

Ridgway Town Council Regular Meeting Agenda Wednesday, November 13, 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/87999952533?pwd=CzFpvsbhLQA1CRwGdH2tOShAy9DaUV.1>

Meeting ID: 879 9995 2533

Passcode: 488242

Dial by your location

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5:30 p.m.

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

ADDITIONS & DELETIONS TO THE AGENDA

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

1. Minutes of the Regular Meeting of September 11, 2024.
2. Minutes of the Workforce & Affordable Housing Committee meeting of September 11, 2024.
3. Minutes of the Budget Retreat Workshop on October 12, 2024.
4. Register of Demands for November 2024.
5. Renewal of Hotel-Restaurant Liquor License for Chipeta Lodge-Resort Plus Spa.

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.

6. Introduction of Jordan Batchelder as Building Inspector for the Town of Ridgway - Town Manager.
7. Presentation of annual report from the Ridgway Community Garden - Christine Lance, Ridgway Community Garden.
8. Presentation of funding request for the Telluride Foundation's Workforce Home Ownership Initiative - Elaine Demas, Telluride Foundation.

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

9. First Reading of Ordinance No. 06-2024 Approving the Annexation of Certain Real Property to be known as Dalwhinne-Ridgway Athletic Park Annexation, Generally Located along County Road 23

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

10. Review and action on Order Extending the Declaration of Local Disaster in and for the Town of Ridgway related to the Beaver Creek Diversion - Town Manager.
11. Review and action on First Amendment Subdivision Improvements Agreement Vista Park Commons - Town Attorney.
12. Review and action on Intergovernmental Agreement for Building Inspection Services between the Town of Ridgway and Ouray County - Town Manager.
13. Presentation of the Draft 2025 Fiscal Year Budget and Five- and Ten-Year Capital Improvement Plans - Town Clerk/Treasurer.
14. Review and direction on membership contribution for Mountain Towns 2030 - Mayor Clark.
15. First Reading of Ordinance No. 05-2024 Amending Subsection 14-1-1 of the Ridgway Municipal Code to Add More Specific Regulations Concerning Snow and Ice Removal and Establishing an Assessment and Penalty for Failure to Maintain Sidewalks in the Winter - 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.

16. Town Attorney's Report

17. Town Manager's Report

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

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

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
SEPTEMBER 11, 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. Councilors in attendance Kroger, Lakin, Schuyler, Scoville, Mayor Pro Tem Meyer and Mayor Clark. Councilor Grambley was absent.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for the purpose of receiving legal advice regarding the organization of the Town of Ridgway Board of Adjustment to address concerns raised regarding construction at 432 Amy Court.

ACTION:

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

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

The Council reconvened from closed session at 6:00 p.m. and conducted a meeting as the Ridgway Workforce and Affordable Housing Committee.

The Council reconvened into the regular meeting at 6:35 p.m.

CONSENT AGENDA

1. Minutes of the Regular Meeting of August 14, 2024.
2. Register of Demands for September 2024.

ACTION:

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

PUBLIC COMMENTS

Val Swartz representing the Dark Sky Committee, explained he is informing the public regarding impacts of night lighting on bird migration. He inquired about lighting in the new greenhouse on the Old Firehouse building, noting the illumination "is rather significant" and needs to be addressed.

Dana Ivers speaking as a member of the Sustainability Advisory Board, requested Council consider a resolution limiting the idling of vehicles to three minutes.

The Pickleball Club presented an invitation to attend the second annual tournament, noting the “event is sold out at 110 players” but is “free for spectators”.

Renee Marr stated she was before the Council last month and wanted to know why “construction is continuing at 432 Amy Court”, citing what appears to be “several code violations”.

The Mayor stated staff has reviewed the request and made a determination, he suggested considering making an appeal of the decision to the Board of Adjustment.

POLICY MATTERS

3. Order Declaring a Local Disaster in and for the Town of Ridgway

Town Manager, Preston Neill, noted the local disaster declared on August 14th will be expiring, and asked the Council to extend the declaration under the Colorado Disaster Emergency Act for another thirty days.

Manager Neill presented an update on the short term goal to re-establish the pipeline and divert water into Lake Ottanawanda. Tours of the impacted area have been conducted for Homeland Security, Colorado Water Conservation and Natural Resources. Engineering and analysis is underway, and applications made for state disaster relief so construction can begin this summer.

There were questions from the Council.

ACTION:

Councilmember Schuyler moved to approve the Emergency Declaration for the Town of Ridgway. Councilor Kroger seconded and the motion carried unanimously.

4. Letter to the Natural Resources Conservation Service requesting federal assistance under the Emergency Watershed Protection Program

ACTION:

Moved by Mayor Pro Tem Meyer, seconded by Councilor Kroger and unanimously carried to ratify the letter to the State Conservationist at the Natural Resources Conservation Service in Denver.

5. Adoption of the Green Street Sustainability Park Master Plan

Staff Report dated 9-6-24 from the Town Manager presenting the Green Street Sustainability Park Master Plan.

The Town Manager presented for adoption the Green Street Sustainability Park Master Plan, developed after direction from Council at the last meeting.

Stacy Passmore, consultant with Superbloom hired to develop the park plan, presented background pertaining to the site, community engagement, design, implementation and resources. She stated after two public meetings, two on line surveys, and two Council meetings to receive feedback, the current plan was developed based on Council direction and consolidates the solar array at the south end of the park, with some panels spread throughout the park, for a total of 300 kw of solar arrays; includes the existing community

garden and apiary; an outdoor class room; climbing area; covered picnic area; children's play area and restroom.

There were comments from the Council.

Speaking from the public, ideas were presented from Vicki Hawse, Jim Nowak, Scott Williams, Angela Hawse and Andre Bollar.

The Mayor noted any development in the park area would be discussed with capital improvement planning during the annual budgeting process.

ACTION:

Moved by Councilor Kroger, seconded by Councilor Lakin to adopt the Green Street Sustainability Park Master Plan. On a call for the vote the motion carried unanimously.

PUBLIC REQUESTS AND PRESENTATIONS

6. Introduction of new employee, Angela Kemp

The Mayor introduced new employee, Angela Kemp, who will serve as Senior Planner. Ms. Kemp was welcomed by the Council.

7. Proclamation declaring September 2024 as National Suicide Prevention Awareness and Recovery Month

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

The Mayor noted there are local efforts, including the suicide prevention coalition.

ACTION:

Councilor Lakin moved to adopt the Proclamation declaring September 2024 as Suicide Prevention Awareness Month in the Town of Ridgway. Councilor Kroger seconded and the motion carried unanimously.

8. Update regarding Ouray County Support and Advocacy Project

Chelsea Meece, Executive Director of the Ouray County Support and Advocacy Project presented an overview of the the services offered to support persons who have experienced sexual assault and domestic violence. These include crisis intervention, case management, advocacy and supportive services. Current fundraising is aimed at hiring two advocates to serve survivors, establishing a 24 hour hotline and to provide services, program operation and community engagement activities.

The Council took a recess at 6:35 p.m. and reconvened the meeting at 6:40 p.m.

9. Request to consider a ban on the sale of puppies and kittens in pet stores to assist in eliminating puppy and kitten mills

Joyce Cohen presented information on “factory farms” or “puppy mills” that are large scale commercial operations which breed dogs and cats in cages under “horrific conditions” and sell them to pet stores. She noted 99% of puppies sold in pet stores come from puppy mills and nearly all of them are ill or incubating an illness when purchased; each year in the country 4 million puppies are born in puppy mills; and there are over 35,000 pet stores.

She explained three states have passed legislation banning these practices, and the sale to pet stores. Last year 5,000 dogs were “imported” into the state to be sold in pet stores, and it is hoped the Colorado legislature will introduce similar legislation. She asked the Council to “show you value humane treatment of animals” and support legislation at the state level, by adopting an ordinance banning the sale of puppies and kittens to pet stores.

The Council directed staff to prepare an ordinance banning the sale of puppies and kittens in pet stores.

PUBLIC HEARINGS

10. Resubdivision of Lots 8-12 in Block 36; zoned Historic Residential; applicant James Nowak

Staff Report dated 9-6-24 from Contract Planner TJ Dlubac presenting a request for resubdivision of Lots 8-12 within Block 36.

Planner Dlubac presented the request for resubdivision of one parcel with an existing one-store residence and a two story garage with an accessory dwelling unit, to three residential lots. The parcel is .41 acres and located in the historic residential zone. The existing home will be on Lot A, and Lots B and C will be created. The Planning Commission approved a variance request to decrease the 15 foot setback to 11.2 feet. The resubdivision also includes new utility easements crossing the proposed lots to serve each lot. At a public hearing on July 30th the Planning Commission considered the request and voted unanimously to recommend approval to the Council with one condition. He stated staff is recommending the Council approve the request with the same condition.

ACTION:

It was moved by Councilor Schuyler, seconded by Councilor Lakin and unanimously carried to approve the Nowak Subdivision, finding the criteria set in Municipal Code Section 7-5-2(J)(3) have been met with the following conditions, prior to the Town recording the resubdivision with the Ouray County Clerks Office, all outstanding referral comments in the July 26th comment letter shall be adequately addressed.

Mr. Nowak addressed the Council and recommended changing the meeting date of the Planning Commission meetings to allow the 15 day process required In the code to be met.

PUBLIC REQUESTS AND PRESENTATIONS (continued)

11. Annual presentation from Uncompahgre Watershed Partnership

Tanya Ishikawa, Uncompahgre Watershed Partnership Communications Director, presented an update including board reorganization; strategic planning for 2024-2028; historical highlights; mission; vision; organizational objectives; ongoing projects and programs;

planned and potential projects; theoretical projects; watershed education and scientific advising; watershed restoration projects; funding request for 2025.

12. Annual presentation from EcoAction Partners

Kendra Held, Climate Coordinator with the Eco-Action Partners presented the 2023 Regional Greenhouse Gas Emissions Inventory. Emma Gevona, Executive Director, presented the organizational mission statement; Energy Workforce Development Program; Climate Action Plan; student engagement; regional greenhouse gases forecasting; green business program; Colorado Affordable Residential Energy Program; energy incentives and waste reduction efforts.

POLICY MATTERS (continued)

13. Introduction of Ordinance amending Section 7-4 “Zoning Regulations” of the Municipal Code relating to accessory dwelling units

Staff Report dated 9-6-24 from Contractual Planner, TJ Dlubac, presenting an ordinance amending accessory dwelling unit standards.

Planner Dlubac explained last year Chapter 7 of the Municipal Code was updated and Council asked the Planning Commission to address accessory dwelling unit (ADU) standards. At the July meeting the Commission finalized its review and hearing process and are recommending to the Council adoption of an ordinance to update the regulations. The proposed ordinance reorganized the provisions into five separate sections, added more standards; added statements in the general provision to clarify intent of ADU construction; waives plan review fees for ADU’s attached to primary residences; allow ADU’s with duplex and triplex uses; modified density based on lot size; added site plan review for property that results in two or more ADU’s; increased maximum size and adjusted measurement standards from 800 square feet to 1000 square feet measure from the inside of the unit, not the outside; added incentives based on landscaping, construction materials and unit affordability to increase square footage size and minimum rental time frame changed to 90 days.

There were questions and discussion by the Council.

SPEAKING FROM THE AUDIENCE:

Pam Foyster noted the Commission still needs to address the owner occupancy requirements.

Doug Canright questioned the effect of minimum rental time frames on current short term rental license holders; current property owners of ADU’s that have purchased separate water taps; and pre-existing non-conforming units. He noted “if you take away owner occupancy requirements you are saying every lot is a duplex lot”.

Renee Marr spoke in favor of requiring owner occupancy. She asked the Council to “think long term” in relation to what the community will look like with increased density and resulting impacts on infrastructure. “If owner occupancy is eliminated” developers may purchase property for “income generating purposes”. She noted this will bring “absent property owners” and impacts could include loss of community, and changing from a residential community to a bedroom community.

Jake Niece stated “ADU’s are part of the affordable housing solution” and “fill a need for the missing middle” of “median income” community members.

Trish Greenwood expressed concerns that “lifting the owner residency requirement invites people who want investment only”.

Jim Nowak expressed concerns that absentee owners “could be a burden on other members of the community” as they may “not have an investment in the community”.

Terece Seal stated if the rental is long term it would be “okay if it is not owner occupied”, but if not long term rented, “it should be owner occupied”.

Jennifer Nelson supported further discussion by the Planning Commission regarding owner occupancy to understand “both sides of the issue”.

There were comments from Council. Consensus of the Council was to refer the proposed ordinance back to the Planning Commission for further discussion regarding owner occupancy requirements, to allow the code changes to be contained in one document.

14. Introduction of Ordinance amending Section 7-4 “Zoning Regulations” of the Municipal Code relating to parking standards

Staff Report dated 9-6-24 from Contract Planner TJ Dlubac presenting an ordinance amending parking standards.

Planner Dlubac presented an ordinance forwarded from the Planning Commission amending parking standards. He explained the provisions do not remove requirements for off street parking, but provide a variety of options. The changes include overall reduced and simplified parking regulations; stacking requirements for specific uses; shared parking plans; expansion of existing bicycle parking requirements; requiring electric vehicle parking spaces; reductions specific to various zoning districts and handicap accessible parking standards.

There were questions from the Council, and questions from the audience.

SPEAKING FROM THE AUDIENCE:

Renee Marr noted that current parking in LeRanch Subdivision is limited and the proposed regulations “will incredibly affect” the congestion and “limit circulation for trash and snow removal” equipment.

Staff was directed to research potential areas with existing parking congestion, and evaluate if they will be impacted by the proposed regulations.

ACTION:

Moved by Councilor Scoville, seconded by Councilor Schuyler the motion to introduce Ordinance No. 04-2024, an Ordinance of the Town of Ridgway, Colorado, amending Section 7-4 “Zoning Regulations” of the Ridgway Municipal Code regarding parking standards, on first ready, finding that the criteria set forth in Municipal Code Section 7-4-3(D)(3) have been met, and direct staff to evaluate potential areas where parking congestion exist, and determine if the regulations will impact these areas carried unanimously.

15. Resolution finding substantial completion of annexation application

Staff Report dated 9-6-24 from Contract Planner TJ Dlubac presenting a resolution finding substantial compliance for annexation of the Dalwhinnie-Ridgway Athletic Park.

Planner Dlubac explained the annexation petition for Dalwhinnie-Ridgway Athletic Park has been received, and the Council is being asked to find compliance and set a public hearing.

The property is 3.23 acres owned by the Dalwhinnie Group and Town, and the petition has been filed collectively. The area includes .28 acres of the Athletic Park and 2.53 acres of Dalwhinnie property along with .072 acres within the right-of-way of County Road 23. If the Council adopts the resolution finding substantial completion, a public hearing will be held at the November meeting, he noted.

Speaking on behalf of Dalwhinnie Group, Chris Hawkins stated the plat map will be submitted next week.

ACTION:

Moved by Councilmember Lakin to approve Resolution No 2024-09, a Resolution Finding Substantial Compliance for an Annexation Petition Filed with the Town of Ridgway, Colorado known as Dalwhinnie-Ridgway Athletic Park Annexation to the Town of Ridgway and Setting a Public Hearing for November 13, 2024. Mayor Pro Tem Meyer seconded and the motion carried unanimously.

16. Emergency restrictions on burning and fires within the Town

Staff Report from the Town Manager dated 9-6-24 reporting on August 2nd the Town implemented Stage 1 fire restrictions, and on August 16th following other local agencies the Town transitioned out of fire restrictions.

The Town Manager asked the Council to confirm the rescission of emergency fire restrictions.

ACTION:

Mayor Pro Tem Meyer moved to confirm the rescission of emergency restrictions on burning and fires within the Town of Ridgway, Councilmember Kroger seconded, and on a call for the vote the motion carried unanimously.

17. Ratification of letter of support for the Grand Junction Regional Material Recycling Facility Project

ACTION:

Moved by Councilmember Schuyler to ratify the letter to the Grand Junction City Council supporting the of the Grand Junction Regional Material Recycling Facility Project. Councilor Lakin seconded the motion which carried unanimously.

18. Ratification of letter of support for the Ridgway Area Chamber of Commerce Tourism Marketing Grant application to the Colorado Tourism Office

ACTION:

Councilor Lakin moved to approve the letter to the Colorado Tourism Office supporting the Chambers application for a marketing grant. Mayor Pro Tem Meyer seconded, the motion carried unanimously.

19. Letter of support for the Gunnison Outdoor Research Protection Act

ACTION:

Councilor Kroger moved, Councilor Lakin seconded and it was unanimously carried to approve the Gunnison Outdoor Research Protection Act support letter.

MISCELLANEOUS REPORTS

The Town Manager presented an overview of the monthly written managers report.

POLICY MATTERS (continued)

20. Resolution authorizing the exercise of the Town's Eminent Domain Authority to acquire real property for a recreational trail

Contractual attorney Joseph Rivera presented an update on the Council's desire to negotiate purchase of a ten foot wide recreational trail easement on 539 Marion Overlook to access the school immediately to the north boundary. He explained in the winter of 2022 staff reached out to the property owner regarding purchase of the easement; in early summer of 2023 he was hired to advise on the process to acquire the property; notices of intent were sent to the property owner who hired legal counsel in September of 2023; in May of this year the property owner terminated the services of legal counsel and an appraiser. Mr. Rivera noted if the Council is still interested in acquiring the trail easement pre-requisites must first be met, and presented a resolution outlining the procedure.

ACTION:

On a motion from Councilmember Lakin to approve Resolution No. 24-08 authorizing the exercise of the Town's Eminent Domain Authority to acquire real property for a recreational trail, with correction to the property boundary and spelling changes, with a second by Mayor Pro Tem Meyer the motion carried unanimously.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session for a conference with the Town attorney for the purpose of receiving legal advice on a specific legal question under C.R.S. Section 24-6-402(4)(b) and determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e) concerning the possible condemnation of real property for the a creation of a recreational trail along real property located at 539 Marion Overlook.

ACTION:

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

The Council entered into a closed session at 10:40 p.m. with the Town Attorney, Town Manager, Town Clerk and Attorney Joseph Rivera.

The Council reconvened from closed session at 11:20 p.m.

COUNCIL REPORTS

Councilor Schuyler presented an update on the Sustainability Committee.

ADJOURNMENT

The meeting adjourned at 11:30 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

MINUTES

WORKFORCE AND AFFORDABLE HOUSING COMMITTEE

SEPTEMBER 11, 2024

The Town Council acting in its capacity as the Workforce and Affordable Housing Committee convened for a meeting at 6:05 p.m. in the Ridgway Community Center at 201 N. Railroad Street. The meeting was held both in person and via Zoom Meeting, a virtual meeting portal, pursuant to the Town's Electronic Participation Policy.

In attendance John Clark, Polly Kroger, Beth Lakin, Russ Meyer, Terry Schuyler, Josey Scoville.

1. Consideration of exception request to add non-permitted capital improvement to maximum sales price

Jim Kolnik, with Impact Development Services, acting as the third party administrator of the affordable housing for Ridgway Wetterhorn Homes, presented a memorandum dated 8-21-24.

Mr. Kolnik explained the Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines address Permitted Capital Improvements under Section 1.9. All permanent improvements to real property that provide long term upgrade or improvements must be approved the Housing Authority prior to erection and shall not include upgrades for esthetic or personal preference. Carmen Messina, who purchased a home at the end of 2023, has elected to sell the property, and has made improvements totaling \$995.42 which she wishes to include in the selling price, yet the Housing Authority was not notified prior to the improvements being made. He stated staff is recommending a denial of the exception as the items of a EV charger and shed are not attached to the residence and may be listed for individual sale outside of the home sale, and there are no receipts to validate the cost of the house painting improvement.

There were comments from the Committee.

ACTION:

Beth Lakin moved to deny the exception request to include non-permitted capital improvements based upon the finding that granting such an exception does not meet the General Policy Goal of providing high quality homes for working residents and their families who make a living primarily from employment in the Ridgway School District and does not meet the requirements for a Permitted Capital Improvement pursuant to Section 6.11 and 8.23. The motion was seconded by Russ Meyer and the vote passed unanimously.

2. Implementation of a Covenant Rental Application for persons interested in occupying deed-restricted housing owned by the Ridgway R-2 School District

Paul Major with Rural Homes explained the school district has requested a "stream line application process" for district renters, and he recommended creating a system for "future use".

Jim Kolnik with Impact Development Services stated the agency does not recommend a simplified employee application. He stated if adopted it should be open for all homeowners and renters.

There were questions from committee members.

Homeowner Carmen Messina noted hardships for a landlord to find a renter which "stops the flow of providing affordable workforce housing" and supported the idea of a "streamline application process".

The committee requested Mr. Major and Mr. Kolnik prepare a streamline process for all applicants.

ADJOURNMENT

The meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

RIDGWAY TOWN COUNCIL
MINUTES OF BUDGET RETREAT

OCTOBER 12, 2024

The Town Council convened for a budget retreat workshop meeting at 9:05 a.m. in the Ridgway Community Center at 201 N. Railroad Street. The meeting was held both in person and via Zoom Meeting, a virtual meeting portal, pursuant to the Town's Electronic Participation Policy.

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

Town Clerk's Notice of Budget Workshop Meeting dated September 16, 2024.

The Council received a packet of information including an overview of the budget adoption process; the draft 2025 Fiscal Year Budget; listing of location of expenditures within the draft budget; draft Five and Ten Year Capital Improvement Plans; update to the 2024 Strategic Plan

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

Members of the Council presented items for consideration in capital improvement planning and budgeting. Items included revising the fee schedule for use of the Athletic Park pavilion concession area; survey regarding vacating the right of way off Charles Street; creating an entertainment district on Clinton Street; support staff for the Town Manager; increasing Council stipend; phasing piping of water lines after the headgate; repair of roads in the RAMP project area due to settling; signage for visitors; purchase of a lot in the downtown area; maintenance of streetscape sidewalk areas; continuation of sidewalk to the school on Amelia Street.

The Town Clerk presented the draft 2025 Fiscal Year Budget and reviewed with Council the revenue projections and operational expenditures by each fund. It was noted revenues were projected conservatively.

The Town Clerk presented reports on waiver of fees given to affordable housing projects from the general, water and sewer funds.

The Town Manager presented Statewide revenue projections and trends, inflation and economic growth. He presented a recommendation from Logic Compensation to maintain the classification and compensation step structure, closely aligning it with the market average of pay, to ensure the Town maintains a competitive position in attracting and retaining employees.

Marshal Schmalz presented an analysis of use on gas powered, electric or hybrid patrol vehicles. There was discussion and the Council agreed use of hybrid vehicles would be preferred. It was noted use of the vehicles would require installation of charging stations at the homes of officers and at the Marshals Office.

The Town Manager presented a request for contribution from the Home Trust of Ouray County, and noted the Town has also committed to contribute to jointly funding a housing administrator, which would provide similar services. There was discussion by the Council.

Manager Neill discussed the current structure of the Sustainability Advisory Board, and there was discussion by the Council.

The Council took a recess for lunch between 12:15 p.m. and 1:00 p.m.

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

There was discussion regarding an Intersection Control Assessment conducted by the State Highway Department on the corner of North Railroad Street and Highway 62; assessment on the wastewater plant from the Colorado Department of Public Health; and the Growing Water Smart plan.

The Town Manager presented an updated 2024 Strategic Plan.

The meeting adjourned at 3:00 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

Town of Ridgway
Register of Demands
 Nov 2024

Name	Memo	Account	Paid Amount
NAPA		Alpine-Operating Account	
	2013 Explorer	861GO3 · Vehicle Maintenance & Repair	-425.47
TOTAL			-425.47
Hartman Brothers Inc		Alpine-Operating Account	
		661GO2 · Vehicle & Equip Maint & Repair	-8.47
		961SOO · Vehicle & Equip Maint & Repair	-8.47
		961WOO · Vehicle & Equip Maint & Repair	-8.48
TOTAL			-25.42
Josey Scoville		Alpine-Operating Account	
	Scoville	536GOO · Wellness Program	-700.00
TOTAL			-700.00
CEBT		Alpine-Operating Account	
	Dec 2024	902SOO · Health Insurance	-1,485.00
	Dec 2024	902WOO · Health Insurance	-2,121.00
	Dec 2024	602GO2 · Health Insurance	-415.50
	Dec 2024	502GOO · Health Insurance	-6,426.00
	Dec 2024	802GO3 · Health Insurance	-4,524.00
	Dec 2024	702POO · Health Insurance	-1,246.50
	Dec 2024	526GOO · Life Insurance (all)	-120.12
	PPDD - Dec - DeFrancesco	66000 · Payroll Expenses (Payroll expen...	-868.00
	PPDD - Dec - Duncan	66000 · Payroll Expenses (Payroll expen...	-47.00
	PPDD - Dec - Neill	66000 · Payroll Expenses (Payroll expen...	-1,255.00
	PPDD - Dec - Schmalz	66000 · Payroll Expenses (Payroll expen...	-40.00
TOTAL			-18,548.12
Western Paper Distributors		Alpine-Operating Account	
	paper towels	732POO · Supplies & Materials	-285.84
TOTAL			-285.84

Town of Ridgway
Register of Demands
 Nov 2024

Name	Memo	Account	Paid Amount
Mesa Rental & Supply		Alpine-Operating Account	
	blow out sprinklers	731POO · Maintenance & Repairs	-165.00
TOTAL			-165.00
Home Depot		Alpine-Operating Account	
	sign poles(6)	639GO2 · Street Signs	-187.34
TOTAL			-187.34
Montrose Water Factory, LLC		Alpine-Operating Account	
		632GO2 · Supplies & Materials	-19.88
		732POO · Supplies & Materials	-19.88
		932SOO · Supplies & Materials	-19.87
		932WOO · Supplies & Materials	-19.87
TOTAL			-79.50
Skaggs Companies, Inc.		Alpine-Operating Account	
	buller proof vests (4)	832GO3 · Equipment & Supplies	-4,780.79
TOTAL			-4,780.79
Pureline Treatment Systems		Alpine-Operating Account	
	Nov 2024	989WOO · Plant Expenses - water	-1,650.00
TOTAL			-1,650.00
UNCC		Alpine-Operating Account	
	Oct 2024	915WOO · Dues & memberships	-15.48
	Oct 2024	915SOO · Dues & Memberships	-15.48
TOTAL			-30.96

Town of Ridgway
Register of Demands
 Nov 2024

Name	Memo	Account	Paid Amount
Montrose Ford-Nissan Inc		Alpine-Operating Account	
	oil change - 2013 Explorer	861GO3 · Vehicle Maintenance & Repair	-80.44
TOTAL			-80.44
IronEdge Group		Alpine-Operating Account	
	final 2024	556GOO · IT Services	-440.00
	final 2024	615GO2 · IT Services	-4.00
	final 2024	729POO · IT	-20.00
	final 2024	820GO3 · IT Services	-316.00
	final 2024	917WOO · IT Services	-244.00
	final 2024	917SOO · IT Services	-244.00
TOTAL			-1,268.00
Kim's Housekeeping LLC		Alpine-Operating Account	
	Oct 2024	778PO1 · Decker Room	-297.50
	Oct 2024	779POO · Janitorial Service - parks	-1,018.50
	Oct 2024	779PO1 · Janitorial Services-c c/t hall	-339.50
	Oct 2024	545GOO · Janitorial Services	-339.50
TOTAL			-1,995.00
Clear Networx, LLC		Alpine-Operating Account	
	Nov 2024	778PO1 · Decker Room	-100.00
TOTAL			-100.00
Clear Networx, LLC		Alpine-Operating Account	
	Nov 2024	543GOO · Telephone	-56.00
	Nov 2024	643GO2 · Telephone	-56.00
	Nov 2024	843GO3 · Telephone	-61.00
	Nov 2024	943WOO · Telephone	-56.00
	Nov 2024	943SOO · Telephone	-56.00
	Nov 2024	530GOO · Computer	-50.00
	Nov 2024	630GO2 · Computer	-50.00
	Nov 2024	730POO · Computer	-50.00
	Nov 2024	830GO3 · Computer	-50.00
	Nov 2024	930WOO · Computer	-50.00
	Nov 2024	930SOO · Computer	-50.00

Town of Ridgway
Register of Demands
Nov 2024

<u>Name</u>	<u>Memo</u>	<u>Account</u>	<u>Paid Amount</u>
	Nov 2024	930WOO · Computer	-50.00
	Nov 2024	930SOO · Computer	-25.00
	Nov 2024	630GO2 · Computer	-25.00
	Nov 2024	843GO3 · Telephone	-40.00
TOTAL			-725.00

AGENDA ITEM #6

AGENDA ITEM #7



P.O. Box 635 - Ridgway, CO 81432 • www.RidgwayGarden.org

October 22, 2024

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

Dear Mayor Clark and Members of the Town Council:

Subject: Ridgway Community Garden FY 2024 report

The Ridgway Community Garden (RCG) had another productive year in 2024 with quite a few gardeners leaving town, but plenty more vying for rental space at the garden. It seems that word is spreading that there is a fun and productive garden on the north end of town!

In 2024, we:

- Added two new board members from our garden membership, said a fond farewell to another and moved one board member into a member at large position.
- Rented all 54 garden plots. Two of the plots were communal rhubarb and raspberry beds. The rhubarb was very productive with 3 harvests which were distributed to our garden members. We expect the raspberries to really shine in their 2nd year of 2025.
- The garden served 101 adults and 26 children with a renewal rate of 72%.
- Built a garden shed extension to protect tools such as wheelbarrows and hoses that are no longer fitting into the enclosed shed.
- Nurtured the Stewards Program, started in 2023, for community members who want to participate in RCG's volunteer program. These stewards made the composting system fully functional and provided compost to the garden membership throughout the season.
- Implemented the special use application and guidelines for non-RCG events. For example, our two resident yoga teachers invited members to instruction in the garden.
- Supported the Ridgway Community Apiary with a sublease and access to RCG's water.

- Donated produce to the Ouray County Food Pantry (which supports 170 adults and 45 children in the community).
- Served two families in the WIC program (3 adults and 2 children).
- Hosted enrichment activities for children from Voyager's summer program. Teen adventure Wednesdays created a "garden to table program" and there was an RCG tour and harvest with Taco Gnar's chef Joe.
- Voyager kids acquired a strawberry bed and learned how to tend, fertilize and harvest.
- Coordinated three work sessions for garden members to help with general garden maintenance and gardening questions.
- Collaborated with the seed library of the Ridgway Public Library on a Seed Up Saturday seed give-away event at the garden.
- Taught a 3-season garden class in collaboration with the Ridgway Library for 30 attendees this past spring.
- Collaborated with CSU extension to teach a Seed Saving class at the library for 21 attendees this fall.
- Held four educational bed side chats with our Master Gardener.
- Held two social gatherings/potlucks for all members of the RCG, the Apiary, and their families.

Our biggest success in 2024 was building a shed extension for the garden tools and supplies. This north side extension will keep our tools out of the sun, wind and snow and extend the life of our equipment. Our vice president was able to secure a builder at minimal cost who had the skill to coordinate and build with him on this project.

Our biggest challenge in 2024 was sustaining membership participation in collective garden work sessions, so we decreased the number of work sessions and asked gardeners to work independently to keep the garden weed free and the area around their beds neat and clean. Our very successful program for garden stewards provided us with much needed help on maintenance work and general upkeep. Because of their hard work, we will honor our stewards with a gift and a big thank you, at our last official work session of the season.

We are very grateful for Town's assistance in the fall of 2024 with the shed extension project! We are especially thankful to town's Jeff Rivera who helped with site preparation, grading and fill for the extension. We can now access the original shed, its contents and still have space to move around inside...we are growing!

Thank you so much for your continued support of the community garden!

Sincerely,

Christine Lance

Ridgway Community Garden, President

The new shed extension will be completed by Nov. 1





**Town of Ridgway
Annual Report 2024**

Chris Lance

MISSION: Provide infrastructure and resources to community members of all ages for growing produce in a setting that inspires camaraderie, learning, and sharing.



Board of Directors



Chris Lance - President



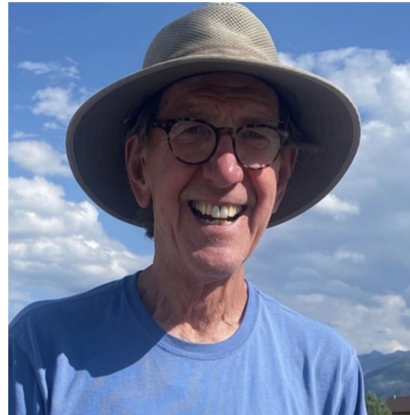
Doug Unfug - Vice President



Agnieszka Przeszlowska - Treasurer



Jill McCord - Secretary



**Dave Peterson - Membership
Coordinator**



Lisa Erickson - Outreach Coordinator



Judi Chamberlin - Member at Large



OUR MISSION

To provide infrastructure and resources to community members of all ages for growing produce in a setting that inspires camaraderie, learning, and sharing.

WHAT'S HAPPENING



[SAVE THE DATES](#)



[DO YOU KNOW...](#)



[WEATHER STATION](#)

WHAT'S HAPPENING



SAVE THE DATES

**GARDEN CLOSED FOR THE
SEASON**

October 31, 2024

2025

GARDEN OPENING

Tuesday, April 1, 2025

**with applications available on
this website after January 15,
2025.**



DO YOU KNOW...

...these end of growing season tips
on preparing for winter?

**Preparing a Garden Bed for
Winter**

Winterizing Garden Beds

Listen to the archived show from
August 14, 2024 on KVNF: As the
Worm Turns for an interview of
our very own Christine Lance and
Sue Husch!



WEATHER STATION

Checkout the Garden's weather
station for real time weather.

CONNECT HERE



SERVED (30% increase)

2022	2023
76 adults	90 adults
20 children	35 children
	83% renewal

2024
101 adults
26 children
72% renewal

BEDS RENTED

2022	2023	2024
48 of 50	52 of 54	51 of 54
3 communal beds in 2024		

PARTNERSHIPS – Food Pantry & WIC



FOOD PANTRY

170 adults

45 children

WIC

2 families

3 adults

3 children

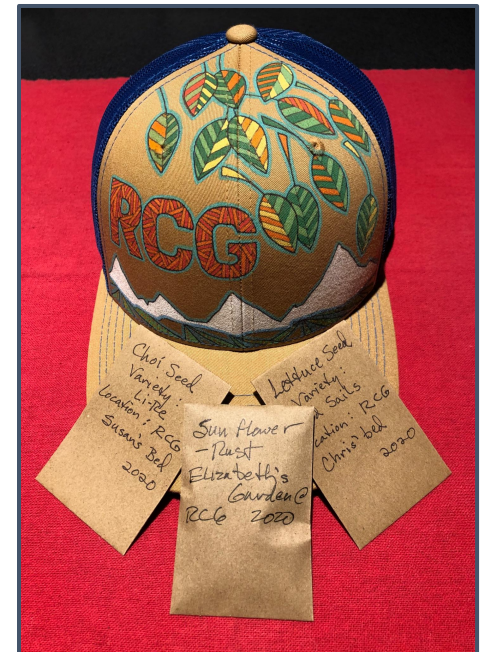
PARTNERSHIPS – Voyager



Teen Adventure Wednesday Garden to Table

1. RCG garden tour & harvest
2. Cooking with Gnar's Chef Joe: pickled rhubarb and salads greens
3. Strawberry bed; play & learn

RW Library - Seeds for all... with Carol Harrold



COLLABORATION

RIDGWAY LIBRARY - seed up saturday



Fall Library class: Yvette
Henson of CSU extension =
Seed saving / 22 students

EDUCATION- 3 season growing class

- at the library



COMMUNITY

- 3 garden stewards- Amy Countryman and Nancy & Wally Hall
- Wally rebuilds the composting bins
- Amy & Nancy create compost for the gardeners



Make compost...grow organic!



NEIGHBORS HELP WITH GARDEN IMPROVEMENT

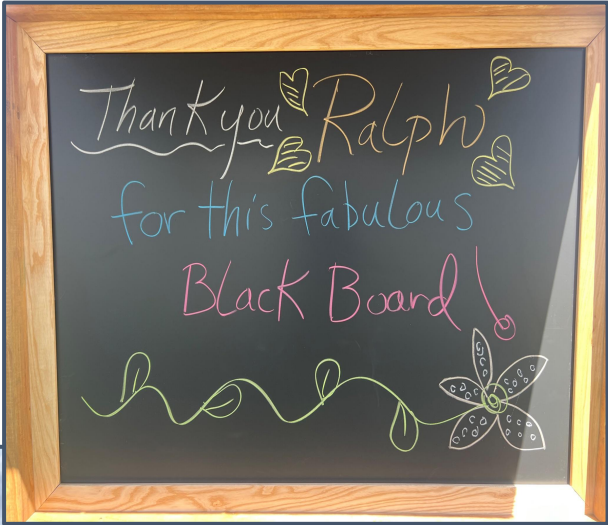
- \$3,500 Storage shed extension
- We grew out of our existing shed!
- Thanks to Jeff Rivera from **TOWN** for **help with grading and gravel!**
- **Lance Sullins / A.E.**



STORAGE SHED...thanks Doug!



Children's play place addition



A growing community in the garden



AGENDA ITEM #8



October 15, 2024

John Clark
Mayor, Town of Ridgway
201 N. Railroad St.
Ridgway, Colorado 81432

Dear Mayor Clark & Ridgway Town Council,

I am writing today to share exciting news about a new program the Telluride Foundation is launching in the first quarter of 2025. The Foundation's "Workforce Home Ownership" Initiative (a 2-year pilot program) is a comprehensive effort designed to offer both education and up to \$50,000 in down payment assistance to support regional workers helping them purchase a home. An Executive Summary of the program is included to provide additional details.

Funds are awarded as low-interest or shared equity loans. As these loans are repaid, the funds remain within the program, allowing support for more families in need of homeownership assistance.

The Foundation is inviting all municipalities in its service area to partner with us in supporting this program. A financial commitment from the town of Ridgway would allow us to offer larger loan amounts to qualifying families who live and/or work in the town. The program offers a maximum loan of \$100K, with \$50K always provided by the Foundation. Should the town want to partner with us on this important initiative, we ask that you consider a \$200K contribution to cover Ridgway applications over the two-year pilot.

Should the program be terminated for any reason, the amount contributed by Ridgway will be returned to the town as loans are paid off.

Thank you for your consideration. We look forward to partnering with you to expand access to homeownership for our regional workforce.

Elaine Demas

Vice President, Operations
Telluride Foundation

Cc: Ridgway Town Council Members - Beth Lakin, Russ Meyer, Polly Kroger, Josey Scoville, Terry Schuyler, Kevin Grambley



Workforce Homeownership Executive Summary

Program Summary: The Foundation’s “**Workforce Homeownership**” initiative (a 2-year pilot program) is a comprehensive effort designed to offer both education and financial support to regional workers, helping them purchase a home. Working with families at or below 150% AMI, the initiative aims to strengthen the resilience of Telluride’s workforce and enhance the long-term sustainability of our region.

Revolving Fund: All funds deployed will be in the form of a loan ultimately repaid back into the fund (with incentives to the homeowner do that as soon as possible) so that the funds can be redeployed to other qualifying members of our regional workforce.

The Need: Affordable workforce housing in our region has been and remains a key concern for the resiliency and sustainability of our community. The cost of housing in the region, combined with today’s high interest rates is making a challenging housing situation even more difficult.

Since the establishment of the Foundation’s Community Housing Initiative and taking over management of the Trust for Community Housing’s Housing Opportunity Fund (HOF) 18 months ago, many leaders in the region have requested that the Foundation consider developing a more robust form of financial assistance to help members of our regional workforce purchase housing.

Since its inception in 2019 the HOF has awarded \$218k to 88 families serving over 169 individuals. The HOF offers a maximum of a \$5,000 forgivable loan to qualifying families purchasing a home and a maximum of a \$1,000 grant for those qualifying families needing financial assistance to move into a new rental.

The HOF will remain intact, serving those needing assistance for rentals only. Those requesting financial support to purchase a home will be directed to the Foundation’s new Workforce Home Ownership Initiative.

The Foundation’s Role: The Foundation will act as the convener for this pilot program. We will bring stakeholders together to help support the program then leverage/match those funds with other sources of funding with a proposed budget of \$2.4M for the 2-year pilot program. To date, the Telluride Foundation, through committed support from our general fund as well as donations from private donors has raised over \$500k for this program.

The Pilot Program will offer three distinct programs:

1. **Home Buyer Education:** We recognize that there are a multitude of programs to assist homebuyers with the purchase of a home. The challenge often is that homebuyers are unaware of the programs available to them. The Foundation will launch a homebuyer education program to help members of our regional workforce better prepare for purchasing their first home as well as provide information about all the programs available in our region that provide financial assistance.

Proposed Goal: Over the 2-year pilot program, provide education to 100 potential homebuyers to help them prepare for their first home purchase as well as access existing mortgage assistance programs offered by private and public institutions.

2. **Down Payment Assistance (DPA):** In the form of a shared equity loan, the program will provide financial support (up to 20% of the cost of a home – not to exceed \$50k for any one household) to help qualifying families with their required down payment allowing them to access the lowest possible interest rate, avoid paying Private Mortgage Insurance and come to the closing table with the funds they need to purchase a home. With support from regional governments and taxing districts, applicants who live and work in, or for a particular region or taxing district, may qualify for an additional \$50k in support.

Proposed Goal: Serve 20 households over the course of the 2-year pilot program helping them purchase a home and remain in the community.

3. **Mortgage Rate Buy Down (MRBD):** in the form of a low interest loan (max loan \$15k) to allow the buyer to “buy-down” the interest rate charged for their mortgage, lowering their monthly payment which helps them qualify for a mortgage and makes homeownership more affordable. With support from regional governments and taxing districts, applicants who live and work in, or for a particular region or taxing district, may qualify for an additional \$15K in support.

Proposed Goal: To serve 25 households over the course of the 2-year pilot program.

DPA & MRBD Program Guidelines under consideration:

Eligible Homeowners:

- Borrower (at least one borrower in a co-borrower situation) must work full-time (no less than 1,400 hours annually) in the Telluride Foundation’s service area for at least the past 12 months.
- Borrower(s) may not presently own any other property (residential, commercial, improved or land)

- Borrower(s) may not have liquid assets more than one time their household income. Liquid assets do not include retirement accounts.
- Borrower(s) must have a household income at or below the following income limits (150% Area Median Income).
 - One Person: \$115,125
 - Two People: \$131,532
 - Three People: \$148,032
 - Four People: \$164,437
 - Five + People: \$177,657

Eligible Properties:

- Must be a residence (single family home, townhome, condominium)
- Vacant Land does NOT qualify for this program
- Home purchase price may not exceed \$850,000.
- Home must be, and remain, the borrower’s primary residence.
- Home must be or become “Deed Restricted:

Administration: The Impact Development Fund (IDF) a nonprofit CDFI (Community Development Financial Institution) will administer the program. IDF will qualify the applicants, process, underwrite, originate and carry the loans on their balance sheet (IDF will be the Lender of Record). IDF will provide quarterly statements documenting each outstanding loan, detailing all payments and balances. IDF will also service all loans working directly with the homebuyers as well as collect final amounts due upon sale or refinance. When loans are repaid, funds will stay with IDF until re-deployed. Should the program terminate for any reason, IDF will return all funds to the Foundation as loans are repaid.

IDF FEES: IDF will charge a \$10,000 flat fee to set up the first program (DPA) and \$2,500 for each additional program (ex. MRBD). An additional fee (see chart below) will also be charged annually based on the number of loans IDF is servicing. IDF also charges \$350 - \$750 to originate and service any loan they process which is charged to the Borrower.

Annual Portfolio Servicing Fee:

Number of Loan Files:	1-10	11-25	26-45	46-65	Over 65
Non-Escrow	\$1,500	\$2,500	\$3,500	\$4,500	Call for Pricing

Budget/Funding: We have estimated that a \$2.4M fund is adequate to pilot the program for 2 years.

Program Sponsors: It is our goal to gather significant community-wide support which will significantly increase our ability to raise additional funds from private donors and state and federal agencies. Program Sponsorship is being requested from the municipalities in the Telluride Foundation’s service area as well as key taxing districts.

Additional Funding Opportunities: Private Donations, Foundations, Federal/State Grants.

Timeline: Program launch is scheduled for Q1 of 2025.

The Future: We are confident that this initiative will offer valuable insight into our regional housing assistance needs. During the 2-year pilot, we will closely track the program’s impact, gathering data on both its successes and challenges. As we near the end of the pilot, this data will guide us through a thoughtful evaluation to determine the best path forward.

DRAFT

AGENDA ITEM #9



Building People, Places & Community

To: Honorable Mayor and Town of Ridgway Town Council

Cc: Preston Neill, *Ridgway Town Manager*
Angie Kemp, AICP, *Ridgway Town Planner*

From: TJ Dlubac, AICP, *CPS, Contracted Town Planner*
Max Garcia, AICP, *CPS, Contracted Town Planner*

Date: November 8, 2024

Subject: Dalwhinnie-Ridgway Athletic Park Annexation – 1st reading of Ordinance 2024-06 for November 13th Town Council Meeting

APPLICATION INFORMATION

Request: Annexation of parcels of land into the Town of Ridgway

Legal: Situated In Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian Town Of Ridgway, County Of Ouray, State Of Colorado

Address: Located adjacent to County Road 23, southeast of Ridgway Athletic Park.

Current Use: Agricultural and Vacant

Proposed Use: Park and utility infrastructure

Applicant: Chris Hawkins, Alpine Planning, LLC

Owner: Robert Dow, Dalwhinnie Group, LLC

PROJECT OVERVIEW

ANNEXATION PROCESS BACKGROUND

Submittal:

A Petition for Annexation for the Dalwhinnie-Ridgway Athletic Park Annexation has been submitted to the Town. The petition and the supplemental materials were determined to be complete, and Town staff was able to process the petition in accordance with C.R.S. and RMC requirements.

Substantial Compliance:

The first step in the annexation review process was for the Town Council to review the petition for substantial compliance with the Annexation Act. The petition was found to be in substantial compliance; therefore, at the September 6th meeting, the Town Council approved Resolution 2024-09; finding the petition to be substantially compliance with the Annexation Act and setting a Public Hearing for November 13, 2024. The Annexation Petition has been attached to this report as Attachment 2.

Initial Zoning:

At the October 29th meeting, Planning Commission recommended approval of the Dalwhinnie-Athletic Park Annexation Zoning Map Amendment. This item will be presented to the Town Council at the next scheduled meeting for a 2nd reading of the proposed annexation.

1st Reading of Annexation Ordinance:

The requested action on the agenda item is for Town Council to review the Annexation request as a 1st reading of proposed Ordinance 06-2024.

SUMMARY OF ANNEXATION PETITION

The Petition includes approximately 3.53 acres of property owned by Dalwhinnie Group and the Town of Ridgway, collectively referred to as the "Petitioners". 0.72 acres petitioning to be annexed is CR 23 right-of-way.

As outlined in in the Annexation Act, a Petition for Annexation must meet the following criteria:

- Be signed by a minimum of 50% of property owners owning or than 50% of the area petitioned to be annexed and have applicable contact information.
- Submit an annexation map containing the required information.
- The property must be eligible to be annexed to the Town. Eligibility is defined as:
 - (a) Not less than one-sixth of the perimeter of the areas proposed to be annexed is contiguous to the annexing municipality.
 - (b) A community of interest exists between the area being proposed for annexation and the Town.

SUMMARY OF ZONING MAP AMENDMENT

Per RMC Sec. 7-8-5(D), Application and Petition Submittal Requirements, the petitioner of any annexation must also submit a Zoning Map Amendment application in accordance with Sec. 7-4-3(C) of the RMC. No zoning action shall become effective prior to the effective date of the annexation ordinance concerning the property.

The applicant requested Residential "R" zoning district for Parcel A. This parcel is adjacent to the Preserve PUD and will support it with utility and right-of-way infrastructure. Parcel C is requesting the General Commercial "GC" zoning designation and matches the zoning of the adjacent Ridgway Athletic Park.

CODE REQUIREMENTS

COLORADO REVISED STATUTES

31-12-107. Petitions for annexation and for annexation elections.

(1) Petition for annexation in accordance with section 30 (1)(b) of article II of the state constitution:
(g) If the petition is found to be in substantial compliance with this subsection (1), the procedure outlined in sections 31-12-108 to 31-12-110 shall then be followed. If it is not in substantial compliance, no further action shall be taken.

31-12-108. Setting hearing date - notice given.

(1) As a part of the resolution initiating annexation proceedings by the municipality or of a resolution finding substantial compliance of an annexation petition or of a petition for an annexation election, the governing body of the annexing municipality shall establish a date, time, and place that the governing body will hold a hearing to determine if the proposed annexation complies with section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 or such provisions thereof as may be required to establish eligibility under the terms of this part 1. The hearing shall be held not less than thirty days nor more than sixty days after the effective date of the resolution setting the hearing. This



hearing need not be held if the municipality has determined conclusively that the requirements of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 have not been met.

(2) The clerk shall give notice as follows: A copy of the resolution or the petition as filed (exclusive of the signatures) together with a notice that, on the given date and at the given time and place set by the governing body, the governing body shall hold a hearing upon said resolution of the annexing municipality or upon the petition for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of section 30 of article II of the state constitution and sections 31-12-104 and 31-12-105 and is considered eligible for annexation. Said notice shall be published once a week for four successive weeks in some newspaper of general circulation in the area proposed to be annexed. The first publication of such notice shall be at least thirty days prior to the date of the hearing. The proof of publication of the notice and resolution or petition, or the summary thereof, shall be returned when the publication is completed, the certificate of the owner, editor, or manager of the newspaper in which said notice is published shall be proof thereof, and a hearing shall then be held as provided in said notice. A copy of the published notice, together with a copy of the resolution and petition as filed, shall also be sent by registered mail by the clerk to the board of county commissioners and to the county attorney of the county wherein the territory is located and to any special district or school district having territory within the area to be annexed at least twenty-five days prior to the date fixed for such hearing. The notice required to be sent to the special district or school district by this subsection (2) shall not confer any right of review in addition to those rights provided for in section 31-12-116.

(3) The governing body of the annexing municipality, from time to time, may continue the hearing to another date without additional notice if the volume of material to be received cannot be presented within the available time for any given session; except that no session of a hearing shall be so continued unless at least one hour of testimony has been heard.

RIDGWAY MUNICIPAL CODE

RMC §7-8-5 ANNEXATION PROCEDURES:

- G. Evaluation and Review of Application and Petition. Annexation petition referral to Town Council. Upon the Town staff's determination that the petition and supporting documentation are complete and in compliance with provisions of this Chapter, the Act, and the Ridgway Municipal Code, the Town Manager or designee shall refer the petition to the Town Council for review and consideration.
- H. Notice of Public Hearing. After adoption by the Council of a Resolution of Substantial Compliance, the Town shall provide notice of the public hearing as provided in the Act and Chapter 7, Land Use Regulations.
- I. Planning Commission Review. The Planning Commission shall review the initial zoning in a manner consistent with Section 4, Zoning Regulations, to evaluate compliance with applicable standards. Following their review of the application, the Planning Commission shall provide a recommendation to approve, approve with conditions, or deny the application to the Town Council based on the criteria set forth in Section 7-4-3(C), Approval Criteria
- J. Town Council. The final decision to approve, approve with conditions, or deny an Annexation, Annexation Agreement, and initial zoning request shall be made by the Town Council in a manner consistent with the Act.



1. The Town Council may, in its sole discretion, continue or postpone the public hearing to a specified date and time in order to permit preparation of additional information for further review by the Town Council prior to making a final decision.

ANALYSIS

EXISTING CONDITIONS

The area is located west of Uncompahgre River but is located outside the flood hazard area as shown in the Annexation Map. Parcel A has an approximately 5% grade from west to east, going towards the river. A portion of Parcel A is located within the Uncompahgre River Overlay District (UROD). The Annexation Map is attached to this staff report as Attachment 3.

IMPACT REPORT

Because the property petitioned to be annexed is under 10 acres, an Impact Report is not required by the C.R.S. Based on the fact that the property petitioning to annex includes current park lands and is within a portion of a development being reviewed through the Town's process, staff does not find substantial reason to require an Impact Report. Town Council acknowledged by the waiver and requested approval of the waiver from the County Commissioners, as permitted by the Annexation Act on October 18, 2024. The Board of County Commissioners approved the requested waiver at their regularly scheduled meeting on November 5, 2024, and the approved waiver is attached to this staff report as Attachment 5.

CHAPTER 7 LAND USE COMPLIANCE

Land Use

The subject parcels are identified as Open Space and Natural Areas and Single-Family Residential on the Future Land Use Map (updated Feb. 2024) of the Master Plan as shown in Figure 1. The project is in general conformance with the goals and policies identified within the Master Plan and the Future Land Use Map.

Zoning

The applicant is requesting the following zoning district within the project area:

<i>Parcel</i>	<i>Zone District</i>	<i>Use</i>
Parcel A	R Residential Zone District	ROW, Utility Infrastructure
Parcel B	N/A	ROW
Parcel C	GC General Commercial	Parks and Open Space

The proposed zoning is consistent with the adjacent properties. Parcel A is adjacent to the Preserve PUD to the north. The proposed Parcel A is anticipated to have a private road and utility infrastructure, including a sanitary sewer lift station, to support the Preserve PUD residential development. These uses are permitted in the Residential zoning district. No dwelling units are proposed on Parcel A.

The applicant has requested "GC" General Commercial zoning district for Parcel C. This zoning designation is consistent with the rest of Ridgway Athletic Park zoning. The use of the parcel will be a continuation of the park's activities.

Utilities



All utilities will be further reviewed for consistency with approved plans and Town standards through the Subdivision process.

MASTER PLAN AND THREE-MILE PLAN COMPLIANCE

Prior to any property being annexed, the land needs to be included in the Town's Future Land Use Map and 3-Mile Plan. In 2023, the Town approved a Future Land Use Map amendment to include the areas to be annexed as shown in the attached Annexation Map. The Master Plan amendment amended the future land use map to show the area requesting to be annexed within the Urban Growth Management Area (UGMA) Boundary, which includes the Three-Mile Plan. The amendment also applied the Town's Residential land use designation to the portion of the property south of the Preserve PUD and Park and Natural Areas to the portion at the southeast corner of the Ridgway Athletic Park. The property owner has since applied for the next steps in the annexation process to achieve the outcomes identified by the Town.



Figure 1. Town of Ridgway - Future Land Use Map

Based on the review of the proposed development, the following Master Plan policies and goals appear to be met by the proposed project:

- GOAL ENV-1: Preserve, protect, and restore natural habitats, including for wildlife and ecosystems. The subject property is located within Sensitive Natural Areas, as shown in the Master Plan.
- GOAL COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.
- GOAL GRO-1: Manage growth and development in order to maintain Ridgway's small town character, support a diverse community, and create employment opportunities.

ANNEXATION ELIGIBILITY

Ownership

The Petition for Annexation shall be signed by a minimum of 50% of property owners owning or than 50% of the area petitioned to be annexed and have applicable contact information. The proposed Parcel A is owned by the Dalwhinnie Group, LLC and has signed the Petition for Annexation. The Proposed Parcel C is owned by the Town of Ridgway and the Town has signed the Petition for Annexation. With the aforementioned signatures, the proposed development is compliant with the ownership requirement.

Contiguity

The statutory requirement of a minimum of 1/6th contiguity to the current Town limits is attained by this property with land adjacent to the north and west. The total perimeter of the project area is 2,469.04 feet, therefore, a minimum of 411.51' must be contiguous to the current Town limits. The perimeter of the proposed development that is contiguous to Town limits is 1,268.99 feet . The proposed development is compliant with the 1/6th contiguity requirement.

Community of Interest

There is a community of interest between the areas petitioning to be annexed into the Town. One portion is owned by the town and is part of the Town's Athletic Park and the other is a portion of a subdivision where a significant portion of the property is already within the town limits. The annexation would extend right-of-way to continue the Town street network and provide adequate space to install the necessary public facilities to serve this development and comply with all state and federal regulations.

REQUEST:

The Applicant is requesting to annex 3.53 acres of land into the Town of Ridgway. The request will require the Town Council to consider Ordinance 06-2024, approving the Annexation.

PUBLIC NOTICE AND PUBLIC COMMENT

The public hearing has been noticed as required by the Annexation Act. Notice of the hearing was posted four times in the newspaper on October 10th, 17th, 24th, and 31st.

Furthermore, in accordance with C.R.S. 31-12-108(2) referrals were sent to the County and Special Districts by certified mail. The receipts and return cards are provided with this staff report as Attachment 6.

As of drafting of this staff report, no public comments either for or against the request have been received.

STAFF RECOMMENDATION

Upon review and analysis of the materials submitted, Staff has determined the annexation is compliant with the Annexation Act and recommends approval of Ordinance No. 2024-06, an ordinance approving the Dalwhinnie-Ridgway Athletic Park Annexation, on first reading.

RECOMMENDED MOTION

"I move to approve Ordinance No. 2024-06, an ordinance of the Town of Ridgway, Colorado, approving the annexation of certain real property to be known as Dalwhinnie Ridgway Athletic Park Annexation, generally located along County Road 23, on first reading."

ALTERNATIVE MOTIONS

Denial:

"I move to deny Ordinance No. 2024-06, an ordinance of the Town of Ridgway, Colorado, approving the annexation of certain real property to be known as Dalwhinnie Ridgway Athletic Park Annexation, generally located along County Road 23."

Approval with Conditions:

"I move to approve Ordinance No. 2024-06, an ordinance of the Town of Ridgway, Colorado, approving the annexation of certain real property to be known as Dalwhinnie Ridgway Athletic Park Annexation, generally located along County Road 23 upon compliance with the following conditions:

1. _____
2. _____
3. _____



ATTACHMENTS

1. Ordinance No. 2024-06
2. Annexation Petition
3. Annexation Map
4. Project Narrative
5. Signed AIR Waiver
6. Certified Mailing Receipts



**TOWN OF RIDGWAY, COLORADO
ORDINANCE NO. 06-2024**

**AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO,
APPROVING THE ANNEXATION OF CERTAIN REAL
PROPERTY TO BE KNOWN AS DALWHINNIE RIDGWAY
ATHLETIC PARK ANNEXATION, GENERALLY LOCATED
ALONG COUNTY ROAD 23**

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

WHEREAS, on July 17, 2024, a petition (the “Petition”) for Annexation was filed with the Town by Dalwhinnie Group and Town of Ridgway (together referred to as “Petitioners”), requesting the Town of Ridgway to annex that property more particularly described in **EXHIBIT A**, attached hereto and incorporated herein by this reference (the “Property”); and

WHEREAS, *Resolution No. 24-09 Initiating Annexation Proceedings for Property known as Dalwhinnie-Ridgway Athletic Park Annexation and Giving Notice of a Public Hearing Thereon* was approved by the Town Council on September 11, 2024, and declared the Petition to be in substantial compliance with C.R.S. § 31-12-108, and all persons interested in such Petition were provided an opportunity to be heard; and

WHEREAS, over 50% of the property owners owning more than 50% of the Property, exclusive of streets and alleys have signed the Petition and requested the Property be annexed; and

WHEREAS, the contiguity required by C.R.S. § 31-12-104(1)(a) exists in that the Property, as the property to be annexed hereby has at least one-sixth boundary contiguity with a present municipal boundary of the Town.

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

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. Findings. The Town Council makes the following findings:

- A. The Council hereby finds that a Petition for Annexation (**Exhibit A**), together with the annexation map as required by law, was filed with the Town Council on July 23, 2024, by the owners of over fifty percent (50%) of the area of the Property, and

comprising more than fifty percent (50%) of the landowners of the property to be annexed, exclusive of public streets and alleys.

- B. *Resolution No. 24-09 Initiating Annexation Proceedings for Property known as Dalwhinnie-Ridgway Athletic Park Annexation and Giving Notice of a Public Hearing Thereon* was approved on September 11, 2024, and declared the Petition to be in substantial compliance with C.R.S. § 31-12-108, and all persons interested in such Petition were provided an opportunity to be heard.
- C. The Town Council, by resolution, accepted said Petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, have been met and further determined that an election was not required under the Act and that no additional terms and conditions were to be imposed upon said annexation.
- D. The contiguity required by CRS Sec. 31-12-104(1)(a) exists in that the property annexed hereby has at least one-sixth boundary contiguity with a present municipal boundary of the Town.
- E. The Property is eligible for annexation and should be annexed to the Town of Ridgway.

Section 3. Annexation Approved. The annexation to the Town of real property, which is further described in **Exhibit B**, is hereby approved.

Section 4. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term “provision” means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term “application” means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

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

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 7. No Existing Violation Affected. Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or

affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative tribunal.

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

INTRODUCED AND REFERRED TO PUBLIC HEARING on November 13, 2024, and setting such public hearing for December 11, 2024, at Ridgway Town Hall, located at 201 N. Railroad Street, Ridgway, Colorado.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

ADOPTED on December 11, 2024.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

APPROVED AS TO FORM:

Bo James Nerlin, Town Attorney

EXHIBIT A
Annexation Petition
[attached]

EXHIBIT B
Legal Description of Property Annexed
[attached]

Town of Ridgway Petition for Annexation

We, the undersigned landowners, in accordance with Colorado Revised Statutes (C.R.S.) Title 31, Article 12, as amended, hereby petition the Town Council of the Town of Ridgway, Colorado, for annexation to the Town of Ridgway the unincorporated property, the legal description of which is attached hereto as Exhibit A and incorporated herein by this reference, located in the County of Ouray and the State of Colorado, and to be known as the Dalwhinnie – Ridgway Athletic Park Annexation to the Town of Ridgway.

In support of said Petition, the petitioners state that:


1. It is desirable and necessary that the property described in Exhibit A (“**Property**”) be annexed into the Town of Ridgway.
2. The requirements of C.R.S. 31-12-104, as amended, exist or have been met in that:
 - a) Not less than one-sixth (1/6) of the perimeter of the Property to be annexed is contiguous with the Town of Ridgway.
 - b) A community of interest exists between the Property proposed to be annexed and the Town of Ridgway.
 - c) The Property proposed to be annexed is urban or will be urbanized in the near future.
 - d) The Property proposed to be annexed is integrated or is capable of being integrated with the Town of Ridgway.
3. The limitations of C.R.S. 31-12-105, as amended, exist or have been met in that:
 - a) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road or other public way.
 - b) No annexation proceedings have been commenced for any portion of the territory proposed to be annexed by another municipality.
 - c) The annexation will not result in the detachment of area from any school district and attachment to another unless accompanied by a resolution of the board of directors of the school district to which such area will be attached approving such annexation.
 - d) The annexation will not have the result of extending the boundary of the Town of Ridgway more than three miles in any direction from any point in any one year.

- e) A plan is in place which specifically shows the proposed location, character, and extent of streets, other public ways, grounds, open spaces, public utilities, water, light, sanitation, transportation, power and land uses for the Property.
 - f) In establishing the boundaries of the proposed annexation, if a portion of a platted street or alley is annexed, the entire width of the streets and alleys have been included within the area to be annexed. Reasonable access will not be denied to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed but is not bounded on both sides by the Town of Ridgway.
 - g) The territory proposed to be annexed is 40.294 acres in total area with 3.53 acres, with Parcel A to be zoned to the Residential Zone District and Parcel B and Parcel C to be zoned to the General Commercial Zone District.
4. The petition requirements of C.R.S. 31-12-107, as amended, exist or have been met in that:
- a) More than fifty percent of the landowners in the area owning more than fifty percent of the area proposed to be annexed, exclusive of dedicated streets or alleys have signed this petition and hereby petition for annexation of such territory.
 - b) The signatures of the petition compromise one hundred percent (100%) of the landowners of the private property area proposed to be annexed and said landowners agree that this negates the necessity of an annexation election.
 - c) Accompanying this petition are four (4) copies of an annexation map containing the following information:
 - i. A written legal description of the boundaries of the area proposed to be annexed as shown in Exhibit A.
 - ii. A map showing the boundary of the area proposed to be annexed as shown in Exhibit B showing of the location of each ownership tract in unplatted land.
 - iii. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Ridgway and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
5. The Town of Ridgway has waived the preparation and submittal of an annexation impact report as may be required by C.R.S. 31-12-108.5 because the annexation does not have any residential density, and the infrastructure being annexed by the Town and associated residential density was already approved by the Town with the Preserve PUD Preliminary Plat.
6. Upon the annexation ordinance becoming effective, all lands within the area proposed to be annexed will become subject to all ordinances, resolutions, rules and regulations of the Town of Ridgway, except for general property taxes of the Town of Ridgway, which shall become effective as of the January 1 next ensuing.

7. The petitioners agree that said annexed land shall be brought under the provisions of the Ridgway Municipal Code, including but not limited to the Property's zoning requirements, within ninety (90) days after the effective date of the annexation ordinance.
8. An annexation agreement has been or will be executed by the petitioners and the Town of Ridgway relating to this annexation and the petitioner hereby expressly consents to the terms and conditions set forth in the annexation agreement.

WHEREFORE, the petitioners, whose signatures are set forth below, respectfully request that the Town of Ridgway, acting through its Town Council, approve the annexation of the Property.

Parcel A Owner: Dalwhinnie Group, LLC, a Colorado limited liability company

By 

Robert Dow, Manager of Dalwhinnie Group, LLC

Date July 17th 2024

State of NY)

County of Orange

The foregoing instrument was acknowledged before me this 17 day of July, 2024, by Robert Dow as Manager of Dalwhinnie Group, LLC.

My commission expires 8/22/2026

Notary Public 

Witness my hand and official seal.

KASEY N SIKORSKY
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01SI6438780
 Qualified in Orange County
 My Commission Expires 08-22-2026



Parcel C Owner: Town of Ridgway, Colorado, a Colorado home rule municipality

By *J. Clark*

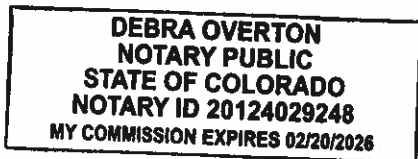
John Clark, Mayor

Date November 4, 2024

State of Colorado)
)
County of Ouray)

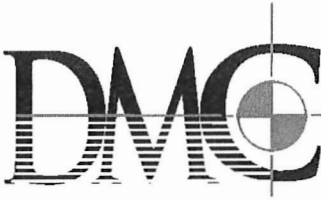
The foregoing instrument was acknowledged before me this 4 day of November, 2024, by John Clark as Mayor of the Town of Ridgway, Colorado

My commission expires 2/20/2026
Notary Public *Debra Overton*



Witness my hand and official seal.

Exhibit A
Legal Description



DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

PARCEL A:

A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said North line S89°28'23"E 496.08 feet;

Thence S38°52'07"E 107.23 feet;

Thence S11°45'17"E 119.88 feet;

Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;

Thence the following two courses along said Right of Way:

Thence N01°06'16"E 133.81 feet;

Thence N05°48'09"W 66.61 feet to the Point of Beginning.

Containing 2.53 Acres more or less as described.

County of Ouray, State of Colorado





DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

PARCEL B:

A parcel of land situated in Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said West line N00°54'18"E 156.55 feet;

Thence the following five courses along the East Right of Way of County Road 23:

Thence 325.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54" and a chord of S25°59'13"E 324.88 feet;

Thence S33°44'41"E 88.70 feet;

Thence N89°28'23"W 4.10 feet;

Thence S05°48'09"E 66.61 feet;

Thence S01°06'16"W 133.81 feet;

Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;

Thence the following three courses along said Right of Way:

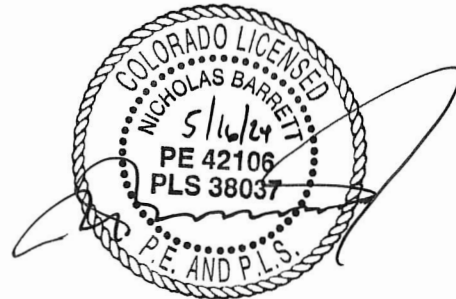
Thence N01°06'16"E 130.79 feet;

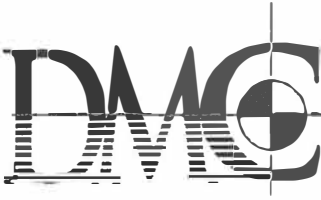
Thence. N05°48'09"W 58.55 feet;

Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.

Containing 0.72 Acres more or less as described.

County of Ouray, State of Colorado





DEL-MONT CONSULTANTS, I N C.
E N G I N E E R I N G ▼ S U R V E Y I N G

125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

PARCEL C:

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;

Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;

Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

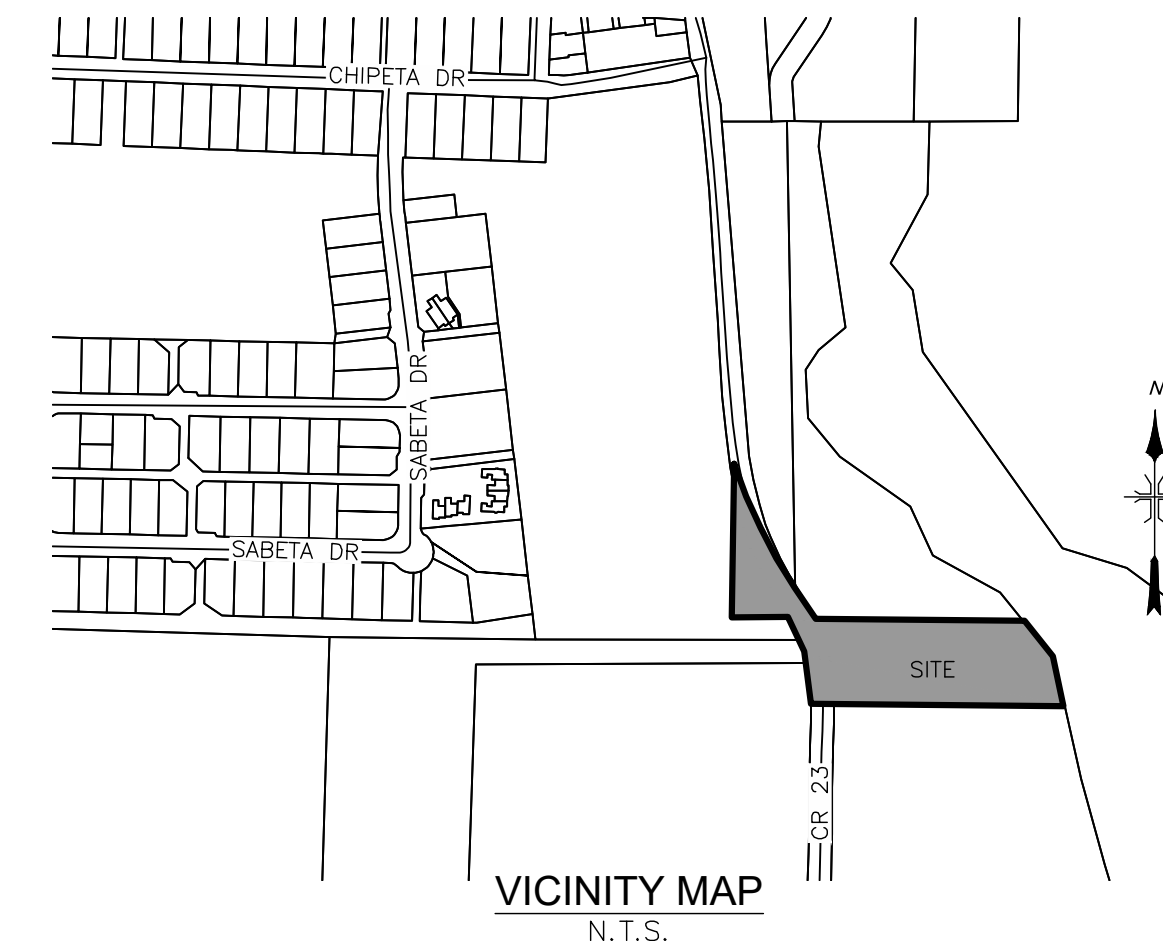
Containing 0.28 Acres more or less as described.

County of Montrose, State of Colorado



ANNEXATION MAP OF DALWHINNIE ADDITION

SITUATED IN SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



LEGEND

- BOUNDARY CONTIGUOUS WITH TOWN LIMITS
- PROPERTY BOUNDARY / LIMITS OF ANNEXATION
- FEMA ZONE AE (FLOODWAY)
- FEMA ZONE AE (100 YEAR FLOODPLAIN)
- FEMA ZONE X (500 YEAR FLOODPLAIN)

OWNERSHIP:

Parcel A: Dalwhinnie Group, LLC
Parcel B: Ouray County
Parcel C: Town of Ridgway

ZONING:

Parcels A-C are located in the county's Valley Zone District

PROPOSED ZONING:

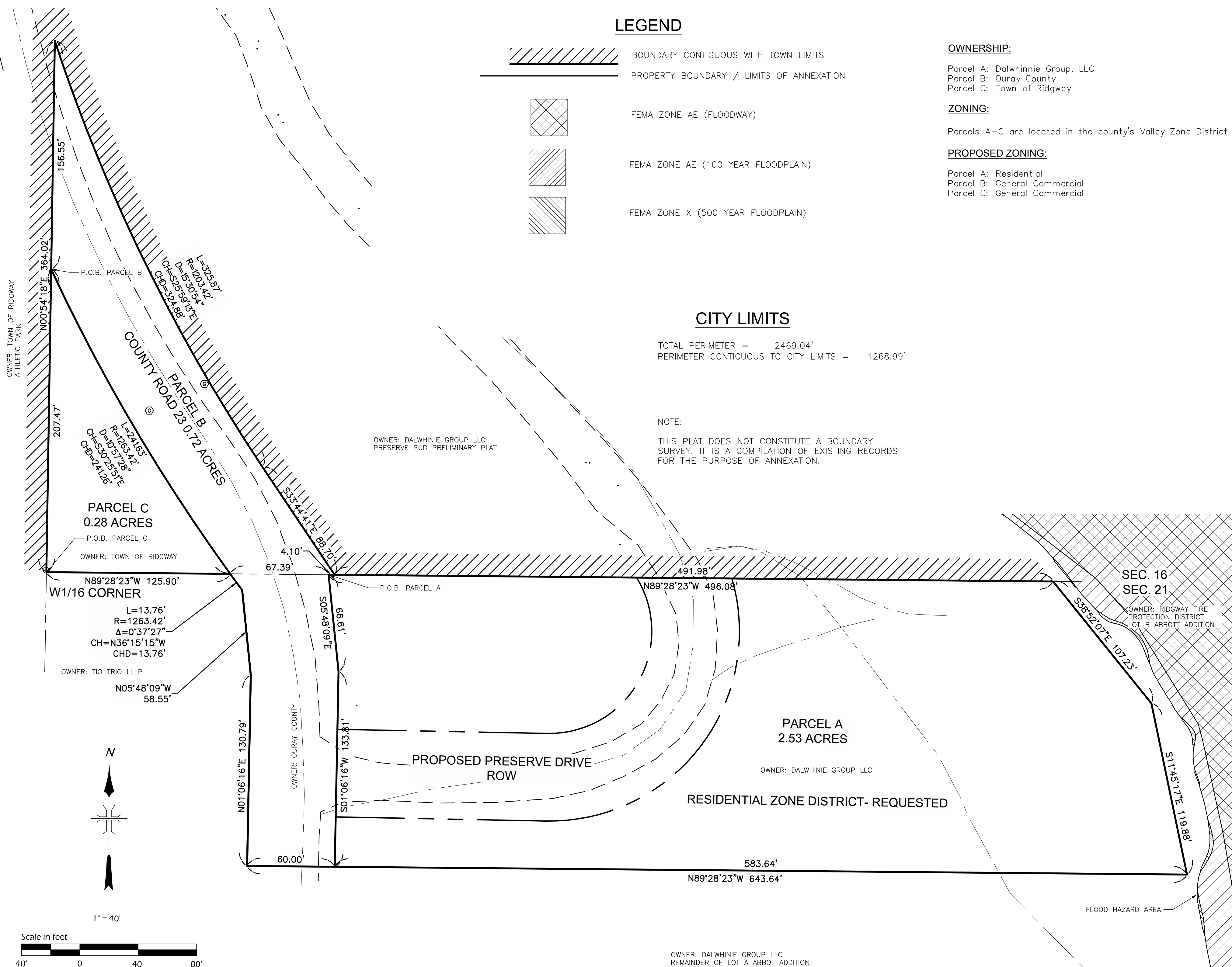
Parcel A: Residential
Parcel B: General Commercial
Parcel C: General Commercial

CITY LIMITS

TOTAL PERIMETER = 2469.04'
PERIMETER CONTIGUOUS TO CITY LIMITS = 1268.99'

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.



PROPERTY DESCRIPTION:

PARCEL A:
A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:
Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;
Thence along said North line S89°28'23"E 496.08 feet;
Thence S38°52'07"E 107.23 feet;
Thence S11°45'17"E 119.88 feet;
Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;
Thence the following two courses along said Right of Way:
Thence N01°06'16"E 133.81 feet;
Thence N05°48'09"W 66.61 feet to the Point of Beginning.
Containing 2.53 Acres more or less as described.
County of Ouray, State of Colorado

PARCEL B:
A parcel of land situated in Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:
Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the West 1/16 corner common to said Sections 16 and 21;
Thence along said West line N00°54'18"E 156.55 feet;
Thence the following five courses along the East Right of Way of County Road 23:
Thence S25.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54" and a chord of S25°59'13"E 324.88 feet;
Thence S33°44'41"E 88.70 feet;
Thence N89°28'23"W 4.10 feet;
Thence S05°48'09"E 66.61 feet;
Thence S01°06'16"W 133.81 feet;
Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;
Thence the following three courses along said Right of Way:
Thence N01°06'16"E 130.79 feet;
Thence N05°48'09"W 58.55 feet;
Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.
Containing 0.72 Acres more or less as described.
County of Ouray, State of Colorado

PARCEL C:
A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:
Beginning at the W 1/16 corner common to said Sections 16 and 21;
Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;
Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;
Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.
Containing 0.28 Acres more or less as described.
County of Montrose, State of Colorado

SURVEYORS CERTIFICATE:

I, Nicholas Barrett, a Professional Land Surveyor in the State of Colorado, do hereby certify that the above described parcel has been surveyed by me and/or under my direct supervision and that such survey is accurately represented hereon, and is based on my knowledge, information and belief, and is in accordance with applicable standards or practice and is not a guaranty or warranty, either expressed or implied. This survey does not include easements except those specifically shown hereon.

Nicholas Barrett P.L.S. 38037

MAYOR'S CERTIFICATE:

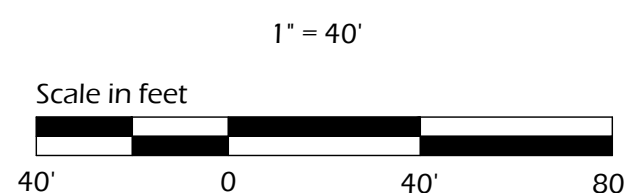
This is to certify that the Town of Ridgway, a municipal corporation in the County of Ouray, State of Colorado has by its Ordinance No. _____ adopted on this _____ day of _____ 2024, A.D., annexed the property described hereon to the Town of Ridgway.

Mayor

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at _____ m. on the _____ day of _____, 20____. Reception No. _____

County Clerk & Recorder by Deputy



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

\\DMS14\PROJECTS\ACTIVE_PROJECTS\2024\24018-PRESERVE_RIDGWAY\C3D\24018V_ANNEX.DWG

		ANNEXATION MAP OF DALWHINNIE ADDITION	
		CLIENT:	DALWHINNIE GROUP
FIELD BOOK:	DATE:	ADDRESS & PHONE:	PO BOX 1419 RIDGWAY, CO 81432
DRYAN BY:	DCC	DATE:	2024-07-18
SHEET:	1 of 1	JOB NO.:	24018
FILE:	24018V_ANNEX	TYPE:	ANNEX

Dalwhinnie Annexation and Zoning Map Amendment



July 19, 2024

BACKGROUND

The Preserve PUD team, consisting of Del-Mont Consultants, Inc., Alpine Planning, LLC, and Dalwhinnie Group, LLC, took part in a joint meeting with the Town of Ridgway Planning Commission and the Ouray County BOCC on October 26, 2022. The purpose of this joint meeting was to discuss the path forward to meet the following Preserve PUD Preliminary Plat (“Plat”) conditions:

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

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

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

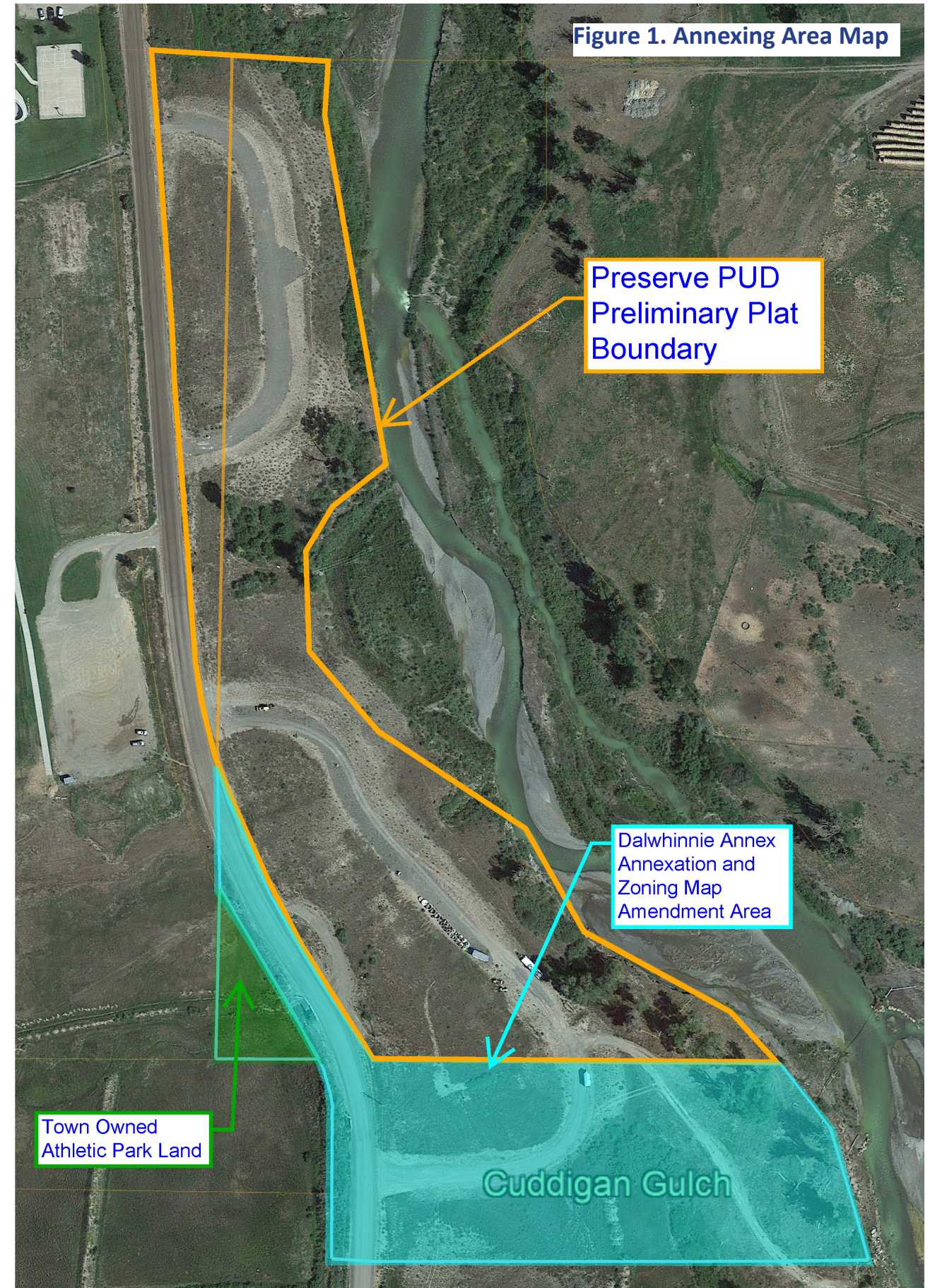
The Town Approval Conditions were added to address Town-approved Plat infrastructure located in the unincorporated area of Ouray County to the south of the Plat area as shown in Figure 1. The path forward from the joint meeting is in a letter from the Town of Ridgway (“Town”) dated November 14, 2022 as shown in Exhibit A (“Town Letter”), with the first step to submit a request to update the Town of Ridgway Master Plan (“Master Plan”). The Town approved the Master Plan amendment to include the area to be annexed as shown in Figure 1 and Figure 2 that includes the Dalwhinnie Group LLC land, the CR 23 Right-of-Way, and Town owned Athletic Park land that is currently outside the Town limits (“Annexing Area”) The Master Plan amendment amended the future land use map to show the Annexing Area within the Urban Growth Management Area (“UGMA”) Boundary and the Town’s Residential land use designation. The Preserve PUD team is now applying for the next steps identified in the Town Letter with the annexation and a zoning map amendment applications.

ANNEXATION OVERVIEW

The Annexing Area has three (3) parcels as follows:

Parcel A. Parcel A is owned by Dalwhinnie Group LLC (“Dalwhinnie”) and is legally described in Exhibit B containing 2.53 acres. Parcel A is currently in the County’s Valley Zone District and used for agricultural land uses. Parcel A is not irrigated. Parcel A was approved by the Town for infrastructure uses for the Preserve PUD Preliminary Plat as shown in Figure 3, including required secondary paved access for Preserve Drive and associated right-of-way/easement that serves ten (10) lots in the Plat; an extension of the required recreational path and associated easement next to CR 23; stub out to the sewer line; and subdivision grading and drainage.

Parcel A is proposed to be in the Residential Zone District with no density permitted on this



parcel, with a note on the subdivision plat that will prohibit any residential homes on Parcel A. The only new use proposed on Parcel A is a lift station that is to be relocated from within the Plat area to meet Colorado Division of Public Health and Environment setbacks that were adopted after the Town's approval of the Plat. The Preserve Drive Right-of-Way, lift station easement, and recreational path easement will be dedicated to the Town with the subdivision for the Annexing Areas. The subdivision application will be submitted after the Council adopts a resolution finding the petition for annexation to be in substantial compliance with state law as allowed by Land Use Regulations Section 7-8-3-1.

Parcel B. Parcel B is owned by Ouray County as a public right-of-way and is legally described in Exhibit B containing 0.72 acres. Parcel B is approved by the Town for infrastructure uses for the Plat as shown in Figure 3, including grading, drainage and paving improvements to CR 23 and a looped water line. Parcel B is proposed to be included as the same zone district as the Ridgway Athletic Park which is interestingly the General Commercial Zone District. It is our understanding that the Parcel B CR 23 Right-of-Way is automatically conveyed to the Town upon annexation, with it dedicated on the subdivision plat for the Dalwhinnie Annex area.

Parcel C. Parcel C is owned by the Town and is legally described in Exhibit B containing 0.28 acres. Dalwhinnie is voluntarily including Parcel C in the annexation and rezoning applications to help the Town by annexing and zoning the property so it falls within its jurisdiction and may be used as a part of the Ridgway Athletic Park. Parcel C is currently in the County's Valley Zone District and is vacant land adjacent to a planned bike park lease area in the Ridgway Athletic Park Master Plan. Parcel C is proposed to be in the General Commercial Zone District consistent with the Ridgway Athletic Park zoning. The Town provided an agency letter to include Parcel C in the annexation that is included in the required application materials.

The annexation map is shown in Figure 2 that depicts all three parcels proposed for annexation and a zoning map amendment as described in this narrative.

ANNEXATION REVIEW CRITERIA

Ridgway Land Use Regulations ("LUR") Section 7-8-3 establishes the following Statement of Policy and Review Criteria, with our compliance comments shown in blue text:

- A. Annexation is a discretionary act. Except for the initiated petition for the annexation of an enclave, the Town shall exercise its sole discretion in the annexation of territory to the Town. The development team understands annexations are discretionary. We would point out that the only reason the annexation is requested is due to the Ouray County BOCC direction on annexing versus simply meeting the Town Approval Conditions. The Town has also been supportive of the path forward outlined in the Town Letter.
- B. The land to be annexed and the uses proposed for the land shall conform to the goals, policies, and strategies of the Master Plan and to the land uses depicted on the Future Land Use Map, as amended. The Town Planning and Zoning Commission approved, and the Town Council ratified, an amendment to the Master Plan that showed the Annexing Area being included within the Town boundary, within the UGMA and in the Residential land use classification. The proposed annexation therefore conforms to the Master Plan and the Future Land Use Map. There are no additional impacts to surrounding properties due to the annexation or rezoning because these applications allow the land uses approved under the Plat, with the exception of the relocated lift station. Dalwhinnie owns the property subject to the Plat, Parcel B where the lift station will be

Figure 2. Annexing Area

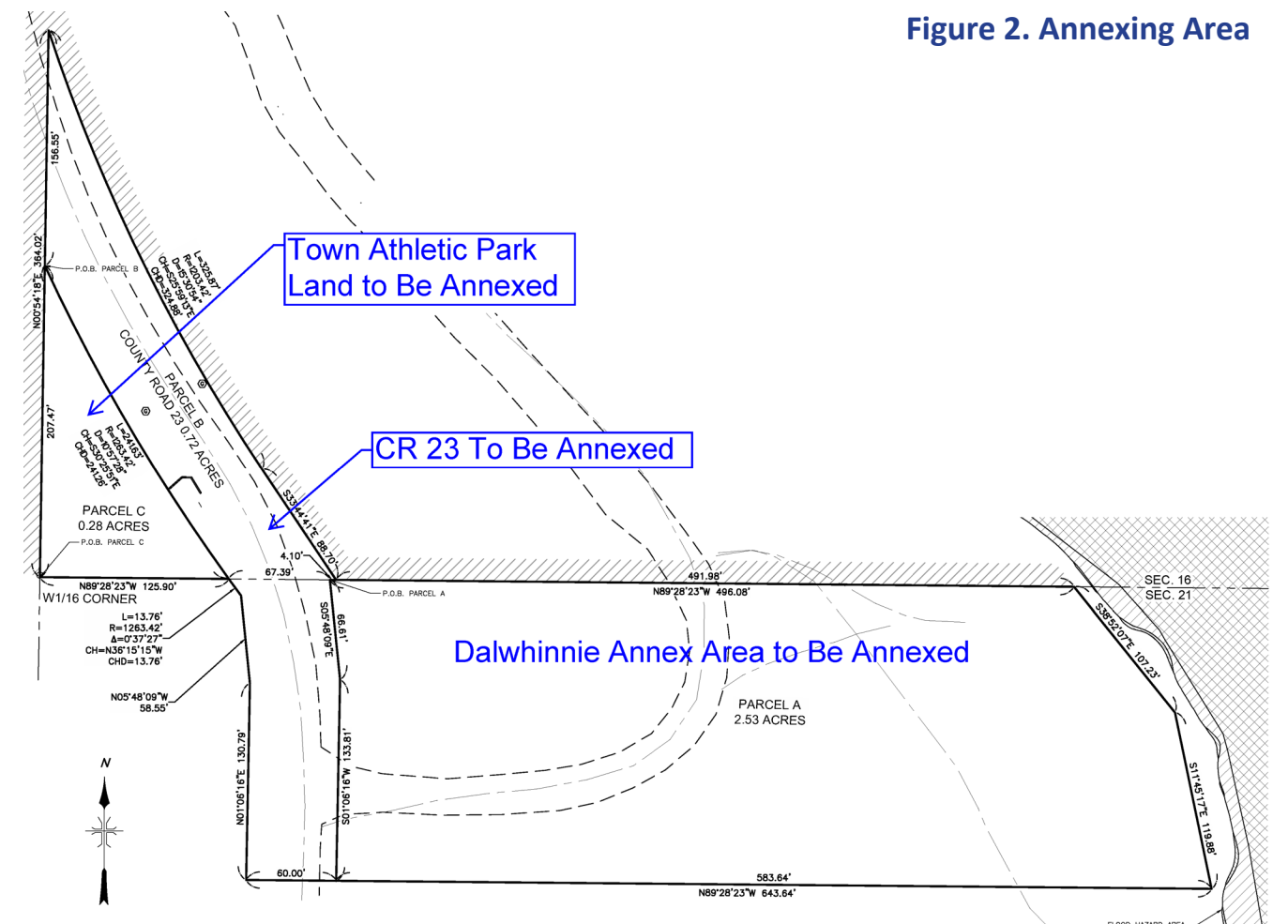
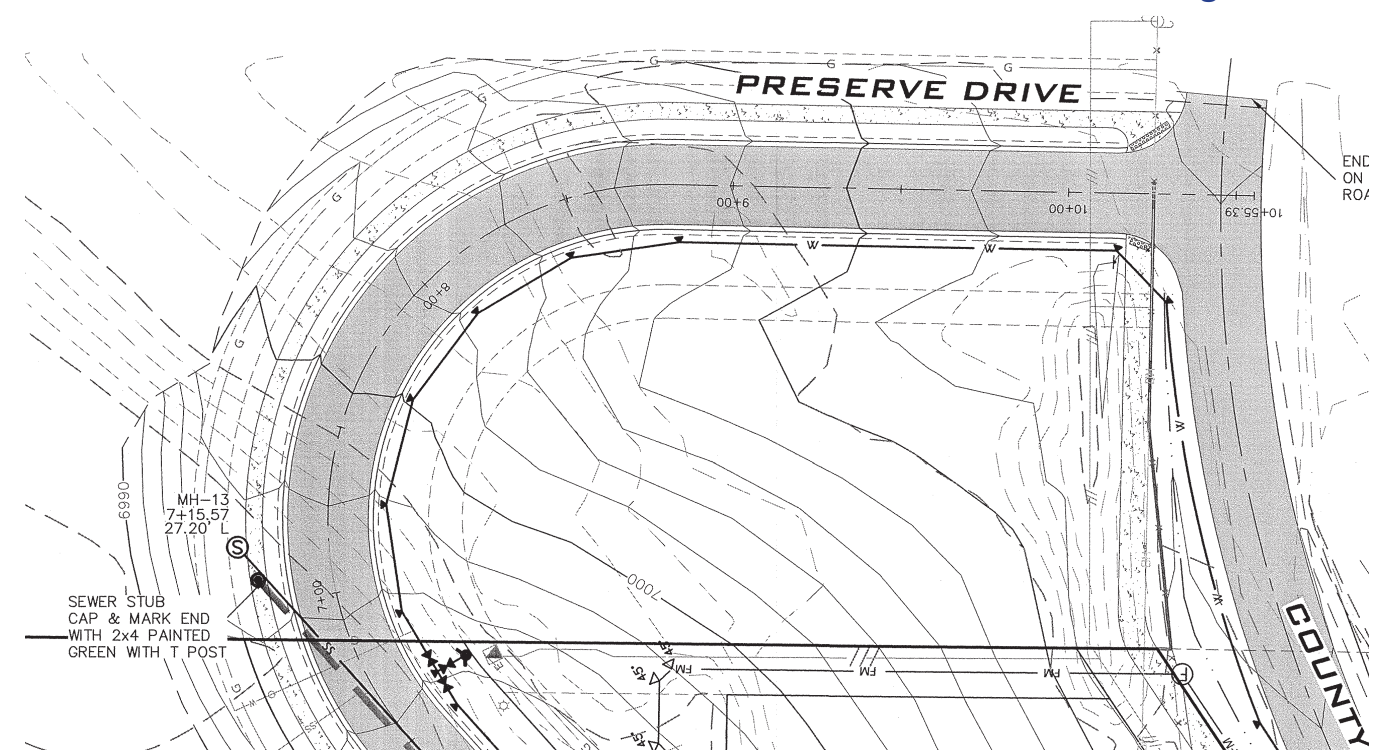


Figure 3. Approved Plat Infrastructure for Annexing Area



located, and the land to the south which will continue to be used for agricultural purposes. There is no adverse impact to surrounding agriculturally zoned and used lands, and the lift station will be screened by opaque wood or composite fencing with appropriately sized gates as approved by the Town.

- C. Certain public facilities and amenities are necessary and must be constructed as part of any territory annexed to the Town in order that the public needs may be served by such facilities. These facilities include, but not limited to, streets, bridges, public parks and recreation areas, school sites, and storm drainage facilities. The annexation of lands to the Town shall not create any additional cost or burden on the then-existing residents of the Town to provide such public facilities in any newly annexed area. Public facilities associated with the Plat are shown in Figure 3 and will be reflected on the subsequent subdivision for the Annexing Areas. These improvements are documented in the Annexation Overview section above for Parcel A.
- D. The petitioner for annexation shall be responsible for paying the Town's full cost for processing the annexation petition, from initial discussion with Town staff before submittal of the petition through the approval and recording of the final annexation documents, in the event of the Town Council's approval of annexation. Understood and agree.
- E. Annexed areas will not divide tracts of land to prevent further annexation of adjoining parcels (for example, leaving a "gap" or a "strip" of land between property to be annexed and the adjoining property). The future annexation of lands adjacent to the Annexing Areas is not prevented by the proposed annexation.
- F. Adequate water rights are to be deeded to the Town, as determined necessary by the Town, at the time of annexation, to provide sufficient water for the annexed property and the uses thereon. Restrictive plat notes will prohibit the residential dwelling on Parcel A so there are no new water demands created by this annexation.
- G. The annexation process can be complex. A property owner considering an annexation petition may wish to consult with an attorney familiar with municipal annexation law. While the Town staff will cooperate with the property owner in the process of complying with state law or the Land Use Regulations, the Town cannot be bound by any representations made by the Town staff regarding the status of or the requirements of state law or the Land Use Regulations. As a general rule and except in extraordinary circumstances, annexation petitions should be accompanied by a request for zoning and, when appropriate, a sketch plan or other application(s), which may be needed pursuant to Chapter 7, Section 4, Land Use Regulations. The annexation complies with State annexation law as documented in the Annexation Petition. A concurrent zoning map amendment for the Annexation Area is proposed as outlined in this narrative.
- H. The property owner may request that the annexed property be placed in a specific zone district, or the Town may initiate a zoning action as part of the annexation process. However, no zoning action shall become effective prior to the effective date of the annexation ordinance concerning the property. We are seeking concurrent annexation and zoning map amendment applications pursuant to the LUR that will be considered by the Planning and Zoning Commission and Town Council.
- I. The Town may conduct zoning and subdivision review for the area proposed to be annexed after the Town Council adopts a resolution finding the petition for annexation (or annexation election) to be in substantial compliance with the state law and that the area is eligible for annexation. The Town Council shall not pass any ordinance approving a request for zoning and/or subdivision until

an ordinance annexing the property to the Town has been approved by the Town Council. The development team intends to submit a subdivision application for the Annexing Area after the Council adopts a resolution finding the petition for annexation to be in substantial compliance with state law.

- J. The petitioner(s) shall enter into an annexation agreement with the Town for the development of the property to be annexed. The Plat area is subject to an annexation agreement as recorded at Reception Number 191629. We respectfully submit that no further annexation agreements are needed for the Annexing Area.

ZONING MAP AMENDMENT

LUR Section 7-4-3(C)(2) establishes the zoning map amendment process and the following specific requirements to be addressed in the narrative per LUR Section 7-4-3(C)(2)(c)(ii), with our compliance comments shown in blue text:

- a. A general written narrative describing the purpose of the project. This narrative meets this requirement.
- b. The source and quantity of water required for the proposed use(s) within the project. No new density is proposed with the annexation area. The Preserve PUD Preliminary Plat includes the Town approval for extension of the Town water system.
- c. The method of wastewater treatment and anticipated quantity of wastewater generated. No new density is proposed with the annexation area. The Plat includes the Town approval for extension of the Town sewer system.
- d. When water or wastewater service would be provided by a municipality or a water or sanitation district or other public entity, written confirmation that such entity is willing and able to provide such service. The Town has approved the extension of the water and sewer system to serve the lots and approved density with the Plat.
- e. A description of any natural or man-made hazard within or in the vicinity of the land within the application and a statement describing how the anticipated impact of such hazards would be mitigated if the proposed request requires such mitigation. The Annexing Area is not in any identified floodplains or geohazard areas.
- f. A vicinity map showing to scale the proposed project area in relationship to the surrounding municipal and unincorporated area. Please refer to Figure 4.
- g. A description of any unique features, such as historical sites, unique landforms or scenic vistas, contained within the project area. There are no unique features such as historical sites, unique landforms or scenic vistas within the proposed Annexing Area.



Figure 4. Vicinity Map

LUR Section 7-4-3(C)(3) establishes the following review criteria to amend the Official Zoning Map as proposed in Figure 5 and described above in the background section, with our compliance comments shown in blue text:

(a) The amendment is not adverse to the public health, safety and welfare, and

The Zoning Map Amendment is needed to address the Town Approval Conditions and the Ouray County BOCC direction to annex Parcel A (Dalwhinnie Annex area) and Parcel B (CR 23 Right-of-Way). The Town has already approved the development envisioned for Parcel A and Parcel B as a part of the Plat where the Town approvals ensure that the public health, safety and welfare will be protected through provision of water, sewer, safe access, new paved roads, new recreational path, an affordable housing lot, and site development that meets the Town's Infrastructure Standards and engineering design requirements. The Annexing Area avoids lands with any identified natural hazards or geohazards. Police protection will be provided by the Town Marshall.

(b) Either:

(i) The amendment is in general conformity with the Master Plan; or

The zoning map amendment is in general conformity with the Master Plan because the Future Land Use Map envisions the Annexing Area into the Town with Parcel A in the Residential Zone District. Parcel B is envisioned by the Future Land Use Map as a public right-of-way and Parcel C is envisioned as parks and open space. The Town's LUR does not establish an open space and parks zone district as envisioned for Parcel C by the Master Plan so we are proposing to zone Parcel C into the General Commercial Zone District to match the current Athletic Park zoning.

1. The request furthers the community vision, goals, and policies of the Master Plan because the Plat meets several of the Master Plan policies as follows:

Goal ENV-1. The Plat and Annexing Area are already approved for development that preserves, protects and restores natural habitats. The development avoids wetland areas and restored some of the Uncompahgre River wetlands.

Policy ENV-1.1. The Plat and Annexing Area are already approved for development and avoids environmentally sensitive areas.

Policy ENV-12.2 The Plat and Annexing Area do not adversely impact wildlife habitat with the area already graded for the approved development.

Policy ENV-1.3. The Plat and Annexing Area are being actively managed for noxious weeds.

Goal ENV-3. The Plat and Annexing Area are already connected into the Town's water system for its water supply.

Policy COM-1.1. The Plat and Annexing Area provide for four (4) units of affordable housing on Lot 20.

Goal CHR-1. The Plat and Annexing Area support vibrant, diverse, safe and well-connected neighborhoods. The annexation and zoning map amendment are sought because the County BOCC prefers annexation over the implementation of the Town Approval Conditions. The annexation, zoning map amendment and subsequent subdivision of the Dalwhinnie Annex area allow for the Plat and associated improvements to create a vibrant, safe and well-connected neighborhood because it enables the required secondary access onto from Preserve Drive onto CR 23; allows for the PUD to be developed and provide affordable housing; allows for the provision of a recreational path along CR 23 for neighborhood walking and biking; and also the construction of a sewer lift station that meets Colorado Department of Public Health and Environment lift station setbacks.

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

Policy GRO-2.1. Dalwhinnie will complete the construction of the Plat improvements at no costs to the Town or its residents.

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

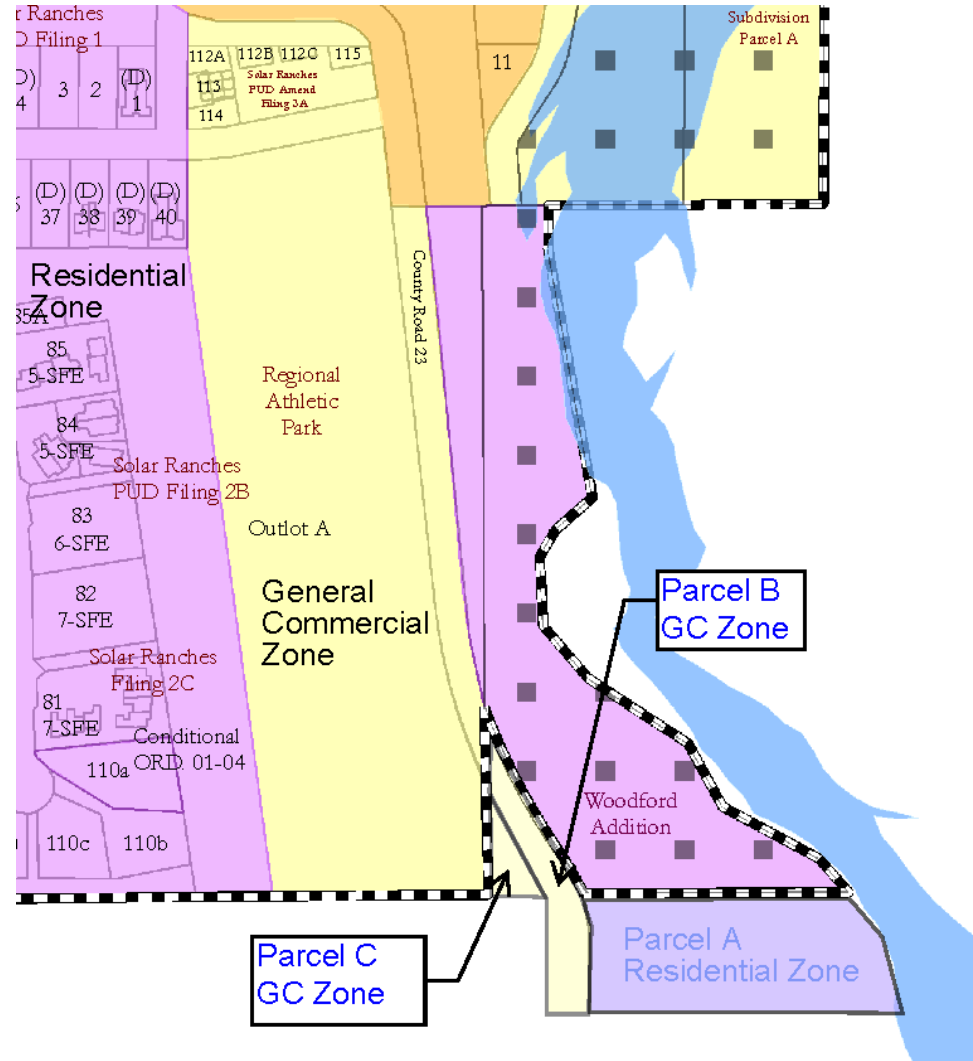
Policy GRO-3.1. The Plat and Annexing Area avoid hazardous areas including floodplains and steep slopes, with most of the subdivision grading work already completed.

Policy GRO-3.2. The Plat and Annexing Area do not have to provide stormwater detention per Town Regulations because discharge of already installed drainage infrastructure is to the Uncompahgre River.

(ii) The existing zoning is erroneous; or

(iii) Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Figure 5. Proposed Zoning



The Approved Plat

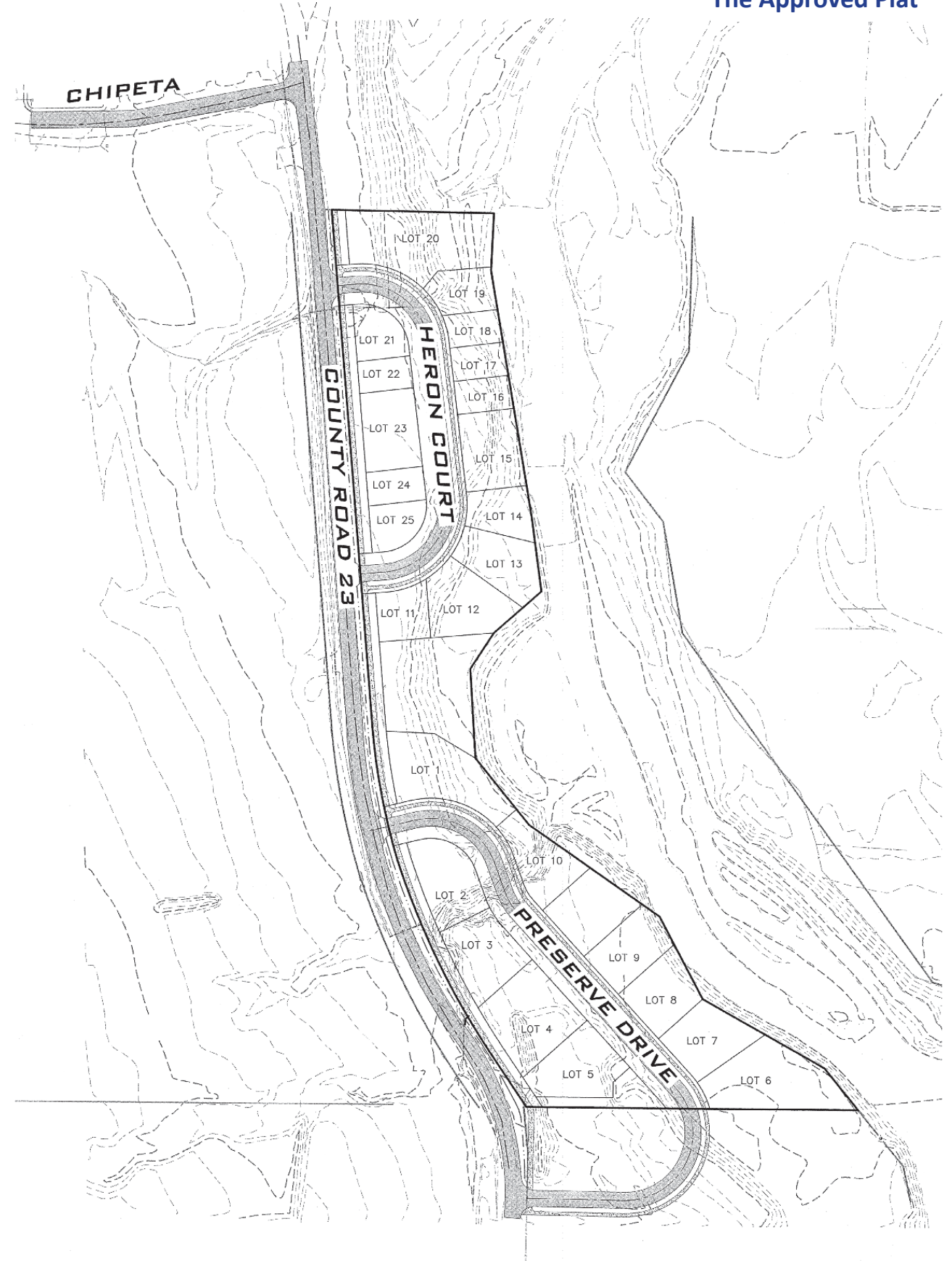


Exhibit A



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

November 14, 2022

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

SENT VIA E-MAIL: chris@alpineplanningllc.com

RE: Preserve PUD Annexation and Preliminary Plat Amendment

Dear Chris,

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

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

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

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



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

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

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

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

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



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

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

Sincerely,

Preston Neill
Ridgway Town Manager

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



PARCEL A:
 A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:
 Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;
 Thence along said North line S89°28'23"E 496.08 feet;
 Thence S38°52'07"E 107.23 feet;
 Thence S11°45'17"E 119.88 feet;
 Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;
 Thence the following two courses along said Right of Way:
 Thence N01°06'16"E 133.81 feet;
 Thence N05°48'09"W 66.61 feet to the Point of Beginning.
 Containing 2.53 Acres more or less as described.
 County of Ouray, State of Colorado



PARCEL B:

A parcel of land situated in Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the

West 1/16 corner common to said Sections 16 and 21;

Thence along said West line N00°54'18"E 156.55 feet;

Thence the following five courses along the East Right of Way of County Road 23:

Thence 325.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54"

and a chord of S25°59'13"E 324.88 feet;

Thence S33°44'41"E 88.70 feet;

Thence N89°28'23"W 4.10 feet;

Thence S05°48'09"E 66.61 feet;

Thence S01°06'16"W 133.81 feet;

Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;

Thence the following three courses along said Right of Way:

Thence N01°06'16"E 130.79 feet;

Thence N05°48'09"W 58.55 feet;

Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.

Containing 0.72 Acres more or less as described.

County of Ouray, State of Colorado



PARCEL C:

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West

Right of Way of County Road 23;

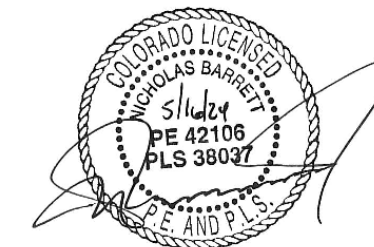
Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28"

and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;

Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

Containing 0.28 Acres more or less as described.

County of Montrose, State of Colorado





September 26, 2024

Board of County Commissioners
Ouray County, Colorado
PO Box C Ouray, CO 81427

RE: Annexation Impact Report Waiver Request for Dalwhinnie Annexation

Dear Members of the Board:

Pursuant to Section 31-12-108.5(1), C.R.S., the Town Council of the Town of Ridgway hereby requests that the requirement of an Annexation Impact Report under that section be waived for the proposed Dalwhinnie Annexation.

Delivered herewith is a copy of the Resolution, Notice, and Petition for Annexation. Please direct any questions regarding this request to the Town of Ridgway, PO Box 10, Ridgway, CO 81432.

In the event you concur in this waiver request, please so indicate below or in separate correspondence.

ATTEST:

RIDGWAY TOWN COUNCIL:

Pam Kraft, Town Clerk

John I. Clark, Mayor

The forgoing waiver request is approved:

ATTEST:

BOARD OF COUNTY
COMMISSIONERS: Ouray County,
Colorado

Clerk of the Board

By: Michelle Hauer

Date: 11-5-24

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<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

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Total \$ 5.86

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 OCT 18 2024

10/18/2024

Ouray County Attorney
 c/o Leo Caselli, County Attorney
 PO Box C
 Ouray, CO 81427

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
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Total \$

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Colorado River Conservation District
 c/o Andy Mueller, General Manager
 201 Centennial St., St. 200
 Glenwood Springs, CO 81601

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Ouray County Board of County
 Commissioners
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 Ouray, CO 81427

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total \$

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 OCT 18 2024

Ridgway Fire Protection District
 c/o Chief Chris Miller
 251 N. Railroad St.
 Ridgway, CO 81432

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Tri-County Water Conservancy Dist.
 647 North 7th St.
 Montrose, CO 81401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Total \$

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 OCT 18 2024

Dallas Park Cemetery District
 c/o Hannah Hollenbeck, Dist. Admin.
 PO Box 473
 Ridgway, CO 81432

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Extra Services & Fees (check box, add fee as appropriate)

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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
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Total Post \$ 9.96

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 OCT 18 2024

10/18/2024

Ridgway Library District
 c/o Amy Baer, Director
 300 Charles St.
 Ridgway, CO 81432

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
 \$ 4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ 4.10
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00

Postage
 \$ 1.01

Total Post \$ 9.96

Postmark Here
 OCT 18 2024

10/18/2024

School District R-2
 c/o Susan Lacy, Superintendent
 1115 West Clinton St.
 Ridgway, CO 81432

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ridgway Fire Protection District
c/o Chief Chris Miller
251 N. Railroad St.
Ridgway, CO 81432

2. Article Number (Transfer from service label)
7021 0950 0002 1230 6165

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
Nancy Lasala

C. Date of Delivery
10/23/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ouray County Attorney
c/o Leo Caselli, County Attorney
PO Box C
Ouray, CO 81427

2. Article Number (Transfer from service label)
7021 0950 0002 1230 6127

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
Josef Manfrotto

C. Date of Delivery
10/23/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Colorado River Conservation District
c/o Andy Mueller, General Manager
201 Centennial St., St. 200
Glenwood Springs, CO 81601

2. Article Number (Transfer from service label)
7021 0950 0002 1230 6172

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
Cindy Klob

C. Date of Delivery
10.21.24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Tri-County Water Conservancy Dist.
647 North 7th St.
Montrose, CO 81401

2. Article Number (Transfer from service label)
7021 0950 0002 1230 6141

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
Jimmy Grange

C. Date of Delivery
10.24.24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery
 Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ridgway Library District
c/o Amy Baer, Director
300 Charles St.
Ridgway, CO 81432

2. Article Number (Transfer from service label)
7021 0950 0002 1230 6158

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
K. STEWART

C. Date of Delivery
10/21/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
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Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ouray County Board of County Commissioners
PO Box C
Ouray, CO 81427

2. Article Number (Transfer from service label)
7021 0950 0002 1230 6169

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name)
Josef Manfrotto

C. Date of Delivery
10/23/24

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Return Receipt for Merchandise
 Collect on Delivery Signature Confirmation™
 Collect on Delivery Restricted Delivery Signature Confirmation Restricted Delivery
 Insured Mail Signature Confirmation Restricted Delivery
 Mail Restricted Delivery (over \$500)

Domestic Return Receipt

October 18, 2024

Re: Notification of a Hearing of the Town of Ridgway Town Council to Consider the Dalwhinnie-Ridgway Athletic Park Annexation

To Whom It May Concern:

IN COMPLIANCE WITH THE PROVISIONS OF SECTION 31 12 108(2) C.R.S., please find enclosed a copy of the published notice, together with a copy of the Resolution and Petition concerning the annexation to the Town of Timnath of property therein described. The provisions of annexation laws of the State of Colorado require that such mailing be made to the Board of County Commissioners of the County, the County Attorney and to each Special District or School District having property within the area to be annexed.

Please find included in this packet the necessary documents to supplement the previous referral notice send via regular e-mail regarding the Dalwhinnie-Ridgway Athletic Park Annexation to the point of contact for your agency or organization.

Please provide necessary comments using the attached Referral Form or submit written comments to me directly. If you have any questions regarding these items, please feel free to contact me at (719) 839-5804 or by e-mail at TJdlubac@PlanStrategize.com.

Respectfully,

COMMUNITY PLANNING STRATEGIES, LLC



TJ Dlubac, AICP
Contracted Town Planner

Encl: Annexation Petition
Resolution No. 24-09
Public Hearing Notice
Referral Form

AGENDA ITEM #10

TOWN OF RIDGWAY, COLORADO
ORDER EXTENDING THE DECLARATION OF A LOCAL DISASTER IN AND FOR
THE TOWN OF RIDGWAY

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

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

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

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

WHEREAS, on August 14, 2024, the Town Council extended the Declaration of a Local Disaster to September 12, 2024; and

WHEREAS, on September 11, 2024, the Town Council extended the Declaration of a Local Disaster to October 10, 2024; and

WHEREAS, on October 9, 2024, the Town Council extended the Declaration of a Local Disaster to November 14, 2024; and

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

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

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

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

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

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

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

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

NOW, THEREFORE, IT IS HEREBY ORDERED on this 13th day of November 2024, that the disaster emergency that was declared in and for the Town of Ridgway beginning on August 14, 2024, is extended to December 12, 2024, unless further extended or amended by action of the Town Council for the Town of Ridgway.

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

APPROVED BY THE TOWN COUNCIL ON THIS 13th DAY OF NOVEMBER 2024.

John I. Clark, Mayor

ATTEST:

Pam Kraft, Town Clerk

AGENDA ITEM #11

**FIRST AMENDMENT
SUBDIVISION IMPROVEMENT AGREEMENT
VISTA PARK COMMONS**

This First Amendment to the Subdivision Improvement Agreement (this “Amendment”), is entered into this ___ day of November 2024 (the “Effective Date”) is made by and between TOWN OF RIDGWAY, COLORADO, a home-rule municipality under the laws of the State of Colorado (the “Town”), and VISTA PARK DEVELOPMENT, LLC, a Colorado limited liability company (“Vista Park”). The Town and Vista Park shall individually be referred to herein as a “Party” or collectively as the “Parties.”

WHEREAS Vista Park is the owner of the following real property: Lots 30 – 34 of the final plat of the Ridgway Land Company Subdivision, according to the recorded plat filed October 9, 1990 at Reception No. 147701, Town of Ridgway, Ouray County, Colorado (the “Property”); and

WHEREAS, Vista Park prepared and submitted a final plat for a planned unit development in accordance with Section 7-4-11 of the Town of Ridgway Municipal Code (the “Municipal Code”) on the Property: *VISTA PARK COMMONS – P.U.D. – REPLAT OF LOTS 30-34, RIDGWAY LAND COMPANY SUBDIVISION* (the “Final Plat”); and

WHEREAS, on February 8, 2023, the Parties entered into a Subdivision Improvement Agreement, granting Vista Park the ability to install certain improvements subsequent to the Town’s approval of the Final Plat (the “Original Agreement”); and

WHEREAS, the Parties wish to amend the Original Agreement granting Vista Park additional time to complete the improvements, and lowering the amount pledged under the Original Agreement

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

1. **Outstanding Infrastructure Improvements.** Vista Park is required to undertake and complete certain infrastructure improvements in accordance with the Town Code and the Town’s Standard Specification and Typical Drawings for Infrastructure Construction (“Town Standards”). The Town is willing to allow Vista Park to complete certain infrastructure improvements subsequent to the Town’s approval of the Final Plat, as further detailed on Exhibit A, attached hereto and incorporated herein. Pursuant to Section 7-4-6(B) of the Town Code, the outstanding improvements shall be complete in two years, or February 7, 2025.

2. **Irrevocable letter of Credit.** In order to meet certain timeframes and deadlines which have been established by Vista Park, the Town is willing to issue a limited building permit for the Project, which shall be issued prior to Vista Park completing certain required improvements and conditions under the Town Design Guidelines, Municipal Code, Preliminary Plat and Final Plat. Based on the remaining Infrastructure Improvements, Vista Park shall provide to the Town

an irrevocable letter of credit in the amount of one and one have times the estimated cost, as provided by the Town to complete the Infrastructure Improvements, which the Parties agree to the be in the amount of \$153,900.00. The irrevocable letter of credit shall be released upon the completion of the Infrastructure Improvements and the satisfaction of all terms of this Agreement by Vista Park. Vista Park shall request an agenda item before the Ridgway Town Council in order to receive a release of the irrevocable letter of credit.

3. **Original Agreement.** Unless modified herein, the remaining terms of the Original Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties each have caused these presents to be executed in its corporate name and with its official seal hereunto affixed and attested by its duly authorized officials; and Vista Park Development, LLC, has caused these presents to be executed by its duly authorized officer, as of the date first above written.

TOWN:

VISTA PARK:

TOWN OF RIDGWAY, COLORADO,
a Colorado home-rule municipality

VISTA PARK DEVELOPMENT, LLC
a Colorado limited liability company

By:

By:

Name: John Clark
Title: Mayor

Name: Jack Young
Title: Managing Member

EXHIBIT A

DRAFT

AGENDA ITEM #12

**INTERGOVERNMENTAL AGREEMENT
FOR BUILDING INSPECTION SERVICES**

This Intergovernmental Agreement for Building Inspection Services (“IGA”) is made and entered into on this _____ day of _____, 2024 (“Effective Date”) between the Board of County Commissioners of Ouray County (“Ouray County”), and the Town Council of the Town of Ridgway (“Town”), which are organized under and by virtue of the laws of the State of Colorado, and are collectively referred to herein as the “Parties”.

RECITALS

WHEREAS, each of the Parties is authorized by C.R.S. 29-1-201 *et seq.* to cooperate and contract with one another to provide services or facilities lawfully authorized to each of the cooperating or contracting parties, including the sharing of costs;

WHEREAS, C.R.S. 30-28-201 *et. seq* governs the county-level administration and enforcement of buildings codes, and Ouray County Resolution 2020-004 adopts and incorporates the International Building Code, 201 B Edition, International Residential Code, 201 B Edition, International Mechanical Code, 201 B Edition, International Existing Building Code, 201 B Edition, International Energy Conservation Code, 201 B Edition, and Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition;

WHEREAS, the County is currently experiencing a staffing shortage, including a lack of an employees that is qualified to conduct building inspections, although recruitment is ongoing for a building inspector position;

AND WHEREAS, the Town intends to assist the County with building inspections on a temporary basis, subject to the Town’s availability for such inspections on an independent contractor basis;

NOW, THEREFORE, in consideration of their mutual covenants and agreements hereinafter set forth and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties incorporate the recitals set forth above and agree as follows:

AGREEMENT

1. The Parties enter into this IGA as separate, independent governmental entities and shall maintain such status.
2. The Town, subject to the availability of its own building inspector(s), will agree to provide building inspections on as as-needed basis for the County. Any Town employee(s) performing building inspections will remain Town employee(s) at all times, only performing such inspections on as independent contractor basis for the County. All permits or denials arising from such inspections shall be issued by the County, subject to any additional inspection(s) by the County. In the event of any dispute between the County and a private party arising from a building inspection performed by the Town under the terms of this IGA, County agrees to take all reasonable attempts to conduct an additional inspection using available County staff, in order to extricate the Town from any potential disputes. In addition, the County shall indemnify and hold harmless the Town for any services performed by the Town under the terms of this IGA.

3. The County Planning Director or designee is responsible for requesting services performed under the terms of the IGA, and shall coordinate scheduling for such services, subject to the Town's availability for such services, through the Town Manager or designee.
4. The Town and County agree to a \$75.00 hourly fee for inspection services, which are not to exceed ten (10) hours per week, with invoices addressed to the County Manager, and payable within forty-five (45) days of receipt by the County.
5. The term of this IGA is from the Effective Date specified above, until June 30, 2025, unless the Parties mutually agree to extend the term of this IGA in writing.
6. The Parties further agree to all special provisions set forth herein:
 - a. ENTIRE AGREEMENT. This IGA contains the entire agreement between the Parties hereto with respect to the subject matter hereof, and supersedes any and all prior agreements, proposals, negotiations and representations pertaining to the obligations to be performed hereunder.
 - b. SEVERABILITY. If any clause or provision of this IGA shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.
 - c. AMENDMENT. No amendment, alteration, modification of or addition to this IGA shall be valid or binding unless expressed in writing and signed by the Parties to be bound thereby.
 - d. NO WAIVER OF GOVERNMENTAL IMMUNITY. Nothing in this IGA is, or shall be construed to be, a waiver, in whole or part, by the Parties of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.
 - e. NO THIRD-PARTY BENEFICIARIES. Enforcement of the terms of the IGA and all rights of action relating to enforcement are strictly reserved to the Parties. Nothing contained in the IGA gives or allows any claim or right of action to any third person or entity. Any person or entity other than the Parties receiving services or benefits pursuant to the IGA is an incidental beneficiary only.
 - f. EXECUTION BY COUNTERPARTS. This IGA may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
 - g. GOVERNING LAW: This IGA shall be governed by and interpreted in accordance with the laws of the State of Colorado. Exclusive jurisdiction and venue for any legal proceedings related to this IGA shall be the Ouray County District Court, Seventh Judicial District, State of Colorado.

REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties have executed this IGA as of the date above written.

TOWN COUNCIL

TOWN OF RIGDWAY, COLORADO

By: _____

John Clark, Mayor

ATTEST:

Town Clerk

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF OURAY, COLORADO

By: _____

Connie Hunt, County Manager

RATIFICATION AND APPROVAL:

By: _____

Michelle Nauer, Chairperson

Attest:

Josef Mayfield, Deputy Clerk

AGENDA ITEM #13

GENERAL FUND		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
	BEGINNING FUND BALANCE	3,485,267			4,356,548	5,029,332
ACCOUNT #	REVENUES					
	TAXES					
400GOO	Property Tax	345,788	529,856	502,397	529,356	552,256
4001GOO	Property Tax - Bond Repayment	-66	0	0	0	0
4002GOO	Property Tax - State Backfill		28,797	30,946	30,946	
401GOO	Penalties & Interest - Property Tax	1,297	500	510	1,000	1,000
402GOO	Delinquent Property Tax	0	100	0	0	100
403GOO	Sales Tax	1,685,587	1,325,000	955,648	1,735,000	1,350,000
404GOO	Sales Tax - Food for Home Consumption	105,262	105,000	50,389	105,000	105,000
405GOO	Sales Tax - Capital Improvement Fund	311,767	227,652	179,527	310,000	235,000
4051GOO	Sales Tax - Cap Imprv-Food Home Consumptn	25,493	21,005	10,080	20,500	20,500
406GOO	Penalties & Interest - Sales & Lodging Tax	22,653	20,000	9,086	17,500	20,000
407GOO	Lodging Tax	139,012	200,000	50,984	129,500	100,000
4071GOO	Lodging Tax - Affordable Housing Fund			32,200	110,000	100,000
408GOO	Specific Ownership Tax	33,870	35,000	26,243	38,750	35,000
409GOO	Utility Franchise Tax	56,005	60,000	43,829	53,429	60,000
410GOO	Excise Development Tax	85,500	13,500	0	4,500	31,500
	TOTAL	2,812,168	2,566,410	1,891,839	3,085,481	2,610,356
	INTERGOVERNMENTAL					
411GOO	Highway Users	66,188	60,895	40,097	68,000	65,000
412GOO	Motor Vehicle Fees	6,880	6,000	4,194	6,500	6,000
413GOO	Cigarette Tax	4,189	2,500	1,232	2,400	2,400
414GOO	Conservation Trust Fund (Lottery)	18,026	20,000	8,423	16,675	18,000
415GOO	Grants - general	715,955	40,000	46,912	51,912	74,200
416GOO	Road & Bridge Apportionment	30,058	47,743	45,936	45,936	46,000
417GOO	Mineral Lease & Severance Taxes	109,062	50,000	0	63,716	60,000
	TOTAL	950,358	227,138	146,794	255,139	271,600
	LICENSES, PERMITS & FEES					
420GOO	Building Permits	147,728	110,000	121,895	129,000	80,000
421GOO	Liquor Licenses	6,014	3,500	5,510	8,300	4,600
422GOO	Sales Tax Licenses	20,475	22,000	3,250	20,500	20,500
430GOO	Marijuana Facility Licenses	14,000	12,000	3,000	12,000	12,000
423GOO	Planning Applications	4,950	5,000	7,775	8,500	5,000
424GOO	Excavation/Encroachment Permits	5,950	4,500	4,400	4,650	4,000
425GOO	Refuse Collection Fees	191,318	197,000	122,910	210,000	210,000
427GOO	USPS Rental Fees	8,642	8,642	5,869	8,894	9,074
428GOO	Parks, Facility & Rights of Way User Fees	4,300	6,500	4,803	6,200	6,500
429GOO	Permits - other (signs, etc)	535	1,000	550	700	1,000
431GOO	Short Term Rental Licenses	11,100	6,000	3,700	6,400	12,800
	TOTAL	415,012	376,142	283,662	415,144	365,474
	FINES & FORFEITURES					
435GOO	Court Fines	7,863	7,500	4,458	5,700	7,500
	TOTAL	7,863	7,500	4,458	5,700	7,500
	REIMBURSABLE FEES					
440GOO	Consulting Services Reimbursement	81,400	65,000	49,068	73,000	60,000
441GOO	Labor & Documents Reimbursement	595	1,000	204	650	1,000
442GOO	Bonds & Permits Reimbursement	9,960	7,500	2,532	3,500	7,500
443GOO	Mosquito Control Reimbursement	8,000	8,000	0	8,000	8,000
444GOO	Administrative Reimbursement	8,384	6,000	7,861	10,000	7,500
	TOTAL	108,339	87,500	59,665	95,150	84,000
	MISCELLANEOUS					
450GOO	Donations - general (Parks & Marshal)	2,550	2,500	2,520	2,520	2,500
451GOO	Sales - other (copies, equip sales, misc)	10,427	250	35	125	250
452GOO	Credits & Refunds - general	14,460	8,500	5,062	26,500	8,500
453GOO	Other - general (T/Clerk&Marshal fees)	2,441	1,203	1,451	1,911	2,200
454GOO	Special Events (festivals,concerts,movies)	97,591	55,000	28,163	72,711	30,000
459GOO	Donations - FUSE Committee	7,910	6,500	1,050	7,500	8,000
455GOO	Interest Income	178,574	35,000	124,444	247,000	50,000
456GOO	Investment Income	12,532	5,000	6,798	13,700	7,500
	TOTAL	326,485	113,953	169,523	371,967	108,950
	TOTAL GENERAL FUND REVENUES	4,620,225	3,378,643	2,559,346	4,228,581	3,447,880

GENERAL FUND					
	2023	2024	AS OF	ESTIMATED	2025
	ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
		BUDGET			BUDGET
TOTAL AVAILABLE RESOURCES	8,105,492	3,378,643	6,044,613	8,585,129	8,477,212

GENERAL FUND						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	EXPENDITURES					
	ADMINISTRATIVE SERVICES					
	PERSONNEL					
500GOO	Administrative Wages	506,694	609,667	316,710	600,000	760,000
509GOO	Council Compensation	22,800	22,800	11,400	22,800	22,800
510GOO	Planning Commission Compensation	17,200	17,400	8,700	17,400	17,400
501GOO	Employer Tax Expense	42,988	49,715	25,717	49,000	61,300
502GOO	Health Insurance	73,693	112,896	49,581	90,727	127,204
503GOO	Retirement Fund	16,464	24,387	9,190	26,342	27,752
504GOO	Workers Compensation Insurance	2,200	2,350	18	1,000	2,200
	PROFESSIONAL SERVICES					
511GOO	Town Attorney	36,700	60,000	1,428	40,000	60,000
512GOO	Auditing Services	7,250	7,500	8,000	8,000	8,000
514GOO	Consulting Services	2,176	6,500	2,502	3,000	173,000
556GOO	IT Services	18,956	20,160	12,436	20,000	20,000
513GOO	Planning Consulting	79,620	105,000	59,188	115,000	66,000
515GOO	County Treasurer Services	6,910	11,000	11,642	12,150	14,000
519GOO	Contractual Services	115,046	145,000	61,372	115,000	133,000
538GOO	Sales Tax On-Line Filing Services	17,396	17,000	10,997	18,700	20,393
516GOO	Refuse Collection Franchise	173,323	197,000	139,559	209,700	210,000
	ADMINISTRATIVE EXPENSE					
520GOO	Insurance (Property & Casualty)	15,050	22,500	11,279	17,350	18,613
521GOO	Conferences, Workshops & Training	3,591	4,000	789	2,000	10,000
522GOO	Dues & Memberships	3,134	3,000	2,535	3,100	3,500
523GOO	Council/PComm - Conferences & Training	2,217	2,500	219	2,140	2,500
524GOO	Reimbursable Bonds & Permits	9,554	10,500	3,540	10,000	7,500
525GOO	Unemployment Tax	2,475	2,800	1,235	1,235	1,680
526GOO	Life Insurance (for all funds)	528	1,500	842	1,500	1,600
527GOO	Personnel - Recruitment/Testing	2,730	4,000	3,450	3,450	3,000
536GOO	Wellness Program	13,078	23,100	6,499	16,500	19,600
528GOO	Other - admin.	373	1,000	11	11	4,000
	OFFICE EXPENSE					
540GOO	Printing & Publishing	1,337	1,000	408	750	1,000
541GOO	Office Supplies	3,443	7,500	3,842	7,500	7,500
542GOO	Utilities	1,509	2,000	1,170	2,000	2,000
543GOO	Telephone	1,705	2,000	1,206	1,800	2,280
544GOO	Elections	3,463	2,500	87	87	2,500
530GOO	Computer	1,141	2,900	400	600	1,000
545GOO	Janitorial Services	3,524	5,000	3,294	5,500	5,000
546GOO	Council/Commission - Materials/Equipment	961	1,000	1,658	1,700	1,000
547GOO	Records Management	0	500	0	0	3,000
548GOO	Office Equipment - Leases	2,447	3,200	2,013	2,890	3,200
549GOO	Office Equipment - Maintenance/Repairs	0	500	0	0	500
550GOO	Filing Fees/Recording Costs	164	500	499	525	500
551GOO	Postage - general	473	1,500	377	750	1,000
552GOO	GIS Mapping - admin	811	9,800	595	868	9,800
553GOO	Meetings & Community Events	7,598	10,000	1,422	10,000	15,000
537GOO	Bank & Misc. Fees & Charges	2,344	3,250	1,414	2,700	3,000
	COMMUNITY & ECONOMIC DEVELOPMENT					
529GOO	Tourism Promotion - Allocated from Lodging Tax	93,523	100,000	48,732	113,337	100,000
5075GO1	Region 10	1,394	1,464	1,464	1,464	1,500
531GOO	Community Outreach	2,754	4,000	2,124	3,500	4,000
532GOO	Creative & Main Street Programs - FUSE Commitment	29,176	60,000	23,032	55,000	60,000
533GOO	Economic Development	973	2,500	1,019	1,019	2,500
535GOO	Affordable Housing	91,489	100,000	34,505	38,000	100,000
781POO	Events and Festivals	120,900	135,000	100,836	113,000	145,000
557GOO	Grants - pass thru to other agencies	712,500	37,500	37,500	37,500	0
559GOO	Regional Transportation Service	33,188	35,000	0	0	35,000
595GOO	Electric Vehicle Charging Station	3,330	3,000	2,520	5,000	5,000

GENERAL FUND						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
	VEHICLE EXPENSE					
560GOO	Gas & Oil	482	350	79	200	350
561GOO	Vehicle Maintenance & Repair	1,088	750	0	0	750
	CAPITAL OUTLAY					
571GOO	Office Equipment Purchase	2,583	20,000	6,359	9,500	45,000
572GOO	Property Purchase	11,991	80,000	5,670	25,000	80,000
	DEBT SERVICE					
591GOO	RAMP Bond	118,112	119,776	9,888	119,776	116,686
	COUNCIL INITIATIVES					
5010GO1	Uncompahgre Volunteer Legal Aid	3,000	3,000	0	3,000	92,200
5015GO1	Partners Program	1,000	1,000	1,000	1,000	
5020GO1	Colorado West Land Trust	4,000	4,000	4,000	4,000	
5025GO1	Voyager Program	9,000	10,000	10,000	10,000	
5040GO1	Other Contributions	3,361	5,000	3,654	3,654	5,000
5050GO1	KVNF Radio	1,000	1,000	0	1,000	
5060GO1	Second Chance Humane Society	8,000	8,760	0	8,760	
5065GO1	Neighbor to Neighbor Program	1,000	1,000	1,000	1,000	
5085GO1	Eco Action Partners	6,000	6,500	6,500	6,500	
5095GO1	Student Scholarship	1,000	1,500	1,500	1,500	
5100GO1	Public Art Ridgway Colorado	3,000	3,000	3,000	3,000	
5110GO1	Uncompahgre Watershed Partnership	3,000	4,000	4,000	4,000	
5115GO1	George Gardner Scholarship Fund	1,000	1,000	1,000	1,000	
5120GO1	Ouray County Soccer Club	2,000	3,000	3,000	3,000	
5135GO1	Sherbino Theater	15,000	10,000	0	10,000	
5136GO1	Ouray County Food Pantry		1,000	0	1,000	
5137GO1	Weehawken Creative Arts	5,000	6,000	0	6,000	
5138GO1	Friends of Colorado Avalanche Info Center	3,500	3,500	3,500	3,500	
5139GO1	Ridgway Western Heritage Society		500	500	500	
5140GO1	Ouray Mountain Rescue Team	10,000	10,000	10,000	10,000	
5141GO1	Minerva West Performing Arts		3,000	3,000	3,000	
5142GO1	Ouray County Support & Advocacy Project		5,000	5,000	5,000	
5143GO1	Ouray County Baseball		3,000	3,000	3,000	
	SUBTOTAL COUNCIL INITIATIVES	79,861	94,760	63,654	93,414	97,200
	ADMINISTRATIVE EXPEND. SUBTOTAL	2,526,410	2,330,525	1,114,606	2,059,485	2,646,308

GENERAL FUND						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	EXPENDITURES					
	STREETS & MAINTENANCE					
	PERSONNEL					
600GO2	Streets Wages	73,829	29,537	18,176	29,537	31,672
601GO2	Employer Tax Expense	5,810	2,260	1,391	2,260	2,423
602GO2	Health Insurance	17,220	7,056	4,532	6,884	7,788
603GO2	Retirement Fund	3,038	1,181	727	1,181	1,269
604GO2	Workers Compensation Insurance	3,512	2,000	0	1,436	2,000
	ADMINISTRATIVE EXPENSE					
613GO2	Office - miscellaneous	0	500	145	200	500
621GO2	Workshops & Training	0	3,000	0	0	3,000
628GO2	Other - streets	1,618	500	40	40	500
614GO2	Consulting & Contractual Services	9,059	62,220	3,354	10,000	48,000
615GO2	IT Services	138	155	86	126	100
	OPERATING EXPENSE					
631GO2	Maintenance & Repairs	242	5,000	37	4,500	5,000
632GO2	Supplies & Materials	1,602	3,000	3,484	4,500	4,500
635GO2	Gravel & Sand	18,884	25,000	15,826	25,000	50,000
636GO2	Dust Prevention (mag chloride)	36,680	38,000	43,080	43,080	44,000
637GO2	Paving & Maintenance	388	50,000	2,100	23,000	50,000
633GO2	Tools	0	500	0	500	500
638GO2	Street & Sidewalk Lighting	4,431	6,500	3,980	5,500	7,500
639GO2	Street Signs	2,393	5,000	1,824	2,200	6,000
634GO2	Safety Equipment	1,034	1,000	178	1,000	1,000
682GO2	Arborist Services - Rights-of-Ways	6,073	6,000	0	6,000	6,000
666GO2	Landscaping - Rights-of-Ways	13,298	28,000	23,628	30,500	31,000
663GO2	Storm Drainage	0	0	0	0	0
662GO2	Snow Removal Equipment & Services	18,717	0	0	0	0
	SHOP EXPENSE					
642GO2	Utilities	2,786	3,000	2,430	3,800	3,800
643GO2	Telephone	1,341	1,500	936	1,400	1,500
630GO2	Computer	900	900	600	900	900
	VEHICLE EXPENSE					
660GO2	Gas, Oil & Diesel	5,708	6,500	3,168	5,000	6,500
661GO2	Vehicle & Equip Maintenance & Repair	10,336	9,000	9,194	20,900	17,500
	DEBT SERVICE					
	CAPITAL OUTLAY					
670GO2	Vehicle Purchase	0	0	0	0	0
671GO2	Office Equipment Purchase	100	2,000	531	1,000	2,000
672GO2	Equipment Purchase	0	5,000	0	4,000	85,834
	STREETS & MAINT. EXPEND. SUBTOTAL	239,137	304,309	139,447	234,444	420,786

GENERAL FUND						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT #	EXPENDITURES					
	PARKS, FACILITIES & ENVIRONMENT					
	PERSONNEL					
700POO	Parks Maintenance Wages	68,149	72,294	44,589	72,397	109,882
706POO	Parks Maintenance - Seasonal Wages	14,634	32,000	21,614	26,414	32,000
701POO	Employer Tax Expense	6,487	7,978	5,057	7,559	10,854
702POO	Health Insurance	20,139	21,168	13,595	20,651	31,152
703POO	Retirement Fund	2,807	2,892	1,780	2,892	3,801
704POO	Workers Compensation Insurance	3,372	3,600	1,436	2,242	3,600
	ADMINISTRATIVE EXPENSE					
719POO	Contractual Services	58,687	48,000	5,260	5,260	155,000
720POO	Insurance (Property & Casualty)	12,315	22,500	0	17,947	14,744
721POO	Workshops & Training	0	500	0	0	500
728POO	Other - parks	0	2,000	0	0	1,000
	FACILITIES					
732PO1	Supplies - community center/town hall	7,762	5,500	3,932	4,800	5,500
742PO1	Utilities - community center/town hall	1,633	1,800	1,083	1,850	1,800
779PO1	Janitorial Services - community center	3,524	4,500	3,294	5,500	4,500
731PO1	Maintenance & Repairs - comm. center/town hall	10,258	40,000	7,921	21,500	25,000
778PO1	Decker Community Room	67,483	106,650	15,195	2,400	137,500
782PO1	Visitor Center	2,174	0	0	0	0
783PO1	Broadband Carrier Neutral Station	2,675	2,750	2,120	3,100	3,000
	OPERATING EXPENSE					
731POO	Maintenance & Repair	5,898	17,500	757	4,500	7,500
732POO	Supplies & Materials	22,552	30,000	19,516	30,000	40,000
733POO	Tools	0	1,000	0	1,000	3,000
734POO	Safety Equipment	839	1,000	1,100	1,600	2,500
741POO	Telephone	672	1,000	488	750	750
742POO	Utilities	6,656	7,500	2,864	6,000	7,000
729POO	IT Services	420	475	268	450	240
730POO	Computer	600	600	400	600	1,500
779POO	Janitorial Service - parks	12,779	12,000	9,881	16,000	13,000
765POO	River Corridor Maintenance & Gravel Removal	0	0	0		
767POO	Arborist Services & Tree Maintenance	27,260	20,000	16,507	20,000	35,000
768POO	Mosquito Control	11,472	15,000	14,802	14,809	17,000
769POO	Weed Control	684	1,500	0	485	1,500
	VEHICLE EXPENSE					
760POO	Gas & Oil	2,440	4,000	1,801	3,800	4,000
761POO	Vehicle & Equipment Maint & Repair	3,364	4,500	3,350	4,250	4,500
	CAPITAL OUTLAY					
772POO	Equipment Purchase	0	35,000	28,500	28,500	46,500
775POO	Park Improvements	25,792	135,000	6,295	46,000	120,000
	PARKS & FACILITIES EXPEND. SUBTOTAL	403,527	660,207	233,405	373,256	843,823

GENERAL FUND						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT#	EXPENDITURES					
	LAW ENFORCEMENT					
	PERSONNEL					
800GO3	Law Enforcement Wages	287,111	393,933	214,076	363,473	450,668
807GO3	Municipal Judge	2,346	1,656	966	1,656	1,656
808GO3	Municipal Court Clerk	4,140	4,140	2,415	4,140	4,140
801GO3	Employer Tax Expense	24,222	30,579	16,635	28,249	34,920
802GO3	Health Insurance	51,698	70,560	37,100	62,773	77,880
803GO3	Retirement Fund	13,727	15,757	8,013	13,989	18,027
804GO3	Workers Compensation Insurance	9,283	9,800	11,409	11,409	13,500
	OFFICE EXPENSE					
809GO3	Law Enforcement - Coverage	21,400				
819GO3	Contractual Services	13,865	12,000	12,129	13,170	13,000
820GO3	IT Services	16,221	17,310	10,414	16,500	20,000
822GO3	Dues & Memberships	840	850	1,060	1,060	1,200
841GO3	Office Supplies	917	1,500	923	1,500	1,500
842GO3	Utilities	1,509	1,700	1,170	1,850	1,800
843GO3	Telephone	4,525	4,850	2,917	4,350	4,800
830GO3	Computer	2,894	3,075	2,160	4,050	5,000
849GO3	Office Equip - Maintenance/Repairs	0	100	0	0	100
	OPERATING EXPENSE					
832GO3	Equipment & Supplies	2,761	12,500	654	7,900	32,500
821GO3	Conferences, Workshops & Training	3,061	4,500	3,501	3,501	5,500
883GO3	Uniforms	3,041	3,500	1,583	2,500	4,500
884GO3	Traffic & Investigations	374	2,500	1,414	2,000	2,500
886GO3	Testing & Examinations	0	1,000	1,817	1,817	1,000
828GO3	Other - law enforcement	0	1,000	0	115	1,000
885GO3	Dispatch Services	66,821	69,661	52,471	69,661	64,345
834GO3	Multi-Jurisdictional Program Participation	8,117	30,150	23,038	30,150	30,000
835G03	Community Outreach Programs	2,406	2,000	901	1,683	2,000
5030GO1	Juvenile Diversion	8,000	8,000	8,000	10,500	8,000
	VEHICLE EXPENSE					
860GO3	Gas & Oil	10,574	18,000	7,131	11,500	12,500
862GO3	Radio/Radar Repair	118	2,000	572	572	2,000
861GO3	Vehicle Maintenance & Repair	7,049	7,500	6,456	10,500	7,500
	CAPITAL OUTLAY					
870GO3	Vehicle Purchase	0	71,308	71,334	71,334	183,800
871GO3	Office Equipment Purchase	4,251	500	0	2,710	10,000
872GO3	Vehicle Leasing	8,599				
	LAW ENFORCEMENT EXPEND. SUBTOTAL	579,870	801,929	500,259	754,612	1,015,336

GENERAL FUND						
	2023	2024	AS OF	ESTIMATED	2025	
	ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED	
		BUDGET			BUDGET	
TOTAL GENERAL FUND EXPENDITURES	3,748,944	4,096,970	1,987,717	3,421,797	4,926,253	
TRANSFER CAPITAL PROJECT - Athletic Park Improvements		100,000	125,817	134,000		
TOTAL TRANS. TO CAPITAL PROJECTS		100,000	125,817	134,000		
Tabor Emergency Reserves (3% of expenditures)		125,910		0	146,738	
ENDING GENERAL FUND BALANCE	4,356,548	3,052,622	3,931,079	5,029,332	3,404,221	
Restricted for Capital Improvement Fund		0		0	0	
(per GASBY 54)						

WATER ENTERPRISE FUND		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
	BEGINNING FUND BALANCE	1,765,925			2,170,721	1,993,073
ACCOUNT#						
460WOO	Water Service Charges	712,654	736,500	542,556	726,500	736,500
461WOO	Penalty Fees on Water Charges	4,115	3,500	3,125	5,000	5,000
462WOO	Transfer fees - water	880	500	265	325	500
464WOO	Material/Labor Reimbursement - water	22,340	25,000	7,016	7,016	10,000
463WOO	Tap Fees - water	386,567	66,000	16,647	28,647	36,000
465WOO	Other - water	2,926	100	12,263	12,263	100
466WOO	Grants - water	0	100,000	0	0	0
456WOO	Investment Income/Desgn Reserves	76,215	35,000	46,104	95,850	75,000
	TOTAL WATER FUND REVENUES	1,205,697	966,600	627,976	875,601	863,100
	TOTAL AVAILABLE RESOURCES	2,971,622	966,600	627,976	3,046,322	2,856,173
	EXPENDITURES					
	PERSONNEL					
900WOO	Water Wages	116,579	157,883	100,995	158,972	167,983
901WOO	Employer Tax Expense	9,197	12,078	7,734	12,161	12,850
902WOO	Health Insurance	27,221	35,280	21,798	34,074	38,940
903WOO	Retirement Fund	4,809	6,315	3,885	6,204	6,719
904WOO	Workers Compensation Insurance	4,044	5,000	2,938	2,938	5,000
	ADMINISTRATIVE EXPENSE					
920WOO	Insurance (Property & Casualty)	14,010	23,000	20,622	20,716	17,963
921WOO	Workshops & Training	885	3,500	1,269	1,500	3,000
919WOO	Wellness Program	1,434	2,100	1,618	2,500	2,100
914WOO	Consulting & Engineering Services	123,427	230,000	83,755	130,000	180,000
917WOO	IT Services	9,835	10,330	6,525	10,000	8,700
912WOO	Auditing Services	3,625	3,750	3,750	3,750	3,750
911WOO	Legal Services	3,897	2,500	0	12,000	88,000
918WOO	Permits - water	0	400	0	350	400
	OFFICE EXPENSE					
913WOO	Office - misc	462	1,000	307	634	1,000
915WOO	Dues & Memberships	493	500	1,000	1,560	1,000
916WOO	Filing Fees/Recording Costs	53	150	26	52	150
942WOO	Utilities	23,724	26,000	15,947	25,000	26,000
943WOO	Telephone	1,828	2,500	1,351	2,050	2,200
930WOO	Computer	1,741	3,200	800	1,200	1,500
941WOO	Office Supplies	1,143	2,000	128	1,000	6,050
947WOO	Records Management	0	200	0	0	1,000
948WOO	Office Equipment - Leases	288	650	507	650	650
949WOO	Office Equipment - Maint & Repairs	0	250	0	0	250
951WOO	Postage - water	3,081	3,000	1,992	3,000	3,000
952WOO	GIS Mapping - water	1,251	9,850	907	1,000	9,850
	OPERATING EXPENSE					
931WOO	Maintenance & Repairs	56,072	520,000	212,634	420,000	165,000
932WOO	Supplies & Materials	59,429	90,000	15,309	32,000	45,000
933WOO	Tools	900	3,000	0	1,000	3,000
988WOO	Taps & Meters	152,344	125,000	64,285	64,285	120,000
989WOO	Plant Expenses - water	18,150	22,000	14,850	22,000	1,650
934WOO	Safety Equipment	1,308	1,500	897	2,000	2,500
990WOO	Testing - water	5,164	8,000	2,908	6,500	8,000
987WOO	Weed Control	684	1,500	0	485	1,500
928WOO	Other - water	52,178	1,500	1,325	1,500	1,500
	VEHICLE EXPENSE					
960WOO	Gas & Oil	5,827	7,500	4,628	7,500	7,500
961WOO	Vehicle & Equipment Maint & Repair	16,881	7,500	5,270	9,750	11,500

WATER ENTERPRISE FUND						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
	<i>CAPITAL OUTLAY</i>					
971WOO	Office Equipment Purchase	400	2,000	651	1,500	2,000
972WOO	Equipment Purchase	25,119	1,668	0	0	66,667
	<i>DEBT SERVICE</i>					
993WOO	Debt Service - CWRPDA	22,500	22,500	11,250	22,500	22,500
997WOO	Debt Service - CWCB	30,918	30,918	0	30,918	30,918
999WOO	Debt Service - CWRPDA (2)		15,000	0	0	44,453
	TOTAL WATER FUND EXPENDITURES	800,901	1,401,022	611,861	1,053,249	1,121,743
	TRANSFER CAPITAL PROJECT - Water Line Replacement		50,000		0	
	Reserved per financing agreement with CWCB		3,918			3,918
	ENDING WATER FUND BALANCE	2,170,721	1,664,112	16,115	1,993,073	1,734,430

SEWER ENTERPRISE FUND		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
	BEGINNING SEWER FUND BALANCE	1,227,470	1,220,300		1,746,438	1,923,732
ACCOUNT#						
	REVENUES					
460SOO	Sewer Service Charges	336,600	358,000	240,699	350,000	355,000
461SOO	Penalty Fees on Sewer Charges	4,115	3,500	3,125	5,000	4,500
462SOO	Transfer Fees - sewer	840	500	205	325	500
464SOO	Material/Labor Reimbursement - sewer	17,567	3,500	2,272	9,000	3,500
463SOO	Tap Fees - sewer	468,521	66,000	40,800	52,800	36,000
465SOO	Other - sewer	0	100	0	0	100
466SOO	Grants - sewer	0	0	0	0	0
456SOO	Investment Income - Desgn Reserves	62,761	30,000	34,058	86,000	65,000
	TOTAL SEWER FUND REVENUES	890,404	461,600	321,159	503,125	464,600
	TOTAL AVAILABLE RESOURCES	2,117,874	1,681,900	321,159	2,249,563	2,388,332
	EXPENDITURES					
	PERSONNEL					
900SOO	Sewer Wages	105,955	74,810	49,965	75,990	109,542
901SOO	Employer Tax Expense	8,381	5,723	3,822	5,806	8,380
902SOO	Health Insurance	26,866	21,168	12,947	21,107	31,152
903SOO	Retirement Fund	3,866	2,992	1,585	2,626	3,788
904SOO	Workers Compensation Insurance	3,962	3,400	0	2,994	3,500
	ADMINISTRATIVE EXPENSE					
920SOO	Insurance (Property & Casualty)	12,789	23,000	15,552	15,552	17,963
921SOO	Workshops & Training	821	3,000	85	500	3,500
914SOO	Consulting & Engineering Services	28,715	136,705	28,124	40,500	155,500
917SOO	IT Services	9,835	10,330	6,525	10,000	8,700
912SOO	Auditing Services	3,625	3,750	3,750	3,750	3,750
911SOO	Legal Services	335	1,000	0	0	1,000
919SOO	Wellness Program	2,100	1,400	695	1,400	1,400
	OFFICE EXPENSE					
913SOO	Office - misc	339	1,000	80	356	1,000
915SOO	Dues & Memberships	408	500	350	1,000	500
916SOO	Filing Fees/Recording Costs	7	150	0	50	150
941SOO	Office Supplies	1,033	1,500	136	600	5,500
942SOO	Utilities	48,667	50,000	34,722	53,000	53,000
943SOO	Telephone	2,162	2,300	1,534	2,300	2,300
930SOO	Computer	1,441	2,850	600	900	900
947SOO	Records Management	0	200	0	0	1,000
948SOO	Office Equipment - Leases	144	450	227	450	450
949SOO	Office Equipment - Maint & Repairs	0	250	0	0	250
951SOO	Postage - sewer	2,232	2,000	1,516	2,500	2,500
952SOO	GIS Mapping - sewer	811	9,850	587	1,000	9,850
	OPERATING EXPENSE					
931SOO	Maintenance & Repairs	15,074	65,000	17,704	25,000	110,000
932SOO	Supplies & Materials	19,365	10,000	7,131	18,500	27,500
933SOO	Tools	900	1,500	75	500	3,000
918SOO	Testing & Permits	7,073	15,000	4,821	10,000	15,000
928SOO	Other - sewer	1,624	0	1,175	1,200	52,000
934SOO	Safety Equipment	1,646	1,500	1,055	1,500	2,000
987SOO	Weed Control	684	1,500	0	485	1,500
	VEHICLE EXPENSE					
960SOO	Gas & Oil	5,743	7,500	2,994	4,600	6,000
961SOO	Vehicle & Equipment Maint & Repairs	6,895	5,000	862	4,250	5,000
	CAPITAL OUTLAY					
971SOO	Office Equipment Purchase	400	2,000	531	1,500	2,000
972SOO	Equipment Purchase	25,119	1,668	0	0	56,667
978SOO	Bio-Solid Removal	6,504	150,000	0	0	150,000
	DEBT SERVICE					
996SOO	Debt Service - DOLA	15,915	15,915	0	15,915	15,915
	TOTAL SEWER FUND EXPENDITURES	371,436	634,911	199,150	325,831	872,157

SEWER ENTERPRISE FUND						
	2023	2024	AS OF	ESTIMATED	2025	
	ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED	
		BUDGET			BUDGET	
Reserves for Wastewater Plant Improvements		100,000	100,000	100,000	100,000	
ENDING SEWER FUND BALANCE	1,746,438	1,563,032	122,009	1,923,732	1,516,175	

CAPITAL PROJECTS FUND - RAMP Project Note Account						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	REVENUES					
4001GOO	Property Tax					
	Transfer from restricted Cap Imprv Acc	117,712	119,776			
	TOTAL REVENUES	117,712	119,776	0	0	0
	PROJECT EXPENDITURES					
591GOO	Note Principal & Interest Payment Amt	117,712	119,776			
	TOTAL EXPENDITURES	117,712	119,776	0	0	0

CAPITAL PROJECTS FUND - North Lena Street Paving						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	REVENUES					
2100A	Developer Contribution	-26,004				
2100B	Grant - Colorado Dept of Transportation					
	Town Budgeted Contribution					
	TOTAL REVENUES	-26,004				
	PROJECT EXPENDITURES					
CP2100	Construction	8,723				
CP2101	Project Management & Oversight	1,480				
CP2102	Design, Survey, Engineering	1,480				
	TOTAL EXPENDITURES	11,683				

CAPITAL PROJECTS FUND - Water Line Replacement - Water Plant to Moffat Street						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	REVENUES					
2200A	Loan-State Revolving Funds(CWRPDA)		650,000			650,000
2200B	Grant - Energy Impact Funds (DOLA)		600,000			600,000
	Town Contribution		50,000			
	TOTAL REVENUES		1,300,000			1,250,000
	PROJECT EXPENDITURES					
CP2200	Design and Engineering		50,000	11,011	14,193	40,000
CP2201	Project Management & Oversight		49,800			50,000
CP2202	Construction		1,200,200			1,000,000
	TOTAL EXPENDITURES		1,300,000	11,011	14,193	1,090,000

CAPITAL PROJECTS FUND - Athletic Park Master Plan Implementation						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	REVENUES					
2300A	Town Contribution		100,000		134,000	
	TOTAL REVENUES		100,000		134,000	
	PROJECT EXPENDITURES					
CP2300	Parking Lot		100,000	125,817	134,000	
	TOTAL EXPENDITURES	0	100,000	125,817	134,000	

CAPITAL PROJECTS FUND - Beaver Creek Diversion Project						
		2023	2024	AS OF	ESTIMATED	2025
		ACTUAL	ADOPTED	AUG. 15, 2024	YR. END 2024	ADOPTED
			BUDGET			BUDGET
ACCOUNT#						
	REVENUES					
2400A	CWCB Draw Down Loan (will pay down by grants)					8,000,000
2400B	Colorado Disaster Assistance Fund					3,200,000
2400C	Emergency Water Protection Program					2,910,000
	NRCS -Natural Resources Conserv Services					
	TOTAL REVENUES					14,110,000
	PROJECT EXPENDITURES					
CP 2400	Engineering and Project Management				8,534	100,000
CP 2401	Construction					7,900,000
CP 2402	Loan repayment (from grants)					6,110,000
	TOTAL EXPENDITURES		0	0	8,534	14,110,000

5 Year Capital Improvement Project
2025-2029 **General Fund**

Project	Estimated Cost	Budget Line Item
North Amelia Street Construction Project	\$2,000,000	
South Amelia Street Construction Project	\$2,000,000	
Acquisition of South Railroad Street Right-of-Way		
Master Plan Implementation		
Heritage Park - Construction Documents		
Town Hall Assessment & Design for Reconfiguring	\$35,000	514GOO
Athletic Park Phase 2 - Construction and Engineering Documents	\$125,000	719POO
Purchase of an Affordable Housing Unit for Employee Housing		
Intersection Treatment at N. Railroad St. and Highway 62		
Replace Truck in Parks & Water Department (split 75/25)	\$30,000	772POO
Purchase of Property in River Park Subdivision	\$80,000	572GOO
Patrol Vehicles for Marshals Dept (2)	\$183,800	870GO3
Backhoe (JD 410) to Replace JD 310 (split 3 funds)	\$56,667	672GO2
Hartwell Park - Playground Structure	\$400,000	775POO
Community Survey	\$30,000	514GOO
Wayfinding Plan - Implementation	\$100,000	514GOO
Hartwell Park Restrooms - Expand, Update, Security	\$90,000	775POO
Valley Pans in Solar Ranch Subdivision (project to be phased by street @ \$100,000 each)	\$300,000	663GO2
Green Street Park - Master Plan Construction Documents	\$30,000	719POO
Note: a yellow line delineates an item proposed by staff to be included in the 2025 Fiscal Year Budget		

5 Year Capital Improvement Project
2025-2029 Water Fund

Project	Estimated Cost	Budget Line Item
Water Conservation Plan / Basin Protection Implementation	\$25,000	
Video Inspection of Transmission Lines	\$57,500	
Second River Crossing of Lines	\$150,000	
Water Storage Tank Painting (2029)		
Water Line Replacement- Wtr Plant to Moffat St (paid by loan and grant)	\$1,035,000	CP2202
Increase Storage East of the Uncompahgre River	\$750,000	
Beaver Creek Diversion Project - restore head gate (paid by loan and grants)	\$8,000,000	CP2400
Replace Module Membrane at Water Plant	\$150,000	
Repair Flow Measuring Devices at Ridgway Ditch and Lake O	\$50,000	931WOO
Replace Truck in Parks & Water Department (split 75/25)	\$10,000	972WOO
Backhoe (JD410) to Replace JD310 (split 3 funds)	\$56,667	972WOO
Note: a yellow line delineates an item proposed by staff to be included in the 2025 Fiscal Year Budget		

5 Year Capital Improvement Project
2025-2029 Sewer Fund

Project	Estimated Cost	Budget Line Item
Preliminary Needs Assessment and Design Treatment Plant	\$74,375	914S00
Install Discharge Pipe	\$15,000	931S00
Emergency Generator	\$80,000	
Fine Bubble Diffuser System or Replace Aeration	\$425,000	
Backhoe (JD410) to Replace JD310 (split 3 funds)	\$56,667	972S00
Reserves for Wastewater Treatment Plant Improvements	\$100,000	
BioSolid Removal from Wastewater Treatment Ponds	\$150,000	978S00
Note: a yellow line delineates an item proposed by staff to be included in the 2025 Fiscal Year Budget		

10 Year Capital Improvement Project
2025-2035 **General Fund**

Project	Estimated Cost	Budget Line Item
Dennis Weaver Memorial Park - Vault Restroom Facility		
Heritage Park - Plan Implementation with Visitor's Center Improvements	\$1,000,000	
Heritage Park - ADA Restroom	\$130,000	
Rollans Park - Restoration Project & In-Stream Improvements		
Dog Park		
Improve Drainage at Park-n-Ride Lot at Fairgrounds		
Chip Seal or Hard Surface Streets Throughout Town		
Stormwater Drainage Improvements		
Acquisition of Two Blocks of N. Laura Street for Right-of-Way		
Pedestrian Crossing Over/Under Pass on Highway 550		
Install Sidewalks Throughout Town		
Uncompahgre RiverWay Trail - Regional Partnership to Connect Montrose to Ouray		
Scanning and Electronic File Management Plan		

10 Year Capital Improvement Project
2025-2035 **Water Fund**

Project	Estimated Cost	Budget Line Item
Water Utility Augmentation (increase reliable water supply)	\$750,000	
Presedimentation Ponds Improvements and Piping	\$250,000	
Increase Capacity by the Lake Outfall (400' of 12" Line)	\$45,000	
Dallas Ditch Water into Cottonwood Creek		
Extend Water Mains Downtown (as needed)		
Micro Hydro Construction	\$1,000,000	
Develop Hydraulic Model of Distribution System	\$50,000	
Feasibility Study of Expansion of Water Treatment Plant		
Expansion of Water Treatment Plant	\$1,000,000	

10 Year Capital Improvement Project
2025-2035 Sewer Fund

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

**Town of Ridgway
Memorandum**

FROM: Pam Kraft, Town Clerk/Treasurer
RE: Line Item Locations of Revenues in 2025 Fiscal Year Budget
DATE: November 4, 2024

GENERAL FUND

415GOO Grants

\$ 1,200	Main Street scholarship to reimburse travel to conference
\$ 20,000	Main Street mini-grants – use for mural installation on S2C (contribution of \$ 5,000 received from ArtSpace in 2024)
\$ 53,000	Misc. grants for micro-grid on S2C Building

WATER FUND

CAPITAL PROJECTS

Water Line Extension

2200A	\$ 650,000	CWRPDA Loan (from State Revolving Loan Funds)
2200B	\$ 600,000	DOLA Grant (from Energy Impact Funds)

Beaver Creek Diversion Project

2400A	\$ 8,000,000	CWCB draw down loan (will pay down with two grants below)
2400B	\$ 3,200,000	Colorado Disaster Assistance Fund
2400C	\$ 2,910,000	Emergency Water Protection Program (Natural Resources Conservation Services)

**Town of Ridgway
Memorandum**

FROM: Pam Kraft, Town Clerk/Treasurer
RE: Line Item Locations of Expenditures in 2025 Fiscal Year Budget
DATE: November 4, 2024

GENERAL FUND

514GOO Consulting Services

\$ 35,000 Town Hall Assessment and Design for reconfiguration
\$ 30,000 Community Survey
\$100,000 Wayfinding Plan implementation
\$ 5,000 Website Accesibility Remediation

519GOO Contractual Services

\$ 10,000 Development infrastructure inspection
\$ 60,000 Development review (Swiftwater)
\$ 5,270 Town Engineer misc. services (CCS)
\$ 10,000 Building permit review for mechanical & large projects
\$ 10,000 Code hosting and codification
\$ 10,000 Consultant for Street Lighting Plan
\$ 25,000 Housing Needs Assessment
\$ 2,500 Adoption of International Energy Efficiency Code ('24 IECC)

531GOO Community Outreach

\$ 3,500 Community outreach advertising (Plaindealer)

532GOO Creative/Main Street Program

\$ 22,000 Gallery Coordinator (15 hrs wk)

535GOO Affordable Housing

\$ 32,000 Contribution to Home Trust of Ouray County
\$ 40,000 Joint Housing Administration

552GOO GIS Program

\$ 8,334 Overhaul program

559GOO Regional Transportation Service

\$ 35,000 Match for program

571GOO Office Equipment Purchase

\$ 20,000 Council meeting sound system and condenser microphones
\$ 10,000 Council meeting chairs and tables
\$ 2,700 Laptop for Planning Department
\$ 6,000 Replace desktop computers (3)

572GOO Capital Outlay

\$ 80,000 Purchase property in River Park Subdivision

614GO2 Consulting

\$ 8,500 Feasibility and Planning Storm Water Improvements (CCS)
\$ 5,270 Town Engineer misc. services (CCS)
\$ 30,000 Signal/Traffic Study at N. Railroad St. & Hwy 62

621GO2 Training

\$ 2,500 Commercial Drivers License

637GO2 Paving & Maintenance

\$ 10,000 Crack sealing and paving
\$ 30,000 Curb and gutter repair
\$ 10,000 Striping, repaint parking areas, curbs

639GO2 Signs

\$ 3,500 Pedestrian signs & bases (7)

661GO2 Vehicle Maintenance and Repair

\$ 3,000 Tires for street sweeper

666GO2 Landscaping in rights-of-ways

\$ 25,000 Landscaping contract for planters in RAMP area & Heritage
Park
\$ 6,000 Tree replacement in RAMP area

671GO2 Office Equipment

\$ 667 Desktop computer, network, point, router (split 3 ways)

672GO2 Equipment Purchase

\$ 56,667 Backhoe – JD410 (split 3 ways)
\$ 750 Compactor/Rammer (split 4 ways)
\$ 2,250 De-watering pumps (3) (split 2 ways)
\$ 18,000 Sander for plow truck
\$ 667 Roller (split 3 ways)
\$ 250 Brush Hog attachment (split 4 ways)
\$ 4,000 Water seal treatment for Trussel Bridge
\$ 3,250 Brush cutter for Skid Steer (split 4 ways)

719POO Contractual Services

\$ 125,000 Athletic Park, Phase 2 – construction & engineering doc's
\$ 30,000 Green Street Park – construction & engineering doc's

730POO Computer

\$ 900 Replace access points in Hartwell Park (3)

731PO1 Maintenance and Repairs Community Center/Town Hall

\$ 3,000 Lighting in hallways
\$ 8,000 Energy efficient windows
\$ 1,500 Ceiling fan

732POO Supplies

\$ 250 Brush Hog attachment (split 4 ways)
\$ 5,000 Smart meter controllers for sprinkler systems
\$ 3,250 Brush Cutter for Skid Steer (split 4 ways)
\$ 750 Compactor/Rammer (split 4 ways)

772POO Equipment Purchase

\$ 30,000 Truck (split Parks 75%/Water 25%)
\$ 16,500 Kubota

775POO Park Improvements

- \$ 15,000 Landscape east side of Rollans Park
- \$ 15,000 Trash and recycling receptacles for park and streetscape (8)
- \$ 90,000 Hartwell Park restrooms

778PO1 Decker Meeting Room

- \$ 5,000 Rolling carts
- \$ 5,000 Cleaning
- \$ 3,000 Monthly management and cleaning
- \$ 8,500 Annual lease payment
- \$ 70,000 Micro-grid on building (\$17,000 Town/remaining grants)
- \$ 25,000 Mural on east side of Space to Create Building

819GO3 Contractual Services

- \$ 5,178 Axon for Evidence.com body cameras (house & distribute information)
- \$ 4,590 Lexipool (new policies and procedures)

832GO3 Equipment and Supplies

- \$ 21,000 Radios (5) – mobile in vehicles
- \$ 3,500 Handheld radio (PAC-set)

834GO3 Multi-Jurisdictional Program Participation

- \$ 6,000 Emergency Network
- \$ 11,476 Victim Assistance Program
- \$ 2,500 Hazard Mitigation Project

871GO3 Office Equipment

- \$ 8,000 Desktop computers replaced (3)
- \$ 2,000 Computer system switches replaced

870GO3 Vehicle Purchase

- \$ 171,000 Hybrid vehicles (2)
- \$ 2,500 Decals and labels
- \$ 4,200 Home charging stations (2)
- \$ 6,100 Office charging station (with 220 power outlet install)

WATER FUND

911WOO **Legal**

\$ 50,000	Augmentation of water rights
\$ 20,000	Special legal counsel
\$ 5,000	Filing of water rights
\$ 3,000	Review code updates

914WOO **Consulting & Engineering Services**

\$ 74,750	Water plant operations contractor
\$ 1,700	Review water tank inspection data (CCS)
\$ 2,550	GIS verification of utilities (CCS)
\$ 5,270	SCADA repair at Lake O; repair and install flow measuring devices at Lake O and Ridgway Ditch (CCS)
\$ 5,270	Town Engineer misc. services (CCS)
\$ 42,000	Cyber security (Browns Hill Engineering)
\$ 16,667	Development infrastructure inspection
\$ 12,500	Code updates and water shed ordinance (CCS)
\$ 10,000	Grizzley diversion report (LRE)

921WOO **Training**

\$ 2,500	Commercial Drivers License
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931WOO **Maintenance and Repairs**

\$ 10,000	SCADA repair at Lake O
\$ 15,000	SCADA data logger at CR-5
\$ 5,000	SCADA logger below diversion
\$ 50,000	Flow measuring devices at Ridgway Ditch & Lake O
\$ 5,000	Lead surface line inventory
\$ 10,000	Air compressor- Cell 1 at plant

932WOO **Supplies and Materials**

\$ 667	Roller (split 3 ways)
\$ 250	Brush Hog attachment (split 4 ways)
\$ 3,250	Brush cutter for Skid Steer (split 4 ways)
\$ 750	Compactor/Rammer (split 4 ways)
\$ 2,250	De-watering pumps (3) (split 2 ways)

941WOO Office Supplies

\$ 4,050 Community Connect Software Module (split 2 ways)

952WOO GIS Program

\$ 8,334 Overhaul program

961WOO Vehicle Maintenance and Repair

\$ 2,600 Tires for JD 310 Backhoe

971WOO Office Equipment

\$ 667 Desktop computer (split 3 ways)

972WOO Equipment Purchase

\$ 10,000 Truck (split Parks 75%/Water 25%)

\$ 56,667 Backhoe JD410 (split 3 ways)

SEWER FUND

914SOO Consulting & Engineering Services

\$ 34,500 Wastewater plant operations contractor
\$ 74,375 Preliminary needs assessment to relocate plant (CCS)
\$ 2,763 Review camera footage of lines (CCS)
\$ 2,550 GIS verification of utilities (CCS)
\$ 3,400 Renewal of CDPHE Discharge Permit (CCS)
\$ 1,700 Quarterly Reports to CDPHE (CCS)
\$ 5,250 Town Engineer misc. services (CCS)
\$ 16,667 Development infrastructure inspection
\$ 5,000 Code updates (CCS)

921SOO Training

\$ 500 Training books
\$ 2,500 Commercial Drivers License

928SOO Other

\$ 51,000 Penalty assessment

931SOO Maintenance & Repairs

\$ 16,800 Pond liner (for Pond #2)
\$ 6,000 Camera sewer lines
\$ 12,000 Flow meters to measure between cells at ponds
\$ 35,000 Tornado aspirator aerators (3)
\$ 15,000 Install discharge pipe

932SOO Supplies and Materials

\$ 667 Roller (split 3 ways)
\$ 250 Brush Hog attachment (split 4 ways)
\$ 3,250 Brush cutter for Skid Steer (split 4 ways)
\$ 3,000 Compactor/Rammer (split 4 ways)
\$ 1,500 Siding for shed

941SOO Office Supplies

\$ 4,050 Community Connect Software Module (split 2 ways)

952SOO GIS Program

\$ 8,334 Overhaul program

971SOO Office Equipment

\$ 667 Desktop computer (split 3 ways)

972SOO Equipment Purchase

\$ 56,667 Backhoe JD410 (split 3 ways)

AGENDA ITEM #14



Dear John and Terry,

After another inspiring Summit, we feel invigorated, optimistic, and eager to find new ways to accelerate our collective progress. Our first keynote, Dr. Ayana Elizabeth Johnson sums it up perfectly in her new book: *“A few things feel clear about this world we must build together. There can be enough for all of us. There can be a home for each of us. There can be a role for each of us. The imperative is transformation, and the goal is to thrive. Even if that’s all we know for sure, it’s enough to get started.”*

MT2030 started as a simple idea to unite elected officials and quickly evolved into a summit. In 2019, we held our first gathering in Park City to share ideas and inspire collective action. At that time, we had no lasting plan - only a goal to accelerate action. By the end of the Summit, attendees were clamoring for more. Since then, MT2030 has expanded to host five summits and provide year-round support for our communities.

We are currently housed under the Park City Community Foundation and sustained by two part-time staff and a group of passionate volunteers. Now in our fifth year, it’s time for MT2030 to expand our offerings and do more for our mountain communities throughout the year to help them accelerate their climate progress.

We are asking Ridgway to join Eagle, Avon, Routt County, Breckenridge, Eagle County, and Park City as founding members of MT2030. Our membership is a \$5000 annual contribution, and you would receive:

- Four complimentary registrations to the 2025 MT2030 Climate Solutions Summit
- A position on MT2030’s Advisory Council
- Recognition as a Foundation Community at the Climate Solutions Summit
- Community logo on the MT2030 website aside other Foundation Communities

We like goals, and our 2024 goal is to have 30 communities join as Founding Communities. Your investment in MT2030 will help us to help you. We hope to see Ridgway as one of the 30.

Please let me know your thoughts. I am always happy to jump on a call to discuss and answer any questions you might have too.

We are Mountainkind and it’s up to all of us to come together to tackle climate. Thank you!

Together we can!

Andy, Chris, Richard, Luke, Eye, Bryn, and Anna

MT2030 Team

AGENDA ITEM #15

**TOWN OF RIDGWAY, COLORADO
ORDINANCE NO. 05-2024**

**AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO,
AMENDING SUBSECTION 14-1-1 OF THE RIDGWAY
MUNICIPAL CODE TO ADD MORE SPECIFIC REGULATIONS
CONCERNING SNOW AND ICE REMOVAL AND ESTABLISHING
AN ASSESSMENT AND PENALTY FOR FAILURE TO MAINTAIN
SIDEWALKS IN THE WINTER**

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

WHEREAS, the Town has significant snow fall in the winter and has historically not enforced its regulations requiring snow and ice removal from sidewalks after each snow event so that pedestrians may walk safely on Town sidewalks; and

WHEREAS, without adequate enforcement, many Town sidewalks are inaccessible to pedestrians in the winter causing people to walk in the streets and increasing the possibility of slips, trips and falls; and

WHEREAS, the Town Council desires to implement regulations where the Town shall enforce the removal of snow and ice from sidewalks and desires to establish assessment and penalty provisions to all the Town flexibility with enforcement; and

WHEREAS, the Town Council finds that this ordinance furthers and is necessary to promote the health, safety and general welfare of the Ridgway community.

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

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. Amendment of Subsection 14-1-1 “Sidewalk Construction and Maintenance”. Subsection 14-1-1 of the Ridgway Municipal Code is hereby amended to read as set forth in *Exhibit A*.

Section 3. Codification of Amendments. The Town Clerk, as the codifier of the Town’s Municipal Code, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Ridgway Municipal Code. The Town Clerk is authorized to correct, or approve the correction by the codifier, of any typographical error in the enacted regulations, provided that such correction shall not substantively

change any provision of the regulations adopted in this Ordinance. Such corrections may include spelling, reference, citation, enumeration, and grammatical errors.

Section 4. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term “provision” means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term “application” means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

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

Section 6. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

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

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

INTRODUCED AND REFERRED TO PUBLIC HEARING on November 13, 2024, and setting such public hearing for December 11, 2024, at Ridgway Town Hall, located at 201 N. Railroad Street, Ridgway, Colorado.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

ADOPTED on December 11, 2024.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

APPROVED AS TO FORM:

Bo James Nerlin, Town Attorney

EXHIBIT A

14-1-1 - SIDEWALK CONSTRUCTION AND MAINTENANCE.

- (A) All Town sidewalks on Town property or easements shall be designed and constructed in accordance with standards and specifications approved by the Town. All Town sidewalks shall be located and sized in accordance with Town requirements and standards. Any person constructing or replacing a Town sidewalk shall obtain a permit from the Town to do so.
- (B) The owner, tenant, and party in actual possession of property abutting any Town sidewalk, shall be jointly and severally liable for any failure to maintain the sidewalk in good repair and condition or replace the abutting sidewalk whenever a dangerous condition exists in the Town's sole reasonable discretion.
- (C) The Town may, as it deems necessary or appropriate, order the construction or repair to any sidewalk. In the event the owner of the abutting property fails or refuses to make such construction or repairs in accordance with Town standards and specifications, the Town may cause the appropriate construction or repair of the sidewalk to be done and assess the costs thereof against the abutting property and its owner. In addition to assessed costs, an owner, occupant, or party in actual possession may be assessed a penalty for such failure to maintain.
- (D) The owner, occupant, or party ("responsible person") in actual possession of property abutting any Town sidewalk shall be jointly and severally liable for any failure to remove snow and ice from any abutting Town sidewalk. Snow and ice shall be removed from the abutting sidewalk within twenty-four hours after a snow event with less than twelve inches (12") of accumulated snow or forty-eight (48) hours after a snow event with more than twelve inches (12") of accumulated snow. Removal of snow and ice means shoveling the sidewalk such that the snow accumulation is removed, and a traction agent is applied, such as sand or salt to melt ice accumulation, if necessary.
- (E) In the event the responsible person shall fail to cause snow and ice removal as required by Subsection (A) above, the Town Manager may cause a written notice to be served on the responsible person. The notice shall require the responsible person to complete the snow and/or ice removal within a reasonable time, not to exceed forty-eight (48) hours. If personal service cannot be made on the responsible person, the notice shall be posted in a prominent place at the premises. If the responsible person so notified fails to remove the snow as required by this Section, the Town Manager may cause the snow removal to meet the requirements of Subsection (A) above and charge the costs thereof, plus an additional amount up to twenty-five dollars (\$25.00) for administrative costs, to the responsible person.
- (F) Any costs recovered for work completed by the Town under this Section shall include all costs of construction, replacement, maintenance, repair, or removal including costs attributable to the use of Town equipment and personnel, any out-of-pocket costs the

Town incurs, reasonable attorney's fees incurred by the Town related to the work or the collection of the assessment, penalty, and any other costs of collecting assessments or amounts due. All such costs shall be a lien against the abutting property which may be foreclosed by the Town in any lawful manner. Such costs may be certified to the County for collection with real property taxes or may be collected in any other lawful manner. Prior thereto, the Town shall notify the owner of record of the property and allow a hearing with a Town representative concerning any amount proposed to be certified to the County for collection.

- (G) The failure to maintain and construct sidewalks in accordance with the requirements of this section is hereby declared to be a nuisance, which may be abated by the Town in any lawful manner. There is hereby created a right of action against the owners of property abutting Town sidewalks on account of their failure to remove snow, ice, debris, or obstructions from abutting sidewalks, to maintain the abutting sidewalks in a safe condition, or to correct any dangerous condition of such abutting sidewalks. The owners of the abutting property shall be civilly liable for the violation of any provisions of this section to anyone injured as a result thereby and shall be civilly liable to hold harmless, defend, and indemnify the Town, its officers, employees, or contractor on account of any claim made or adjudged against the Town, its officers, employees, or contractors on account of their failure to comply with the provisions of this Section.
- (H) It shall be unlawful to violate any of the provisions of this Section. Enforcement may be undertaken under Chapter 2, Section 4 and Chapter 10, Section 2 of the Ridgway Municipal Code.