

# **Ridgway Town Council Regular Meeting Agenda Wednesday, July 10, 2024**

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

## ***Join Zoom Meeting***

<https://us02web.zoom.us/j/88915564921?pwd=Zklma0StDQybPaWpLxuekcpbXROReb.1>

*Meeting ID: 889 1556 4921*

*Passcode: 089236*

*Dial by your location*

*+1 346 248 7799 US*

*+1 253 215 8782 US*

**5:45 p.m.**

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

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

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

1. Minutes of the Regular Meeting of June 12, 2024.
2. Minutes of Workshop Meeting held on June 25, 2024.
3. Register of Demands for July 2024.

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

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

4. Request to close off parking spaces on N. Cora and Clinton Street for The Colorado Grand auto rally on September 10<sup>th</sup> - Colin Sullivan, The Sherbino.

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

5. Presentation and direction regarding preferred concept for Green Street Sustainability Park Master Plan - Stacy Passmore, Superbloom.
6. Ridgway Area Chamber of Commerce presentation on activities and financial status - Ashley Perkins, Ridgway Area Chamber of Commerce.
7. Appointment of new members to Ridgway FUSE - Community Initiatives Facilitator.

8. Discussion and direction regarding needed housing services to be performed by a third-party housing services provider to inform the development of an intergovernmental agreement between the Town of Ridgway, the City of Ouray, and Ouray County - Town Manager.

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

9. Proposed schedule for preparation of the 2025 Fiscal Year Budget.
10. 2024 Strategic Plan Progress Report.
11. Town Manager's Report.

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

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

Committees & Commissions:

Ridgway Planning Commission - Councilor Meyer and Mayor Clark  
Ridgway Parks, Trails & Open Space Committee - Councilor Kroger  
Ridgway FUSE - Councilor Grambley  
Ridgway Sustainability Advisory Board - Councilor Schuyler; alternate - Councilor Lakin  
Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:

Ouray County Weed Board - Councilor Lakin; alternate - Town Manager  
Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney; alternate - Councilor Schuyler  
Sneffels Energy Board - Councilor Schuyler and Town Manager; alternate - Mayor Clark  
Region 10 Board - Mayor Clark  
WestCO Dispatch Board - Town Marshal; alternate - Town Manager  
Gunnison Valley Transportation Planning Region - Town Manager  
Ouray County Transit Committee - Town Manager  
Ouray County Water Users Association - Councilor Meyer; alternate - Councilor Lakin  
Water and Land Committee for the Uncompahgre Valley - Councilor Meyer; alternate - Town Manager  
Colorado Communities for Climate Action - Councilor Lakin; alternate - Town Manager  
Colorado Municipal League Policy Committee - Town Manager  
Home Trust of Ouray County - Town Manager

Liaisons:

Chamber of Commerce - Councilmember Scoville  
Communities That Care Coalition - Mayor Clark  
Ouray County Fairgrounds - Councilor Schuyler

**ADJOURNMENT**

Deadline for agenda items for next regular meeting, Wednesday, August 7, 2024 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

# Consent Agenda

RIDGWAY TOWN COUNCIL  
MINUTES OF REGULAR MEETING  
JUNE 12, 2024

CALL TO ORDER

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

The Mayor called the meeting to order at 5:30 p.m. The Council was present in its entirety with Councilors Grambley, Kroger, Lakin, Schuyler, Scoville, Mayor Pro Tem Meyer and Mayor Clark in attendance.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for the purpose of receiving legal advice on specific legal questions regarding the possible purchase and/or condemnation of 539 Marion Overlook.

**ACTION:**

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

The Council entered into a closed session at 5:35 p.m. with the Town Attorney, Town Manager and Town Clerk.

The Council reconvened from closed session at 5:55 p.m.

CONSENT AGENDA

1. Minutes of the Regular Meeting of May 8, 2024.
2. Minutes of the Workforce and Affordable Housing Committee for May 8, 2024.
3. Register of Demands for June 2024.
4. Renew restaurant liquor license for El Agave Azul.
5. Renewal of tavern liquor license for Sherbino Theater.
6. Renewal of tavern liquor license for The Million Roadhouse.
7. Renewal of restaurant liquor license for Eatery 66.

**ACTION:**

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



## PUBLIC PRESENTATIONS

### 8. Introduction of new Deputy Marshal

Marshal Schmultz introduced new Deputy Marshal Brannon Hasler formally with the Montrose County Sheriffs Department. He noted Deputy Hasler has a background serving as a school resource officer, and the department intends to use this knowledge to create a stronger connection with the schools.

### 9. Special event application to close Clinton Street for Celebration of Life of Patrick O'Leary

Marti O'Leary requested to block Clinton Street from Laura to Cora Streets, for a Celebration of Life of Patrick O'Leary which will be based out of the Sherbino Theater on September 14<sup>th</sup>.

#### ACTION:

Moved by Councilor Scoville to approve the special event permit application for closing the right-of-way on September 14<sup>th</sup>. Councilor Kroger seconded and the motion carried unanimously.

### 10. Proclamation recognizing the Ouray Mountain Rescue Team 50<sup>th</sup> Anniversary

Speaking from the Ouray Mountain Rescue Team Grant Lee, David Mullins and Bill Dwelly all noted the accomplishments of the rescue team over the past fifty years, and "the amazing community support" through out the years.

The Mayor read a proclamation recognizing the fiftieth anniversary.

#### ACTION:

Councilmember Kroger moved, Councilor Schuyler seconded, to approve the Proclamation Recognizing the 50<sup>th</sup> Anniversary of the Ouray Mountain Rescue Team. The motion was unanimously carried.

### 11. Proclamation declaring June as Immigrant Heritage Month

Tabassum Siddiqui the Multicultural Advocacy Manager with Tri-County Health Network asked the Council to proclaim June as Immigrant Month, and recognizing World Refugee Day.

On a question from the audience Ms. Siddiqui presented events which will be held during the month, and explained the organization hosts monthly programming which "promote multicultural harmony".

#### ACTION:

Mayor Pro Tem Meyer moved, with Councilor Grambley seconding to approve the Proclamation Declaring June 2024 as Immigrant Heritage Month. The motion carried unanimously.

### 12. Proclamation declaring June as Dark Sky Month

Val Szwarc with the Ridgway Ouray Community Council Dark Sky Committee reported the Governor has proclaimed June as Dark Sky Month in the State of Colorado. Mr. Szwarc

stated since "Ridgway is one of the dark sky gems" the Council should adopt a similar proclamation.

ACTION:

Councilmember Schuyler moved to approve the Proclamation declaring June as Dark Sky Month. Mayor Pro Tem Meyer seconded the motion which carried unanimously.

PUBLIC HEARINGS

13. Application for Restaurant Liquor License; Applicant: Fuego Hospitality Company LLC; Sole Member: Martha O'Leary; DBA: The Hearth; Location: 185 N. Lena Street

Staff Report dated 5-7-24 from the Town Clerk presenting an application for a restaurant liquor license from Fuego Hospitality Company LLC.

The Town Clerk explained an application for a restaurant liquor license has been received from Fuego Hospitality Company LLC, sole member Martha O'Leary for the premises at 185 North Lena Street, Units 100, 101 and 107, the north patio area and the sidewalk along Lena Street. The trade name of the business is The Hearth. The applicant owns the premises as Firehouse Investment Real Estate LLC and will be leasing to Fuego Hospitality Company LLC, both of which she is sole member. The application has been filed as a concurrent review with State Liquor Enforcement, she noted.

The applicant answered questions from the Council.

ACTION:

Moved by Mayor Pro Tem Meyer to approve the application for a Restaurant Liquor License from Fuego Hospitality Company LLC, sole member Martha O'Leary, doing business as The Hearth. The motion was seconded by Councilmember Kroger and carried unanimously.

14. Extension request to meet conditions of approval of River Park Ridgway Business Park Filing 3 Preliminary Plat

Staff Report dated 6-7-24 from the Town Manager presenting a request from Ridgway Triangle LLC to extend approval of the River Park Ridgway Business Park Filing 3 Preliminary Plat.

Manager Neill reported applicant Ridgway Triangle LLC is requesting an extension of the approved preliminary plat for River Park Ridgway Business Park Planned Unit Development as it relates to Filing 3 which are planned Blocks 9 through 12 of the Industrial Park. This same extension request was made by the previous owner seven times, every two years beginning in 2010.

He explained the River Park Business Park PUD is part of a larger PUD, this component addresses the industrial/commercial properties. The 2001 preliminary plat of the overall project includes Filing 3, consisting of Blocks 9, 10, 11 and 12 and has an approved plat but there is remaining infrastructure to be completed, and it continues to remain a single parcel instead of the planned blocks and lots. The current extension request would expire on July 8, 2026 and allow the new property owners to meet the Towns current infrastructure standards.

Owners agent Jack Petruccilli reported the owner plans to “break ground July 1<sup>st</sup> and pave in October”. He stated “we are contemplating building a project much different than what was platted”.

Speaking from the audience Jake Niece expressed concerns with the proposed extension of North Laura Street noting it “will change travel patterns of cars and trucks into the industrial area”; the N. Laura intersection at Otto Street is not a full width street; will “create a risk” for safety of pedestrians and bicycle riders. He recommended not connecting N. Laura to Railroad Street and creating a cul-de-sac.

There were comments from the Council. Town Engineer Joanne Fagan stated the original “lay out of River Park in the late 90’s” included more than one access from the highway to access the subdivision.

Mr. Petruccilli noted the reduced width at Otto Street will limit truck traffic; and offered if the Town would like to place signage “eliminating trucks we wouldn’t be opposed to that”.

The Town Attorney noted the request before the Council is extension of time for the preliminary plat and conversations regarding amending the traffic patterns would need to be a separate discussion.

There was discussion and comments from the Council.

#### ACTION:

Councilmember Schuyler moved to grant the extension through July 8, 2026, Mayor Pro Tem Meyer seconded, and on a call for the vote the motion carried unanimously.

15. Emergency Ordinance No. 01-2024 Amending the Franchise Granted to San Miguel Power Association, Inc., to Operate an Electric Power Utility within the Town of Ridgway

Town Attorney Nerlin presented an emergency ordinance amending the franchise agreement with San Miguel Power Association Inc. He explained in October of 2023 the Council approved an ordinance extending the franchise agreement. The attorney for the association has raised concerns with the approved agreement regarding the burying of power lines. The proposed ordinance would update the existing ordinance with a provision allowing “parity”.

There was discussion between staff and Council.

#### ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Lakin, and unanimously approved to approve Emergency Ordinance No. 01-2024, amending the franchise granted to San Miguel Power Association Inc.

#### POLICY MATTERS

16. Revocable Permit for use of public right-of-way, through use of sidewalk for service of alcoholic beverages, adjacent to The Hearth Restaurant at 185 N. Lena Street

The Town Clerk presented a revocable permit for use of right-of-way granting Feugo Hospitality Company LLC use of the sidewalk directly abutting 185 N. Lena Street, in front of The Hearth Restaurant, for the purpose of placing tables and chairs to serve alcoholic beverage. She noted the permit requires six feet of open pedestrian passage.

ACTION:

It was moved by Councilmember Lakin, seconded by Mayor Pro Tem Meyer and unanimously carried to approve the revocable Permit for use of public right-of-way, through use of sidewalk for service of alcoholic beverages, adjacent to The Hearth Restaurant at 185 N. Lena Street .

17. Revocable Permit for use of public right-of-way, through use of sidewalk for service of alcoholic beverages, adjacent to The Kismet Cafe at 618 Clinton Street

The Town Clerk presented a revocable permit for use of right-of-way granting Wick Coffee Co. LLC use of the sidewalk directly abutting 618 Clinton Street, in front of the Kismet Cafe, for the purpose of placing tables and chairs to serve alcoholic beverage. She noted the permit requires a six feet open pedestrian passage.

ACTION:

It was moved by Councilmember Lakin, seconded by Councilor Kroger and unanimously carried to approve the revocable Permit for use of public right-of-way, through use of sidewalk for service of alcoholic beverages, adjacent to Kismet Cafe at 618 Clinton Street.

18. Modification of liquor licensed premises for a Communal Outdoor Dining Area; Colorado Boy Pub and Brewery and Sherbino Theater at 602 and 604 Clinton Street

Staff Report from the Town Clerk dated 5-28-24 presenting an application to modify liquor licenses to create a communal outdoor dining area.

The Town Clerk presented an application to modify the brew pub liquor license for The Colorado Boy Pub and Brewery, and the tavern liquor license held by the Sherbino Theater to create a communal dining area on the sidewalk in front of 602 and 604 Clinton Street.

She reported State regulations allow creation of a communal outdoor area contingent upon the area being located within 1000 feet of the permanent licensed premises; each licensee submitting a modification application and fee; licensees agreeing to a security and control plan which includes obtaining general and liquor liability insurance which contains the communal area.

ACTION:

Moved by Councilor Lakin, seconded by Mayor Pro Tem Meyer and unanimously carried to approve the modifications of Brew Pub liquor license for the Colorado Boy Brewing Company and Tavern liquor license for the Ridgway Chatauqua Society for a communal outdoor dining area.

19. Request for use of rights-of-ways for annual Rally Thru The Alley event on September 29<sup>th</sup>

The Town Clerk stated the Rally Thru the Alley annual event will be held this year on September 29<sup>th</sup> between 9:00 am and 2:00 pm. The event will use the alleys at Amelia between Charles and Clinton, down N. Mary Street to the alley between Clinton and Sherman Street to arrive at Town Park. Crossing guards will be placed at all major alley turns and pedestrian street crossings.

ACTION:

Moved by Councilmember Lakin to approve the application for the Rally Through the Alley event on September 29<sup>th</sup> from 9:00 am to 2:00 pm. The motion was seconded by Councilmember Kroger and carried unanimously on a call for the vote.

20. Second Amendment to Development Agreement with Lena Commons, LLC

Memorandum from the Town Attorney dated 6-2-24 presenting a request for extension of the vested rights within the Lena Street Commons Development Agreement.

Attorney Nerlin explained the original development agreement with Lena Street Commons was amended on March 29, 2022 and both remain in place. Prior to approval, in June of 2018, the developer petitioned Council for issuance of statutory vested rights, and these rights are set to expire on June 13, 2024, and they are now requesting an extension of the these rights to June 13, 2028.

There were questions from the Council.

Legal counsel for the developer, Tom Kennedy, explained the request is being made to complete development and construction of Buildings A, D and E, noting all infrastructure is already in place. He stated it is “envisioned” the next phase will be Building E which contains “employee housing” and “will be completed by 2026”. He noted “if economic conditions are good, we will start next year”.

There were comments by the Council.

Developer Travis Spitzer stated “we are committed to start in 2026” but “hope to start in 2025”; we “commit to do all three in phased approaches”.

There was discussion by the Council.

ACTION:

Moved by Councilor Schuyler, seconded by Councilmember Lakin to approve the second amendment to Development Agreement between Lena Street Commons LLC and the Town of Ridgway. The motion carried unanimously.

21. Third Amendment to Memorandum of Understanding with Ouray County concerning annexation of property located at 111 Mall Road

The Town Manager explained there is an existing Memorandum of Understanding with Ouray County, originally entered into in 2017, concerning the planning and annexation of the County property on Mall Road into the Town limits. The County is requesting an extension to June of 2029. This would make the third request for extension, he noted.

County Commissioner Jake Niece stated the County is currently performing facility planning, which is hoped to be completed by the end of the year.

ACTION:

Councilmember Lakin moved to approve the third amendment to Memorandum of Understanding between Ouray County and the Town of Ridgway concerning annexation of

the Ouray County's property located at 111 Mall Road, Councilor Schuyler seconded the motion which carried unanimously.

22. Award of bid for the Athletic Park Parking Lot Project

Staff Report dated 6-6-24 from the Town Manager presenting a recommendation pertaining to award of bid for the Athletic Park Parking Lot Project.

Manager Neill reported the Town received two bids for the project, the lowest bid is from Ridgway Valley Enterprises, Inc, who has completed several project over the last few years for the Town. He noted construction of the project is the first step in the master planning process for the Athletic Park, and if awarded construction will begin next week. The project was budgeted at \$100,000 and the bid was received at \$126,865. He stated staff feels the general fund can accommodate the increase in the budgeted line item.

ACTION:

Councilmember Scoville moved to authorize staff to being negotiations with Ridgway Valley Enterprises, Inc. to expend budgeted funds and execute a construction contract set to not to exceed \$126,865. The motion was seconded by Councilmember Lakin and carried unanimously on a call for the vote.

23. Award of Bid for the Ridgway Space to Create Resilience Hub Microgrid Project

Staff Report from the Town Manager dated 6-7-24 presenting the results of bids received on the project for installation of a microgrid resilience hub on the Space to Create building.

The Town Manager reported the Town issued a request for proposals for the project and opened bids on June 6<sup>th</sup>. Three bids were received and the lowest bid was received from Alternative Power Enterprises, Inc for \$63,875; the project was budgeted at \$70,000.

Councilor Schuyler stated a grant from the Department of Local Affairs was received in the amount of \$46,009 to "offset costs". Receipt of a clean energy tax credit could reduce the cost further.

ACTION:

Mayor Pro Tem Meyer moved to authorize staff to expend budgeted funds and execute a Contractor Services Agreement between the Town and Alternative Power Enterprises, Inc for the Ridgway Space to Create Resilience Hub Microgrid Project at a price not to exceed \$63,875. Councilor Lakin seconded. The motion carried with Councilor Schuyler abstaining from the vote.

24. Easement Agreement with Artspace Ridgway Limited Partnership for the installation of the Ridgway Space to Create Resilience Hub Microgrid Project

Memorandum dated 6-7-24 from the Town Attorney presenting an easement agreement for the Ridgway Space to Create Resilience Hub Microgrid Project.

The Town Attorney noted the Council awarding the bid for the Space to Create Microgrid Project, requires the Town to enter into an easement agreement with Artspace Ridgway Limited Partnership for a rooftop easement on the facility to install the solar panels and microgrid.

ACTION:

Moved by Councilmember Lakin, seconded by Councilmember Kroger and unanimously carried to authorize Mayor Clark to execute an easement agreement between the Town and Artspace Ridgway Limited Partnership, for the installation of the Space to Create Resilience Hub Microgrid Project.

25. Discussion regarding the process of vacating a public right-of-way

Attorney Nerlin reported in follow up to a discussion the Council held at the May meeting regarding vacating a right-of-way, staff has held discussions, and given notice to property owners that any encroachments on the property need to be removed. He noted the property between Charles to the alley is not maintained by the Town.

There were comments by the Council, and discussion between the Council and staff. Consensus of the Council was to install a split rail fence to close of the area, and staff continue to discuss proposed uses for the property.

26. Letter of support for the Ridgway Chamber of Commerce application to the Colorado Tourism Office for the Destination Blueprint Program

A letter of support was presented for the Chamber of Commerce Destination Blueprint Program application.

ACTION:

Mayor Pro Meyer moved to authorize the Mayor to sign the letter in support of Destination Blueprint Program application. Councilor Schuyler seconded the motion which carried unanimously.

27. Implementation of voluntary water restrictions

The Town Manager suggested the Council take action on the 2018 Water Conservation Management Plan, and based on current significant levels of drought conditions in the State, implement voluntary water restrictions. He noted the water plant is producing at the average capacity for this time of year at 260,000 gallons a day, but water is starting to be pulled from Lake Ottonwanda.

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Kroger and unanimously carried to promulgate Stage 1 Voluntary Water Restrictions.

MISCELLANEOUS REPORTS

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

Councilor Lakin reported on CC4C2.

Councilor Scoville reported on the recent Chamber of Commerce meeting.

Councilor Schuyler reported on the Sustainability Advisory Committee.

The Mayor reported on the recent Baldy Mountain site tour pertaining to wildfire mitigation efforts, which were 95% successful.

ADJOURNMENT

The meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk



RIDGWAY TOWN COUNCIL  
MINUTES OF WORKSHOP MEETING  
WITH OURAY COUNTY AND CITY OF OURAY  
JUNE 25, 2024

The Town Council convened for a workshop meeting at 3:00 p.m. at the 4H Center on Highway 550 in Ridgway Colorado. The meeting was held jointly with the Ouray County Commissioners and elected officials from the City of Ouray.

In attendance from the Town Council, Councilors Kroger, Lakin, Mayor Pro Tem Meyer and Mayor Clark. Councilors Grambley, Schuyler and Scoville were absent.

Town Clerk's Notice of Workshop Meeting dated June 10, 2024.

The Council, County Commissioners and officials from Ouray County discussed establishing a regional housing committee and other items related to affordable housing.

It was agreed that each jurisdiction would provide a list of items to include in the preparation of a document to address creation of a regional housing committee.

The meeting adjourned at 4:35 p.m.

Respectfully Submitted,

Pam Kraft, MMC  
Town Clerk

**Town of Ridgway**  
**Register of Demands**  
 July 2024

Name	Memo	Account	Paid Amount
<b>Black Hills Energy-Broadband</b>		<b>Alpine-Operating Account</b>	
	5/23/24-6/21/24	783PO1 · Broadband Station	-15.28
TOTAL			-15.28
<b>Black Hills Energy-Hartwell Park</b>		<b>Alpine-Operating Account</b>	
	5/23/24-6/21/24	742POO · Utilities	-36.54
TOTAL			-36.54
<b>Black Hills Energy-Lift Station</b>		<b>Alpine-Operating Account</b>	
	5/23/24-6/21/24	942SOO · Utilities	-25.35
TOTAL			-25.35
<b>Black Hills Energy-PW Building</b>		<b>Alpine-Operating Account</b>	
	5/23/24-6/21/24	742POO · Utilities	-10.07
	5/23/24-6/21/24	642GO2 · Utilities	-10.07
	5/23/24-6/21/24	942SOO · Utilities	-10.07
	5/23/24-6/21/24	942WOO · Utilities	-10.07
TOTAL			-40.28
<b>Black Hills Energy-PW Office</b>		<b>Alpine-Operating Account</b>	
	5/23/24-6/21/24	642GO2 · Utilities	-11.56
	5/23/24-6/21/24	942SOO · Utilities	-11.56
	5/23/24-6/21/24	942WOO · Utilities	-11.56
TOTAL			-34.68
<b>Black Hills Energy-Town Hall</b>		<b>Alpine-Operating Account</b>	
	5/23/24-6/21/24	742PO1 · Utilities - comm cntr/town hall	-12.50
	5/23/24-6/21/24	842GO3 · Utilities	-12.49
	5/23/24-6/21/24	542GOO · Utilities	-12.49
TOTAL			-37.48
<b>Psychological Dimensions</b>		<b>Alpine-Operating Account</b>	
	psych test - Hasler	886GO3 · Testing & Examinations	-425.00
TOTAL			-425.00
<b>Pureline Treatment Systems</b>		<b>Alpine-Operating Account</b>	
	Jul 2024	989WOO · Plant Expenses - water	-1,650.00
TOTAL			-1,650.00

**Town of Ridgway**  
**Register of Demands**  
July 2024

Name	Memo	Account	Paid Amount
<b>Hartman Brothers Inc</b>		<b>Alpine-Operating Account</b>	
	Jul 2024	661GO2 · Vehicle & Equip Maint & Repair	-8.20
	Jul 2024	961SOO · Vehicle & Equip Maint & Repair	-8.20
	Jul 2024	961WOO · Vehicle & Equip Maint & Repair	-8.20
TOTAL			-24.60
<b>Fast First Aid Solutions &amp; Trai...</b>		<b>Alpine-Operating Account</b>	
	safety glasses	634GO2 · Safety Equipment	-103.46
	safety glasses	734POO · Safety Equipment	-103.47
	safety glasses	934WOO · Safety Equipment	-103.47
	safety glasses	934SOO · Safety Equipment	-103.47
TOTAL			-413.87
<b>Artspace Projects Inc.</b>		<b>Alpine-Operating Account</b>	
	mngmnt & cleaning - May 2024	778PO1 · Space to Create Meeting Room	-357.11
TOTAL			-357.11

## AGENDA ITEM #4



June 5, 2024

To Whom it May Concern,

We'd like permission from the Town of Ridgway to block off parking spaces on N. Cora Street (from Sherman Street to the east alley in front of Voyager) and Clinton Street (from N. Cora Street, west to the alley between Kate's Place and the Decker Building, not including the loading zone). The Sherbino is an official stop on The Colorado Grand auto-rally on September 10th, 2024 and we'd like to request the hours of 12:00-3:30pm. For questions or concerns please email Colin Sullivan at [colin@weehawkenarts.org](mailto:colin@weehawkenarts.org).

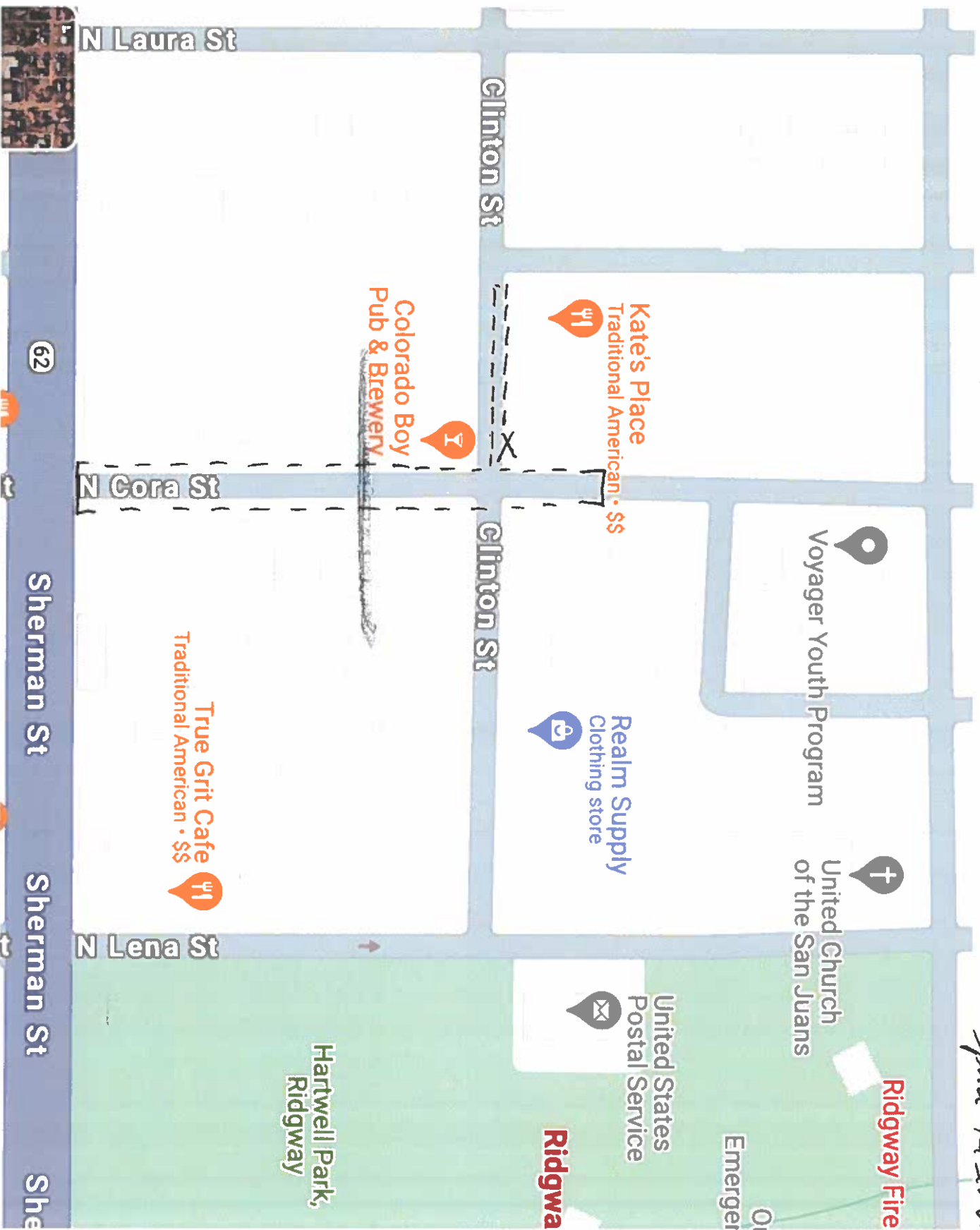
Yours,



Ashley King  
Executive Director

*Shor-bio/Ridgway Charter*

*CO Grand- Rapids Parking  
Space Reservation*



*12:30-4pm  
Sept 10th, 2024*

## AGENDA ITEM #5



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: July 3, 2024  
Agenda Topic: **Presentation and direction regarding preferred concept for Green Street Sustainability Park Master Plan**

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#### **SUMMARY:**

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

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

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

The Town and Superbloom hosted a second public meeting on June 11<sup>th</sup> to present the park layout concepts that had been developed and for members of the public and various stakeholder groups to provide feedback on the concepts. Shortly after the meeting, the concept plan options were made available via a survey at <https://readymag.website/u4242466480/4705864/>. Feedback was solicited through June 28<sup>th</sup>. The survey results are appended to this memo as Attachment 1.

Following the survey, Superbloom created a Preferred Concept for consideration by the Town Council. The Preferred Concept is appended to this memo as Attachment 2. The Superbloom team will attend Wednesday's Council meeting to present the Preferred Concept. Their PowerPoint presentation can be found in Attachment 3.

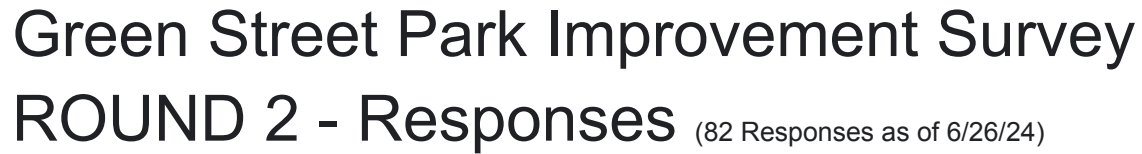
#### **DIRECTION REQUESTED:**

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

#### **ATTACHMENTS:**

Attachment 1 – Survey Results  
Attachment 2 – Preferred Concept  
Attachment 3 – Superbloom PPT Presentation





## ATTACHMENT 1

- Least favorite.
- Least favorite.
- Too much solar. Like the solar parking shelter.
- Pros: solar panel over the parking lot, which shades the concrete! This is my favorite concept, but would love it more if the southern pollinator garden didn't have solar panels and instead there were more over the parking or northern area
- I think the solar arrays take up too much space and are disjointed. Concentrating them in one area of the park makes more sense to me. The walk from parking to the picnic/play area/bike loop would be longer than necessary.
- Least favorite. Too small of a place for play. Low Tracking Fence takes up too much space.
- Too much solar. This is a park for recreation not KW
- Not enough mixed use.
- This option is the most cost-effective and produces the most solar energy
- Seems mostly geared towards solar energy production. Tiny play area. Where's a gathering/education spot?
- I'm not in favor of the solar on the southern half of the park.
- This concept has too much solar and not enough park
- Too much space fenced off for solar. Also I really don't think this park needs a bike loop. There is a LOT of bike recreational infrastructure in other areas of town. I'd rather see this park lean toward foot traffic, picnics, and rustic play areas for the kids. I do think the solar carport is great. Shaded parking is a GREAT use of solar array areas (though obviously not across the entire park!)
- All else equal, I prefer the solar mounted above the parking lot.
- The only aspect I like about concept 1 is that the view of the mountains from the community garden is preserved.
- I like the covered carport. Could be bigger - and perhaps a 2nd at the south end of the park? (Just don't want to block the view of the mountains from the garden.) It is nice to have picnic & play areas but, while I understand the desire to separate them from bees, the bulk of the community is to the north - so I question putting all that in the far southern end.
- Loving the carport.
- I am a 15 year resident of River Park. I am a supporter of private rooftop solar installations and have a 6kW system on my roof. River Park has been chronically underserved by the Town of Ridgway. We residents of the north side of Ridgway have waited patiently for the Town to develop Green Street Park space. Calling that space underutilized is disingenuous. The solar proposal is a joke. It's just an attempt to grab grant money and greenwash this process. SMPA should place panels on their own property if that is what they want. To take

## ATTACHMENT 1

limited Town park space on the north side of Ridgway and turn it into a panel field is wholly inappropriate. This "Sustainability Park" is neither. Every square foot of space counts..

- Love the play areas, the solar car port is cool, but the large solar garden/farm area is not appropriate use of the space.
- Stop with the solar and trying to disguise it as a park.
- I really love the increased solar options here, but like the ideas of incorporating more community use areas in addition to it in the concepts below.
- I don't like how the parking is broken up from the park, and the park is minimal.
- Not enough park
- There must be a playground. We do not have anything in Ridgway on the Sunny side of town for kids. The park in town is too shady and has snow all winter. So it's unusable.
- Listen, you guys need to do more research on solar energy. Solar panels are made with highly toxic material. Do your research. I think it is a horrible idea to build any solar farms around where cattle are grazing, where our apiary is and where our community garden. We need to invest in flowering plants and trees for the bees to pollinate. That is true concern with the environment. Solar energy panels are made from toxic materials. Not good for the environment. Do your research and stop listening to mainstream agendas they are pushing.
- I like the idea of elevated solar arrays, so the ground space is useful. I'm not sure I understand the 2 long strips between bike loop and pumphouse. Solar carport at the RCG, yes!!!!
- Why spread it out?
- Bike loop is unnecessary. We have lots of mountain bike trails around, the track near the library, and a "pump"track" planned. Adding a very minor piece of bike infrastructure here adds no value. I am very excited about having local carbon-free electricity generation and the micro grid battery backup! Plus, planting native pollinator-friendly plants under and around the panels right next to the apiary makes so much sense. It will act as a pollinator reserve because people and dogs will be fenced out of the solar panels, giving some protected habitat to the delicate plants and pollinators. Not sure we really need car parking spaces unless they are EV charging stations.
- This was intended to be a park for the parkside neighborhood when it was developed nearly 20 years ago. When the families purchased land and homes this was a selling point. It should be made into a park for the families to enjoy. It would benefit many to have the park finished instead having the park turned into a solar power array which would only benefit the municipal buildings and 15 homes.
- In general...not enough park play space in this design, but I like the placement of the car park, as well as the pollinator section.

## ATTACHMENT 1

- No solar
- Too much solar panels and almost no park space.
- Not enough usable park features for kids.
- This is not a park, this is a solar farm. The green space is designated as a park, and is the only green space/park available to the Parkside community and Riverside community. This design is not in the best interest of the communities. Parks and open spaces place a crucial role in community and childhood development. There is not opportunity for that when the entire park is filled with solar panels.
- It would be a huge shame to see this critical space be dedicated to solar in this manner. I am strongly opposed to this concept.
- Support having elevated solar carport & shade areas, & encourage wildflowers, trees, bushes. Any incentive to include a composting toilet?
- I do not like this concept. Most of the available land is being used for gridded solar installation providing no shade and taking away opportunity for other human interaction and use in the space. I am concerned this would just look like a solar grid installation instead of a community park.
- I hate this one.
- Looks great!
- Shade should be for tables/picnic and not carport
- Too many solar panels. Not enough play space and picnic space.
- Bad idea. Gallium Arsenide is what makes solar panels work. It is highly poisonous and whenever the panels break (from hail for example) or just quit working there is no good way to deal with the poison.
- Like the solar carport. Should be incorporated regardless of which plan is chosen.
- This is a fine idea, but not the park that it seems the community members want.
- i really like the car parking solar array!!!!
- Too much of park fenced off
- It feels like an excessive amount of solar and not a green space
- As a member of the Apiary, i support the solar array next to the apiary so there is less human traffic next to it.
- Proportionally too much solar. Carport unnecessary between garden and apiary as most visits to those locations are brief, unless there's an event.
- No thoughts.
- Please consider placing all solar on the South End of the park so that the remaining portion of park is congruent. Please provide accurate elevations to scale. Are the low solar arrays articulated? If so how tall are they at the highest articulation point? The 250KW portion of

## ATTACHMENT 1

this plan shows panels running east to west, but it is commonly known that a north south orientation is much more efficient - can you confirm east/west orientation? At the last meeting the mayor stated that funding for the park is not certain but funding for the solar is - will the town commit to a reasonable timeline to find funding for both before proceeding? Do you have solar engineering to confirm the exact footprint needed to get the solar values stated or is there the possibility that the solar footprint will exceed what is presented?

- Terrible. Least desirable. The deal here is that park is being replaced by an "industrial facility" the solar equipment, and the park in this design is entirely minimized. Nobody is going to use the park if it is not shaded with real trees. Compare the town park area with the south playing fields when there are not organized activities there.
- I like the solar carports.
- By far my least favorite.
- Too much solar, not enough green space & trees.
- I like the solar carport! Don't care for how strung out the 120 kw array would be.
- Not enough play area.
- I dont want a solar field where the park was supposed to be
- Solar is important but so are parks. Please consider putting this somewhere else.
- I am against the project. Concept one is my least favorite because it uses too much of the space for the panels, and not enough park play/use area.
- Fenced Solar is ugly and does not resemble an object one would find in a Park. There has to be a better sight for this project. Not next to a residential neighborhood.
- I am against using this site. Choosing one of the three options is purely an exercise in "what If" for me. This option is more equitable for the home owners that are adjacent to the "park" than three in terms of line of sight.
- Looks industrial...get rid of the parking structure and leave it as it is now. Get rid of the fenced solar idea.
- There is very little park space in this one which is disappointing. I am questioning the viability of really successfully planting pollinator habitat/flowers in that alkaline, clay and marginal soils without major amendments and watering systems. Have those costs been considered? Solar carport is a good idea - keeps cars cooler and uses roof space.
- 3rd option
- My wife and I support solar but like Concept 3 more. Tom and Kathy HeffernanWe support
- Do not like as it provides the least green, open space
- I dislike how much of the entire park is impacted by solar structures with this concept. The only thing I like about this concept is that the majority of the solar arrays are low profile which I think if any solar is installed it should be as low profile as humanly possible). But

# ATTACHMENT 1

don't impact the entire park with solar. This is the LEAST park feel of the options shown. This park was supposed to be an entire park. Not a solar farm. People bought homes in that community with the understanding this would be park land.

- Only thing I like about this is that the solar is low profile, but I hate it does away with the park completely.
- Solar is too much. We need a bathroom.
- There is no apiary. The view from the neighborhood is directly into solar panels which is very disappointing. How would this be maintained.
- I don't think we need any solar panels. It's unsightly and not good for wildlife. I am against all solar panels in the park.
- The solar car port is good but this concept lacks useable "park" space. Feels more like just a solar plant.

**Please share your thoughts on this option (Concept 2): (2ND CHOICE)**

## Concept 2

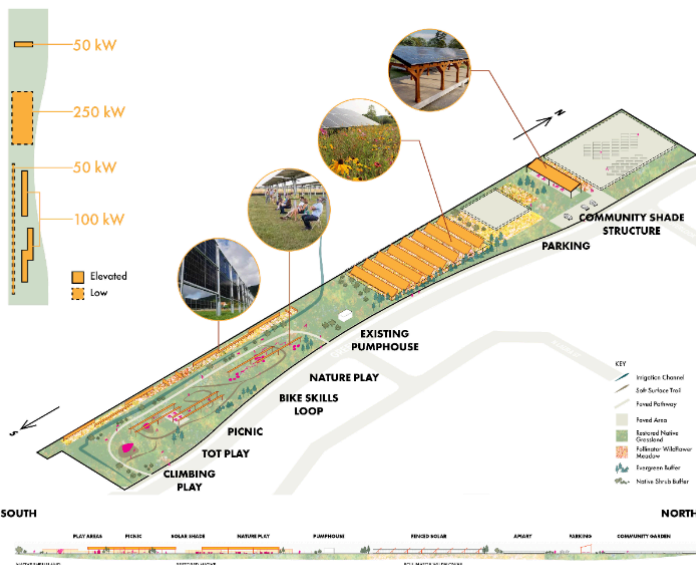
Distributed Solar Demonstration with Integrated Park

GREEN STREET SUSTAINABILITY PARK

SUPERBLOOM

## CONCEPT 2

TOTAL SOLAR: 450+ kW



- Favorite plan. Please add trees for shade and picnic tables. I especially like the west side solar panels and contiguous open space. I also like the pavilion structure, but would like it to be a shared space, and not just for the garden. There needs to be trees along the sidewalk to

# ATTACHMENT 1

hide the taller panels. No dog park please. The open space does not need to be completely developed for play; leave some alone for just sitting and breathing.

- Intrigued by the bifacial solar. Could it run along the entire fencerow?
- I like that there's more play space, but don't love the solar panel/pollinator garden alongside
- The is better than Concept 1. I would like to see shade or seating near the play area.
- Better but don't like the obstruction of view with the Low Vertical Bifacial. Looks too packed still.
- I like the shaded structure for people rather than cars.
- Better recreation for young families
- Like the elevated solar for shade structures and the climbing boulders for the teens!
- The vertical bifacial modules are interesting but produce much less solar and may need to be protected or fenced from animals and human interaction with the wiring. The elevated trackers will be expensive to install and require a lot of wire trenching
- Could use more elevated arrays for shade near the play area
- I like the pavilion solar shade structure and the open space on the southern half
- The solar showcase on the west side is goofy looking and won't produce much solar
- I think having the solar array to the side is a nice touch to allow for larger open space w/o panels while still allowing us to have 450kW of power
- This is a much better use of the park space as compared to option 1 and I appreciate the use of elevated solar array space to create shade in an other wise VERY hot park. I still think including a bike loop is not needed. The athletic park has been designated for these sorts of activities and has a large bike track planned. While there are a lot of folks who like to bike in town there are many of us for whom that is not our sport of choice. Aside from that I would say I overall approve of this plan. Perhaps just go ahead and expand the community shade structure by the garden to ALSO be a solar carport?
- Too much of the park's area is taken up by the low solar installation.
- I like the park aspects of this design. I don't like the large solar array in the center or the structure between the RCG & apiary that would block the views of the mountains.
- I like the Community Shade Structure but not the location as I think it will block the mountain view from the garden. (That land is currently under a long-term lease to the RCG.) I like the larger play area with panels toward the west and for shade.
- Maybe you are trying to do too much here, to many arrays.
- I do like the idea of vertical bifacial solar panels along the entire west side of the green space park as that would not use up the valuable space for actual park space usage. Throw in some solar panel roof structures for some architectural bling because that's what architects do.

## ATTACHMENT 1

- Love the play areas, the solar car port is cool, but the large solar garden/farm area is not appropriate use of the space.
- Again STOP with this solar. This is NOT a park.
- This is my favorite, but is there a way to incorporate the solar carport into this concept as well?
- This one provides the most amenities, the most solar generation and offers more flexible usage.
- Sample area seems silly
- This one is good because it has a shade structure, which is definitely needed, but the playground should be next to the shade structure. A playground is a must either way.
- Do NOT like the toxic solar panels
- The play area seems pretty specific for small children. I would like to see something appealing to mid-age kids
- Consolidation of solar arrays gives more community land use
- My comments on Concept 1 apply here also, but I like this more because there is more solar power generation.
- This was intended to be a park for the parkside neighborhood when it was developed nearly 20 years ago. When the families purchased land and homes this was a selling point. It should be made into a park for the families to enjoy. It would benefit many to have the park finished instead having the park turned into a solar power array which would only benefit the municipal buildings and 15 homes.
- Can these panels survive with sustained winds at 60 MPH... those were just recorded this week!
- No solar
- The 250kw section will be blinding to anyone looking at the valley floor.
- I don't like the elevated vertical panels on the east, seems like it will be very intrusive and distasteful.
- Similar to concept 1, this is hardly a park, this is a solar farm. The green space is designated as a park, and is the only green space/park available to the Parkside community and Riverside community. This design is not in the best interest of the communities. Parks and open spaces place a crucial role in community and childhood development. There is not opportunity for that when the entire park is filled with solar panels.
- Similar to concept 1, this proposal seems marginally better than Concept 1 from a use perspective, but would be a major detriment to the Parkside and River Park communities.
- This concept is better. I like the community shade structure and could see having another shade structure over the parking. I like the idea of the elevated solar panel shade structures



## ATTACHMENT 1

over elements of the park, but do not like the solar "fencing" design. I think consolidating the solar panels into one section of the park will allow for more non-industrial true park space.

- This one is slightly better
- It also looks great!
- better concept with community shade
- Once again, too many solar panels. When we purchased our lot and built in Parkside, we looked forward to having a park for the kids and grandkids. A real park with play space, climbing/bouldering, picnic areas, and nature spaces. There is very little in this concept that's about kids being able to play or study nature, or hang out with family.
- Carbon dioxide is what we exhale. It is what plants inhale. It is not a pollutant. We observe the temperature fluctuate all day and night and nothing dies. There are better uses for the money.
- Really like the community shade structure. Should incorporate more of these.
- I like this concept, it seems to integrate the sustainability of solar, and a park for the people in River Park.
- I like the openness, but the 50kw strip along SW side could be an eyesore and doesn't seem necessary. Perhaps a 2nd community shade structure instead?
- This also feels like an excessive amount of solar and not a green space
- Don't like the aesthetic of vertical solar panels. North shade structure would be nice for garden event overflow, but likely better utilized on the southern side of the park.
- I like the community shade structure and more play options for the children - this neighborhood has a TON of kids in it.
- Please consider placing all solar on the South End of the park so that the remaining portion of park is congruent. Please provide accurate elevations to scale. Are the low solar arrays articulated? If so how tall are they at the highest articulation point? The 250KW portion of this plan shows panels running east to west, but it is commonly known that a north south orientation is much more efficient - can you confirm east/west orientation? At the last meeting the mayor stated that funding for the park is not certain but funding for the solar is - will the town commit to a reasonable timeline to find funding for both before proceeding? Do you have solar engineering to confirm the exact footprint needed to get the solar values stated or is there the possibility that the solar footprint will exceed what is presented?
- This design tends to reduce the impact on the Parkside neighborhood (Note the name of the neighborhood and HOA!!). If the major concentration of panels was replaced with low/moderate income housing, it would be in keeping with the nature of the residential area that is being developed. This area of the town needs to have real trees planted along Green Street (you know, Green like trees) that are at odds with industrial scale solar fields.

## ATTACHMENT 1

- Solar carports would be good change to this design. I like the increased solar production. The increased play area is good. Where will batteries be located?
- I like the community shade structure (north end) MUCH better than a shade car park.
- Second choice.
- My favorite if the three, more solar!!
- Same as above
- What are the other places this can go?
- I am against this project. Concept 2 is second in my opinion. I opens up more of the park for human access and incorporates the industrial utility aspect into the useful areas.
- This is slightly better but it's not a "Park" it's a solar project. It seems like the project managers are just trying to call it a park to make us feel better about a solar farm in a residential neighborhood.
- I am against using this site. Choosing an options is purely for a "what if" scenario. This concept is a more equitable solution for the homeowners who are adjacent to the "park" in addition to disbursing the panels for less concentration in the south end.
- No longer looks like a park. Looks industrial. Put panels on the south side.
- Shaded picnic areas are a good idea, and using the roof for solar is super. Is it possible to have both the solar carport and the community shade structure? The shade structure in the park seem like a good idea to give respite from the summer sun and make the park more usable year round.
- 2nd option
- Again We support support solar but want concept 3
- I like this concept best as it best preserves the green open spaces of the park. I would suggest moving the solar gathering space to the south end of the tall array so it is connected to the green space (i.e. this would be better for families that can have kids play in the park features while parents gather). This concept layout also best preserves the view corridor for the public, community use of the park.
- I strongly dislike that the entire park is impacted by solar arrays and I'm very much against using high profile solar arrays on the southern end of this park. Any elevated arrays should be very, very minimal to protect the views for residents in this community.
- Elevated solar arrays will impact everyone's views.
- Would like more equipment for kids
- There is no apiary. The view from the neighborhood is directly into solar panels which is very disappointing. How would this be maintained.
- I don't think we need any solar panels. It's unsightly and not good for wildlife. I am against all solar panels in the park.

- I like the shaded solar picnic area. I'd like to see all the solar panels raised for usable space rather than a solar plant

**Please share your thoughts on this option (Concept 3): (1ST CHOICE)**

### Concept 3

### Condensed Solar Arrays with Separate Park Area



- Second choice.
- I like the teen play area. The play areas should complement the play areas at the other parks. The play structure at Hartwell Park currently is for little kids.
- I like how all of the solar panels are consolidated in one area
- I like this design the best - especially since there is a shaded structure directly adjacent to the play area.
- The best option, keeps the play/rec. area open and separate from solar panels.
- Also great recreation for young families
- Like the idea of having an outdoor classroom in this one!
- This is the most condensed and allows more open park space. Perhaps locate one of the elevated south facing arrays down at the South end - maybe for a carport

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- More geared towards community, education, and play. Like the elevated area for share by the picnic/play spot
- this is my favorite of the three. I like the solar shade structures, honestly id like to see all of the solar incorporated into raised shade and picnic areas. I like the open space in the south. I think this is a good mix
- I like this one the most
- This idea might be the best fit for folks that really want some sort of "traditional" park vs a sustainability park that integrates solar throughout
- Concentration of solar array at the north end appears more cost effective to build. Tracking arrays are a great option for more power per \$. Concentration at the north gives the south the opportunity to appear as a park when entering the subdivision and has more acreage to actually be a park. Shade structures near the apiary and garden will be welcome. Raising the arrays could maintain views at eye level and create shaded opportunities at the sacrifice of higher installed cost from smpa. My biggest concern regardless of where the array ends up, is to not have the solar array looking very industrial with fencing around it given the barren land that it will be installed on. The concept illustrations and pictures (especially the examples from PA) give an eye appealing impression while the reality is that on barren infertile land, it will look more like solar panels in a cage like the IQ community solar garden, smpa picture below. That is why it is important for the town to follow through with amending the soils and beautifying the parcel asap. Preferably at the same time the array construction would be commissioned by smpa.
- This layout seems to be the most efficient use of space. Could the 50 kW on the west side of Concept 2 be added as well to provide shade / wind shielding at that end? I understand the thought of shifting a few rows of panels to the south end, but it seems that would reduce play area given the location of the pumphouse and width of the park.
- I think over all this is my favorite of the three options. Once again, please ditch the bike loop. Bike play has been addressed in other parks already (and yet we still don't have a dog park?!). I also think that every option should have a solar car port. Car parking is already ugly so we might as well make it more useful as well as making parking much more comfortable by shading the cars. Additionally, a covered parking area, especially if connected to a shade structure or outdoor classroom with covered walkways would make the park much more accessible for those with limited mobility by creating a shaded area that is protected from rain and snow.
- Too much of the park's area is taken up by low solar.
- Again, the views from the garden are blocked and the solar array dominates the majority of the park. park.

# ATTACHMENT 1

- I don't think the RCG will accept the solar between their land and the apiary for the reasons above (but do find it an interesting idea if low-lying). An elevated solar parking structure on the S end or providing shade in the play area might be options. I like the large play area in the S but still wonder whether some of it should be further to the N?
- I like that the solar is more condensed.
- south half of this plan looks good.
- Love the play areas, the solar car port is cool, but the large solar garden/farm area is not appropriate use of the space.
- We have such limited availability of public park space. Put the solar somewhere else!
- This is pretty close in line with 2, and I do like the addition of a second community garden.
- This is nice with the outdoor classroom, but the shaded area is missing for community use.
- I like this one!
- This one is definitely my favorite because I think the playground would be in the sun for the winter, but I do think it needs a shade structure for the summer
- If I had to chose between the 3 concepts, I would go with #3 because it has less solar panels than the other. I don't want ANY solar panels near our local grazing cattle, our community garden or the apiary. We need more flowering plants and trees for the bees. If we have no bees then the whole planet will starve. Solar panels ARE NOT a priority in helping our environment. The bees are. I am very disappointed that every option here includes solar panels. They are toxic
- Again, I'm a fan of the raised arrays that would allow for useful space below. Maybe even a yoga concrete pad, rather than just picnic tables. I like shaded parking, shaded yoga/gathering space
- Looks like more community use of park land available
- I feel that condensing the solar generation is better than spreading it out for efficiency of construction and for greater contiguity of pollinator habitat closer to the apiary. However, my top priority is maximum solar power generation.
- This was intended to be a park for the parkside neighborhood when it was developed nearly 20 years ago. When the families purchased land and homes this was a selling point. It should be made into a park for the families to enjoy. It would benefit many to have the park finished instead having the park turned into a solar power array which would only benefit the municipal buildings and 15 homes.
- This seems the most friendly to sustaining views from the community garden
- No solar
- This is still too much solar, but at least there is some park space.

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- Can you incorporate climbing play. Most preferred as it maintains most features of a park. Which is what we would like to see and utilize. Hopefully the most visually appealing option. All the solar gardens are “fenced” yet you say they will provide shade for “comfortable gathering.” Is the idea that people can go in the fence to “gather comfortably on the shade?” Overall, this is the best option as it incorporates the most usable park features.
- This concept is a great combination of solar + park space. It allows the Parkside and Riverside communities to still have space to recreate and enjoy community, but does provide solar gains for the town.
- I appreciate that this concept has solar separated from the rest of the park space, but I still feel strongly that using this much of this space in this manner is a mistake that will impact the long-term prospects for including critical amenities that would make the parkside and river park neighborhoods attractive to families.
- I like this concept the best. It could be nice to move one of the community shade structures with tables to the south end of the park to provide a space on either end with shaded gathering space. Otherwise, I like how the solar panels are mostly consolidated in one place on the north end and provide some wind break for the apiary. Instead of more single-use solar panels, some of the elevated ones in this concept could be incorporated into another shade structure over the parking.
- This is the best one-- although honestly I still don't love it.
- Looks okay
- Concentrating the solar to the north end of the park provides for a more natural part to the south - best in my opinion
- If I had to choose, which we in this neighborhood know is not the case, I would choose this concept.
- Make a bigger useable park rather than ruin it with solar panels bought from China.
- I really think the area is too small for any bike areas. Maybe skateboard park.
- This seems to be a good compromise of solar and park.
- I like this best because the solar panels are the most concentrated.
- I like the open area at the southern end, but the concentrated solar area may not be the most aesthetically pleasing option
- This is the closest to an actual park. If incorporating solar use is the focus then every aspect of community use needs to be present, more shade areas with solar components is the only way solar should be used. The town continues to grow and we need any solar to be multi use for shade and not fenced off.
- Again, as an apiary member I support more solar and less human activity next to the apiary, for both the bees and less people getting stung.

## ATTACHMENT 1

- I like the pollinator meadow location (with shade structure for picnic tables?) and the condensed solar layout. Also like the shade structure adjacent to the play area. I'd like it to have picnic tables.
- My favorite design - love the outdoor classroom.
- Please consider placing all solar on the South End of the park so that the remaining portion of park is congruent. Please provide accurate elevations to scale. Are the low solar arrays articulated? If so how tall are they at the highest articulation point? The 250KW portion of this plan shows panels running east to west, but it is commonly known that a north south orientation is much more efficient - can you confirm east/west orientation? At the last meeting the mayor stated that funding for the park is not certain but funding for the solar is - will the town commit to a reasonable timeline to find funding for both before proceeding? Do you have solar engineering to confirm the exact footprint needed to get the solar values stated or is there the possibility that the solar footprint will exceed what is presented?
- Too much concentration in mid and north sections. Solar is great, but distribute it around the community in smaller groupings. Solar covered parking near town park and the outdoor stage would be great. In parking and on the roof at the electric coop., on the roofs of the northside storage business, on the roof of the schools, at the DPW yard..... Use some imagination. Once parkland is gone, it will never be recovered. And don't forget that the adjacent neighborhood is named "Parkside", which also suffers from a lack of trees. The unique valley that the town is in is only going to get hotter....
- Same comments as for plan 2
- Shade for people.. good. Shade for cars, wasted.. Lots of the gardeners ride bikes there anyhow. This is my favorite!!
- Still so much solar - why is a greenspace being converted to majority solar?
- This is my favorite. I like that the solar is consolidated and parts provide shade for people and habitats. This provides the most available space for park and play activities.
- I like this option best because it concentrates the solar at the north end of the park, leaving the balance for the trails and play areas. It's also furthest from the view corridor of most of the neighbors
- I'm very excited that my granddaughters will have a safe place to play & ride their bikes near their home. This concept seems to offer the most for each age group.
- Same as above
- This is too dense and there is no information that the park will really be built.
- I am against this industrial utility project disguised as a park. Concept 3 would be my first choice because it has a large, non-utility, area for human interaction. I live right across the

## ATTACHMENT 1

street from the garden and don't like the idea of the panels being concentrated on that end of the 'park', overall my first choice.

- This is slightly better but the fenced solar area is ugly. It doesn't belong in a growing residential neighborhood. There are other locations I'm sure
- I am against this site. Choosing an option is purely an exercise in "what if". This option is not equitable to all of the home owners that are adjacent to the "park". The line of sight is concentrated in the northern end of the park.
- This looks industrial and no longer resembles a park. Back to the drawing board!
- This makes the best use of the area and everyone's goals. It concentrates the panels away from the play area, so the play area can be maximized for play. Some solar shade structures would be a good idea though- for example, parents with kids - be great to have a shady area to base camp from, and then kids can come and go. For example, at the reservoir, people set up shade tents, so having shade structures near each area (climbing, play, etc) would make it more user friendly in the summer. This plan also allows for kids to play along the creek - maybe there could be a sitting area so people could sit next to running water, perhaps under a shade structure, and look at the view of the Sneffles range. That would be quite nice. This plan also appears to best utilize the area between the apiary and the garden, and having pollinator habitat there will encourage more bees into the garden.
- Best option
- we support concept 3 in addition of solar we like the outdoor classroom.
- Disapprove: this concept infringes completely on the 1-acre lease area to the Ridgway Community Garden that extend to the south boundary of the Apiary.
- I like this approach the best. It contains the solar arrays to the northern end of the park and most of the solar arrays are low profile. This has the best park feel because the entire southern end of the park is ... a park, as it should be. There are great play areas and bike skill loop. This would be the only concept presented I would support.
- I love this design because it gives us the best of both worlds a community gathering/play area and solar.
- Solar is too much.
- I vote for this option as it does not put a parking lot across the street and maximizes the park area for residents of the neighborhood
- There is no apiary. The view from the neighborhood is directly into solar panels which is very disappointing. How would this be maintained. What does outdoor classroom include and who has access to it.
- I don't think we need any solar panels. It's unsightly and not good for wildlife. I am against all solar panels in the park.



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- Similar answer to concept 2. Use more solar panels as shade structures rather than making it look like a solar plant.

### **Q5. Is there anything that you would like to add to the master planning discussion that was not previously mentioned?**

- No
- Thanks for all the hard work and keeping the community involved.
- You should be providing non-solar options. The questions here and the concepts presented seem skewed.
- no
- This is great!
- Why not incorporate a dog park into the property? We need one desperately!
- Solar roof shading parking and pavilion is a nice way to integrate the utility space with recreational uses.
- Basketball court
- Love the idea of a wildflower garden of all native species to teach about 'wildcrafting'.
- The solar may be installed first due to available grant funding requirements. The Town should commit to funding the remaining park attributes in a staged approach in no less than 5 years
- I like the more traditional park open space on the southern half with the solar/education/shade on the north half near the garden and apiary
- Evergreen tree fence
- I understand that the town parking lot by the library is being saved for future expansion but splitting the microgrid between these 2 locations should be looked at. The parking lot could really use some solar carport parking. Even if eventually the town expands into this area it's going to need parking. Why not go ahead and make shaded parking that we can use now. As it's mentioned that the grid will also power 15 homes how about making those 15 homes the ones that border Green st park.? Especially the UNFUGS.
- More promise from the town to acquire funding for the beautification/reclamation portion of the park asap and to promise not to allow smpa to commence building an industrial looking project without building the park and amending the soils at the same time. Perhaps smpa foots the bill for amending/vegetating around the arrays at time of construction. I have

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witnessed first hand a woman jogger pooping on the west side of the pump house while I was working across the street and dogs in the neighborhood eating that poop. I'm concerned about the town expressing no provisions for a bathroom at the park. How does the town legally share the land with SMPA? Lease? Purchase? Free electricity for town buildings exchange, etc.? How will the town use the money that is saved by not paying for electricity? Will it be allocated toward beautifying/maintaining/funding the park?

- Where is the water coming from to have these pollinator plantings? That area out there isn't growing much naturally so even with shade I feel like the ground will need significant soil amendment and water to actually grow very much. What is the plan for that?
- Low solar seems like a poor use of parkland. Why not make all of the solar overhead?
- Maybe locate some of the solar in option one to a solar carport at the south end of the park on the access street T, not Green St. Keep the total the same but create some shaded parking for those who drive there (not within walking distance)
- The RCG has a 1 acre lease from the town for the land located between the RCG & apiary, with a sublease to the apiary. Was this not considered? Why not locate the high solar array at the south end of the park and put the play structures in the middle? It would impact the views, usability, etc less.
- While I am very pro-solar overall, I would love to see 80% solar compromise options with low lying panels except for parking shade and picnic shade areas.
- EV chargers in carport. Who will use the carport.
- More solar fence, less overhead "solar garden euphemism".
- Please do not put in a solar farm in the park, this was not the original plan for this area and for those of us that live in that subdivision it will be an eyesore and I feel it will negatively impact the value of our property. This should not be in the valley floor in a residential area. This seems like it is an agenda by a particular person our group to get some kind of grant, but it is not appropriate for the intended use of the space. So far all the improvements that the Town has done with grant funds end up being neglected and not maintained properly (the downtown beautification sidewalks are caked with mud, the trees are half dead, the river walk signs are sun washed, the xylophones in the park are destroyed). Who is going to be responsible for maintaining, fixing, doing the upkeep of these solar panels? Is there a budget for keeping these properly maintained? Is this just an SMPA thing? How about they get some land elsewhere and do this instead of taking away valuable open green space from the community. You are asking for the public's input, please listen, and please do not do this just to get some grant. Think about the long-term cost and visual impacts this will have.

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- I think a rendering that did not include a fenced off solar array should have been offered as a selection for Q4 as without that or a "do not like any of these options" the data may not reflect the perceptions of some members of the community as you cannot complete the survey without completing this question.
- how high are the low vs high solar panels? this is not clear from the small size of the renderings.
- In the event of a power-outage or other grid disruption, a battery-formed microgrid powered by community solar arrays would provide the whole Town with an additional 4 hours of power: Could more information be provided to the residents of Ridgway on the solar options including what other town owned or private land options have been considered and/or why they have not been pursued. I would also like to know if the four hours of power is for the entire community of Ridgway or the energy needs to operation municipal town facilities? This is not clear from the description.
- It would also be helpful to understand the ownership arrangement of the solar panels. From the information shared, I understand that there is a grant from some entity (SMPA or state sources I'm not clear on) Will the city of Ridgway own the solar panels and be responsible for the upkeep and maintenance of the array or does this fall to SMPA? I think it would also be helpful to understand if the town of Ridgway still has to pay for the power generated on these panels (thus freeing up city budget for other uses) or does the town still have to pay SMPA for power? Those details would be helpful for the community to understand.
- Lastly, have vertical panels been considered as fencing for the apiary/garden or other locations around town (fence around the water treatment plant for example?). could this type of array produce the same amount of energy?
- Remove solar and start over. You forced me to rank 3 horrible options to submit this survey. I choose none of these.
- An accessible/adaptive playground would be amazing. No mulch, or borders making transitioning to different areas more difficult, a merry go round that can accommodate wheel chairs, swings that are more easily accessible to young kids and those in wheel chairs or with low tone that can't sit up without back support. There is a wide variety of new and wonderful playground equipment that is designed with disabilities in consideration. And the addition of a splash pad area would be lovely! An exposed dog park would also be a wonderful addition to this updated space.
- Dog area

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- NO SOLAR PANELS!!! Toxic. Help the bees and nature. Stop poisoning with toxic material. This is a chance for you all to make nature trails, flowers and flowering trees that would help our local bees. Solar panels do not benefit bees.
- I have been concerned that your first option was brought up during the Solar Ranch sports facility master plan, in an area not next to houses, and the neighbors were vocally against it, so you came to our neighborhood. It feels like our voices are not as valued as theirs. It also appears putting large scale, industrial utility is not aligned with the Town's Master plan, parks guidelines, nor the Green Street Park Master Plan that has already existed. Lastly, having read the survey responses, these three options appear to be a forgone conclusion because they are in direct conflict with the majority of the comments. It is disingenuous
- to only give us 3 options, each including the solar panels. What are the other options for the Town with solar placement?
- a larger concrete shaded area, not just array strips, and/or add some workout equipment under some of the arrays, pull-up bars etc
- See comment below.
- The community garden in all of these designs would be relinquishing the property directly to the south, which was being held for expansion in the coming years. The board will weigh in on this decision by town to convert this piece of property to another use.
- The park should be a park. Not a solar area.
- Parkside was named by the developer for a reason, with every intent on there being a park here. The developer donated this land to the Town for a future park. Installing a solar array in no way adheres to the original agreement between the Town and the Developer. The solar array will decrease property values and decrease interest in the area for young families needing a park on this end of Town.
- People in park side ultimately want this to not hurt the value of their homes or decrease the standard or beauty of the area. It needs to be tasteful and incorporate several features of a usable park as originally planned. To my understanding The possibility of putting the solar farm somewhere else has not fully been explored. We are for sustainability in the solar farm, but not in our front and backyards.
- I have concerns over the use of the area just south of the garden. I understand that this area had been earmarked from the garden to use for expansion. It is also where the garden stores mulch, dirt, etc.
- It would be great if all the solar panels could be incorporated into multi-use structures that provide shade for gathering space. I'm curious how much the town has considered other areas for these solar panels, or if there's any way to put them on existing buildings. Also,

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what kind of battery storage would be needed for the solar elements of this project? It would not be ideal to have another large battery structure right there.

- Finally, I really like the idea of having as much connected natural space unmarred by industrial additives as possible. It would be fun to have a bouldering rock or simple bars for people to play on. I do not like the idea of "workout stations" because I rarely see those being used in other parks I have visited. I would prefer organic play space and trees. We don't need a bunch of interpretive signs. Spend money on upkeep of the park, not explaining elements of the park to people.
- I feel pretty strongly that open space in a small community is a very important community benefit and I am very hesitant about sacrificing open space for a "small scale solar demonstration project". The shaded picnic areas and car ports seem like a good use of solar arrays-- but why sacrifice our town's limited open space for the installation of panels on the ground, instead of just putting them on more roofs. Roofs are a perfect place for solar panels!-- and a park is a perfect place for more trees and plants for pollinators. If this ends up looking like the San Miguel community solar garden above, that will be a real shame. This will have the majority of the acreage fenced off from community residents despite being a community park that abuts a popular neighborhood. And plus, it is a total eye sore with noxious weeds and dirt underneath the panels.
- Is there a designated place for dogs or can they run around in the play area?
- Would additional pictures be available for chatham university solar canopy? Or other examples of a park setting integrated with Solar PV.
- No.
- I think a solar array over a larger picnic area would be nice. It could be used for things like family gatherings, small receptions and etc.
- I think the first two isolate the communities interaction and any solar that is used should have a dual purpose or not be in the park. Otherwise you are just purposing a place to put solar and not a park.
- It would be nice to hear more info on how the additional electricity for 15 homes would be utilized, distributed.
- I like 2 because it has the most solar generation, there is nature play, a bike loop, picnic, tot playing and climbing play area.
- I wish you'd reconsider your stance on sanitary/sewer services and add a public restroom. Garden members often wish for one, and the park/play areas should have access to one as well—especially for small children. The only public toilet I'm aware of is in Hartwell Park, which is too far away. BTW, the Hartwell restroom is woefully inadequate for events. I wish

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Ridgway would follow Ouray's lead and build something more substantial there so we don't have to endure the porta potty indignities.

- Looking good!
- An industrial solar installation does not belong in a residential zoned neighborhood as it is designated in the updated zoning map from August 2023, the undeveloped portion of this designated park should be developed to benefit the people of the town as an outdoor asset, please fully consider the impacts of industrial solar on the adjacent neighborhood, look at funding for the purchase of less impactful locations or find other location options like rooftops or unused town property.
- I'm suddenly stuck by the idea that "Sustainability Park" is another way of saying "Solar Power Plant". The sheer area devoted to the panels is staggering! If the idea is that Ridgway should have that much solar capacity then so be it, but I think it's reasonable to wonder whether lumping it all here and calling it a "park" is really the way to go. Can we put more panels on SMPA's building and grounds? Over/around the water treatment facility? Near Otonowanda? Anything to reduce the solar density in one highly visible place would seem to me to offer an improvement for the town in general and this "park" space in particular.
- If it's all gotta be in one place, can we consider whether we can do anything different with the 1.5 acres underneath the panels? Let's move the pickleball courts out of the athletic field plan and put them here, all shaded and snow-sheltered by the solar panels.
- This concentrated approach just seems wrong. Solar can be distributed into smaller groupings. Very few people will be playing in the industrial solar field, whatever these pictures depict. This area was supposed to be a green belt in the center of the north valley, who knows what will come further to the west, but over time it will likely be developed too.
- Battery or other energy storage - I did not see on the concept plans.
- The Outdoor Classroom should have some climate / weather measurement instruments that can be view on the Internet.
- I'd caution replacing so much of the community green space with solar. Not a fan of the amount of solar panels at ground level in any of these designs.
- I'm unclear where parking will be located? Surely not all at the existing community garden lot? Shouldn't there be parking near the play areas?
- I drive to and through Ridgway on at least a weekly basis and love to have EV chargers to plug into on the park along main street. I would also be happy to use charging equipment--ideally paired with a solar carport concept in this park as higher adoption rates start to require more public charging.

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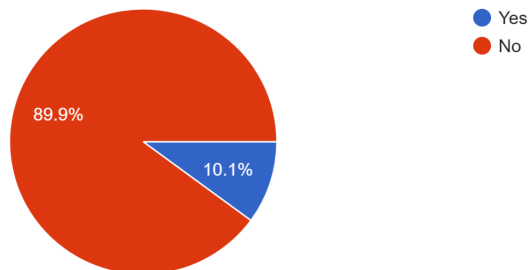
- We were told this was supposed to be a park and I think solar could go in a place that isn't in a neighborhood with lots of kids and dogs
- Why aren't you looking at the sewer area.
- I am all for Ridgway finding a way to incorporate a solar electrical grid, however, to disguise an electrical utility supply as a park and green space is an underhanded way to get this solar project done. I don't know all the avenues the council has researched, and I understand Ridgway has very few options with property they own. I believe a park is a park and a solar panel array is a utility. I vote to keep the park a park and continue to look into other properties or projects to incorporate this solar idea. I understand and agree with the urgency to do our part to save the environment for us and future generations I just hope we can be more creative and innovative in the approach.
- Other locations
- I am not for building this project in a residential area that is zoned for a park. Solar arrays exist to create energy which is categorically a utility usage. I feel that the city of Ridgway could put more resources and time into identifying other site options. This project has already been opposed in another residential area most likely for the same reasons that I oppose it in this neighborhood. To be clear I understand the need and am for the concept but not in a neighborhood. I would like to see more thought put into other possibilities such as roof tops on municipal buildings or area not zoned for residential.
- Why don't you move all the ugly solar panels into the future sewer ponds area in the industrial park so this whole area can be a park. All the infrastructure is readily available in the town shop area and you don't need to build a massive fence because one already exists?
- NO
- The RCG has a long term lease of 1 acre that extends to the south end of the apiary. How do concepts 2 and 3 factor into the master plan without compromising the agreement?
- kids play equipment please
- Please, at ALL COSTS keep in mind the residents of this community who have invested living in Ridgway with the understanding that this was supposed to be a park, not a solar farm. If you are going to build anything, please, please keep the majority of the park - a park - and minimize disturbances to the views as much as humanly possible. We live in Ridgway to celebrate the mountains, and these views are sacred. Concept 3 is the best, but can we consider other areas in the community?? All I ask is you take your time with this choice. It is a very important one and it's not fair to anyone who bought land near the park to pull the rug out from under their feet by changing it from a park to a solar farm.

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- All the people who bought on this side of town bought with the idea that it would be a multi use community park, not a solar field. Option three maintains what was already agreed on previously and still gets the city solar.
- Is there somewhere else for solar? We need a park on the north side of town.
- I think the primary objective for this land should be to create a park for the residents who live on this side of town. Solar should be a secondary bonus not the primary objective.
- I don't want solar panels as the primary view from my home. Are there options that do not include solar panels. Who is responsible for maintaining the park. Will there be an apiary included. Will the cost of the community gardens increase.
- I don't think we need any solar panels. It's unsightly and not good for wildlife. I am against all solar panels in the park.
- A shaded fenced dog area. More trees

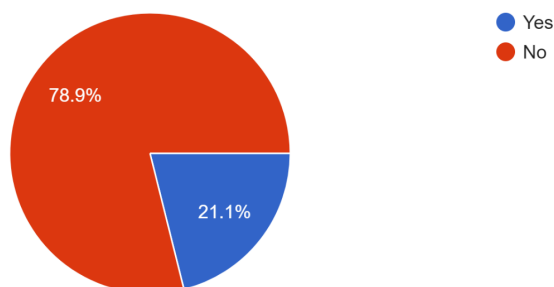
Q6. Are you a member of the honeybee apiary?

109 responses



Q7. Are you a member of the community garden?

109 responses

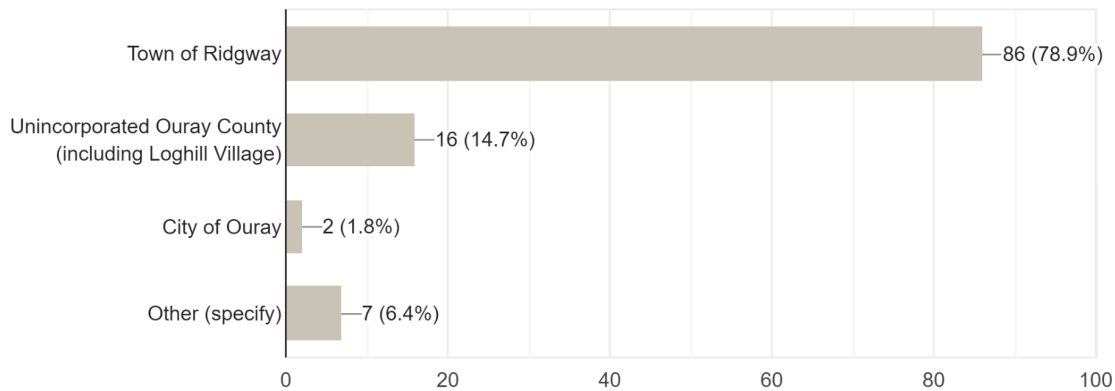




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## Q8. Where do you live?

109 responses



### If you selected "other" please specify here.

- Town of Ophir
- I live in Parkside
- I lived in the Parkside neighborhood for almost 10 years and my family still resides there. My sibling's children would greatly benefit from having a park nearby.
- There is no other.
- Parkside HOA
- Ridgway but not town
- Interested Neighbor in Durango

### Q9: Is there anything else that you want to share with the design team?

- It's possible to be supportive of solar power and at the same time prefer parks not to have a micro grid. The Town has yet to persuade that this park is the only or even the best location for a micro grid.
- I love the concepts and the solar panels- the whole idea! Personally, I would prefer the solar panels to be consolidated over the parking area and within the pollinator garden that's closest to the apiary. I think the southern half of the park should be left without any solar and showcase the play area and either native grasses or flowers (even though deer and moose would eat the flowers) I think this idea could satisfy many people. Also although trees are

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expensive, I also think that would be very welcome from the town people in the southern half of the park.

- A few home owners mentioned they would like to see a design that has more concentration of solar panels in the south portion of the park. I prefer them clustered around the Apiary for wind protection!
- Shade when possible throughout the play areas (via trees, panels, etc.) would be appreciated!
- Keep it Ridgway
- Include trees for future shade
- Keep up the good work! :)
- Possibly more sustainability education kiosks or displays in covered areas. Interpretive trail signs. More upfront education on the microgrid concept- battery storage- and the value that brings to the town
- The designs look good. I would like to see the solar panels raised as much as possible to provide shade and gathering areas underneath.
- I would like to see more of the raised solar panels so that we can take advantage of shade in the summer. The one thing that this area is used for now is walking and dog walking. Please make sure there are trails for these purposes.
- Encourage a bathroom facility or portable, serviceable toilet/s.
- I'm excited about the potential for this proposal to provide outdoor park / play area in the Town of Ridgway, while also helping the community meet Climate Action Plan goals!
- Have we run cost-benefit analysis on solar without storage? I'm not convinced that this meaningfully adds to the town's energy resilience.
- A high fenced solar array in the currently planned location (middle of the park) is unacceptable. If a park has to be used for such a purpose, please place it at the far south end.
- A tough contentious design issue. I anticipate we will need to seek compromises on both size and design if we are to find a solution a majority might accept. You prepared designs the Town supports - but while the Town supports solar, they are not willing to go against a significant number of community members....
- As a community solar garden can residents buy into it.
- I think with thoughtful consideration going into the plantings around the solar arrays, the eye will see the plants and not the solar. It could be a way to appease the neighbors who'd rather

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not see it. Kudos to the city of Ridgway for being responsible for where their energy comes from, AND added resiliency! Hooray. Change is hard, but necessary.

- Please reference the 2015 park design that was created by community members and has been ignored by the Town.
- Please go back to the original design of the park/green space and leave the solar farm out.
- Will any of these designs incorporate trees? I also would like to see a dog poop composter trialed at this location.
- 
- would be helpful to know about the cost estimates associated with each of these options and if the solar array grant provides for any of the other components of this park besides fenced off solar. (for example, does the grant support other costs like soil amendments, planting of pollinator plants, interpretive signage etc).
- You are abusing our common sense by making it seem like a solar field is a park. Put it somewhere else.
- I apologize if I've mentioned things that have been previously discussed and my suggestions are redundant.
- No Solar panels
- I recommend you take a step back, and hold community meetings about solar, and getting off the grid. Note it is a town priority, but talk holistically about where solar can go in Ridgway and look at other private, city and COUNTY land that might be available. The property behind the library could be a solar parking structure, the land in the middle of the train circle could be a great "then and now" contrast - mining history to new technology in Energy. The County is embarking on a facility master plan - what is happening with the road and Bridge facility - can it go on that hillside? Can the city and county work together on this?
- I don't know anyone who is against solar, and wind for that matter, but residents are feeling backed into a corner, like input gathering wasn't authentic, and don't want to come off as NIMBY neighbors. The park side and river park neighborhoods dedicated their time to the park master planning effort and are still upset it hasn't come to fruition. Was this discussed with the high school and their property behind the school and on their roof? Should this be part of the School sports facility planning, with the land owner of the "gravel pit" to plan for future growth? I think folks are upset because putting an industrial use in a park, in the middle of dedicated open space and farm land seems incongruent. Please consider other options with more effort.
- show us updates as you get more info please

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- Ridgway consistently recognizes the climate crisis and says it supports climate solutions that include carbon-free local power generation. This is an opportunity to put our money where our mouths are and say "yes in my backyard." We have plenty of parks, open space, and public lands all around us. This tiny strip of land will not make a substantial dent in quality of life as a park, which we already have. It WILL make a substantial dent in quality of life when the micro grid provides backup power for the town, and over the next 30-50 years as it produces electricity that otherwise would come from coal. I would like to see this park used entirely for solar generation and as a pollinator reserve under the panels. I would also like to see the power offered to low income SMPA members in Ridgway's affordable housing units in the Parkside and River Park neighborhood that included the habitat for Humanity tri-plex, the Home Trust duplex across the street from the park, and the small deed restricted homes built by Josh and Terese Seal.
- I'd like to know who and how this park is maintained over the years. how are weeds controlled and where does the water come from to propagate and maintain growth?
- Keep the area a park for families. No solar.
- I don't feel that the Town has done their due diligence in researching other locations for solar that does not have such a negative impact on the immediate surrounding areas.
- Plan as if you owned a home and were living in Parkside with young children.
- While I'm all for sustainable energy and understand the challenge of finding land for solar, I am strongly opposed to this much of the park space being used for solar panels. My wife and I built our home on Laura St right near the proposed park with the intention of raising our kids in the neighborhood in the coming years. The original park proposal was a major draw for us in selecting Parkside as a home base. With the neighborhood already nearby the industrial district and SMPA power, a major installation of solar would totally change the neighborhood from the direction we were hoping it would develop. In this eventuality, we would likely end up considering homes in other parts of town and sell our Laura St home or hang on to it as a rental.
- 1) If Children's play areas are planned, please eliminate plastics; utilize natural products instead of garish items. 2) I support quality & tastefulness; designs should be harmonious with nature. 3) Long-time residents I've spoken to know this area as wetlands, therefore it'd favorably support plantings of bushes, trees, fruit & shade varieties, which are good for wind & harsh sun mitigation. 4) raised solar panels also provide shade for parking & meeting areas-- two-fold purpose with the increasing elevated heat patterns.

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- I live adjacent to the park. I bought my home with the understanding the park land would not be developed and want to see it be as green (i.e. nicely planted landscaped with trees) as possible.
- I love the idea of the solar panels providing shade.
- I live immediately north of Town limit but would benefit from solar/battery backup capability. The solar/battery component would demonstrate that Ridgway is serious about reducing it's carbon footprint as well as providing an important power backup capability for most of the Town and some consumers just to the North of Town.
- No.
- Just make a park, not a daytime only power plant.
- There is a large bike skills park going in at the athletic park. It may serve town best to have one and use the space for a teen hang out space, or more pollinator lands.
- solar isn't an option today...our planet is in distress
- Request that All solar have an shade or wind obstruction element
- Please design minimal fencing for deer and elk to have access at night.
- Great work!
- Include a thoughtful variety of equipment/activities within the children's play areas. I'd like it to be really engaging for the kids so it's well utilized. Covered seating areas are also critical, providing protection from sun and precipitation.
- Keep up the good work!
- Please share scale drawings! The only known Items are the fences around the garden, apiary, and the pump house. I think this is important for residents to understand that these are very large industrial structures. Since attending the last meeting I visited several larger installations and I think the plan that have been presented are not a fair representation of what they will look like on a human scale. I also think splitting the park into two islands takes away from the park feel and will make the spaces feel smaller.
- Assuming at install the solar panels can collect 100% of their capacity. After 10 years for example, how much collection capacity does a solar panel loose? When will the panels need to be replaced? Can they be recycled? Or are they taken to the dump? Are these rotating panels to follow the sun?
- the Green Street should provide educational information along the paths and at the facilities, including the bee apiary.
- Create native xeriscape space that requires little water and maintenance. Ridgway already has enough town spaces that are not adequately maintained.

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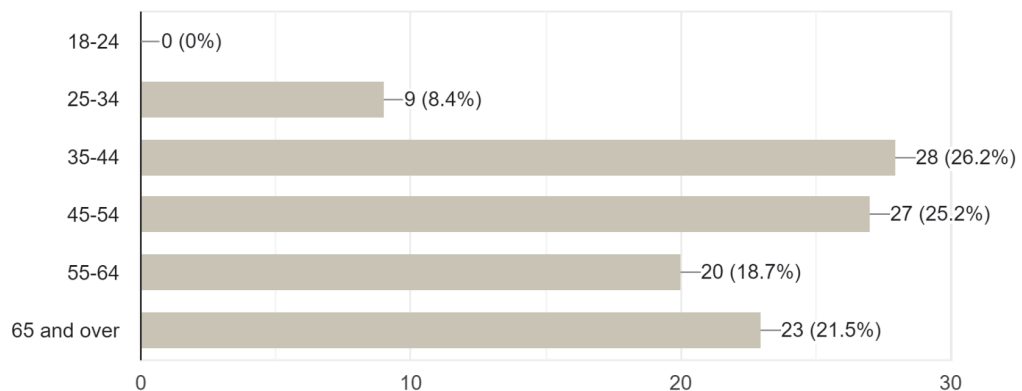
- I think the fact that those that are opposed to the solar are very vocal and are organizing to get more opposition, and that those in favor are far less likely to be very vocal about their support, needs to be considered when weighing all the input.
- This comment isn't about the design, but rather about the future maintenance of the park. It seems that there is often money to install, but not the budget to maintain it. I've noticed after a few years, some areas (not all) around town start falling into disrepair. Will there be money to maintain this park in the future? Thanks
- Please show us the option that includes a park as promised
- Make this a great park for the neighborhood residents.
- Design it somewhere else.
- Please consider other locations
- I understand that your company is just doing what it was hired to do, however, I find the surveys are designed to limit input. I noticed that a rep from Superbloom was quoted in the Plain Dealer article , June 20-26, as saying 55% of respondents were in favor of solar. I was at the June 11th meeting and saw the survey pie of 38% against, 14% undecided, 20% mixed use and 28% for solar. Can't seem to make that math work. Also, the comment on your home page for this project "process aims to transform an underutilized park space" I find misleading. This park space was designated in 2015 and the city of Ridgway has not funded the improvements yet to make it a viable park space, so the fact is that it is not known how well it would be used strictly as a park since it is not completed yet.
- This no longer resembles a park. It's not sustainable. This looks like a solar farm and the fact that you have not considered how this effect our neighborhood is very disturbing. Please consider putting this solar system somewhere else. The community of Parkside deserves a beautiful park, that is what this space was meant for. It's NOT a wonder that the SOLAR RANCH COMMUNITY FOUGHT AGAINST THIS EYESORE. Please consider another location. Hopefully the town of Ridgway will not be an example of what Not to Do when it comes to solar energy and how it treats ALL of its residents.
- Are the homes across the street being compensated for the devaluing of their property from looking at a field to looking at shiny glass and steel structures where they use to have a sunset view they will now have to put up dark shades to cut down on the glare these solar panels create.
- Appreciate all your work.
- Teen area should be closer to school. The bike path is not needed as the park is close to the river path, there's a BMX track by the library and town included a pump track in the Athletic Park design.

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- Do not disturb our views and please consider ALL options other than just this one piece of land. Couldn't we build this elsewhere??
- NA
- Give our kids a place to play.
- This survey is incomplete as it does not include a solar panel free concept of any kind to be considered by the residents that will most greatly be impacted by this change. Without allowing residents of the riverside and parkside neighborhoods the opportunity to consider an option without solar panels, the voices of the residents are not truly being heard and the results of the survey will be skewed.
- I don't think we need any solar panels. It's unsightly and not good for wildlife. I am against all solar panels in the park.
- More usable space with the solar panels (shaded dog area, pavilion type picnic area). It was mentioned that there's a "ton of money in solar right now" so if those funds could go into more raised panels, that would make it feel more like an actual park

### Q10: OPTIONAL DEMOGRAPHIC QUESTION What is your age?

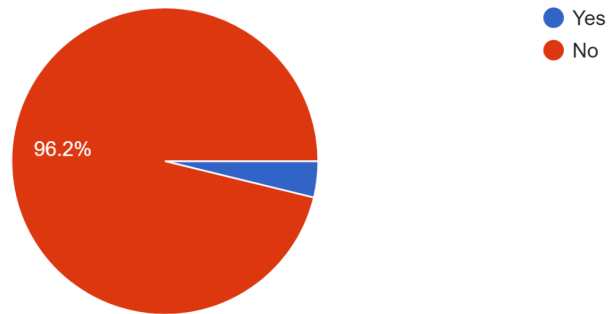
107 responses



# ATTACHMENT 1

Q11: OPTIONAL DEMOGRAPHIC QUESTION Do you identify as having a disability?

105 responses

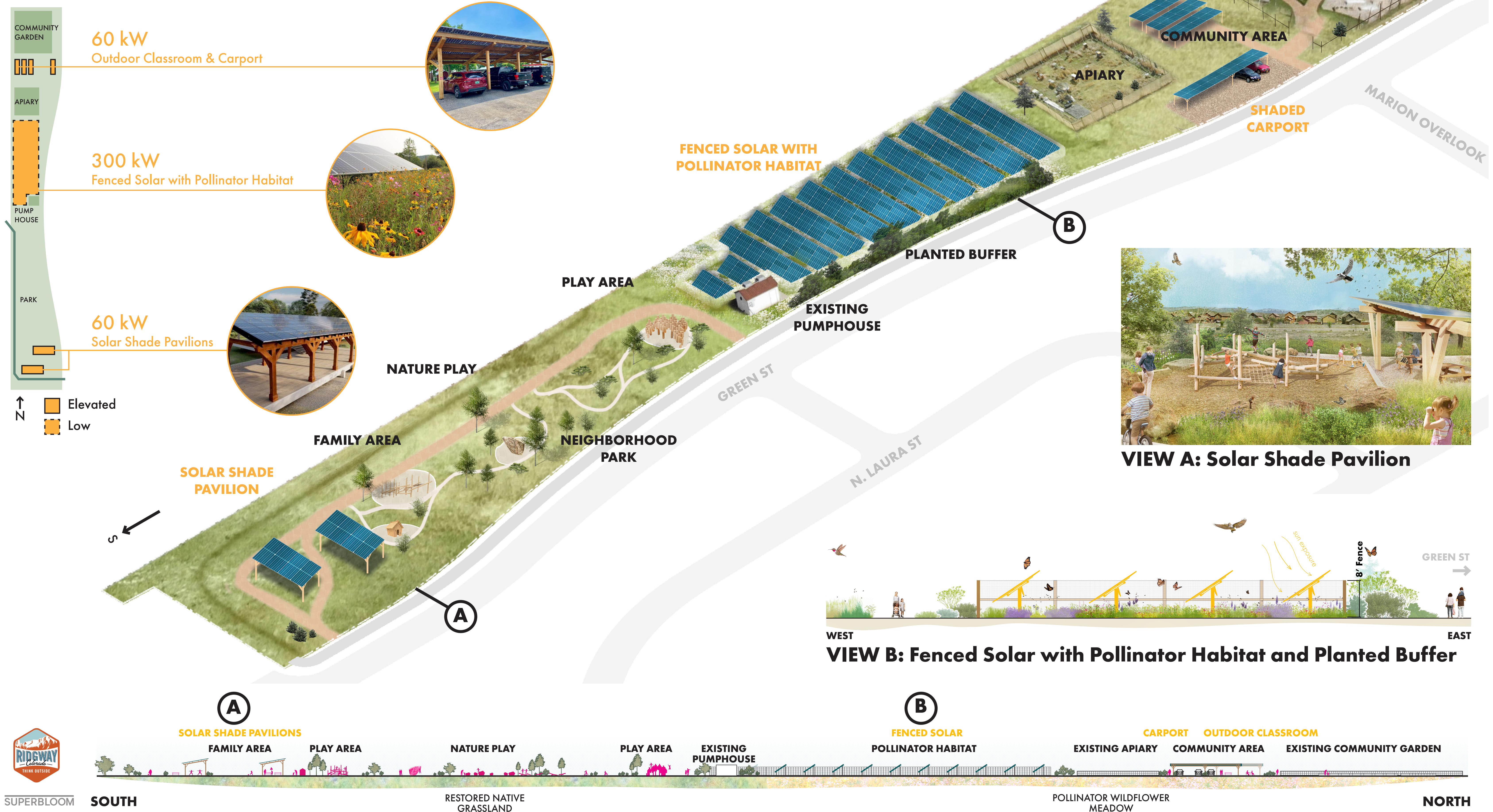




## GREEN STREET SUSTAINABILITY PARK

## PREFERRED CONCEPT FOR REVIEW

TOTAL SOLAR: 420+ kW





ATTACHMENT 3

# Draft Preferred Concept for Final Consideration



Town Council Meeting  
July 10, 2024

---

# SUPERBLOOM

2024  
TIMELINE

ATTACHMENT 3

APR

MAY

JUN

JUL

April  
18th

COMPLETED!  
**1st Public Meeting**  
Learning & Listening

June  
11th

COMPLETED!  
**2nd Public Meeting**  
Sketch Concept Options

July  
10th

**TODAY!**  
**3rd Public Meeting**  
Town Council  
Draft Preferred  
Concept for Final  
Consideration

Green Street Park  
July 10th, 2024

**SUPERBLOOM**

# ATTACHMENT 3

## GOALS FOR GREEN STREET PARK

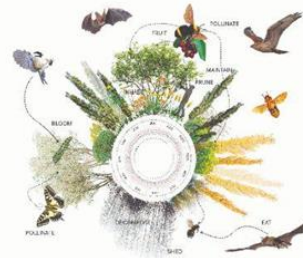
### PEOPLE

To create a park that prioritizes **HEALTH & WELLNESS**, through accessibility and play.



### PLANTS

To design for optimal **WATER EFFICIENCY**, with drought-tolerant native plantings.



### POWER

To evaluate the potential to incorporate a **MICROGRID & SOLAR ENERGY GARDEN**.



# Why is a solar micro-grid important to Ridgway?

- A 425 kW solar array would be enough to provide 100% of the Town of Ridgway's municipal accounts electrical use, plus enough annual solar energy to offset another 15 homes.
- In the event of a power-outage or other grid disruption, a battery-formed microgrid powered by community solar arrays would provide the whole Town with an additional 4 hours of power.
- Green Street Park can utilize solar arrays in a variety of different ways to showcase sustainable practices. Elevated arrays create shade that can be used to create more comfortable gathering, educational, and play spaces alike. Both elevated and low arrays provide cooling shade that allows for more biodiverse plant communities, which in turn can provide greater pollinator and wildlife habitat.

Several examples of community-scaled solar panels are below:

### ATTACHMENT 3



With grazing or agriculture

LAST DOLLAR SOLAR COMMUNITY GARDEN  
TELLURIDE, CO



Providing shade

SOLAR CANOPY - CHATHAM UNIVERSITY EDEN HALL CAMPUS  
RICHLAND TOWNSHIP, PA



IQ COMMUNITY SOLAR GARDEN, SAN MIGUEL POWER  
ASSOCIATION



SOLAR CARPORT



SOLAR BARN  
TEMPLETON GAP, CA



# ATTACHMENT 3

Aerial View





# Site Visit

April 2024

ATTACHMENT 3



Green Street Park  
July 10th, 2024

**SUPERBLOOM**



# Community Meeting #1

ATTACHMENT 3

April 18, 2024

30

ATTENDEES

84

RESPONSES



Green Street Park  
July 10th, 2024

**SUPERBLOOM**

# Community Meeting #2

June 11, 2024

ATTACHMENT 3

23

ATTENDEES

109

RESPONSES

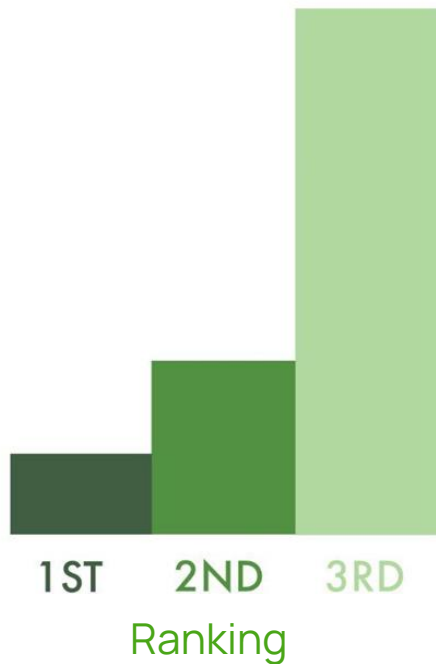


Green Street Park  
July 10th, 2024

**SUPERBLOOM**

# Concept #1

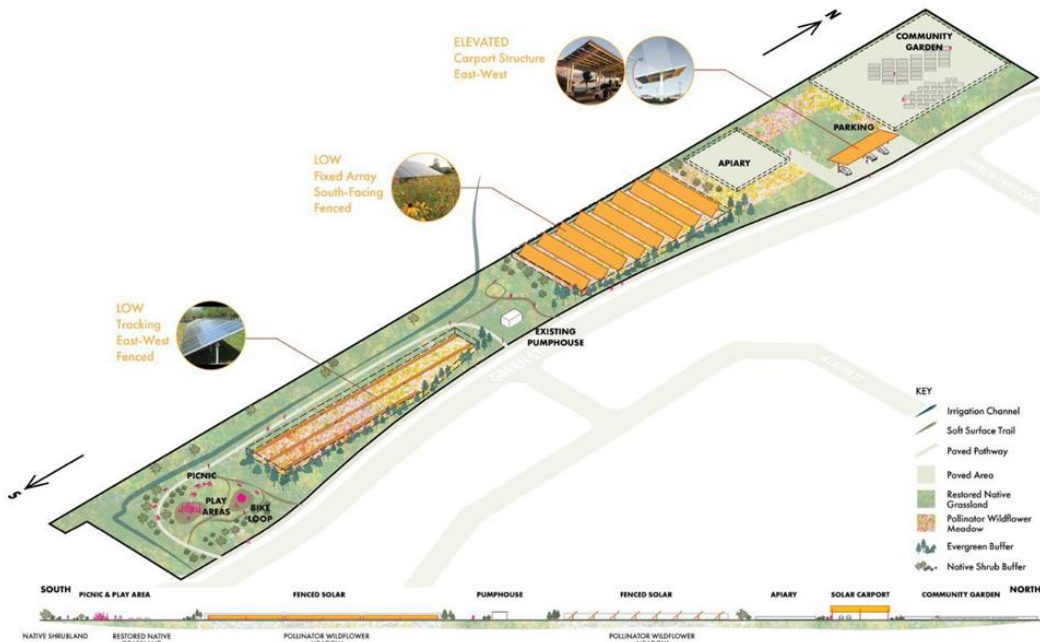
Please rank the options



## ATTACHMENT 3

*"This concept has too much solar and not enough park"*

*"Too much solar. Like the solar parking shelter."*

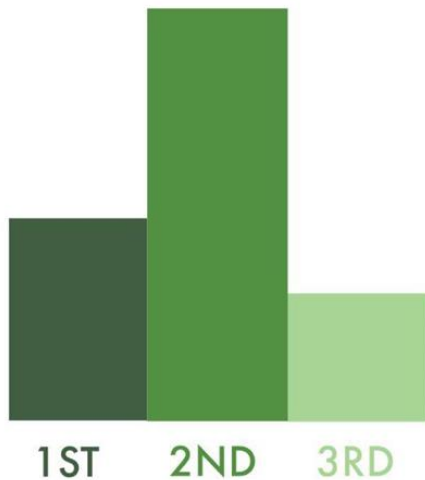


Survey Question #1



# Concept #2

Please rank the options



Ranking

Green Street Park  
July 10th, 2024

## ATTACHMENT 3

"I like the form aspects of this design. I don't like the large solar array in the center or the structure between the RCG & apiary that would block the views of the mountains."

"Better but don't like the obstruction of view with the Low Vertical Bifacial. Looks too packed still."

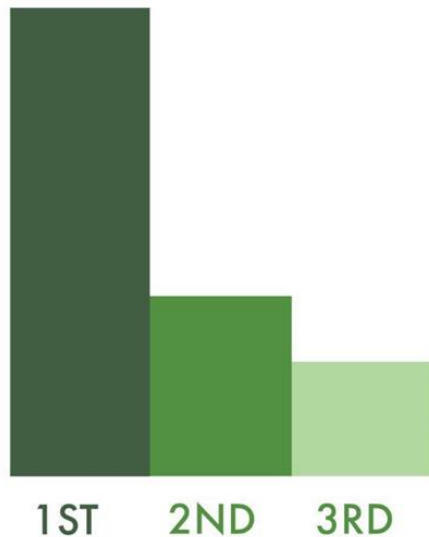


Survey Question #2

**SUPERBLOOM**

# Concept #3

Please rank the options

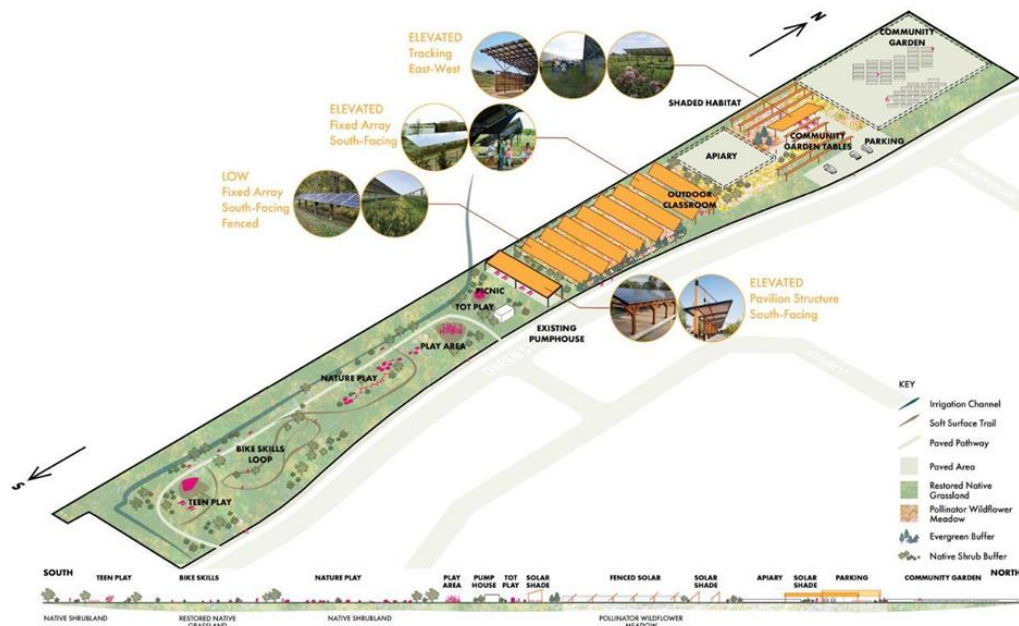


Ranking

Green Street Park  
July 10th, 2024

ATTACHMENT 3  
"The best option, keeps the  
play/rec. area open and  
separate from solar panels."

"More geared towards community, education,  
and play. Like the elevated area for share by the  
picnic/play spot"



Survey Question #3

**SUPERBLOOM**

# Final Design Concept

ATTACHMENT 3

TOTAL SOLAR: 420+ kW



**SUPERBLOOM**

Green Street Park  
July 10th, 2024





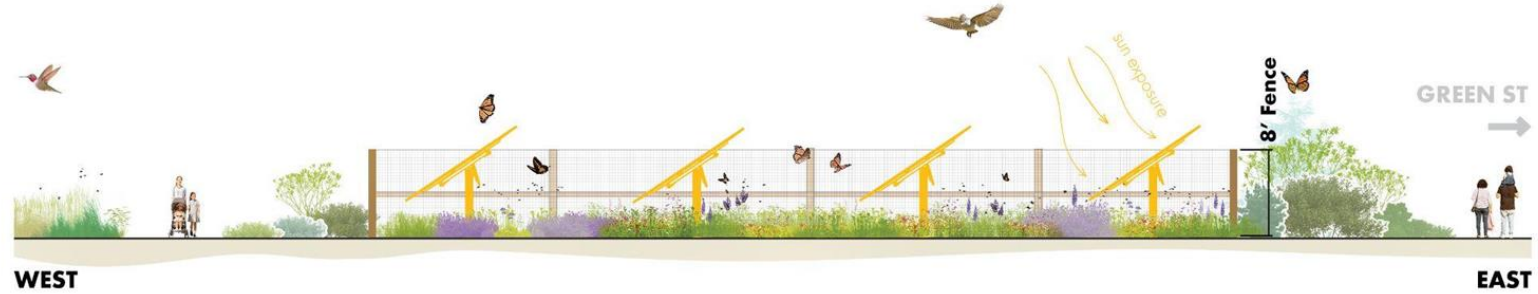
VIEW A: Solar Shade Pavilion

ATTACHMENT 3



VIEW B: Solar with Pollinator Habitat and Planted Buffer

ATTACHMENT 3





## More information

<https://bit.ly/greenstreetpark>



Contact us at:

[greenstreetpark@superbloom.net](mailto:greenstreetpark@superbloom.net)

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# SUPERBLOOM

## AGENDA ITEM #6

To: Town of Ridgway  
From: Ridgway Area Chamber of Commerce  
Subject: Biannual Lodging Tax Report  
Date: July 10th, 2024

Dear Ridgway Town Council,

The Ridgway Area Chamber of Commerce (RACC) is pleased to share our biannual report with the council and staff members of the Town of Ridgway.

Included within this report is the Chamber's current Lodging Tax P&L statement. As a reminder, the RACC's Quickbooks structure is organized around the Town-approved marketing plan and is managed by Middleton Accounting. These actuals are a direct pull from Quickbooks and reflect a continued diversification of investments designed to support our local business and commerce community.

We continue to advance a number of strategies to improve year-round economic opportunities for our local businesses and seek to be successful in our deliverables regarding our Professional Services Agreement and outlined Scope of Work with the Town of Ridgway for this year. The RACC continues to consider the sustainability of the town and surrounding natural resources and is excited to have recently applied for the Destination Blueprint Program through the Colorado Tourism Office as the council has been informed. Announcements for this competitive, non fiscal grant opportunity is to be announced next week. The RACC recently completed the Destination Development Mentorship Program with professional tourism consultants in mid-June.

We continue to see progress being made as a result of the organizational infrastructure investments made over the previous years which includes continued management of the website [www.ridgwaycolorado.com](http://www.ridgwaycolorado.com) (including our new local events calendar), Ridgway, Colorado social media accounts, satisfactory print material including the launch of the Gravel Adventure Field Guide and the Downtown Walking map. The RACC continues to send out bi-monthly community newsletters and has hosted a series of events over the last six months including the Youth Volunteer and Career Fair, Earth Day Community Cleanup, the Gravel Adventure Field Guide Launch Party and our first Chamber Community Bike Ride last week. The RACC has also been successful in staffing volunteers for the Ridgway Visitor Center that has been fortunate to be open 7 days a week since we began operations on Memorial Day weekend.

We look forward to any questions or comments you may have regarding this report and we are excited to continue to partner with the Town of Ridgway to advance the interests of the local business and our community as a whole.

Sincerely,

*A. J. Perkins*

Ashley Perkins

Executive Director, Ridgway Area Chamber of Commerce

## **Board of Directors**

The RACC currently has almost a full board of directors, however we still seek to fill two more positions. We recently welcomed new board members Michi Countryman with Ridgway Liquors, Tia Mihelarkis with Realm Supply and local business supporter and community liaison Shantel Messer as members-at-large for the RACC. Jon Elliott with Aspen Tree Service, Tanya Ishikawa with Uncompahgre Watershed Partnership, Jane Pulliam with Middleton Accounting, Miles Graham with GBSM, Inc and Sarah McCormick with McDev Co continue to be strong members of the Ridgway Area Chamber.

- President: Jon Elliott, Aspen Tree Service
- Vice President: *vacant*
- Secretary: Tanya Ishikawa, UWP
- Treasurer: Jane Pulliam, Middleton Accounting
- Members-at-Large: Miles Graham (GBSM, Inc), Sarah McCormick (McDevCo), Michi Countryman (Ridgway Liquors), Tia Mihelarkis (Realm Supply), Shantel Messer (community business supporter)

We would also like to take the opportunity to thank Beth Lakin, our previous Town Council liaison and welcome Josey Scoville, our new RACC liaison with the Ridgway Town Council.

## **Staff, consultants and contractors**

The Chamber continues to utilize local expertise to fill staffing needs while the Board of Directors stays involved with oversight and organizational duties. Executive Director Ashley Perkins leads the organization on community event planning, visitor information representation and volunteer coordination, local, regional and state partnership opportunities, marketing-related oversight and spearheads community networking appearances and business partnership initiatives. Primary duties for the Executive Director include but are not limited to: staff delegation, Visitor Center management, grant applications, establishing marketing goals that align with the Town of Ridgway and RACC board of directors, administrative duties such as membership and email coordination and phone call inquiries.

Catherine Johnson with Captivate Consulting continues to play a vital role in supporting the marketing efforts for the RACC. Johnson, who was hired in January 2023, continues to manage our social media platforms and is our lead communications specialist for our bi-monthly community newsletters, Member of the Month program and is a lifeline between our web developers and the board for [www.ridgwaycolorado.com](http://www.ridgwaycolorado.com).

Joomla! Design Studies is our new web developer for the Y2024. Daniel Baron and Milos Aleksic continue to help re-establish our back end for [www.ridgwaycolorado.com](http://www.ridgwaycolorado.com) to be more up to date and up to speed following our previous web developer. The RACC is slowly enhancing our website capabilities and looking to have much of our content upgraded by the end of this year.

Our exceptional group of local consulting partners as staff includes:

- RACC Executive Director- Ashley Perkins
- PR and Marketing Consultant- Catherine Johnson (Captivate Consulting)
- Accounting- Jane Pulliam (Middleton Accounting)
- Website and Technology Partner- Daniel Baron + Milos Aleksic (Joomla! Design Studio)

- Media and Design Partner- Nicole Greene (Sprout Design Studio)

### **RACC's Online Assets: Website, social media platforms, community newsletters, events landing page and destination stewardship focus**

Our website [www.ridgwaycolorado.com](http://www.ridgwaycolorado.com) continues to be the #1 search result for Google, Bing and Yahoo for keyword "Ridgway Colorado," which has increased 20% since last year's biannual report regarding impressions. Additionally we have incurred a 10% increase of web visitors reflecting an improvement in our overall rankings and keyword count. Every quarter we generate an analytics report to review current trends, track relevant topics and create an objective for upcoming quarter achievements.

We continue to send our bi-monthly community newsletters to 2,184 contacts that we seek to increase by the next quarter. Johnson continues to be successful in creating and delivering our e-blasts. Before our emailing platform changed we had our visitor newsletter reaching over 6000+ contacts. However these were all lost due to switching platforms in order to enhance our website as recipients unsubscribed. Perkins and Johnson will do a visitor facing newsletter campaign by the end of August as we prepare for off peak season email communications and messaging.

Our current Facebook has 1,100+ followers, almost double the followers we had at last year's biannual report which was 640. Instagram followers increased from 3,900 followers to 5,000+ followers since last year's biannual report.

The RACC is excited for the release of the events landing page that is becoming consistently accessed by businesses and the community at large. We continue to help host the Downtown Walking map on our site that is a collaboration with the RidgwayFUSE group. In the coming months the RACC hopes to be able to have the capability to update other areas of the website as well.

In June the RACC applied for the Destination Blueprint Program offered by the Colorado Tourism Office. In an effort to help support stakeholder surveys, in person tourism workshops and data collection we hope to be successful in this competitive grant process in which awardees will be announced on July 18th, 2024.

### **Community Support and Networking Opportunities**

- 2024 Youth Volunteer and Career Fair
- 2nd Annual Earth Day Community Cleanup
- Gravel Adventure Field Guide Launch Party
- 1st Tuesday Community Chamber Gravel Ride
- Upcoming: Noel Night

### **Ridgway Visitor Center and Sustainable Tourism Information Hub**

The Ridgway Visitor Center is managed by the RACC and we are excited to share that we have been open 7 days a week for this summer season beginning Memorial Day weekend. Year to date we have 400+ visitors. With limited volunteer capacity over previous years the Ridgway Visitor Center only had 1,000 visitors throughout the summer. Special shoutout to our volunteers thus far for 2024.

- Ed Bovy

- Carolyn Beardshear
- Bob Diaz
- Marty Frank
- Bri DeRolph
- Tanya Ishikawa
- Carolyn Dessler
- Karen Henderson

If anyone on Town Council would be interested in volunteering at the Ridgway Visitor Center this season please reach out to me at [director@ridgwaycolorado.com](mailto:director@ridgwaycolorado.com). We will be operating until October 15th 2024.

### **Downtown Walking Map + QR codes**

This year the RACC designed and printed the tri-fold Downtown Walking Map to support visitation in Ridgway. The chamber printed 300 at a cost of approximately \$500 with QR codes linking to the Ridgway events landing page as well as the new Ourway Bus schedule. Our QR codes have been lightly scanned, with our Events Landing Page QR code scanned 11 times and our OurWay QR code scanned 12 times. The RACC is in the works to have a QR code google folder in order to organize and store multiple QR codes for events, survey and registration sign-ups, RACC coupon campaign, Visitor Guide, downtown walking map and more.

### **Gravel Adventure Field Guide**

The RACC received a grant in 2023 from the Colorado State Outdoor Recreation Office to develop the Gravel Adventure Field Guide for the Uncompahgre Plateau and Western San Juan region. We are proud of the Gravel guide for showcasing local history, attractions and cultural heritage elements alongside its gravel trail summary. The grant provided the planning, design, publication and distribution of the guide this spring. The RACC celebrated by having a wildly successful event at the local Colorado Boy Depot hang out on April 26th with the Gravel Adventure founder, project collaborators and bike enthusiasts from the West End, Montrose and local Ridgway area. We had live music from Heather and Douglas and the Colorado Boy provided Marchio's food truck. A special thanks to everyone who was able to attend.

### **Colorado Creative Corridor**

For the sixth consecutive year, the RACC and RidgwayFUSE (Ridgway Creative District) have collaborated to provide marketing support for the creative community through the Colorado Creative Corridor (CCC). The CCC is a 331-mile route that links the mountain towns of Carbondale, Crested Butte, Paonia, Salida, Gunnison and of course the Ridgway community. This particular partnership collaborates to promote creative and conscious considerate visitor experiences including event programming and activities through the CCC website, social media, newsletters, networking events and more. RACC meets on behalf of the community of Ridgway monthly.

### **San Juan Skyway Byway Committee**

In efforts to connect and collaborate with other rural communities through the state, especially in southwest Colorado, RACC Executive Director Perkins has been involved with the San Juan Skyway Byway Committee since 2023. As this group relates to tourism and marketing, priorities include shared responsible travel messaging throughout each connected community with relations to the Care for Colorado Coalition, inspirational messaging to drive visitation as well as educational messaging that

enhances visitor management and engagement. From a peer alignment perspective, the San Juan Skyway Byway committee offers next level networking opportunities from sibling cities, alignment with priority projects for rural southwest grant potential, enhanced funding revenue stream potentials and shared experiences between leaders in similar rural communities. This group meets quarterly.

### **Upcoming: Visitors Guide**

The RACC will seek advertisement opportunities for the Y2025 Visitor Guide beginning in the fall. The Board of Directors is currently working to establish our approach for a new visitor guide as we seek a new publisher and new guide approach following last year's dateless guide.

### **Upcoming: 2024 Colorado Tourism Office's Governor's Conference (Crested Butte)**

Executive Director Perkins plans to again attend this year's Colorado Tourism Office's Governor's Conference for 2024 held in Crested Butte. This year it will be held September 25th-27th and is an event for tourism professionals and other industry leaders to learn and network with stakeholders across the state. Participants access current activities and find new approaches to market the state and local business entities. Speakers from throughout the county continue to challenge and inspire attendees. Last year, Governor Polis was in attendance. The conference is essential to the advancement of marketing and promotional efforts including but not limited to, networking, engagement and professional development for the chamber's Executive Director.

***We sincerely appreciate the Ridgway Town Council and staff for their support and partnership.***



9:26 AM

07/05/24

Accrual Basis

# Ridgway Area Chamber of Commerce

## Profit & Loss for Lodging Tax Class

### January through June 2024

	Jan - Jun 24
Ordinary Income/Expense	
Income	
4500 · Lodging Tax Income	26,353.98
Total Income	26,353.98
Gross Profit	26,353.98
Expense	
8010 · Advertising and Promotion	
8011 · Creative District Corridor	2,500.00
8016 · Online Media and Advertising,	2,608.69
8009 · Print Media and Advertising	2,054.94
8012 · Website Upgrades and Operations	9,439.44
Total 8010 · Advertising and Promotion	16,603.07
8050 · Dues and Subscriptions	914.61
8080 · Interest Expense	20.00
7900 · Networking & Meeting Meals	182.67
66000 · Payroll Expenses	
7020 · Directors Wages	30,990.00
7010 · Hourly Wages	216.00
7030 · Payroll Taxes	3,661.49
7070 · Workers Comp Insurance	293.00
Total 66000 · Payroll Expenses	35,160.49
8170 · Postage	69.96
8160 · Professional Fees	
8161 · Accounting Fees	3,519.00
Total 8160 · Professional Fees	3,519.00
8173 · Ridgway Noel Night	200.00
8000 · Visitor Center Operations	
8133.1 · Electric	275.19
8133.2 · Natural Gas	726.84
8140 · Office Supplies	220.11
8073 · Property & Liability Insurance	788.52
8132 · Repairs and Maintenance	643.00
8133.3 · Telephone and Internet	736.71
8133.4 · Trash	32.10
8190 · Volunteer Expense	23.32
8133.5 · Water & Sewer	522.00
Total 8000 · Visitor Center Operations	3,967.79
Total Expense	60,637.59
Net Ordinary Income	-34,283.61
Net Income	-34,283.61





# RIDGWAY AREA CHAMBER BIANNUAL REPORT

WEDNESDAY JULY 10TH 2024  
TOWN COUNCIL PRESENTATION  
LOCATION TOWN HALL

PRESENTERS ASHLEY PERKINS AND CATHERINE JOHNSON

# RACC HIGHLIGHTS 2024



Gravel Adventure Field Guide Launch Party  
at Co Boy Depot April



7th Annual Youth  
Volunteer and Career Fair  
April 2024



2nd Annual Earth  
Day Community  
Cleanup





Rat Race



Ouray County Pride



River Fest

## RACC IN THE COMMUNITY



Volunteers at Lodges



1st Chamber Community Gravel Ride



## PSA DELIVERABLES MID-YEAR NON-DIGITAL

1. “Comprehensive list of Ridgway’s public community events”
  - a. Met deadline March 2024
2. “At least 2 print media pieces will be complete and distributed by June 2024”
  - a. Up to Date Downtown Walking Map
  - b. Gravel Adventure Field Guide book
3. “Visitor’s Center number of visitors increase by 10%”
  - a. Currently at 350+ visitors in 1st month. VC closes 10/15
4. Monthly RidgwayFUSE committee attendance
5. Monthly w/Colorado Creative Corridor
6. Destination Development Mentorship Program
7. Destination Blueprint Program (07/18)
8. Noel Night RACC subcommittee begun (07/01)
  - a. Ex. Director, RACC BOD-Michi Countryman + Tia Mihelarakis



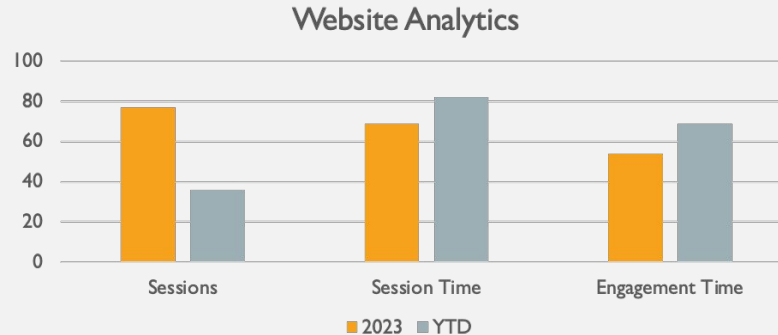
# **PSA REQUIREMENTS REPORT**

Ridgway Area Chamber of Commerce

July 3<sup>rd</sup>, 2024

# WEBSITE ANALYTICS

PSA Requirement	Year to Date (01/01/24– 07/03/24)	2023
Annual website sessions: 60,000	Average Website Sessions: 36,486	Average Website Sessions: 77,983
Average session time: 45 seconds	Average session time: 82 seconds	Average session time: 69 seconds
Average engagement time: 45 seconds	Average engagement time: 69 seconds	Average engagement time: 54 seconds



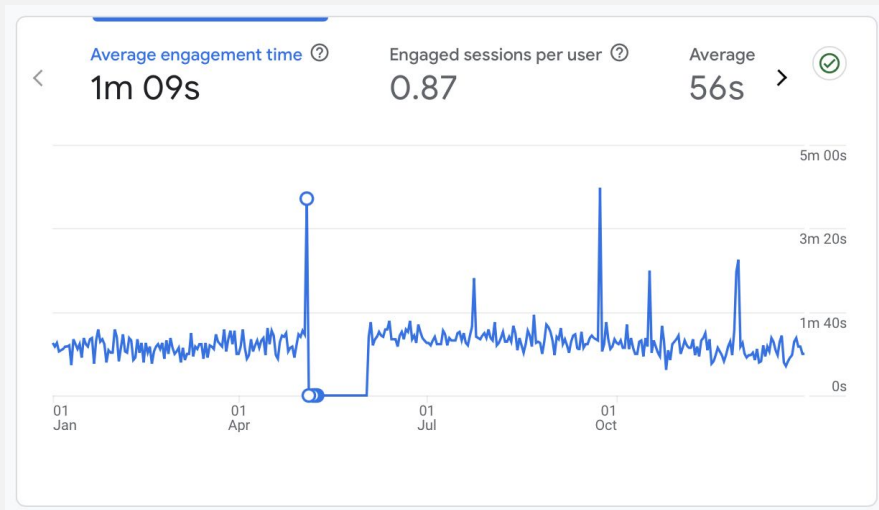
# 2024 YTD SESSIONS

<div> <div>Q</div> <div>Search...</div> </div>		Rows per page: 10 ▾					1-6 of 6
Session primary...Channel Group) ▾ +		↓ Users	Sessions	Engaged sessions	Average engagement time per session	Engaged sessions per user	Events per session
		30,968 100% of total	36,486 100% of total	23,089 100% of total	1m 09s Avg 0%	0.75 Avg 0%	6.3%
1	Organic Search	24,284	29,242	19,956	59s	0.82	5.6%
2	Direct	4,404	5,452	2,505	51s	0.57	5.5%
3	Referral	1,492	1,815	642	38s	0.43	5.8%
4	Unassigned	781	109	4	1h 08m	<0.01	245.6%
5	Organic Social	156	173	85	18s	0.54	5.2%
6	Organic Shopping	1	32	16	35s	16.00	4.2%

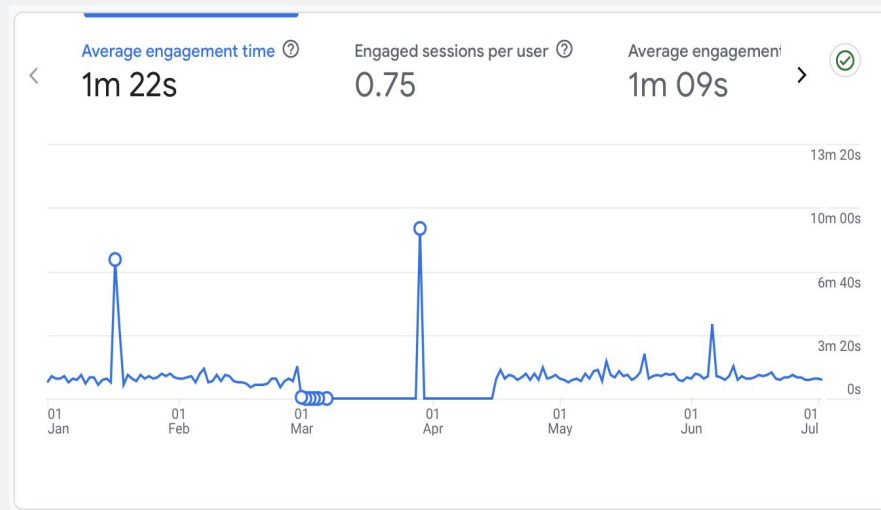


# WEBSITE ENGAGEMENT

2023



2024





# SOCIAL MEDIA ANALYTICS

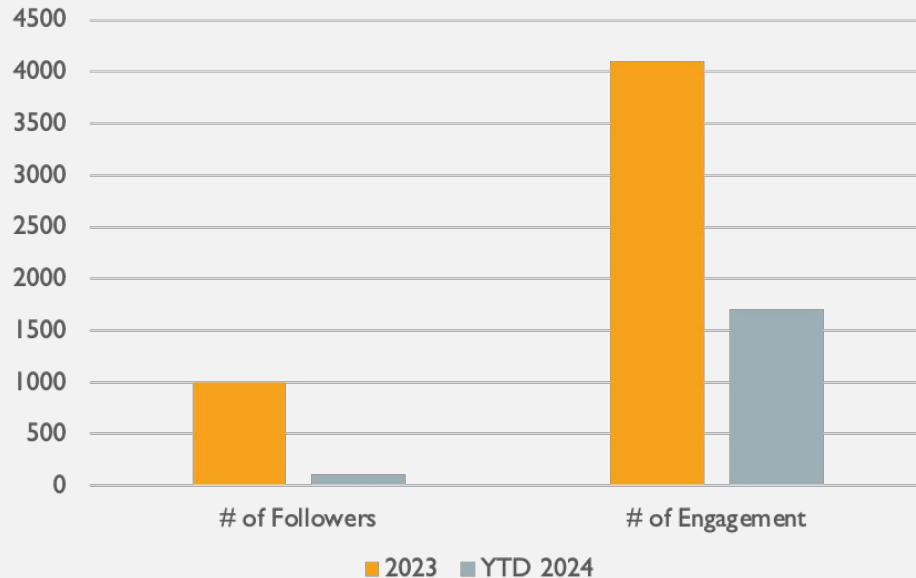
PSA Requirement	Year to Date (01/01/24– 07/03/24)	2023
# of followers: 15% increase	# of followers: Instagram: 836 followers Facebook: 110 followers	# of followers: Instagram: 361 (from May 2023-Dec 2023) Facebook: 1,000 (from May 2023-Dec 2023)*
# of engagement: 15% increase	# of engagement: Instagram: 9,600 content interactions Facebook: 1,700 content interactions	# of engagement: Instagram: 1,700 content interactions (starting from Dec 1-Dec 31 2023)** Facebook: 4,100 content interaction

\*We created a new FB page in May 2023 and do not have analytics prior to the creation date.

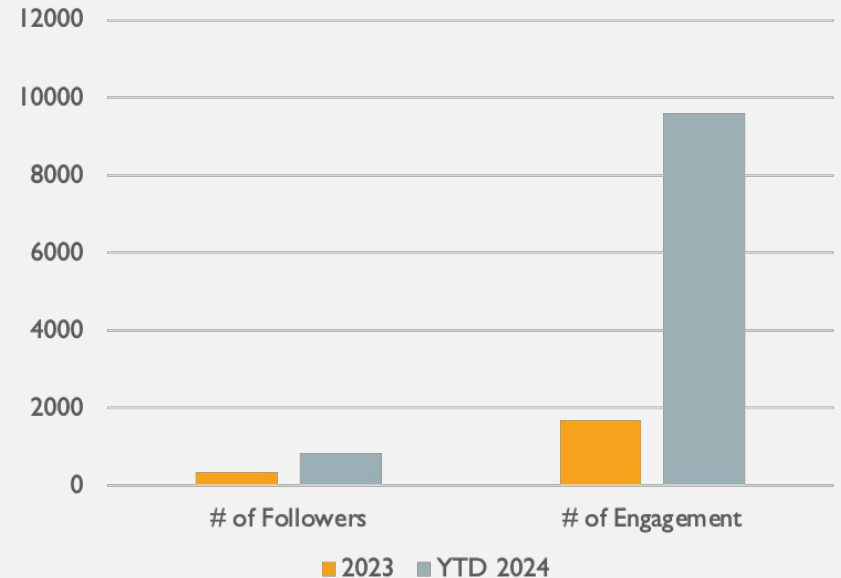
\*\*Our Instagram did not link with Meta Business Suite continuously in 2023. Stats are not fully accurate.

# CHARTS

## Facebook Social Media Analytics

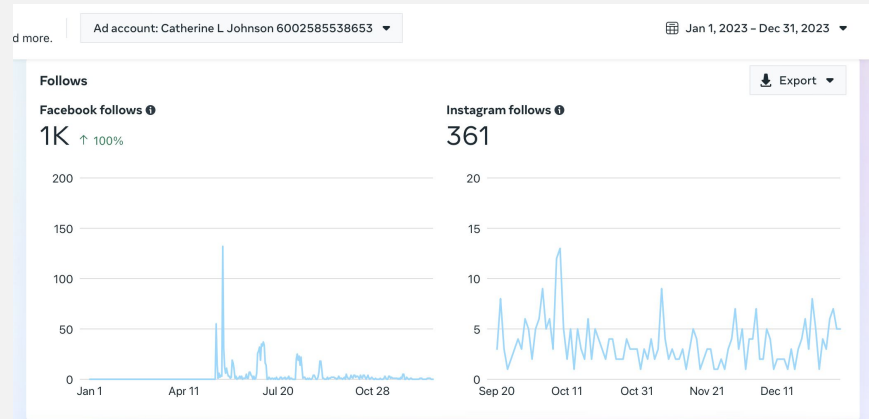


## Instagram Social Media Analytics

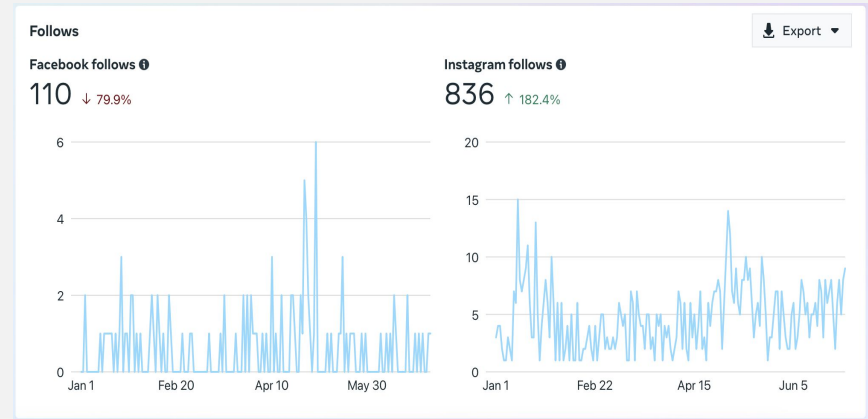


# SOCIAL MEDIA FOLLOWERS

2023

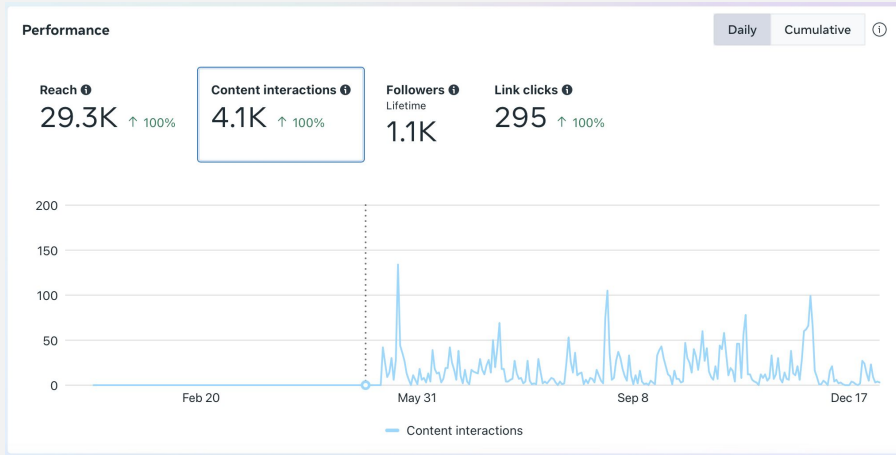


2024

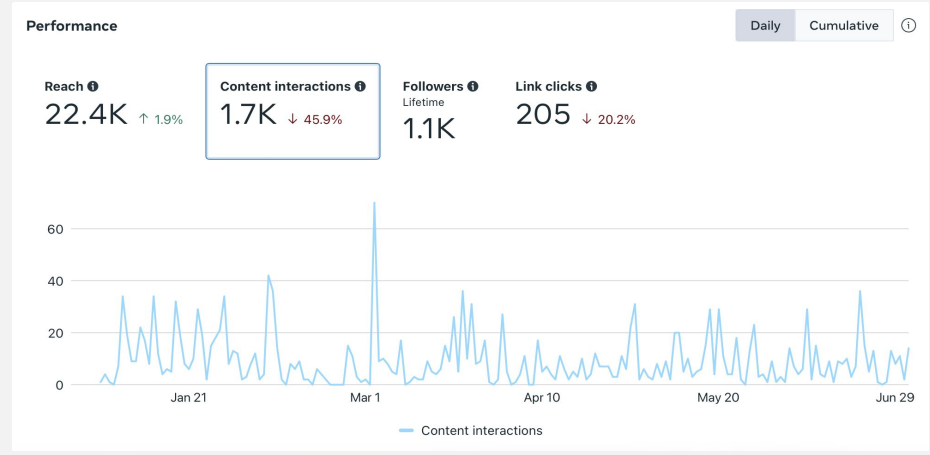


# FACEBOOK ENGAGEMENT

2023

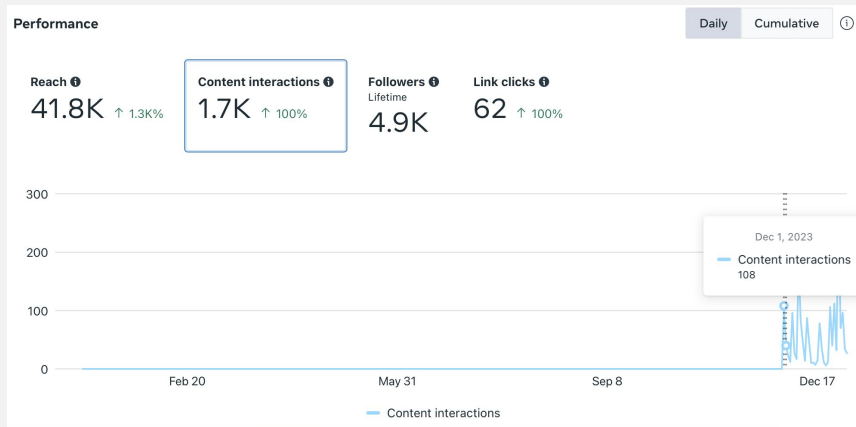


2024



# INSTAGRAM ENGAGEMENT

2023



2024

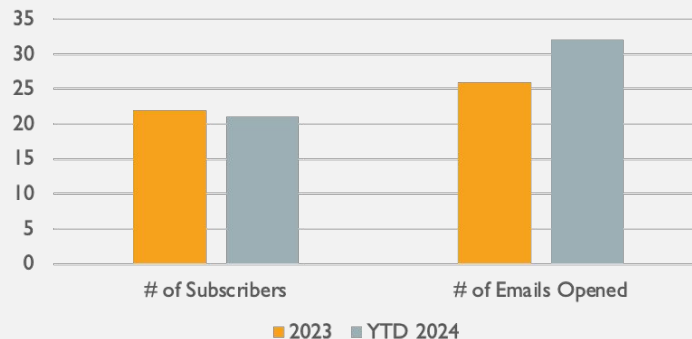


# NEWSLETTER ANALYTICS

PSA Requirement	Year to Date (01/01/24– 07/03/24)	2023
# of subscribers: 5% increase	# of subscribers: 2,184*	# of subscribers: 2,282
# of emails opened: 20% increase	# of emails opened: 604 out of 1,867 delivered (32%)	# of emails opened: 597 out of 2,282 delivered (26%)

\*We switched email platforms to Mailchimp in March 2024. Mailchimp has higher restrictions towards subscribers, so our YTD number decreased by 100 subscribers.

## Newsletter Analytics



# QR CODE SCANS' ANALYTICS

	<b>Visitor Center Volunteer</b> <a href="#">Rename</a> <a href="#">Delete</a> <a href="#">Settings</a> URL No folder ↔ <a href="https://qr1.be/DR3I">https://qr1.be/DR3I</a> <b>Created:</b> 05/24/2024 16:52	2 Scans
	<b>Walking Map Page</b> <a href="#">Rename</a> <a href="#">Delete</a> <a href="#">Settings</a> URL No folder ↔ <a href="https://qr1.be/8EYO">https://qr1.be/8EYO</a> <b>Created:</b> 05/24/2024 16:46	1 Scans
	<b>OurWay Landing Page</b> <a href="#">Rename</a> <a href="#">Settings</a> URL No folder ↔ <a href="https://qr1.be/WN9B">https://qr1.be/WN9B</a> <b>Created:</b> 05/13/2024 07:52	12 Scans
	<b>Events Landing Page</b> <a href="#">Rename</a> <a href="#">Settings</a> URL No folder ↔ <a href="https://qr1.be/JFL5">https://qr1.be/JFL5</a> <b>Created:</b> 05/13/2024 07:48	11 Scans

Thank You!!

Questions?





## AGENDA ITEM #7



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: July 5, 2024  
**Agenda Topic: Appointment of new members to Ridgway FUSE**

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**SUMMARY:**

The purpose of this memo is to recommend the appointment of Pam Kraft and Tia Mihelarakas as the newest members of Ridgway FUSE. The Fuse Committee reviewed applications from Pam and Tia (attached), conducted interviews and discussed their qualifications at the June 18<sup>th</sup> Ridgway FUSE meeting.

After this consideration and in keeping with the established process, the Ridgway FUSE Committee voted unanimously to recommend Pam and Tia for appointment to Ridgway FUSE.

**RECOMMENDED MOTION:**

"I move to appoint Pam Kraft and Tia Mihelarakas as Ridgway FUSE committee members."

**ATTACHMENT:**

New member applications



**Our Mission:** Ridgway FUSE, A Colorado Creative Main Street Program, nurtures the creative, historic, and economic vitality of our community.



**How?** Through our confluence of efforts, we Build; Connect; Gather; Share and Organize.

## New Member Application: Pam Kraft

### View Response

Email \*

pkraft@town.ridgway.co.us

Contact First Name \*

Pam

Contact Last Name \*

Kraft

Cell Phone \*

(970) 729-2259

Why would you like to volunteer?

Represent Public Art Ridgway Colorado (PARC) Board on the FUSE Committee

How would you like to volunteer?

☐

Serve on Leadership Team

☐

Gallery Sitting, Decker Room

☐

Ridgway Independent Film Festival

☐

Other

What other organizations or businesses are you involved with and how?

Town Clerk, Town of Ridgway  
Board Chair, Public Art Ridgway Colorado  
Vice Board Chair, Ridgway Fire Protection District  
Troupe member of Minerva West Theater Group

What skills, experience, knowledge or other strengths do you want to share?

I have organized the Ridgway Love Your Valley Festival for 28 years and the Ridgway Concert Series for 17 year. Prior events I have organized in Town - (children's) Harvest Festivals, River Festival, Music in the Park Festivals, a number of street party fund raisers, Noel Night Parades, Y2K events.  
I was on the Ridgway Creative District committee for a number of years representing PARC. I am currently working with some friends who are installation artists to develop a themed placement of three pieces in Town for the summer.

**Best way to reach me:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Email</b>	<b>Text</b>
<input type="checkbox"/>	
<b>Other</b>	

**I am most available at these times:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Weekends</b>	<b>Weekdays</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Morning</b>	<b>Afternoon</b>
<input checked="" type="checkbox"/>	
<b>Evening</b>	

**What is your vision for a thriving Creative and Business District in Ridgway? \***

*Representing PARC's interests these include rotating placement of sculpture in prominent places in public rights or ways. I personally would like to see installation art placed in public places. I feel that art enhances a community and can set it apart when done with creativity and thinking outside of the box. I would like to see the continuation of alley poetry and include funky art installations in alleys and walkways.*





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**How?** Through our confluence of efforts, we Build; Connect; Gather; Share and Organize.

## New Member Application: Tia Mihelarakis

**View Response**

**Email \***

shoprealmsupply@gmail.com

**Contact First Name \***

Tia

**Contact Last Name \***

Mihelarakis

**Cell Phone \***

(720) 532-7247

**Why would you like to volunteer?**

I want to be involved and informed within the creative community. It is what I cherish most in this wonderful place.

**How would you like to volunteer?**

☒ **Serve on Leadership Team**

☐ **Gallery Sitting, Decker Room**

☐ **Ridgway Independent Film Festival**

☒ **Other**

please fill in a value

**What other organizations or businesses are you involved with and how?**

RealM Supply, designer and shop owner.

**What skills, experience, knowledge or other strengths do you want to share?**

I have long been involved in many arts, and have had a shop in Ridgway for just over a year. I want to bring my creative perspective and also my experience as a local business owner, to contribute to the local community.

**Best way to reach me:**

**I am most available at these times:**

Close

**Best way to reach me:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Email</b>	<b>Text</b>
<input type="checkbox"/>	
<b>Other</b>	

**I am most available at these times:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Weekends</b>	<b>Weekdays</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Morning</b>	<b>Afternoon</b>
<input type="checkbox"/>	
<b>Evening</b>	

**What is your vision for a thriving Creative and Business District in Ridgway? \***

*I picture the empty spaces filled with other local folks who would love an opportunity to share their dreams, art, business endeavors, restaurants, etc. I picture these businesses thriving year round. I see all of these folks working together to keep Ridgway vibrant.*



## AGENDA ITEM #8



To: Honorable Mayor Clark and Ridgway Town Council  
From: Preston Neill, Town Manager  
Date: July 5, 2024  
Agenda Topic: **Discussion and direction regarding needed housing services to be performed by a third-party housing services administrator to inform the development of an intergovernmental agreement between the Town of Ridgway, the City of Ouray, and Ouray County**

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#### **BACKGROUND:**

Back in March, Ouray County Commissioner Jake Niece, representing the Home Trust of Ouray County, delivered individual presentations to the Ridgway Town Council, Ouray City Council and the Ouray County Board of County Commissioners regarding potential services a housing services administrator could render. Accompanying his presentation was a matrix of potential housing services that was drafted by Commissioner Niece (attached). Initial feedback was sought on the housing services required in each jurisdiction.

On June 25<sup>th</sup>, the governing bodies for the Town of Ridgway, City of Ouray, and Ouray County met in a joint work session to discuss 1) the potential establishment of a regional housing committee, and 2) each entity's respective needs related to housing services. Out of that meeting came the following:

1. Each governing body agreed to further explore the notion of a joint housing administrator, with each entity sharing in the total cost and requiring the chosen administrator to tailor its responsibilities based on the specific needs of each entity. Some interest was also expressed in exploring the establishment of a joint/regional housing committee.
2. Each governing body agreed to pinpoint its respective needs related to housing services to inform the development of an intergovernmental agreement (IGA).
3. Upon approval and execution of an IGA, the governing bodies agreed to pursue a joint solicitation process by way of a Request for Proposal to choose a housing services administrator, with the aim of having the administrator begin providing services for the 2025 calendar year.

#### **STAFF RECOMMENDATIONS:**

To help meet #2 above and to inform Council's discussion during Wednesday's meeting, staff offers that the following services would be a good starting point for the Town of Ridgway:

- **Deed Restriction Management:** The administrator could hold the responsibility of administering active deed restrictions on behalf of the Town. This could include qualifying owners by way of performing applicant qualification screenings, performing buyer selection, and overseeing the initial sale and resale processes in accordance with the deed restriction or other guiding documents/cost control measures. The administrator would need to operate with neutrality and provide these services to help ensure a smooth transaction/closing.





This performance area would also include ongoing compliance verification checks to ensure the deed restrictions are being adhered to. In the event of a violation, the administrator would work with the Town to take the appropriate enforcement measures/compliance actions.

- **One Stop Shop:** The administrator could maintain an up-to-date record of all available affordable/attainable/workforce housing units in Ouray County, including deed restricted units and income restricted rental units. A focused approach would allow housing seekers access to this type of limited inventory.
- **Homebuyer Education:** The administrator could host classes designed to offer prospective buyers some fundamental knowledge about the home-buying process. It could cover various topics, including budgeting, lending, down payment assistance, real estate processes, homeowner's associations, and post-purchase information. Beyond the class, the administrator could provide prospective buyers with resources designed to educate individuals interested in purchasing a home and provide specific guidance on navigating the complexities of deed-restricted properties.
- **Grant Writing and Administration:** The administrator could assist the Town with grant writing and administration for grant opportunities that would help advance a specific task or project on the Town's annual strategic plan or a specific housing initiative that may come up throughout the course of the year.

**ATTACHMENT:**

Housing Services Matrix

<b><u>DRAFT Version 2</u>   Housing Services Matrix   <u>DRAFT Version 2</u></b>	
	Notes - [list concrete metrics for easy assessment of pass/fail - specific & measurable]
<b>Property Management, Ground Lease, Deed Restrictions</b>	
<b>Sale &amp; Buyer/Renter Qualification</b>	
Develop qualification requirements for projects	Tailored to each project depending on mix of funding. Some grants and loans have different requirements like AMI.
Perform applicant qualification screenings	Collect applications, perform income verification, [other tasks]
Perform buyer selection	Includes applicant scoring, lotteries
Oversee initial sale and resale processes in accordance with the deed restriction, ground lease or other cost control measures	
<b>Ongoing Compliance Verification</b>	
Ensure continuing qualification & compliance of owners and renters	regular compliance checks, including in-person visits
Ensure compliance with federal, state, and local regulations	track new legislation, HTOC attorney advice
Serve as a local presence for homebuyers and renters	open HTOC office in Sherman street commercial space. Be available to physically visit housing projects. Understand local issues and context. Field questions and edge cases.
Engages directly with agencies for which compliance actions are necessary, coordinating with municipal management and legal staff.	
<b>Property Management</b>	
Perform routine maintenance on rental properties	Snow removal?, service appliances, [other routine services]
Replace broken appliances, perform repairs	
Field and resolve disputes between homeowners, renters, HOAs, local governments, etc.	
Manage necessary renovations on purchased properties	Could include asbestos removal, energy efficiency upgrades, painting, carpet removal/replacement, etc.
Support other projects and special initiatives as requested.	<b>City, Town, &amp; County - please add your own categories and desired services</b>
<b>Housing Construction &amp; Preservation</b>	
Identify potential development opportunities, leveraging non-profit, corporate, individual, and governmental partners	Examples: Ridgway Charles street alley right of way potential project, existing houses and rentals for sale.
Identify, assess, and acquire land-banking sites for future affordable housing.	Example: Ridgway Alpenglow property
Build and maintain a pipeline of affordable housing and projects.	Current pipeline: Ouray 6-plex rental (complete, renovations pending) Ridgway Parkside Duplex (under construction), Ouray Riverwalk Rentals, Ridgway Sherman Street mixed use rentals & commercial.
Perform community outreach and stakeholder engagement	stakeholder meetings at multiple points in development of each project. Include neighbors, businesses, local governments, HOAs. Prevent surprises.

Manage all phases of development including initial financial feasibility analysis, proformas, overseeing design development, securing all necessary financing, procuring and contracting with all third-party consultants, overseeing construction efforts and timeline.
Manage tasks necessary to obtain entitlements and public approval, including community design meetings, submission of entitlement applications, attendance at public hearings.
Secure funding commitments for projects, including pre-development, interim financing, permanent debt, equity investments, and public or private subsidies; have the ability to creatively combine financing tools to leverage housing funds.
Create, monitor and manage project budgets, manage the project invoice and requisition process in coordination with the Finance Team.
Lead the project team of architects, engineers, contractors, property management and other professionals, with limited supervision, to achieve the objectives of the project.
Coordinate with property management and Community Outreach Director during predevelopment and construction to ensure smooth tenant relations.
Manage projects during construction.
Perform site inspections and due diligence, evaluating and highlighting opportunities and risks.
Organize, negotiate, coordinate, document and facilitate project partnership and land escrow closings.
Formulate and execute strategy for successful applications in response to Requests for Proposals (RFPs).
Develop and maintain relationships with HTOC partners, including neighborhood and community organizations, public officials, funders, local sponsors and stakeholders to foster support for affordable housing development.
<b>Program Creation &amp; Maintenance</b>
Manage the day-to-day operation of the Housing Services Programs
<b>Grant Management</b>
Search for applicable grants
Apply for grants
track grant & loan reporting requirements
File required reports
Engage directly with agencies for which compliance actions are necessary, coordinating with local governments and legal staff.
<b>Education</b>
Facilitate homebuyer education classes required for first time homebuyers through Housing Resource of Western Colorado.
<b>[Other education opportunities for homebuyers, general public, elected &amp; govt employees?]</b>
<b>Information Tracking &amp; Studies</b>

Some aspects of grant application and reporting must be done by the local jurisdiction, however whenever possible and desired, HTOC will be the applicant, and wil do reporting.

Oversee ongoing monitoring, evaluation, and reporting of loans and grants in local government’s portfolios, including both services and capital projects

Coordinate housing needs assessments on a recurring basis as required for Prop 123 funds.	Required by SB24-174
Track and manage housing data and annual [performance measures] that support local housing plans and manage implementation of the plan across multiple program areas.	
Create inventory of city, county, and other public or special district owned property that may be suitable for housing development.	
Inventory of all deed restrictions, ground leases, rent controls and other affordable housing cost control mechanisms	
<b>Specific Programs From Community Plans</b>	
Create housing guidelines and implement the goals and actions of the local governments Community and Master Plans.	
Homebuyer down payment assistance fund	
<b>Support other projects and special initiatives as requested.</b>	HTOC needs guidance from Town on details of what these programs would look like in a completed state.
<b>Goals from Ridgway Master Plan (2019)</b>	
GOAL COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.	
POLICY COM-1.1: Workforce Housing - Work with Ouray County and the City of Ouray to develop housing units designed and priced for employees living and working in Ouray County. The Town of Ridgway should initially focus on those living and working in Ridgway.	
POLICY COM-1.3: Public-Private Partnerships - Continue to explore opportunities to partner with private or non-profit developers on the construction of affordable and workforce housing.	
POLICY COM-1.6: Multi-Generational Housing - Support the development of housing options designed to accommodate multi-generational needs to allow residents the opportunity to age in place.	
GOAL COM-2: Encourage a diversity of housing options that meet the needs of residents.	
POLICY COM-2.1: Diversity of Housing Types - Encourage new developments to accommodate a variety of housing sizes, household types, tenure types, densities, and prices.	
POLICY COM-2.2: Housing Options - Support the development of a range of housing options in Ridgway, as appropriate in different parts of the community, including, but not limited to small homes, accessory dwelling units, townhomes, live/work units, and small-scale apartments or condominiums.	HTOC needs guidance from County on any specific programs it desires. Maybe recommendations from Planning Commission on specific affordable housing measures that would be relevant in the unincorporated county.
<b>Goals from Ouray County current Master Plan (1999)</b>	
The residents of Ouray County desire attainable and varied housing options for all segments of the population.	
To assure the continuing availability of diverse housing to meet the needs of the County's growing population.	
Encourage and foster intergovernmental agreements that uphold the intent of this master plan with any areas of concentrated residential development that undertake a process of incorporation.	
<b>Goals from City of Ouray Community Plan (2021)</b>	
	HTOC needs guidance from City on details of what these programs would look like in a completed state.

Develop new housing programs through work with local governments, DOLA, lenders, partners, local Housing Committees, other non-profits, and other stakeholders addressing community housing needs.
Create an attainable housing incentive program that encourages attainable rental housing and for-sale housing throughout the community.
Create a seasonal housing program that could include dormitories, POD style housing, and camps.
Create incentives and programs for employers to address housing needs.

## AGENDA ITEM #9



## 2025 Fiscal Year Budget Preparation Schedule

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

## AGENDA ITEM #10



## AGENDA ITEM #11