

# Ridgway Town Council Regular Meeting Agenda Wednesday, August 14, 2024

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/83958778144?pwd=jkPxbSGdwHcMGNWeoeDSRz77G61YZf.1>

Meeting ID: 839 5877 8144

Passcode: 430358

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

**5:30 p.m.**

**ROLL CALL** Councilors Kevin Grambley, Polly Kroger, Beth Lakin, Terry Schuyler, Josey Scoville, Mayor Pro Tem Russ Meyer and Mayor John Clark

## **ADDITIONS & DELETIONS TO THE AGENDA**

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

1. Minutes of the Regular Meeting of July 10, 2024.
2. Minutes of the Workforce and Affordable Housing Committee on July 10, 2024.
3. Register of Demands for August 2024.

**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.

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

4. Order Declaring a Local Disaster in and for the Town of Ridgway, Colorado - Town Manager.
5. Presentation of the 2023 Fiscal Year Audit - Peter Blair, CPA with Blair and Associates.
6. Resolution No. 24-07 Establishing a Partner City Relationship with the City of Fort Smith, Arkansas - Town Manager.
7. Presentation and direction regarding updated concept for Green Street Sustainability Park Master Plan - Stacy Passmore, Superbloom.

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

8. Request for assistance to support local business owners - Sally Jo Ocasio.
9. Request for use of rights-of-way for the annual Noel Night event - Michi Countryman on behalf of the Ridgway Area Chamber of Commerce.

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

10. Extension request to meet conditions of approval of Preserve PUD Preliminary Plat; Location: Savath Subdivision Part of Outlot A and Woodford Addition; Address: TBD County Road 23; Zone: Residential (R); Owner: Dalwhinnie Group LLC - Town Manager.
11. Emergency Ordinance No. 02-2024, an Emergency Ordinance of the Town of Ridgway, Colorado, Acting By and Through its Water Enterprise, Approving a Loan from the Colorado Water Resources and Power Development Authority to Finance a Portion of the Costs of the Ductile Iron Pipe Replacement Project; Authorizing a Loan Agreement and a Bond to Document the Loan; Providing for Payment of the Bond from Net Revenue of the Water System and Declaring an Emergency - 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.

12. Notice of Award for Ductile Iron Pipe Replacement Project - Town Manager.
13. Discussion and possible action on Notice of Award for Ridgway Turf Replacement Project - Town Manager.
14. Discussion and direction regarding snow removal regulations - Town Manager.
15. Discussion and action on change to IT services provider - Town Manager.
16. Ratification of the letter of support for Habitat for Humanity of the San Juans' application to the Single Family Owner-Occupied Rehab Program through the Colorado Department of Local Affairs - Mayor Clark.
17. Ratification of the letter of support for EcoAction Partners' Energy Efficiency and Conservation Block Grant Program Application for a collaborative Regional Climate Action Development Director staff position - Mayor Clark.
18. Confirmation or amendment of Emergency Restrictions, promulgated by the Town Manager, on burning and fires within the Town of Ridgway - Town Manager.

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

19. Updated schedule for preparation of the 2025 Fiscal Year Budget.
20. 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 Schuyler; alternate - Councilor Lakin  
Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:

Ouray County Weed Board - Councilor Lakin; alternate - Town Manager  
Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney; alternate - Councilor Schuyler  
Sneffels Energy Board - Councilor Schuyler 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 Lakin  
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 Scoville  
Communities That Care Coalition - Mayor Clark  
Ouray County Fairgrounds - Councilor Schuyler

**ADJOURNMENT**

Deadline for agenda items for next regular meeting, Wednesday, September 4, 2024 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

# Consent Agenda



RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
JULY 10, 2024

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 5:45 p.m. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Scoville, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

1. Minutes of the Regular Meeting of June 12, 2024.
2. Minutes of Workshop Meeting held on June 25, 2024.
3. Register of Demands for July 2024.
4. Renewal of Beer and Wine Liquor License for Ridgway Shell.
5. Renewal of Beer and Wine Liquor License for Ridgway Conoco.
6. Renewal of Restaurant Liquor License for Greenwoods.

**ACTION:**

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

PUBLIC COMMENTS

Andy Michelich noted last year he placed a temporary speed limit sign on Chipeta Drive, and asked for permission to place the sign in the street again. He stated placement of the 6 foot tall, 12 inch wide sign "reduced speeding last year". He noted "it is a temporary sign only up in the summer"; "shown to be effective"; "until we find a permanent solution to this matter".

There was discussion and Council directed staff to work with the residents.

PUBLIC PRESENTATIONS

7. Request to close off parking spaces for Colorado Grand Auto Rally on September 10<sup>th</sup>

The Town Clerk reported the Sherbino Theater is requesting closure of parking spaces along N. Cora and Clinton Street on September 10<sup>th</sup> from noon to 3:30 p.m. for participants in The Colorado Grand Auto Rally.

There was discussion by the Council.

**ACTION:**

Moved by Mayor Pro Tem Meyer to approve the closure of parking spaces on N. Cora and Clinton Street for the Colorado Grand Auto Rally on September 10<sup>th</sup> with the condition the applicant notify residents and businesses of the closures. Councilor Kroger seconded and the motion carried unanimously on a roll call vote.

8. Request to close N. Cora Street between Railroad and Roundhouse for annual Block Party

The Town Clerk presented an application for closure of street right-of-way of N. Cora Street between Railroad and Roundhouse on August 29<sup>th</sup> for the annual Block Party.

**ACTION:**

Councilmember Kroger moved, Mayor Pro Tem Meyer seconded, to approve the closure of N. Cora Street for the Block Party on August 29<sup>th</sup>. The motion was unanimously carried on a roll call vote.

**POLICY MATTERS**

9. Presentation of preferred concept for Green Street Park Master Plan

Staff Report dated 7-3-24 from the Town Manager addressing the preferred concept for the Green Street Park Master Planning Project.

Manager Neill asked the Council to review the most recent concept for a master plan for Green Street Park, identified as concept number three. Council is being asked for direction on the last phase of the concept, and not being asked for action or adoption of the plan. The discussion is to assist in informing the consultants for the next phase, and for cost estimates for future budgeting, he noted.

Stacy Passmore with Superbloom, consultant hired for master planning the park, presented "Draft Preferred Concept of the Green Street Sustainability Park". She noted concepts were developed from public meetings, and goals for the project were prioritizing health, wellness, accessibility and play, and looking at the possibility of including a solar microgrid into the plan.

The Mayor presented a history of the concept of a solar microgrid. He explained the solar would provide the Town with back up power for four hours during an outage.

Ms. Passmore reported visits were conducted on April 8<sup>th</sup> with the Community Garden, Apiary, School and Sustainability Advisory Committee. Public meetings were held on April 18<sup>th</sup>, and 84 responses were received to an on-line survey at which time three concepts were presented; June 11<sup>th</sup> meeting and 109 responses to an on-line survey along with letters and other communications assisted in forming concept number three. The concept includes "half the site preserved for park use, consolidating solar and solar shade canopies and keeping the apiary and garden on the north end". She presented the "preferred final draft" design concept dated July 10, 2024.

**SPEAKING FROM THE AUDIENCE:**

Sheelagh Williams stated she is in favor of solar, but feels the park should be used for park type uses, and another location for the solar should be considered.

Angela Hawse spoke in favor of the solar microgrid and keeping the remaining area open for “wildlife habitat”.

Agnieszka Przeszlowska with Ridgway Community Garden noted the garden has a lease with the Town, and the board would like the land between the apiary and garden to be left open for a “pavilion structure for multi-use” and are “open to amending the lease for the unused space”. She noted the board is “open to some small solar canopies to cover the children’s area”.

Jack Petruccelli stated he has spoken with a “over a dozen neighbors in favor of solar, but not in this location”.

Scott Williams suggested other possible locations for solar panel placement.

Dianne Eschman stated “growth is going to happen on the north side of Town” and “it may be the only place with open green space is that park”. She spoke in favor of keeping the “six acres as park”, and the solar being located “somewhere else”.

Jim Nowak suggested the unused ballfield on Clinton Street be considered for a location for placement of the solar microgrid.

Therese Seal noted “this is a solar project, not a park”. She stated she “does not support solar in this location” and asked the Council to consider other options for location of the solar.

Chantal Unfug explained the RiverPark Homeowners Association discussed the concept of solar at the park and agree the solar should not be located in the park. She suggested the Planning Commission address the concept during future growth discussions.

Doug Unfug noted the 2015 Master Plan addresses connectivity from the south to the north sides of Town, and a solar micro-grid would “cut off” that concept. He stated a “town is as good as the master plan document”. He supported relocation of the proposed solar grid.

Dana Ivers questions the “designated use of the property.”

Fred Bowl spoke from the Apiary committee and noted grooming the area as a park would create habitat loss as the area provides “significant winter habitat for deer and elk”.

Terra Malmstrom noted the “soil is poor for a park” and stated “the Town having it’s own power source would be great”, it could also “provide teaching for students”.

Tom McKenney agreed a solar microgrid should not be located in the park. He noted with growth “a microgrid will be right in the middle of Town”.

Jake Niece asked “do we need another park”, “we need back up power from solar”, noting “it’s one of the last places we have left”.

Michelle Montague stated “a park should not have opposition” and agreed “this will someday be the center of Town”, and “then we have a microgrid in the middle of that part of the community”.

Pam Foyster supported “it as a solar project and not a park”.

Dana Ivers stated “solar panels should be considered beautiful”.

Dave Jones stated “I’m excited about a sustainability park”, “it makes sense to include solar”, “maybe we down-size it in the park, but I hope we include it for our sustainability”.

There were comments from the Council. The Town Manager asked for specific direction for the consultants. Council comments were: set story poles to see elevated view of height of the raised panels; reduce the number of panels; shift the panels to the south end of the park, closer to the industrial park; include a climbing boulder and shaded spaces; split the two shade structures, one at the north end, the other at the south; include a restroom in the plan.

10. Ridgway Area Chamber of Commerce update presentation

Ashley Perkins and Catherine Johnson with the Ridgway Area Chamber of Commerce presented bi-annual reports; highlights of hosted events; visitation at the visitors center; and online assets.

11. Appointment of new members to Ridgway FUSE

Staff Report from the Town Manager dated 7-5-24 presenting a recommendation from the FUSE Committee to appoint Pam Kraft and Tia Mihelarakas as new members.

ACTION:

Councilmember Kroger moved to appoint Pam Kraft and Tia Mihelarakas to the FUSE Committee. Mayor Pro Tem Meyer seconded the motion which carried unanimously on a roll call vote.

12. Hiring of a third-party housing services provider and creation of intergovernmental agreement between the Town, City of Ouray and Ouray County

Staff Report dated 7-5-24 from the Town Manager requesting direction regarding housing services to be performed by a third-party housing services provider, which can inform the development of an intergovernmental agreement between the Town, City of Ouray and Ouray County.

Manager Neill reported on June 25<sup>th</sup> the Council meet with elected officials from the City of Ouray and Ouray County to discuss potential establishment of a regional housing committee and determine needs for each entity relative to housing services. Consensus at the meeting was to further explore retaining a joint housing administrator with each entity sharing in the cost; each entity identifying respective needs related to housing services to inform development of an intergovernmental agreement (IGA); upon approval of a IGA prepare joint solicitation for housing services administration services beginning in 2025. He presented proposed items which would address Town needs, which included deed restriction management, maintain records of available units, provide homebuyer education, prepare grant writing and provide administration and oversight of same.

There was discussion by the Council. Consensus was to support all four recommendations made by the Town Manager.

13. Water restrictions

There was discussion regarding the current voluntary water restrictions. It was agreed to prepare communications for the website and social channels with information on good water practices.

14. Proposed schedule for preparation of the 2025 Fiscal Year Budget

The Town Manager presented a proposed preparation schedule for the 2025 budget. The Council agreed to hold the annual budget retreat on October 12<sup>th</sup>.

MISCELLANEOUS REPORTS

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

Councilor Scoville reported on the recent Chamber of Commerce meeting.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for the purpose of receiving legal advice regarding the Town's water rights and facilities.

ACTION:

Mayor Pro Tem Meyer moved with Councilor Schuyler seconding, to enter into closed session. The motion carried unanimously on a roll call vote.

The Council entered into a closed session at 8:50 p.m. with the Town Attorney, Town Manager, Town Engineer and Town Clerk.

The Council reconvened from closed session at 9:20 p.m.

ADJOURNMENT

The meeting adjourned at 9:20 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

## MINUTES

### WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

JULY 10, 2024

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

In attendance John Clark, Kevin Grambley, Polly Kroger, Beth Lakin, Josey Scoville and Terry Schuyler.

#### 1. Consideration of exception request for Leave of Absence

Jim Kolnik, with Impact Development Services, acting as the third party administrator of the affordable housing for Ridgway Wetterhorn Homes, presented a memorandum dated 6-12-24.

Mr. Kolnik explained the Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines address Leave of Absence under Section 5.2.4.1. Carmen Messina, who purchased a home at the end of 2023, has requested a leave of absence exception. At the end of March her employer permanently closed, and she has been unable to locate any local employment opportunities. She would like to accept a temporary contract to work out of state, he explained, and is requesting the exception. She would rent the property to a qualified tenant household which will work with Impact Development for qualification. At this time she intends to rent the property until Spring of 2025 and then hopes to find local employment.

There were questions from the Committee.

#### ACTION:

Josey Scoville moved to grant the exception request for Leave of Absence to Carmen Messina based upon the following findings: Owner otherwise qualifies to continue ownership of a Wetterhorn Homes Ridgway Unit, meeting the requirements of Guidelines 5.2 Qualified Household Continuing Requirements. The Exception for Leave of Absence promotes or recognizes the long term commitment of the Exception Applicant to residency, employment and community involvement outlined in 11.1.3.2.b for two years. The motion was seconded by Beth Lakin and the vote passed unanimously.

#### ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

**Town of Ridgway**  
**Register of Demands**  
**Aug 2024**

Name	Memo	Account	Paid Amount
<b>Christopher J Bolane</b>			
		<b>Alpine-Operating Account</b>	
	plant operations - Jul 2024	914WOO · Consulting & Engineering Ser...	-5,700.00
	plant operations - Jul 2024	914SOO · Consulting & Engineering Servs	-3,200.00
TOTAL			-8,900.00
<b>Hartman Brothers Inc</b>			
		<b>Alpine-Operating Account</b>	
	Jul 2024	661GO2 · Vehicle & Equip Maint & Repair	-14.08
	Jul 2024	961SOO · Vehicle & Equip Maint & Repair	-14.07
	Jul 2024	961WOO · Vehicle & Equip Maint & Repair	-14.07
TOTAL			-42.22
<b>NAPA</b>			
		<b>Alpine-Operating Account</b>	
	filters - street sweeper	661GO2 · Vehicle & Equip Maint & Repair	-242.46
TOTAL			-242.46
<b>Swiftwater Solutions, LLC</b>			
		<b>Alpine-Operating Account</b>	
	dev. review - RidgSix ( to be reimb )	519GOO · Contractual Services	-543.75
	dev. review - Riverfront Village ( to be re...	519GOO · Contractual Services	-471.25
	dev. review - Ridgway Light Industrial ( t...	519GOO · Contractual Services	-2,283.75
	dev. reveiw - Jul 2024	519GOO · Contractual Services	-543.75
TOTAL			-3,842.50
<b>United States Postal Service</b>			
		<b>Alpine-Operating Account</b>	
	annual PO Box rent	551GOO · Postage - general	-51.34
	annual PO Box rent	951WOO · Postage - water	-51.33
	annual PO Box rent	951SOO · Postage - sewer	-51.33
TOTAL			-154.00
<b>Montrose Water Factory, LLC</b>			
		<b>Alpine-Operating Account</b>	
		632GO2 · Supplies & Materials	-18.62
		732POO · Supplies & Materials	-18.62
		932SOO · Supplies & Materials	-18.63
		932WOO · Supplies & Materials	-18.63
TOTAL			-74.50
<b>Pureline Treatment Systems</b>			
		<b>Alpine-Operating Account</b>	
	Aug 2024	989WOO · Plant Expenses - water	-1,650.00
TOTAL			-1,650.00
<b>Bruin Waste Management</b>			
		<b>Alpine-Operating Account</b>	
	second pickup - Jul 2024	742POO · Utilities	-210.60
TOTAL			-210.60

**Town of Ridgway**  
**Register of Demands**  
**Aug 2024**

Name	Memo	Account	Paid Amount
<b>Scott's Printing &amp; Design</b>		<b>Alpine-Operating Account</b>	
	ID card - Hasler	832GO3 · Equipment & Supplies	-27.09
TOTAL			-27.09
<b>IronEdge Group</b>		<b>Alpine-Operating Account</b>	
	Aug 2024	556GOO · IT Services	-1,567.88
	Aug 2024	615GO2 · IT Services	-9.50
	Aug 2024	729POO · IT	-31.00
	Aug 2024	820GO3 · IT Services	-1,290.88
	Aug 2024	917WOO · IT Services	-811.87
	Aug 2024	917SOO · IT Services	-811.87
TOTAL			-4,523.00
<b>petpickups.com</b>		<b>Alpine-Operating Account</b>	
	dog p/up mitts	732POO · Supplies & Materials	-793.45
TOTAL			-793.45
<b>Ouray County Road &amp; Bridge</b>		<b>Alpine-Operating Account</b>	
	6/24/24 - 7/23/24	560GOO · Gas & Oil	-89.99
	6/24/24 - 7/23/24	660GO2 · Gas & Oil	-223.95
	6/24/24 - 7/23/24	760POO · Gas & Oil	-369.96
	6/24/24 - 7/23/24	960WOO · Gas & Oil	-400.54
	6/24/24 - 7/23/24	960SOO · Gas & Oil	-284.05
	6/24/24 - 7/23/24	860GO3 · Gas & Oil	-1,164.56
TOTAL			-2,533.05
<b>San Miguel Power Assoc, Inc.</b>		<b>Alpine-Operating Account</b>	
	6/15/24 - 7/15/24	542GOO · Utilities	-86.84
	6/15/24 - 7/15/24	595GOO · Electric Vehicle Charge Station	-391.15
	6/15/24 - 7/15/24	783PO1 · Broadband Station	-370.43
	6/15/24 - 7/15/24	638GO2 · Street Lighting	-349.84
	6/15/24 - 7/15/24	642GO2 · Utilities	-47.35
	6/15/24 - 7/15/24	742POO · Utilities	-125.75
	6/15/24 - 7/15/24	842GO3 · Utilities	-86.84
	6/15/24 - 7/15/24	942SOO · Utilities	-4,561.60
	6/15/24 - 7/15/24	942WOO · Utilities	-653.56
TOTAL			-6,673.36
<b>Pickin' Productions</b>		<b>Alpine-Operating Account</b>	
	promoter #2	781POO · Events & Festivals	-6,600.00
	poster	781POO · Events & Festivals	-577.47
	stage banner	781POO · Events & Festivals	-597.28
	gas backline transport - show #4	781POO · Events & Festivals	-75.00
	green room - all shows	781POO · Events & Festivals	-2,498.33
TOTAL			-10,348.08



## AGENDA ITEM #4

**TOWN OF RIDGWAY, COLORADO**  
**ORDER DECLARING A LOCAL DISASTER IN AND FOR THE TOWN OF RIDGWAY**

**WHEREAS**, the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-701, et. seq. (the “Act”), provides procedures for statewide and local prevention of, preparation for, response to, and recovery from disasters; and

**WHEREAS**, pursuant to C.R.S. § 24-33.5-709, a local disaster emergency may be declared unilaterally by the principal executive officer of a political subdivision; for the Town of Ridgway, Colorado (the “Town”), the principal executive officer is the Town Manager; and

**WHEREAS**, the Town Manager issued an Order Declaring a Local Disaster (the “Order”) on August 14, 2024; and

**WHEREAS**, the Order was issued pursuant to the authority granted to the Town Manager, and issued with the approval and support of the Mayor for the Town; and

**WHEREAS**, the Town Council wishes to extend the Declaration of a Local Disaster; and

**WHEREAS**, pursuant to the Act, an "emergency" is an unexpected event that places life or property in danger and requires an immediate response through the use of state and community resources and procedures; and

**WHEREAS**, pursuant to C.R.S. § 24-33.5-709, this Declaration activates the response and recovery aspects of any applicable disaster emergency plans and authorizes the furnishing of aid and assistance under such plans; and

**WHEREAS**, pursuant to C.R.S. § 24-33.5-709(1), the declaration of a local emergency shall not be continued beyond a period of seven (7) days or removed except by action of the governing board of the political subdivision for the Town, the Town Council; and

**WHEREAS**, pursuant to C.R.S. § 24-33.5-709(1), any order declaring, continuing, or terminating a local disaster "shall be given prompt and general publicity and shall be filed promptly with the county clerk and recorder, the [Town] clerk ... and with the office of emergency management"; and

**WHEREAS**, the Town has suffered from significant moisture, monsoonal events, and other hazards that have caused severe damage to public property and disruption to municipal water supply and utility service, and the Town is suffering and has suffered a disaster emergency as defined in the Act; and

**WHEREAS**, the Town is now in need of assistance from subject matter experts and outside agencies and governments to assess, collect, and report damages that have been incurred by the municipal water system and any other critical infrastructure; and

**WHEREAS**, the Town is also in need of assistance for restoration and recovery considerations and operations, and the Town intends to work collaboratively with Ouray County to achieve all objectives, including communicating to stakeholders and members of the public.

**NOW, THEREFORE, IT IS HEREBY ORDERED** on this 14<sup>th</sup> day of August 2024, that a disaster emergency is declared in and for the Town of Ridgway, beginning on August 14, 2024, and ending on September 12, 2024, unless further extended or amended by action of the Town Council for the Town of Ridgway.

**IT IS FURTHER ORDERED** that this Declaration shall be given prompt and general publicity, filed immediately with the office of the Ouray County Emergency Manager and a copy filed with the Ouray County Clerk and Recorder, as well as to the Colorado Office of Emergency Management.

**APPROVED BY THE TOWN COUNCIL ON THIS 14<sup>th</sup> DAY OF AUGUST 2024.**

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John I. Clark, Mayor

ATTEST:

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Pam Kraft, Town Clerk

## AGENDA ITEM #5

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**Town of Ridgway**

Financial Statements  
and  
Report of Independent Auditor

December 31, 2023

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INDEPENDENT AUDITOR'S REPORT

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 as of and for the year ended December 31, 2023, 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, 2023, 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.
- 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.

**Certified Public Accountants**

- 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 and budgetary comparison information, on pages 3 through 10 and pages 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  
June 25, 2024



**TOWN OF RIDGWAY**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended December 31, 2023**

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, 2023. 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 \$ 19,706,660 (i.e. net position) as of December 31, 2023, an increase of \$ 1,602,428 in comparison to the prior year.
- Governmental funds reported combined ending fund balances of \$ 4,352,468, an increase of \$ 830,274 in comparison with the prior year.
- The Town's fund balance for the General Fund was \$4,356,548, an increase of \$ 871,281 in comparison to the prior year.
- Total long-term liabilities decreased by \$ 147,457 during the 2023 fiscal year with no new debt issued.
- General property tax, sales tax, and other tax totaled \$ 2,644,902 or 79% 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, 2023, the Town's combined assets exceeded liabilities by \$ 19,706,660. Of this amount, \$ 8,009,926 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 \$ 11,570,824 (59% 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 2023 and 2022:

	Governmental Activities		Business Type Activities		Totals	
	2023	2022	2023	2022	2023	2022
Assets						
Current and other assets	\$ 4,920,512	\$ 4,074,871	\$ 3,962,297	\$ 3,045,146	\$ 8,882,809	\$ 7,120,017
Capital assets	8,296,668	8,495,618	4,622,041	4,722,160	12,918,709	13,217,778
Total assets	<u>\$ 13,217,180</u>	<u>\$ 12,570,489</u>	<u>\$ 8,584,338</u>	<u>\$ 7,767,306</u>	<u>\$ 21,801,518</u>	<u>\$ 20,337,795</u>
Current liabilities	\$ 138,194	\$ 301,177	\$ 96,244	\$ 101,795	\$ 234,438	\$ 402,972
Non-current liabilities						
Compensated absences	133,791	136,205	-	-	133,791	136,205
Bond and loans payables	540,000	640,000	656,779	707,886	1,196,779	1,347,886
Total liabilities	<u>811,985</u>	<u>1,077,382</u>	<u>753,023</u>	<u>809,681</u>	<u>1,565,008</u>	<u>1,887,063</u>
Deferred inflow of resources						
Deferred property taxes	529,850	346,500	-	-	529,850	346,500
Net position						
Investment in capital assets, net of related debt	7,656,668	7,760,618	3,914,156	3,964,232	11,570,824	11,724,850
Restricted	125,910	129,198	-	-	125,910	129,198
Unrestricted	4,092,767	3,256,791	3,917,159	2,993,393	8,009,926	6,250,184
Total net assets	<u>\$ 11,875,345</u>	<u>\$ 11,146,607</u>	<u>\$ 7,831,315</u>	<u>\$ 6,957,625</u>	<u>\$ 19,706,660</u>	<u>\$ 18,104,232</u>

An additional portion of net position, \$ 125,910, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$ 8,009,926 (41% of net position), may be used to meet the government's ongoing obligations to citizens and creditors.

## Change in Net Position

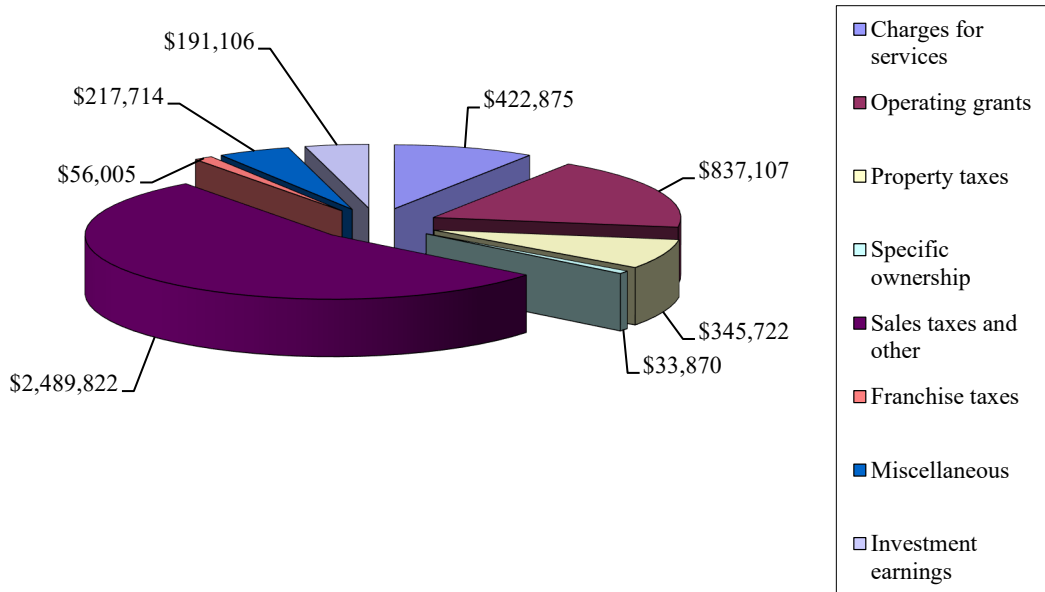
Governmental and business-type activities increased the Town's net position by \$ 1,602,428 in 2023.

	Governmental Activities		Business Type Activities		Total	
	2023	2022	2023	2022	2023	2022
<b>Revenues</b>						
Program revenues						
Charges for services	\$ 422,875	\$ 470,954	\$ 1,102,037	\$ 1,325,091	\$ 1,524,912	\$ 1,796,045
Operating grants	837,107	298,151	-	-	837,107	298,151
Capital grants	-	150,000	855,088	110,040	855,088	260,040
General revenues						
Property taxes	345,722	349,548	-	-	345,722	349,548
Specific ownership	33,870	40,397	-	-	33,870	40,397
Sales taxes and other	2,489,822	2,343,802	-	-	2,489,822	2,343,802
Franchise taxes	56,005	54,466	-	-	56,005	54,466
Miscellaneous	217,714	744,903	-	-	217,714	744,903
Interest income	191,106	39,143	138,976	40,021	330,082	79,164
Totals	<u>4,594,221</u>	<u>4,491,364</u>	<u>2,096,101</u>	<u>1,475,152</u>	<u>6,690,322</u>	<u>5,966,516</u>
<b>Expenses</b>						
General government	2,043,956	1,416,354	-	-	2,043,956	1,416,354
Public safety	608,057	562,078	-	-	608,057	562,078
Public works	641,219	642,970	1,222,411	944,480	1,863,630	1,587,450
Culture and recreation	572,251	390,968	-	-	572,251	390,968
Total expenses	<u>3,865,483</u>	<u>3,012,370</u>	<u>1,222,411</u>	<u>944,480</u>	<u>5,087,894</u>	<u>3,956,850</u>
Increase in net position	728,738	1,478,994	873,690	530,672	1,602,428	2,009,666
Beginning	<u>11,146,607</u>	<u>11,875,345</u>	<u>6,957,625</u>	<u>7,831,315</u>	<u>18,104,232</u>	<u>16,094,566</u>
Ending	<u>\$ 11,875,345</u>	<u>\$ 13,354,339</u>	<u>\$ 7,831,315</u>	<u>\$ 8,361,987</u>	<u>\$ 19,706,660</u>	<u>\$ 18,104,232</u>

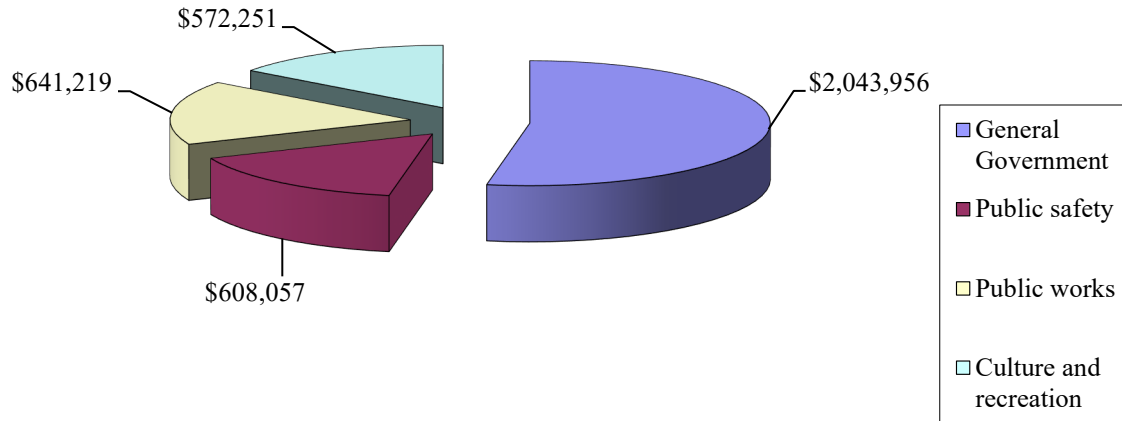
***Governmental Activities***

Governmental activities increased the Town's net position by \$ 728,738.

***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 \$ 873,690. Charges for services accounted for 53% 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 2023, the Town's governmental funds reported combined ending fund balances of \$ 4,352,468, an increase of \$ 830,274 in comparison with the prior year. Of the combined ending fund balances for all governmental funds 97% of this total amount, \$ 4,230,638, 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, \$125,910 and for capital improvements of \$(4,080).

The Town has one major governmental fund, the General Fund, which is the primary operating fund for the Town. At the end of 2023, the unassigned fund balance of the General Fund was \$ 4,230,638, while the total fund balance was \$ 4,356,548. 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 \$ 871,281 during 2023.

**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: the Water Fund and Sewer Fund. At the end of 2023, these funds represented the following net position amounts:

	<u>Water</u>	<u>Sewer</u>
Unrestricted net position	\$ 2,170,721	\$ 1,746,438
Total net position	\$ 5,055,679	\$ 2,775,636
Increase (decrease) in net position	\$ 379,723	\$ 493,967

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The Town budgeted \$ 4,306,598 for 2023 expenditures. Actual expenditures were \$ 3,748,944. There was no amendment to the original budget for the 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, 2023, was \$ 12,918,709. As required by GASB 34, the investment in capital assets includes land, buildings, building improvements, and equipment.

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
<b>Governmental Activities</b>				
Capital assets not being depreciated				
Land	\$ 1,940,462	\$ -	\$ -	\$ 1,940,462
	<u>1,940,462</u>	<u>-</u>	<u>-</u>	<u>1,940,462</u>
Capital assets being depreciated				
Buildings	473,622	-	-	473,622
Vehicles and equipment	832,162	11,668	-	843,830
Equipment-culture and recreation	154,040	71,274	-	225,314
Infrastructure	7,553,459	8,723	-	7,562,182
Less accumulated depreciation	(2,458,127)	(290,615)	-	(2,748,742)
Capital assets being depreciated, net	<u>6,555,156</u>	<u>(198,950)</u>	<u>-</u>	<u>6,356,206</u>
<b>Total Governmental Activities Capital Assets</b>	<u>\$ 8,495,618</u>	<u>\$ (198,950)</u>	<u>\$ -</u>	<u>\$ 8,296,668</u>
<b>Business - Type Activities</b>				
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	5,046,682	-	-	5,046,682
Vehicles and equipment	647,854	48,225	-	696,079
Less accumulated depreciation	(3,029,302)	(148,345)	-	(3,177,647)
Capital assets being depreciated, net	<u>2,685,902</u>	<u>(100,120)</u>	<u>-</u>	<u>2,585,782</u>
<b>Total Business-Type Activities Capital Assets</b>	<u>\$ 4,722,160</u>	<u>\$ (100,120)</u>	<u>\$ -</u>	<u>\$ 4,622,040</u>

## Long-term Debt

As of December 31, 2023, the Town had long-term debt as follows:

	Balance January 1, 2023	Additions	Reductions	Balance December 31, 2023	Due Within One Year
<b>Governmental Activities</b>					
Accrued compensated absences	\$ 136,205	\$ -	\$ (2,414)	\$ 133,791	\$ 133,791
G.O Bonds Series 2014	735,000	-	(95,000)	640,000	100,000
Total	<u>\$ 871,205</u>	<u>\$ -</u>	<u>\$ (97,414)</u>	<u>\$ 773,791</u>	<u>\$ 233,791</u>
<b>Enterprise Activities</b>					
CWCB loan	\$ 508,400	\$ -	\$ (15,667)	\$ 492,733	\$ 16,136
Loan payable	80,778	-	(11,876)	68,902	12,470
CWRPDA loan	168,750	-	(22,500)	146,250	22,500
Total	<u>\$ 757,928</u>	<u>\$ -</u>	<u>\$ (50,043)</u>	<u>\$ 707,885</u>	<u>\$ 51,106</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, 2023**

	<b>Governmental Activities</b>	<b>Business -Type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 1,543,729	\$ 1,175,246	\$ 2,718,975
Investments	2,580,310	2,694,805	5,275,115
Taxes receivable	237,836	-	237,836
Property taxes receivable	529,850	-	529,850
Accounts receivable	28,787	92,246	121,033
Capital assets			
Nondepreciable	1,940,462	2,036,258	3,976,720
Depreciable, net of accumulated depreciation	6,356,206	2,585,783	8,941,989
<b>Total assets</b>	<b>\$ 13,217,180</b>	<b>\$ 8,584,338</b>	<b>\$ 21,801,518</b>
<b>LIABILITIES</b>			
Accounts payable	\$ 16,023	\$ 12,855	\$ 28,878
Accrued payroll costs	16,986	-	16,986
Accrued payroll	5,185	752	5,937
Accrued compensated absences	133,791	-	133,791
Accrued interest payable	-	1,531	1,531
Unearned revenue	-	30,000	30,000
Non current liabilities			
Due within one year	100,000	51,106	151,106
Due in more than one year	540,000	656,779	1,196,779
<b>Total liabilities</b>	<b>811,985</b>	<b>753,023</b>	<b>1,565,008</b>
<b>Deferred inflows of resources</b>			
Deferred property taxes	529,850	-	529,850
<b>NET POSITION</b>			
Invested in capital assets, net of related debt	7,656,668	3,914,156	11,570,824
Restricted for:			
Emergencies	125,910	-	125,910
Unrestricted	4,092,767	3,917,159	8,009,926
<b>Total net position</b>	<b>\$ 11,875,345</b>	<b>\$ 7,831,315</b>	<b>\$ 19,706,660</b>

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
**Statement of Activities**  
**For the Year Ended December 31, 2023**

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	\$ 2,043,956	\$ 75,966	\$ 715,955	\$ -
Public Safety	608,057	7,863	-	-
Public Works	641,219	339,046	103,126	-
Culture and Recreation	572,251	-	18,026	-
<b>Total governmental activities</b>	<b>3,865,483</b>	<b>422,875</b>	<b>837,107</b>	<b>-</b>
<b>Business-type activities:</b>				
Water	825,974	742,915	-	386,567
Sewer	396,437	359,122	-	468,521
<b>Total business- type activities</b>	<b>1,222,411</b>	<b>1,102,037</b>	<b>-</b>	<b>855,088</b>
<b>Total primary government</b>	<b>\$ 5,087,894</b>	<b>\$ 1,524,912</b>	<b>\$ 837,107</b>	<b>\$ 855,088</b>

**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**

<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
\$ (1,252,035)	\$ -	\$ (1,252,035)
(600,194)	-	(600,194)
(199,047)	-	(199,047)
(554,225)	-	(554,225)
<u>(2,605,501)</u>	<u>-</u>	<u>(2,605,501)</u>
-	303,508	303,508
-	431,206	431,206
-	<u>734,714</u>	<u>734,714</u>
<u>(2,605,501)</u>	<u>734,714</u>	<u>(1,870,787)</u>
345,722	-	345,722
33,870	-	33,870
2,265,310	-	2,265,310
139,012	-	139,012
56,005	-	56,005
85,500	-	85,500
217,714	-	217,714
191,106	138,976	330,082
<u>3,334,239</u>	<u>138,976</u>	<u>3,473,215</u>
728,738	873,690	1,602,428
11,146,607	6,957,625	18,104,232
<u>\$ 11,875,345</u>	<u>\$ 7,831,315</u>	<u>\$ 19,706,660</u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway  
Governmental Funds  
Balance Sheet  
December 31, 2023**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total Governmental Funds</b>
<b>Assets</b>			
Cash and cash equivalents	\$ 1,547,809	\$ (4,080)	\$ 1,543,729
Investments	2,580,310	-	2,580,310
Taxes receivable	237,836	-	237,836
Property taxes receivable	529,850	-	529,850
Accounts receivable	28,787	-	28,787
Total assets	<u>\$ 4,924,592</u>	<u>\$ (4,080)</u>	<u>\$ 4,920,512</u>
<b>Liabilities and Fund Balance</b>			
Liabilities:			
Accounts payable	\$ 16,023	\$ -	\$ 16,023
Accrued payroll costs	16,986	-	16,986
Accrued payroll	5,185	-	5,185
Total liabilities	<u>38,194</u>	<u>-</u>	<u>38,194</u>
<b>Deferred inflows of resources</b>			
Deferred property taxes	<u>529,850</u>	<u>-</u>	<u>529,850</u>
<b>Fund balances:</b>			
Restricted			
Reserve for emergencies	125,910	-	125,910
Committed			
Capital improvements	-	(4,080)	(4,080)
Unassigned	4,230,638	-	4,230,638
Total fund balance	<u>4,356,548</u>	<u>(4,080)</u>	<u>4,352,468</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 4,924,592</u>	<u>\$ (4,080)</u>	<u>\$ 4,920,512</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, 2023**

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**Total Fund Balance, Governmental Funds** \$ 4,352,468

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	\$11,045,410	
Less accumulated depreciation	<u>(2,748,742)</u>	\$ 8,296,668

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

Bond payables	\$ (640,000)	
Compensated absences	<u>(133,791)</u>	\$ (773,791)

<b>Net Position - Governmental Activities</b>	<b>\$11,875,345</b>
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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, 2023**

	<b>General Fund</b>	<b>Capital Projects Fund</b>	<b>Total Governmental Funds</b>
<b>Revenues</b>			
Taxes	\$ 2,812,168	\$ -	\$ 2,812,168
Fees and fines	7,863	-	7,863
Licenses and permits	218,744	-	218,744
Intergovernmental	950,358	-	950,358
Charges for services	191,318	-	191,318
Donations	-	(26,004)	(26,004)
Miscellaneous	439,774	-	439,774
<b>Total revenues</b>	<u>4,620,225</u>	<u>(26,004)</u>	<u>4,594,221</u>
<b>Expenditures</b>			
Current:			
General government	2,032,820	-	2,032,820
Public safety	580,358	-	580,358
Public works	403,737	-	403,737
Culture and recreation	522,252	-	522,252
Debt service payments	118,112	-	118,112
Capital outlay	91,665	15,003	106,668
<b>Total expenditures</b>	<u>3,748,944</u>	<u>15,003</u>	<u>3,763,947</u>
<b>Excess of revenues over expenditures</b>	871,281	(41,007)	830,274
<b>Fund balance, January 1</b>	<u>3,485,267</u>	<u>36,927</u>	<u>3,522,194</u>
<b>Fund balance, December 31</b>	<u>\$ 4,356,548</u>	<u>\$ (4,080)</u>	<u>\$ 4,352,468</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, 2023**

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**Net Change in Fund Balances - Total Governmental Funds** \$ 830,274

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	\$ 91,665	
Depreciation expense	(290,615)	
Excess of capital outlay over depreciation		\$ (198,950)

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	2,414	
		97,414

**Change in Net Position of Governmental Funds** \$ 728,738

The accompanying notes are an integral part of this statement.

**Town of Ridgway  
Statement of Net Position  
Enterprise Funds  
December 31, 2023**

	<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	\$ 2,151,304	\$ 1,718,747	\$ 3,870,051
Receivables-net	58,748	33,498	92,246
<b>Total current assets</b>	<u>2,210,052</u>	<u>1,752,245</u>	<u>3,962,297</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	418,138	277,942	696,080
Less: Accumulated depreciation	<u>(1,937,845)</u>	<u>(1,239,802)</u>	<u>(3,177,647)</u>
<b>Utility plant in service-net</b>	<u>3,523,941</u>	<u>1,098,100</u>	<u>4,622,041</u>
<b>Total assets</b>	<u>\$ 5,733,993</u>	<u>\$ 2,850,345</u>	<u>\$ 8,584,338</u>
<b>Liabilities and fund equity</b>			
<b>Current liabilities</b>			
Accounts payable	\$ 7,208	\$ 5,647	\$ 12,855
Accrued payroll	592	160	752
Unearned revenue	30,000	-	30,000
Accrued interest payable	1,531	-	1,531
Current portion of long-term debt	<u>38,636</u>	<u>12,470</u>	<u>51,106</u>
<b>Total current liabilities</b>	<u>77,967</u>	<u>18,277</u>	<u>96,244</u>
<b>Long-term debt-net</b>	<u>600,347</u>	<u>56,432</u>	<u>656,779</u>
<b>Net Position</b>			
Invested in capital assets, net of related debt	2,884,958	1,029,198	3,914,156
Unrestricted	<u>2,170,721</u>	<u>1,746,438</u>	<u>3,917,159</u>
<b>Total net position</b>	<u>\$ 5,055,679</u>	<u>\$ 2,775,636</u>	<u>\$ 7,831,315</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, 2023**

	<b>Enterprise Funds</b>		<b>Total Enterprise Funds</b>
	<b>Water</b>	<b>Sewer</b>	
<b>Operating revenues</b>			
Charges for services	\$ 712,654	\$ 336,600	\$ 1,049,254
Other	30,261	22,522	52,783
<b>Total operating revenues</b>	<u>742,915</u>	<u>359,122</u>	<u>1,102,037</u>
<b>Operating expenses</b>			
Salaries and fringe benefits	161,850	149,030	310,880
Maintenance and repairs	96,930	27,712	124,642
Material and Supplies	62,038	21,804	83,842
Utilities and telephone	25,552	48,674	74,226
Professional fees	3,625	3,960	7,585
Depreciation	87,355	60,990	148,345
Miscellaneous	235,936	38,724	274,660
Consulting and engineering	123,427	28,715	152,142
Insurance	14,010	12,789	26,799
<b>Total operating expenses</b>	<u>810,723</u>	<u>392,398</u>	<u>1,203,121</u>
<b>Operating income or (loss)</b>	(67,808)	(33,276)	(101,084)
<b>Non operating revenues (expenses)</b>			
Investment income	76,215	62,761	138,976
Interest expense	(15,251)	(4,039)	(19,290)
<b>Total non operating revenues (expenses)</b>	<u>60,964</u>	<u>58,722</u>	<u>119,686</u>
<b>Income (loss) before transfers and capital contributions</b>	(6,844)	25,446	18,602
<b>Capital contributions-Tap fees</b>	<u>386,567</u>	<u>468,521</u>	<u>855,088</u>
<b>Change in net position</b>	379,723	493,967	873,690
<b>Total net position, January 1</b>	<u>4,675,956</u>	<u>2,281,669</u>	<u>6,957,625</u>
<b>Total net position, December 31</b>	<u>\$ 5,055,679</u>	<u>\$ 2,775,636</u>	<u>\$ 7,831,315</u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway  
Statement of Cash Flows  
Enterprise Funds  
Year Ended December 31, 2023**

	<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	\$ 726,897	\$ 353,825	\$ 1,080,722
Cash payments for goods and services	(560,928)	(182,335)	(743,263)
Cash payments to employees for services	(161,850)	(152,632)	(314,482)
<b>Net cash provided (used) by operating activities</b>	<u>4,119</u>	<u>18,858</u>	<u>22,977</u>
<b>Cash Flows from Capital and Related Financing Activities</b>			
Tap fees	386,567	468,521	855,088
Acquisition of capital assets	(24,113)	(24,113)	(48,226)
Principal paid on loans and leases	(38,167)	(11,876)	(50,043)
Interest expense	(15,251)	(4,039)	(19,290)
<b>Net cash provided (used) by capital and related financing activities</b>	<u>309,036</u>	<u>428,493</u>	<u>737,529</u>
<b>Cash Flows from Investing Activities</b>			
Interest on investments	<u>76,215</u>	<u>62,761</u>	<u>138,976</u>
<b>Net increase (decrease) in cash and equivalents</b>	389,370	510,112	899,482
<b>Cash balances, January 1</b>	1,761,934	1,208,635	2,970,569
<b>Cash balances, December 31</b>	<u>\$ 2,151,304</u>	<u>\$ 1,718,747</u>	<u>\$ 3,870,051</u>
<b>Reconciling of operating income (loss) to net cash provided (used) by operating activities:</b>			
Operating income (loss)	<u>\$ (67,808)</u>	<u>\$ (33,276)</u>	<u>\$ (101,084)</u>
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation expense	87,355	60,990	148,345
Assets (increase) decrease:			
Accounts receivables	(12,372)	(5,297)	(17,669)
Liabilities increase (decrease):			
Accounts payable	590	43	633
Accrued wages	(3,646)	(3,602)	(7,248)
Total adjustments	<u>71,927</u>	<u>52,134</u>	<u>124,061</u>
<b>Net cash provided (used) by operating activities</b>	<u>\$ 4,119</u>	<u>\$ 18,858</u>	<u>\$ 22,977</u>

The accompanying notes are an integral part of this statement.

**Town of Ridgway  
Statement of Assets and Liabilities  
Fiduciary Funds  
December 31, 2023**

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	<b>Trust and Agency Fund</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 30,577
<b>Liabilities</b>	
Held in trust for benefits and other purposes	\$ 30,577

The accompanying notes are an integral part of this statement.

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2023

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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, 2023

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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 does not involve measurement of results of operations.

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2023

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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 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, 2023

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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, 2023

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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 non-routine 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, 2023

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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, 2023

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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, 2023

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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, 2023, the bank balance of the Town's deposits was \$ 2,814,075 of which \$ 250,000 was covered by federal depository insurance and \$ 2,564,075 was collateralized under PDPA.

The composition of all cash and cash investments held by the Town at December 31, 2023, is as follows.

Cash on hand and with county treasurer	\$ 60
Cash in bank	2,718,915
CSAFE	2,419,437
ColoTrust	<u>2,855,678</u>
Total cash and investments	<u>\$ 7,994,090</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 \$ 5,275,115 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, 2023

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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>\$ 68,902</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>\$ 640,000</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>\$ 146,250</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>\$ 492,733</u>
Total long term debt	<u><u>\$ 1,347,885</u></u>

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2023

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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
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
	\$ 68,902	\$ 10,673	\$ 79,575

CWRPDA Loan Water Lines

	Principal
2024	\$ 22,500
2025	22,500
2026	22,500
2027	22,500
2028	22,500
2029	22,500
2030	11,250
	\$ 146,250

General Obligation Notes, Series 2014

	Principal	Interest	Total
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
	\$ 640,000	\$ 70,915	\$ 710,915

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2023

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

Colorado Water Conservation Board

	Principal	Interest	Total		
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	18,161	12,757	30,918		
2028 to 2032	99,311	55,277	154,588		
2033 to 2037	115,129	39,460	154,589		
2038 to 2042	133,466	21,123	154,589		
2042 to 2045	59,160	2,675	61,835		
	\$ 492,733	\$ 187,457	\$ 680,190		

	Balance January 1, 2023	Additions	Reductions	Balance December 31, 2023	Due Within One Year
Governmental Activities					
Accrued compensated absences	\$ 136,205	\$ -	\$ (2,414)	\$ 133,791	\$ 133,791
G.O Bonds Series 2014	735,000	-	(95,000)	640,000	100,000
Total	\$ 871,205	\$ -	\$ (97,414)	\$ 773,791	\$ 233,791
Enterprise Activities					
CWCB loan	\$ 508,400	\$ -	\$ (15,667)	\$ 492,733	\$ 16,136
Loan payable	80,778	-	(11,876)	68,902	12,470
CWRPDA loan	168,750	-	(22,500)	146,250	22,500
Total	\$ 757,928	\$ -	\$ (50,043)	\$ 707,885	\$ 51,106

**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2023

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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 members of the Colorado Municipal League and own property are eligible to participate.

The general objectives of the Agency are to provide member municipalities with defined liability and property coverage through joint self-insurance and to assist 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, 2023

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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, 2023, the Town's total payroll was \$1,171,241, the total covered payroll by the retirement plan was \$898,350. During 2023, the Town and employees each made their respectively required contribution of \$43,708, for a total of \$87,415. 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, 2023, was as follows:

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
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	473,622	-	-	473,622
Vehicles and equipment	832,162	11,668	-	843,830
Equipment - culture and recreation	154,040	71,274	-	225,314
Infrastructure	7,553,459	8,723	-	7,562,182
Less accumulated depreciation	<u>(2,458,127)</u>	<u>(290,615)</u>	-	<u>(2,748,742)</u>
Capital assets being depreciated, net	<u>6,555,156</u>	<u>(198,950)</u>	<u>-</u>	<u>6,356,206</u>
Total Governmental Activities capital assets	<u>\$ 8,495,618</u>	<u>\$ (198,950)</u>	<u>\$ -</u>	<u>\$ 8,296,668</u>



**Town of Ridgway**  
Notes to the Financial Statements  
December 31, 2023

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

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
	<u>2023</u>	<u>          </u>	<u>          </u>	<u>2023</u>
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	5,046,682	-	-	5,046,682
Vehicles and equipment	647,854	48,225	-	696,079
Less accumulated depreciation	(3,029,302)	(148,345)	-	(3,177,647)
Capital assets being depreciated, net	<u>2,685,902</u>	<u>(100,120)</u>	<u>-</u>	<u>2,585,782</u>
 Total Business-Type Activities Capital Assets	 <u>\$ 4,722,160</u>	 <u>\$ (100,120)</u>	 <u>-</u>	 <u>\$ 4,622,040</u>

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

General government	\$ 13,550	Water	\$ 87,355
Public safety	27,699	Sewer	60,990
Culture and recreation	49,999		<u>\$ 148,345</u>
Public works, including depreciation of general infrastructure assets	<u>199,367</u>		
Total depreciation expenses	<u>\$ 290,615</u>		

Required Supplementary Information

**Town of Ridgway  
General Fund  
Schedule of Revenues-Budget and Actual  
December 31, 2023**

<b>Revenues</b>	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
Taxes:				
General property taxes	\$ 346,695	\$ 346,695	\$ 345,788	\$ (907)
Specific Ownership taxes	35,000	35,000	33,870	(1,130)
General sales taxes	1,678,660	1,678,660	2,128,109	449,449
Franchise taxes	52,000	52,000	56,005	4,005
Lodging tax	100,000	100,000	139,012	39,012
Interest on delinquent taxes	500	500	1,297	797
Delinquent taxes	100	100	-	(100)
Sales tax-penalty and interest	15,000	15,000	22,653	7,653
Excise Development Tax	28,500	28,500	85,500	57,000
<b>Total taxes</b>	<b>2,256,455</b>	<b>2,256,455</b>	<b>2,812,168</b>	<b>555,713</b>
Licenses and permits:				
Liquor licenses	3,500	3,500	6,014	2,514
Other	45,142	45,142	44,527	(615)
Sales tax and license	22,000	22,000	20,475	(1,525)
Building permit fees	75,000	75,000	147,728	72,728
<b>Total licenses and permits</b>	<b>145,642</b>	<b>145,642</b>	<b>218,744</b>	<b>73,102</b>
Intergovernmental revenues				
Grants	762,400	762,400	715,955	(46,445)
State shared revenue:				
Lottery funds	14,000	14,000	18,026	4,026
Cigarette taxes	2,500	2,500	4,189	1,689
Motor vehicle registration fees	6,500	6,500	6,880	380
Mineral leasing and other	20,000	20,000	109,062	89,062
Road and bridge apportionment	30,058	30,058	30,058	-
Highway user's taxes	59,104	59,104	66,188	7,084
<b>Total intergovernmental revenues</b>	<b>894,562</b>	<b>894,562</b>	<b>950,358</b>	<b>55,796</b>
Fines and forfeits	7,500	7,500	7,863	363
Miscellaneous revenues:				
Interest	10,000	10,000	191,106	181,106
Consulting services	70,000	70,000	81,400	11,400
P & Z applications	5,000	5,000	4,950	(50)
Reimbursements and refunds	25,000	25,000	26,939	1,939
Other	94,450	94,450	135,379	40,929
<b>Total miscellaneous revenues</b>	<b>204,450</b>	<b>204,450</b>	<b>439,774</b>	<b>235,324</b>
Charges for services-trash	165,000	165,000	191,318	26,318
Transfers in	-	-	-	-
<b>Total revenues</b>	<b>\$ 3,673,609</b>	<b>\$ 3,673,609</b>	<b>\$ 4,620,225</b>	<b>\$ 946,616</b>

**Town of Ridgway  
General Fund  
Schedule of Expenditures-Budget and Actual  
December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>General Government</b>				
<b>Personnel</b>				
Salary and wages	\$ 592,376	\$ 592,376	\$ 506,694	\$ 85,682
Employee benefits	181,011	181,011	135,345	45,666
Council and Mayor	22,800	22,800	22,800	-
P and Z compensation	17,400	17,400	17,200	200
Town Attorney	60,000	60,000	36,700	23,300
<b>Total personnel</b>	<u>873,587</u>	<u>873,587</u>	<u>718,739</u>	<u>154,848</u>
<b>Administration</b>				
Treasurer fees	6,934	6,934	6,910	24
Audit and budget	7,000	7,000	7,250	(250)
Insurance and bonds	13,815	13,815	15,050	(1,235)
Printing and publishing	1,000	1,000	1,337	(337)
Office supplies and postage	9,000	9,000	3,916	5,084
Utilities	2,000	2,000	1,509	491
Telephone	2,000	2,000	1,705	295
Repairs and maintenance	500	500	-	500
Elections	2,500	2,500	3,463	(963)
Janitor services	3,850	3,850	3,524	326
Conference and school	4,000	4,000	3,591	409
Dues	3,500	3,500	3,134	366
Consulting services	191,340	191,340	196,842	(5,502)
Miscellaneous	107,936	107,936	99,243	8,693
Reimbursable bonds and permits	16,646	16,646	9,554	7,092
Tourism promotion	70,000	70,000	93,523	(23,523)
Leases	3,200	3,200	2,447	753
Meeting and community events	10,000	10,000	7,598	2,402
Regional Transportation Service	35,000	35,000	33,188	1,812
Grants	750,000	750,000	712,500	37,500
Vehicle expense	800	800	1,570	(770)
Filing and recording	500	500	164	336
<b>Total administrative</b>	<u>1,241,521</u>	<u>1,241,521</u>	<u>1,208,018</u>	<u>33,503</u>
<b>Capital outlay</b>				
Office equipment	1,500	1,500	2,583	(1,083)
Property Purchase	40,000	40,000	11,991	28,009
Affordable housing	75,000	75,000	91,489	(16,489)
Records management	500	500	-	500
<b>Total capital outlay</b>	<u>117,000</u>	<u>117,000</u>	<u>106,063</u>	<u>10,937</u>
<b>Total general government</b>	<u>\$ 2,232,108</u>	<u>\$ 2,232,108</u>	<u>\$ 2,032,820</u>	<u>\$ 199,288</u>

**Town of Ridgway  
General Fund  
Statement of Expenditures-Budget and Actual  
December 31, 2023**

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	\$ 329,461	\$ 329,461	\$ 308,511	\$ 20,950
Municipal Judge	1,656	1,656	2,346	(690)
Court Clerk	4,140	4,140	4,140	-
Employee benefits	96,144	96,144	98,930	(2,786)
Juvenile diversion	8,000	8,000	8,000	-
<b>Total personnel</b>	<u>439,401</u>	<u>439,401</u>	<u>421,927</u>	<u>17,474</u>
<b>Administration</b>				
Utilities	1,600	1,600	1,509	91
Gas and oil	16,500	16,500	10,574	5,926
Telephone	4,750	4,750	4,525	225
Uniforms	2,500	2,500	3,041	(541)
Radio and radar repair	2,000	2,000	118	1,882
Office supplies	1,500	1,500	917	583
Dues and schools	3,650	3,650	3,901	(251)
Equipment and Supplies	15,000	15,000	2,761	12,239
Traffic and investigations	2,500	2,500	374	2,126
Dispatch services	66,821	66,821	66,821	-
Testing and examinations	1,000	1,000	-	1,000
Contractual services	12,000	12,000	13,865	(1,865)
Other	34,117	34,117	26,744	7,373
Vehicle maintenance	4,000	4,000	7,049	(3,049)
Computer services	3,000	3,000	2,894	106
<b>Total administration</b>	<u>170,938</u>	<u>170,938</u>	<u>145,093</u>	<u>25,845</u>
<b>Capital Outlay</b>				
Vehicle Leasing	7,000	7,000	8,599	(1,599)
Office equipment purchase	3,000	3,000	4,251	(1,251)
<b>Total capital outlay</b>	<u>10,000</u>	<u>10,000</u>	<u>12,850</u>	<u>(2,850)</u>
<b>Other</b>				
Weed control	1,500	1,500	684	816
Mosquito control	12,500	12,500	11,472	1,028
<b>Total other</b>	<u>14,000</u>	<u>14,000</u>	<u>12,156</u>	<u>1,844</u>
<b>Total public safety</b>	<u>\$ 634,339</u>	<u>\$ 634,339</u>	<u>\$ 592,026</u>	<u>\$ 42,313</u>

**Town of Ridgway  
General Fund  
Statement of Expenditures-Budget and Actual  
December 31, 2023**

continued

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Public Works</b>				
<b>Personnel</b>				
Salaries	\$ 85,028	\$ 85,028	\$ 73,829	\$ 11,199
Employee benefits	32,048	32,048	29,580	2,468
<b>Total personnel</b>	<u>117,076</u>	<u>117,076</u>	<u>103,409</u>	<u>13,667</u>
<b>Administration</b>				
Repairs and maintenance	12,000	12,000	10,578	1,422
Supplies	3,000	3,000	1,602	1,398
Gas, oil and diesel	6,750	6,750	5,708	1,042
Tools	500	500	-	500
Utilities	3,000	3,000	2,786	214
Telephone	1,500	1,500	1,341	159
Safety equipment	1,000	1,000	1,034	(34)
Street signs	10,000	10,000	2,393	7,607
Consulting services	40,000	40,000	9,059	30,941
Street lighting	8,000	8,000	4,431	3,569
Miscellaneous	57,645	57,645	39,844	17,801
Computer services	900	900	900	-
<b>Total administration</b>	<u>144,295</u>	<u>144,295</u>	<u>79,676</u>	<u>64,619</u>
<b>Capital Outlay</b>				
Storm Drainage	-	-	-	-
Gravel and paving	65,000	65,000	19,272	45,728
Dust prevention	35,000	35,000	36,680	(1,680)
Office equipment purchase	500	500	100	400
Equipment purchase	3,500	3,500	-	3,500
Vehicle purchase	75,000	75,000	-	75,000
<b>Total capital outlay</b>	<u>179,000</u>	<u>179,000</u>	<u>56,052</u>	<u>122,948</u>
<b>Total public works</b>	<u>440,371</u>	<u>440,371</u>	<u>239,137</u>	<u>201,234</u>
<b>Trash removal</b>	<u>\$ 165,000</u>	<u>\$ 165,000</u>	<u>\$ 173,323</u>	<u>\$ (8,323)</u>

**Town of Ridgway  
General Fund  
Statement of Expenditures-Budget and Actual  
December 31, 2023**

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	9,000	9,000	9,000	-
Other donations	55,500	55,500	51,861	3,639
Uncompahgre Volunteer Legal Aid	3,000	3,000	3,000	-
Ouray County partners program	1,000	1,000	1,000	-
Eco Action Partners	6,000	6,000	6,000	-
Second chance humane society	8,000	8,000	8,000	-
Region 10	1,394	1,394	1,394	-
<b>Total culture and recreation</b>	<u>84,894</u>	<u>84,894</u>	<u>81,255</u>	<u>3,639</u>
<b>Community Center</b>				
Utilities	1,750	1,750	1,633	117
Maintenance and repairs	15,000	15,000	10,258	4,742
Janitorial services	3,850	3,850	3,524	326
Supplies	5,000	5,000	7,762	(2,762)
Capital Outlay	136,500	136,500	67,483	69,017
<b>Total community center</b>	<u>162,100</u>	<u>162,100</u>	<u>90,660</u>	<u>71,440</u>
<b>Parks</b>				
Personnel				
Salaries and benefits	99,773	99,773	82,783	16,990
Employee benefits	33,686	33,686	32,805	881
<b>Total personnel</b>	<u>133,459</u>	<u>133,459</u>	<u>115,588</u>	<u>17,871</u>
<b>Administration</b>				
Utilities	7,500	7,500	6,656	844
Gas and oil	5,000	5,000	2,440	2,560
Repairs and maintenance	15,000	15,000	5,898	9,102
Janitorial	12,000	12,000	12,779	(779)
Supplies and materials	30,200	30,200	22,552	7,648
Insurance	12,815	12,815	12,315	500
Urban forest management	20,000	20,000	27,260	(7,260)
Events and festivals	130,000	130,000	120,900	9,100
Other	59,100	59,100	69,431	(10,331)
<b>Total administration</b>	<u>291,615</u>	<u>291,615</u>	<u>280,231</u>	<u>11,384</u>
<b>Capital outlay</b>	<u>45,000</u>	<u>45,000</u>	<u>25,792</u>	<u>19,208</u>
<b>Total parks</b>	<u>470,074</u>	<u>470,074</u>	<u>421,611</u>	<u>48,463</u>
<b>Debt service</b>	<u>117,712</u>	<u>117,712</u>	<u>118,112</u>	<u>(400)</u>
<b>Transfers</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Total expenditures</b>	<u>\$ 4,306,598</u>	<u>\$ 4,306,598</u>	<u>\$ 3,748,944</u>	<u>\$ 557,654</u>

**Town of Ridgway  
Capital Projects Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual  
Year Ended December 31, 2023**

---

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenues</b>				
Intergovernmental	\$ 70,000	\$ 70,000	\$ -	\$ (70,000)
Donations- developer fees	-	-	(26,004)	(26,004)
<b>Total revenues</b>	<u>70,000</u>	<u>70,000</u>	<u>(26,004)</u>	<u>(96,004)</u>
<b>Expenditures</b>				
Current:				
Culture and recreation				
Capital outlay	70,000	70,000	15,003	54,997
<b>Total expenditures</b>	<u>70,000</u>	<u>70,000</u>	<u>15,003</u>	<u>54,997</u>
<b>Excess (deficiency) of revenues over expenditures</b>	-	-	(41,007)	(41,007)
<b>Fund balance, January 1</b>	-	-	36,927	36,927
<b>Fund balance, December 31</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (4,080)</u>	<u>\$ (4,080)</u>



**Town of Ridgway**  
**Water Fund-(non GAAP Budgetary Basis)**  
**Schedule of Revenues and Expenditures-Budget and Actual**  
**December 31, 2023**

<b>Revenues</b>	<b>Budgeted</b>		<b>Actual</b>	<b>Variable</b>
	<b>Original</b>	<b>Final</b>		<b>Favorable</b>
				<b>(Unfavorable)</b>
Charges for services	\$ 700,000	\$ 700,000	\$ 712,654	\$ 12,654
Tap fees and contributions	90,000	90,000	386,567	296,567
Investment income	8,000	8,000	76,215	68,215
Grants	100,000	100,000	-	(100,000)
Other	28,600	28,600	30,261	1,661
<b>Total revenues</b>	<b>926,600</b>	<b>926,600</b>	<b>1,205,697</b>	<b>279,097</b>
<b>Expenditures</b>				
Salaries and fringe benefits	160,376	160,376	161,850	(1,474)
Supplies	92,500	92,500	61,034	31,466
Insurance	12,615	12,615	14,010	(1,395)
Professional fees	3,250	3,250	3,625	(375)
Repairs and maintenance	510,000	510,000	56,072	453,928
Vehicle expense	14,500	14,500	22,708	(8,208)
GIS mapping	1,500	1,500	1,251	249
Testing and permits	8,000	8,000	5,164	2,836
Capital outlay	25,000	25,000	25,119	(119)
Consulting and engineering	152,850	152,850	123,427	29,423
Utilities and telephone	27,500	27,500	25,552	1,948
Plant Expenses	22,000	22,000	18,150	3,850
Computer services	2,900	2,900	1,741	1,159
Other	176,435	176,435	227,780	(51,345)
Debt service-CWRPD	22,500	22,500	22,500	-
Debt service- CWCB	30,918	30,918	30,918	-
<b>Total expenditures</b>	<b>1,262,844</b>	<b>1,262,844</b>	<b>800,901</b>	<b>461,943</b>
<b>Excess of revenues over expenditures</b>	<b>(336,244)</b>	<b>(336,244)</b>	<b>404,796</b>	<b>741,040</b>
<b>Available Resources-January 1</b>	<b>1,730,481</b>	<b>1,730,481</b>	<b>1,765,925</b>	<b>35,444</b>
<b>Available Resources-December 1</b>	<b>\$ 1,394,237</b>	<b>\$ 1,394,237</b>	<b>\$ 2,170,721</b>	<b>\$ 776,484</b>

**Town of Ridgway**  
**Sewer Fund-(Non GAAP Budgetary Basis)**  
**Schedule of Revenues and Expenditures-Budget and Actual**  
**December 31, 2023**

<b>Revenues</b>	<b>Budgeted</b>		<b>Actual</b>	<b>Variable</b>
	<b>Original</b>	<b>Final</b>		<b>Favorable</b>
				<b>(Unfavorable)</b>
Charges for services	\$ 328,000	\$ 328,000	\$ 336,600	\$ 8,600
Tap fees and contributions	90,000	90,000	468,521	378,521
Investment income	8,000	8,000	62,761	54,761
Miscellaneous	6,100	6,100	22,522	16,422
<b>Total revenues</b>	<u>432,100</u>	<u>432,100</u>	<u>890,404</u>	<u>458,304</u>
<b>Expenditures</b>				
Salaries and fringe benefits	149,007	149,007	149,030	(23)
Consulting and engineering	75,500	75,500	28,715	46,785
Repairs and maintenance	60,000	60,000	15,074	44,926
Vehicle expense	11,000	11,000	12,638	(1,638)
GIS mapping	1,500	1,500	811	689
Testing and permits	15,000	15,000	7,073	7,927
Insurance	12,615	12,615	12,789	(174)
Professional fees	4,250	4,250	3,960	290
Supplies	11,500	11,500	20,398	(8,898)
Utilities and telephone	50,150	50,150	48,674	1,476
Computer services	2,600	2,600	1,441	1,159
Debt service	15,915	15,915	15,915	-
Other	28,834	28,834	29,399	(565)
Capital outlay	25,500	25,500	25,519	(19)
<b>Total expenditures</b>	<u>463,371</u>	<u>463,371</u>	<u>371,436</u>	<u>91,935</u>
<b>Excess of revenues over expenditures</b>	(31,271)	(31,271)	518,968	550,239
<b>Available Resources-January 1</b>	<u>1,220,300</u>	<u>1,220,300</u>	<u>1,227,470</u>	<u>7,170</u>
<b>Available Resources-December 1</b>	<u>\$ 1,189,029</u>	<u>\$ 1,189,029</u>	<u>\$ 1,746,438</u>	<u>\$ 557,409</u>



## Annual Highway Finance Report - CY23

### Steps for editing and printing your content

1. Enter your email and select your City or County from the list below.
2. Click on "Start" to edit/update your data.
3. Click on "Save" at the bottom of the form to save your work.
4. Click on "Print Mode" at the bottom of the form to view your work in a read only more printer friendly format.
5. Click on "Edit Mode" at the bottom of the form to return to editing your work.
6. Save any changes that are made using the "Save" button.

Please no commas or dollar signs for the input

Email address: pkraft@town.ridgway.co.us

City/County: Ridgway

## Receipts, Disbursements & Costs

### II - Receipts for Road & Street Purposes

#### A. Receipts from local sources

2. General Fund Appropriations:	\$	322409.00
3. Other local imposts: <i>from A.3. Total below</i>	\$	42,328.00
4. Miscellaneous local receipts: <i>from A.4. Total below</i>	\$	33,867.00
5. Transfers from toll facilities	\$	0.00
6. Proceeds of sale of bonds and notes		
a. Bonds - Original Issues:	\$	0.00
b. Bonds - Refunding Issues:	\$	0.00
c. Notes:	\$	0.00

SubTotal: \$ 398,604.00

B. Private Contributions \$ 0.00



<b>A. Bonds (Total)</b>	\$ <input type="text" value="735,000.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="95,000.00"/>	\$ 640,000.00
1. Bonds (Refunding Portion)		\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ 0.00
<b>B. Notes (Total):</b>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ <input type="text" value="0.00"/>	\$ 0.00

## Receipts, Disbursements & Costs

### V - Local Road & Street Fund Balance

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
\$ <input type="text" value="0.00"/>	\$ 466,707.00	\$ 466,707.00	\$ <input type="text" value="0.00"/>	\$ 0.00

**Notes and Comments:**

undefined

Please enter your name:

Please provide a telephone number where you may be reached:

Please click on the "Save" button before viewing the data in a print format.



Contact: Eric Ehrbar | Email: [Eric.Ehrbar@state.co.us](mailto:Eric.Ehrbar@state.co.us) | Phone: 303.512.4914

## AGENDA ITEM #6

**RESOLUTION NO. 24-07**

**A RESOLUTION OF THE TOWN COUNCIL  
OF THE TOWN OF RIDGWAY, COLORADO,  
ESTABLISHING A PARTNER CITY RELATIONSHIP  
WITH THE CITY OF FORT SMITH, ARKANSAS**

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

**WHEREAS**, the City of Fort Smith, Arkansas, is historically recognized as the home of Judge Isaac Parker and the backdrop for the iconic story of "True Grit" by Charles Portis; and

**WHEREAS**, the Town of Ridgway, Colorado, has been recognized as Fort Smith in the 1969 movie adaptation of "True Grit"; and

**WHEREAS**, communities along the 250-mile True Grit Trail in Western Arkansas and Southeastern Oklahoma are embracing the growing interest in the story of Mattie Ross and Marshal Reuben J. "Rooster" Cogburn; and

**WHEREAS**, the enduring popularity of "True Grit" brings visitors from all over the world to Ridgway and Fort Smith; and

**WHEREAS**, businesses within these communities have incorporated "True Grit" into their names and products, further promoting tourism and cultural interest; and

**WHEREAS**, there is a mutual benefit in forming a partnership to promote shared heritage and tourism for enthusiasts of Charles Portis and "True Grit".

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, THAT:**

The Town of Ridgway, Colorado is hereby proclaimed to be a Partner City to City of Fort Smith, Arkansas. Together, both municipalities will continue to embrace the cultural significance of Charles Portis's work for future generations and will conceive ways to collaborate on promoting "True Grit" tourism.

**ADOPTED AND APPROVED THIS 14<sup>th</sup> DAY OF AUGUST, 2024.**

**TOWN OF RIDGWAY, COLORADO**

\_\_\_\_\_  
John I. Clark, Mayor

**ATTEST:**

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

## AGENDA ITEM #7



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: August 9, 2024  
Agenda Topic: **Presentation and direction regarding updated concept for Green Street Sustainability Park Master Plan**

---

**BACKGROUND:**

Back in March, after a competitive solicitation process, the Town entered into a Professional Services Agreement with Superbloom for the Green Street Sustainability Park Master Planning Project.

To kick-off the master planning process, the Town and Superbloom hosted a series of stakeholder meetings and a public meeting on April 18<sup>th</sup>. The purpose of the public meeting was for members of the public and various stakeholder groups to meet the Superbloom team and provide thoughts and ideas on the future of Green Street Park.

Superbloom developed park layout concepts based on the initial feedback that was received at the first public meeting, and also based on the results of a survey that was available from April 22<sup>nd</sup> through May 10<sup>th</sup>. The survey asked participants to identify needs and priorities for Green Street Park.

The Town and Superbloom hosted a second public meeting on June 11<sup>th</sup> to present the park layout concepts that had been developed and for members of the public and various stakeholder groups to provide feedback on the concepts. Shortly after the meeting, the concept plan options were made available via a survey at <https://readymag.website/u4242466480/4705864/>. Feedback was solicited through June 28<sup>th</sup>. The survey results were presented at the July 10, 2024 Town Council meeting.

Following the survey, Superbloom created a Preferred Concept for consideration by the Town Council. After substantial input and discussion concerning the preferred concept at the July 10, 2024 Council meeting, Superbloom was tasked with updating the concept based on the direction provided. The Revised Concept is appended to this memo as Attachment 1. Included in Attachment 2 are a few photos of the story poles that have been erected at the Green Street Park site to depict the potential height of the various solar arrays. The Superbloom team will attend Wednesday's Council meeting to present the Revised Concept.

**DIRECTION REQUESTED:**

As we prepare to venture into Phase 3 of the scope of work where Superbloom will 1) finalize a preferred layout for Green Street Park, 2) provide high level cost estimates for future budgeting purposes, and 3) provide a final master plan document, direction is sought on the makeup of the Revised Concept.

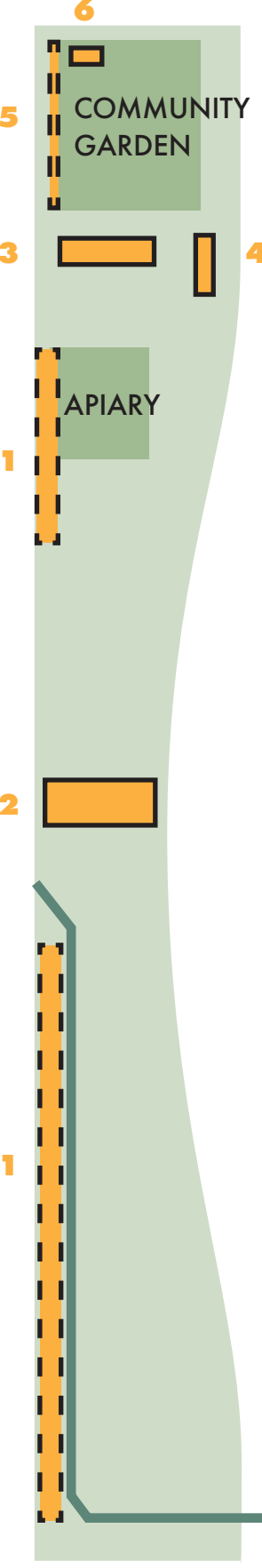
**ATTACHMENTS:**

- Attachment 1 – Revised Concept
- Attachment 2 – Photos of Story Poles



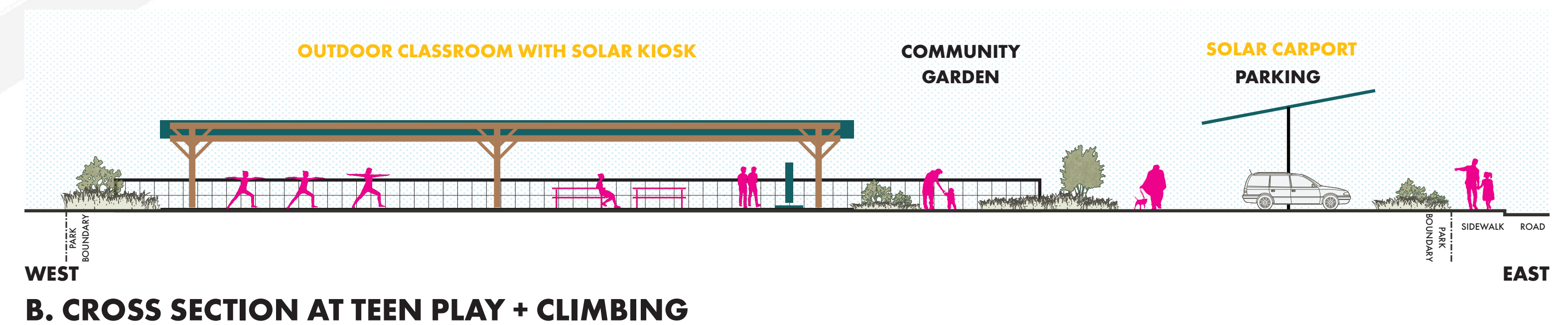
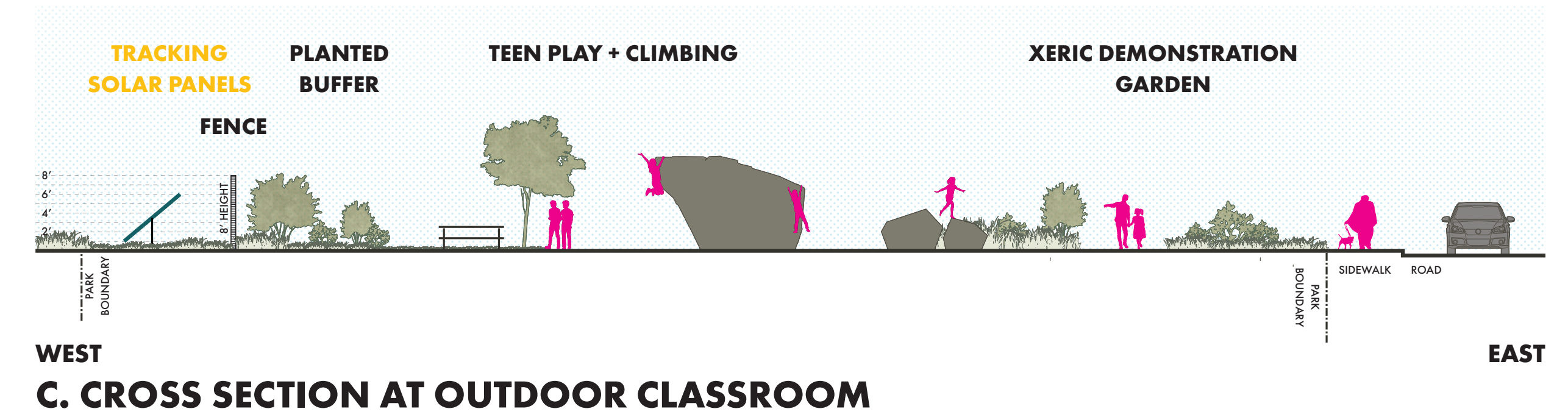
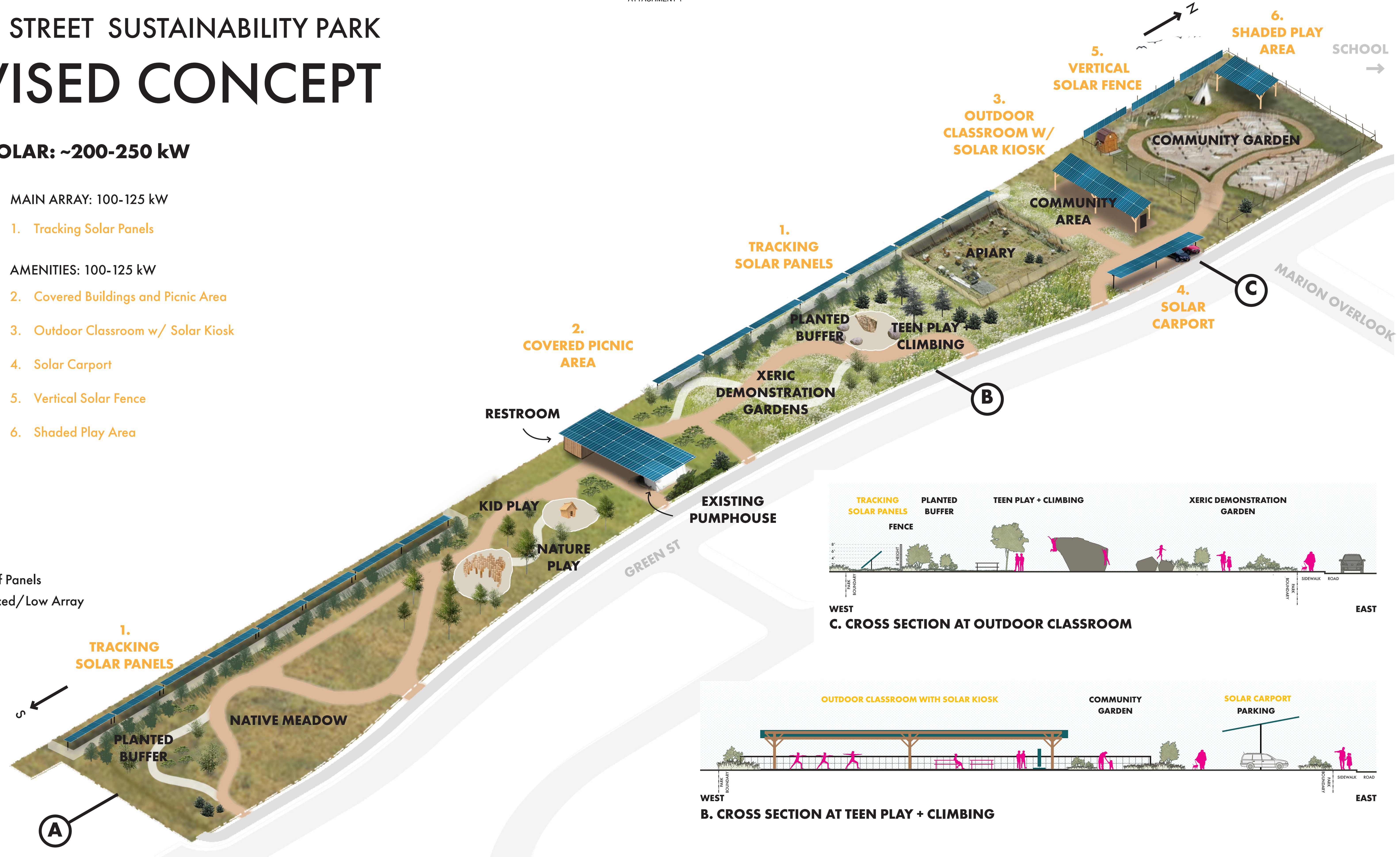
# GREEN STREET SUSTAINABILITY PARK REVISED CONCEPT

**TOTAL SOLAR: ~200-250 kW**



- MAIN ARRAY: 100-125 kW**
- Tracking Solar Panels
- AMENITIES: 100-125 kW**
- Covered Buildings and Picnic Area
  - Outdoor Classroom w/ Solar Kiosk
  - Solar Carport
  - Vertical Solar Fence
  - Shaded Play Area

- Roof Panels
- Fenced/Low Array





ATTACHMENT 2



## AGENDA ITEM #8

## AGENDA ITEM #9



### Application for Special Event Permit

Applicant Name: <u>Ridgway Area Chamber</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, Dec. 6th, 2024</u>
Event Name: <u>RACC / Noel Night</u>	Event Time: <u>5pm - 7pm</u>
Type of Event: <u>holiday parade</u>	# Attendees: _____

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

<input checked="" type="checkbox"/> Hartwell Park	<input type="checkbox"/> Hartwell Park Stage	<input type="checkbox"/> Athletic Park
<input type="checkbox"/> Cottonwood Park	<input type="checkbox"/> Dennis Weaver Memorial Park	<input type="checkbox"/> Concession Area (Athletic Park)
<input type="checkbox"/> Rollans Park	<input checked="" type="checkbox"/> Right-of-Way (specify below)	<input type="checkbox"/> Community Center
<input type="checkbox"/> Other (specify):		

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

Gather vehicles @ parking lots on Railroad St, leave lots south toward Hwy 62, west on Hwy 62, North on Laura St, East on Clinton St, south on Lena St, East on Hwy 62, End at Railroad St parking lot

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

Use of Hartwell Park for tree lighting and Caroling, use of right-of-way for holiday parade, use of Gazebo for visits with Santa

Event Type (check all that apply):

<input type="checkbox"/> Fundraising Event	<input type="checkbox"/> Outdoor Music Concert	<input type="checkbox"/> Filming/ Production
<input type="checkbox"/> Run/Walk Event	<input type="checkbox"/> Bicycling Event	<input type="checkbox"/> Art Show and Sales
<input type="checkbox"/> Outdoor Market	<input checked="" type="checkbox"/> Other (specify): <u>holiday art + business celebration</u>	



**\*Selling of alcoholic beverages** requires an application for a State of Colorado Special Events Liquor License. Application must be made with the Town Clerk, and the license received prior to holding the event.

**\*\*All sponsors of events are required to provide proof of insurance** listing the Town of Ridgway, officers and employees as additional insured and indemnifying the Town of Ridgway.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TOWN STAFF WILL COMPLETE THE FOLLOWING SCHEDULES:**

<b>Permit Application Fee</b> (\$50): <i>(Due at time of application)</i>	\$	Date Paid:	Check #:
<b>Large Event Fee</b> (\$50 - <i>if more than 100 people</i> ):	\$	Date Paid:	
<b>Filming/ Production Fee</b> (\$250 day):	\$	Date Paid:	
<b>Parks Department Assistance</b> (\$25 hour):	\$	Date Paid:	
<b>Hartwell Park Stage Use Fee</b> (\$50):	\$	Date Paid:	
<b>Concession Area Use Fee</b> (\$50):	\$	Date Paid:	
<b>Community Center Fee:</b> (\$25 hour):	\$	Date Paid:	
<b>Electricity Use Fee:</b> (\$15 day):	\$	Date Paid:	
<b>Law Enforcement Fee:</b> (\$30/hr/officer):	\$	Date Paid:	
<b>Refundable Damage Deposit:</b> up to 100 people: \$50 101-500 people: \$100 >500 people: \$200	\$	Date Paid:	
Community Center: \$100 Hartwell Park Stage: \$500 Concession Area \$150			
<b>Release of Damage Deposit:</b>	\$	Date Paid:	
Local government & Ouray County special districts and non-profits can apply for a fee reduction/waiver for use of the stage and concession area			

**ADDITIONAL REQUIREMENTS** (check all that apply):

<input type="checkbox"/> Town Council Approval (Date: _____ )	<input type="checkbox"/> Insurance/ Indemnity
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Special Event Liquor License
<input type="checkbox"/> Special Event Vendor License	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Sales Tax License(s)	<input type="checkbox"/> Other: _____





**Vicinity Map/Site Plan**

Attach a vicinity map and site plan. List all parks, trails, open space, facilities, roadways, bridges and other Town property proposed for use with the event. The following questions include items which, if applicable, should be included on the site plan.

Checklist for Vicinity Map/ Site Plan:

- Event Site (park, trail, open space, facilities, sidewalk, street)
- Parking Plan and Traffic Flow
- Locations of security personnel
- Locations of first aid and emergency services
- Routes for EMS and fire department
- Water stations
- Location and number of sanitation facilities
- Food service booths
- Temporary road closures
- Liquor sales and consumption (must match special event license)
- Electrical and lighting sources
- Sound and amplification plan
- Trash receptacles
- Signage type and location
- Proposed locations for staking or any penetration of the ground

**Parking/Traffic Flow**

Indicate the number of parking spaces, locations, traffic flow, personnel directing traffic, and traffic signage.

Name(s) authorized personnel to direct traffic: Ridgway Marshal's Office

Are you planning event parking on-site?  Yes  No

Are you planning event parking off-site?  Yes  No

How will you be moving people to/from the event site?

**Security/Law Enforcement**

Describe the emergency communications plan [e.g.: radio channels, cell phones, etc.]:

cell phones



Do you anticipate utilizing uniform deputy services for ground security or traffic direction?

If so, what are the plans to meet these needs?

Yes  No

Will a private security company be used?

Yes  No

How will the security personnel be identified? \_\_\_\_\_

Phone number for security company/or personnel contact: \_\_\_\_\_

Will event interrupt the normal traffic flow on any street?

Yes  No

Will event need authorization to park vehicles on any street?

Yes  No

Does event need Police or Sheriff or Fire Department services?

If yes, please list:

Yes  No

**Emergency Medical Care**

Describe emergency medical services arrangements/plan:

\_\_\_\_\_  
\_\_\_\_\_

**Potable Water**

Will the event provide participants/vendors with drinking water?

Yes  No

If yes, describe water source, estimated amount and methods of distribution:

\_\_\_\_\_  
\_\_\_\_\_

**Sanitation**

*Events up to 250 attendees do not need to provide portable restrooms  
Between 250 - 350 attendees at least 1 portable restroom  
Between 350-550 attendees at least 3 portable restrooms must be provided*





Will the event use Town restroom facilities?  Yes  No

Will portable sanitation facilities be supplied?  Yes  No

If yes, describe portable sanitation plan, including company name and phone number:

\_\_\_\_\_

Sanitation Drop Off/ Pick Up Dates and Times:

Drop Off:     /    /           
mm / dd / yy est. time

Pick Up:     /    /           
mm / dd / yy est. time

**Electricity**

Will the Town be providing electricity for the event?  Yes  No

Describe electricity uses and locations:

spiderbox for additional lights and PA system

\_\_\_\_\_

**Refuse Collection** *Events with over 500 attendees with food vendors must provide a dumpster*

Will the event use Town trash receptacles?  Yes  No

Will the event have dumpsters on site?  Yes  No

Describe refuse removal plan; if dumpsters will be placed provide the company name and contact information:

\_\_\_\_\_

\_\_\_\_\_

Refuse Container Drop Off/ Pick Up Dates and Times:

Drop Off:     /    /           
mm / dd / yy est. time

Pick Up:     /    /           
mm / dd / yy est. time



**Sound and Amplification**

Will sound or amplification be used for the event?  Yes  No

Describe type of amplification system to be used, and where it will be placed:

temporary use for Carolers, approx 30 min

**Street Closure**

Are temporary street closures needed for the event?  Yes  No

Describe which streets would be impacted, proposed signage and the safety plan:

Hwy 62 from Railroad St to Laura St., N. Laura to Clinton St to N. Lena St, N. Lena St. to Hwy 62 to Railroad St.

**Signage**

Will temporary signage be needed for event?  Yes  No

Describe the exact location for placement of signage:

Banner @ Hartwell Park

Indicate the date and time the temporary signage will be placed and removed:

Signage Up:  $\frac{mm}{mm} / \frac{dd}{dd} / \frac{yy}{yy}$  \_\_\_\_\_  
est. time

Signage Down:  $\frac{mm}{mm} / \frac{dd}{dd} / \frac{yy}{yy}$  \_\_\_\_\_  
est. time



**Staking (ground penetration for tents, signs, fencing, etc.)**

Will ground penetrations be needed for the event?  Yes  No

Describe location of where staking will be needed, and proposed types:

---

---

**Food Service & Merchandise Vendors**

Will food service and/or merchandise vendors be present at the event?  Yes  No

*\* If yes, an application for a Special Event Vendor License must be submitted to the Town, along with a detailed list of all vendors must be provided 15 days prior to the event. The Town will prepare sales tax remittance forms and it will be the responsibility of the event organizer to collect all sales tax remittances and ensure they are remitted to the Town within 30 days after the event.*

Which types of vendors will be present: \_\_\_\_\_

What plan will be in place regarding removal of hot coals and grease generated by food vendors:

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**Alcohol Use**

*No alcoholic beverages may be possessed, consumed or provided on any public property unless the event organizer has been issued a Town of Ridgway Special Event Liquor License. All provisions of the Colorado Liquor Code and local law related to liquor apply to all public properties. Contact the Town Clerk at 970-626-5308 Ext 211 to obtain a license.*

**Please list any special requirements or potential impacts of the event:**

*n/a*

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**\*\* Town equipment and furnishings cannot be removed from Town Hall for use in parks or the stage**

- Visitor Center
- Police Dept
- Fire Dept
- Medical Services
- Gas Station
- Public Parking
- EV Charging
- Post Office
- Public Restroom
- RV Parking
- Mechanics



See directory listing for location/contacts  
 10 11 67 72

Top of the Pines



## AGENDA ITEM #10



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: August 9, 2024  
Agenda Topic: **Extension request to meet conditions of approval of Preserve PUD Preliminary Plat**

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**ACTION BEFORE COUNCIL:**

Council is asked to consider an extension for the Preserve PUD Preliminary Plat approval initially granted on March 14, 2018 and subsequently extended in March of 2020, in January of 2022, and in February of 2024. If approved, the extension would allow the applicant more time to meet the conditions assigned with the Preliminary Plat approval.

**BACKGROUND:**

The Preserve PUD previously received Preliminary Plat approval from the Council 2006. At that time some of the infrastructure improvements were completed and a one-year extension was granted by the Council in September 2007. After that, the project was put on hold, likely due to the economic recession and the Town worked with the owner to essentially close up the project and ensure the site was safe.

In 2018 and in an effort to retain the investment made in the development to date, the property owner at the time reapplied for Preliminary Plat as the previous Preliminary Plat approval had long expired. The Sketch Plan and Preliminary Plat hearings were held with the Planning Commission on February 23, 2018. The Commission approved the Sketch Plan and recommended approval of the Preliminary Plat to Council, subject to the conditions in the staff report with a few additional conditions including a two-year period, rather than the 90 days allowed by the code, to meet the conditions. The Preliminary Plat hearing was then held with the Council on March 14, 2018. Council approved the Preliminary Plat subject to all of the conditions listed in the staff report which included the conditions added by the Planning Commission. All conditions were to be met by March 14, 2020.

It's worth noting that a large section of this property falls within the Uncompahgre River Overlay District (UROD), but the property is not currently subject to the UROD's river corridor development regulations. Ordinance No. 18-01 amending the Town's official zoning map to provide for the UROD and creating river corridor development regulations was adopted in March of 2018, shortly after the initial Preserve PUD Preliminary Plat approval on March 14, 2018.

This property was sold in October 2018 to Dalwhinnie Group LLC. The Town met with the new owner just before closing in October 2018 and then again in September 2019. Staff believes the owner made some progress in that year on items like coordination with the USACOE on wetlands and floodplain issues, assessing what infrastructure improvements had been made, and beginning to work on the CDPHE lift station permits.

On March 11, 2020, the owner requested and was granted a two-year extension to the Preliminary Plat approval. In January of 2022 the owner requested another two-year extension to the Preliminary Plat approval, and it was granted by the Town Council. In February of 2024, the owner requested a three-year extension to the Preliminary Plat approval. However, Council elected to approve a six-month extension, as



recommended by staff, to allow additional time for staff and the applicant to discuss the annexation and preliminary plat processes.

The current expiration date of the Preliminary Plat approval is September 11, 2024. **The owner is now requesting a three-year extension to the Preliminary Plat approval, meaning the owner would have an additional three years to meet the conditions assigned with the approval from March 14, 2018.**

The owner and their development team have 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 to be annexed to the Town so the Town's sanitary sewer infrastructure can be located within the Town limits.

Since the property is outside of the UGB, the first step in this process was 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. In November 2023, and after following the *Town of Ridgway Master Plan Amendment Process*, the development team requested Council approval to amend the Future Land Use Map, and therefore, the Urban Growth Boundary, Initial Growth Boundary, and Three-Mile Plan to include the portion of the property south of the Preserve PUD property, located between County Road 23 and the Uncompahgre River, that is sufficient to locate the required infrastructure for the Preserve PUD development. In addition, the development team requested 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 and Urban Growth Boundary. Council approved the amendment request.

On January 10, 2024, the development team made a request to the Council to include the small sliver of Town property that's part of the Athletic Park parcel and currently outside of the Town boundary in their upcoming annexation application. Council authorized the inclusion of the property.

On July 19, 2024, the development team submitted formal Annexation and Zoning Map Amendment applications to the Town. The materials have been reviewed and deemed complete. This review only verified that sufficient information was submitted to complete a review of the application materials. Staff is now in the process of reviewing the materials and processing the application in accordance with the Ridgway Municipal Code.

The Municipal Code allows for extension of Preliminary Plat approval for good cause and allows for Council to grant additional time to meet conditions. The applicable Code section is provided below.





*7-5-2(C)(3)(a)(iii) For a final plat, a finding must be made that a preliminary plat for the subdivision was approved or conditionally approved by the Town Council not more than twelve (12) months prior to the date of submission of an application for final plat approval or that the preliminary plat is currently valid and effective as the result of the approval of an extension of the effective date of the preliminary plat.*

**STAFF RECOMMENDATION:**

Staff recommends approval of a two-year extension.

**OPTIONS:**

Below are several options for Council's consideration:

1. Approve the three-year extension request to the Preliminary Plat approval, making the new expiration date September 11, 2027.
2. Approve a two-year extension, making the new expiration date September 11, 2026.
3. Approve an extension for a different period of time.
4. Deny the extension request.

**PROPOSED MOTION**

"I move to [approve/deny] an extension for the Preserve PUD Preliminary Plat, Savath Subdivision part of Outlot A and the Woodford Addition, for a period of \_\_\_\_\_ years with the [same or edited as follows] conditions assigned at the March 14, 2018 approval and to allow up to \_\_\_\_\_ years to meet those conditions."

**ATTACHMENTS:**

Attachment 1 – Extension request from Chris Hawkins on behalf of Dalwhinnie Group LLC

Attachment 2 – Staff Report dated March 9, 2018 regarding Sketch Plan and Preliminary Plat

# ATTACHMENT 1

Alpine Planning, LLC

P.O. Box 654 | Ridgway, CO 81432 | 970.964.7927 | [chris@alpineplanningllc.com](mailto:chris@alpineplanningllc.com)



Town of Ridgway  
Town Council

July 15, 2024

Dear Town Council Members,

Please accept this letter on behalf of the Dalwhinnie Group LLC (“**Dalwhinnie**”) requesting an extension to the Preserve Preliminary Plat and PUD (“**Preliminary Plat**”) that is located in the Savath Subdivision Part of Outlot A and Woodford Addition (“**Property**”). The approved Preliminary Plat is shown in Exhibit A. The Town Council approved the first Preliminary Plat in 2006 and a one-year extension was approved by the Town Council in 2007. The project was put on hold in 2008 due to the recession and the plat approval expired. The Planning Commission re-approved a new sketch plan and the Preliminary Plat on February 23, 2018. The Town Council re-approved the Preliminary Plat on March 14, 2018, subject to specific conditions including a two-year period to complete the approval conditions and construct the infrastructure (“**Town Approval**”). The Town Council unanimously approved two-year extensions of the Preliminary Plat on March 11, 2020 and January 12, 2022 due to Covid delays and other considerations. The Council also granted a six (6) month extension on February 14, 2024 with the short-extension period to allow review of the annexation process step and proposed lift station infrastructure, and to determine a true time frame for the needed extension. The six month extension will expire on September 14, 2024.

It should be noted that the Town Council approval of the last two-year extension included a condition that there would be no further extensions. Dalwhinnie’s intent was to already have the subdivision improvements completed by now and be submitting for the final plat; however, recommencing construction hit a major delay in moving forward due to the following events:

1. The Dalwhinnie team sent a memo to the Ouray County Planning Department requesting the process to seek formal approval of the following Preliminary Plat “**County Approval 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.

# ATTACHMENT 1

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.”

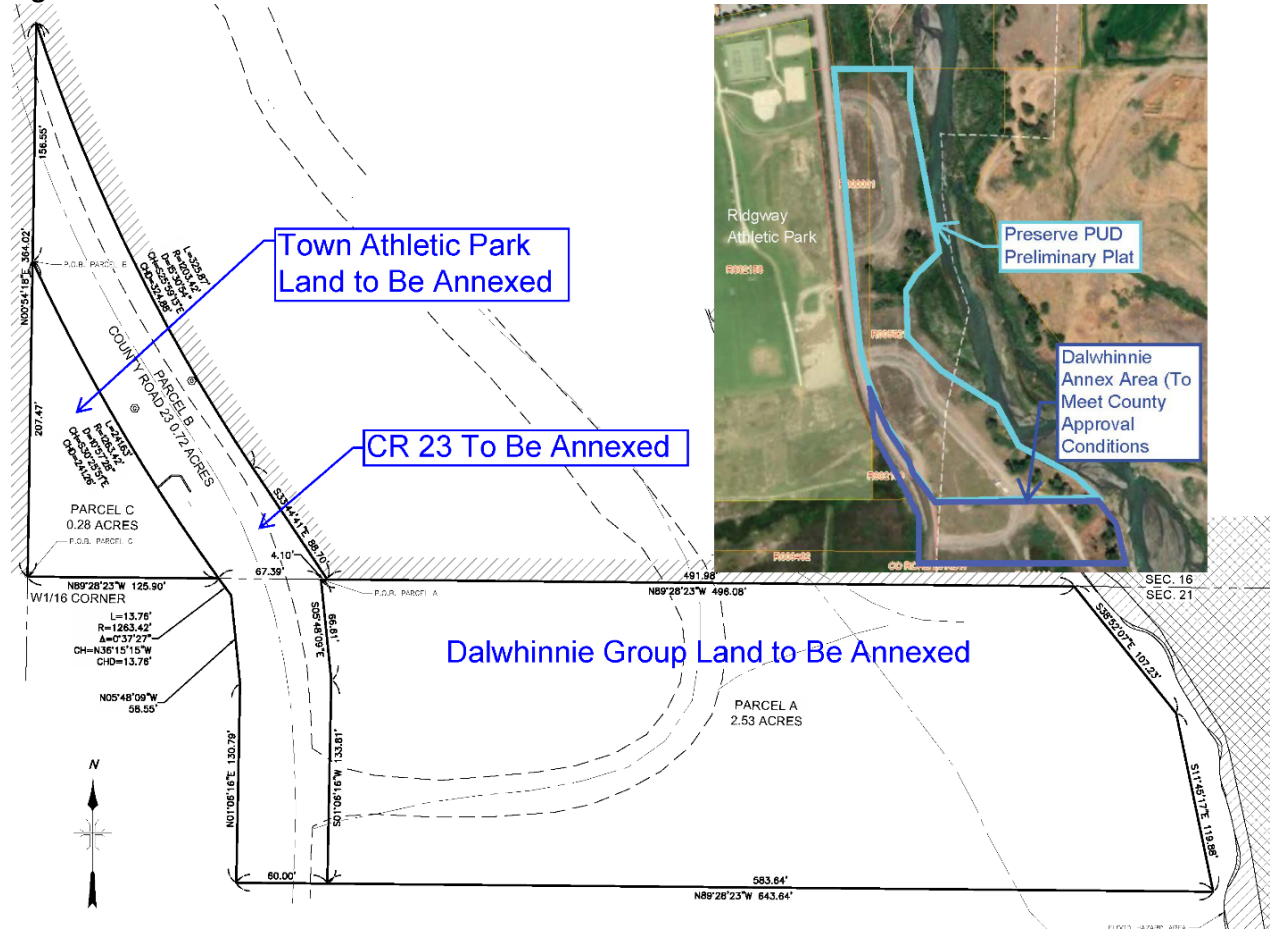
2. On June 7, 2022, the Ouray County Board of County Commissioners (“**BOCC**”) held a work session on the County Approval Conditions. The BOCC felt the cleanest path to meet the County Approval Conditions was for the Town to annex the Dalwhinnie Property and CR 23, so the County is not involved. The BOCC asked the Dalwhinnie team to check with Town staff and Town Council if they would support the annexation of CR 23 and the Dalwhinnie Property as a solution to the County Approval Conditions.
3. On October 26, 2022, a joint meeting between the BOCC and Town Council was held on the County Approval Conditions. The BOCC and Town Council agreed that the path forward for the development of the Preserve PUD was annexation and rezoning of the southern project area in the County as shown in Figure 1.
4. On November 14, 2022, the Town Manager provided a letter on the path forward to Dalwhinnie and its development team that provided a detailed path forward as shown in Exhibit B. The first identified step was to submit an application to amend the Town of Ridgway Master Plan (“**Master Plan**”).
5. An application to amend the Master Plan was submitted on April 7, 2023. The Planning Commission approved the Master Plan amendment at a public hearing held on October 31, 2023.
6. The Town Council ratified the Planning Commission’s approval of the Master Plan amendment on November 8, 2023.
7. On January 10, 2024, the Town Council approved including a small sliver of Town-owned land at the Athletic Park in the annexation application. The Town has provided a consent letter for annexing the Athletic Park sliver.

Dalwhinnie bought the Property in October 2018 and has been addressing the Town Approval conditions, including but not limited to the County Approval Conditions. The other big condition that was addressed included completing the required United States Army Corps of Engineers permit work around the Uncompahgre River that is a great community benefit due to the river habitat restoration. Dalwhinnie also completed survey and engineering work to establish the floodplain areas. The Dalwhinnie team also spent approximately six months exploring whether a sewer line route down the Liddell Drive Right-of-Way was feasible to eliminate the approved lift station; however, in the end it was cost restrictive, too deep and did not eliminate the need for a lift station.

Dalwhinnie submits that an extensive amount of time, work and money have been spent on the Town-approved subdivision, including excavating the areas under the lots to build a French drain system due to soils conditions, the installation of the main sewer line to the lift station site, the installation of water lines to the area, and the start of other utility installation work. Several elements of the lift station are also present on the Property and ready for installation; two subdivision roads have been rough graded; and the overall subdivision drainage system has been constructed. The Dalwhinnie Team has also been diligently pursuing all the required steps to complete the County Approval Conditions.

# ATTACHMENT 1

Figure 1. Dalwhinnie Annex Area



In addition to the requested Preliminary Plat extension, the following Town approvals are still required to move forward with recommending construction:

1. **Annexation and Rezoning.** The Dalwhinnie team will be submitting annexation and rezoning applications for the Dalwhinnie Annex and the CR 23 Right-of-Way that are located in unincorporated Ouray County to address the County Approval Conditions. Dalwhinnie has also volunteered to concurrently annex and zone the Town owned sliver of property in the Athletic Park that is located outside of the town. The annexation and rezoning applications will be submitted in early July of 2024 with an approximate 3-to-6-month application review time to final Town Council actions.
2. **New Plat for the Annexed Area.** The Dalwhinnie team proposes submitting a new subdivision application to plat the Dalwhinnie Annex area, dedicate rights-of-ways and provide needed easements. The new subdivision application will be ready to submit once the Town Council determines the annexation application is substantially in accordance with State Statutes as allowed by the Land Use Regulations. We anticipate submitting the subdivision application in August of 2024 with an approximate 3-to-6-month application review time to final Town Council action.
3. **Town Engineer Review of Revised Infrastructure Plans for the Project.** Town staff is requiring the uncompleted improvements be installed in accordance with the Town's infrastructure

# ATTACHMENT 1

standards that have been updated since the project received its initial approvals. We have received red line comments on needed changes to the civil plans from the Town Engineer that will be made by the project engineer. These plans will be revised and submitted for Town Engineer review after the new subdivision for the Dalwhinnie Anex area is approved.

4. **Final Plats.** The final plats for the Preserve PUD and the newly annexed area will be submitted once the required improvements are completed or close to completion.

We estimate that obtaining the Town Approvals due to the County Approval Conditions and new infrastructure standards can be completed in the first quarter of 2025. Construction would then recommence as soon as possible in the spring of 2025 with approximately one to two construction seasons to finish up and submit the required final plat applications. We are therefore seeking a three-year extension of the Preliminary Plat with the new expiration date of March 14, 2027.

Ridgway Land Use Regulations Section 7-5-2(C)(3)(a)(ii)-(iii) states:

“(ii) For a preliminary plat, a finding must be made that a sketch plan was approved or conditionally approved by the Town Council not more than twelve (12) months prior to the date of submission of an application for preliminary plat approval or that the sketch plan is currently valid and effective as the result of the approval of an extension of the effective date of the sketch plan.

(iii) For a final plat, a finding must be made that a preliminary plat for the subdivision was approved or conditionally approved by the Town Council not more than twelve (12) months prior to the date of submission of an application for final plat approval or that the preliminary plat is currently valid and effective as the result of the approval of an extension of the effective date of the preliminary plat.

Subsection iii above requires the Preliminary Plat to still be valid and effective in order to submit the required Final Plat. This is an additional reason we are seeking a three (3) year extension so that there is enough time to submit the Final Plat once construction has been completed.

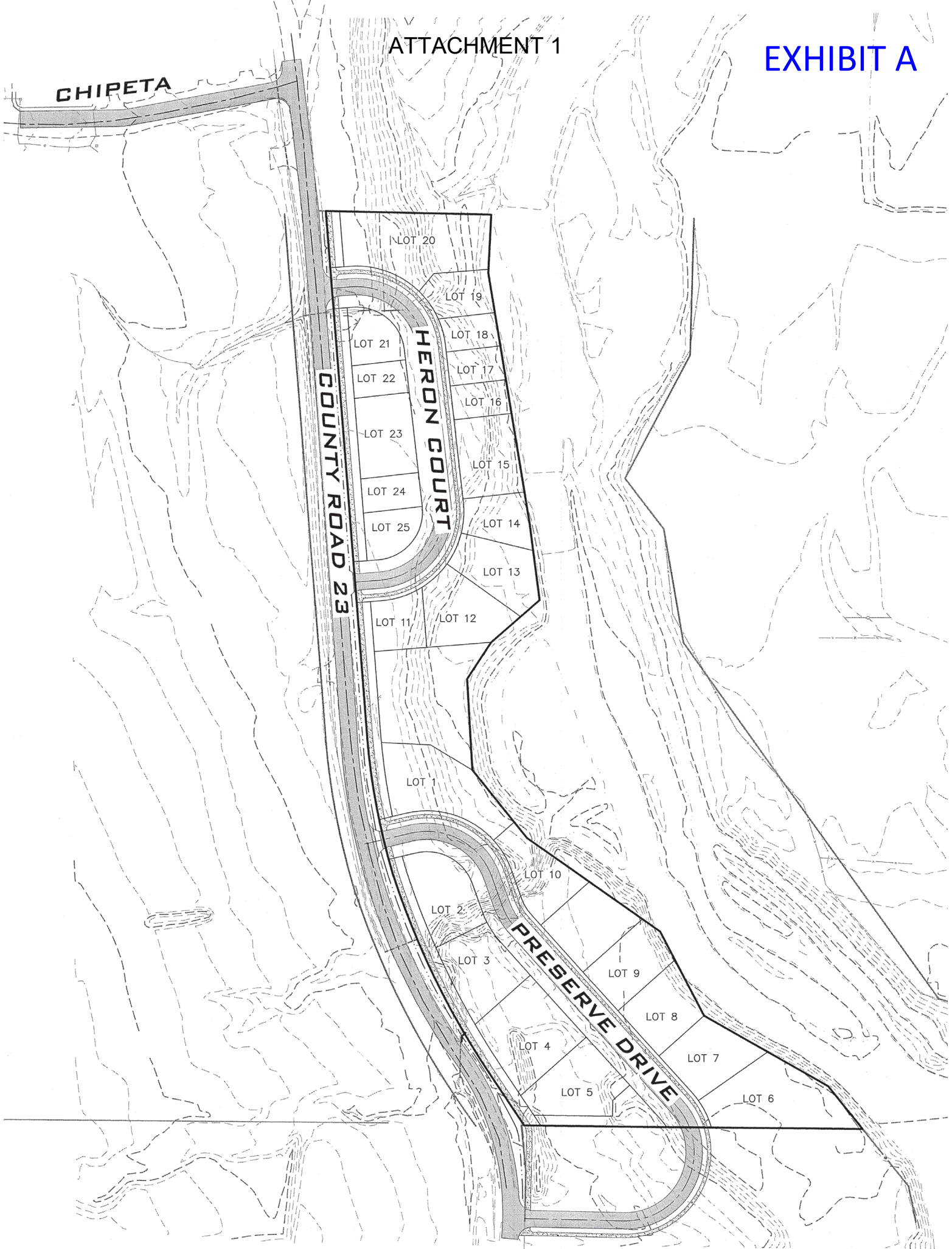
Dalwhinnie respectfully requests a three-year extension for the preliminary plat due to the reasons outlined in this letter.

Thank you for considering the requested extension and the broad community benefits provided by the subdivision (affordable housing lot, recreation path, river and wetland improvements, paved CR 23, etc.).

Respectfully Submitted,

Chris Hawkins, AICP  
Alpine Planning, LLC







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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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,

A handwritten signature in black ink, appearing to be "P. Neill", written over a horizontal line.

Preston Neill  
Ridgway Town Manager

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

# ATTACHMENT 2

## STAFF REPORT

**To:** Town Council  
**Request:** Sketch Plan / Preliminary Plat  
**Subdivision:** Preserve PUD  
**Legal:** Savath Subdivision Part of Outlot A and Woodford Addition SW ¼ S: 16 T: 45 R: 8  
**Address:** TBD County Road 23  
**Parcel #:** 430516400007  
**Zone:** Residential  
**Applicant:** Del-Mont Consultants  
**Owners:** Ridgway River Development, LLC (RRD, LLC)  
**Initiated By:** Jen Coates, Town Manager  
**Date:** March 9, 2018

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### BACKGROUND:

See attached staff report dated February 23, 2018 with sketch plan/preliminary plat packet for the Planning Commission public hearing on February 27, 2018.

As part of the Planning Commission recommendation, the following conditions were to be completed before any preliminary plat public hearing with the Town Council:

1. Confirm water and sewer usage figures – emailed to Town Staff on March 5, 2018.
2. Resolution on Affordable Housing notes to propose to Town Council – emailed to Town Staff on March 7, 2018 with review ongoing at time of this report.
3. Incorporate into the subdivision approval file:
  - a. Final drainage and storm water calculations – approved on 10/2008; staff pulled from file on March 9, 2018
  - b. Final hydraulic calculations – approved on 4/9/2008; staff pulled from file on March 9, 2018
  - c. Final cut and fill calculations – Town does not have these on file; need from Applicant.

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### PLANNING COMMISSION RECOMMENDATION

The Planning Commission unanimously recommended approval of the Sketch Plan. The Commission also unanimously recommended approval of the preliminary plat with all of the conditions listed in the February 23, 2018 staff report, with the following modifications:

1. Verbiage on plat note 4 on page 8 of staff report be changed to include language regarding a significant event that may have altered the previously surveyed highw-water mark would trigger a revised survey of the high-water mark, as follows (modification underlined):

*All lots have an 8' rear setback from the property line abutting the Uncompahgre River (Lots: 1, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20). In addition, there is a 10' setback from the high-water mark for these same lots. Whichever setback is greater applies. The high-water mark line shown on this plat map was surveyed on \_\_\_\_\_, \_\_\_\_\_. An updated survey of the high-water mark is required with any building permit submittal received at Ridgway Town Hall 2 years past this survey date, or after a significant event that may have altered the location*

## ATTACHMENT 2

*of the previously surveyed high-water mark. HIGH-WATER MARK is defined as follows: The boundary dividing a river bed from a river bank and defined as the line on the bank up to which the presence and action of water are so usual and long-conditioned as to impress on the bed a character distinct from that of the bank with respect to the nature of the ground surface, soil and vegetation.*

2. Town Council allow applicant to have 2 years instead of 90 days to complete the conditions of preliminary plat approval;
3. Recreation path along County Road 23 is to be concrete;
4. Accessory Dwelling units are allowed on any lot larger than 9500 sf that is not a multi-family lot.

The final conditions, as recommended from the Planning Commission, are as follows (underlined text represents changes from the staff report dated Feb 23, 2018 for the Planning Commission hearing):

1. Approval of deviation for front yard setback on each lot to be 10' as opposed to the required 15' identified in RMC §7-3-10;
2. Approval of lot frontage deviations to be less than the 50' required by RMC §7-3-10, but not less than 35' as defined on the preliminary plat, as provided for in RMC 7-3-11(D)(1);
3. Approval of increased residential densities pursuant to RMC 7-3-11(D)(2) considering the significant public benefit through the dedication of deed-restricted affordable housing and the off-site public infrastructure improvements through the paving of CR 23 and Chipeta Drive;
4. Approval of deviations to dimensional requirements for roadway width and front setbacks as provided for in RMC 7-3-11(D)(1);
5. Identify a location for the bus stop on the engineering plans in conformance with School District requirements;
6. Specifications and design calculations for the lift station, approved by the Town Engineer;
7. A site application for the lift station approved by the Town Engineer and CDPHE and a final permit issued by CDPHE. This permit should be one of the first components to be completed with this development before re-starting any work as the site may need to be moved if the required mitigation cannot be met;
8. Add 2 streetlights to engineering plans where the south legs of Heron Court and Preserve Drive intersect CR 23;
9. Completion of the recreation path along CR 23 as concrete sidewalk.
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). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town,

## ATTACHMENT 2

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.

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.
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.
13. Sidewalks on Herron and Preserve Streets shall be constructed only on the east side of the street.
14. SMPA Powerline easement resolution and any correction made on plat map: undergrounding of three phase powerline for San Miguel Power Association shall run through the Preserve PUD property heading south. Formal abandonment of that easement will be needed for any reasonable construction envelope on Lot 4.
15. Determination by Town Council, with any recommendation from the Planning Commission, to waive excise taxes on 4 deed-restricted affordable housing units;
16. Accessory Dwelling Units are allowed on lots in the subdivision that are larger than 9500 sq. ft., with update to the affected plat note(s), as follows:  
  

*“Each lot is limited to the number of dwelling units, as indicated on this plat map and up to a total of 33 dwelling units, for which applicable excise tax has been paid. In addition each single unit lot larger than 9500 square feet may have an “accessory dwelling unit” if compliant with Town code provisions as in effect from time to time, for which no excise tax has been paid.”*
17. Revised topo map showing completed cut and fill work and any updated gravity sewer options for lots along the east side of the development;
18. An updated geotechnical report, supplement to the report, or other documentation from a geologist or a licensed qualified engineer describing current soils conditions as required by RMC 7-4-5(B)(6)(g), and including a letter from Lambert (the author of the original 2006 geotechnical study) indicating drain lines were installed according to plan;
19. Certificate of Ownership and Dedication and other Plat Certificates: revised and/or added as indicated in this report;
20. Plat Notes: revised and /or added as indicated in this report, including but not limited to:
  - a. Updating notes 4 and 5: Geotech Study References and Gravity Sewer
  - b. Addition of a definition for high water mark and a 10’ setback from the high water mark\*
  - c. Addition on note regarding completion of improvements and construction within 75’ of the high-water mark and ecological survey exemption
  - d. Driveway access note

## ATTACHMENT 2

- e. On street parking
- f. Natural Hazards and Mitigation
- g. Excise tax and number of residential units
- h. Reference to prior easements and including the proposed General Road and Utility Easement Agreement
- i. Note referencing all covenants and associations
- j. Irrigation Easement Note
- k. Shared Driveways Note
- l. Clarification on Slope Easements A, B and C located in unincorporated Ouray County and the ownership and maintenance therefor, and reconciliation of Slope Easement D on pages 1 and 2 of the plat map
- m. Common Elements, duplexes and multi-unit parcels
- n. Others plat note updates/additions referenced in this report

*\* All lots have an 8' rear setback from the property line abutting the Uncompahgre River (Lots: 1, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20). In addition, there is a 10' setback from the high-water mark for these same lots. Whichever setback is greater applies. The high-water mark line shown on this plat map was surveyed on \_\_\_\_\_, \_\_\_\_\_. An updated survey of the high-water mark is required with any building permit submittal received at Ridgway Town Hall 2 years past this survey date, or after a significant event that may have altered the location of the previously surveyed high-water mark. HIGH-WATER MARK is defined as follows: The boundary dividing a river bed from a river bank and defined as the line on the bank up to which the presence and action of water are so usual and long-conditioned as to impress on the bed a character distinct from that of the bank with respect to the nature of the ground surface, soil and vegetation.*

- 21. Letter of completion of work from the Army Corps of Engineers (ACOE) for completion of 404 permit as required by the ACOE, or other ACOE closure of the permit and work;
- 22. Clarification on Lot 19 as a duplex lot instead of "1 unit" shown on the submitted plat map (*this was a condition of approval from the prior approval and will make for 33 units total*);
- 23. Recreation path easement 10' wide along the north boundary of Lot 20 dedicated to the Town of Ridgway;
- 24. Agreement on a number of trees and shrubs as well as species, and memorializing this on the engineering plans;
- 25. Revisions to the Bylaws, CCRs as recommended by the Town Attorney;
- 26. Satisfactory completion of terms and requirements of annexation agreement "Agreement and Declaration of Covenants" recorded at Reception No. 191629 on May 25, 2006, and including but not limited to good-faith negotiations on Dallas Ditch irrigation water rights as described in this Agreement; and

## ATTACHMENT 2

27. Estimated costs of construction and financing of infrastructure and utilities, and Developer and Town meet prior to any restart of the work and establish a re-start construction plan, scope of work to be completed and tested, and an inspection schedule;
28. Applicant has 2 years from the date of the Town Council approval of the preliminary plat to complete the conditions of approval for the preliminary plat;
29. Cut and fill calculations submitted to Town Hall; and
30. Work with Town Staff on Affordable Housing notes to propose to Town Council.

## AGENDA ITEM #11

**TOWN OF RIDGWAY, COLORADO  
EMERGENCY ORDINANCE NO. 02- 2024**

**AN EMERGENCY ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO, ACTING BY AND THROUGH ITS WATER ENTERPRISE, APPROVING A LOAN FROM THE COLORADO WATER RESOURCES AND POWER DEVELOPMENT AUTHORITY TO FINANCE A PORTION OF THE COSTS OF THE DUCTILE IRON PIPE REPLACEMENT PROJECT; AUTHORIZING A LOAN AGREEMENT AND A BOND TO DOCUMENT THE LOAN; PROVIDING FOR PAYMENT OF THE BOND FROM NET REVENUE OF THE WATER SYSTEM AND DECLARING AN EMERGENCY**

**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; (unless otherwise indicated, capitalized terms used in this preamble shall have the meanings set forth in Section 1 of this Ordinance); and

**WHEREAS**, Section 3-8 of the Ridgway Charter allows for the adoption of an emergency ordinance when the Town Council determines that the ordinance is necessary to the immediate preservation of the public peace, health and safety and includes such a declaration within the ordinance and is adopted by the affirmative vote of six members of the Town Council; and

**WHEREAS**, pursuant to Section 8-3 of the Town Charter, Town utilities may be operated as an enterprise or enterprise fund by the Town; and

**WHEREAS**, the Town is the owner and operator of a public water system, which system has in recent years been operated on a self-supporting basis by the Town with all revenues of the system accounted for in a separate proprietary fund known as the “Water Enterprise Fund” and such system is considered to be a government-owned business and an “enterprise” of the Town; and

**WHEREAS**, pursuant to Section 10-3 of the Town Charter, any Town owned business, enterprise or enterprise fund is authorized to issue its own revenue bonds or such bonds may be issued on behalf of such business, enterprise or enterprise fund in the name of the Town; and

**WHEREAS**, pursuant to Section 10-3 of the Town Charter, the Town Council remains the governing body and is to act in accordance with the requirements of the Town Charter and applicable ordinances with respect to the administration of any Town owned business, enterprise or enterprise fund and the issuance of any revenue bonds therefore, except as may otherwise be prescribed by ordinance; and

**WHEREAS**, the Town is acting hereunder by and through its Water Enterprise, which is an enterprise within the meaning of Article X, Section 20 of the Constitution.; and



**WHEREAS**, following notice and a public bidding process, the Town has received sealed bids from qualified contractors to furnish all labor, equipment, and materials for the Ductile Iron Pipe Replacement Project for approximately 2,500 lineal feet of water line replacement; and

**WHEREAS**, to finance a portion of the anticipated costs of Ductile Iron Pipe Replacement Project, the Town Council has determined to enter into a Loan Agreement with the Colorado Water Resources and Power Development Authority, a body corporate and political subdivision of the State, pursuant to which CWRPDA is to make a loan to the Town at a fixed interest rate and in an aggregate principal amount not to exceed \$650,000; and

**WHEREAS**, the Town's repayment obligation under the Loan Agreement will be evidenced by a governmental agency bond to be issued by the Town to the CWRPDA, which Bond shall constitute a special revenue obligation of the Town to be paid from the income and revenues derived from the operation and use of the System less reasonable and necessary current expenses of the Town of operating, maintaining and repairing the System (all of which is currently accounted for in the Water Enterprise Fund) and, after consideration, the Town Council has determined that the execution of the Loan Agreement and the issuance of the Bond to the CWRPDA is to the best advantage of the Town; and

**WHEREAS**, voter approval in advance is not required under Article X, Section 20 of the Colorado Constitution or the Town Charter for the execution of the Loan Agreement or the issuance of the Bond; and

**WHEREAS**, as of the date of adoption of this Ordinance, other than the CWRPDA 2009 Loan and the CWCB Loan Contract the Town has no outstanding multi-year obligations which are payable from and secured by the Net Revenue; and

**WHEREAS**, the form of the Loan Agreement and the Bond have been presented to the Town and made available upon request to the Town Council;

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

**Section 1. Definitions.** The following terms shall have the following meanings as used in this Ordinance:

“*Bond*” means the governmental agency bond to be issued by the Town to the CWRPDA pursuant to the Loan Agreement, the form of which is set forth in Exhibit D to the Loan Agreement.

“*Capital Improvements*” means the acquisition of land, easements, facilities, and equipment (other than ordinary repairs and replacements), and the construction or reconstruction of improvements, betterments, and extensions, for use by or in connection with, the System which, under Generally Accepted Accounting Principles, are properly chargeable as capital items.

“*Council*” means the Town Council of the Town, acting as the governing body of the Enterprise.

“*C.R.S.*” means the Colorado Revised Statutes, as amended and supplemented as of the date hereof.

“*CWCB Loan Contract*” means the contract, designated Loan Contract No. C150340, as may be amended from time to time, by and between the State for the use and benefit of the Department of Natural Resources, Colorado Water Conservation Board and the Town, to evidence a borrowing for the Lake Otonowanda Rehabilitation Project.

“*CWRPDA*” means the Colorado Water Resources and Power Development Authority, a body corporate and political subdivision of the State.

“*CWRPDA 2009 Loan*” means the Loan Agreement, dated as of October 19, 2009, between the Town and the CWRPDA pursuant to which the CWRPDA to evidence a borrowing for upgrades and replacement of failing service lines.

“*Enabling Law*” means the Town Charter, Part 2, Article 57 of Title 11, C.R.S.; and all other laws of the State establishing the power of the Town to complete the financing contemplated by this Ordinance.

“*Financing Documents*” means the Loan Agreement and the Bond.

“*Generally Accepted Accounting Principles*” means accounting principles, methods and terminology followed and construed for enterprises which are employed in business comparable to the business of the Town, as amended from time to time.

“*Gross Revenue*” means all income and revenues directly or indirectly derived by the Town from the operation and use of the System, or any part thereof, including without limitation, any rates, fees (including without limitation plant investment fees and availability fees) and charges for the services furnished by, or the use of, the System, and all income attributable to any past or future dispositions of property or rights, or related contracts, settlements, or judgments held or obtained in connection with the System or its operations, and including investment income accruing from such moneys; provided however, that there shall be excluded from Gross Revenue: ad valorem property tax revenues granted to the Water Enterprise; any moneys borrowed and used for providing Capital Improvements; any money and securities, and investment income therefrom, in any refunding fund, escrow account, or similar account, pledged to the payment of any bonds or other obligations; and any moneys received as grants or appropriations from the United States, the State of Colorado or other sources, the use of which is limited or restricted by the grantor or donor to the provision of Capital Improvements or for other purposes resulting in the general unavailability thereof, except to the extent any such moneys shall be received as payments for the use of the System, services rendered thereby, the availability of any such service, or the disposal of any commodities therefrom.

“*Loan Agreement*” means the Loan Agreement between the Town and the CWRPDA pursuant to which the CWRPDA is to make a direct loan from its Drinking Water Revolving Fund to the Town.

“*Net Revenue*” means the Gross Revenue after deducting Operation and Maintenance Expenses.

“*Operation and Maintenance Expenses*” means all reasonable and necessary current expenses of the Town, paid or accrued, for operating, maintaining and repairing the System, including without limitation legal and overhead expenses of the Town directly related to the administration of the System, insurance premiums, audits, professional services, salaries and administrative expenses, labor and the cost of materials and supplies for current operation; provided however, that there shall be excluded from Operation and Maintenance Expenses any allowance for depreciation, payments in lieu of taxes or franchise fees, expenses incurred in connection with Capital Improvements, payments due in connection with any bonds or other obligations, and expenses that are otherwise paid from ad valorem property tax revenues granted to the Water Enterprise.

“*Parity Obligations*” means CWRPDA 2009 Loan, the CWCB Loan Contract and one or more series of additional bonds, notes, interim securities or other obligations issued by the Town having a lien on the Net Revenue which is on a parity with the lien of the Bond.

“*Prime Rate*” means the prevailing commercial interest rate established pursuant to the terms of the Loan Agreement.

“*Project*” means the Ductile Iron Pipe Replacement Project, all as more specifically permitted in the Loan Agreement and as may be later provided by determination of the Town Council.

“*Project Costs*” means the Town’s costs properly attributable to the Project, or any parts thereof, and permitted by the provisions of the Enabling Law.

“*Pro Rata Portion*” means when used with respect to a required credit to the accounts or subaccounts established for the payment of the principal of and interest on the Bond and any Parity Obligations, the dollar amount derived by dividing the amount of principal or interest to come due on the next principal or interest payment date by the number of monthly credits required to be made prior to such payment date.

“*State*” means the State of Colorado.

“*System*” means (i) any facility, plant, works, system, building, structure, improvement, machinery, equipment, fixture or other real or personal property, relating to the collection, treatment, storage and distribution of water that is owned, operated or controlled by the Town, including, without limitation, the Project (ii) any renewal, replacement, addition, modification or improvement to (i) above, and (iii) all real or personal property and rights therein and appurtenances thereto necessary or useful or convenient for the effectiveness of the purposes of the Town in the transmission, treatment, storage and distribution of water.

“Town” means the Town of Ridgway, Colorado, acting by and through its Water Enterprise.

“Town Charter” means the home rule charter of the Town.

“Water Enterprise” means the government owned business of the Town for water services which is authorized to issue its own revenue bonds and which receives under 10% of annual revenue in grants from all Colorado state and local governments combined. The Water Enterprise is accounted for by the Town in the Water Enterprise Fund.

“Water Enterprise Fund” means the Town’s proprietary fund which is used to account for the fiscal activities and financial operations of the System, and any additional funds established hereafter for such purpose.

**Section 2. Approval of Loan Agreement and Authorization of Bond.** Pursuant to and in accordance with the State Constitution and the Enabling Law, the Bond shall be issued by the Town acting by and through its Water Enterprise. The form of the Loan Agreement setting forth the terms, conditions and details of the Bond and the procedures relating thereto, is incorporated herein by reference and is hereby approved; all Town officials and employees are hereby directed to take such actions as are necessary and appropriate to fulfill the obligations of the Town under the Financing Documents. The Town shall enter into the Loan Agreement and deliver the Bond in substantially the form presented to the Town at or prior to this meeting of the Town Council with only such changes as are not inconsistent herewith; provided that such documents may be completed, corrected, or revised as deemed necessary by the parties thereto to carry out the purposes of this Ordinance. The accomplishment of the Project and the payment of Project Costs are hereby authorized, approved, and ordered. It is hereby determined that the date of final maturity of the Bond does not exceed the estimated life of the Project.

**Section 3. Details for Bond.** The Bond shall be in substantially the form set forth in Exhibit D to the Loan Agreement with such changes thereto, not inconsistent herewith, as may be necessary or desirable and approved by the officials of the Town executing the same (whose signatures thereon shall constitute conclusive evidence of such approval). The Bond shall be in an aggregate principal amount not to exceed \$650,000, shall bear interest at a net effective rate not to exceed three and one-quarter percent (3.25%) per annum, and shall be payable semi-annually and mature not more than twenty-one years from the date of its issuance as more particularly set forth in the Loan Agreement. The Bond may provide for a late charge (penalty interest rate) in an amount equal to the greater of twelve percent (12%) per annum or the Prime Rate plus one half of one percent per annum on late payments; provided however, such late charge rate shall not exceed the maximum rate permitted by law. For a period not to exceed one year from the effective date of this Ordinance, the Town Council hereby delegates to the Mayor, or in the absence of the Mayor the Mayor Pro Tem, the right to determine, within the parameters established above, the final principal of, interest rate for and loan term for, the Bond.

**Section 4. Pledge for Payment of the Bond.**

(a) ***Pledge of Net Revenue.*** Net Revenue is hereby pledged to the payment of the Bond and the amounts due under the Loan Agreement. The Bond shall constitute a first lien upon the Net Revenue, but not necessarily an exclusive first lien. Pursuant to and in accordance with Section 11-57-208, C.R.S., Net Revenue, as received by or otherwise credited to the Town, shall immediately be subject to the lien of the pledge stated above without any physical delivery, filing, or further act. The lien of each such pledge, and the obligation to perform the contractual provisions made in this Ordinance and the Financing Documents, shall have priority over any or all other obligations and liabilities of the Town except as may be otherwise provided in this Ordinance or in the Financing Documents. The lien of the above pledge shall be valid, binding, and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the Town irrespective of whether such persons have notice of such liens.

(b) ***Establishment of Accounts.*** There is hereby reaffirmed the Water Enterprise Fund which shall continue to be maintained by the Town to carry out the terms and provisions of this Ordinance and the Loan Agreement.

(c) ***Flow of Funds.*** The Town shall credit to the Water Enterprise Fund all Gross Revenue immediately upon receipt. The Town shall pay from the Water Enterprise Fund all Operation and Maintenance Expenses as they become due and payable. After such payment or the allocation of Gross Revenue to such payment, the Town shall apply the Net Revenue in the following order of priority:

FIRST, to the credit of or deposit in the accounts or subaccounts established for the payment of interest on the Bond and any Parity Obligations, the Pro Rata Portion equal to the interest coming due on the next succeeding interest payment date for the respective obligations;

SECOND, to the credit of or deposit in the accounts or subaccounts established for the payment of principal of the Bond and any Parity Obligations, the Pro Rata Portion equal to the principal coming due on the next succeeding principal payment date for the respective obligations;

THIRD, to the credit of any reserve accounts established for the payment of the Bond and any Parity Obligations, the amounts required in the ordinances or related documents authorizing and controlling the establishment of such reserve accounts; and

FOURTH, to the credit of or deposit in the accounts or subaccounts established for the payment of principal of and interest on other obligations the payment of which is subordinate to the payment of the Bond; and

FIFTH, to the credit of any other fund or account as may be designated by the Town, to be used for any lawful purpose, any moneys remaining in the Water Enterprise Fund after the payments and accumulations set forth in FIRST through FOURTH hereof.

(d) ***The Bond Does Not Constitute a Debt.*** The CWRPDA may not look to any general or other fund of the Town for the payment of the principal of or interest on the Bond, except the funds and accounts pledged thereto pursuant to authority of this Ordinance, and

the Bond shall not constitute a debt or an indebtedness of the Town within the meaning of any constitutional or statutory provision or limitation; nor shall they be considered or held to be a general obligation of the Town.

**Section 5. Various Findings, Determinations, Declarations and Covenants.** The Town Council, having been fully informed of and having considered all the pertinent facts and circumstances, hereby affirms the covenants set forth in Section 2.02 of the Loan Agreement and further finds, determines, declares and covenants that:

(a) ***Additional Obligations.*** No bonds, notes, interim securities or other obligations shall be issued payable from the Net Revenue and having a lien thereon which is superior to, on a parity with, or subordinate to the lien of the Bond unless the requirements set forth in EXHIBIT F of the Loan Agreement, under caption titled “Additional Bonds”, have been met.

(b) ***Maintenance of Rates and Coverage.*** The Town hereby covenants that it will establish, maintain, enforce and collect rates, fees and charges for services furnished by or the use of the System as required in provision set forth in EXHIBIT A of the Loan Agreement under the caption titled “Rate Covenant”. In the event that the Gross Revenue at any time is not sufficient to make the payments required by said provision, the Town covenants to promptly increase such rates, fees and charges to an extent which will ensure compliance with said covenant.

(c) ***Enterprise Status.*** The Town Council hereby determines that the Water Enterprise is an “enterprise” within the meaning of Article X, Section 20 of the Colorado Constitution. The Town has and will continue to maintain the System as part of its “enterprise” within the meaning Article X, Section 20 of the Colorado Constitution and the Enabling Law; provided, however, after the current calendar year the Town may disqualify the “enterprise” in any year in which said disqualification does not materially, adversely affect the enforceability of the covenants made in the Financing Documents. In the event that the “enterprise” is disqualified and the enforceability of the covenants made by the Town in the Financing Documents are materially, adversely affected, the Town covenants to (i) immediately take all actions necessary to requalify the Water Enterprise within the meaning of Article X, Section 20 of the Colorado Constitution and (ii) permit the enforcement of the covenants made in the Financing Documents.

(d) ***Obligations Currently Secured by Net Revenue.*** Other than the CWRPDA 2009 Loan and the CWCB Loan Contract, the Town has no outstanding debt, bonds, loans or other multiple fiscal year obligation which is secured by Net Revenue.

(e) ***Findings of the Town Council.*** The Town Council having been fully informed of and having considered all the pertinent facts and circumstances, hereby finds, determines, declares and covenants with the CWRPDA that:

(i) the Water Enterprise has been duly established and is operating during the current calendar year as an “enterprise” within the meaning of Article X, Section 20 of the Colorado Constitution;

(ii) the Town Council elects to apply all of the provisions of Title 11, Article 57, Part 2, C.R.S. to the execution of the Loan Agreement and to the issuance of the Bond;

(iii) the execution of the Loan Agreement and the issuance and delivery of the Bond, and all procedures undertaken incident thereto, are in full compliance and conformity with all applicable requirements, provisions and limitations prescribed by the Constitution and the Enabling Law, and all conditions and limitations of the Enabling Law and other applicable law relating to the execution of the Loan Agreement and the issuance and delivery of the Bond have been satisfied; and

(iv) it is in the best interests of the Town and its residents that the Bond be authorized, issued and delivered at the time, in the manner and for the purposes provided in this Ordinance.

**Section 6. Approval of Miscellaneous Documents.** The Mayor (or in the Mayor's absence the Mayor Pro Tem) is hereby authorized and directed to execute the Loan Agreement and all documents and certificates necessary or desirable to effectuate the issuance of the Bond and the financing contemplated by this Ordinance. Additionally, authorized officers and representatives as identified in Exhibit B to the Loan Agreement shall be Preston Neill, Town Manager, Pam Kraft, Town Clerk/Treasurer and John I. Clark, Mayor.

**Section 7. Amendment of Ordinance.** This Ordinance may be amended only with the prior written consent of the CWRPDA.

**Section 8. Limitation of Actions.** Pursuant Section 11-57-212, C.R.S., no action or proceeding concerning the issuance of the Bond shall be maintained against the Town unless commenced within 30 days after the date of passage of this Ordinance.

**Section 9. Ratification of Prior Actions.** All actions heretofore taken (not inconsistent with the provisions of this Ordinance) by the Town Council or by the officers and employees of the Town directed toward the issuance of the Bond for the purposes herein set forth are hereby ratified, approved and confirmed.

**Section 10. Headings.** The headings to the various sections and paragraphs to this Ordinance have been inserted solely for the convenience of the reader, are not a part of this Ordinance, and shall not be used in any manner to interpret this Ordinance.

**Section 11. Ordinance Irrepealable.** After any Bond has been issued, this Ordinance shall constitute a contract between the CWRPDA and the Town, and shall be and remain irrepealable until the Bond and the interest accruing thereon shall have been fully paid, satisfied, and discharged, as herein provided.

**Section 12. Severability.** It is hereby expressly declared that all provisions hereof and their application are intended to be and are severable. In order to implement such intent, if any provision hereof or the application thereof is determined by a court or administrative body to be invalid or unenforceable, in whole or in part, such determination shall not affect,

impair or invalidate any other provision hereof or the application of the provision in question to any other situation; and if any provision hereof or the application thereof is determined by a court or administrative body to be valid or enforceable only if its application is limited, its application shall be limited as required to most fully implement its purpose.

**Section 13. Repealer.** All orders, bylaws, resolutions and ordinances of the Town, or parts thereof, inconsistent or in conflict with this Ordinance are hereby repealed to the extent only of such inconsistency or conflict.

**Section 14. Emergency Declared.** The Town Council hereby finds that this Ordinance is necessary to the immediate preservation of the public peace, health, and safety and, due to the need to proceed with the Project and provide for the payment of Project Costs and for such reason, declares that an emergency exists. Pursuant to Article III, Section 3-8 of the Town Charter, this Ordinance shall be effective immediately up adoption for the reasons recited herein.

**Section 15. Publication.** The Town Clerk is ordered to publish this Ordinance in accordance with Section 3-8(B) of the Ridgway Charter.



**INTRODUCED, HEARD AND FINALLY ADOPTED AS AN EMERGENCY ORDINANCE by the Town Council of the Town of Ridgway, Colorado, this 14<sup>th</sup> day of August, 2024.**

**TOWN OF RIDGWAY, COLORADO,  
A HOME-RULE MUNICIPALITY**

By: \_\_\_\_\_  
John I. Clark, Mayor

**Attest:**

By: \_\_\_\_\_  
Pam Kraft, Town Clerk

**Approved As to Form:**

By: \_\_\_\_\_  
Bo James Nerlin, Town Attorney

## AGENDA ITEM #12



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: August 9, 2024  
Agenda Topic: **Notice of Award for the Ductile Iron Pipe Replacement Project**

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**SUMMARY:**

The Town issued a Request for Bids (RFB) for the Ductile Iron Pipe Replacement Project in late May. Bids were due by 3:30 p.m. on July 31<sup>st</sup>. The RFB sought qualified and experienced contractors to submit bids to furnish all labor, equipment, and materials for the Ductile Iron Pipe Replacement Project for approximately 2,500 lineal feet of water line replacement.

The Town received the following three base bids:

- K&D Construction, Inc. \$1,154,473.95
- Ridgway Valley Enterprises, Inc. \$869,425.00
- Williams Construction \$2,405,404.00

**STAFF RECOMMENDATION:**

The Town’s Procurement Manual states that contracts for the purchase of supplies, goods, equipment and services in excess of \$25,000 shall be approved by Council. Additionally, and as stated in the Procurement Manual, “Awards shall generally be made to the bidder whose bid best meets the requirements and criteria set forth in the RFB.” An award should be made to the best qualified, responsible and responsive bidder whose evaluation by the Town indicates that the award will be in the best interests of the overall project.

Town staff is recommending that the Town Council award the Ductile Iron Pipe Replacement Project to Ridgway Valley Enterprises, Inc (RVE). This company is based out of Montrose, CO, and has completed several projects for the Town over the last several years. Most recently, RVE completed the Athletic Park Parking Lot Project. Staff feels that they are a good fit to complete this important community project. The company president, John McCollum, has stated that if awarded, they would intend to start in the spring of 2025.

**FINANCIAL IMPLICATIONS:**

This project was identified as a Capital Improvement Project in the 2024 Annual Budget with an estimated cost of \$1,250,000. The Town has secured a \$600,000 grant from the Colorado Department of Local Affairs’ EIAF program, as well as a \$650,000 base direct loan (not to exceed) from the Colorado Water Resources and Power Development Authority to support this project. RVE’s bid is well below the budgeted amount and that includes the bid alternative they submitted that calls for an upsized pipe. With an upsizing of the pipe, RVE’s bid came in at \$937,825.00. Staff is in the process of checking with RVE to ensure this amount reflects the costs for upsizing the necessary valves and fittings.

**RECOMMENDED MOTION:**

“I move to issue Notice of Award for the Ductile Iron Pipe Replacement Project to Ridgway Valley Enterprises, Inc., with the bid alternative (i.e., pipe upsizing) and not to exceed \$950,000.00. Also, the Notice of Award is contingent upon the successful finalization of the Loan Agreement with the Colorado Water Resources and Power Development Authority, and also contingent upon successful grant contracting with the Colorado Department of Local Affairs.”

## AGENDA ITEM #13



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: August 9, 2024  
Agenda Topic: **Discussion and possible action on Notice of Award for Ridgway Turf Replacement Project**

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**BACKGROUND:**

The Town of Ridgway was fortunate enough to be accepted to attend the Fall 2023 Colorado Growing Water Smart Workshop in Grand Junction, CO. The program introduced participating communities to the full range of communications, public engagement, planning, and policy implementation tools to realize their watershed health and community resiliency goals. The Town of Ridgway’s team learned about the best approaches for integrating land use and water planning.

The following milestone stages were included in the Workshop itinerary:

1. Setting a Team Intention
2. How Water Smart Are We Now?
3. How Water Smart Do We Want to Be?
4. What is Our Water Smart Message?
5. Action Plan!

As has been described in past meetings, the Town of Ridgway’s Water Smart Message was developed during the Workshop and is as follows:

*Ridgway is a vibrant, small town that values our healthy natural environment, and that makes our community desirable.*

*But we must recognize the realities of a dwindling water supply as a result of a hotter and drier climate.*

*Therefore, the town will reduce its water use on town property by improving irrigation efficiency and increasing drought tolerant landscaping, and we hope you’ll join us.*

*If we work together, we can protect what we love about Ridgway into the next century.*

In the final stage of the Workshop, the following Action Plan was developed:

**Goal: Reduce landscape water usage on municipal turf**  
**Outcomes: Widespread municipal turf replacement**

**Goal: Reduce landscape water usage through municipal irrigation efficiencies**  
**Outcomes: Widespread municipal irrigation upgrades**



**Goal: More reliable water supply**

**Outcomes: Major system upgrades scoped + Town Code updates**

**Goal: Supportive and informed Ridgway community**

**Outcomes: Media plan that supports WaterSmart Ridgway**

**Goal: Reduce residential landscape water usage**

**Outcomes: Widespread adoption of WaterSmart Ridgway Residential Program**

In the more detailed version of the Action Plan, the first project identified in the Plan is a pilot project aimed at reducing water usage on municipal turf. The project that has been developed to meet the spirit of the pilot project and associated goal, is to launch a turf replacement initiative in Hartwell Park. It's been coined the Ridgway Turf Replacement Project. The new landscaping, planned for a specific section on the east side of Hartwell Park that is generally not used primarily for functional turf (pictured and outlined in red at right), is intended to reduce the Town's water use and set an example for other property owners, showing the Town of Ridgway's commitment to water conservation. In addition, it would provide an educational space and de facto demonstration area to showcase plants and design concepts that use less water than the traditional landscape.

This pilot project would be a first step in helping the Town to achieve the goal of reducing landscape water usage on municipal turf with the outcome of widespread municipal turf replacement. In turn, the hope is that this will help encourage residential property owners to modify their landscapes with the ultimate goal of reducing residential water usage.



**SUMMARY:**

The Town issued a Request for Quote for the Ridgway Turf Replacement Project on July 16<sup>th</sup>. Quotes were due by 5:00 p.m. on August 7<sup>th</sup>. The Request for Quote sought qualified and experienced individuals or firms to submit estimates to furnish all labor, equipment, and materials to remove turf and install xeriscape landscaping. Beyond the ultimate deliverable of removal of turf and the installation of new landscaping, the Town sought pricing for an "operations and maintenance manual" as well as installation of signage as part of the educational space and demonstration area component of the project.



The Town received one estimate from Alpine Property Services LLC (APS) in the amount of \$36,662.96. APS is based out of Montrose, CO. A design rendering from APS depicting what their proposal would result in can be seen at right.



**FINANCIAL IMPLICATIONS:**

The Town’s Procurement Manual states that contracts for the purchase of supplies, goods, equipment and services in excess of \$25,000 shall be approved by Council. Additionally, and as stated in the Procurement Manual, “Awards shall generally be made to the bidder whose bid best meets the requirements and criteria set forth in the RFB.” An award should be made to the best qualified, responsible and responsive bidder whose evaluation by the Town indicates that the award will be in the best interests of the overall project.

The Town has secured a technical assistance grant of \$10,000 from the Sonoran Institute to support this project. In addition, the Town has secured a grant through Resource Central’s Transformative Landscape Change Challenge (TLC) Program. As part of the TLC program, staff from Resource Central will handle the removal of 2,500 sq. ft. of turf (of the 5,530 sq. ft. project area). They will use sod cutters to remove 2.5 inches of turf and take care of hauling and disposal. In addition to the turf removal, Resource Central will provide professionally designed waterwise garden kits to replace water-hungry turf with planting maps specific to our project. Ridgway Public Works personnel will be tasked with removing the remaining section of turf, as well as the existing irrigation lines.

This project was not identified as a Capital Improvement Project in the 2024 Annual Budget, so no funding has been earmarked for this project.

**DIRECTION OR ACTION REQUESTED:**

Staff is requesting direction from Council on how the Town should proceed with this project given all of the information above. Provided that Council is comfortable moving forward with this project in FY2024, a suggested motion is provided below.

“I move to issue Notice of Award for the Ridgway Turf Replacement Project to Alpine Property Services LLC, with an amount not to exceed \$37,000.00.”

## AGENDA ITEM #14





To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: July 16, 2024  
Agenda Topic: **Discussion and direction regarding snow and ice removal regulations**

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**BACKGROUND:**

At the March 13, 2024, Town Council meeting, Council briefly discussed the Town’s snow removal regulations and requested a work session in the summer months to further discuss potential changes to the Town’s laws for the removal of snow and ice, specifically as it relates to the responsibilities of private property owners.

**SUMMARY:**

The Ridgway Public Works Department coordinates snow and ice control operations in conjunction with CDOT within the Town of Ridgway. The Department prides itself on its efforts to provide safe and passable streets and public safety is the number one priority when clearing snow and ice on Ridgway’s nearly 15 miles of roadway. Effective snow and ice control is necessary for routine travel and the provision of emergency services. Public Works operations attempt to provide such control in a safe and cost-effective manner keeping in mind safety, budget, personnel, and environmental concerns.

Snow removal is a community effort that requires everyone’s patience and cooperation. According to the Ridgway Municipal Code (RMC), private property owners are responsible for removing snow on sidewalks abutting their property. The Town will only remove snow from sidewalks abutting public property. RMC Section 14-1-1 – *SIDEWALK CONSTRUCTION AND MAINTENANCE* covers the maintenance responsibilities of property owners who own a property abutting a Town sidewalk. That section reads as follows:

**14-1-1 SIDEWALK CONSTRUCTION AND MAINTENANCE.**

*(A) All Town sidewalks on Town property or easements shall be designed and constructed in accordance with standards and specifications approved by the Town. All Town sidewalks shall be located and sized in accordance with Town requirements and standards. Any person constructing or replacing a Town sidewalk shall obtain a permit from the Town to do so.*

*(Ord. 11-1997)*

*(B) The owner, tenant or party actually in possession of property abutting any Town sidewalk shall be jointly and severally responsible to maintain, repair and replace the abutting sidewalk to keep it in good repair, safe condition and consistent with Town standards and specifications for sidewalk. They shall also be jointly and severally responsible to remove all accumulations of snow and ice from and to correct any other dangerous conditions upon or with respect to Town sidewalks abutting their property.*

*(Ord. 11-1997)*

*(C) The Town may, as it deems necessary or appropriate, order the construction or repair of any sidewalk. In the event the owner or tenant of the abutting property fails or refuses to make such construction or repairs*



*in accordance with Town standards and specifications, the Town may cause the appropriate construction or repair of the sidewalk to be done and assess the costs thereof against the abutting property.*

*(Ord. 11-1997)*

*(D) In the event the owner, tenant, occupant and party in possession of abutting property fail to remove snow, ice or correct any dangerous conditions upon any abutting Town sidewalk, the Town may cause such snow and ice to be removed, or condition to be corrected and assess the costs thereof to the abutting property.*

*(Ord. 11-1997)*

*(E) The costs the Town may recover for the work caused to be done by the Town under this Section shall include all costs of construction, replacement, maintenance or repair, including costs attributable to the use of Town equipment and personnel, any out-of-pocket costs the Town incurs, reasonable attorney's fees incurred by the Town related to the work or the collection of the assessment and any other costs of collecting assessments or amounts due. All such costs shall be a lien against the abutting property which may be foreclosed by the Town in any lawful manner. Such costs may also be certified to the County for collection similarly to the collection of taxes, or may be collected in any other lawful manner. Prior thereto, the Town shall notify the owner of record of the property and allow a hearing with a Town representative concerning any amount proposed to be certified to the County for collection.*

*(Ord. 11-1997)*

*(F) The failure to maintain and construct sidewalks in accordance with the requirements of this Section is hereby declared to be a nuisance, which may be abated by the Town in any lawful manner.*

*(Ord. 11-1997)*

*(G) "Sidewalks" as used herein includes "boardwalks, pathways and the like".*

*(Ord. 11-1997)*

*(H) It shall be unlawful to violate any of the provisions of this Section.*

*(Ord. 11-1997)*

Subsection (B) above identifies that the owner, tenant or party actually in possession of property abutting any Town sidewalk shall "be jointly and severally responsible to remove all accumulations of snow and ice from and to correct any other dangerous conditions upon or with respect to Town sidewalks abutting their property." While the Town has focused enforcement efforts on egregious cases of non-compliance with the above provision, the provision is vague.

To aid Wednesday's discussion, staff has researched snow and ice removal regulations in several communities in our region and they are summarized below.



### **City of Montrose**

#### **Section 9-4-1. Removal of snow and/or ice.**

- (A) The owner, occupant, or agent of any building, property, or vacant lot within the City fronting or abutting a paved sidewalk shall remove and clear away, or cause to be removed or cleared away, snow and ice from such sidewalk that fronts or abuts such building, property, or vacant lot within twenty-four (24) hours after the cessation of any snowfall, sleet, or freezing rain.
- (B) The owner, occupant, or agent of the owner of any building, property, or vacant lot is required to remove snow deposited on a sidewalk, driveway, or parking lot by snow removal operations of the City or State of Colorado.
- (C) In the event snow and ice cannot be removed without likelihood of damage to the sidewalk, the person or entity responsible for removal shall cause enough sand or other abrasive to be put on the sidewalk to make travel thereon reasonably safe, within twenty-four (24) hours after the cessation of any snowfall and shall cause such sidewalk to be thoroughly cleaned as weather permits.
- (D) In this Section, sidewalk means the portion of a street between the curb lines, or the lateral lines of a roadway, and the adjacent property lines, intended for the use of pedestrians.
- (E) Any vehicle parked or stopped unattended on a city street whose presence interferes in any way with snow removal operations, and City staff made efforts to remedy the situation, shall be subject to immediate removal at the expense of the owner of the vehicle. Neither the City nor any person acting under its direction shall be liable for damage to such vehicle subject to removal.
- (F) It shall be unlawful for any person to:
  - (1) Deposit, or cause any snow or ice to be deposited on or against any fire hydrant or traffic control device or appurtenance;
  - (2) Deposit or cause to be deposited accumulations of snow or ice upon any sidewalk, street, roadway, loading or unloading area of a public transportation system, or designated emergency access lane; or
  - (3) In any way interfere with the safe and orderly flow of pedestrian or vehicular traffic by obstructing the view of such traffic on intersections, streets, or drives, or by any other means, or in any way obstruct or impede street or roadway drainage.
- (G) The official operations of the City of Montrose, and any employee, or contractor acting under the direction of the City are exempt from this Section.

### **City of Ouray**

#### **Section 13-6 Sidewalk Construction, Maintenance and Civil Liability**

- A. All City sidewalks on City property or easements shall be designed, located, sized, and constructed in accordance with standards and specifications approved by the City, from time to time. Any person constructing or replacing a City sidewalk shall obtain a permit from the City pursuant to Section 13-3-F.



- B. The owner, tenant, and party in actual possession of property abutting any City sidewalk, shall be jointly and severally liable for any failure to maintain the sidewalk in good repair and condition or replace the abutting sidewalk whenever a dangerous condition exists in City's sole reasonable discretion.
- C. The City may, as it deems necessary or appropriate, order the construction or repair to any sidewalk. In the event the owner of the abutting property fails or refuses to make such construction or repairs in accordance with City standards and specifications, the City may cause the appropriate construction or repair of the sidewalk to be done and assess the costs thereof against the abutting property and its owner. In addition to assessed costs, an owner, occupant, or party in actual possession may be assessed a penalty for such failure to maintain.
- D. The owner, occupant, or party in actual possession of property abutting any City sidewalk shall be jointly and severally liable for any failure to remove snow and ice from any abutting City sidewalk. Snow and ice shall be removed from the abutting sidewalk within twenty-four hours after a snow event with less than twelve inches (12") of accumulated snow or forty-eight (48) hours after a snow event with more than twelve inches (12") of accumulated snow. Removal of snow and ice means shoveling the sidewalk such that the snow accumulation is removed and using a traction agent is applied, such as sand or salt to melt ice accumulation, if necessary.
- E. The City may, as it deems necessary or appropriate, order such snow and ice be removed by posting such order on the real property. In the event snow and ice is not removed within twenty-four (24) hours after such order is posted, the City may cause the appropriate removal of such snow and ice and assess the costs thereof to the abutting property owner, occupant, or party in actual possession. In addition to the assessed costs, an owner, occupant, or party in possession may be assessed a penalty for such failure to remove.
- F. Any costs recovered for work completed by the City under this Section shall include all costs of construction, replacement, maintenance, repair, or removal including costs attributable to the use of City equipment and personnel, any out-of-pocket costs the City incurs, reasonable attorney's fees incurred by the City related to the work or the collection of the assessment, penalty, and any other costs of collecting assessments or amounts due. All such costs shall be a lien against the abutting property which may be foreclosed by the City in any lawful manner. Such costs may be certified to the county for collection with real property taxes or may be collected in any other lawful manner. Prior thereto, the City shall notify the owner of record of the property and allow a hearing with a City representative concerning any amount proposed to be certified to the County for collection.
- G. The failure to maintain and construct sidewalks in accordance with the requirements of this section is hereby declared to be a nuisance, which may be abated by the City in any lawful manner. There is hereby created a right of action against the owners of property abutting City sidewalks on account of their failure to remove snow, ice, debris, or obstructions from abutting sidewalks, to maintain the abutting sidewalks in a safe condition, or to correct any dangerous condition of such abutting sidewalks. The owners of the abutting property shall be civilly liable for the violation of any provisions of this section to anyone injured as a result thereby and shall be civilly liable to hold harmless, defend, and indemnify the City, its officers, employees, or contractor on account of any claim made or adjudged against the City, its officers, employees, or contractors on account of their failure to comply with the provisions of this Section.
- H. It shall be unlawful to violate any of the provisions of this Section.



### **Town of Telluride**

#### **Sec. 11-1-90. Snow and ice removal.**

- (a) Every owner, occupant or agent (“responsible person”) of a building, structure, property or lot (“premises”) within the Town shall remove from all sidewalks abutting, adjoining or fronting the premises all snow and ice within twelve (12) hours after it accumulates thereon. No person shall fail to fulfill this affirmative obligation. For purposes of determining whether a sidewalk is abutting, adjoining or fronting the premises, any intervening right-of-way shall be excluded. This Section does not apply to ice that accumulates for reasons beyond the control of the responsible person.
- (b) In the event the responsible person shall fail to cause snow and ice removal as required by Subsection (a) above, the Town Manager may cause a written notice to be served on the responsible person. The notice shall require the responsible person to complete the snow and/or ice removal within a reasonable time, not to exceed forty-eight (48) hours. If personal service cannot be made on the responsible person, the notice shall be posted in a prominent place at the premises. If the responsible person so notified fails to remove the snow as required by this Section, the Town Manager may cause the snow removal to meet the requirements of Subsection (a) above and charge the costs thereof, plus an additional amount up to twenty-five dollars (\$25.00) for administrative costs, to the responsible person.
- (c) Any person who violates any provision of this Section shall be subject to a fine not less than one hundred dollars (\$100.00) and not to exceed the maximum fine as set forth in Paragraph 1-4-10(a)(2) of this Code. Each such person shall be guilty of a separate violation for each and every day during any portion of which any violation of any provision of this Section is committed, continued or permitted by any such person, and such person shall be punished accordingly.
- (d) The remedies contained in Subsections (b) and (c) above are cumulative.

#### **DIRECTION REQUESTED:**

Council direction is requested on how the Town’s snow and ice removal regulations should be modified, if at all.

## AGENDA ITEM #15



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: August 9, 2024  
Agenda Topic: **Discussion and direction on change to IT services provider**

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**ACTION BEFORE COUNCIL:**

Council is asked to consider authorizing staff to expend budgeted funds to enter into a different contract for IT services.

**SUMMARY AND FINANCIAL IMPLICATIONS:**

For many years now, the Town has contracted with an outside company for the provision of IT services. Up until the early part of 2021, Deeply Digital has served in the IT administrator role. Then, Deeply Digital merged with Provelocity and from 2022 through 2023, the Town had a contract with Provelocity. In the latter part of 2023, Provelocity merged with IronEdge and the Town currently has a contract in place with IronEdge that runs on a month to month term.

Since IronEdge has taken over the IT administrator role, the level of customer service that the Town has received and experienced has gone down dramatically. Response times have lengthened and some calls for service have gone days without being addressed or even confirmation responses being received from technicians. The significant reduction in customer service has impeded the ability of some staff members to complete their daily duties. Given all of the above, staff feels that the time has come to find a new IT administrator as soon as possible.

Staff has solicited a quote from Bell Tech Pros, an IT services and computer repair company based in Montrose. Several technicians that Town staff used to work with when Deeply Digital and Provelocity served in the IT administrator role are now with Bell Tech Pros. Staff has met with representatives of Bell Tech Pros and feels confident that the Town's expectations for IT services will be met with Bell Tech Pros in the IT administrator role. The level of customer service is expected to improve dramatically with technicians located in Montrose and one even located in Ridgway.

Our monthly premium for a defined schedule of recurring services and fees with IronEdge is currently at \$4,532, which equates to \$54,276 per year. This amount does not include costs for additional employee users or additional equipment costs. For the same schedule of recurring services and fees, Bell Tech Pros has quoted \$4,545 per month, which equates to \$54,540 per year, nominally above IronEdge.

The Town's Procurement Manual states that contracts for the purchase of supplies, goods, equipment and services in excess of \$25,000 shall be approved by Council. The Town Manager, as afforded by the Town's Procurement Policy, allowed for an informal request for quote process to take place for IT services as a formal bid solicitation was determined to not result in a competitive bidding process. The Procurement Policy identifies examples of deviation including situations where





the solicitation of competitive bids is impractical and unlikely to result in competitive purchasing or undue delay. This includes situations involving highly specialized skills or services, such as IT.

**RECOMMENDED MOTION:**

“I move to authorize staff to expend budgeted funds, to terminate the contract with IronEdge, and to enter into a contract with Bell Tech Pros for the provision of IT services.”



## AGENDA ITEM #16



Christine Peterson, Asset Manager  
Colorado Department of Local Affairs  
1313 Sherman St.  
Denver, CO 80203

Dear Christine Peterson,

The Town of Ridgway is excited to support Habitat for Humanity of the San Juans' application for additional funding through the State's Single Family Owner Occupied Program. Habitat for Humanity of the San Juans has successfully utilized state funds to rehabilitate numerous homes in the region, maintaining them in the affordable housing stock for low- and middle-income families, enabling those families to remain in their homes and community.

For well over a decade now, Ridgway has prioritized all forms of housing assistance that help our residents find, and keep, affordable housing in the area,. DOLA has generously supported many of our efforts, including our hugely successful Space to Create project, as well as the more recent Wetterhorn Homes development.

Habitat for Humanity of the San Juans has been administering the Rehabilitation Home Loan Program in our area since January 2021. Since then, they have closed 50 loans and with another 2 loans per month anticipated until the end of 2024. To sustain this positive momentum, they need additional funding. We hope you will consider their application favorably and continue supporting this impactful program, which is a crucial component of our affordable housing strategy.

Sincerely,

A handwritten signature in black ink, appearing to read "John I. Clark". The signature is fluid and cursive, with a prominent initial "J".

John I. Clark  
Mayor  
Town of Ridgway  
P.O. Box 10  
Ridgway, CO 81432

## AGENDA ITEM #17



July 24, 2024

Eric Lowe  
Energy Efficiency and Conservation Block Grant Program  
Colorado Energy Office  
1600 Broadway, Suite 1960  
Denver, CO, 80202

To whom it may concern,

I'm writing to express the Town of Ridgway's commitment to EcoAction Partners' Energy Efficiency and Conservation Block Grant Program Application for a collaborative Regional Climate Action Development Director staff position.

The Town of Ridgway is an active member of the Sneffels Energy Board (SEB), the regional collaborative facilitated by EcoAction Partners to help guide our region towards our climate goals. Through the SEB and our partnership with EcoAction Partners, we have developed a Regional Climate Action Plan (CAP), Regional EV Readiness Plan and other climate programming. We formally adopted the regional CAP, showing our commitment to driving emission reductions at a collaborative level. Additional staff capacity would allow our regional partners to effectively implement the priority actions identified in the CAP and move our region towards a more sustainable future.

Additional capacity such as this would allow a central person to support greenhouse gas reduction, renewable energy, efficiency, and beneficial electrification programming and goals. This person can help develop pathways for program growth, explore cost and emissions benefits and connect stakeholders with financial resources, which will be key in achieving the goals laid out in the eight sectors of the CAP. Our partners identified community outreach as a primary need for successful implementation. This grant would allow for the necessary staff capacity to address misinformation and facilitate thoughtful, informed, trust-building communication with community groups to increase educated and informative conversations related to CAP implementation.

The Town of Ridgway is firmly committed to working with EcoAction Partners to provide our staff with the resources necessary to assist the shared staff position that would be funded by this grant. We are excited to support this grant application and thank you in advance for your careful consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read "John I. Clark". The signature is fluid and cursive, with a large initial "J" and "C".

**John I. Clark**  
**Ridgway Mayor**  
**On behalf of the Ridgway Town Council**

## AGENDA ITEM #18



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: August 7, 2024  
Agenda Topic: **Confirmation or amendment of Emergency Restrictions, promulgated by the Town Manager, on burning and fires within the Town of Ridgway**

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**SUMMARY:**

On August 2<sup>nd</sup>, the Town of Ridgway followed the lead of Ouray County and other agencies in our region in implementing “Stage 1” fire restrictions. The Town Manager formally promulgated emergency restrictions on burning and fires within the Town via “Finding of the Town Manager of the Town of Ridgway – Enacting a Town Wide Fire Ban”, which is appended to this memo. The implementation of fire restrictions is now subject to “confirmation or amendment by the Town Council”, as described in Section 12-2-1(C) of the Ridgway Municipal Code.

Fire managers based their decision of coming out of fire restrictions on specific moisture measurements in vegetation and other risk factors such as predicted weather and amount of current fire activity.

**PROPOSED MOTION:**

“I move to confirm the emergency restrictions on burning and fires within the Town of Ridgway.”

**ATTACHMENT:**

Finding of the Town Manager of the Town of Ridgway – Enacting a Town Wide Fire Ban

FINDING OF THE TOWN MANAGER OF THE TOWN OF RIDGWAY -  
ENACTING A TOWN WIDE FIRE BAN

WHEREAS, pursuant to Ridgway Municipal Code (RMC) Section 12-2-1(C), in times of significant drought, the Town Manager may promulgate emergency restrictions on burning and fires within the Town of Ridgway; and

WHEREAS, on August 2, 2024, Ouray County imposed Stage 1 fire restrictions, which prohibits burning and fire in a manner similar to that contemplated herein, and other surrounding counties and federal agencies have also imposed similar and more restrictive restrictions on public lands; and

WHEREAS, the Town Manager finds that the conditions are extreme and unpredictable, making individual actions by Council on decisions related to fire restrictions and the uses and operation of the Town property impractical; and

WHEREAS, pursuant to the authority granted under RMC Section 12-2-1(c), the Town Manager of the Town of Ridgway finds that it is a time of significant drought and the fire danger and fire risk are high.

NOW THEREFORE, pursuant to the authority granted to the Ridgway Town Manager, the following activities are banned within the Town of Ridgway:

- Building, maintaining, attending or using a campfire except in designated and signed campgrounds or developed recreation sites with provided fire grates
- Open burning of any kind including burning of trash or debris, burning of ditches, open charcoal or wood fires
- Fireworks or the use of explosives;
- Smoking on public property, except in an enclosed vehicle or building;
- Disposal of any cigarette anywhere outdoors;
- Operating any chainsaw, except with a fire extinguisher and shovel kept within immediate reach;
- Welding or use of torch with open flame, unless inside an enclosed structure and as an allowable use in the zoning district.
- Other activities determined to be of high risk in creating a wildfire and potential for loss of life or significant damage to personal property.

These restrictions shall remain in effect, unless or until modified or revoked by further order of the Town Council.

EFFECTIVE IMMEDIATELY THIS 2<sup>nd</sup> day of August 2024.

  
\_\_\_\_\_  
Preston Neill, Town Manager

## AGENDA ITEM #19





## 2025 Fiscal Year Budget Preparation Schedule

Date	Description	Responsible Parties
August 19 – September 13, 2024	<b>Meetings with Town staff:</b> <ul style="list-style-type: none"> <li>• Strategic Plan</li> <li>• Town-wide initiatives</li> <li>• Levels of service</li> <li>• Fees</li> <li>• Goals and objectives</li> <li>• Personnel requests</li> <li>• Capital Outlay requests</li> <li>• Line-item justifications</li> </ul>	Preston, Pam
September 16, 2024	<b>Deadline for 2025 Community Grant Program Applications</b>	
October 9, 2024	<b>Draft 2025 Fiscal Year Budget Submitted to Council</b>	Preston, Pam
Week of October 7, 2024	<b>Funding Recommendations for 2025 Community Grant Program Made by Ad Hoc Review Committee</b>	
October 12, 2024 9:00 a.m. – 2:00 p.m.	<b>Budget Retreat:</b> <ul style="list-style-type: none"> <li>• Introduction of Draft 2025 Fiscal Year Budget</li> <li>• Introduction of Draft 2025 Strategic Plan</li> </ul> <b>Outcomes:</b> <ul style="list-style-type: none"> <li>• Council direction for revisions</li> <li>• Council direction for Capital Improvement Projects</li> <li>• Council direction for revenue projections</li> <li>• Council requests for additional information, analysis or options</li> </ul>	Council, Preston, Pam, Joanne
November 13, 2024	<b>Council Budget Hearing:</b> <ul style="list-style-type: none"> <li>• Staff Presentation of 2025 Fiscal Year Proposed Budget</li> <li>• Presentation of 2025 Strategic Plan</li> <li>• Follow-up on any Council directions or requests</li> <li>• Council discussion and public comment</li> </ul>	Council, Preston, Pam
November 21, 2024	<b>Council Budget Workshop:</b> <ul style="list-style-type: none"> <li>• Overview of 2025 Fiscal Year Proposed Budget</li> <li>• Follow-up on any Council directions or requests</li> <li>• Council discussion and public comment</li> <li>• Review and direction on 2025 Community Grant Program recommendations from Ad Hoc Review Committee</li> </ul>	Council, Preston, Pam
December 11, 2024	<b>Council Budget Hearing:</b> <ul style="list-style-type: none"> <li>• Adoption of 2025 Fiscal Year Budget, including Capital Projects Plan and 2025 Strategic Plan</li> <li>• Approval of Resolution Certifying Mill Levy</li> </ul>	Council, Preston, Pam

## AGENDA ITEM #20



**To:** Honorable Mayor Clark and Ridgway Town Council  
**From:** Preston Neill, Town Manager  
**Date:** August 13, 2024  
**RE:** **Town Manager's Report**

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### **INTRODUCTION**

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

### **SENIOR PLANNER POSITION**

I'm excited to report that Angela Kemp has been hired to serve as Senior Planner for the Town of Ridgway! Her first day on the job will be Tuesday, August 20<sup>th</sup>. Angela has been serving in a Senior Planner role with Stan Clauson Associates, Inc. since January 2023. She had been a Planner with Delta County before that. Angela will work hand in hand with TJ Dlubac and his team at Community Planning Strategies to deliver the full array of services required of our Community Development Department.

### **OURWAY ROUTE UPDATES**

**From Gary Clark, Executive Director at All Points Transit:**

Good afternoon,

I am writing to update you on a few changes to the OurWay route that we believe will positively impact both the route and overall rider satisfaction. Here are the changes implemented:

#### **Driver Replacement**

We noticed frequent delays on the route that were beyond what we would expect from the construction impacts alone. These delays were identified as being related to the behaviors of the morning driver on this route. Despite multiple attempts to address these issues, there was no improvement. Therefore, we have replaced this driver with someone who has an excellent track record with both riders and our company. We believe this change will significantly improve the punctuality and overall experience of the route.

#### **Target Stop**

Following our recent discussion, I asked the drivers of the OurWay route to test stopping at Target as a regular part of their route. Instead of turning back onto the highway via Rio Grande Ave., they used Wolverine Dr. to re-enter the highway to the south, avoiding traffic at the large intersection and eliminating any backtracking. After two weeks of this trial and with the improved route chosen by our drivers, we concluded that adding the Target stop as a regular stop would



be feasible. We will be adding the stop as a regular stop effective immediately. This change will provide a more viable Park and Ride option for commuters.

We are confident that these adjustments will enhance the efficiency and satisfaction of our riders. If you have any questions or concerns regarding these changes or if you have any additional changes you'd like to see, please reach out and let me know.

Thank you for your continued support!

### **TV AD FOR OURWAY COMMUTER ROUTE**

To check out a TV ad that has been developed for the OurWay Route, go to <https://vimeo.com/983143199?share=copy>. It features Mayor John Clark! It will be placed on CTV in the service area along with bonus airtime on KREX TV.

### **NATIONAL NIGHT OUT**

National Night Out (NNO) was held on the evening of August 6<sup>th</sup> at the Ouray County Fairgrounds & Event Center. NNO is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie. Following last year's success, the three law enforcement agencies in Ouray County joined forces again to bring a combined event, complete with free food, live music, games, and a safety fair with regional partners and first responders. Check out some photos of the event below!



### **APPLICATION MATERIALS AVAILABLE FOR 2025 TOWN OF RIDGWAY COMMUNITY GRANT PROGRAM**

The Town of Ridgway is now accepting applications for the 2025 Town of Ridgway Community Grant Program. The Town welcomes applications from non-profit organizations seeking funding for programs, projects, services or activities that support the Town's community values and goals



found within the Town of Ridgway Master Plan. The application materials, which include application submission requirements, review criteria and the application schedule, are available at <https://townofridgway.colorado.gov/town-of-ridgway-community-grant-program>. Applications must be submitted by 5:00 p.m. on Monday, September 16th.

For more information, contact Preston Neill, Town Manager, at 970-626-5308, ext. 212 or [pneill@town.ridgway.co.us](mailto:pneill@town.ridgway.co.us).

### **NEW PARKING LOT AT ATHLETIC PARK COMPLETED**

Ridgway Valley Enterprises, Inc., on behalf of the Town of Ridgway, has completed construction of the new parking lot at the Ridgway Athletic Park! Thanks to John McCollum and his team at Ridgway Valley Enterprises for all their hard work.

### **UPCOMING EVENTS WITH CML**

#### **Effective Governance: On-the-Road**

August 16 in Sterling | 10 a.m. to 2 p.m.  
August 21 in Glenwood Springs | 10 a.m. to 2 p.m.  
August 29 in Durango | 10:30 a.m. to 2:30 p.m.

These workshops bring a four-hour version of CML's Effective Governance training to a community near you. Topics include:

- Staff-council relations
- Ethics, liability, and conflicts of interest
- Media relations and social media
- Civility
- Grass roots advocacy

Participants also receive a link to a recording of the 2024 CML Annual Conference session on Finance and Budgeting for Municipalities 101.

For more information, or to register, visit [www.cml.org](http://www.cml.org).

### **Fall District Meetings**

The 2024 Fall District Meetings are an excellent opportunity for collaboration among municipalities. By working together local governments can share best practices, lessons learned, and communities can contribute to their development and solve common problems.

- September 4 | District 5 in Limon
- September 11 | District 1 in Brush! and District 4 in Cripple Creek
- September 12 | District 3 in Cherry Hills Village and District 13 in Cañon City



- September 17 | District 8 in L Jara
- September 18 | Districts 7/14 in La Veta and District 2 in Fort Collins
- September 19 | District 15 in Breckenridge
- **September 23 | District 10 in Ridgway**
- September 24 | District 9 in Ignacio
- September 25 | District 12 in Kremmling and District 6 in La Junta
- September 26 | District 11 in Grand Junction

***The District 10 Meeting will be held in the Decker Room. It would be great to have a big presence from Team Ridgway. Please let me know as soon as possible if you would like to be registered for the meeting.***

#### **OURAY COUNTY PUBLIC HEALTH OFFICE RELOCATES TO RIDGWAY**

Ouray County Public Health has relocated to a new facility in Ridgway, effective August 1. The new address is 185 Sherman Street, Unit 103; the phone number remains the same: 970-325-4670. All public health services offered at the Ouray location have transitioned to Ridgway, ensuring uninterrupted access to all services.

This move places Ouray County Public Health in the same building complex as Ouray County Human Services (formerly Social Services), enhancing convenience for community members who utilize both sets of services.

For the past many years, Ouray County Public Health has operated out of a building at 302 2nd Street in Ouray, leased from the Idarado Mine Company.

#### **OURAY COUNTY HAZARD MITIGATION PLAN AND COMMUNITY WILDFIRE PROTECTION PLAN MEETINGS**

On Monday, August 19<sup>th</sup>, Ouray County Emergency Management will host two important meetings related to hazard mitigation, one to discuss the update of the County's Hazard Mitigation Plan (HMP) and the other to discuss the update of the County's Community Wildfire Protection Plan (CWPP). Ouray County has hired JEO Consulting Group to help facilitate those meetings and help lead the planning processes.

An HMP is a community-driven, living document that assesses vulnerability to various natural and manmade hazards (e.g., flooding, drought, wildfire, etc.) and identifies mitigation strategies to reduce vulnerability to those hazards. Once a jurisdiction (county, community, school district, fire district, or cemetery board) is part of an approved plan, they become eligible for up to a 75% cost share from the Federal Emergency Management Agency for a variety of projects listed in the plan. During this meeting, we will cover what an HMP is, roles in the planning process, and



information that we will need from participants and stakeholders. The meeting will start at 10:30am and will last approximately 1.5 hours. It can be attended in-person or virtually.

Following a short break for lunch, there will be a CWPP meeting from 1:00pm – 3:00pm. This meeting can also be attended in person or virtually. The CWPP assists the county and local fire districts in gathering resources, evaluating wildfire risk, describing local capabilities, and identifying strategies and actions to reduce overall vulnerability to wildfire events. Fire districts who participate in the plan will be eligible to apply for federal and state cost-share funds for vegetative fuels reduction and other hazard mitigation strategies.

You may attend one or both meetings depending on your interest in being a part of one or both planning processes. Information about both meetings can be found below:

- Hazard Mitigation Plan Meeting  
Monday, August 19<sup>th</sup> from 10:30am – Noon  
Location: Ouray County Event Center, 22739 US-550, Ridgway, CO 81432  
Or join online at <https://us02web.zoom.us/j/83317988218>.
- Community Wildfire Protection Plan Meeting  
Monday, August 19<sup>th</sup> from 1:00pm – 3:00pm  
Location: Ouray County Event Center, 22739 US-550, Ridgway, CO 81432  
Or join online at <https://us02web.zoom.us/j/83317988218>.

Please RSVP by August 12<sup>th</sup> to Sam Otte ([sotte@jeo.com](mailto:sotte@jeo.com)).

### **UNCOMPAHGRE WATERSHED PARTNERSHIP FIELD TRIPS**

To attend any of the events listed below, email [tanya@uncompahgrewatershed.org](mailto:tanya@uncompahgrewatershed.org).

- Rollans Park volunteer morning  
Saturday, Sept. 28, 2024  
Ridgway by the Uncompahgre River
- Ridgway Reservoir Cleanup  
Saturday, Oct. 5, 2024  
Ridgway State Park, in collaboration with Colorado Parks & Wildlife
- Love Your Gorge  
Saturday, Oct. 12, 2024  
Join at Ouray Ice Park and the Uncompahgre River Gorge in Ouray.





## **RED MOUNTAIN ELECTRICAL RELIABILITY AND BROADBAND IMPROVEMENT PROJECT UPDATE** **From Alex Shelley, Communications Executive at SMPA:**

This message is to update all community stakeholders on progress of the Red Mountain Electrical Reliability and Broadband Improvement Project, and to apprise you of upcoming work and planned highway impacts.

After completing necessary vegetation management last year, SMPA contracted the first of three construction phases of the project, the re-construction of 4.5 miles of 44kV transmission line between the Idarado and Red Mountain electrical substations. The work includes the replacement of existing line / poles with new, upgraded structures for better service reliability.

Thus far, the old system has been removed, and about half of new structures are in place and ready to be strung with new wire. We are projecting completion of this phase by the end of September.

Our contractor has provided us with their schedule for work for August. Based on this, we will start enforcing the Ironton townsite closure order on Monday August 12<sup>th</sup>. We began notifying campers in the closure area this week along with posting laminated closure orders at the entry points to the closure area. On next Friday, August 9<sup>th</sup>, we will put up ropes/barriers and additional signage to attempt to keep the area clear so that work crews can start work on Monday the 12<sup>th</sup>.

This will also be the week that we will start having the single lane alternating traffic closures on Hwy 550 at the locations where the line crosses Hwy 550. Per the CDOT permit, these impacts will be taking place from 6am-9am and 6pm-9pm.

We want you, your local businesses and members of your community to be aware of the highway impacts so that you can make what preparations are necessary. We appreciate your engagement and invite you to reply with any specific questions or concerns.

### **TAX INCENTIVES FOR BUSINESSES**

Businesses can take advantage of two Federal tax incentives available to help cover costs of making access improvements for customers with disabilities:

- A tax credit for small businesses who remove access barriers from their facilities, provide accessible services, or take other steps to improve accessibility for customers with disabilities
- A tax deduction for businesses of all sizes that remove access barriers in their facilities or vehicles





A business that annually incurs eligible expenses to bring itself into compliance with the ADA may use these tax incentives every year. The incentives may be applied to a variety of expenditures; however, they may not be applied to the costs of new construction. All barrier removal must comply with applicable Federal accessibility standards.

### **Tax Credit**

Small businesses with 30 or fewer employees or total revenues of \$1 million or less can use the Disabled Access Credit (Internal Revenue Code, Section 44). Eligible small businesses may take a credit of up to \$5,000 (half of eligible expenses up to \$10,250, with no credit for the first \$250) to offset their costs for access, including barrier removal from their facilities (e.g., widening a doorway, installing a ramp), provision of accessibility services (e.g., sign language interpreters), provision of printed material in alternate formats (e.g., large-print, audio, Braille), and provision or modification of equipment.

### **Tax Deduction**

Businesses of all sizes may take advantage of this tax deduction. Under Internal Revenue Code, Section 190, businesses can take a business expense deduction of up to \$15,000 per year for costs of removing barriers in facilities or vehicles.

### **Tax Incentives in Combination**

These two incentives can be used together by eligible businesses if the expenditures qualify under both Sections 44 and 190. If a small business' expenses exceed \$10,250 for the maximum \$5,000 tax credit, then the deduction equals the difference between the total spent and the amount of the credit claimed.

For more information about these tax incentives and the ADA, call the Department of Justice ADA Information Line at:

800-514-0301 (voice)

800-514-0383 (TTY)

or visit the ADA Business Connection at: [www.ada.gov](http://www.ada.gov)

### **LIVE LIKE YOU LOVE IT – TIPS TO CONSERVE WATER OUTDOORS**

To check out some easy tips for conserving water outdoors, click [HERE](#).



**REQUEST FOR PROPOSAL FOR THE ARTSPACE RIDGWAY SPACE TO CREATE PUBLIC ART COMPONENT**

Notice is hereby given that the Town of Ridgway, Colorado will accept proposals from experienced artists for design and implementation services for a mural on an exterior wall of a building in downtown Ridgway.



An electronic version of the proposal, submitted via email with the subject line “Request for Proposal for the Artspace Ridgway Space to Create Building Public Art Component”, will be received by the Town until 10:00 a.m., local time, on the 6th day of September, 2024, at which time all

proposals will be publicly opened and read aloud. Any proposal received after the time stated above will be returned to the Proposer unopened. Emailed proposals shall be sent to:

Pam Kraft, Town Clerk, [pkraft@town.ridgway.co.us](mailto:pkraft@town.ridgway.co.us)

Tera Wick, Community Initiatives Facilitator, [twick@town.ridgway.co.us](mailto:twick@town.ridgway.co.us)

Alternatively, proposers may submit printed proposals on 8.5”x11” paper in a sealed envelope labeled “Request for Proposal for the Artspace Ridgway Space to Create Building Public Art Component” to:

Town of Ridgway  
Town Clerk  
PO Box 10  
201 N Railroad Street  
Ridgway, CO 81432

Click [HERE](#) to view the full Request for Proposal.

The Town of Ridgway reserves the right to reject any and all proposals, to waive any irregularity in a proposal, to negotiate contract terms with the successful proposer, or to make award in such a manner as they may deem right and proper for the best interest of the Town of Ridgway.



### **UPCOMING MEETINGS AND EVENTS**

- **FUSE Creative Main Street Committee Meeting** – August 13, 2024 at 5:30 p.m. in the Decker Community Room and virtually via Zoom
- **Town Council Regular Meeting** – August 14, 2024 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Planning Commission Meeting** – August 27, 2024 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Sustainability Advisory Board Meeting** – September 4, 2024 at 5:00 p.m. in-person at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – September 11, 2024 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

### **JOKE OF THE DAY**

From Polly Enochs Kroger, Council member:

Where do bad rainbows go?

To prism. It's a light sentence, but it gives them time to reflect.