

**Ridgway Town Council
Regular Meeting Agenda
Wednesday, February 11, 2026**

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/86178258498?pwd=cKOV16Gq26fOWAbM6TpmFEtAFikreF.1>

Meeting ID: 861 7825 8498

Passcode: 871463

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, Michelle Montague, Terry Schuyler, Josey Scoville, Mayor Pro Tem Beth Lakin 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 held on January 14, 2026.
2. Minutes of the Workforce Housing Committee from January 14, 2026.
3. Minutes from the Special Meeting of January 26, 2026.
4. Register of Demands for February 2026.

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

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

5. Request for Letter of Support for Ouray County's enrollment in AARP's Livable Communities Program - Vicki Warner-Huggins, Ridgway Ouray Community Council's Social Justice Committee.

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

6. Application for Taver Liquor License; Colorado Girl Coffee LLC; Member: Matthew Beyer; DBA: Colorado Girl Coffee; Location: 620 Clinton Street - Town Clerk.

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

7. Issuance of Revocable Encroachment Permit to Colorado Girl Coffee to serve food and beverages, including alcoholic beverages, on the sidewalk adjacent to 620 Clinton Street - Town Clerk.
8. Review and action on Memorandum of Understanding between the Town of Ridgway and the Telluride Foundation to Collaborate on a Down Payment Assistance Program to Support Qualifying Members of the Regional Workforce Purchasing Homes in the Town of Ridgway - Town Manager.
9. Consideration of Notice of Award for Visitor and Business Engagement - Community Initiatives Facilitator.
10. Review and action on First Amendment to Development Agreement between Alpine Homes-Ridgway, LLC and the Town of Ridgway - Senior Planner.
11. Review and action on 1) the submittal of an application to the Colorado Department of Local Affairs' Accessory Dwelling Unit Grant Program, and 2) authorization of Mayor Clark to sign a letter of support and matching fund commitment - Senior Planner.
12. Discussion wastewater treatment plant planning and direction on an adjustment to the Town's sewer service rates - Town Engineer.
13. Review and action on Intergovernmental Agreement between Town of Ridgway and Ouray County concerning Noxious Weed Management and Control Services - Town Manager.
14. Request for authorization of staff to expend budgeted funds and enter into a contract to purchase a fleet vehicle for the Public Works Department - Town Manager.

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

15. 2025 End of Year Report - Ridgway Marshal's Office
16. Town Manager's Report.

EXECUTIVE SESSION The Town Council will enter into a closed session for the following:

17. For a conference with the Town Attorney for the purpose of receiving legal advice on a specific legal question under C.R.S. 24-6-402(4)(b) regarding Ridgway Suites LLC dba MTN Lodge and its proposed use and compliance with the Ridgway Municipal Code.
18. For discussion of a personnel matter concerning the Town Manager's annual performance evaluation pursuant to Colorado Revised Statutes 24-6-402(4)(f).

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

19. Consideration of compensation adjustment for Town Manager as a result of annual performance evaluation and possible action - Mayor Clark.

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

Committees & Commissions:

Ridgway Planning Commission - Councilor Montague and Mayor Clark

Ridgway Parks, Trails & Open Space Committee - Councilor Kroger

Ridgway FUSE - Councilor Grambley

Ridgway Sustainability Advisory Board - Councilor Schuyler; alternate - Mayor Pro Tem Lakin

Ridgway Scholarship Committee - Mayor Pro Tem Lakin and Mayor Clark

Board Appointments:

Ouray County Weed Board - Mayor Pro Tem Lakin; alternate - Town Manager

Ouray County Joint Planning Board - Councilor Montague, 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 - Mayor Pro Tem Lakin; alternate - Councilor Montague

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

Colorado Communities for Climate Action – Mayor Pro Tem Lakin; alternate - Town Manager

Colorado Municipal League Policy Committee - Town Manager

Home Trust of Ouray County - Town Manager

EcoAction Partners Board of Directors - Mayor Pro Tem Lakin; alternate - Councilor Kroger

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, March 4, 2026 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
JANUARY 14 2026

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 5:50 p.m. In attendance Councilors Grambley, Kroger, Montague, Schuyler, Scoville and Mayor Clark. Mayor Pro Tem Lakin was absent.

CONSENT AGENDA

1. Minutes of Budget Workshop held on December 3, 2025.
2. Minutes of the Regular Meeting of December 10, 2025.
3. Minutes of the Workforce Housing Committee from December 10, 2025.
4. Register of Demands for January 2026.
5. Per State Statute designate the Town Hall bulletin board as the official posting place.
6. Renew restaurant liquor license for Lazy Dog Saloon Bar & Grill.

ACTION:

It was moved by Councilmember Schuyler, seconded by Councilor Kroger and carried unanimously on a roll call vote to approve the consent agenda.

PUBLIC REQUESTS AND PRESENTATIONS

7. Quarterly Report from Home Trust of Ouray County Housing Services Director

Eva Henson, Housing Services Director with the Home Trust of Ouray County introduced herself as the new Affordable Housing Services Administrator for the Town, City and County; and presented a fourth quarter update for 2025, and the 2026 work plan for the county-wide Housing Services Program.

She explained she was hired by the Home Trust in October of 2025 to fill the role established by an Intergovernmental Agreement, partially funded through a Local Planning Capacity Grant, for the three governmental entities within Ouray County to meet the Colorado Proposition 123 Affordable Housing Commitments. She noted the governmental partners agreed to housing services including intergovernmental liaison and stakeholder collaboration; financial management and reporting; Proposition 123 compliance and reporting; deed restriction management, compliance and administration; program development and administration; and resident support services. She reported the 2026 Annual Work Plan is organized around primary areas of the Housing Services Director role, and presented sections of the plan, deliverables and timelines.

The Town Manager thanked Jim Kolnik with Impact Development Services, for serving in the capacity of Housing Administrator over the past few years.

8. Update from the Ridgway Sustainability Advisory Board

Sustainability Advisory Board member Sheridan Ribbing, presented an update for the last quarter of 2025, and presented the board goals for 2026. These included assisting in evaluating municipal operations to achieve net-zero carbon emissions by 2030; assist with the Local Impact Accelerator grant if awarded; encourage new construction to be all-electric; develop a zero waste policy to apply to events and festivals; sponsor events to educate on sustainability issues; encourage residential composting; encourage landscape water conservation; encourage installation of innovative solar options as artistic accents.

9. Update from Ridgway Area Chamber of Commerce on current business community outlook

Jon Hill, Ridgway Area Chamber of Commerce Executive Director, addressed the Council regarding “potential affects on local businesses” due to the ski patrol strike at Telluride Ski Resort . He explained 200 businesses were contacted and 18 replayed to a short survey regarding any economic impacts on local businesses from the closure of the ski area. He noted the results “were promising” with statements showing no impacts and no reduction in work hours for employees; though the local transportation company has been impacted by the decline in visitors to Telluride.

SPEAKING FROM THE AUDIENCE:

The General Manager of Mountain Market noted the impact has been minimal, noting due to ski resort closure visitors to Telluride are visiting communities in Ouray County.

Business owner Holly Kintz noted “business in December was good” because visitors lodging in Telluride “were coming into Town” and shopping at local businesses.

Sue Husch noted “it’s a slow snow year” and “generally a slow time of year” and noted the businesses she works in “have had Telluride tourists coming down” and “a lot of foot traffic”.

The Mayor added “the bigger picture is the loss of snow”, noting the “snowpack is the lowest in recorded history in Colorado” and “all over the west”. He reported the Ouray County Good Neighbor Fund is available to businesses that may have a need for assistance.

PUBLIC HEARINGS

10. Application for Tavern Liquor License for Colorado Girl Coffee

Staff Report dated 12-9-25 from the Town Clerk presenting an application for a Tavern Liquor License from Colorado Girl Coffee.

The Town Clerk explained an application has been filed for a Tavern Liquor License from Colorado Girl Coffee LLC; member and sole owner Matthew Beyer; doing business as Colorado Girl Coffee; for the leased premises at 620 Clinton Street. She noted approval would include the sidewalk on the north side of the building for outdoor consumption of alcohol. Issuance of a revocable encroachment permit to place tables on the sidewalk will be presented later in the agenda. She reported the applicant has stated the license is being requested to use during special events and when dinners are served.

It was noted by Council an email had been received prior to the meeting from Mary Menz expressing concerns with operation of other liquor licensed businesses the applicant owns.

SPEAKING FROM THE AUDIENCE:

Nathan Locke questioned if the facility has “a proper sized kitchen”; “public safety and public health”; and the number of liquor licenses that can be held by one person.

Natalie Booth expressed concerns with issuance of the license; questioned the lack of a commercial kitchen; and noted she lives across the street from the building and is concerned with maintaining liquor licensed boundaries based on management at other locations where licenses are held by the applicant.

Dana Ivers reported Mr. Beyer “is my tenant” and he will be offering “small venue special dinners”.

There were questions from the Council. The Town Attorney explained the Council can not take the other licensed facilities into consideration, the decision must be made on this specific location. The Council can base decisions on the concerns raised regarding service of alcohol based on the needs and desires of the community to license the facility.

ACTION:

Councilor Kroger moved, with a second by Councilor Grambley, to table the application for a tavern liquor license for the Colorado Girl Coffee until the February meeting. On a call for the vote the motion carried unanimously on a roll call vote.

POLICY MATTERS

11. Issuance of Revocable Encroachment Permit to Colorado Girl Coffee to serve food and beverages, including alcoholic beverages, on the sidewalk adjacent to 620 Clinton Street

The Mayor noted since the alcohol license request for Colorado Girl Coffee was continued to the next meeting, this item will be continued also.

ACTION:

Moved by Councilor Kroger, seconded by Councilor Montague and unanimously carried by a roll call vote to continue the item to the next agenda.

12. Ordinance No. 02-2026 Amending Chapter 15 of the Ridgway Municipal Code Concerning Vehicle Idling Restrictions

Town Manager Neill presented for second reading and adoption, an ordinance to mitigate idling of vehicles that was forwarded to the Council at a previous meeting from the Sustainability Advisory Board. He noted at the prior meeting the Council had requested clarification that restrictions would only apply to vehicles idling more than two minutes under certain temperatures on public property or within rights-of-ways, and those changes have been included in the ordinance as submitted.

SPEAKING FROM THE AUDIENCE:

Sheridan Ribbing, member of the Sustainability Advisory Board, explained the focus was always on public property and rights-of-ways, and the board has researched and learned that idling vehicles “does not make sense for more than two minutes”.

There were comments from the Council regarding the need to educate the public, explain the proposed regulations and reasons for enacting; additionally concerns were expressed pertaining to enforcement.

Dave Kehmeier with the Sustainability Advisory Board noted discussions at board meetings centered on ‘educating people to be aware when stopped at public places’ of “public health issues” associated with idling. He noted they recognize “it will tough to enforce” and feel the placement of signs could help with stopping the practice in front of public places, like the post office.

There were comments and discussion by the Council. There were questions to the Marshal regarding enforcement. There was agreement among the Council the ordinance as written would be “unenforceable”.

Jake Niece noted the dark skies ordinance could be looked upon as unenforceable, but “the community got on board”.

Dana Ivers, member of the Sustainability Advisory Board, expressed concerns that idling is “detrimental to young children” and stressed the need to “protect our health”. She noted communities in the region have passed similar ordinances. She suggested posting signage at the post office and schools.

There were comments and conversation among the Council and staff. It was agreed to ask the Manager to work with the Marshals Department and explore idle free zones or streets, with idling not being allowed at any time; along with creating a comprehensive educational campaign.

13. Resolution No. 26-01 Establishing a Fee Schedule for Town-Owned Public Electric Vehicle Charging Stations

Staff Report dated 1-6-25 from the Town Manager presenting a resolution establishing fees for use of electric vehicle charging stations.

Manager Neill reported installation of new electric vehicle charging stations in Hartwell Park parking lot will take place within the next few weeks. Per suggestions from the Sustainability Advisory Board and Youth Advisory County, staff is recommending adopting a fee structure for use of the stations based on the Colorado Energy Office common price point. Charging pricing would be .12 cents per kilowatt during off peak hours of midnight to 4:00 p.m. and .20 cents during peak hours. He noted if the Council wishes to recover the costs of purchase and maintenance of the equipment, the proposed fees should be increased.

There were comments from the Council.

ACTION:

Councilmember Montague moved to approve Resolution No. 26-01 Establishing a Fee Schedule for Town-Owned Public Electric Vehicle Charging Stations. Councilor Scoville seconded and the motion carried unanimously on a roll call vote.

14. Memorandum of Understanding with Ouray County regarding 2026 Operational Funding Requests, Road and Bridge Apportionment and Future Goals

The Town Manager presented the 2026 Memorandum of Understanding with Ouray County for funding requests and apportionment. He noted the shares to provide emergency services

has gone up substantially, along with victim assistance, which is due to decreases in grant funding.

ACTION:

It was moved by Councilor Grambley with a second by Councilor Kroger, to adopt the Memorandum of Understanding between Ouray County and Town of Ridgway regarding 2026 Operational Funding Requests, Road and Bridge Apportionment and Future Goals. The motion carried unanimously on a roll call vote.

15. Ratification of purchase of patrol vehicle for the Marshals Office

Manager Neill explained staff has been in the process of working with the Town's insurance carrier to replace the 2020 Durango which was involved in an accident in November. A 2019 Ford F-150 was purchased and is currently being retrofitted with equipment from the other patrol vehicle. The Town's portion of the cost to replace the vehicle is \$6,000.

ACTION:

Moved by Councilor Grambley with a second by Councilmember Montague, the motion to ratify the purchase of a used 2019 Ford F150 truck for the Ridgway Marshals Office at an amount of \$29,994 carried unanimously on a roll call vote.

16. Set special meeting to review the design for the Beaver Creek Diversion Restoration Project

The Manager asked the Council to set a special meeting for review of the plans for the Beaver Creek Diversion Restoration Project and the contract for design services. It was agreed to hold the meeting on January 26th at 6:00 pm in the Decker Community Room.

MISCELLANEOUS REPORTS

17. Appointment to fill vacancy on the Planning Commission

The Mayor announced two letters of interest were received to fill the vacancy on the Planning Commission, and he has selected Terese Seal who will serve until November 1, 2028.

18. Update on the 2026 annual election

The Town Clerk reported the annual election will be held on April 7th at which time the Mayor and three Councilor seats will become vacant for two year terms. The nomination period will begin on January 26th and close on February 13th. She noted a Notice and Call to Candidates has been published, posted, and placed on the website and vertical response.

19. Town Manager's Report

The Town Manager presented an overview of the written monthly Managers Report.

EXECUTIVE SESSION

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

ACTION:

It was moved by Councilmember Kroger, seconded by Councilmember Montague and unanimously carried by a roll call vote to enter into closed session.

The Council entered into closed session with the Town Attorney and Town Manager at 8:15 p.m. and reconvened to the regular meeting at 8:25 p.m.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

JANUARY 14, 2026

The Town Council acting in its capacity as the Workforce and Affordable Housing Committee convened for a meeting at 5:35 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, Michelle Montague, Josey Scoville and Terry Schuyler. Beth Lakin was absent.

1. Consideration for exception request to grant Minimum Work Standard

Staff Report dated 12-10-25 from Jim Kolnik, outgoing Housing Administrator with Impact Development Services, presenting an exception application from Olivia Gundrum.

Eva Henson, new Housing Administrator, explained during a routine bi-annual compliance check of the 14 households within Ridgway Townhomes, it was discovered that homeowner Olivia Gundrum is now employed in San Miguel County. She noted Ms. Gundrum no longer meets the minimum work standard in Ouray County, as her sole full-time employment has been in San Miguel County since August of 2024.

Ms. Gundrum addressed the board and explained when the home was purchased two years ago she was working part-time under contract for both the Ouray and Ridgway School Districts as a Behavior Analyst. She was offered a full time, benefited position as a Board Certified Behavior Analyst with the Telluride School District, which she accepted. She stated she would "love to work in Ouray County", "but they can only offer a part time position".

ACTION:

Michelle Montague moved to grant the exception request to grant Olivia Gundrum the Minimum Work Standard Exception with work performed in San Miguel County as long as the following conditions are met: the applicant meets all the requirements of the Covert and Guidelines except the minimum work standard in Ouray County and the applicant meets the minimum work standard in San Miguel County. Polly Kroger seconded and the motion carried unanimously on a roll call vote.

ADJOURNMENT

The meeting adjourned at 5:45 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

RIDGWAY TOWN COUNCIL
MINUTES OF SPECIAL MEETING
JANUARY 26, 2026

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 6:00 p.m. in the Decker Community Room, 675 Clinton Street, Ridgway, Colorado. The Council was present in its entirety with Councilors Grambley, Kroger, Montague, Scoville, Schuyler, Mayor Pro Tem Lakin and Mayor Clark in attendance.

Town Clerk's Notice of Special Meeting dated January 15, 2026.

The Mayor asked the Mayor Pro Tem to chair the meeting because he was participating remotely.

ADDITIONS AND DELETIONS TO THE AGENDA

The Town Manager requested to add to the agenda a conference with the Town Attorney for the purpose of receiving legal advice on a specific legal question under C.R.S. 24-6-402(4)(b) regarding Ridgway Suites LLC dba MTN Lodge and its proposed use and compliance with the Ridgway Municipal Code, along with possible action as a result of the executive session.

ACTION:

Councilor Kroger moved to add the items to the agenda, Councilmember Grambley seconded and the motion carried unanimously on a roll call vote.

POLICY MATTERS

1. Update on the Beaver Creek Diversion Restoration Project and addendum to Professional Services Agreement with RESPEC Company

Memorandum dated 1-23-26 from the Town Manager presenting an update on the Beaver Creek Diversion Restoration Project, and consideration of amending the Professional Services Agreement with RESPEC Company LLC.

Manager Neill displayed a PowerPoint Presentation with slides on the progress of the Beaver Creek Diversion Project. He reported Meridian Construction demobilized from the site in early December. Since that time staff has worked with the design engineering firm RESPEC and Meridian to execute a change order to reduce the guaranteed maximum price of the project and remove the installation of the infiltration gallery from the scope of work, and change the final completion date to May 30, 2026. He explained initially the infiltration gallery was designed to be located upstream of the coanda screen. After observations on the project site, the engineers decided it would function better downstream of the screen. RESPEC solicited a price from Meridian for installation downstream of the coanda screen and the price was well above the price submitted for placement upstream, with little justification for the price increase. RESPEC and Town Engineer have advised the Town to proceed with a change order to reflect removal of the infiltration gallery from Meridian's scope of work, and hire a contractor to perform the installation after completion of work by Meridian. This installation would take place in the late summer or fall of 2026.

The Town Manager reported moving the infiltration gallery will require RESPEC to complete a more detailed design, which will require an amendment to the agreement for services. They anticipate \$19,550 for additional design and construction observation costs when returning to the project site in the spring' and estimate redesign of the infiltration gallery and construction observation of the infiltration gallery at \$55,190. Additionally the engineering firm recently informed staff that to date they have incurred costs of \$13,821.63 over the contract value. He stated the Council is being asked to increase the contract value of the Professional Services Agreement with RESPEC to \$657,312.

Manager Neill reviewed the financing mechanisms being used for the project. A grant award from the Natural Resources Conservation Services (NRCS) Emergency Watershed Protection Program to pay for 75% of the eligible construction expenditures up to \$2,911,026 and \$430,000 worth of 100% technical assistance for engineering and preconstruction expenses. On January 14th an additional \$367,892.99 was granted for technical assistance, now bringing the total to \$792,892. Additionally a grant was secured from the Colorado Department of Public Safety, Division of Emergency Managements Disaster Emergency Fund (DHSEM) for \$2,000,000, with a fifty percent local match requirement. Also secured was a loan from the Colorado Water Conservation Board (CWCB) not to exceed \$8,080,000 for project costs and a one percent service fee. He reviewed to date projected expenditures, and noted the total project cost should be close to \$4,000,0000.

There were comments and questions from the Council. It was noted the infiltration galley has the potential of gathering more water when flow rates are seasonally low.

Alan Leak, Principal Engineer with RESPEC, presented three proposals. He reported the project was more challenging than anticipated, and subsequently there were over runs in the contract due to necessary daily construction observations. He noted these amounts are over the contractual agreement and the Town is not obligated to pay them. This amount is encompassed in the first proposal. The second is additional costs for construction observation for two weeks at six hours a day, when Meridian Construction begins work in the spring. The third, design of the new Coanda Infiltration Basin, and construction observation of 90 hours for four weeks. He noted the Town Engineer can oversee some construction observation, which will reduce costs.

There were comments from the Council.

ACTION:

Councilmember Schuyler moved to approve the Addendum to the Professional Services Agreement between the Town and RESPEC as presented. Councilor Grambley seconded and the motion carried unanimously on a roll call vote.

ACTION:

Councilmember Schuyler moved, Councilor Kroger seconded, to direct staff to work with RESPEC to complete a redesign of the infiltration gallery and to prepare bid documents for solicitation of a contractor to complete the scope of work. On a call for the vote, the motion carried unanimously on a roll call vote.

EXECUTIVE SESSION

The Town Attorney asked the Council to enter into a closed session pursuant to C.R.S. 24-6-402(4)(b) regarding Ridgway Suites LLC dba MTN Lodge and its proposed use and

compliance with the Ridgway Municipal Code, along with possible action as a result of the executive session.

ACTION:

It was moved by Councilmember Kroger, seconded by Councilmember Grambley and unanimously carried by a roll call vote to enter into closed session.

The Council entered into closed session at 6:45 p.m. with the Town Attorney, Town Manager and Town Clerk. The Council reconvened the regular meeting at 7:05 p.m.

POLICY MATTERS (Continued)

The Town Attorney stated staff is requesting the Council consider taking action to engage litigation services with the law firm of Nathan, Dumm and Mayor.

ACTION:

Moved by Councilor Scoville to enter into an engagement letter with Nathan, Dumm and Mayor to serve as litigation attorneys for the Town of Ridgway, with a second by Councilor Kroger the motion carried unanimously on a roll call vote.

ADJOURNMENT

The meeting was adjourned at 7:10 p.m.

Respectfully Submitted,

Pam Kraft
Town Clerk

Town of Ridgway
Register of Demands
Feb 2026

Name	Memo	Account	Paid Amount
San Miguel Power Assoc, Inc.		Alpine-Operating Account	
	12/15/25 - 1/15/26	778PO1 · Decker Room	-102.00
TOTAL			-102.00
Mylar's Auto Refinishing, Inc		Alpine-Operating Account	
	repairs 2023 Tahoe - reimb \$4438 in 2025	861GO3 · Vehicle Maintenance & Repair	-6,291.67
TOTAL			-6,291.67
Arielle Bielak		Alpine-Operating Account	
	Comm. Room Coord. - Jan 2026	532GOO · Creative/Main Street Program	-2,284.00
TOTAL			-2,284.00
Axon Enterprise Inc		Alpine-Operating Account	
	In-vehicle cameras	819GO3 · Contractual Services	-18,640.80
TOTAL			-18,640.80
Shane Schmalz		Alpine-Operating Account	
	reimb vehicle electricity - Jan - Feb 2026	861GO3 · Vehicle Maintenance & Repair	-100.00
TOTAL			-100.00
Black Hills Energy-Town Hall		Alpine-Operating Account	
	12/22/25 - 1/22/26	742PO1 · Utilities - comm cntr/town hall	-89.28
	12/22/25 - 1/22/26	842GO3 · Utilities	-89.28
	12/22/25 - 1/22/26	542GOO · Utilities	-89.28
TOTAL			-267.84
Black Hills Energy-PW Office		Alpine-Operating Account	
	12/22/25 - 1/22/26	642GO2 · Utilities	-31.20
	12/22/25 - 1/22/26	942SOO · Utilities	-31.20
	12/22/25 - 1/22/26	942WOO · Utilities	-31.20
TOTAL			-93.60
Black Hills Energy-PW Building		Alpine-Operating Account	
	12/22/25 - 1/22/26	742POO · Utilities	-73.47
	12/22/25 - 1/22/26	642GO2 · Utilities	-73.48
	12/22/25 - 1/22/26	942SOO · Utilities	-73.48
	12/22/25 - 1/22/26	942WOO · Utilities	-73.48
TOTAL			-293.91
Black Hills Energy-Broadband		Alpine-Operating Account	
	12/22/25 - 1/22/26	783PO1 · Broadband Station	-16.38
TOTAL			-16.38

Town of Ridgway
Register of Demands
Feb 2026

Name	Memo	Account	Paid Amount
Bruin Waste Management		Alpine-Operating Account	
	second pickup - Jan 2026	742POO · Utilities	-367.20
TOTAL			-367.20
Hartman Brothers Inc		Alpine-Operating Account	
		661GO2 · Vehicle & Equip Maint & Repair	-3.92
		961SOO · Vehicle & Equip Maint & Repair	-3.93
		961WOO · Vehicle & Equip Maint & Repair	-3.93
TOTAL			-11.78
Grainger		Alpine-Operating Account	
	compressor pneumatic fittings - plant	932WOO · Supplies & Materials	-110.70
TOTAL			-110.70
Total Renovation Cleaning LLC		Alpine-Operating Account	
	Jan 2026	779PO1 · Janitorial Services-c c/t hall	-875.00
	Jan 2026	545GOO · Janitorial Services	-875.00
	Jan 2026	779POO · Janitorial Service - parks	-805.00
	Jan 2026	778PO1 · Decker Room	-927.50
TOTAL			-3,482.50
UNCC		Alpine-Operating Account	
	Jan 2026	915WOO · Dues & memberships	-17.55
	Jan 2026	915SOO · Dues & Memberships	-17.54
TOTAL			-35.09
Clear Networx, LLC		Alpine-Operating Account	
	Feb 2026	778PO1 · Decker Room	-100.00
TOTAL			-100.00
Clear Networx, LLC		Alpine-Operating Account	
	Feb 2026	543GOO · Telephone	-56.00
	Feb 2026	643GO2 · Telephone	-56.00
	Feb 2026	843GO3 · Telephone	-81.00
	Feb 2026	943WOO · Telephone	-56.00
	Feb 2026	943SOO · Telephone	-56.00
	Feb 2026	530GOO · Computer	-50.00
	Feb 2026	630GO2 · Computer	-50.00
	Feb 2026	730POO · Computer	-50.00
	Feb 2026	830GO3 · Computer	-50.00
	Feb 2026	930WOO · Computer	-50.00
	Feb 2026	930SOO · Computer	-50.00
	Feb 2026	843GO3 · Telephone	-40.00
TOTAL			-645.00

Town of Ridgway
Register of Demands
Feb 2026

Name	Memo	Account	Paid Amount
Alsco		Alpine-Operating Account	
		932WOO · Supplies & Materials	-27.39
		932SOO · Supplies & Materials	-27.39
		732PO1 · Supplies - c center/town hall	-27.38
		632GO2 · Supplies & Materials	-27.38
TOTAL			-109.54
Debra Overton		Alpine-Operating Account	
	reimb notary supplies - Overton	541GOO · Office Supplies	-61.15
TOTAL			-61.15
4 Rivers Equipment		Alpine-Operating Account	
	coolant in fuel tank - 2006 JD grader	661GO2 · Vehicle & Equip Maint & Repair	-936.51
	coolant in fuel tank - 2006 JD grader	961WOO · Vehicle & Equip Maint & Repair	-936.50
TOTAL			-1,873.01
Verizon Wireless		Alpine-Operating Account	
	12/24/25 - 1/23/26	741POO · Telephone	-56.94
	12/24/25 - 1/23/26	943SOO · Telephone	-132.28
	12/24/25 - 1/23/26	943WOO · Telephone	-108.88
	12/24/25 - 1/23/26	843GO3 · Telephone	-229.81
	12/24/25 - 1/23/26	543GOO · Telephone	-113.88
	12/24/25 - 1/23/26	643GO2 · Telephone	-18.98
	12/24/25 - 1/23/26	952WOO · GIS Mapping - water	2.58
	12/24/25 - 1/23/26	830GO3 · Computer	-239.90
	data charges for Lake O. collection mod...	928WOO · Other - water	-75.01
TOTAL			-973.10
VISA-Wells Fargo		Alpine-Operating Account	
		Wells Fargo Visa	-1,262.11
TOTAL			-1,262.11
VISA - Alpine Bank		Alpine-Operating Account	
		Alpine Bank	-6,221.80
TOTAL			-6,221.80
Black Hills Energy-Lift Station		Alpine-Operating Account	
	12/22/25 - 1/22/26	942SOO · Utilities	-25.81
TOTAL			-25.81
Black Hills Energy-Hartwell Park		Alpine-Operating Account	
	12/22/25 - 1/22/26	742POO · Utilities	-60.23
TOTAL			-60.23

Town of Ridgway
Register of Demands

Feb 2026

<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
Pickin' Productions		Alpine-Operating Account	
	Talent Buyer #1	781POO · Events & Festivals	-7,875.00
TOTAL			-7,875.00

AGENDA ITEM #5



February 11, 2026

Mr. Greg Glischinski
Interim State Director
AARP Colorado
303 E. 17th Avenue
Suite 510
Denver, CO 80203

RE: Letter of Support

Dear Mr. Glischinski,

On behalf of the Ridgway Town Council, I am pleased to offer this letter of support for our county's enrollment in AARP's Livable Communities Program, especially its Age-Friendly Communities component.

A local nonprofit, the Ridgway-Ouray Community Council (ROCC), approached the Town of Ridgway regarding the county's membership in the Age-friendly Communities program. ROCC's Social Justice Committee is completing the AARP application and has our full support in this effort.

Residents aged 60 and older comprise nearly 40 percent of our small county's total population of 5,191. From 2023 to 2024, Ouray County experienced a 5.4 percent increase of residents age 65-plus, according to the Colorado Demography Office. That growth rate places Ouray among the state's top ten counties for annual growth of populations over age 65.

We welcome AARP Colorado's help in formulating a plan to better serve our older residents in the eight Domains of Livability identified in AARP's Network of Age-Friendly States and Communities. Transportation, opportunities for socialization, and access to healthcare are among our elder population's greatest needs among those domains.

Our county's nonprofit Neighbor-to-Neighbor program---largely funded by Region 10, Area Agency on Aging---has for 43 years been the county's most faithful provider of services to seniors. Neighbor-to-Neighbor offers weekly lunches and monthly social activities at area churches. The organization's volunteers also provide weekly transportation for shopping and medical appointments but lack an Americans with Disabilities Act-certified vehicle for our less mobile seniors.

The Ridgway Town Council believes more extensive transportation and health care services, as well as more frequent opportunities for social and community engagement, are critical needs for all ages, especially our growing population of older adults. In light of gaps in some of those



services and resources, we support the county's participation in AARP's Livable Communities project. If approved for membership in the network, the Town of Ridgway would support ROCC's efforts to:

- Undertake an assessment to determine the age-friendliness of our county. ROCC already is developing a community-wide tool with information from a sample AARP survey for that purpose.
- In partnership with other local nonprofits, develop an action plan, based on survey data collected from the county's two municipalities and unincorporated areas.
- Monitor and report progress on the plan.

The guidance and resources of AARP's Age-Friendly Communities program would provide valuable assistance in planning and implementing those objectives.

Sincerely,

John I. Clark
Mayor
Town of Ridgway

AGENDA ITEM #6

STAFF REPORT

Subject: Application for Tavern Liquor License - Colorado Girl Coffee
Initiated By: Pam Kraft, MMC, Town Clerk
Date: December 9, 2025

BACKGROUND:

The Town has received an application for a Tavern Liquor License from Colorado Girl Coffee LLC, member and shareholder Matthew Beyer for the leased premises at 620 Clinton Street. The trade name of the business is Colorado Girl Coffee.

The approval would include licensing the sidewalk on the north side of the building for outdoor consumption of alcohol. The issuance of a revocable encroachment permit to place tables and chairs and serve food and beverages, including alcoholic beverages, on the sidewalk facing Clinton Street, will be presented for approval to the Town Council at the January 14th meeting.

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

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

ANALYSIS:

The application hearing is a quasi-judicial proceeding and the local licensing authority (Town Council) must allow any party in interest to present evidence and to cross-examine witnesses. A new license application generally cannot be received or acted upon for any type of liquor establishment within 500 feet of any public or parochial school or the principal campus of any college, university, or seminary unless the local licensing authority has waived this requirement. A license may not be issued to any person under the age of 21 years of age. No license may be issued to or held by any person who is not of good moral character and any person employing, assisted by, or financed in whole or part by any other person who is not of good moral character and reputation satisfactory to the licensing authority. State statute requires that a decision of the local authority to approve or deny a license must be made within 30 days after the date of the public hearing.

FINANCIAL CONSIDERATIONS:

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

STAFF RECOMMENDATION:

Approve the application for a Tavern Liquor License for Colorado Girl Coffee LLC, Member Matthew Beyer, doing business as Colorado Girl Coffee at 620 Clinton Street.

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

AGENDA ITEM #7



REVOCABLE PERMIT
Parks, Facilities and Rights-of-Way

- Right of Way
- Park
- Facilities

The Town of Ridgway, Colorado hereby grants to the Colorado Girl Coffee LLC ("Permittee") a revocable permit to utilize the following public property:

Sidewalk directly abutting 620 Clinton Street, Town of Ridgway, also known as Lot B of the Fike Subdivision recorded at Reception Number 174096; facing Clinton Street from the building face to the street, for the purpose of placing tables and chairs to serve food and beverages, including alcoholic beverages pursuant to the Liquor License issued by the State of Colorado Department of Revenue Liquor Enforcement Division

subject to the conditions set forth herein, as follows:

1. Permittee agrees to indemnify and hold harmless the Town of Ridgway, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Permit, including the sale and consumption of alcoholic beverages, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Permittee, or any employee of the Permittee, or which arise out of any worker's compensation claim of any employee of the Permittee. The Permittee agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims or demands at the sole expense of the Permittee, or at the option of the Town, agrees to pay the Town or reimburse the Town for the defense costs incurred by the Town in connection with, any such liability, claims, or demands. The Permittee also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.
2. Permittee agrees to indemnify and hold harmless the Town from any claim, action, liability, loss, damage or suit arising from or out of the Americans with Disabilities Act (the "ADA") based on any encroachment into the Town of Ridgway Right of Way, or access issues at the location of the property identified for use under this permit and from any future litigation or claims resulting from the same.
3. Permittee hereby agrees to waive any claim against the Town, its officers or employees for damage to their persons or property arising out of this Permit, the exercise of rights granted under this Permit, or the use of the public property granted herein by the Town.



4. Permittee shall maintain and use the public property at all times in conformity with Town ordinances, regulations and other applicable law, keep it in a safe and clean condition and allow no nuisance to be created by virtue of the Permit, and not allow any traffic or safety hazard to exist. Permittee shall not construct any buildings or improvements upon the public property except as authorized by this permit.
5. To the extent the encroachments are reduced, removed or discontinued, the extent of this permit shall be deemed reduced. Permittee shall not restore a reduced encroachment or expand the existing encroachment(s) in any way.
6. The following conditions shall also apply:

The Permittee is responsible for installation, maintenance, and repair of the following:

Tables and chairs approved herein situated within the Town’s right of way, and any damage or harm to other town infrastructure associated with the installation, maintenance, and repair of the encroachment.

Any changes in the plan shall be submitted to the Town for review and approval prior to commencement of the plan. No further encroachment or expansion of the encroachment into the right of way is permitted without prior approval of the Town.

A minimum of six feet of open pedestrian passage that is contiguous to adjoining rights of way shall be available to the public at all times.

7. The Permittee will be using Town power: Yes No
8. Insurance required: Yes No
9. Type and amount of coverage: General liability: \$1,000,000 each occurrence; liquor liability with the Town, its officers and employees as Additional Insured; General Aggregate: \$2,000,000 per insured club or insured individual; Damage to Premises \$100,000; Workers Compensation: \$150,000 for any one person, \$600,000 for any one accident, and public property damage insurance with a minimum limit of \$100,000 for any one accident (see RMC 14-5-8), or “to cover obligations imposed by applicable laws for any employee engaged in the performance of work for Permittee”. Permittee must file with the Town a certificate signed by a qualified agent of an insurance company evidencing the existence of valid and effective policies required and naming the Town and its officers and employees as an additional insured at least to the limits required, and submit a copy of an endorsement placed on each policy and requiring ten days notice by mail to the Town before the insurer may cancel the policy for any reason.



10. The Permittee shall be responsible to reimburse the Town for all out of pocket costs incurred by the Town in the issuance, administration and enforcement of this permit, including reasonable attorney’s fees. Permittee shall reimburse the Town for any damage caused to Town property as a result of this permit and Permittee’s activities hereunder. If such amounts are not paid when billed by the Town, the Town may collect such amounts as an assessment against Permittee’s abutting property or other property to wit:

Colorado Girl LLC, including successors and assigns

and certify it to the County Treasurer to be collected similarly as taxes, or collect it in any other lawful manner.

11. This permit may be revoked all or in part by the Ridgway Town Council following reasonable notice and hearing if it finds the Permittee is in material violation of the terms hereof, and the encroachments shall thereafter be removed at Permittee’s expense.

The undersigned hereby accepts this Permit and all conditions above, this _____ day of _____, 2026.

12. Total Fees are as follows:

Permit Fee: _____\$50.00_____

Electricity Use Fee: _____

Outdoor Concert Cash Bond: _____

Outdoor Concert License Fee: _____

Law Enforcement Fee: _____

Film/ Production Fee: _____

Total Fees Due: _____\$50.00_____



**ADDITIONAL TERMS AND CONDITIONS RELATED TO
SALE AND CONSUMPTION OF ALCOHOL**

1. Permittee shall meet and comply with all applicable liquor licensing requirements.
2. Permittee shall provide detailed description of right of way area to be used for sale and consumption of alcohol, which area shall be subject to review and approval by the Town. Any use of sidewalks upon rights of way for private sale and consumption of alcohol shall allow for minimum unobstructed pedestrian passage of six feet in width. Any improvements upon the right of way shall be subject to prior review and approval of the Town.
3. The area of right of way area to be used for sale and consumption of alcohol shall not extend beyond the adjoining property lines of the premises subject to the Permittee’s liquor license. The liquor license must include a description of the right of way within the defined premises in accordance with CRS § 12-47-301.
4. Permittee shall take all necessary measures to ensure that the permitted use of right of way for sale and consumption of alcohol does not create any nuisance or disturbance to neighboring and nearby properties.
5. The following conditions related to sale and consumption of alcohol shall apply to Permittee:

A detailed description of use of Town right of way to be approved by Town Staff before permit will be issued.

TOWN OF RIDGWAY

PERMITTEE: Colorado Girl Coffee, LLC

By _____
John I Clark, Mayor

By _____
Matthew Beyer

AGENDA ITEM #8

**MEMORANDUM OF UNDERSTANDING BETWEEN
TOWN OF RIDGWAY AND THE TELLURIDE FOUNDATION TO COLLABORATE ON A DOWN
PAYMENT ASSISTANCE PROGRAM TO SUPPORT QUALIFYING MEMBERS OF THE REGIONAL
WORKFORCE PURCHASING HOMES IN TOWN OF RIDGWAY**

This Memorandum of Understanding (“MOU”) is made and entered into on this ____ day of February, 2026 (the “Effective Date”), by and between the Telluride Foundation, acting by and through its Board of Directors (the “FOUNDATION”), and Town of Ridgway, State of Colorado, (“TOWN”), hereinafter collectively referred to as the “Parties.” The Parties agree as follows:

PURPOSE

The purpose of this MOU is to establish a collaborative framework for TOWN’s financial support of the FOUNDATION’S Shared Equity Down Payment Assistance (DPA) program, designed to expand access to homeownership for eligible members of the regional workforce in the Town of Ridgway.

RECITALS

WHEREAS, this MOU is entered into by and between the FOUNDATION and TOWN, each party being authorized by the governing body of the respective signatory; and

WHEREAS, FOUNDATION qualifies under the Internal Revenue Code as a public, nonprofit, Section 501 (c)(3) organization; and

WHEREAS, the Parties are interested in the TOWN providing funding to the FOUNDATION to supplement its fundraising and grant seeking efforts to support the FOUNDATION’S DPA program; and

WHEREAS, the Parties recognize that the FOUNDATION has the expertise and experience necessary to effectively fundraise, design, and manage the DPA program; and

WHEREAS, the Parties desire to act cooperatively to provide the DPA program to the regional workforce in Town of Ridgway; and

WHEREAS, this cooperative action supports the regional workforce in alignment with both the FOUNDATION’S mission and goals of the TOWN; and

WHEREAS, while the program name may change, any change to the program’s structure or objectives will require written approval from both parties.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties hereto do hereby state and understand as follows:

Goals of the DPA Program. The goal of the DPA program is to expand access to homeownership by offering education and down payment assistance to eligible members of the regional workforce. Detailed information about the DPA program, including eligibility criteria for qualifying members of the regional workforce and key metrics for success, is provided in Exhibit A – Program Guidelines

“Exhibit A”.

Specific Use of Funds Received from TOWN. Unless otherwise approved by TOWN, all funds received from TOWN to support the DPA program will be used solely to support real estate sales located within the incorporated limits of the Town of Ridgway and in accordance with IRS rules governing 501(c)(3) organizations.

Responsibilities of TOWN.

- Provide \$50,000 to support the DPA program in the Town of Ridgway.
- Assist in promoting the program to members of the workforce living and working in Town of Ridgway.

Responsibilities of the FOUNDATION.

- Accept TOWN’s financial contribution for the DPA program as outlined in this MOU.
- Oversee all aspects of the DPA program ensuring all federal and state regulations are adhered to and that the goals of the DPA program are achieved.
- Submit quarterly reports to TOWN detailing the utilization of all TOWN-contributed funds, including the number of down payment assistance loans disbursed, the total amount of funds deployed, and the impact on homeownership in the Town of Ridgway.

Gift/Fund Structure.

- Funds provided by TOWN to support the DPA program will be held in a separate fund at the Foundation titled “HOF-RIDG”
- Funds deposited into HOF-RIDG will be held in cash to allow for the funds to be distributed as needed.
- The FOUNDATION will ensure that all funds in the HOF-RIDG fund are managed in accordance with IRS nonprofit regulations and distributed solely for the purposes outlined in this MOU.
- The FOUNDATION will charge a 0% fee to administer the HOF-RIDG
- As qualifying loans are approved, funds will be transferred out of the HOF-RIDG to the DPA Program Administrator (the Impact Development Fund “IDF”) to help cover the cost of the qualifying down payment assistance Loans awarded.
- As down payment assistance loans are paid back, original principal amounts, plus any interest or shared appreciation earned, will be deposited back into the HOF-RIDG fund to assist with the growth of the DPA program’s assets and to support homeownership in the Town of Ridgway.
- If the HOF-RIDG is depleted before the end of 2026 and additional qualifying down payment assistance loans are requested, TOWN may elect to contribute additional funds.
- If the \$50,000 funding commitment from TOWN is not fully utilized in 2026, TOWN agrees to allow these funds to carry over into subsequent years for deployment through the DPA program

Program Termination. Should the DPA program terminate for any reason:

- All down payment assistance loans awarded from HOF-RIDG will remain intact until the homebuyer sells or refinances their home or otherwise repays the loan. When the loans are repaid, the proceeds will be deposited back into the HOF-RIDG fund.
- Ultimately, all funds held in or returned to HOF-RIDG (through the repayment of loans) will be returned to TOWN, unless TOWN elects to transfer them to another FOUNDATION housing program.

Time Frame. This MOU is effective for a period of two (2) years from the date of signing. Upon mutual written agreement by both parties, the term of this MOU may be extended under the same or amended terms and conditions. This MOU shall not be construed to constitute a debt of the TOWN beyond any current fiscal year and shall be subject to the availability of an annual appropriation therefore by the TOWN.

Notice. For purposes of this MOU, notice shall be sent to the Parties hereto at the addresses set forth herein below. Any such notices shall be sent by U.S. First Class Mail, postage prepaid, return receipt requested, or by personal hand delivery. Such notice to be deemed effective upon receipt.

TELLURIDE FOUNDATION

Jason Corzine
PO Box 4222
220 E. Colorado Avenue
Telluride, CO 81435

TOWN OF RIDGWAY

Preston Neill
Town of Ridgway
201 N. Railroad Street
Ridgway, CO 81432

MOU Termination. This MOU may be terminated by any party upon authorization by its governing body, with written notice provided to the other parties at least sixty (60) days prior to the effective termination date. Termination may not take effect sooner than one year from the Effective Date.

Signatures. We, the undersigned, have read and agree with the terms of this MOU.

Telluride Foundation

Jason Corzine, President & CEO

Date: _____

Town of Ridgway

John I. Clark, Mayor

Date: _____

AGENDA ITEM #9



To: Honorable Mayor Clark and Ridgway Town Council
From: Tera Wick, Community Initiatives Facilitator
Date: February 11, 2026
Agenda Topic: **Award of Contract for Visitor and Business Engagement**

SUMMARY

The Town issued a Request for Proposals (RFP) for Visitor and Business Engagement on December 22, 2026, seeking a qualified consultant to serve as the connector between the Town, visitors, and local businesses in an effort to ensure that people can easily find accurate, welcoming information about Ridgway’s shops, restaurants, events, and things to do. The selected consultant will be expected to support local businesses and event organizers and take part in Town marketing efforts to reach visitors effectively. The Town anticipated an annual budget of approximately \$25,000. Proposals were due on January 23, 2026, and one proposal was received from the Ridgway Area Chamber of Commerce (RACC)

The RFP requested a contractor capable of:

- **Visitor Engagement and Information Management** – Distributing marketing information to local businesses, responding to visitor inquiries by phone, email, and in person.
- **Business Outreach and Engagement** – Promoting the Town’s business directory, facilitating cooperative marketing and promotional opportunities, sharing content leads and assets with contracted marketing firm, organizing at least one business engagement session.
- **Calendar and Event Coordination** – Serving on the county-wide calendar work group, supporting event organizers to utilize the calendar effectively.
- **Coordination, Reporting, and Collaboration** – Attending quarterly coordination meetings with the Town and marketing contractor to provide updates and input. Submit a semi-annual report summarizing activities.
- **Optional Task: Visitor Center Activation** – If directed by the Ridgway Town Council, the contractor may also support limited operations of the Ridgway Visitor Center located at 150 Racecourse Road. Proposers were invited to include an optional cost proposal for this function, to be considered if the Visitor Center task is activated by the Town Council.

Town staff responded to questions from RACC, clarifying that the scope of work would not include generating organic social media content, unless the marketing contractor contracts this task separately. Town staff also clarified that any work done under this

scope of work should benefit the whole community and not be exclusive to the RACC members.

Staff reviewed the proposal carefully against the evaluation criteria listed in the RFP and found that the proposal met the requirements laid out in the RFP.

RACC expressed confidence in its ability to execute the scope of work, based on many years of working closely with businesses and the community. They briefly described their vision to create informational kiosks and QR codes in strategic locations throughout Ridgway, linking to visitor information at visitridgwayco.com.

FINANCIAL IMPLICATIONS

RACC's proposed annual budget of \$33,824 includes \$24,440 for Visitor Engagement and Information Management, Business Outreach and Engagement, Calendar and Event Coordination, Coordination Reporting and Collaboration, and \$9,424 for Visitor Center Activation.

RACC currently holds a 20-year lease on the Ridgway Visitor Center for \$10 per year.

PROPOSED MOTION

“I move to authorize staff to enter into a Professional Services Agreement with Ridgway Area Chamber of Commerce for Visitor and Business Engagement services for the Town of Ridgway in the amount of \$33,824.”

ATTACHMENT:

Ridgway Area Chamber of Commerce - *Visitor & Business Engagement Proposal*,
1/21/2026

VISITOR & BUSINESS ENGAGEMENT PROPOSAL
1/21/2026

To: Town Clerk's Office
PO Box 10
201 N Railroad Street
Ridgway, CO 81432

From: Jon Hill
Ridgway Area Chamber of Commerce
150 Racecourse Road
Ridgway, CO 81432

Hello Town of Ridgway,

(Item A.) Please consider this document as a letter of interest for the Ridgway Area Chamber of Commerce (RACC) to earn the award outlined in the RFP for Visitor and Business Engagement for the Town of Ridgway issued on 12/22/2025.

RACC has enjoyed working with the Town of Ridgway as the DMO in recent years and we hope to continue a portion of that work as the consultant overseeing all items in the scope of work (SOW) presented in the RFP. As we have done most/all of the work outlined we feel we have a strong understanding of the entire SOW and would not require any further training or administrative time to begin this work outside of the meetings listed in the RFP.

(Item B.) Our capabilities and experience on this specific work has been done for many years in the Town of Ridgway. We work closely with our businesses and community as a chamber and it will be a natural continuation of our efforts to continue working with existing relationships and processes as well as creating new ones for the benefit of visitors and businesses.



(Item C.) Cost of Services

Item	Item Cost	Labor/month	Annual Cost
a. Visitor Engagement and Information Management			
i. Distribution of Visitor information		100	1200
ii. Quarterly check on supplies/restock		100	1200
iii. Town staff coordination		100	1200
iv. Visitor inquiries (phone, email, in person)		500	6000
b. Business Outreach and Engagement			
i. Promote town's business directory		100	1200
ii. Biannual outreach		100	1200
iii. Encourage use of localist and visitor newsletter		100	1200
iv. Shared promo opportunities		100	1200
v. Share local content leads		100	1200
vi. Annual business engagement session	2250	500	2750
c. Calendar and Event Coordination			
i. Serve on county wide calendar group			250
ii. Ridgway liason for event listings			250
iii. Assist organizers			500
iv. Review/approve event listings		100	1200
d. Coordination Reporting and Collaboration			
i. Attend quarterly coordination meetings		100	400
ii. Semi annual report (outreach, engagement, calendar)		500	1000
iii. Recommend improvements			1250
iv. Provide content leads		100	1200
Total items a thru d			24400
e. Visitor Center Activation			
i. Refresh inside displays			500
ii. Volunteer/staff support		1404	8424
ii. Schedule use of VC conference room			0
iv. Maintain appearance of collateral and signage			500
Total Visitor Center Activation			9424
Total for all items			33824



Summary

We are confident that RACC can manage and excel in all of the items listed in the SOW as most of this work we have done for many years. In addition to the visitor and business engagement, we want to host the visitor center room and develop new ways to be helpful to our visitors. We are waiting to finalize our visitor center plan until after the RFP is awarded, but current plans include:

- An exterior kiosk of sorts with relevant information.
- QR Codes placed outside linking to maps, businesses, True Grit and Museum information as well as signage to direct people to Clinton Street and Hartwell Park.
- QR Codes placed in strategic businesses (where allowed) linking to visitor information at www.visitridgwayco.com
- Utilizing the middle room as a resource for businesses as well as those who may need a place for a class, meeting or small event.
- An additional plan we are vetting is to place 3 small unique kiosks that contain visitor information at strategic locations in town. We would work closely with the town to develop this idea and the goal would be to have the work sponsored. If successful we can expand into additional strategic locations. This effort is modeled after the work done by the Silverton Chamber of Commerce.

Thank you for the opportunity to submit this proposal and we look forward to answering any questions you may have.

Sincerely,

Jon Hill
Executive Director
Ridgway Area Chamber of Commerce
512.771.4609



AGENDA ITEM #10



To: Honorable Mayor Clark and The Town of Ridgway Council

Cc: Preston Neill, *Ridgway Town Manager*
Bo James Nerlin, *Ridgway Town Attorney*

From: Angela Kemp, *Sr. Town Planner*

Date: February 5th, 2026

Subject: Consideration of the First Amendment to the Development Agreement by and between Alpine Homes-Ridgway, LLC and The Town of Ridgway

BACKGROUND

As part of the development process for Riverfront Village, the developer and the Town negotiated a Development Agreement, which was recorded in the Real Property Records of the Ouray County Clerk and Recorder on November 16, 2022, at Reception No. 233547. The Development Agreement contained provisions surrounding the Deed Restricted Housing that have been provided within the development. The requirements written into the original Development Agreement contain measures that conflict with the realities of developing the units that were meant to be affordable at certain Area Median Income (AMI) targets, the profit margins for the developer, and did not account for the units to be used as affordable rental units for the period in which they are being marketed for sale. The developer has requested modifications to the agreement to account for the realities of pricing and marketing those units as explained below.

DEVELOPMENT AGREEMENT DETAILS

The Deed Restriction language requires the developer to set an initial maximum sale price for each restricted unit (to be verified and approved by Town) based on the costs associated with the development of such units. Town staff have been provided with the project costs and have found that the costs have outpaced the affordability target somewhat substantially, depending on which unit is in question. The original AMI target for all four units was 125% of the AMI. Those AMI targets have shifted to align better market conditions as requested by the developer. It's worth noting that with this new direction, the developer will not see profit from these units despite language in the original deed restriction language allowing for up to 10% profit. The AMI targets are now as follows:

- 170% or less of the AMI for the one-bedroom unit in Building M3 known as Unit 102 (158 Alpine Loop #102);
- 190% or less of the AMI for the one-bedroom unit in Building M3 known as Unit 201 (158 Alpine Loop #201);
- 140% or less of AMI for the two-bedroom unit in Building CM known as Unit 202 (205 Jasper Place #202); and
- 140% or less of AMI for the two-bedroom unit in Building CM known as Unit 203 (205 Jasper Place 203).

In addition to the requested modifications in affordability targets, the developer is seeking an opportunity to rent the units long-term at 100% of the AMI so that the units are being utilized as affordable housing even while being marketed for their initial sale. Some of the provisions for allowing rental include:

- The lease must not be for a term of less than 30 days;
- Alpine Homes-Ridgway, LLC is obligated to actively continue to list and market each Deed Restricted Unit for sale;
- The lease and shall include a provision that would allow Property Owner to terminate the lease on 90 days' notice in the event that Property Owner has entered into a purchase and sales agreement for the Deed Restricted Unit that would close upon the early termination/expiration of the lease; and
- The renter must be a "qualified household" making 100% or less of the AMI for Ouray County, be locally employed or retired from a local employer, and other requirements based on language in draft Community Housing Regulations.

STAFF RECOMMENDATION

Staff find that the utilization of affordable units is incredibly important, even as rental stock. Allowing initial rental while marketing the units coupled with the developer's willingness to set a steeper affordability target of 100% AMI is considered a sound approach by staff.

The original deed restriction language which included a developer profit and an initial sales price set by cost computation and AMI target has unforeseen complications which have resulted in the need to renegotiate once all costs were realized and reviewed. The adjustment of the AMI targets gets the Development Agreement closer in alignment with the realities of the costs associated with developing in Ridgway at this time. It also ensures that the price is set in a way that aligns with the household income target, so that future qualified buyers do not become housing cost-burdened (spending over 30% of their gross household income on housing costs). While this results in a "loss" to what might be considered middle-income "missing-middle" housing, it does fill a need at a higher income level, and staff understand housing needs to be apparent at virtually every income level here in Ridgway. Staff believe the intent of the original Development Agreement is as intact as it can be based on market and cost realities.

If Town Council wishes to modify the Amendment as proposed (Attachment 1), or cause modifications to the draft, it has been agreed that a new deed restriction will need to be recorded with each initial sale of the restricted units. Each subsequent sale will require this as well, but that will be the responsibility of the owner at that time.

ATTACHMENTS:

1. *First Amendment to the Development Agreement*
2. *2025 CHFA Area Median Income Chart*

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT DEVELOPMENT AGREEMENT (“**Amendment**”), made effective as of _____, 2026 (“**Effective Date**”), is made by and between Alpine Homes-Ridgway, LLC, a Colorado limited liability company (“**Property Owner**”) and the Town of Ridgway, a home rule municipality and political subdivision of the State of Colorado (“**Town**”). Property Owner and Town are sometimes individually referred to as a “**Party**” and collectively as the “**Parties**”. The Parties hereby agree as follows:

RECITALS

A. The Parties executed a certain Development Agreement, which was recorded in the Real Property Records of the Ouray County Clerk and Recorder on November 16, 2022 at Reception No. 233547 (“**Development Agreement**”). All terms, conditions and provisions stated in the Development Agreement shall remain in place, unless modified by this Amendment.

B. Section 3 of the Development Agreement established certain terms, conditions and provisions relating to the provision of Deed Restricted Housing.

C. The Parties wish to amend the Development Agreement to modify certain provisions relating to the provision of Deed Restricted Housing.

AGREEMENTS

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby incorporated as part of the agreements of the Parties and in further consideration of the mutual obligations and promises as set forth below, the Parties wish to amend the Original Development Agreement as follows:

1. **Incorporation of Definitions.** Capitalized terms used herein shall have the meaning ascribed to the term in the Development Agreement or the Community Housing Guidelines, unless otherwise provided for in this Amendment.

2. **Modification to Section 3.** Section 3 of the Development Agreement is hereby amended, restated and henceforth shall provide as follows:

3. **Provision of Deed Restricted Housing.**

3.1. Property Owner has agreed to provide certain deed restricted housing in connection with the development of the Project in accordance with the terms and conditions of this Section 3. In furtherance of this requirement, Property Owner hereby restricts the ownership, use and occupancy of the following: (a) a one bedroom unit in Building M3 (to be denoted as Unit 102); (b) a one bedroom unit in Building M3 (to be denoted as Unit 201); (c) a two bedroom unit in Building CM (to be denoted as Unit 202) and (d) a two bedroom unit in Building CM (to be denoted as Unit 203) (“**Deed Restricted Units**”) to the terms, conditions, restrictions and requirements provided for in this Section 3, which shall run in perpetuity and not expire and shall survive any foreclosure of the Deed Restricted Units, unless the restrictions are otherwise released or modified with the written consent of the Town. Any instrument of conveyance concerning a Deed Restricted Unit shall clearly indicate that the Unit is deed restricted and contain a reference to these restrictions in a form approved by the Town. The Town is granted and conveyed the right to enforce compliance with these restrictions that are applicable to the Deed Restricted Unit. The Deed Restricted Unit shall be owned and occupied by persons who qualify with the terms and conditions of these restrictions. The Final Plat for the Project further references those Units in the Project that are designated as Deed Restricted Units, which the Parties acknowledge are as follows:

- Airspace Unit 102, Building M3 (which has been assigned a street address of 158 Alpine Loop #102);
- Airspace Unit 201, Building M3 (which has been assigned a street address of 158 Alpine Loop #201);
- Airspace Unit 202, Building CM (which has been assigned a street address of 205 Jasper Place #202); and
- Airspace Unit 203, Building CM (which has been assigned a street address of 205 Jasper Place, #203)

Riverfront Village Condominiums (“**Riverfront Community**”), Town of Ridgway, Ouray County, Colorado per the Condominium Subdivision Plat/Map of the Riverfront Village Condominiums (“**Map**”) recorded on June 12, 2025 in Reception No. 239473 and the Amended and Restated Declaration for the Riverfront Village Condominiums recorded on June 12, 2025 in Reception No. 239474 (“**Declaration**”), including any amendments or supplements thereto.

3.2. The Town of Ridgway is in the process of completing its Community Housing Regulations and Guidelines.

3.3. Once adopted, the Community Housing Regulations and Guidelines will be used to administer the Deed Restricted Units required for the Riverfront Village PUD, the Development Agreement, and this Amendment.

3.4. At the time of an initial sale of a Deed Restricted Unit, and each subsequent Deed Restricted Unit sale, unless otherwise established, the person acquiring or tenant leasing the Deed Restricted Unit shall meet the requirements of the Community Housing Guidelines and the Development Agreement, as reasonably determined by the Town or Town-designated Housing Administrator.

3.5. At the time of an initial sale of a Deed Restricted Unit and each subsequent sale of the Deed Restricted Unit, the person acquiring the unit shall be required to execute and record a deed restriction (“**Covenant**”) in a form approved by the Town, which conforms with the then established Housing Guidelines and the Ridgway Municipal Code, which shall run in perpetuity and not expire and shall survive any foreclosure of the Deed Restricted Unit, unless the restrictions are otherwise released or modified with the written consent of the Town. Any instrument of conveyance concerning a Deed Restricted Unit shall clearly indicate that the Unit is deed restricted and contain a reference to these restrictions in a form approved by the Town. The Town is granted and conveyed the right to enforce compliance with these restrictions that are applicable to the Deed Restricted Unit. The Deed Restricted Unit shall be owned and occupied by persons who qualify with the terms and conditions of the Community Housing Guidelines, the Town Municipal Code and the individual Deed Restrictions.

3.6. At the time of an initial purchase and sale of each Deed Restricted Unit, including original property transfer and all subsequent resale and transfer of property, at least one person in the household shall earn the majority of their income in Ouray County or from an employer based in Ouray County. This occupancy limitation and requirement may include at least one person in the household that is retired but previously earned the majority of their income in Ouray County or from an employer based in Ouray County. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation verifying employment within Ouray County.

3.7. Notwithstanding the provisions in the Community Housing Guidelines, at the time of the initial sale, transfer and conveyance of a Deed Restricted Unit to a qualified purchaser, the household income of the purchaser will be as follows:

- (a) 170% or less of the Area Median Income for the one BR unit in Building M3 known as Unit 102(158 Alpine Loop #102);

- (b) 190% or less of the Area Median Income for the one BR unit in Building M3 known as Unit 201 (158 Alpine Loop #201);
- (c) 140% or less of the Area Median Income for the two BR unit in Building CM known as Unit 202 (205 Jasper Place #202); and
- (d) 140% or less of the Area Median Income for the two BR unit in Building CM known as Unit 203 (205 Jasper Place, #203).

AMI shall be as determined by the United States Department of Housing and Urban Development, as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of property. Proof shall include written documentation, such as income tax returns, verifying annual income for the prior year. HUD income limits are derived from the most recent HUD data regarding Area Median Income Levels (AMI) for Ouray County.

- Initial sales price that may be charged by the Property Owner to the purchase of the unit shall not exceed the following, as established by the Parties: 205 Jasper Place Unit 202 Initial Sales Price not to exceed \$479,000
- 205 Jasper Place Unit 203 Initial Sales Price not to exceed \$479,000
- 158 Alpine Loop Unit 101 Initial Sales Price not to exceed \$469,000
- 158 Alpine Loop Unit 201 Initial Sales Price not to exceed \$529,000

3.8. The Deed Restricted Unit shall be, and remain, either: (a) owner occupied or (b) Long-term rented as provided for below in Section 3.9. In no event may a Deed Restricted Unit be short-term rented, less than 30 days.

3.9. Prior to the initial sale of a Deed Restricted Unit from the Effective Date through December 31, 2027, the Property Owner is allowed to long-term lease a Deed Restricted Unit to a Qualified Occupant, subject to the following requirements and limitations:

3.9.1. The lease must not be for a term of less than 30 days;

3.9.2. The Property Owner is obligated to actively continue to list and market each Deed Restricted Unit for sale and, upon the request of the Town, provide information and materials to the Town evidencing the sales and marketing efforts;

3.9.3. The lease shall note that the Property Owner is obligated to continue to market the Deed Restricted Unit for sale to a buyer during the term of the lease and shall include a provision that would allow Property Owner to terminate the lease on 90 days' notice in the event that Property Owner has entered into a purchase and sales agreement for the Deed Restricted Unit that would close upon the early termination/expiration of the lease

3.9.4. All rentals must comply with the then current Community Housing Guidelines, at rental rates mutually agreed upon by the Town and Property Owner as contemplated by the Community Housing Guidelines. Included is a provision to provide the rental of the Deed Restricted Unit at 100% AMI or less, and to only lease to a qualified household making 100% or less of the AMI for Ouray County. Proof of this shall be submitted to the Town for confirmation prior to a tenant occupying the Deed Restricted Unit.

3.9.5. The Property Owner shall provide a copy of the Lease to the Town or Town-designated Housing Administrator for confirmation and approval prior to leasing the Deed Restricted Unit.

3.10. The owner of a Deed Restricted Unit may apply to the Workforce and Affordable Housing Commission for a waiver from the strict application of any one or more of these provisions. A waiver from the strict application of these provisions may be granted at the discretion of the Workforce and Affordable Housing Commission and may only be granted if the applicant can establish that the following criteria are substantially met:

- (i) there are practical difficulties or unnecessary hardships caused to the individual unit owner if these provisions are strictly applied. Any such practical difficulty and/or unnecessary hardship must be of such a nature as to create an individually differentiated situation from any and all other owners of units burdened by these regulations; and
- (ii) the spirit of these provisions will be observed, the public health safety and welfare secured and substantial justice done by granting the waiver. The burden shall be on the applicant to establish by a preponderance of the evidence that these criteria have been met. No waiver under this provision shall be granted with less than four (4) concurring votes of the Workforce and Affordable Housing Hearing procedures are defined in Ridgway Municipal Code 7-3.

3.11. The seller of a Deed Restricted Unit is responsible for ensuring compliance with these restrictions and agrees to consult with the Town of Ridgway Town Manager, or his/her designee, regarding any qualified buyer(s) and the maximum resale price under the provisions of this Section 3.

3.12. All warranty deeds for the transfer and conveyance of a Deed Restricted Unit will clearly indicate that they are deed restricted and reference this Agreement and applicable note included in the Final Plat, as amended from time to time.

4. **Miscellaneous.**

4.1. All other terms, conditions and provisions of the Original Development Agreement and Exhibits not modified by this Agreement shall remain in full force and effect.

4.2. This Amendment may be executed in multiple counterparts.

AGREED TO AND MADE EFFECTIVE BY THE PARTIES AS OF THE EFFECTIVE DATE.

PROPERTY OWNER:

Alpine Homes-Ridgway, LLC,
a Colorado limited liability company

By: _____

Printed Name: _____

Title: _____

STATE OF _____)

) ss.

COUNTY OF _____)

Subscribed to and acknowledged before me this ____ day of _____, 2026, by _____
as the _____ of Alpine Homes-Ridgway, LLC, a Colorado limited liability
company.

Witness my hand and official seal.

Notary Public

My commission expires: _____

TOWN:

Town of Ridgway, Colorado,
a municipal corporation

By: _____

Printed Name: _____

Title: _____

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Bo Nerlin, Town Attorney

STATE OF COLORADO)
) ss.
COUNTY OF OURAY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by _____, Town Manager, Town of Ridgway, Colorado.

Witness my hand and official seal.

Notary Public

My commission expires: _____.



2025 Income Limit and Maximum Rent Tables for All Colorado Counties

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ouray		160%	2,928	3,136	3,764	4,348	4,852	117,120	133,760	150,560	167,200	180,640	194,080	207,360	220,800
Ouray		150%	2,745	2,940	3,528	4,076	4,548	109,800	125,400	141,150	156,750	169,350	181,950	194,400	207,000
Ouray		140%	2,562	2,744	3,293	3,804	4,245	102,480	117,040	131,740	146,300	158,060	169,820	181,440	193,200
Ouray		130%	2,379	2,548	3,058	3,532	3,942	95,160	108,680	122,330	135,850	146,770	157,690	168,480	179,400
Ouray		120%	2,196	2,352	2,823	3,261	3,639	87,840	100,320	112,920	125,400	135,480	145,560	155,520	165,600
Ouray		110%	2,013	2,156	2,587	2,989	3,335	80,520	91,960	103,510	114,950	124,190	133,430	142,560	151,800
Ouray		100%	1,830	1,960	2,352	2,717	3,032	73,200	83,600	94,100	104,500	112,900	121,300	129,600	138,000
Ouray		90%	1,647	1,764	2,117	2,445	2,729	65,880	75,240	84,690	94,050	101,610	109,170	116,640	124,200
Ouray		80%	1,464	1,568	1,882	2,174	2,426	58,560	66,880	75,280	83,600	90,320	97,040	103,680	110,400
Ouray		70%	1,281	1,372	1,646	1,902	2,122	51,240	58,520	65,870	73,150	79,030	84,910	90,720	96,600
Ouray		60%	1,098	1,176	1,411	1,630	1,819	43,920	50,160	56,460	62,700	67,740	72,780	77,760	82,800
Ouray		55%	1,006	1,078	1,293	1,494	1,667	40,260	45,980	51,755	57,475	62,095	66,715	71,280	75,900
Ouray		50%	915	980	1,176	1,358	1,516	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Ouray		45%	823	882	1,058	1,222	1,364	32,940	37,620	42,345	47,025	50,805	54,585	58,320	62,100
Ouray		40%	732	784	941	1,087	1,213	29,280	33,440	37,640	41,800	45,160	48,520	51,840	55,200
Ouray		30%	549	588	705	815	909	21,960	25,080	28,230	31,350	33,870	36,390	38,880	41,400
Ouray		20%	366	392	470	543	606	14,640	16,720	18,820	20,900	22,580	24,260	25,920	27,600

AGENDA ITEM #11

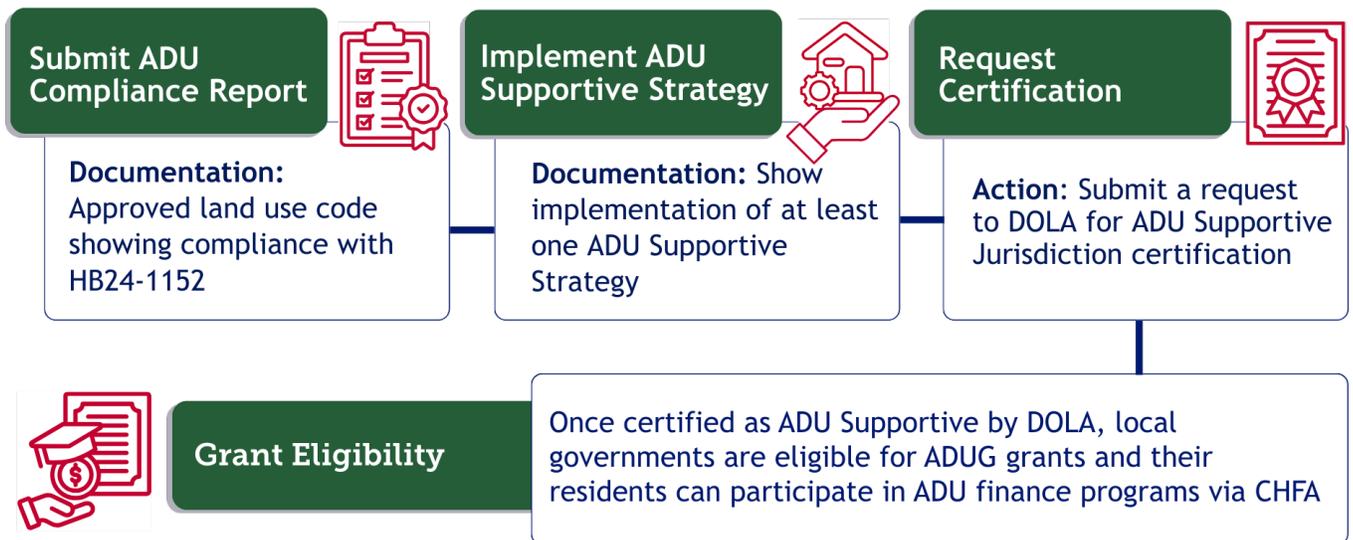


To: Honorable Mayor Clark and The Town of Ridgway Council
Cc: Preston Neill, *Ridgway Town Manager*
From: Angela Kemp, AICP, *Sr. Town Planner*
Date: February 4th, 2026
Subject: Consideration of Town Council support for application to the Department of Local Affairs (DOLA) for the Accessory Dwelling Unit Grant (ADUG)

BACKGROUND

House Bill 24-1152 (HB24-1152) and the Department of Local Affairs (DOLA) established a program to fund increased production of accessory dwelling units (ADU) as an affordable housing option for Colorado communities called the ADU Grant (ADUG). Eligibility for funding through ADUG is dependent on a local jurisdiction being certified as an ADU Supportive Jurisdiction by DOLA, which is only available to localities that have adopted ADU supportive strategies, as defined by DOLA. Ridgway was certified as an ADU Supportive Jurisdiction on December 23rd, 2025 (Attachment 1 & 2).

Achieving ADU Supportive Certification & Grant Eligibility



Source: Department of Local Affairs

The Town Council has adopted the 2026 Strategic Plan and fiscal year budget, which includes work associated with funding from the ADUG, as discussed in this staff memo (Attachment 3). A budget amount of \$75,000 has been allocated. Award of the ADUG would mean that Town is only responsible for a 25% match of \$18,750, should the project cost that full allocated amount.

ADU GRANT DETAILS

The ADU grant launched on August 1, 2025. The second round of funding has been announced recently and the application cycle opened on February 2, 2026.

According to DOLA, “*ADUG offers support to local governments for activities that promote the construction of accessory dwelling units, such as offsetting costs for developing pre-approved accessory dwelling unit plans, providing technical assistance to homeowners, or waiving, reducing, or providing financial assistance for accessory dwelling unit associated fees and other required costs.*”

In addition to the ADUG, there are [ADU Finance Programs](#) administered by the Colorado Housing and Finance Authority (CHFA) for residents of ADU supportive jurisdictions.

C.R.S. 29-35-403, requires that jurisdictions allow an ADU anywhere in which a Single Family would be allowed. The Town of Ridgway’s status as ADU Supportive Jurisdiction was achieved by proving compliance with this law, and explaining our voluntary adoption of ADU supportive strategies related to setbacks and parking. The Ridgway Municipal Code is not more restrictive for ADUs than it would be for Single-family home development when it comes to parking and setbacks, so it fits the legislative criteria.

STAFF RECOMMENDATION & REQUEST

Broad support for ADUs is apparent in the community, with about 45 permitted ADUs existing in town limits. Additionally, staff has heard strong support during various public outreach events like: *Community Conversation about Housing* hosted by Town staff in March of 2025; and the more recent *Community Housing Regulations Open House*, held in January of 2026. The 2025 Regional Housing Needs Assessment process also revealed broad support for this housing typology. Finally, establishing a permit-ready ADU program is included as part of that Needs Assessment, written as a recommendation from the consultants on that multi-month project.

Staff recommend application for the current funding cycle for the ADUG to support the development of permit-ready ADU building plans as another means to incentivize the development of ADUs in town and increase the supply of affordable rental housing for our workforce.

Upon award of ADUG funding from DOLA, Town staff will initiate a public procurement process to receive bids to create Permit-Ready ADU plan via a Request for Proposal (RFP). It is anticipated that permit-ready plans would meet Town building codes, design standards, and be offered at a range of sizes that all meet the size requirement to qualify as an ADU in the Town of Ridgway (a maximum of 1,000 square feet). All energy efficiency and fire-safety standards, as established by State law, will also be part of the finalized permit-ready plans. Despite permit-readiness of architectural plans, Colorado requires engineered foundations to suit our highly variable soil conditions, this aspect of any permit-ready project still requires stamped engineering plans and could not be pre-approved.

Staff have supplied a draft *Letter of Support from Town Council* (Attachment 4). Pending Town Council’s expressed support for the project, staff request that the letter is signed for inclusion in the application materials to DOLA for the current funding cycle for the ADUG. DOLA’s current ADUG cycle is accepting applications until February 27th and requires a 25% local match.

The appropriate motion to be considered is: “I move to authorize the submittal of an application to the DOLA ADU Grant Program, as described in the staff report, and I further move to authorize Mayor Clark to sign the letter of support and matching fund commitment.”

ATTACHMENTS:

1. *ADU Supportive Jurisdiction Certification Letter*
2. *ADU Supportive Jurisdiction Compliance Report Letter*
3. *2026 Strategic Plan page 4*
4. *Draft Letter of Support*



December 23, 2025

Town of Ridgway
Attn: Angela Kemp
PO Box 10
Ridgway, CO 81432

RE: Accessory Dwelling Unit Supportive Jurisdiction Certification

Hello Town of Ridgway,

Congratulations! The Department of Local Affairs (DOLA) has reviewed the Town of Ridgway's request to be certified as an Accessory Dwelling Unit (ADU) Supportive Jurisdiction under C.R.S. § 29-35-404 (HB 24-1152 Accessory Dwelling Units). Based on the information submitted, DOLA is pleased to certify Town of Ridgway as an ADU Supportive Jurisdiction.

DOLA agrees Town of Ridgway has implemented the following supportive strategies listed in C.R.S. § 29-35-404(1)(a)(II):

- Waiving, reducing, or providing financial assistance for accessory dwelling unit-related fees that are incurred by low- and moderate-income households
- Enacting local laws or programs that incentivize the affordability of certain accessory dwelling units including accessory dwelling units used primarily to house the local workforce
- Implementing a program to regulate the use of accessory dwelling units for short-term rentals

The Town of Ridgway will maintain this certification if, or until, any local action should conflict with the criteria for being an ADU Supportive Jurisdiction.

DOLA is excited to offer the Accessory Dwelling Unit Fee Reduction and Encouragement Grant program to assist local governments in promoting the construction of ADUs. This letter may be used to confirm eligibility to receive program funding through this grant opportunity, as well as through forthcoming ADU financing opportunities for the Town of Ridgway's residents through Colorado Housing and Finance Authority (CHFA). For any technical assistance inquiries, please contact Hannah Van Nimwegen at hannah.vannimwegen@state.co.us or 720-795-8410.

A copy of this determination letter will be mailed to the jurisdiction via the United States Postal Service.





We thank you for your continued effort and valuable contributions.

Relevant Webpages:

Accessory Dwelling Unit Grant Webpage: dlg.colorado.gov/accessory-dwelling-unit-grant-program

Thank you,

Eugene D. Howard, AICP
Unit Manager | Land Use Planning & Housing
Community Development Office

Cell: (720) 827-8231

1313 Sherman St., Rm. 521, Denver, CO 80203

eugene.howard@state.co.us | dlg.colorado.gov | Legislation Resources





December 23, 2025

Town of Ridgway
Attn: Angela Kemp
PO Box 10
Ridgway, CO 81432

RE: Accessory Dwelling Unit Compliance Report

Hello Town of Ridgway,

Congratulations! The Department of Local Affairs (DOLA) has reviewed the Town of Ridgway's Accessory Dwelling Unit (ADU) Compliance Report, as required by C.R.S. § 29-35-404. Based on the information submitted, DOLA has approved the report which demonstrated evidence that the Town of Ridgway complies with the standards in C.R.S. §§ 29-35-401 through 404 and, if applicable, C.R.S. § 24-67-105(5.3) (HB 24-1152 Accessory Dwelling Units) as of the date of submission. We sincerely appreciate your ongoing dedication and meaningful contributions toward housing in Colorado.

The process for identifying a jurisdiction's priority for certain state funding opportunities is governed by Executive Order (EO) D 2025 005 and EO D 2025 011, and further explained in the Compliance Framework and Guidelines EO D 2025 005. For the reporting required of DOLA by EO D 2025 005, the State is designating the Town of Ridgway as "Strategic Growth Compliant" with respect to this statute and will continue to display with that designation if, or until, any local action should conflict with the requirements of that law.

As part of this approval, the Town of Ridgway provided the following interpretation of its code:

- On September 26, 2025, DOLA issued the following comment, "C.R.S. § 29-35-403 prohibits the requirement to construct a new parking space in conjunction with an ADU, but also creates an exception for when the following three circumstances are present: (I) The property does not have an existing off-street parking space, including a driveway, garage, or tandem parking space, that could be used for an accessory dwelling unit; (II) The property is in a zoning district that, as of January 1, 2024, requires one or more parking spaces for the primary dwelling unit; and (III) The property is located on a block where on-street parking is prohibited for any reason including ensuring access for emergency services.





Section 7-4-6(M) does not contain the three components necessary to requiring the construction of a new parking space.”

In response, the Town of Ridgway provided the following clarification that is compliant with in C.R.S. § 29-35-403:

“7-4-6(M) Parking Standards allows 1 space to be provided on-street, there is only 1-spot requirement for ADUs which can be provided on-street. No new parking space construction is required to comply.”

- On September 26, 2025, DOLA issued the following comment, “Zone districts R, HR, and MR do not appear to permit ADUs a side setback equal to the side setback of the principal dwelling. This is prohibited by C.R.S. § 29-35-403(2)(c) as a ‘restrictive standard.’ Please confirm whether an ADU would follow the ‘Single-Family’ side setback or the ‘all others’ side setback.”

In response, the Town of Ridgway provided the following clarification that is compliant with in C.R.S. § 29-35-403:

“To clarify, the setbacks would be the same as a single-family or duplex (less restrictive).”

No further action is required at this time. If you haven’t yet done so, we strongly encourage the Town of Ridgway to pursue certification as an Accessory Dwelling Unit Supportive Jurisdiction by submitting information to DOLA via the Land Use and Housing Implementation Portal, which would make the Town of Ridgway eligible for the Accessory Dwelling Unit Grant Program and financing opportunities for the Town of Ridgway’s residents from the Colorado Housing and Finance Authority (CHFA).

A copy of this determination letter will be mailed to the jurisdiction via the United States Postal Service. For any technical assistance inquiries, please contact Hannah Van Nimwegen at hannah.vannimwegen@state.co.us or 720-795-8410.

Relevant Webpages:

Executive Order D 2025 005: dlg.colorado.gov/compliance-framework-and-guidelines

Land Use and Housing Implementation Portal: luhip.colorado.gov

Accessory Dwelling Unit Grant Webpage: dlg.colorado.gov/accessory-dwelling-unit-grant-program

Respectfully,





COLORADO
Department of Local Affairs
Division of Local Government

A handwritten signature in black ink that reads "Eugene D. Howard".

Eugene D. Howard, AICP
Unit Manager | Land Use Planning & Housing
Community Development Office

Email: eugene.howard@state.co.us

Cell: (720) 827-8231

Address: 1313 Sherman St., Rm. 521, Denver, CO 80203



Ridgway. Looking to the future, residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of “others.” Residents want to avoid the kinds of changes that have occurred in other small mountain towns, such as an influx of second homeowners.



Goals:

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

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

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

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

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

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

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



	Sense of Community and Inclusivity: 2026 Strategies	Responsible Party
1	Continue the process of equipping the Decker Community Room to increase versatility and for use by a variety of user groups.	Community Initiatives/Manager
2	Pursue website accessibility remediation strategies in an effort to identify and fix barriers that prevent people with disabilities from fully accessing or using the Town’s digital content. Ensure digital assets, such as the Town’s website and online documents, comply with established standards and compliance parameters of Colorado’s digital accessibility laws.	Manager
3	Now that the Housing Needs Assessment has been completed, retain a consultant to prepare a Housing Action Plan that meets the guidance issued by the Colorado Department of Local Affairs.	Planner/Manager
4	Secure a grant from the Colorado Department of Local Affairs to apply toward the development of pre-approved ADU building plans.	Planner/Building
5	Complete the next series of planning projects for 2026, as recommended by the Planning Commission. These include: <ul style="list-style-type: none"> • Finish public outreach/community engagement efforts related to the proposed regulations for Section 7-7 of the Ridgway Municipal Code titled, “Affordable Housing” and the associated Guidelines, and pursue codification. • Various updates to the Zoning Regulations: <ul style="list-style-type: none"> ○ Technical updates and Code clean up ○ Streets, Alleys, and Blocks ○ Lodging provisions ○ Design Standards ○ Wildfire Resiliency Code ○ Analysis of zoning districts, patterns of development, and land use table allowances ○ Analysis of Employee Housing, Attainable, Affordable, and Workforce Housing 	Planner/Manager
6	Continue efforts on workforce housing. Now that the Town has determined its baseline amount of affordable housing units and has formally filed a commitment with the Division of Housing to opt in to Proposition 123, the Town should explore and potentially pursue funding programs that will help increase the affordable housing stock above the baseline amount. Continue regular communication with regional partners.	Manager
7	Organize and facilitate one regional law enforcement training opportunity.	Marshal



February 11, 2026

Department of Local Affairs
Accessory Dwelling Unit Grant Program
1313 Sherman St., Suite 521
Denver, CO 80203

RE: Letter of Support for DOLA ADU Grant Program Application

To whom it may concern,

On behalf of the Town of Ridgway Town Council, I am pleased to provide this letter of support for the Town's pursuit of the Department of Local Affairs Accessory Dwelling Unit Grant for procuring permit-ready accessory dwelling unit building plans. The Town Council has allocated funding in the Town's FY2026 Budget to take on this project and match any monies that are granted to support this endeavor.

The Town of Ridgway has long supported creative options to increase the Town's supply of housing that is affordable to its residents, and has been certified as an Accessory Dwelling Unit (ADU) Supportive Jurisdiction by DOLA based on the prior strides made by the Town to improve property owners' ability to construct, erect, install, or convert ADUs on their property and adoption of ADU Supportive Strategies. This program is recognized as an excellent tool to increase the availability of housing that is affordable to our residents and workforce. We recognize exploring innovative housing strategies, creating targeted programs that support those in need of housing security or at risk of displacement, and supporting our local workforce is fundamental to maintaining Ridgway as the type of community we want to live in.

Thank you for considering our application.

Sincerely,

John I. Clark
Mayor
Town of Ridgway

AGENDA ITEM #12



To: Honorable Mayor Clark and Ridgway Town Council
From: Joanne Fagan, Town Engineer
Preston Neill, Town Manager
Date: February 2, 2026
Agenda Topic: **Discussion on wastewater treatment plant planning and direction on an adjustment to the Town's sewer service rates**

INTRODUCTION:

The purpose of this report is to introduce the Council to the wastewater treatment plant planning process and to explain what is driving the need for the renovations to the Town's Wastewater Treatment Plant in the next few years.

BACKGROUND:

In February of 2025, the Town finally received a new discharge permit certification from the Colorado Department of Public Health and Environment (CDPHE). The previous certification expired in mid-2018 and had been administratively continued allowing the Town to continue to discharge under the old certification until CDPHE issued a new certification. Over the last several decades, when the permit or certification has been renewed, there have been a few discharge parameters that have become more stringent, but the new certification adds dozens of new parameters and reduces the amount of several parameters including chlorine, E. coli, and ammonia. A copy of the new effluent limits is attached to this staff report. The highlighted parameters are items for which we did not need to monitor or have more stringent limits.

The new certification includes some compliance schedules and requires some special studies. Those are also included in the attachment to this staff report. One of the special studies requires the Town to evaluate the collection system to ensure the system is not carrying too much inflow (non-sewage water flowing directly into the collection system) or infiltration (flow that enters the collection system thru seepage into the defects in the collection) commonly referred to as I/I. The other special study requires the Town to demonstrate that water in the ponds at the plant is not seeping into the groundwater table. Both special studies require the Town to provide a report by the end of February.

The Town reached out to CDPHE to discuss the very significant changes to the discharge parameters and was told we should monitor for a while and see whether we have trouble meeting the new requirements. The Town has been monitoring and there are challenges. We also expressed concerns that many of the new requirements are based on CDPHE deciding that the Town's effluent is impacting the Ridgway Reservoir, which is about three miles downstream. The Reservoir has been downstream of the plant since the early 1980's and this is the first time CDPHE staff has added limits based on Reservoir considerations.



ANALYSIS:

Staff reviewed the data which CDPHE used to justify requiring the I/I study and found it was based on information we believe is not completely accurate. We prepared a report that explains why we do not believe that the I/I is excessive and submitted that to CDPHE in late January.

Staff had been concerned about whether the two older, earthen cells (i.e., wastewater ponds) were meeting the seepage limits before we received the new certification. In the fall of 2024, we had the opportunity to use a National Oceanic and Atmospheric Administration (NOAA) evaporation pan and rain gauge. Staff shut off flow to the two earthen cells and measured the water level in the ponds and in the evaporation pan. The water level is only allowed to drop 1/32" of an inch in a day over the evaporation rate. In a couple of days staff concluded that we were not likely to meet the limit and terminated the test so they could return the pan. The seepage parameter is not a new requirement. It has been a requirement for all wastewater lagoons for as long as staff can remember. Based on the short test, staff concluded that the wastewater plant, at a minimum, will need to be renovated to install synthetic liners in all the cells. It's worth noting that the large cell that was added in 1999 included a synthetic liner.

The Town submitted a report to meet the seepage reporting requirement saying that the Town plans to address the seepage with a plant renovation which will address seepage as well as add a little plant capacity and address some of the new effluent limits that we think we will be required to meet.

There are a few other issues with the existing earthen cells, which were constructed around 1974. It appears that the design was intended to avoid the need for a lift station. The earthen cells are only 7-8' feet deep and the influent line from Otto St to the first cell is very flat. About 30 years ago, CDPHE required the Town to install an influent flume which made the section around the flume even flatter leading to frequent backups. The shallow depth makes aeration less efficient and makes the cells prone to excessive algal growth. The small footprint makes it hard to just deepen the cells since with a 3:1 slope would have very little bottom area or volume.

To address all the new requirements that are based on the downstream Reservoir, the Town staff intends to conduct a mixing zone study. The Town's effluent is less than 1% of the flow in the river and we expect that the mixing zone study will show that the Town's effluent is very well mixed before reaching the Reservoir. CDPHE also assumed that there was no turnover of the water in the Reservoir so we will also likely need to show that the water in the Reservoir does turn over.

For years we have been hearing that very strict nutrient limits are coming. So far, all treatment works under 1 MGD (millions of gallons per day) are not subject to those limits at least until 2027. Note that the Ridgway plant has a design capacity of 0.194 MGD. The Water Quality Control Commission is scheduled to reevaluate the exemptions for most of the smaller domestic treatment



plants in 2027. It sounds like disadvantaged communities (DACs) will have an exemption but it's not clear what will happen with non-DAC's. Staff has reason to believe that the Town of Ridgway will not be considered a DAC. Looking at documents on the CDPHE website, it may be that the smaller communities would be subject to less stringent nutrient limits than larger plants. Of note, Ridgway's new certification includes limits for nitrogen species but not phosphorus and the limits are much less stringent than those in the nutrient regulations (Regulation 85). Staff intends to reach out to CDPHE to get a preliminary understanding of how the Town's wastewater plant may be impacted by Regulation 85 post 2027.

FINANCIAL IMPLICATIONS:

The renovation to the Wastewater Treatment Plant is likely to be an expensive project. The 2026 budget includes funds for a Preliminary Needs Assessment (PNA) which is a simplified engineering report to evaluate how best to meet the Town's wastewater needs over the next 20 years. As noted above, it is hard to know what the effluent limits will be over that time period. Town staff intends to compare a lagoon-based renovation with a renovation that would make the plant more like a mechanical treatment works.

Given that we already know that we will need to significantly renovate existing Cells 1 and 2, staff started the process to apply for State Revolving Loan (SRF) funds from CDPHE. The application process includes preparing a pre-application package as well as the PNA. The pre-application asks about sewer rates and when they were last increased and about the total project cost. The latter is hard to address before one completes the PNA/engineering report, but we believe we can put a placeholder figure for now. The Town's sewer rates have not been increased since 2012, but it's worth noting that Sewer Enterprise Fund revenue, even excluding tap fee and interest income, has kept up with sewer fund expenditures.

The lack of change in the sewer rates may create some questions during the review of the pre-application. Given that the current structure, at least based on the 2024 actuals, is meeting the expenditures, and that the increase in taps is increasing revenue, we can likely explain why rates have remained the same. In addition, the Town has also been setting aside \$100,000 a year over the last several years to help with a match for the treatment plant upgrades which should help explain the static rates. Until the PNA is complete, staff is recommending we use a placeholder number of \$5 million for the plant renovation. We hope that figure is conservatively high but until we have a better sense of what limits we need to meet and prepare a preliminary design, the number is just a guess and about 15% less than what Lake City, Colorado is estimated to pay for their lagoon renovation that is currently ongoing.

It is likely that a significant amount, 50% or more, of the total cost will be loan funds. If one assumes a 3.25% 20-year loan, which is the same rate as the SRF loan for the Ductile Iron Pipe Replacement Project, and there are 650 taps/services, the debt service cost per \$100,000 per service per month



is about \$0.872. That means for each \$1 million the Town needs to borrow the cost per tap per month would be \$8.72.

Based on all the information provided in this staff report, staff is recommending that Council consider an increase to the sewer service rates and that an increase take effect at some point in 2026. Staff requests direction from Council on how to proceed.

ATTACHMENT:

New discharge certification, parameters and report requirements



**CERTIFICATION TO DISCHARGE UNDER CDPS GENERAL PERMIT COG591000
MINOR DOMESTIC WASTEWATER TREATMENT FACILITIES DISCHARGING TO RECEIVING WATERS THAT ARE:
UNCLASSIFIED; USE-PROTECTED; REVIEWABLE; OR ARE DESIGNATED
AS THREATENED AND ENDANGERED SPECIES HABITAT**

Certification Number: **COG591217**

This Certification to Discharge specifically authorizes:

Ridgway Town of
to discharge from the facility identified as
Ridgway WWTF
to: **Uncompahgre River**

Eligibility Category: Aerated Lagoon or other Non-Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.5 MGD

Facility Address:	501 Otto St, Ridgway, CO 81432 Ouray County
Facility Latitude/Longitude:	38.15547 Latitude, -107.756323 Longitude

Permitted Feature 001A External Outfall	38.156944 Latitude, -107.754722 Longitude following disinfection prior to entering the receiving water(s)
Permitted Feature 300I Influent Sampling Location	At a representative location prior to chemical, physical, or biological treatment

The hydraulic and organic capacities, in this certification, are 0.194 MGD and 400 lbs BOD₅/day, respectively. These values are based on Site Approval number 4433 for this WWTF.

This certification does not provide coverage for any chemical additions.

Permit Limitations and Monitoring Requirements apply consistent with the Permit Part I.B and Part I.C. The specific requirements that apply to this facility are outlined below.

Lagoon or Other Non-Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.5 MGD Discharging to Classified Waters

Permitted Feature ID: 300I

Permitted Feature Type: Influent Structure for Lagoon or other Non-Mechanical WWTF < or = 0.5 MGD

Limit Set: 1

Lagoon or other Non-Mechanical Facilities With Design Flows Of Less Than Or Equal To 0.5 MGD Discharging to Classified Waters						
ICIS Code	Parameter	Influent Monitoring			Monitoring Frequency ¹	Sample Type
		30-Day Average	7-Day Avg.	Daily Max.		
50050G	Flow, MGD	Report		Report	Continuous ²	Recorder ²
00180P	Plant Capacity (% of Hydraulic Capacity) ³	Report			Monthly	Calculated ³
00310G	BOD ₅ , mg/l	Report	Report		Monthly	Composite ⁴
00310G	BOD ₅ , lbs/day	Report	Report		Monthly	Calculated
00180G	Plant Capacity (% of Organic Capacity) ²	Report			Monthly	Calculated ³

The hydraulic and organic capacities, applicable to Part I.B of this permit, are 0.194 MGD and 400 lbs BOD₅/day, respectively. These values are based on Site Approval number 4433.

- 1 Monitoring frequency reductions may be granted, in accordance with the Baseline Monitoring Frequency, Sample Type, and Reduced Monitoring Frequency Policy for Industrial and Domestic Wastewater Treatment Facilities (WQP-20).
- 2 The monitoring frequency and sample type for effluent flow is specified in the certification and is fully enforceable under this permit. Lagoon type and OWTS treatment facilities are typically required to have both influent and effluent flow



measuring and recording devices. This requirement may be waived in cases where the division determines that either influent or effluent flow measurements are impractical. For these facilities, flow measuring and sampling type will be specified in the certification. If only one device is applicable, then that device will be used to report both influent and effluent flow. However, where these devices are not in place at the time of certification, the permittee has one year from the end of the calendar month that certification was given to install the required equipment. Where such equipment is in place, the frequency and type of flow monitoring will be "Continuous" and "Recorder", respectively. Where such equipment is not in place, the frequency and type of flow monitoring, during the interim period, will be specified in the certification. For certain facilities, the use of a metered pumping rate or potable water use or may be allowed. In these cases, the monitoring frequency and sample type will be determined and specified in the certification.

- 3 The % capacity is to be reported against the listed capacities for the design capacity and for the organic capacities as noted in the most recent Site Approval and as listed in the certification. The percentage should be calculated using the 30-day average values divided by the corresponding capacity, times 100.
- 4 See the definition of "composite" in Part I.D of this permit. If the division determines that a flow-weighted composite sample is impracticable for a facility, a time composite sample of four equal aliquots collected at two-hour intervals or sampling equal aliquots will be allowed. The monitoring frequency and sample type will be specified in the certification. If the division determines that a representative sample of influent flow is impractical (e.g. septic tank at individual buildings), the influent sample may be collected after an initial septic/primary settling tank that does not receive recycle flow. In that case, the results would be adjusted for reporting based on the following procedure: The influent concentration reported on Discharge Monitoring Reports (DMRs) shall be calculated as the sample result divided by 0.7 for BOD and 0.4 for TSS. Monitoring of influent loading and concentration for secondary treatment parameters, BOD and TSS, is specified in the certification.

Permitted Feature ID: 001A

Permitted Feature Type: External Outfall for Lagoon or Other Non-Mechanical WWTF < or = 0.5 MGD

Limit Set: 1

Lagoon or Other Non-Mechanical Facilities with Design Flows Less Than or Equal to 0.5 MGD Discharging to Classified Waters							
ICIS Code	Parameter	Limitation				Sampling	
		30-day Avg.	7-day Avg.	Daily Max	2-year Avg.	Frequency ¹	Type
50050	Flow, MGD ²	0.194		Report		Continuous ³	Recorder ³
00310	BOD ₅ , mg/l	30	45			Monthly	Grab
81010	BOD ₅ , percent removal	85% (min)				Monthly	Calculated
00530	Total Suspended Solids, mg/l	75	110			Monthly	Grab
00400	pH, s.u.			6.5-9.0		Weekly	Grab
84066	Oil and Grease, mg/l			Report		Weekly	Visual
03582	Oil and Grease, mg/l			10		Contingent	Grab
51040	<i>E. coli</i> , no/100 ml ⁴ Until 8/31/2029	1990	1990			Monthly	Grab
51040	<i>E. coli</i> , no/100 ml ⁴ Starting 9/1/2029	126	252			Monthly	Grab
50060	Total Residual Chlorine, mg/l Until 8/31/2029	0.5		0.5		Weekly	Grab
50060	Total Residual Chlorine, mg/l Starting 9/1/2029	0.011		0.019		Weekly	Grab
00640	Total Inorganic Nitrogen Until 8/31/2029			50		Monthly	Grab
00640	Total Inorganic Nitrogen Starting 9/1/2029			46		Monthly	Grab
00610	Total Ammonia, mg/l as N, Until 8/31/2029						
	January	39		50		Monthly	Grab
	February	50		50		Monthly	Grab



**Lagoon or Other Non-Mechanical Facilities with Design Flows Less Than or Equal to 0.5 MGD
Discharging to Classified Waters**

ICIS Code	Parameter	Limitation				Sampling	
		30-day Avg.	7-day Avg.	Daily Max	2-year Avg.	Frequency ¹	Type
	March	50		50		Monthly	Grab
	April	43		50		Monthly	Grab
	May	50		50	38	Monthly	Grab
	June	50		50	22	Monthly	Grab
	July	50		50	27	Monthly	Grab
	August	50		50	35	Monthly	Grab
	September	50		50	30	Monthly	Grab
	October	50		50	19	Monthly	Grab
	November	50		50	13	Monthly	Grab
	December	30		50		Monthly	Grab
00610	Total Ammonia, mg/l as N Starting 9/1/2029 Until 8/31/2031						
	January	32		50		Monthly	Grab
	February	50		50		Monthly	Grab
	March	50		50		Monthly	Grab
	April	40		50		Monthly	Grab
	May	50		50	38	Monthly	Grab
	June	50		50	22	Monthly	Grab
	July	50		50	27	Monthly	Grab
	August	50		50	35	Monthly	Grab
	September	50		50	30	Monthly	Grab
	October	50		50	19	Monthly	Grab
	November	50		50	13	Monthly	Grab
	December	25		50		Monthly	Grab
00610	Total Ammonia, mg/l as N, Starting 9/1/2031						
	January	32		50		Monthly	Grab
	February	50		50		Monthly	Grab
	March	50		50		Monthly	Grab
	April	40		50		Monthly	Grab
	May	50		50	18	Monthly	Grab
	June	50		50	22	Monthly	Grab
	July	50		50	27	Monthly	Grab
	August	50		50	24	Monthly	Grab
	September	50		50	23	Monthly	Grab
	October	50		50	19	Monthly	Grab
	November	50		50	12	Monthly	Grab
	December	25		50		Monthly	Grab
00615	Nitrite as N (mg/l)	Report				Monthly	Grab
00940	Chloride (mg/l)	Report				Monthly	Grab
81020	Sulfate (mg/l)	280				Monthly	Grab
51202	Sulfide as H₂S (mg/l) Until 2/28/2027	0.002				Monthly	Grab
51202	Sulfide as H₂S (mg/l) Starting 3/1/2027	0.002			0.0003	Monthly	Grab
01313	Cd, PD (µg/l)	1.5		4.4		Monthly	Grab
01306	Cu, PD (µg/l)	20		33		Monthly	Grab



**Lagoon or Other Non-Mechanical Facilities with Design Flows Less Than or Equal to 0.5 MGD
Discharging to Classified Waters**

ICIS Code	Parameter	Limitation				Sampling	
		30-day Avg.	7-day Avg.	Daily Max	2-year Avg.	Frequency ¹	Type
00980	Fe, TR (µg/l)	1793				Monthly	Grab
01318	Pb, PD (µg/l)	Report		Report		Monthly	Grab
00978	As, TR (µg/l)	Report				Quarterly	Grab
01309	As, PD (µg/l)			Report		Quarterly	Grab
01113	Cd, TR (µg/l)			Report		Quarterly	Grab
01314	Cr+3, PD (µg/l)	Report				Quarterly	Grab
04262	Cr+3, TR (µg/l)			Report		Quarterly	Grab
01220	Cr+6, Dis (µg/l)	Report		Report		Quarterly	Grab
01046	Fe, Dis (µg/l)	Report				Quarterly	Grab
01114	Pb, TR (µg/l)			Report		Quarterly	Grab
01056	Mn, Dis (µg/l) - WS	Report				Quarterly	Grab
01319	Mn, PD (µg/L) - Aq Life	Report		Report		Quarterly	Grab
50286	Hg, Tot (µg/L), LL	Report				Quarterly	Grab
01129	Mo, TR (µg/l)	Report				Quarterly	Grab
01074	Ni, TR (µg/l)	Report				Quarterly	Grab
01322	Ni, PD (µg/l)	Report		Report		Quarterly	Grab
01323	Se, PD (µg/l)	Report		Report		Quarterly	Grab
01304	Ag, PD (µg/l)	Report		Report		Quarterly	Grab
01326	U, PD (µg/l)	Report		Report		Quarterly	Grab
01303	Zn, PD (µg/l)	Report		Report		Quarterly	Grab
	Total Dissolved Solids, mg/l ⁵						
70295	PWS Intake, mg/l	Report		Report		Quarterly	Grab
70295	WWTF effluent, mg/l	Report		Report		Quarterly	Grab
	WET, Chronic ⁶						
TKP6C	Static Renewal 7 Day Chronic <i>Pimephales promelas</i> Until 2/28/2027			Report		Quarterly	3 Grabs/Test
TKP3B	Static Renewal 7 Day Chronic <i>Ceriodaphnia Dubia</i> , Until 2/28/2027			Report		Quarterly	3 Grabs/Test
TKP6C	Static Renewal 7 Day Chronic <i>Pimephales promelas</i> Beginning 3/1/2027			NOEC or IC ₂₅ ≥ IWC ⁷		Quarterly	3 Grabs/Test
TKP3B	Static Renewal 7 Day Chronic <i>Ceriodaphnia Dubia</i> Beginning 3/1/2027			NOEC or IC ₂₅ ≥ IWC ⁷		Quarterly	3 Grabs/Test

- Monitoring frequency reductions may be granted, in accordance with the Baseline Monitoring Frequency, Sample Type, and Reduced Monitoring Frequency Policy for Industrial and Domestic Wastewater Treatment Facilities (WQP-20).
- The 30-day average effluent limitation for flow is identified in the certification, is generally based on the design capacity of the facility as outlined in the most recent site approval, and is enforceable under this permit. Facilities with flow equalization basin and reclaimed water configurations may be addressed differently. See 61.8(2)(f).
- The monitoring frequency and sample type for effluent flow is specified in the certification and is fully enforceable under this permit. Mechanical type treatment facilities are typically required to have both influent and effluent flow measuring and recording devices. This requirement may be waived in cases where the division determines that either influent or effluent flow measurements are impractical. For these facilities, flow measuring and sampling type will be specified in the certification. If only one device is applicable, then that device will be used to report both influent and effluent flow. However, where these devices are not in place at the time of certification, the permittee has one year from the end of the calendar month that certification was given to install the required equipment. Where such equipment is in place, the



frequency and type of flow monitoring will be "Continuous" and "Recorder", respectively. Where such equipment is not in place, the frequency and type of flow monitoring, during the interim period, will be specified in the certification. For certain facilities, the use of a metered pumping rate or potable water use or may be allowed. In these cases, the monitoring frequency and sample type are determined and specified in the certification.

- 4 For *E. coli* the statistic used is the Geometric Mean, which is based on Method 1: Geometric Mean = $(a*b*c*d*...)^{(1/n)}$, or Method 2: Geometric Mean = $\text{antilog}([\log(a)+\log(b)+\log(c)+\log(d)+...]/n)$.
- 5 TDS monitoring requirement applies to discharges in the Colorado River basin. Samples are to be of the raw water supply. If more than one source is being utilized, a composite sample proportioned to flow shall be prepared from individual grab samples.
- 6 Monitoring frequency for WET testing are implemented in accordance with the Division's Whole Effluent Toxicity (WET) Testing Policy. The in-stream waste concentration (IWC) for each facility is specified in the certification and determined using the following equation: $IWC = [\text{Facility Flow (FF)} / (\text{Stream Chronic Low Flow (annual)} + \text{FF})] \times 100\%$
- 7 IWC = 20%, see Fact Sheet for more information.

A one-time monitoring requirement for PFAS is included in the certification to gather information on the presence of this substance in the effluent discharge. See Part I.B.6 and Part I.E.5.f of the General Permit COG591000 for more information.

Permitted Feature ID: 001A

Permitted Feature Type: External Outfall

Limit Set: Z

PFAS Monitoring Requirements

ICIS Code	Effluent Parameter	Monitoring Requirements	
		Frequency	Sample Type
51521	Perfluorooctanoic Acid [PFOA], ng/l	1/Permit Term	Grab
51522	Perfluorobutanoic Acid [PFBA], ng/l	1/Permit Term	Grab
51525	Perfluorooctanesulfonamide [PFOSA (or FOSA)], ng/l	1/Permit Term	Grab
51623	Perfluoropentanoic acid [PFPeA], ng/l	1/Permit Term	Grab
51624	Perfluorohexanoic acid [PFHxA], ng/l	1/Permit Term	Grab
51625	Perfluoroheptanoic acid [PFHpA], ng/l	1/Permit Term	Grab
51626	Perfluorononanoic acid [PFNA], ng/l	1/Permit Term	Grab
51627	Perfluorodecanoic acid [PFDA], ng/l	1/Permit Term	Grab
51628	Perfluoroundecanoic acid [PFUnA (or PFUDA)], ng/l	1/Permit Term	Grab
51629	Perfluorododecanoic acid [PFDoA], ng/l	1/Permit Term	Grab
51630	Perfluorotridecanoic acid [PFTrDA (or RFTriA)], ng/l	1/Permit Term	Grab
51631	Perfluorotetradecanoic acid [PFTeDA (or PFTA or PFTeA)], ng/l	1/Permit Term	Grab
51643	2-[N-ethylperfluorooctanesulfonamido] acetic acid [NEtFOSAA], ng/l	1/Permit Term	Grab
51644	2-[N-methylperfluorooctanesulfonamido] acetic acid [NMeFOSAA], ng/l	1/Permit Term	Grab
52602	Perfluorobutanesulfonic acid [PFBS], ng/l	1/Permit Term	Grab
52603	Perfluorodecanesulfonic acid [PFDS], ng/l	1/Permit Term	Grab
52604	Perfluoroheptanesulfonic acid [PFHpS], ng/l	1/Permit Term	Grab
52605	Perfluorohexanesulfonic acid [PFHxS], ng/l	1/Permit Term	Grab
52606	Perfluorooctanesulfonic acid [PFOS], ng/l	1/Permit Term	Grab
52607	4:2 Fluorotelomer sulfonic acid [4:2 FTS], ng/l	1/Permit Term	Grab
52608	6:2 Fluorotelomer sulfonic acid [6:2 FTS], ng/l	1/Permit Term	Grab
52609	8:2 Fluorotelomer sulfonic acid [8:2 FTS], ng/l	1/Permit Term	Grab
52610	Perfluoropentane sulfonic acid [PFPeS], ng/l	1/Permit Term	Grab
52611	Perfluorononane sulfonic acid [PFNS], ng/l	1/Permit Term	Grab
52612	Hexafluoropropylene oxide dimer acid [Gen-X (or HFPO-DA or HPFA-DA)], ng/l	1/Permit Term	Grab
52632	Perfluorododecanesulfonic acid [PFDoS], ng/L	1/Permit Term	Grab
52641	N-methyl perfluorooctanesulfonamide [NMeFOSA], ng/L	1/Permit Term	Grab
52642	N-ethyl perfluorooctanesulfonamide [NEtFOSA], ng/L	1/Permit Term	Grab
51642	N-methyl perfluorooctanesulfonamidoethanol [NMeFOSE], ng/L	1/Permit Term	Grab
51641	N-ethyl perfluorooctanesulfonamidoethanol [NEtFOSE], ng/L	1/Permit Term	Grab
52636	4,8-Dioxa-3H-perfluorononanoic acid [ADONA], ng/L	1/Permit Term	Grab
52629	Perfluoro(2-ethoxyethane)sulfonic acid [PFEEESA], ng/L	1/Permit Term	Grab
52624	Perfluoro-3-methoxypropanoic acid [PFMPA], ng/L	1/Permit Term	Grab



52638	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid [9CL-PF3ONS], ng/L	1/Permit Term	Grab
52639	11-Chloroeicosafuoro-3-oxaundecane-1-sulfonic acid [11CL-PF3OUDS], ng/L	1/Permit Term	Grab
PF006	Perfluoro-4-methoxybutanoic acid [PFMBA], ng/L	1/Permit Term	Grab
52626	Nonafluoro-3,6-dioxaheptanoic acid [NFDHA], ng/L	1/Permit Term	Grab
PF001	3-Perfluoropropyl propanoic acid [3:3 FTCA], ng/L	1/Permit Term	Grab
PF007	2H,2H,3H,3H-Perfluorooctanoic acid [5:3 FTCA], ng/L	1/Permit Term	Grab
PF005	3-Perfluoroheptyl propanoic acid [7:3 FTCA], ng/L	1/Permit Term	Grab
87006	PFAS Sum, ng/l*	1/Permit Term	Calculated

ng/L = nanograms per liter

*The PFAS sum is calculated based on the following equation:

$$PFAS\ Sum\ (ng/l) = [PFOA]\ (ng/l) + [PFOSA]\ (ng/l) + [PFNA]\ (ng/l) + ([NetFOSAA]\ (ng/l) * 0.85) + ([NMeFOSAA]\ (ng/l) * 0.88) + [PFOS]\ (ng/l) + ([8:2\ FTS]\ (ng/l) * 0.78)$$

This calculation is performed for each sampling event, and the resulting daily maximum and 30-day average results shall be reported on the discharge monitoring report submitted for the monthly monitoring period.

An effluent pollutant scan is included in the certification to gather information on the presence of certain pollutants in the effluent discharge. See Section VI.D of the COG591000 Fact Sheet, and Parts I.B.5 and I.C.12 of the COG591000 General Permit for more information.

Permitted Feature ID: 001A

Permitted Feature Type: External Outfall

Limit Set: P

Effluent Pollutant Scan				
ICIS Code	Effluent Parameter	Effluent Limitations Maximum Concentrations, Daily Max	Frequency	Sample Type
01002	Total Arsenic, µg/l	Report	Annual	Grab
01027	Total Cadmium, µg/l	Report	Annual	Grab
01034	Total Chromium, µg/l	Report	Annual	Grab
01042	Total Copper, µg/l	Report	Annual	Grab
01051	Total Lead, µg/l	Report	Annual	Grab
71900	Total Mercury, µg/l	Report	Annual	Grab
01062	Total Molybdenum, µg/l	Report	Annual	Grab
01067	Total Nickel, µg/l	Report	Annual	Grab
01147	Total Selenium, µg/l	Report	Annual	Grab
01077	Total Silver, µg/l	Report	Annual	Grab
01092	Total Zinc, µg/l	Report	Annual	Grab
00720	Total Cyanide, µg/l	Report	Annual	Grab
03604	Total Phenols, µg/l	Report	Annual	Grab

1. Compliance Schedules

a. Activities to Meet *E. coli*, TRC, ammonia (January, April, December [30-day average]; May, August, September, November [ADBAC]), and TIN - In order to meet *E. coli*, TRC, ammonia [30-day average & ADBAC]), and TIN final limits, the following schedule for construction (if deemed necessary by the permittee) are included in the permit.

Code	Event	Description	Due Date
06599	Hire a Consultant/ Professional Engineer	Submit a letter of notification that a Colorado licensed engineering consultant has been obtained and funding has been secured for planning aspects	8/31/2025
CS011	Plan, Report, or Scope of Work	Submit a progress report in obtaining funding for design and construction aspects	8/31/2026



73905	Engineering Plan	Submit a letter of notification that funding has been obtained for design and construction aspects, and final plans specifications have been submitted to the Division. Note that a Site Application and a preliminary design must be submitted and approved by the Division prior to final plans and specifications.	8/31/2027
CS015	Commence Required Work or On-Site Construction	Submit a letter of notification that Final Design Approval has been received from the Division and construction has commenced.	8/31/2028
CS010	Status/Progress Report	Submit a construction progress report summarizing the progress in construction or other activities.	2/28/2029
CS016	Complete Required Work or On-Site Construction	Complete construction of facilities or other appropriate actions, which will allow the permittee to meet the final limitations.	8/31/2029

All documents required by this compliance schedule (except permit modification applications) must be submitted to the Division accompanied by a fully completed "Permit Narrative Conditions Form" available at <https://www.colorado.gov/pacific/cdphe/wq-permit-forms>.

Regulation 61.8(3)(n)(i) states that a report shall be submitted to the Division no later than 14 calendar days following each date identified in the schedule of compliance. Consistent with 61.8(5)(b), the 14 days have already been incorporated into the above dates and therefore all reports are due on or before the date listed in the table.

2. Special Studies

- a. Ground Water Protection - The current lagoon system is lined, however there have been no current evaluations to determine whether the lagoons currently meet the allowable exfiltration rate of 10^{-6} cm/sec as required by the Colorado Discharge Permit System Regulations. Therefore, a compliance schedule covering the installation of liners is set forth below.

Code	Event	Description	Due Date
04399	Inflow/Infiltration Report	Investigate and submit conclusive information on the seepage from the lagoon system to determine if the allowable exfiltration rate of 10^{-6} cm/sec is exceeded. If liner integrity is the basis for determination that the seepage meets the criteria, then the report must be prepared by a professional engineer registered in Colorado.	2/28/2026
CS008	Written Commitment to Perform Required Work	If the lagoon is found to be seeping in excess of the maximum rate, the facility must submit a plan for the installation of liners. The plan must specify that installation of the liner will begin by 2/28/2027 and be completed by 2/28/2029.	2/28/2027
CS010	Status/Progress Report	Submit a progress report summarizing the efforts to install the lagoon liner.	2/29/2028
60799	Corrective Action Completed	The permittee must submit a report completed by a professional engineer registered in the state of Colorado indicating that the liner of the lagoon has been replaced. The report must certify that the liner material meets the allowable seepage rate of 10^{-6} centimeters per second or less, and that the placement was accomplished according to the manufacturer's	2/28/2029



requirements (i.e., all welds were tested and the liner was checked for holes prior to backfilling).

Inflow/Infiltration Study - The permittee shall identify areas where significant I/I exists and begin reducing I/I in accordance with the following schedule.

Code	Event	Description	Due Date
04399	Inflow/Infiltration Report	Submit a plan that identifies sources of I/I and prioritizes repairs and rehabilitation to the collection system to reduce I/I. The plan must be based on a study of the collection system that identifies the areas of the collection system that are contributing significant I/I. A report, summarizing the findings of the study, must be prepared by a professional engineer registered in Colorado, and must accompany the plan. The plan must include annual milestones that should correct targeted I/I at 25% each year over the next four years beginning 2/28/2027, with elimination of the most significant contributions of I/I beginning first.	2/28/2026
04399	Inflow/Infiltration Report	Submit a progress report summarizing the progress in implementing the I/I control program, including notification that the first 25% of I/I targeted repairs have been completed.	2/28/2027
04399	Inflow/Infiltration Report	Submit a progress report summarizing the progress in implementing the I/I control program, including notification that 50% of I/I targeted repairs have been completed.	2/29/2028
04399	Inflow/Infiltration Report	Submit a progress report summarizing the progress in implementing the I/I control program, including notification that 75% of I/I targeted repairs have been completed.	2/28/2029
04399	Inflow/Infiltration Report	Submit final study results that indicate that 100% of I/I targeted repairs have been completed.	2/28/2030

All special studies must be submitted to the Division accompanied by a fully completed “Permit Narrative Conditions Form” available at <https://www.colorado.gov/pacific/cdphe/wq-permit-forms>.

Certification issued 2/21/2025 Effective 3/1/2025 Certification Expires: May 31, 2027

This certification under the permit requires that specific actions be performed at designated times. The certification holder is legally obligated to comply with all terms and conditions of the permit.

This certification was approved by:
Michelle DeLaria, Unit Manager
Permits Section
Water Quality Control Division





Dedicated to protecting and improving the health and environment of the people of Colorado

Jen Coates, Town Manager
Ridgway Town of
PO Box 10
Ridgway, CO 81432

Memorandum

TO: Ridgway Town of

FROM: Sarah Luper, sarah.luper@state.co.us
or (contacts) Debbie Jessop, 303-692-3590

DATE: 2/21/2025

RE: Certification, Colorado Discharge Permit System - Domestic Wastewater Treatment Facilities that Discharge to Waters that are Unclassified; Use Protected; Reviewable; Or Are Designated Threatened And Endangered Species Habitat

Fact Sheet and Information for Permit Number COG591000. Certification Number: COG591217, previously COG588047

Permittee-Facility: Ridgway Town of - Ridgway WWTF
Discharging to Uncompahgre River, Segment COGUUN03a

ATTACHMENTS:

Certification COG591217
CDPS General Permit COG591000 for Domestic Wastewater Treatment Facilities that Discharge to Waters that are Unclassified; Use Protected; Reviewable; Or Are Designated Threatened And Endangered Species Habitat

Enclosed please find a copy of the permit certification, which was issued under the Colorado Water Quality Control Act.

Please read the enclosed permit, fact sheet and certification as well as this letter, which outline the requirements under this permit, and the explanation of how certain limitations were developed. The Division holds the permittee legally liable for all permit requirements.

The Water Quality Control Division (the Division) has reviewed the application submitted for the Ridgway WWTF and determined that it qualifies for coverage under the CDPS General Permit Domestic Wastewater Treatment Facilities that Discharge to Waters that are Unclassified; Use Protected; Reviewable; Or Are Designated Threatened And Endangered Species Habitat (the permit).

This certification under COG591000 incorporates the permit renewal application for a certification under COG588000 received by the Division on November 30, 2017.

<https://oitco.hylandcloud.com/cdphermipop/docpop/docpop.aspx?docid=5301681>

The Division requested an application supplement on November 16, 2023 to update the information provided in the renewal application from November 30, 2017. The Division received supplemental information from the permittee on January 12, 2024.

<https://oitco.hylandcloud.com/cdphermipop/docpop/docpop.aspx?docid=20724299>



the required laboratory method for PFAS.

EPA Draft Method 1633 currently tests 40 PFAS parameters. However, the General Permit COG591000, issued on April 30, 2022, subsequently modified on June 2 and July 14, 2022, only listed the 25 parameters consistent with the method that was current at the time the permit was issued. Therefore, to ensure that the permit lists all PFAS parameters in the permit tables, that DMRs are correct, and consistent with EPA Draft Method 1633, the division has removed Permit Table 2f (PFAS Monitoring Requirements) in Part I.B.2 of the permit, and has included the updated table below in the factsheet.





PFAS Monitoring Requirements			
ICIS Code	Effluent Parameter	Monitoring Requirements	
		Frequency	Sample Type
51521	Perfluorooctanoic Acid [PFOA], ng/l	1/Permit Term	Grab
51522	Perfluorobutanoic Acid [PFBA], ng/l	1/Permit Term	Grab
51525	Perfluorooctanesulfonamide [PFOSA (or FOSA)], ng/l	1/Permit Term	Grab
51623	Perfluoropentanoic acid [PFPeA], ng/l	1/Permit Term	Grab
51624	Perfluorohexanoic acid [PFHxA], ng/l	1/Permit Term	Grab
51625	Perfluoroheptanoic acid [PFHpA], ng/l	1/Permit Term	Grab
51626	Perfluorononanoic acid [PFNA], ng/l	1/Permit Term	Grab
51627	Perfluorodecanoic acid [PFDA], ng/l	1/Permit Term	Grab
51628	Perfluoroundecanoic acid [PFUnA (or PFUdA)], ng/l	1/Permit Term	Grab
51629	Perfluorododecanoic acid [PFDoA], ng/l	1/Permit Term	Grab
51630	Perfluorotridecanoic acid [PFTrDA (or RFTriA)], ng/l	1/Permit Term	Grab
51631	Perfluorotetradecanoic acid [PFTeDA (or PFTA or PFTeA)], ng/l	1/Permit Term	Grab
51643	2-[N-ethylperfluorooctanesulfonamido] acetic acid [NEtFOSAA], ng/l	1/Permit Term	Grab
51644	2-[N-methylperfluorooctanesulfonamido] acetic acid [NMeFOSAA], ng/l	1/Permit Term	Grab
52602	Perfluorobutanesulfonic acid [PFBS], ng/l	1/Permit Term	Grab
52603	Perfluorodecanesulfonic acid [PFDS], ng/l	1/Permit Term	Grab
52604	Perfluoroheptanesulfonic acid [PFHpS], ng/l	1/Permit Term	Grab
52605	Perfluorohexanesulfonic acid [PFHxS], ng/l	1/Permit Term	Grab
52606	Perfluorooctanesulfonic acid [PFOS], ng/l	1/Permit Term	Grab
52607	4:2 Fluorotelomer sulfonic acid [4:2 FTS], ng/l	1/Permit Term	Grab
52608	6:2 Fluorotelomer sulfonic acid [6:2 FTS], ng/l	1/Permit Term	Grab
52609	8:2 Fluorotelomer sulfonic acid [8:2 FTS], ng/l	1/Permit Term	Grab
52610	Perfluoropentane sulfonic acid [PFPeS], ng/l	1/Permit Term	Grab
52611	Perfluorononane sulfonic acid [PFNS], ng/l	1/Permit Term	Grab
52612	Hexafluoropropylene oxide dimer acid [Gen-X (or HFPO-DA or HPFA-DA)], ng/l	1/Permit Term	Grab
52632	Perfluorododecanesulfonic acid [PFDoS], ng/L	1/Permit Term	Grab
52641	N-methyl perfluorooctanesulfonamide [NMeFOSA], ng/L	1/Permit Term	Grab
52642	N-ethyl perfluorooctanesulfonamide [NEtFOSA], ng/L	1/Permit Term	Grab
51642	N-methyl perfluorooctanesulfonamidoethanol [NMeFOSE], ng/L	1/Permit Term	Grab
51641	N-ethyl perfluorooctanesulfonamidoethanol [NEtFOSE], ng/L	1/Permit Term	Grab





52636	4,8-Dioxa-3H-perfluorononanoic acid [ADONA], ng/L	1/Permit Term	Grab
52629	Perfluoro(2-ethoxyethane)sulfonic acid [PFEEESA], ng/L	1/Permit Term	Grab
52624	Perfluoro-3-methoxypropanoic acid [PFMPA], ng/L	1/Permit Term	Grab
52638	9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid [9CL-PF3ONS], ng/L	1/Permit Term	Grab
52639	11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid [11CL-PF3OUDS], ng/L	1/Permit Term	Grab
**	Perfluoro-4-methoxybutanoic acid [PFMBA], ng/L	1/Permit Term	Grab
52626	Nonafluoro-3,6-dioxaheptanoic acid [NFDHA], ng/L	1/Permit Term	Grab
**	3-Perfluoropropyl propanoic acid [3:3 FTCA], ng/L	1/Permit Term	Grab
**	2H,2H,3H,3H-Perfluorooctanoic acid [5:3 FTCA], ng/L	1/Permit Term	Grab
**	3-Perfluoroheptyl propanoic acid [7:3 FTCA], ng/L	1/Permit Term	Grab
87006	PFAS Sum, ng/l*	1/Permit Term	Calculated

ng/L = nanograms per liter

*The PFAS sum is calculated based on the following equation:

$$PFAS\ Sum\ (ng/l) = [PFOA]\ (ng/l) + [PFOSA]\ (ng/l) + [PFNA]\ (ng/l) + ([NEtFOSAA]\ (ng/l) * 0.85) + ([NMeFOSAA]\ (ng/l) * 0.88) + [PFOS]\ (ng/l) + ([8:2\ FTS]\ (ng/l) * 0.78)$$

This calculation is performed for each sampling event, and the resulting daily maximum and 30-day average results shall be reported on the discharge monitoring report submitted for the monthly monitoring period.

** The division does not currently have EPA ICIS codes for the following 4 parameters:

Perfluoro-4-methoxybutanoic acid [PFMBA], ng/l
3-Perfluoropropyl propanoic acid [3:3 FTCA], ng/l
2H,2H,3H,3H-Perfluorooctanoic acid [5:3 FTCA], ng/l
3-Perfluoroheptyl propanoic acid [7:3 FTCA], ng/l

EPA has not yet provided the codes for these parameters. Therefore, data for these 4 parameters cannot currently be entered into ICIS. However, the lack of ICIS codes is not intended to indicate relief from sampling or reporting for these parameters. Reporting of these pollutants remains a requirement as indicated in the permit table(s). Data from the analysis for these 4 parameters should be submitted to the division on blank DMRs that will be sent to the permittee, for the division to enter manually until ICIS codes are developed by EPA. At that time, if a facility is using netDMR, ICIS codes are immediate, and will appear on the facility's DMRs. If a facility is not using netDMR, the permittee will need to continue submitting paper DMRs.

Further, in order to provide a comprehensive list of PFAS quantification limits, the PFAS Quantification Limits table previously included in Part I.E.5 of the permit has been deleted, and the division added language in the permit to clarify that a laboratory must be able to analyze and quantify the PFAS analytes consistent with EPA Draft Method 1633.





The following changes were also made to the permit:

- The following PFAS Monitoring text (previously included in Part I.B.3 of the permit document):

“A one-time monitoring requirement for PFAS will be included in the certification to gather information on the presence of this substance in the effluent discharge. The specific monitoring requirements are shown in Table 2f below. Please note that due to reporting system limitations, the frequency listed in the certification will be “annual”, however for each year the facility does not sample for PFAS parameters, the permittee should enter “Code 9 - Conditional Monitoring - Not Required this Period” into NetDMR for these parameters. Leaving these parameters blank in NetDMR will trigger a non-compliance violation.”

Has been updated in the new Part I.B.6 (PFAS Monitoring) of the permit document to the following text:

“A one-time monitoring requirement for PFAS will be included in the certification to gather information on the presence of this substance in the effluent discharge.

Please note that due to reporting system limitations, the frequency listed in the certification will be “annual”, however for each year the facility does not sample for PFAS parameters, the permittee should enter “Code 9 - Conditional Monitoring - Not Required this Period” into NetDMR for these parameters. Leaving these parameters blank in NetDMR will trigger a non-compliance violation.”

- The PFAS Analysis section in Part I.E.5.f of the previous permit document was updated from the following :

“At the time of permit issuance, there is no EPA-approved analytical method for analyzing PFAS in wastewaters (non-potable) that are approved for Clean Water Act monitoring in accordance with 40 CFR Part 136 (Appendix B). The analytical method for the parameters in the table below shall be compliant with the requirements set forth in the Department of Defense (DoD) Quality Systems Manual (QSM) for Environmental Laboratories (DoD QSM 5.1 or later [Table B-15: Per- and Polyfluoroalkyl Substances (PFAS) Using Liquid Chromatography Tandem Mass] Spectrometry (LC/MS/MS) With Isotope Dilution or Internal Standard Quantification in Matrices Other Than Drinking Water]).

At a minimum, the laboratory selected shall be able to analyze and quantify the PFAS listed in Table 2 at or below the associated PFAS quantification limits (PFAS QL). If the laboratory selected is capable of achieving a quantification limit for a specific PFAS that is lower than the PFAS QL listed below, analytical results should be reported to the department relative to the lower laboratory quantification limit, and not reported as “less than” the PFAS QL in the table below.

Any 40 CFR Part 136 (Appendix B) approved method for analyzing PFAS in wastewater that becomes available in the future would replace this current analytical method requirement.”

The updated text is as follows:





“At the time of permit issuance, there is no EPA-approved analytical method for analyzing PFAS in wastewaters (non-potable) that are approved for Clean Water Act monitoring in accordance with 40 CFR Part 136 (Appendix B). The analytical method for the PFAS parameters shall be compliant with the requirements set forth in the Department of Defense (DoD) Quality Systems Manual (QSM) for Environmental Laboratories, currently DoD QSM 5.4. DoD QSM 5.4 in turn includes the EPA Draft Method 1633.

At a minimum, the laboratory selected shall be able to analyze and quantify the PFAS parameters at or below the associated PFAS quantification limits (PFAS QL). If the laboratory selected is capable of achieving a quantification limit for a specific PFAS that is lower than the PFAS QL, analytical results should be reported to the department relative to the lower laboratory quantification limit, and not reported as “less than” the PFAS QL

Any 40 CFR Part 136 (Appendix B) approved method for analyzing PFAS in wastewater that becomes available in the future would replace this current analytical method requirement.”

- Part III of the permit: Table V “Toxic Pollutants and Hazardous Substances Required To Be Identified by Existing Dischargers if Expected To Be Present” has been updated with the additional 15 PFAS parameters.

These actions eliminate the need to modify the permit in the event there is a change to the method that results in different quantification limits.

IV. PUBLIC NOTICE COMMENTS

The public notice period was from August 11, 2022 to September 12, 2022. No comments were received during the public notice period.

The division has made the following changes:

- The division has updated and clarified the explanations of the modifications to the permit in Section III.E of this factsheet above.
- The *PFAS Quantification Limits Table* that was included in Section III.E of this the Modification Fact Sheet has been removed. This will eliminate the need to modify the permit in the event there is a change to the analytical method that results in different quantification limits.
- The updated text in the PFAS Analysis section (Section III.E of this factsheet and Part I.E.5.f of the permit document) has been edited to remove “listed below” and “in the table below” since the PQL table has been removed from the permit document.



AGENDA ITEM #13



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: February 6, 2026
Agenda Topic: **Review and action on Intergovernmental Agreement between Town of Ridgway and Ouray County concerning Noxious Weed Management and Control Services**

SUMMARY:

Council is asked to review and take action on the attached Intergovernmental Agreement (IGA) between Ouray County and Town of Ridgway concerning Noxious Weed Management and Control Services. The term of the IGA is the 2026 calendar year. If approved, the County would be retained by the Town to continue the services of conducting surveys of noxious weeds on all Town property, making recommendations as to appropriate treatment, and then conducting treatments including application of herbicide treatments as approved by the Town, in locations determined by both the Town and the County.

BACKGROUND:

In June of 2021, Julie Kolb, Ouray County Vegetation Manager, presented information to Council about her department’s weed control practices and the outlook for weeds in Ridgway. She showed various maps that depicted weed infestations in a variety of spots around Town. According to Julie and at that time, weeds were traveling in our water channels, and becoming a problem not only for the incorporated areas of Town but also for parts of Ouray County, Ridgway State Park, and homeowners located downstream. An assertion was made that it was time to manage the weeds in Ridgway more aggressively.

In January 2022, Council adopted [Resolution No. 22-01, Amending the Policy Relative to Noxious Weed Management](#) in an effort to allow for flexibility in addressing and controlling various noxious weed species that have been located in Town. The policy now allows for the application of chemical-based herbicides when deemed necessary by Town staff and Ouray County Vegetation Management personnel, as long as the application falls in line with the Chemical Application and Protocol Recommendations found in the [2011 Town of Ridgway Integrated Weed Management Plan](#). Prior to the adoption of Resolution No. 22-01 and starting in 2003, the policy had been that the Town “shall not use toxic or poisonous, chemical-based herbicides within the Town limits toward the control of noxious weeds, and that the use of non-toxic, organic management practices shall be implemented.”

Over the last four years, the Town Council approved IGAs with similar scopes of work and payment terms as the one attached to this staff report.

Staff has met with Julie several times each of the last few summers to identify focus areas and agree upon herbicide application protocols for the identified areas. This included meetings with members of the Uncompahgre Watershed Partnership to discuss weed infestations on Town property in close proximity to the Uncompahgre River. Staff intends to conduct similar meetings during the upcoming spring and summer months.

FINANCIAL IMPLICATIONS:

The attached Intergovernmental Agreement has been drafted with a not-to-exceed amount of \$3,000.00. This amount was budgeted for in the 2026 Annual Budget.



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

RECOMMENDED MOTION:

"I move to approve the *Intergovernmental Agreement between Ouray County and Town of Ridgway concerning Noxious Weed Management and Control Services*, as presented."

ATTACHMENT:

2026 Intergovernmental Agreement

**INTERGOVERNMENTAL AGREEMENT
BETWEEN OURAY COUNTY AND TOWN OF RIDGWAY
CONCERNING NOXIOUS WEED MANAGEMENT AND CONTROL SERVICES**

THIS INTERGOVERNMENTAL AGREEMENT, (the “IGA”) is made and entered into this 15 day of February, 2026 (the “Effective Date”) by and between the **COUNTY OF OURAY, COLORADO**, acting by and through the Board of County Commissioners (the “County”); and **TOWN OF RIDGWAY, COLORADO** (the “TOWN”).

RECITALS

WHEREAS, pursuant to C.R.S. § 35-5.5-101, *et seq.*, the Colorado Noxious Weed Act (“the Act”), the County is authorized and required to adopt and implement a noxious weed management plan for the unincorporated lands within Ouray County.

WHEREAS, pursuant to such mandate in the Act, the County, by and through the Ouray County Weed Advisory Board, has developed and adopted the Ouray County Weed Management Plan (the “County Plan”), a copy of which is available from the County upon request.

WHEREAS, the County Plan describes, among other things, certain parts of Ouray County that are encompassed thereby.

WHEREAS, pursuant to the Act, municipalities are authorized and required to adopt a weed management plan for all lands within their boundaries.

WHEREAS, pursuant to the Act, municipalities may contract for the management of noxious weeds.

WHEREAS, pursuant to the Act, municipalities and counties may cooperate in the exercise of any powers and authorities granted by the Act.

WHEREAS, pursuant to the Colorado Constitution, Article XIV, Section 18(2)(A) and C.R.S. § 29-1-201, *et seq.*, any political subdivision of the State of Colorado may cooperate or contract with another to provide any function, service or facility lawfully authorized to each of the cooperating or contracting entities, including the sharing of costs, the imposition of taxes, or the incurring of debt, but only if such cooperation or contracts are authorized by each party thereto with the approval of its legislative body or other authority having the power to so approve.

WHEREAS, the Town desires to retain the County to conduct a survey of noxious weeds on all public property subject to the control or supervision of the Town, provide a report, make recommendations as to appropriate treatment, and then to conduct treatments including application of herbicide treatments as approved by the Town, in locations determined by both the Town and the County.

WHEREAS, the County desires to perform these duties and agrees to provide a report of locations of noxious weed populations and make recommendations before conducting any

herbicide applications with a decision to be made by the Town in consultation with the County, for each location recommended to receive herbicide treatment.

WHEREAS, the County desires to perform these duties, and the Town and the County agree that such work shall be performed under the terms and conditions set forth in this IGA.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, the County and the Town hereby agree as follows:

SECTION I DESCRIPTION OF WORK

Pursuant to the specific direction of the Town or its designated agent or representative, the County agrees to work cooperatively with the Town, and will furnish the labor, equipment, material, supplies, tools, supervision, and consultation services that are reasonably necessary to conduct a survey of noxious weed problems on all property within the public property subject to the control or supervision of the Town that will result in a County Report (the "County Report") describing the location, type and extent of weed populations and recommend appropriate removal and control methods.

For each location recommended for herbicide application by the County Report, the Town will evaluate the recommendation and notify the County whether the Town wishes the County to apply herbicide treatment. Following the written or verbal notice from the Town identifying the specific locations where the Town requests herbicide application, a County representative (the "County Representative") and a representative from the Town shall conduct a site walk, if requested by either party, and shall delineate the specific locations to receive herbicide.

If, during the application of herbicide, the County Representative has a question on the locations to receive herbicide treatment, the County Representative shall contact the Town Representative and request further clarification on the property to receive herbicide application. Should the Town receive such request, the Town will make a good faith effort to provide other services of an appropriate Town employee to assist the County Representative in identifying the appropriate location for herbicide application. For specified locations where the County Report recommends or the Town chooses a method other than herbicide application, the County will assist Town staff by providing technical advice and training on alternative methods of removal and control.

The Town shall be responsible for providing proper public notice regarding the application of herbicide in the Town. Any appropriate physical posting on site should occur no less than two (2) days in advance and may be provided by either the Town or the County.

Representatives for the Park and County are:

Town:
Preston Neill, Town Manager, or designee
201 North Railroad Street

Ridgway, CO 81432
Phone: (970) 626-5308 ext. 212
Email: pneill@town.ridgway.co.us

County:
Julie Kolb, Manager
Ouray County Vegetation Control & Management
111 Mall Road
Ridgway, CO 81432
Phone: (970)626-9775 X7
Fax: (970)626-4439
Email: jkolb@ourayco.gov

SECTION II PAYMENT

The County shall be compensated by Town at a rate of \$137.50 per hour for UTV, ATV or truck use and for two technicians; \$106.25 for truck use, and one technician and \$81.25 per hour for the County Representative's time spent on the annual survey work; plus the costs of all materials and herbicides, not to exceed a total of three thousand dollars (\$3,000.00) for services requested on public properties per year.

The County will provide the Town with an annual status report within sixty days after the last day of month, within which work was performed. This report shall include a list of the hours spent by the County performing the duties under this IGA as well as the costs for all materials and herbicide, in the form of invoices, if the County is requesting compensation for said materials and herbicide. The Town shall pay to the County in full for any invoice submitted within thirty days of receipt.

SECTION III TERM

This IGA shall be effective as of the Effective Date and shall terminate on December 30, 2026, unless otherwise extended by the mutual written agreement of the parties. If the parties agree to renew this agreement, the County may administratively renew this agreement which may be executed by the County Manager and the Town's authorized representative. Unless otherwise provided in any agreement to extend this IGA, all terms of this IGA shall continue to govern and control the relationship of the parties for the duration of any such extension.

**SECTION IV
TARGETED FLORA**

County and Town agree that a survey will be performed by County when feasible in spring or early summer 2026 at which time targeted flora will be identified based on the State and County noxious weed lists.

**SECTION V
RELATIONSHIP OF PARTIES**

The County and the Town intend that an independent contractor relationship will be created by this IGA. The Town is interested only in the results to be achieved by the surveying project and the possible control, including herbicide application. The method and control of the work will be within the scope of the County's responsibility, subject to compliance with all applicable State and Federal statutes, rules and regulations, and the requirements of this IGA. However, the work contemplated must meet with the approval of the Town Representative and shall be subject to the Town Representative's general right of inspection and supervision to ensure satisfactory completion thereof. The County is not entitled to any of the benefits that the Town provides to its employees, including, but not limited to, any federal or state withholding taxes, FICA, insurance in any form, retirement plans, worker's compensation, or unemployment compensation.

**SECTION VI
LIABILITY**

The Town and the County both retain governmental immunity under the Colorado Governmental Immunity Act to the maximum extent permissible, and no term of this IGA shall be construed as an express or implied waiver of governmental immunity. Neither party shall indemnify the other, and both parties agree to waive any claim for damages against the other party for work performed under the terms of this IGA. In the event of any other legal dispute regarding the terms of this IGA, the governing laws shall be the laws of the State of Colorado, the venue shall be the Seventh Judicial District, State of Colorado, and both parties shall be responsible for their own attorneys' fees and costs.

**SECTION VII
NON-ASSIGNABILITY**

The County and the Town agree that this IGA or any interest therein shall not be assigned, sublet, or transferred without the prior written consent of all parties hereto.

**SECTION VIII
EFFECT OF AGREEMENT**

Each clause and covenant of this IGA shall extend to, benefit, and bind the successors and assigns of the parties hereto respectively.

**SECTION IX
AMENDMENTS**

This IGA represents the entire integrated and merged understanding of the parties and no prior or contemporaneous term, condition, promise, or representation regarding the subject matter of this IGA shall be of any legal force or effect unless set forth herein in writing or in a written amendment or addendum hereto.

The County and the Town agree that any modifications or alterations of or additions to or changes in any term, condition, or agreement contained herein shall be void and not binding on either of the parties unless set forth in writing and executed by both parties.

**SECTION X
LICENSE**

The County warrants to the Town that the authorized County Representative for herbicide application possesses a valid Applicator's License.

**SECTION XI
FORCE MAJEURE**

It is agreed that the Town shall excuse the County of its performance and obligations due to any of the following occurrences: acts of God; strikes; lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States of America or of the State of any of their departments, agencies, or officials or any civil or military authority insurrection; riots, landslides; earthquakes; fires; storms; droughts; floods; explosions; breakage or accidents to machinery, transmission pipes, or canals; or any other cause of event not within the control of the county that prevents its performance of its obligations.

**SECTION XII
PROPERTY OWNERS**

The County and the Town shall give due consideration to the interests of property owners and tenants wherever involved and shall conduct the work to be performed here under in a manner causing a minimum of inconvenience and injury to said property owners or tenants. The Town shall provide and maintain a safe condition at crossings of public roads, private roads, and entrances that may be open for the work hereunder to be performed. The Town shall provide and maintain work conditions that comply with the normal requirements and regulations involving the application of spray herbicides. The Parties will be expected to respect private property and adjacent public roadsides that have been adequately flagged or otherwise marked, as a "No Spray" zone.

IN WITNESS WHEREOF, the respective parties enter this IGA as of the Effective Date.

BOARD OF OURAY COUNTY COMMISSIONERS

Jake Niece, BOCC Chair

ATTEST:

Damon Todd, Clerk and Recorder
By: Eli Holmes, Deputy Clerk of the
Board

TOWN OF RIDGWAY

By: _____
John I. Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk/Treasurer

AGENDA ITEM #14



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: February 6, 2026
Agenda Topic: **Request for authorization of staff to expend budgeted funds and enter into a contract to purchase a fleet vehicle for the Public Works Department**

ACTION BEFORE COUNCIL:

Council is asked to consider authorizing staff to expend budgeted funds and enter into a contract to purchase a fleet vehicle for the Public Works Department.

SUMMARY AND FINANCIAL IMPLICATIONS:

Council earmarked funds in the 2026 Fiscal Year Budget for the purchase of a hybrid pickup truck for the Public Works Department. The truck would be for Jeff Rivera, *Public Works Maintenance Operator II*, to drive on a day-to-day basis. Staff has explored a number of used truck options that all fall within the budgeted amount of \$45,000. All options are hybrids (gas/electric), as directed by Council during the FY2026 budget preparation process.

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. Staff has followed all provisions of the Procurement Manual in exploring this purchase.

Staff requests authorization to purchase one of the available used hybrid pickup truck options, pending more research and verification, at a price not to exceed \$40,000.

RECOMMENDED MOTION:

"I move to authorize staff to expend budgeted funds and enter into a contract to purchase a hybrid pickup truck for the Public Works Department at a price not to exceed \$40,000."

AGENDA ITEM #15



Ridgway Marshal's Office end of year report 2025

2025 was another busy year for the Marshal's Office, in 2024 we ended the year with 6139 Self-initiated activity and calls for service, 2025 we ended the year at 7133 Self-initiated activity and calls for service. Of the total in 2024, we had 1531 calls for service which is 24.9 % of the 6139 total, and in 2025, we had 1858 calls for service which is 26 % of the 7133 total. Although these percentage changes look small in contrast to overall activity, they are more substantial in the fact that we usually only have one officer per shift other than overlap. I have attached the call breakdown and a three-year graph of the calls for service breakdown. The addition of the 6th position part-time also affected the overall stats on the self-initiated activity.

In April of 2025 we hired Justin Westbrook for the part-time Deputy position. Justin is an experienced Officer who had worked for Montrose County Sheriff's Office since 1998, and then several years with the Ouray Police Department as a reserve. Justin is a great addition to the department bringing experience in School Resource Officer, investigative, and Bilingual Spanish and Porgeses translation to the department. Justin has accepted the Full-time Deputy Position and will be starting that role in February.

2025 notable activity:

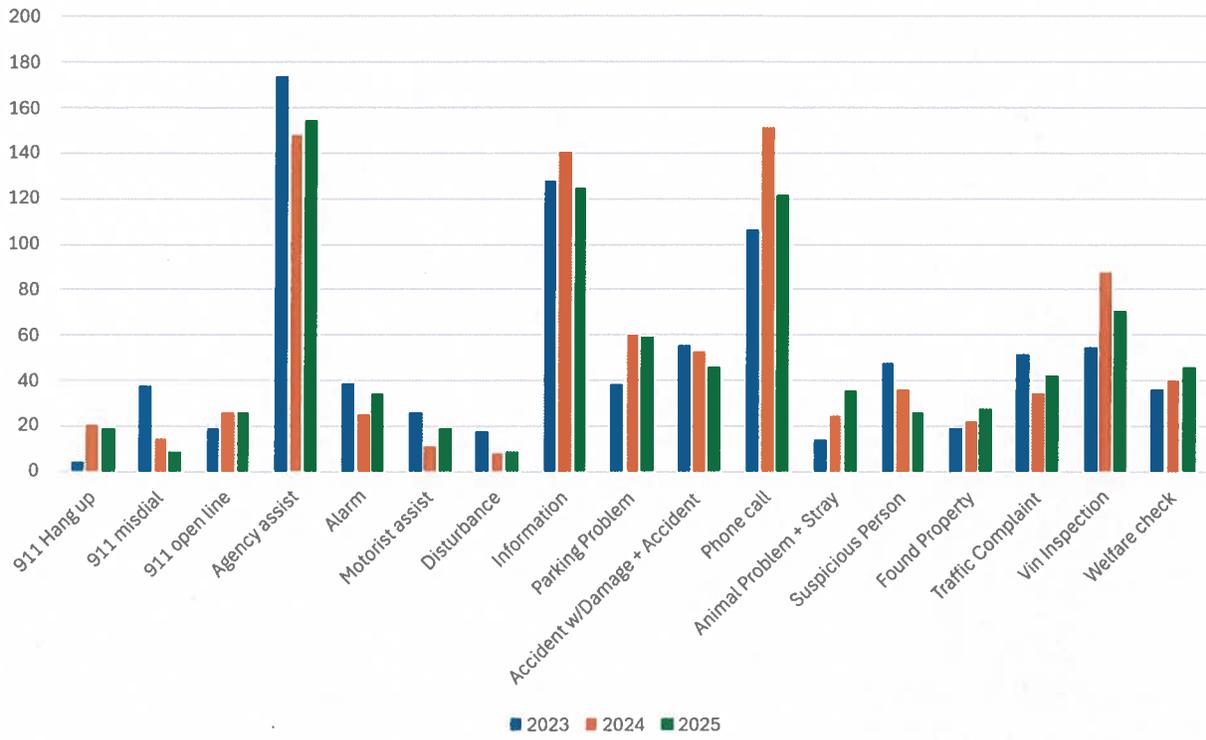
Over the years I have been with the Marshal's Office The intersection at Highway 550 and Sherman has been a safety concern. Through the years accidents have increased, we started reviewing the accident reports. We identified 10 accidents from January 2024 to April 2025 all associated with failure to yield from northbound traffic on Highway 550 to Westbound Sherman Street flashing yellow arrow. Based on driver and witness statements, most if not all claimed that they had right of way with the flashing yellow arrow, and they thought they could go. Several of these accidents were substantial to serious injury accidents. Although it was not a popular decision with area residents, I worked with CDOT and they changed the arrow configuration. Since the change we have not responded to an accident associated with the failure to yield at the intersection.

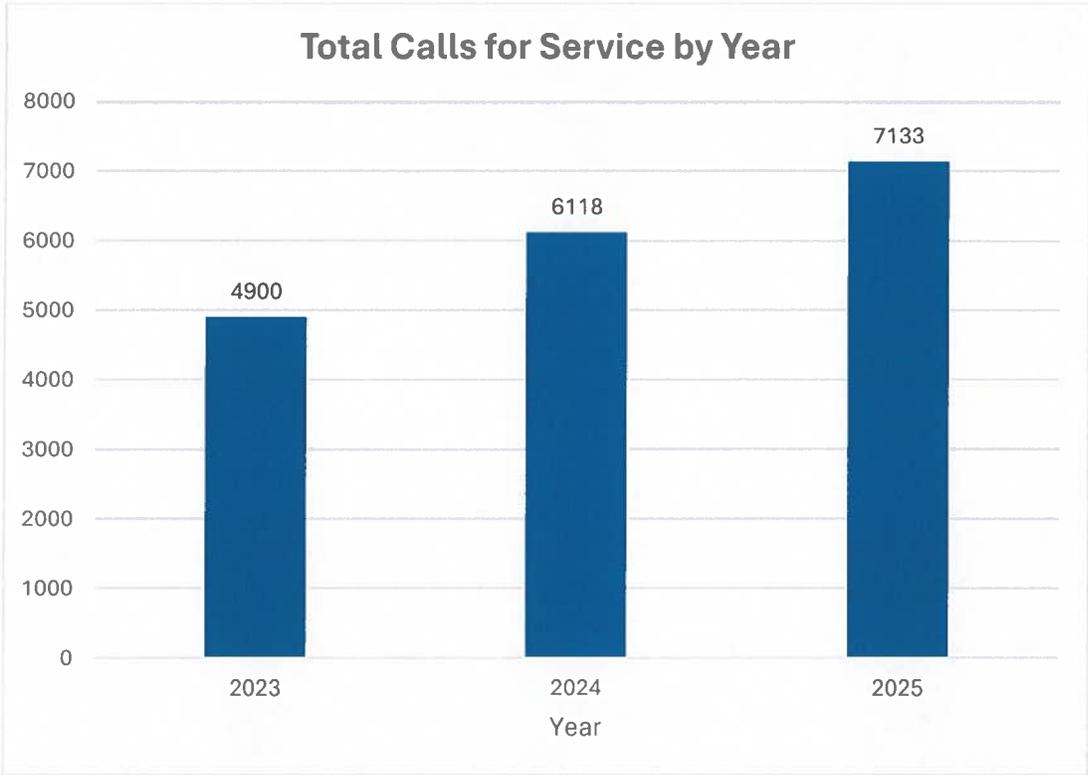
School safety is always a top priority for the Ridgway Marshal's Office. We work every year with staff at both schools to address their needs. In 2025 we did 320 school zone patrols, mainly with cross walk enforcement and vehicle and foot traffic during morning and afternoon school start and release. We also spent time in the schools talking with students and staff, familiarizing officers with buildings and any concerns. We also took part in the lockdown drills, checking that students and staff were following procedures, and offering suggestions to help improve safety within the schools.

2025 brought our 3-year Colorado Crime Information Center (CCIC), National Crime Information Center (NCIC), and CJIS Audit. The Audit in 2022 was one Audit and was completed within 1 hour. This year there were three Audits, which took 50 to 100 hours to complete. I worked with WESTCO Dispatch, ERGOS IT, Montrose Police Department, City of Montrose IT, Verizon, and a vendor to complete the Audits. We had to complete infrastructure security upgrades, and seven new policies, plus training staff in new security procedures. We completed the work to meet compliance on December 31, 2025.

Most Prevalent Calls for Service	(excl. officer initiated natures)		
	2023	2024	2025
911 Hang up	4	20	19
911 misdial	37	14	9
911 open line	19	26	26
Agency assist	174	148	154
Alarm	39	25	34
Motorist assist	26	11	19
Disturbance	17	8	9
Information	128	140	125
Parking Problem	38	60	59
Accident w/Damage + Accident	55	53	46
Phone call	106	151	122
Animal Problem + Stray	14	24	36
Suspicious Person	47	36	26
Found Property	19	22	27
Traffic Complaint	51	34	42
Vin Inspection	54	88	71
Welfare check	36	40	46

Most Prevalent Calls (excl. officer initiated)





Total Calls for Service by Year

	2023	2024	2025
Total	4900	6118	7133

We would like to thank the Town Council, Town Staff, and the Community for all the support.

Ridgway Town Marshal Shane Schmalz

AGENDA ITEM #16