general public, and that such decision amended the Master Plan, the Future Land Use Map, and the Three-Mile Plan, as proposed.

#### **RECOMMENDED MOTIONS – FINAL PLAT & PUD PLAN**

"I move to ratify the Town of Ridgway Planning Commission decision to approve the amendment to the Master Plan, Future Land Use Map, and Three-Mile Plan to include the area requested by the Dalwinnie Group, LLC."

#### **Alternative Motion:**

"I move to reject the Town of Ridgway Planning Commission's decision to approve the amendment to the Master Plan, Future Land Use Map, and Three-Mile Plan finding that \_\_\_\_\_."

#### **ATTACHMENTS**

1. Application



2. Referral Agency Email
3. Open House Follow up Memo
4. Open Comment Period Notice
5. Planning Commission Meeting Notice



# Preserve PUD - Town of Ridgway Master Plan Amendment Request





BACKGROUND

The Preserve PUD team participated in a joint meeting with the Town of Ridgway Planning Commission and the Ouray County BOCC on October 26, 2022. The purpose of this joint meeting was to determine the path forward to meet the following Preserve PUD Preliminary Plat conditions:

“Condition 10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC [Dalwhinnie]). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.

Condition No. 11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.

Condition No. 12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23.”

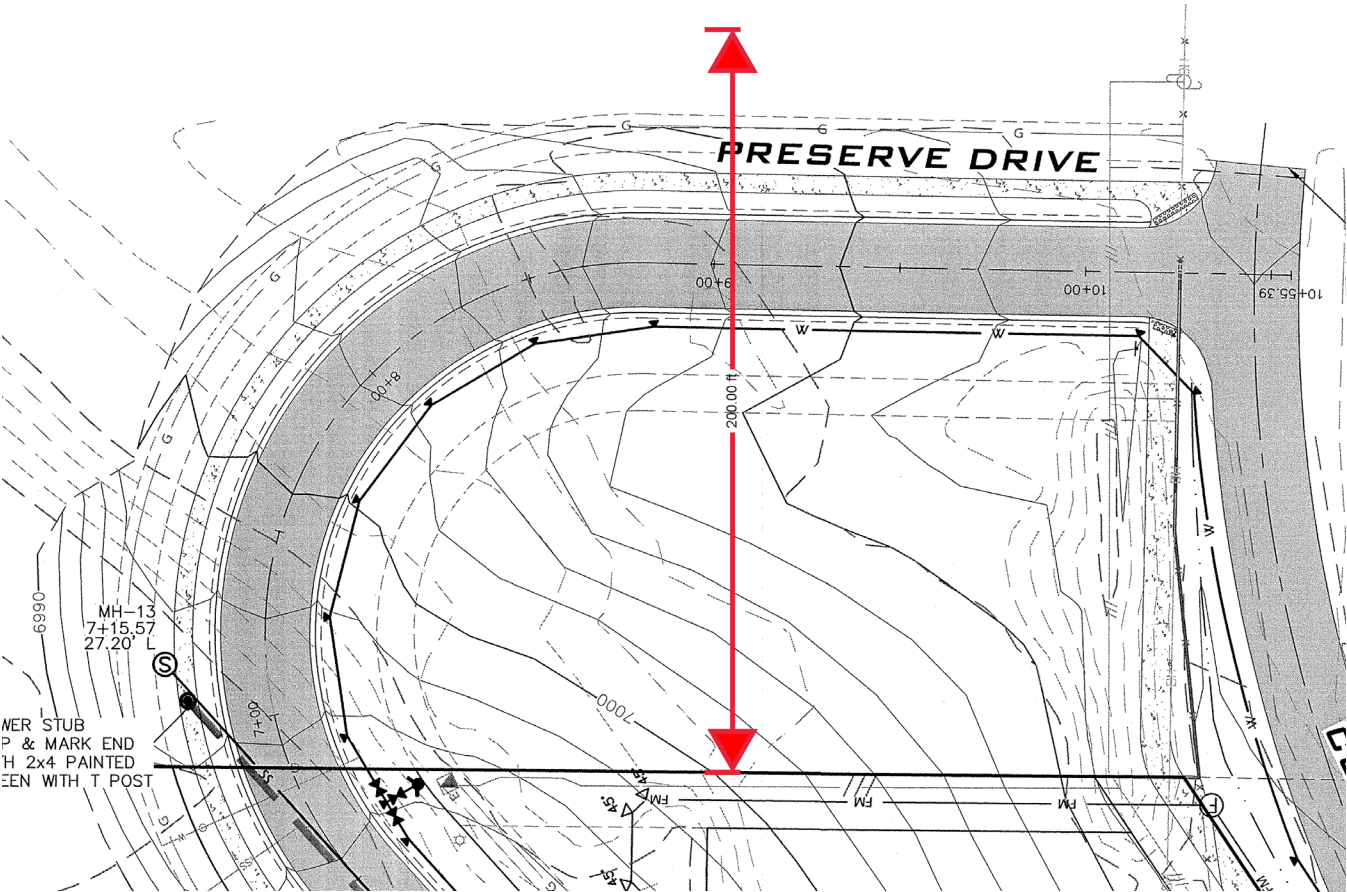
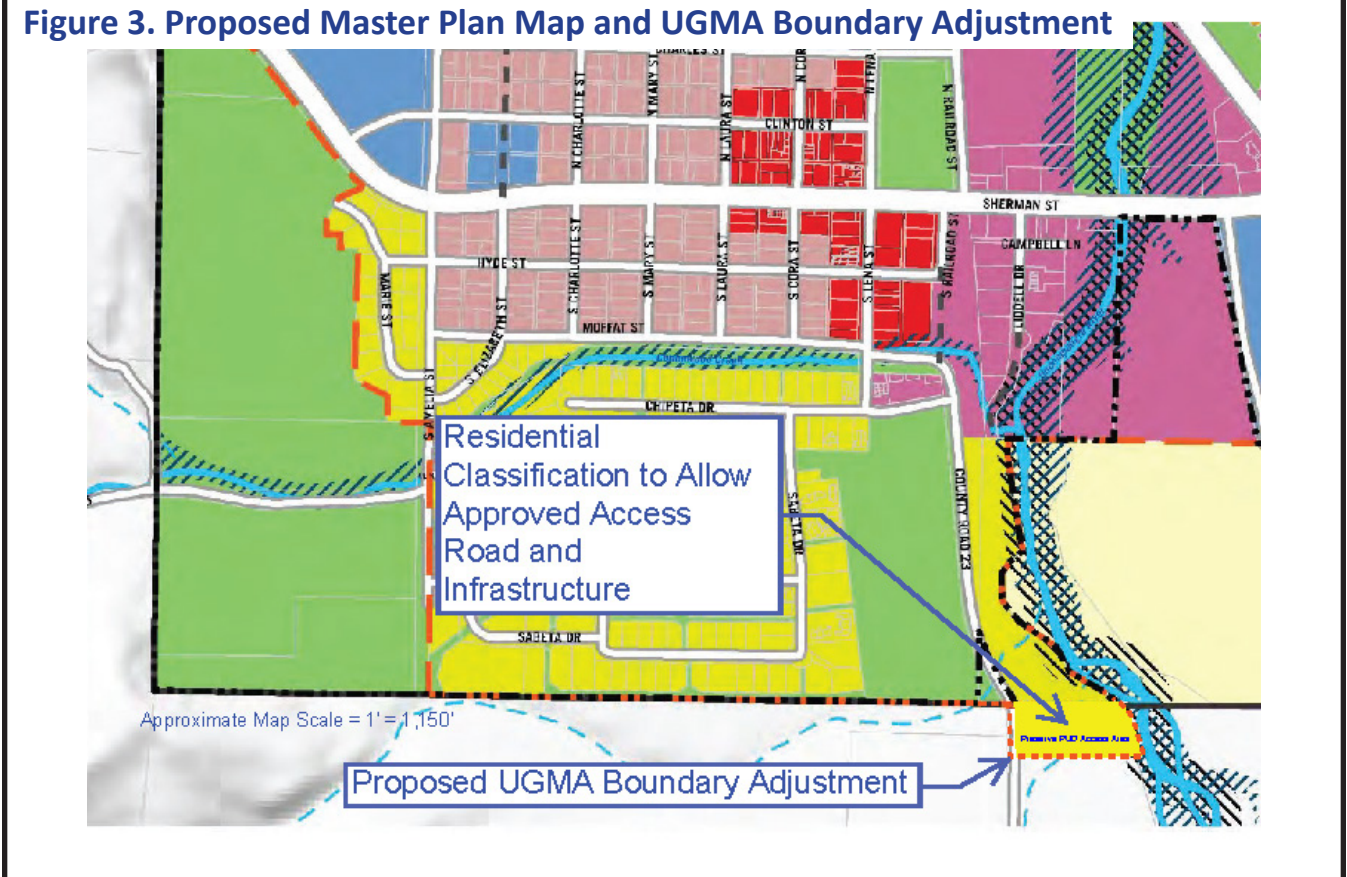
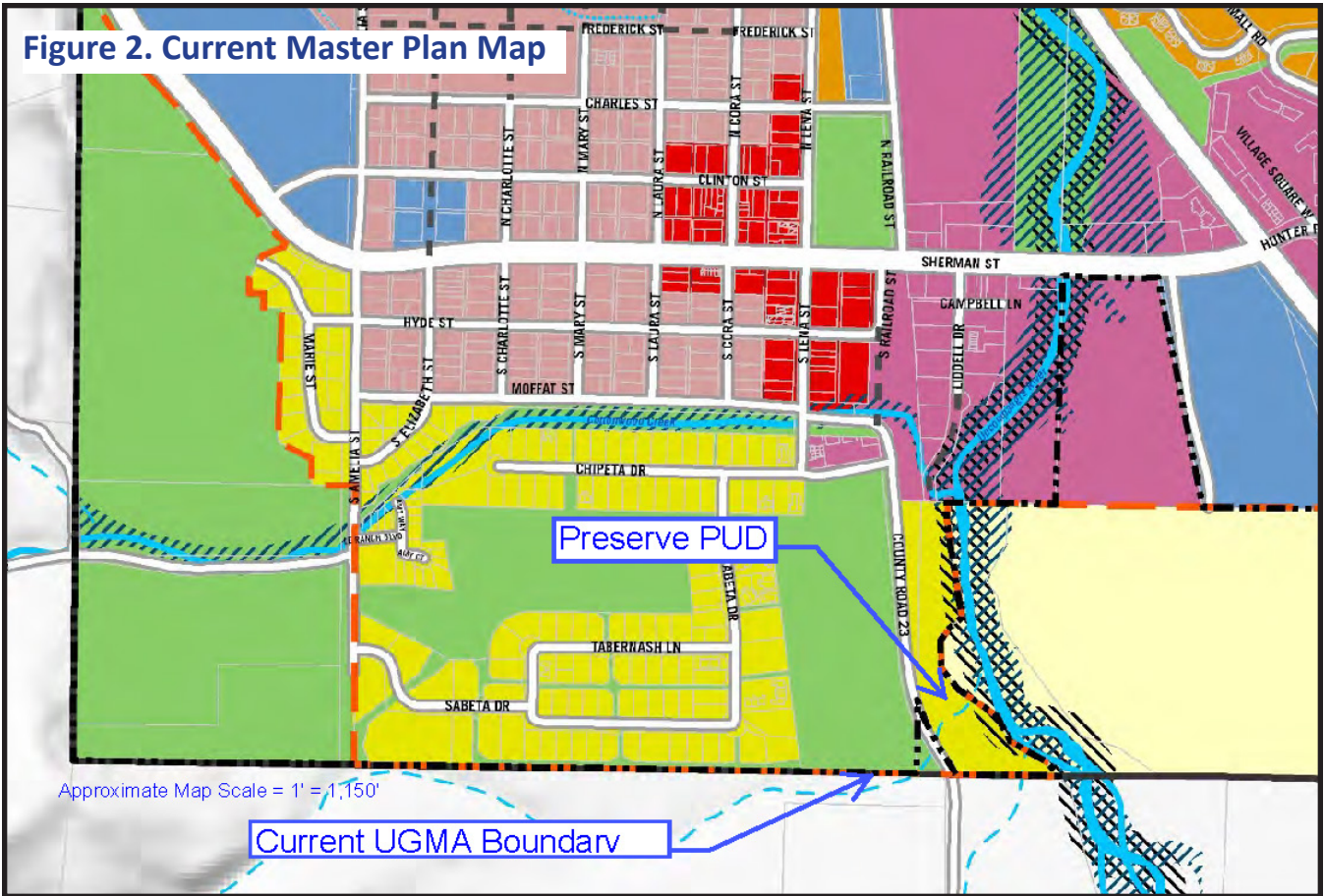


Figure 1. Town Approved Infrastructure Located in Ouray County and Outside the UGMA Boundary





These conditions were added to address Preserve PUD infrastructure located out in the unincorporated areas of Ouray County as shown in Figure 1. The path forward from the joint meeting is set forth in a letter from the Town dated November 14, 2022 as shown in Exhibit A, with the first step to submit a request to update the Town of Ridgway Master Plan (“**Master Plan**”). The Preserve PUD development team is therefore submitting an amendment to the Master Plan, with the current Master Plan Future Land Use Map shown in Figure 2 and proposed amendment to the Future Land Use Plan and the Urban Growth Management Area (“**UGMA**”) Boundary as shown in Figure 3. The area proposed to be included in the Future Land Use Plan and the UGMA is referred to as the “**Preserve PUD Access Area**”.

TOWN MASTER PLAN AMENDMENT PROCESS

The proposed amendment to the Master Plan conforms to the Town of Ridgway Master Plan Amendment Process adopted by the Town Council on January 11, 2023 as outlined in the following sections.

SUBMITTAL

1. **Written Request and Narrative.** This narrative provides the written request to amend the Master Plan. The request to amend the Master Plan is simply to have it match an already approved Preliminary Plat and the associated infrastructure in the Preserve PUD Access Area. The Town approved the Preserve PUD Preliminary Plat with an access road, water lines, sewer lines, and recreational path in the Preserve PUD Access Area as shown in Figure 1. Extending the Residential designated area to the south as shown in Figure 3 is a slight adjustment of the area in the Town that is already envisioned for residential development within the Preserve PUD Access Area. The request furthers the community vision, goals, and policies of the Master Plan because the Preserve PUD meets several of the Master Plan policies as follows:

- Goal ENV-1. The Preserve PUD and the Preserve PUD Access Area are already approved for development and preserves, protects and restores natural habitats. The development avoids wetland areas and restored some of the Uncompahgre River wetlands.
- Policy ENV-1.1. The Preserve PUD and the Preserve PUD Access Area are already approved for development and avoid environmentally sensitive areas.
- Policy ENV-12.2 The Preserve PUD and the Preserve PUD Access Area are already approved for development and does not impact wildlife habitat.
- Policy ENV-1.3. The Preserve PUD and the Preserve PUD Access Area are being actively managed for noxious weeds.
- Goal ENV-3. The Preserve PUD has already connected into the Town’s water system for its water supply.
- Policy COM-1.1. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area provides for four (4) units of affordable housing on Lot 20.
- Goal CHR-1. The Preserve PUD Preliminary Plat and the PUD Access Area supports vibrant, diverse, safe and well-connected neighborhoods. The Master Plan amendment is sought as the first step towards annexation of the PUD Access Area because the County prefers annexation over the implementation of Conditions 10-12. The Master Plan Amendment, annexation and subsequent plat amendment allow for the Preserve PUD to create a vibrant, safe and well-

connected neighborhood because it enables the required secondary access onto from Preserve Drive onto CR 23; it allows for the PUD to be developed and provide affordable housing; it allows for the provision of a recreational path along CR 23 for neighborhood walkability and bikability; and also the construction of a lift station that meets Colorado Department of Public Health and Environment setbacks.

Policy GRO-1.2. The Preserve PUD and the Preserve PUD Access Area allows for the Town to provide new single-family lots into the community in an area that has already been approved for the Preserve PUD development.

Policy GRO-2.1. The Preserve PUD and Preserve PUD Access Area will complete construction with no costs to the Town or its residents.

Policy GRO-2.2. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area have adequate public facilities with portions of the water lines and sewer system already installed and connected into the Town systems.

Policy GRO-3.1. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area avoid hazardous areas including floodplains and steep slopes, with a majority of the subdivision grading work already completed.

Policy GRO-3.2. The Preserve PUD Preliminary Plat and the Preserve PUD Access Area are not required to provide stormwater detention per Town Regulations because discharge of already installed drainage infrastructure is to the Uncompahgre River.

2. **Required Maps, Owner Consent and Analysis of Town Services.** The existing Future Land Use Map and the proposed change to the Future Land Use Map are shown in Figure 2 and Figure 3. The affected property owner has provided its written authorization for the Master Plan amendment. Please refer to the agency letter submitted with the Master Plan amendment materials.

**An analysis of how the change in land use classification will impact the provision of town services including, but not limited to, water, sewer, roadways, emergency services, etc. and the anticipated economic impact in the short-term and long-term. Such an analysis should include capital expenses and long-term maintenance and replacement costs of any assets or infrastructure.** The expansion of the Residential classification into the Preserve PUD Access Area will not impact the provision of Town services because it is simply intended to allow for already approved infrastructure associated with the development of the Preserve PUD. There will be no increase in water, sewer, police protection or other Town services above that already approved by the Town with the Preserve PUD Preliminary Plat.

COMPLETENESS AND COMPLIANCE REVIEW

The Town determined the Master Plan amendment submittal was complete prior to distribution to affected entities.

PUBLIC MEETINGS

We have accomplished the following required public engagement steps to-date in the Town adopted Master Plan amendment process:

1. **Open House.** A public open house was held on August 10, 2023 at 6:30 pm in the Ridgway Community Center, with public notice as required provided in the Ouray County Plaindealer on July 6 and July 27, 2023 and Town posting on the required public notice boards. The meeting was attended by Michael Cox, Preston Neil, and myself with only one (1) community member, Pam Foyster. We showed Mrs. Foyster the plat, Town approval conditions and the Preserve PUD plan as a part of the meeting. Mrs. Foyster did not express any concerns and asked several questions about the project.
2. **Town Staff Follow Up.** Michael Cox and Alpine Planning communicated with Preston Neil and TJ as a follow up to the open house and discussed next steps. A memo summarizing the open house was submitted to the Town on September 11, 2023.
3. **Open Comment Period.** The 21 day open comment period on the Master Plan Amendment request was initiated by publishing a public notice in the Ouray County Plaindealer and by posting this public notice in the required Town public notice boards on September 14, 2023. The public comment period lasted through October 5th 2023, with no additional public comments provided to the Town. Michael Cox and Alpine Planning met with Preston and TJ on the public comment period on October 17th to discuss the comment period and next steps.
4. **Planning Commission Public Hearing Notice.** Notice of the Planning Commission public hearing to be held on October 31, 2023 was published in the Ouray County Plaindealer on October 26, 2023 as the direction of Town staff, with notice also posted in the required Town public notice boards.



## Exhibit A



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | [www.town.ridgway.co.us](http://www.town.ridgway.co.us)

November 14, 2022

Chris Hawkins  
Alpine Planning  
P.O. Box 654  
Ridgway, CO 81432

SENT VIA E-MAIL: [chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)

### RE: Preserve PUD Annexation and Preliminary Plat Amendment

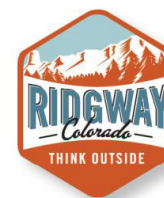
Dear Chris,

I am writing in response to your email dated November 17, 2022, concerning the annexation petition and amendment to the Preserve PUD Preliminary Plat approval that your team is planning to submit.

In our joint meeting with the Ouray County Board of County Commissioners on October 26, 2022, it became evident that the path forward is to 1) annex the portion of the Preserve PUD development that is currently located outside of the Town boundaries into the town, 2) apply Town zoning classification to that annexed portion of the project, and 3) amend the preliminary plat to reflect the new project limits and town boundaries. Town staff met last week to discuss the necessary procedures and submittal requirements to accomplish all of this, and this letter lays out the outcomes of that meeting.

First off, as you know, the Town of Ridgway, via Emergency Ordinance No. 01-2022, has imposed a temporary moratorium and delay on the acceptance, processing, and approval of a wide array of development applications. The temporary moratorium and delay shall terminate the earlier of an updated Chapter 7 “Planning and Zoning” of the Ridgway Municipal Code or March 31, 2023, unless terminated earlier by the Town Council or extended in its duration by enactment of another ordinance by the Town Council. Based on the scope of the temporary moratorium, the Town is not able to process an amendment to the Preserve PUD Preliminary Plat approval.

Next, although authorized to do so by the Home Rule Charter, the Town has not adopted an annexation procedure separate from the Colorado Municipal Annexation Act of 1965 (“Act”). While staff recognizes that having a Town-adopted procedure for annexation is



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not fully necessary, Town staff would prefer having one in place prior to an annexation petition for the portion of the Preserve PUD currently located outside of the town boundaries being submitted. In the spirit of that, staff would request that your team hold off on submitting an annexation petition until after the Chapter 7 updates are adopted via ordinance by the Town Council as these updates are anticipated to include procedures for annexation requests.

The initial draft of the proposed updates to Chapter 7 “Planning and Zoning” is slated to be presented to the Ridgway Planning Commission on November 29, 2022. Staff will take the feedback garnered during that meeting to further refine the updates to Chapter 7 and will aim to present a formal ordinance for the Planning Commission’s consideration in early 2023, and the Town Council’s consideration and approval subsequent to that.

Lastly, even if we followed the Act with its statutory requirements, C.R.S. 31-12-105 (1)(e)(I) states, “*Prior to completion of any annexation within the three-mile area, the **municipality shall have in place a plan for that area** that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.*” Accordingly, in order to meet the annexation criteria, the first step must be to update the Town of Ridgway Master Plan (“Master Plan”) and Future Land Use Map to include the area of the Preserve PUD currently outside of the town limits to be within the Town’s Urban Growth Boundary and assign a Future Land Use Classification. As called for in the Master Plan, any update “*should include opportunities for involvement by the public, Town staff, elected and appointed officials, and other relevant or affected stakeholders.*”

With all that being said, to keep the project moving forward in lieu of the temporary moratorium, staff recommends that a request to update the Master Plan and Future Land Use Map be the first step in the process. Staff also interprets this to be an allowed request under the temporary moratorium. While this amendment is being processed, the petition for the annexation and initial zoning can be prepared. Once the Chapter 7 updates are adopted and the moratorium is lifted, the petition and applications for annexation, zoning, and preliminary plat amendment can be submitted and processed. Staff believes this to be the most efficient path forward for this project.

In the coming weeks, staff will propose a process for updating the Master Plan to recommend to the Town Council. It is anticipated that since this is a request associated



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TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | [www.town.ridgway.co.us](http://www.town.ridgway.co.us)

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with a development, much of the process will have to be led by the Preserve team with Town staff support. We recommend that you draft and submit a formal request to kickstart this updating process.

We appreciate your partnership and attention to this, and we look forward to hearing back from you.

Sincerely,

Preston Neill  
Ridgway Town Manager

Cc: Michael Cox  
Nick Barrett  
Michael Lynch  
Joanne Fagan  
TJ Dlubac  
Bo James Nerlin



TJ Dlubac &lt;tdlubac@planstrategize.com&gt;

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## Amendment to Town of Ridgway Master Plan - Future Land Use Map

1 message

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**TJ Dlubac** <tdlubac@planstrategize.com>

Sun, May 21, 2023 at 9:40 AM

To: chief@ridgwayfire.org, slacy@ridgway.k12.co.us, mcastrodale@ouraycountyco.gov, terry.schuyler@smpa.com, Jason.Auslander@blackhillscorp.com, support@deeplydigital.com

Cc: Preston Neill &lt;pneill@town.ridgway.co.us&gt;, Christopher Hawkins &lt;chris@alpineplanningllc.com&gt;

Good Morning!

The Town of Ridgway has received a request to amend the Urban Growth Management Area (UGMA) to facilitate an annexation for the Preserve PUD development. Pursuant to the Town's adopted Master Plan Amendment Process, we are forwarding this request to utility providers, special districts, service providers, and Ouray County for review and comment. Please review the attached document and provide comments back to me, TJ Dlubac, the Town of Ridgway Contracted Town Planner, **no later than Friday, June 9, 2023**.

The application materials can be accessed by clicking on this [link](#). The next step in the MP Amendment Process is for the Applicant to hold a public meeting. Once that meeting is set, we'll be sure to invite you or others from your agencies to attend.

If you are not the correct point of contact for this - or future land use related requests, please let us know so we can update our records accordingly.

If you have any questions, please don't hesitate to reach out to me.

*All the Best!*

**TJ DLUBAC, AICP, MURP**  
*President*

PO Box 2382 Silverthorne, CO 80498

Mobile: 970.744.0623 | Office: 970.368.3114

TDlubac@PlanStrategize.com | www.PlanStrategize.com

### **Public Comment Notice**

Dalwhinnie Group, LLC, the owner of the Preserve PUD located east of CR 23 and the Ridgway Athletic Park/Frontier Field has requested an amendment to the Ridgway Master Plan to expand the Growth Management Area to include the entirety of the Preserve PUD property. The proposed amendment requests the Future Land Use Map be changed to include the currently unincorporated area into the Town with the Residential Classification and include such land within the Town's Urban Growth Management area. There is no increase in density for the Plat and is being proposed to meet Town Plat conditions of approval and allow for the relocation of a sewer lift station as approved under the Plat.

The Town of Ridgway is soliciting open public comments on the request through October 5, 2023. Please contact Preston Neill, Town Manager, with any questions at (970) 626-5308.

# Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | chris@alpineplanningllc.com



## MEMO

**Date:** September 11, 2023  
**To:** TJ Dlubac & Preston Neil  
**From:** Alpine Planning, LLC – Chris Hawkins  
**Subject:** **Preserve PUD Master Plan Amendment Community Meeting**

The purpose of this memo is to document the required community meeting for the Preserve PUD Master Plan amendment. A community meeting was held on August 10, 2023 at 6:30 pm in the Ridgway Community Center, with public notice as required provided in the Ouray County Plaindealer on July 6 and July 27, 2023 and Town posting on the public notice boards.

The meeting was attended by Michael Cox, Preston Neil, and myself with only one (1) community member, Pam Foyster. We showed Pam the plat, Town approval conditions and the plan as a part of the meeting. Pam did not express any concerns and asked several questions about the project.

Please let us know if you have any questions.



TJ Dlubac &lt;tdlubac@planstrategize.com&gt;

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**RE: MPAmnd\_PreservePUD\_OpenCommentNotice\_2023.09.11.docx**

1 message

**Christopher Hawkins** <chris@alpineplanningllc.com>

Thu, Sep 14, 2023 at 2:49 PM

To: Preston Neill &lt;pneill@town.ridgway.co.us&gt;

Cc: Michael Cox &lt;michael@dalwhinnieranch.com&gt;, TJ Dlubac &lt;tdlubac@planstrategize.com&gt;

Thank you. Just sent out invite for October 17<sup>th</sup> Zoom.

Thank you.

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927

[Alpineplanningllc.com](http://Alpineplanningllc.com)



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**From:** Preston Neill <[pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us)>**Sent:** Thursday, September 14, 2023 1:51 PM**To:** Christopher Hawkins <[chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)>**Cc:** 'Michael Cox' <[michael@dalwhinnieranch.com](mailto:michael@dalwhinnieranch.com)>; TJ Dlubac <[tdlubac@planstrategize.com](mailto:tdlubac@planstrategize.com)>**Subject:** RE: MPAmnd\_PreservePUD\_OpenCommentNotice\_2023.09.11.docx

Chris, the notice has been posted in the required Town locations. I can be available at any time during the afternoons of October 16<sup>th</sup> and 17<sup>th</sup> for a meeting. Provided that there are no substantive comments or issues that come up, I think the October 31<sup>st</sup> Planning Commission is realistic. You all will need to submit the final request in advance of the Planning Commission hearing, pursuant to #10 in the *Town of Ridgway Master Plan Amendment Process*.

**Preston Neill**

**Ridgway Town Manager**

970-626-5308 ext. 212 (O) | 970-318-0081 (C)

[pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us)

[www.colorado.gov/ridgway](http://www.colorado.gov/ridgway)



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**From:** Christopher Hawkins <[chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)>

**Sent:** Monday, September 11, 2023 1:13 PM

**To:** Preston Neill <[pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us)>

**Cc:** 'Michael Cox' <[michael@dalwhinnieranch.com](mailto:michael@dalwhinnieranch.com)>; TJ Dlubac <[tdlubac@planstrategize.com](mailto:tdlubac@planstrategize.com)>

**Subject:** RE: MPAMD\_PreservePUD\_OpenCommentNotice\_2023.09.11.docx

Preston, Please confirm you will get this posted by Friday.

Can we please schedule the meeting with Town staff the week of October 16<sup>th</sup> – 20<sup>th</sup>? Also, please confirm the most likely Planning Commission hearing date will be October 31<sup>st</sup> at 5:30 pm so we can get this on our calendar.

Thank you for your help!

Respectfully,

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927

[Alpineplanningllc.com](http://Alpineplanningllc.com)



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**From:** mike [ouraynews.com](mailto:mike@ouraynews.com) <[mike@ouraynews.com](mailto:mike@ouraynews.com)>  
**Sent:** Monday, September 11, 2023 12:54 PM  
**To:** Christopher Hawkins <[chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)>  
**Cc:** 'Michael Cox' <[michael@dalwhinnieranch.com](mailto:michael@dalwhinnieranch.com)>; Preston Neill <[pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us)>; TJ Dlubac <[tdlubac@planstrategize.com](mailto:tdlubac@planstrategize.com)>  
**Subject:** Re: MPAmD\_PreservePUD\_OpenCommentNotice\_2023.09.11.docx

Hi Chris,

I've attached a proof of the ad. The size is 2 columns wide by 5.1 inches tall. Cost of publication for one week is \$112.20. Let me know if you have any changes or questions.

Thanks!

Mike Wiggins

Co-publisher, Ouray County Plaindealer

970-325-4412

[ouraynews.com](http://ouraynews.com)

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**From:** Christopher Hawkins <[chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)>  
**Sent:** Monday, September 11, 2023 12:41 PM  
**To:** mike [ouraynews.com](mailto:mike@ouraynews.com) <[mike@ouraynews.com](mailto:mike@ouraynews.com)>  
**Cc:** 'Michael Cox' <[michael@dalwhinnieranch.com](mailto:michael@dalwhinnieranch.com)>; Preston Neill <[pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us)>; TJ Dlubac <[tdlubac@planstrategize.com](mailto:tdlubac@planstrategize.com)>  
**Subject:** MPAmD\_PreservePUD\_OpenCommentNotice\_2023.09.11.docx

Mike, Please publish the attached legal ad in this Thursday's edition.

Thank you!

Chris Hawkins, AICP

Alpine Planning, LLC

(970) 964-7927



[Alpineplanningllc.com](http://Alpineplanningllc.com)

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### Notice of Public Hearing

Dalwhinnie Group, LLC, the owner of the Preserve PUD located east of CR 23 and the Ridgway Athletic Park/Frontier Field has requested an amendment to the Ridgway Master Plan to expand the Growth Management Area to include the entirety of the Preserve PUD property.

The Town of Ridgway Planning Commission will consider this request at a public hearing at 5:30pm on Tuesday, October 31, 2023, at the Community Center, located at 201 N. Railroad Street, Ridgway, CO 81432. The meeting will be held virtually as well. Access information can be obtained by contacting Town Hall.

# **PUBLIC COMMENT NOTICE**

## **Preserve PUD**

### **Ridgway Master Plan**

### **Amendment**

Dalwhinnie Group, LLC, the owner of the Preserve PUD located east of CR 23 and the Ridgway Athletic Park/Frontier Field has requested an amendment to the Ridgway Master Plan to expand the Growth Management Area to include the entirety of the Preserve PUD property. The proposed amendment requests the Future Land Use Map be changed to include the currently unincorporated area into the Town with the Residential Classification and include such land within the Town's Urban Growth Management area. There is no increase in density for the Plat and is being proposed to meet Town Plat conditions of approval and allow for the relocation of a sewer lift station as approved under the Plat.

The Town of Ridgway is soliciting open public comments on the request through October 5, 2023. Please contact Preston Neill, Town Manager, with any questions at (970) 626-5308.

## AGENDA ITEM #15

GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	<b>BEGINNING FUND BALANCE</b>	<b>2,894,704</b>	<b>3,565,700</b>		<b>3,485,263</b>	<b>2,013,309</b>
ACCOUNT #	<b>REVENUES</b>					
	<b>TAXES</b>					
400GOO	Property Tax	349,548	346,695	319,017	346,695	
4001GOO	Property Tax - Bond Repayment	0	0	0	0	
401GOO	Penalties & Interest - Property Tax	1,137	500	200	1,000	500
402GOO	Delinquent Property Tax	0	100	0	0	100
403GOO	Sales Tax	1,650,482	1,325,000	752,475		1,325,000
404GOO	Sales Tax - Food for Home Consumption	106,242	105,000	41,794		105,000
405GOO	Sales Tax - Capital Improvement Fund	299,830	227,655	138,296		227,652
4051GOO	Sales Tax - Cap Impr-Food Home Consump	21,128	21,005	8,361		21,005
406GOO	Penalties & Interest - Sales&Lodging Tax	19,605	15,000	9,583	20,000	20,000
407GOO	Lodging Tax	145,796	100,000	36,690	132,800	100,000
408GOO	Specific Ownership Tax	40,397	35,000	20,674	38,500	35,000
409GOO	Utility Franchise Tax	54,466	52,000	41,912	61,950	60,000
410GOO	Excise Development Tax	3,000	28,500	34,500	91,500	13,500
	<b>TOTAL</b>	<b>2,691,631</b>	<b>2,256,455</b>	<b>1,403,502</b>	<b>692,445</b>	<b>1,907,757</b>
	<b>INTERGOVERNMENTAL</b>					
411GOO	Highway Users	60,837	59,104	27,981	60,307	60,895
412GOO	Motor Vehicle Fees	7,245	6,500	3,697	6,650	6,000
413GOO	Cigarette Tax	3,077	2,500	1,362	2,500	2,500
414GOO	Conservation Trust Fund (Lottery)	15,169	14,000	9,448	20,000	20,000
415GOO	Grants - general	184,684	762,400	328,409	721,755	
416GOO	Road & Bridge Apportionment	30,216	30,058	0	30,058	47,743
417GOO	Mineral Lease & Severance Taxes	93,505	20,000	0	109,063	50,000
	<b>TOTAL</b>	<b>394,733</b>	<b>894,562</b>	<b>370,897</b>	<b>950,333</b>	<b>187,138</b>
	<b>LICENSES, PERMITS &amp; FEES</b>					
420GOO	Building Permits	188,517	75,000	55,262	140,580	85,000
421GOO	Liquor Licenses	6,413	3,500	3,725	4,175	3,500
422GOO	Sales Tax Licenses	23,920	22,000	3,570	24,000	22,000
430GOO	Marijuana Facility Licenses	12,500	12,000	0	14,000	12,000
423GOO	Planning Applications	8,570	5,000	600	2,500	5,000
424GOO	Excavation/Encroachment Permits	3,850	7,500	2,350	4,500	4,500
425GOO	Refuse Collection Fees	180,339	165,000	93,117	187,000	197,000
427GOO	USPS Rental Fees	8,642	8,642	5,761	8,642	8,642
428GOO	Parks, Facility & Rights of Way User Fees	4,385	6,500	2,485	4,000	6,500
429GOO	Permits - other (signs, etc)	1,029	1,000	320	460	1,000
431GOO	Short Term Rental Licenses	9,900	9,500	9,200	10,000	6,000
432GOO	Parking In-Lieu Fees	15,000				
	<b>TOTAL</b>	<b>463,065</b>	<b>315,642</b>	<b>176,390</b>	<b>399,857</b>	<b>351,142</b>
	<b>FINES &amp; FORFEITURES</b>					
435GOO	Court Fines	7,889	7,500	3,939	6,700	7,500
	<b>TOTAL</b>	<b>7,889</b>	<b>7,500</b>	<b>3,939</b>	<b>6,700</b>	<b>7,500</b>
	<b>REIMBURSABLE FEES</b>					
440GOO	Consulting Services Reimbursement	65,528	70,000	32,116	75,000	65,000
441GOO	Labor & Documents Reimbursement	135	1,000	552	625	1,000
442GOO	Bonds & Permits Reimbursement	7,110	9,000	6,610	9,000	7,500
443GOO	Mosquito Control Reimbursement	8,000	8,000	0	8,000	8,000
444GOO	Administrative Reimbursement	6,151	7,000	3,451	7,500	6,000
	<b>TOTAL</b>	<b>86,924</b>	<b>95,000</b>	<b>42,729</b>	<b>100,125</b>	<b>87,500</b>
	<b>MISCELLANEOUS</b>					
450GOO	Donations - general (Parks & Marshal)	2,500	2,500	2,550	2,550	2,500
451GOO	Sales - other (copies, equip sales, misc)	94	250	10,327	10,500	250
452GOO	Credits & Refunds - general	9,510	8,500	14,359	14,392	8,500
453GOO	Other - general (T/Clerk & Marshal fees)	945	1,200	617	800	1,200
454GOO	Special Events (festivals,concerts,movies)	67,808	79,000	65,476	92,000	55,000
459GOO	Donations - RCD & MainStreet	2,670	3,000	1,290	6,500	4,000
455GOO	Interest Income	35,110	8,500	69,662	148,000	35,000
456GOO	Investment Income	4,033	1,500	5,799	12,200	5,000
	<b>TOTAL</b>	<b>122,670</b>	<b>104,450</b>	<b>170,080</b>	<b>286,942</b>	<b>111,450</b>
	<b>TOTAL GENERAL FUND REVENUES</b>	<b>3,766,912</b>	<b>3,673,609</b>	<b>2,171,487</b>	<b>2,436,402</b>	<b>2,652,487</b>
	<b>TOTAL AVAILABLE RESOURCES</b>	<b>6,661,616</b>	<b>7,239,309</b>	<b>5,066,191</b>	<b>5,921,665</b>	<b>4,665,796</b>

GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	<b>EXPENDITURES</b>					
	<b>ADMINISTRATIVE SERVICES</b>					
	<b>PERSONNEL</b>					
500GOO	Administrative Wages	484,969	592,376	319,906	515,276	609,667
505GOO	Housing Stipend	4,000				
509GOO	Council Compensation	22,050	22,800	11,400	22,800	22,800
510GOO	Planning Commission Compensation	17,400	17,400	8,500	17,400	17,400
501GOO	Employer Tax Expense	39,821	48,392	25,948	42,494	49,715
502GOO	Health Insurance	72,513	107,424	54,791	75,799	112,896
503GOO	Retirement Fund	13,449	23,695	10,175	16,158	24,387
504GOO	Workers Compensation Insurance	1,892	1,500	0	2,200	2,350
	<b>PROFESSIONAL SERVICES</b>					
511GOO	Town Attorney	47,975	60,000	22,658	60,000	60,000
512GOO	Auditing Services	7,000	7,000	0	7,500	7,500
514GOO	Consulting Services	6,500	6,340	1,913	2,200	6,500
556GOO	IT Services	8,050	18,497	11,163	19,199	20,160
513GOO	Planning Consulting	88,967	75,000	61,507	91,000	105,000
515GOO	County Treasurer Services	6,982	6,934	6,354	6,934	
519GOO	Contractual Services	47,608	110,000	59,286	120,000	135,000
538GOO	GOV OS Services	16,854	17,500	8,427	16,854	17,000
516GOO	Refuse Collection Franchise	180,182	165,000	108,751	187,000	197,000
	<b>ADMINISTRATIVE EXPENSE</b>					
520GOO	Insurance (Property & Casualty)	9,509	13,815	2,318	13,815	22,500
521GOO	Conferences, Workshops & Training	2,118	4,000	556	3,700	4,000
522GOO	Dues & Memberships	1,756	3,500	2,662	2,662	3,000
523GOO	Council/PComm - Conferences & Training	1,584	2,500	1,018	2,500	2,500
524GOO	Reimbursable Bonds & Permits	6,491	16,646	1,880	9,050	10,500
525GOO	Unemployment Tax (all)	2,513	2,664	1,795	2,400	2,800
526GOO	Life Insurance (all)	506	625	411	530	1,500
527GOO	Personnel - Recruitment/Testing	670	4,000	1,802	3,000	4,000
536GOO	Wellness Program	11,261	15,750	6,339	14,350	23,100
528GOO	Other - admin.	611	1,000	0	450	1,000
	<b>OFFICE EXPENSE</b>					
540GOO	Printing & Publishing	299	1,000	366	600	1,000
541GOO	Office Supplies	7,042	7,500	2,182	7,000	7,500
542GOO	Utilities	1,710	2,000	1,041	1,700	2,000
543GOO	Telephone	1,783	2,000	967	2,000	2,000
544GOO	Elections	902	2,500	88		2,500
530GOO	Computer	2,918	2,900	941	1,150	2,900
545GOO	Janitorial Services	3,822	3,850	2,596	5,000	5,000
546GOO	Council/Commission - Materials/Equipment	1,201	1,000	530	800	1,000
547GOO	Records Management	139	500	0	200	500
548GOO	Office Equipment - Leases	2,665	3,200	1,710	3,200	3,200
549GOO	Office Equipment - Maintenance/Repairs	0	500	0	0	500
550GOO	Filing Fees/Recording Costs	598	500	63	225	500
551GOO	Postage - general	711	1,500	231	750	1,500
552GOO	GIS Mapping - admin	234	1,000	277	1,300	9,800
553GOO	Meetings & Community Events	7,413	10,000	1,853	8,000	10,000
537GOO	Bank & Misc. Fees & Charges	2,081	2,500	1,090	3,125	3,250
	<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>					
529GOO	Tourism Promotion	103,226	70,000	27,145	92,960	
531GOO	Community Outreach	360	4,000	1,236	3,000	4,000
532GOO	Creative/Main Street Program	17,127	31,500	12,053	32,950	60,000
533GOO	Economic Development	903	2,500	973	973	2,500
535GOO	Affordable Housing	40,302	75,000	46,529	100,000	
781POO	Events and Festivals	91,243	130,000	97,220	115,320	135,000
557GOO	Grants - pass thru to other agencies	255,576	750,000	458,058	712,500	37,500
559GOO	Regional Transportation Service	0	35,000	0	37,000	35,000
595GOO	Electric Vehicle Charging Station				2,850	3,000

GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	<b>VEHICLE EXPENSE</b>					
560GOO	Gas & Oil	223	300	148	300	350
561GOO	Vehicle Maintenance & Repair	0	500	878	878	750
	<b>CAPITAL OUTLAY</b>					
571GOO	Office Equipment Purchase	5,346	1,500	592	1,550	28,000
572GOO	Property Purchase	0	40,000	9,481	12,500	80,000
	<b>DEBT SERVICE</b>					
591GOO	RAMP Bond	120,647	117,712	11,356	117,712	119,776
	<b>COUNCIL INITIATIVES</b>					
5010GO1	Uncompahgre Volunteer Legal Aid	3,000	3,000	0	3,000	
5015GO1	Partners Program	1,000	1,000	0	1,000	1,000
5020GO1	Colorado West Land Trust	3,000	4,000	4,000	4,000	5,000
5025GO1	Voyager Program	7,000	9,000	9,000	9,000	10,000
5030GO1	Juvenile Diversion	8,000	8,000	8,000	8,000	8,000
5040GO1	Other Contributions	3,500	5,000	3,161	3,500	5,000
5050GO1	KVNF Radio	0	1,000	0	1,000	1,000
5060GO1	Second Chance Humane Society	7,250	8,000	0	8,000	8,760
5065GO1	Neighbor to Neighbor Program	0	1,000	1,000	1,000	1,000
5085GO1	Eco Action Partners	5,000	6,000	6,000	6,000	6,500
5075601	Region 10	1,328	1,394	1,394	1,394	1,464
5095GO1	Student Scholarship	1,000	1,500	1,000	1,000	1,500
5100GO1	Public Art Ridgway Colorado	3,000	3,000	3,000	3,000	3,000
5110GO1	Uncompahgre Watershed Partnership	3,000	3,000	3,000	3,000	4,000
5115GO1	George Gardner Scholarship Fund	1,000	1,000	1,000	1,000	1,000
5120GO1	Ouray County Soccer Club	3,000	2,000	0	2,000	
5135GO1	Sherbino Theater	2,500	15,000	0	15,000	15,000
5136GO1	Ouray County Food Pantry	1,000	1,000	0	1,000	
5137GO1	Weehawken Creative Arts	4,000	5,000	0	5,000	7,000
5138GO1	Friends of Colorado Avalanche Info Center	2,500	3,500	3,500	3,500	4,000
5139GO1	Ridgway Western Heritage Society	0	500	0	500	500
5140GO1	Ouray Mountain Rescue Team		10,000	10,000	10,000	10,000
5141GO1	Minerva West Performing Arts					5,000
5142GO2	Ouray County Support & Advocacy Project					5,000
	<b>SUBTOTAL COUNCIL INITIATIVES</b>	<b>60,078</b>	<b>92,894</b>	<b>54,055</b>	<b>90,894</b>	<b>93,724</b>
	<b>ADMINISTRATIVE EXPEND. SUBTOTAL</b>	<b>1,831,780</b>	<b>2,737,714</b>	<b>1,463,219</b>	<b>2,611,708</b>	<b>2,115,025</b>

GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	<b>EXPENDITURES</b>					
	<b>STREETS &amp; MAINTENANCE</b>					
	<b>PERSONNEL</b>					
600GO2	Streets Wages	104,894	85,028	52,188	75,942	29,537
601GO2	Employer Tax Expense	8,069	6,505	3,992	5,810	2,260
602GO2	Health Insurance	24,438	20,142	14,950	18,080	7,056
603GO2	Retirement Fund	4,191	3,401	2,087	3,038	1,181
604GO2	Workers Compensation Insurance	1,921	2,000	3,512	3,512	2,000
	<b>ADMINISTRATIVE EXPENSE</b>					
613GO2	Office - miscellaneous	251	500	0	0	500
621GO2	Workshops & Training	218	500	0	0	3,000
628GO2	Other - streets	105	500	0	1,620	500
614GO2	Consulting & Contractual Services	3,455	40,000	2,785	36,500	58,600
615GO2	IT Services	7,406	145	81	138	155
	<b>OPERATING EXPENSE</b>					
631GO2	Maintenance & Repairs	26	3,000	242	500	5,000
632GO2	Supplies & Materials	2,681	3,000	601	1,450	3,000
635GO2	Gravel & Sand	6,501	25,000	6,046	20,000	25,000
636GO2	Dust Prevention (mag chloride)	32,880	35,000	36,680	36,680	38,000
637GO2	Paving & Maintenance	464	40,000	220	220	50,000
633GO2	Tools	176	500	0	250	500
638GO2	Street Lighting	6,164	8,000	2,609	4,400	6,500
639GO2	Street Signs	376	10,000	1,967	3,000	5,000
634GO2	Safety Equipment	606	1,000	937	1,000	1,000
682GO2	Tree Trimming - Rights-of-Ways	0	6,000	0	6,073	6,000
666GO2	Landscaping - Rights-of-Ways	19,120	28,000	13,298	28,000	28,000
663GO2	Storm Drainage	0	0	0	0	0
662GO2	Snow Removal Equipment & Services	21,424	22,000	18,717	18,717	0
	<b>SHOP EXPENSE</b>					
642GO2	Utilities	2,573	3,000	2,186	2,800	3,000
643GO2	Telephone	1,364	1,500	756	1,400	1,500
630GO2	Computer	1,638	900	525	900	900
	<b>VEHICLE EXPENSE</b>					
660GO2	Gas, Oil & Diesel	6,243	6,750	3,077	5,500	6,500
661GO2	Vehicle & Equip Maintenance & Repair	5,912	9,000	3,109	9,000	9,000
	<b>DEBT SERVICE</b>					
	<b>CAPITAL OUTLAY</b>					
670GO2	Vehicle Purchase	0	75,000	0	0	0
671GO2	Office Equipment Purchase	285	500	0	100	2,000
672GO2	Equipment Purchase	10,188	3,500	0	5,000	5,000
	<b>STREETS &amp; MAINT. EXP. SUBTOTAL</b>	<b>273,569</b>	<b>440,371</b>	<b>170,565</b>	<b>289,630</b>	<b>300,689</b>



GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	<b>EXPENDITURES</b>					
	<b>PARKS, FACILITIES &amp; ENVIRONMENT</b>					
	<b>PERSONNEL</b>					
700POO	Parks Maintenance Wages	39,468	67,773	41,490	70,164	72,294
706POO	Parks Maintenance - Seasonal Wages	31,817	32,000	8,496	14,800	32,000
701POO	Employer Tax Expense	5,447	7,633	3,824	6,500	7,978
702POO	Health Insurance	13,272	20,142	14,141	20,138	21,168
703POO	Retirement Fund	1,132	2,711	1,660	2,807	2,892
704POO	Workers Compensation Insurance	1,940	3,200	3,372	3,372	3,600
	<b>ADMINISTRATIVE EXPENSE</b>					
719POO	Contractual Services	0	48,000	15,450	48,000	48,000
720POO	Insurance (Property & Casualty)	9,302	12,815	12,315	12,315	22,500
721POO	Workshops & Training	0	500	0	0	500
728POO	Other - parks	105	750	0	0	2,000
	<b>FACILITIES</b>					
732PO1	Supplies - community center/town hall	5,398	5,000	3,775	5,000	5,500
742PO1	Utilities - community center/town hall	1,980	1,750	1,041	1,750	1,800
779PO1	Janitorial Services - community center	3,822	3,850	2,596	4,500	4,500
731PO1	Maintenance & Repairs - comm. center/town hall	2,508	15,000	4,223	12,000	40,000
778PO1	Space to Create Community Room	40,598	136,500	29,921	85,000	20,000
782PO1	Visitor Center	0	0	2,174	2,174	0
783PO1	Broadband Carrier Neutral Station	1,956	1,800	1,231	2,650	2,750
	<b>OPERATING EXPENSE</b>					
731POO	Maintenance & Repair	4,851	15,000	4,657	10,000	17,500
732POO	Supplies & Materials	20,322	30,200	14,426	24,000	30,000
733POO	Tools	37	1,000	0	250	1,000
734POO	Safety Equipment	1,190	1,000	659	950	1,000
741POO	Telephone	692	1,000	366	750	1,000
742POO	Utilities	7,458	7,500	4,376	6,000	7,500
729POO	IT Services	7,406	450	245	420	475
730POO	Computer	1,338	600	350	600	600
779POO	Janitorial Service - parks	11,466	12,000	6,691	10,500	12,000
765POO	River Corridor Maintenance&Gravel Removal	0	0	0	0	0
767POO	Urban Forest Management	20,808	20,000	5,760	27,260	20,000
768POO	Mosquito Control	12,171	12,500	11,472	11,472	15,000
769POO	Weed Control	745	1,500	0	684	1,500
	<b>VEHICLE EXPENSE</b>					
760POO	Gas & Oil	5,129	5,000	1,306	2,200	4,000
761POO	Vehicle & Equipment Maint & Repair	1,233	4,000	2,265	4,500	4,500
	<b>CAPITAL OUTLAY</b>					
772POO	Equipment Purchase	16,004	0	0	0	35,000
775POO	Park Improvements	35,466	45,000	16,420	30,000	135,000
	<b>PARKS &amp; FACILITIES EXPEND. SUBTOTAL</b>	<b>305,061</b>	<b>516,174</b>	<b>214,702</b>	<b>420,756</b>	<b>573,557</b>

GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	<b>EXPENDITURES</b>					
	<b>LAW ENFORCEMENT</b>					
	<b>PERSONNEL</b>					
800GO3	Law Enforcement Wages	247,860	287,461	180,813	297,652	393,933
807GO3	Municipal Judge	726	1,656	1,656	1,656	1,656
808GO3	Municipal Court Clerk	4,140	4,140	2,415	4,140	4,140
801GO3	Employer Tax Expense	22,787	22,434	14,945	23,214	30,579
802GO3	Health Insurance	43,406	53,712	35,431	49,719	70,560
803GO3	Retirement Fund	10,377	11,498	9,236	13,798	15,757
804GO3	Workers Compensation Insurance	7,070	8,500	9,283	9,283	9,800
	<b>OFFICE EXPENSE</b>					
809GO3	Law Enforcement - Coverage	47,483	42,000	19,480	20,760	0
819GO3	Contractual Services	10,225	12,000	12,836	13,725	12,000
820GO3	IT Services	7,641	16,094	9,613	16,485	17,310
822GO3	Dues & Memberships	630	650	840	840	850
841GO3	Office Supplies	1,277	1,500	424	1,000	1,500
842GO3	Utilities	1,710	1,600	1,041	1,700	1,700
843GO3	Telephone	4,356	4,750	2,568	4,400	4,850
830GO3	Computer	4,167	3,000	1,524	3,075	3,075
849GO3	Office Equip - Maintenance/Repairs	0	100	0	0	100
	<b>OPERATING EXPENSE</b>					
832GO3	Equipment & Supplies	14,895	15,000	4,392	5,000	12,500
821GO3	Conferences, Workshops & Training	4,573	3,000	1,804	2,320	4,500
883GO3	Uniforms	1,302	2,500	1,596	2,500	3,500
884GO3	Traffic & Investigations	358	2,500	374	374	2,500
886GO3	Testing & Examinations	0	1,000	0	0	1,000
828GO3	Other - law enforcement	406	1,000	0	0	1,000
885GO3	Dispatch Services	56,498	66,821	33,410	66,821	69,661
834GO3	Multi-Jurisdictional Program Participation	6,000	15,923	0	15,923	30,150
835GO3	Community Outreach Programs	2,076	1,000	916	1,837	2,000
	<b>VEHICLE EXPENSE</b>					
860GO3	Gas & Oil	13,032	16,500	5,224	12,500	18,000
862GO3	Radio/Radar Repair	630	2,000	41	120	2,000
861GO3	Vehicle Maintenance & Repair	2,897	4,000	2,373	5,000	7,500
	<b>CAPITAL OUTLAY</b>					
870GO3	Vehicle Purchase	12,452	0	0	0	71,308
871GO3	Office Equipment Purchase	1,000	3,000	500	500	500
872GO3	Vehicle Leasing	0	7,000	7,774	8,600	0
	<b>LAW ENFORCEMENT EXP. SUBTOTAL</b>	<b>529,974</b>	<b>612,339</b>	<b>360,509</b>	<b>582,942</b>	<b>793,929</b>

GENERAL FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>2,940,384</b>	<b>4,306,598</b>	<b>2,208,995</b>	<b>3,905,036</b>	<b>3,783,200</b>
	TRANSFER CAPITAL PROJECT - Heritage Park Improvements		70,000	1,660	3,320	75,000
	TRANSFER CAPITAL PROJECT - Lena Street Paving Reserves	235,969		26,004		
	<b>TOTAL TRANS. TO CAPITAL PROJECTS</b>	<b>235,969</b>	<b>70,000</b>	<b>27,664</b>	<b>3,320</b>	<b>75,000</b>
	Tabor Emergency Reserves (3% of expenditures)		129,198		0	
	<b>ENDING GENERAL FUND BALANCE</b>	<b>3,485,263</b>	<b>2,733,513</b>	<b>2,829,532</b>	<b>2,013,309</b>	<b>807,596</b>
	Restricted for Capital Improvement Fund		0			0
	(per GASBY 54)					

WATER ENTERPRISE FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	<b>BEGINNING FUND BALANCE</b>	<b>1,294,095</b>	<b>1,730,481</b>		<b>1,765,923</b>	<b>2,175,772</b>
ACCOUNT#						
460WOO	Water Service Charges	695,474	700,000	348,561	705,000	736,500
461WOO	Penalty Fees on Water Charges	3,538	3,000	1,975	3,800	3,500
462WOO	Transfer fees - water	920	500	300	680	500
464WOO	Material/Labor Reimbursement - water	23,358	25,000	17,125	47,500	25,000
463WOO	Tap Fees - water	60,400	90,000	180,600	384,767	66,000
465WOO	Other - water	48	100	0	0	100
466WOO	Grants - water	264,425	100,000	0	0	100,000
456WOO	Investment Income/Desgn Reserves	21,289	8,000	34,687	74,000	35,000
	<b>TOTAL WATER FUND REVENUES</b>	<b>1,069,452</b>	<b>926,600</b>	<b>583,248</b>	<b>1,215,747</b>	<b>966,600</b>
	<b>TOTAL AVAILABLE RESOURCES</b>	<b>2,363,547</b>	<b>2,657,081</b>	<b>583,248</b>	<b>2,981,670</b>	<b>3,142,372</b>
	<b>EXPENDITURES</b>					
	<b>PERSONNEL</b>					
900WOO	Water Wages	110,209	115,558	71,333	120,225	157,883
901WOO	Employer Tax Expense	8,342	8,840	5,457	9,197	12,078
902WOO	Health Insurance	26,046	26,856	19,812	28,087	35,280
903WOO	Retirement Fund	4,362	4,622	2,853	4,809	6,315
904WOO	Workers Compensation Insurance	744	4,500	2,281	4,044	5,000
	<b>ADMINISTRATIVE EXPENSE</b>					
920WOO	Insurance (Property & Casualty)	9,553	12,615	13,010	14,010	23,000
921WOO	Workshops & Training	561	1,500	800	800	3,500
919WOO	Wellness Program	1,339	1,750	1,084	1,750	2,100
914WOO	Consulting & Engineering Services	111,882	152,850	57,739	122,000	218,000
917WOO	IT Services	7,164	9,785	5,745	9,836	10,330
912WOO	Auditing Services	3,125	3,250	0	3,750	3,750
911WOO	Legal Services	241	2,500	0	0	2,500
918WOO	Permits - water	310	400	0	310	400
	<b>OFFICE EXPENSE</b>					
913WOO	Office - misc	287	1,000	253	500	1,000
915WOO	Dues & Memberships	447	500	345	500	500
916WOO	Filing Fees/Recording Costs	7	150	7	20	150
942WOO	Utilities	27,692	25,000	17,143	26,500	26,000
943WOO	Telephone	2,031	2,500	983	1,850	2,500
930WOO	Computer	2,948	2,900	1,241	1,750	3,200
941WOO	Office Supplies	1,945	1,500	678	1,350	2,000
947WOO	Records Management	111	200	0	100	200
948WOO	Office Equipment - Leases	314	400	201	625	650
949WOO	Office Equipment - Maint & Repairs	0	250	0	0	250
951WOO	Postage - water	2,235	2,500	1,554	3,000	3,000
952WOO	GIS Mapping - water	714	1,500	517	1,850	9,850
	<b>OPERATING EXPENSE</b>					
931WOO	Maintenance & Repairs	90,679	510,000	40,745	75,000	510,000
932WOO	Supplies & Materials	32,694	90,000	31,148	50,000	90,000
933WOO	Tools	176	3,000	0	1,500	3,000
988WOO	Taps & Meters	47,519	150,000	77,749	150,000	125,000
989WOO	Plant Expenses - water	19,800	22,000	11,550	22,000	22,000
934WOO	Safety Equipment	724	1,000	1,004	1,500	1,500
990WOO	Testing - water	7,898	8,000	2,278	5,200	8,000
987WOO	Weed Control	745	1,500	0	684	1,500
928WOO	Other - water	776	500	77	50,115	1,500
	<b>VEHICLE EXPENSE</b>					
960WOO	Gas & Oil	7,909	7,500	2,593	5,000	7,500
961WOO	Vehicle & Equipment Maint & Repair	11,649	7,000	3,253	9,500	7,500

WATER ENTERPRISE FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	<b><i>CAPITAL OUTLAY</i></b>					
971WOO	Office Equipment Purchase	1,028	500	0	0	2,000
972WOO	Equipment Purchase	0	25,000	25,118	25,118	1,668
	<b><i>DEBT SERVICE</i></b>					
993WOO	Debt Service - CWRPDA	22,500	22,500	11,250	22,500	22,500
998WOO	Debt Service - CWCB	30,918	30,918	0	30,918	30,918
	<b>TOTAL WATER FUND EXPENDITURES</b>	<b>597,624</b>	<b>1,262,844</b>	<b>409,801</b>	<b>805,898</b>	<b>1,364,022</b>
	<b>TRANSFER CAPITAL PROJECT - Waterline Replacement</b>					
	Reserved per financing agreement with CWCB		2,950			2,950
	<b>ENDING WATER FUND BALANCE</b>	<b>1,765,923</b>	<b>1,391,287</b>		<b>2,175,772</b>	<b>1,775,400</b>

SEWER ENTERPRISE FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	<b>BEGINNING SEWER FUND BALANCE</b>	<b>1,134,404</b>	<b>1,220,300</b>		<b>1,227,470</b>	<b>1,655,976</b>
ACCOUNT#						
	<b>REVENUES</b>					
460SOO	Sewer Service Charges	329,083	328,000	165,749	337,500	358,000
461SOO	Penalty Fees on Sewer Charges	3,538	3,000	1,975	3,800	3,500
462SOO	Transfer Fees - sewer	860	500	300	740	500
464SOO	Material/Labor Reimbursement - sewer	560	2,500	17,121	20,000	3,500
463SOO	Tap Fees - sewer	49,640	90,000	162,800	485,721	66,000
465SOO	Other - sewer	15	100	0	0	100
466SOO	Grants - sewer	3,272	0	0	0	0
456SOO	Investment Income - Desgn Reserves	18,732	8,000	28,508	61,200	30,000
	<b>TOTAL SEWER FUND REVENUES</b>	<b>405,700</b>	<b>432,100</b>	<b>376,453</b>	<b>908,961</b>	<b>461,600</b>
	<b>TOTAL AVAILABLE RESOURCES</b>	<b>1,540,104</b>	<b>1,652,400</b>	<b>376,453</b>	<b>2,136,431</b>	<b>2,117,576</b>
	<b>EXPENDITURES</b>					
	<b>PERSONNEL</b>					
900SOO	Sewer Wages	68,658	105,375	64,976	109,557	73,262
901SOO	Employer Tax Expense	5,133	8,061	4,971	8,381	5,605
902SOO	Health Insurance	14,668	26,856	19,232	28,271	21,168
903SOO	Retirement Fund	2,423	4,215	2,083	3,866	2,930
904SOO	Workers Compensation Insurance	1,568	4,500	2,199	4,044	3,400
	<b>ADMINISTRATIVE EXPENSE</b>					
920SOO	Insurance (Property & Casualty)	9,553	12,615	12,789	12,789	23,000
921SOO	Workshops & Training	216	1,500	450	450	3,000
914SOO	Consulting & Engineering Services	25,890	75,500	17,706	35,000	131,500
917SOO	IT Services	7,139	9,784	5,745	9,836	10,330
912SOO	Auditing Services	3,125	3,250	0	3,750	3,750
911SOO	Legal Services	0	1,000	0	0	1,000
919SOO	Wellness Program	1,339	2,100	1,050	2,100	1,400
	<b>OFFICE EXPENSE</b>					
913SOO	Office - misc	196	1,000	137	150	1,000
915SOO	Dues & Memberships	382	500	260	500	500
916SOO	Filing Fees/Recording Costs	7	150	7	150	150
941SOO	Office Supplies	1,862	1,500	568	1,200	1,500
942SOO	Utilities	50,790	50,000	25,138	48,000	50,000
943SOO	Telephone	1,575	2,200	1,203	2,300	2,300
930SOO	Computer	2,648	2,600	1,066	1,450	2,850
947SOO	Records Management	111	200	0	50	200
948SOO	Office Equipment - Leases	157	400	101	190	450
949SOO	Office Equipment - Maint & Repairs	0	250	0	0	250
951SOO	Postage - sewer	1,767	2,000	1,126	1,800	2,000
952SOO	GIS Mapping - sewer	234	1,500	277	1,300	9,850
	<b>OPERATING EXPENSE</b>					
931SOO	Maintenance & Repairs	64,612	60,000	13,999	15,500	65,000
932SOO	Supplies & Materials	6,708	10,000	5,402	16,500	10,000
933SOO	Tools	176	1,000	0	1,000	1,500
918SOO	Testing & Permits	7,931	15,000	2,599	8,500	15,000
928SOO	Other - sewer	885	500	90	1,200	
934SOO	Safety Equipment	1,274	900	1,140	1,500	1,500
987SOO	Weed Control	745	1,500	0	684	1,500
	<b>VEHICLE EXPENSE</b>					
960SOO	Gas & Oil	6,145	7,500	2,650	5,000	7,500
961SOO	Vehicle & Equipment Maint & Repairs	1,090	3,500	2,691	7,500	5,000
	<b>CAPITAL OUTLAY</b>					
971SOO	Office Equipment Purchase	285	500	0	400	2,000
972SOO	Equipment Purchase	0	25,000	25,118	25,118	1,668
978SOO	Bio-Solid Removal	7,427	5,000	0	6,504	150,000
	<b>DEBT SERVICE</b>					
996SOO	Debt Service - DOLA	15,915	15,915	0	15,915	15,915
	<b>TOTAL SEWER FUND EXPENDITURES</b>	<b>312,634</b>	<b>463,371</b>	<b>214,773</b>	<b>380,455</b>	<b>627,978</b>

SEWER ENTERPRISE FUND						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
	Reserves for Wastewater Plant Improvements		100,000		100,000	100,000
	ENDING SEWER FUND BALANCE	1,227,470	1,089,029	161,680	1,655,976	1,389,598

[illegible]



CAPITAL PROJECTS FUND - RAMP Project Note Account						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	<b>REVENUES</b>					
4001GOO	Property Tax		0			
	Transfer from restricted Cap Imprv Acct		117,712			
	<b>TOTAL REVENUES</b>	<b>0</b>	<b>117,712</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>PROJECT EXPENDITURES</b>					
591GOO	Note Principal & Interest Payment Amt		117,712			
	<b>TOTAL EXPENDITURES</b>		<b>117,712</b>	<b>0</b>	<b>0</b>	<b>0</b>

CAPITAL PROJECTS FUND - Heritage Park Improvements						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	<b>REVENUES</b>					
2000A	Main Street Mini-Grant					
2000B	AARP Grant					
2000C	COMS Grant					
	Town Contribution		70,000			
	<b>TOTAL REVENUES</b>	<b>0</b>	<b>70,000</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>PROJECT EXPENDITURES</b>					
CP2000	Construction		20,000	1,660	3,320	75,000
CP2001	Construction Docs		50,000			
	<b>TOTAL EXPENDITURES</b>	<b>0</b>	<b>70,000</b>	<b>1,660</b>	<b>3,320</b>	<b>75,000</b>

CAPITAL PROJECTS FUND - North Lena Street Paving						
		2022	2023	AS OF	ESTIMATED	2024
		ACTUAL	ADOPTED	AUG. 1, 2023	YR. END 2023	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	<b>REVENUES</b>					
2100A	Developer Contribution	574,452		-26,004		
2100B	Grant - Colorado Dept of Transportatio	150,000				
	Town Budgeted Contribution	235,969				
	<b>TOTAL REVENUES</b>	<b>960,421</b>	<b>0</b>	<b>-26,004</b>	<b>0</b>	<b>0</b>
	<b>PROJECT EXPENDITURES</b>					
CP2100	Construction	846,023			20,000	
CP2101	Project Management & Oversight	66,200			4,000	
CP2102	Design, Survey, Engineering	48,198				
	<b>TOTAL EXPENDITURES</b>	<b>960,421</b>	<b>0</b>	<b>0</b>	<b>24,000</b>	<b>0</b>

**Town of Ridgway  
Memorandum**

FROM: Pam Kraft, Town Clerk/Treasurer  
RE: Line Item Locations of Expenditures in 2024 Fiscal Year Budget

**GENERAL FUND**

**519GOO Contractual Services**

\$ 16,667	Infrastructure Inspection
\$ 60,000	Development review (Swiftwater)
\$ 5,000	Town Engineer remaining from 2023
\$ 10,000	Building permit review for mechanical & large projects
\$ 10,000	Code hosting and codification
\$ 25,000	Revised Master Plan for Green Street Park

**530GOO Computer**

\$ 1,397	Asset Management Software
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**531GOO Community Outreach**

\$ 3,500	Community outreach advertising (Plaindealer)
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**532GOO Creative/Main Street Program**

\$ 11,000	Gallery Coordinator (10hrs wk @ \$20 hr)
\$ 6,500	Social media and web management; social media strategy

**552GOO GIS Program**

\$ 8,334	Overhaul program
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**559GOO Regional Transportation Service**

\$ 35,000	Match for pilot program
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<b>571GOO</b>	<b>Office Equipment Purchase</b>	
	\$ 25,000	Sound system and condenser microphones (meetings)
<b>572GOO</b>	<b>Capital Outlay</b>	
	\$ 80,000	Purchase property in River Park Subdivision
<b>614GO2</b>	<b>Consulting</b>	
	\$ 25,600	Update Streets and Sidewalks Standards (CCS)
	\$ 8,000	Feasibility and Planning Storm Water Improvements (CCS)
	\$ 20,000	Intersection (circulation) analysis for Railroad St (CCS)
	\$ 5,000	Town Engineer misc. services
<b>621GO2</b>	<b>Training</b>	
	\$ 2,500	Commercial Drivers License
<b>637GO2</b>	<b>Paving &amp; Maintenance</b>	
	\$ 10,000	Crack sealing and paving
	\$ 30,000	Curb and gutter repair
	\$ 10,000	Striping, repaint parking areas, curbs
<b>666GO2</b>	<b>Landscaping in rights-of-ways</b>	
	\$ 22,000	Landscaping contract for planters in RAMP area & Heritage Park
	\$ 6,000	Tree replacement in RAMP area
<b>672GO2</b>	<b>Equipment Purchase</b>	
	\$ 1,667	Willow arm attachment for Brush Hog
<b>671GO2</b>	<b>Office Equipment</b>	
	\$ 500	Replace workstation computer at public works facility
	\$ 1,500	Router for workstation computers at public works facility
<b>719POO</b>	<b>Contractual Services</b>	
	\$ 8,000	Landscaping contract for Town Hall and gazebo
<b>772POO</b>	<b>Equipment Purchase</b>	

\$ 20,000 Zero turn mower with bagger  
\$ 13,500 Golf car

**775POO Park Improvements**

\$ 85,000 Play structure & pour in place Geo Grid in Hartwell Park  
\$ 15,000 Landscape east side of Rollans Park  
\$ 4,000 Electrical panel upgrade on stage in Hartwell Park  
\$ 5,000 Replace cable lines in trees in Hartwell Park  
\$ 15,000 Fence replacement at Weaver Park

**731PO1 Maintenance and Repairs Community Center/Town Hall**

\$ 3,500 Cooling system for server room  
\$ 3,000 Lighting in hallways  
\$ 3,500 Upgrades to kitchen  
\$ 2,500 Paint interior  
\$ 6,500 Paint exterior

**778PO1 Space to Create Meeting Room**

\$ 15,000 Furnishings  
\$ 5,000 Cleaning  
\$ 3,000 Monthly management and cleaning  
\$ 8,500 Annual lease payment  
\$ 1,200 Internet  
\$ 40,000 Micro-grid on building

**728POO Other - parks**

\$ 500 Replace workstation computer at public works facility  
\$ 1,500 Router for workstation computers at public works facility

**781POO Events and Festivals**

\$ 120,500 Concert Series  
\$ 5,000 Movie Nites (Townie Tuesdays)  
\$ 9,500 Love Your Valley Festival

**819GO3 Contractual Services**

\$ 5,178 Axon for Evidence.com body cameras (house & distribute information)  
\$ 5,192 Lexipool (new policies and procedures)

**832GO3      Equipment and Supplies**

\$    850      AR Rifle (for new officer)  
\$ 5,100      Bullet proof vests

**834GO3      Multi-Jurisdictional Program Participation**

\$ 6,000      Emergency Network  
\$ 13,900      Evacuation Plan  
\$ 4,000      Victim Assistance Program  
\$ 2,500      Hazard Mitigation Project  
\$ 3,750      Bureau Water Reclamation Water Lease

**870GO3      Vehicle Purchase**

\$ 61,308      Patrol Vehicle buy out of 2023 Chevy Tahoe  
\$ 10,000      Mobile Radar Trailer

**WATER FUND**

**914WOO      Consulting & Engineering Services**

\$ 65,000      Water plant operations contractor  
\$ 25,000      GAC design and implementation (CCS)  
\$ 1,600      Review water tank inspection data (CCS)  
\$ 2,400      GIS verification of utilities (CCS)  
\$ 5,000      SCADA repair at Lake O; repair and install flow measuring  
                 devices at Lake O and Ridgway Ditch (CCS)  
\$ 5,000      Town Engineer misc  
\$ 42,000      Cyber security with Brown's Hill Engineering  
\$ 16,667      Infrastructure Inspection contractor  
\$ 60,000      Water court filings

**921WOO      Training**

\$ 2,500      Commercial Drivers License

**930WOO      Computer**

\$ 1,397      Asset Management Software

**931WOO      Maintenance and Repairs**

\$ 400,000	GAC equipment at water plant (offset by \$100,000 DOLA grant & \$261,152 American Relief Funds)
\$ 10,000	SCADA repair at Lake O
\$ 10,000	Move electrical subpanel from old building at water plant to the new building
\$ 50,000	Flow measuring devices at Ridgway Ditch & Lake O
\$ 5,000	Lead surface line inventory

**932WOO      Supplies and Materials**

\$ 7,500	Lightening protection at water tank
\$ 5,000	High range chlorine analyzer

**952GOO      GIS Program**

\$ 8,334	Overhaul program
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**971WOO      Office Equipment**

\$ 500	Replace workstation computer at public works facility
\$ 1,500	Router for workstation computers at public works facility

**972WOO      Equipment Purchase**

\$ 1,667	Willow arm for Brush Hog
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**988WOO      Taps and Meters**

\$ 45,000	MXU's (150)    *completes the replacement project*
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**SEWER FUND****914SOO      Consulting & Engineering Services**

\$ 30,000	Wastewater plant operations contractor
\$ 70,000	Preliminary needs assessment to relocate plant (CCS)
\$ 2,600	Review camera footage of lines (CCS)
\$ 2,400	GIS verification of utilities (CCS)
\$ 3,200	Renewal of CDPHE Discharge Permit (CCS)
\$ 1,600	Quarterly Reports to CDPHE (CCS)
\$ 5,000	Town Engineer miscellaneous



	\$ 16,667	Infrastructure Inspection contractor
<b>921SOO</b>	<b>Training</b>	
	\$ 2,500	Commercial Drivers License
<b>930SOO</b>	<b>Computer</b>	
	\$ 1,397	Asset Management Software
<b>931SOO</b>	<b>Maintenance &amp; Repairs</b>	
	\$ 2,500	Grease trap from Town Hall
	\$ 16,800	Pond liner (for Pond #2)
	\$ 6,000	Camera sewer lines
	\$ 10,000	Recirculation project at wastewater ponds
	\$ 12,000	Flow meters to measure between cells at ponds
	\$ 5,000	Auto sampler at treatment plant
<b>952SOO</b>	<b>GIS Program</b>	
	\$ 8,334	Overhaul program
<b>971SOO</b>	<b>Office Equipment</b>	
	\$ 500	Workstation computer at public works facility
	\$ 1,500	Router for workstation computers at public works facility
<b>972SOO</b>	<b>Equipment Purchase</b>	
	\$ 1667	Willow arm for Brush Hog
<b>978SOO</b>	<b>Bio Solid Removal</b>	
	\$150,000	Sludge removal from all ponds
<b>Reserves</b>	\$ 100,000	Wastewater treatment plant improvements
<b>CP</b>	\$ 1.2 mil	Water line replacement - Water Plant to Moffat

5 Year Capital Improvement Project  
2024-2028 **General Fund**

Project	Estimated Cost	Budget Line Item
Dennis Weaver Memorial Park - Vault Restroom Facility		
Amelia Street Construction Project	\$4,000,000	
Acquisition and Managed Use of South Railroad Street Right-of-Way		
Master Plan Implementation & Subdivision Updates		
Expand Middle Mile Fiber Network Through Rest of Town		
Heritage Park - Construction Doc's	\$75,000	CP2000
Town Hall Assessment & Design for Reconfiguring		
Purchase of an Affordable Housing Unit		
Acquisition of Two Blocks of N. Laura Street for Right-of-Way		
Traffic Plan and Mitigation on N. Laura Street		
Micro Grid on Space to Create Building (off set by DOLA grant of \$10,000)	\$40,000	778PO1
Dog Park		
Replace Two Trucks in Parks Department		
Purchase of Property in River Park Subdivision	\$80,000	572GOO
Patrol Vehicle Buy Out - 2023 Chevy Tahoe	\$61,308	870GO3
Mobile Radar Trailer	\$10,000	870GO3
Playground Structure and Pour-In Place Geo Grid (replace existing in Hartwell Park)	\$85,000	775POO
Sound System with Condenser Microphones for Community Center	\$25,000	571GOO
Implementation of Athletic Park Master Plan		
Revised Master Plan for Green Street Park	\$25,000	519GOO
Pedestrian Crossing Over/Under Pass on Highway 550		
Note: a yellow line delineates an item included in the 2024 Fiscal Year Budget		

5 Year Capital Improvement Project  
2024-2028 **Water Fund**

Project	Estimated Cost	Budget Line Item
Water Utility Augmentation (increase reliable water supply)	\$750,000	
Water Conservation Plan / Basin Protection Implementation	\$25,000	
Video Inspection of Transmission Lines	\$57,500	
Extend Water Mains Downtown (as needed)	\$135,000	
GAC Equipment (offset by \$100,000 & \$261,152 in grant funds)		931WOO
Second River Crossing of Lines	\$150,000	
Increase Storage East of the Uncompahgre River	\$750,000	
Water Collection System - Piping Ridgway Ditch & Headgate	\$1,500,000	
Micro Hydro Construction	\$1,000,000	
Replace Two Modules	\$150,000	
Feasibility Study of Micro Hydro Construction & Piping Ridgway Ditch	\$40,000	
Meter & MXU Replacement 5 Year Plan (completed in 2024)	\$45,000	988WOO
Repair Flow Measuring Devices at Ridgway Ditch and Lake O	\$50,000	931WOO
Water Line Replacement - Water Plant to Moffat Street	\$1,200,000	CP
Water Court Filings	\$60,000	914WOO
Anchor Site for Wi-Fi Connection to Water Plant		
Note: a yellow line delineates an item included in the 2024 Fiscal Year Budget		

5 Year Capital Improvement Project  
2024-2028 Sewer Fund

Project	Estimated Cost	Budget Line Item
Preliminary Needs Assessment and Design Treatment Plant	\$70,000	914SOO
Design and Install Secondary Discharge Pipe	\$10,000	
Emergency Generator	\$80,000	
Fine Bubble Diffuser System or Replace Aeration	\$425,000	
Reserves for Wastewater Treatment Plant Improvements	\$100,000	
BioSolid Removal from Wastewater Treatment Ponds	\$150,000	978SOO
Note: a yellow line delineates an item included in the 2024 Fiscal Year Budget		

10 Year Capital Improvement Project  
2024-2034 **General Fund**

Project	Estimated Cost	Budget Line Item
Implementation of Athletic Park Master Plan		
Heritage Park - Plan Implementation with Visitor's Center Improvements	\$1,000,000	
Heritage Park - ADA Restroom	\$130,000	
Improve Drainage at Park-n-Ride Lot at Fairgrounds		
Green Street Park Improvements		
Chip Seal or Hard Surface Streets Throughout Town		
Stormwater Drainage Improvements		
Install Sidewalks Throughout Town		
Uncompahgre RiverWay Trail - Regional Partnership to connect Montrose to Ouray		
Rollans Park - Restoration Project, In-Stream Improvements		
Scanning and Electronic File Management Plan		

10 Year Capital Improvement Project  
2024-2034 **Water Fund**

Project	Estimated Cost	Budget Line Item
Water Storage Tank Painting (2029)	\$300,000	
Water Collection System - Piping Ridgway Ditch / Headgate	\$1,500,000	
Presedimentation Ponds Improvements and Piping	\$250,000	
Increase Capacity by the Lake Outfall (400' of 12" Line)	\$45,000	
Dallas Ditch Water into Cottonwood Creek		
Develop Hydraulic Model of Distribution System	\$50,000	
Replace John Deere Backhoe		
Feasibility Study of Expansion of Water Treatment Plant		
Expansion of Water Treatment Plant	\$1,000,000	

10 Year Capital Improvement Project  
2024-2034 **Sewer Fund**

Project	Estimated Cost	Budget Line Item
Lift Station Equipment Replacement		
Upgrade the Treatment System (when loading reaches 80% of approved design capacity - 0.194 MGD and 400 ppd of BOD)	\$100,000	
Mechanical Wastewater Treatment Plant	\$7,500,000	

## AGENDA ITEM #16



## AGENDA ITEM #17