



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: December 14, 2022
RE: Town Manager's Report

INTRODUCTION

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

UPDATE REGARDING RMC CHAPTER 7 "PLANNING AND ZONING" UPDATES

CPS presented the draft revisions to the Planning Commission on November 29th and received initial feedback. Planning Commissioners were asked to provide written comments to the Town Manager and/or CPS no later than December 16th. The Council can access the presentation given to the Planning Commission on the 29th by clicking [HERE](#). The recording of the meeting, which will give additional context and dialogue to the presentation, can be viewed [HERE](#). If you'd like to review the draft documents, those can be accessed in the Planning Commission packet for the November 29th meeting, which is available [HERE](#).

OURAY COUNTY ALERTS WENT LIVE ON DECEMBER 12TH

Ouray County launched a new emergency notification system called Ouray County Alerts powered by GEM. The new system went live on December 12, 2022 and will officially replace CodeRed on January 20, 2023.



Ouray County Alerts will be used to communicate critical public safety topics including evacuations, wildfire, flooding, and other emergency notifications. All residents, visitors, and family members living in Ouray County are encouraged to sign up for alerts at <https://ouray.genasys.com/portal/en/register>.

Folks are encouraged to sign up even if they are already registered for CodeRed. During the registration process, you can choose the types of alerts you receive and how to receive them, including landline phone, cell phone, text/SMS message, and email.

You can view the FAQ's here: <https://ouray.genasys.com/reso.../OurayCountyCO/web/faq.html>.

REQUEST FOR PROPOSAL TO PROVIDE ENGINEERING SERVICES FOR DEVELOPMENT REVIEW

Notice is hereby given that the Town of Ridgway will accept proposals from qualified and experienced individuals or firms to perform engineering services for development review consulting work.



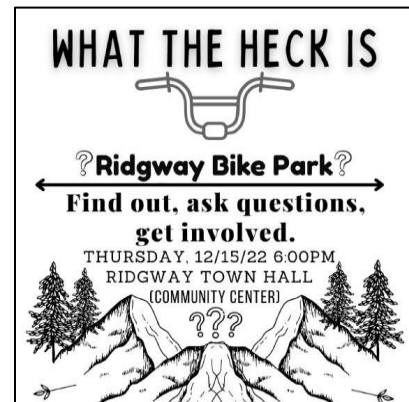
Two (2) paper copies printed double sided and one (1) electronic copy of the proposal in a sealed envelope, clearly marked with "Request for Proposal to provide Engineering Services for Development Review" and the name, address and phone number of the Proposer will be received by the Town Clerk at Town Hall, 201 N. Railroad St., PO Box 10, Ridgway, CO 81432 until 10:00 a.m., local time, on the 6th day of January, 2023, at which time all proposals will be publicly opened and read aloud. Any proposal received after the time stated above will be returned to the Proposer unopened.

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

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

RIDGWAY BIKE PARK

Want to learn more about the Ridgway Bike Park initiative? Come to Town Hall at 6:00 p.m. on Thursday, December 15th to hear about the status of the project and how you can get involved!



RIDGWAY REMINDS RESIDENTS AND BUSINESSES ABOUT SNOW AND ICE CONTROL OPERATIONS



The Ridgway Public Works Department coordinates snow and ice control operations in conjunction with CDOT within the Town of Ridgway. The Department prides itself on its efforts to provide for safe and passable streets and public safety is the number one priority when clearing snow and ice on Ridgway's nearly 15 miles of roadway. Snow and ice control efforts to create safe and passable streets impact every resident, business and visitor and are vital for maintaining safe mobility throughout the Town.

Public Works will act diligently to remove snow as efficiently and quickly as possible. The response is determined by a variety of factors including, but not limited to, pavement temperatures, future weather forecast, duration of storm and type of snow. Public Works will typically plow when there is greater than 4 inches of snow fall on hard surfaces. Since all streets cannot be addressed at the same time, the priority is to keep transportation routes and main thoroughfares drivable, especially school streets. Once these streets are safe and passable, equipment is assigned to businesses, residential streets, and then critical public sidewalks. Public Works does its best to clear priority routes before the schools start and business doors open,



while also taking advantage of the limited cars in the downtown area early in the morning. In short, Public Works will start removal in accordance with the priority list described above and depicted in the Town’s “Snow Removal Brochure” that can be found [HERE](#).

Snow removal is a community effort that requires everyone’s patience and cooperation. According to the Ridgway Municipal Code, private property owners are responsible for removing snow on sidewalks abutting their property. The Town will only remove snow from sidewalks abutting public property. On private property, it is the owner’s responsibility to remove or store snow from their property. Placing private snow on public streets will result in code enforcement violations. In historic downtown, property owners may put snow from public sidewalks a few feet off the curb into the street. This prevents plow damage to curbs and sidewalks. The Town will haul this snow away when traffic allows.

Specific to Highway 62, where there are three lanes on the highway, CDOT will plow to the center. Where there is not a center turn lane, CDOT will plow to the sides to keep the streets unobstructed. Properties abutting Highway 62 should not place snow from driveways or parking lots onto the highway. Doing so may result in enforcement action by CDOT.

For more information regarding policies and procedures in place when it snows in the Town of Ridgway, please call 970-626-5308 or click [HERE](#). The Town of Ridgway greatly appreciates your patience and understanding this winter season!

A MESSAGE FOR RIDGWAY BUSINESSES RE HB21-1162 MANAGEMENT OF PLASTIC PRODUCTS

In 2021, the Colorado General Assembly passed House Bill 21-1162, the Colorado Plastic Pollution Reduction Act. The Act does the following:

- Prohibits stores and retail food establishments from providing single-use plastic carryout bags to customers on and after January 1, 2024. ***Please note that since June 1, 2019, the Town of Ridgway has prohibited disposable plastic bags and non-permitted paper bags from being sold or distributed, retail or wholesale, within Town limits by any business.***
- Imposes a 10-cent fee on recycled paper carryout bags or single-use plastic carryout bags provided at the point of sale beginning on January 1, 2023 through January 1, 2024. On and after January 1, 2024, a store may provide a customer with one or more recycled paper carryout bags at the point of sale only if the customer pays a carryout bag fee of 10-cents per recycled paper carryout bag.
- Prohibits retail food establishments from distributing an expanded polystyrene product (i.e., Styrofoam) for use as a container for ready-to-eat food beginning on January 1, 2024.

Impacted stores and retail food establishments are those which have more than three locations and/or are part of a franchise, corporation, or partnership that has a physical location outside of



Colorado. For businesses impacted by the Colorado Plastic Pollution Reduction Act, the following rules and requirements apply:

- Impacted stores must provide on each customer's transaction receipt a record of the number of recycled paper bags provided as part of the transaction and the total amount of fees charged for the paper bags.
- Impacted stores must display signage in conspicuous locations notifying customers of this fee.
- Impacted stores may not engage in practices to subvert the law including, but not limited to, providing refunds to customers to offset the bag fee in any way or failing to charge customers for each bag they use.
- All paper carryout bags must be 100% recycled material or postconsumer content. A store may provide bags that do not meet this criterion if the bags are in the store's inventory prior to January 1, 2023.
- Impacted stores must keep an accurate record of the total amount of fees collected and remit 60% of the total amount to the Town of Ridgway. Ridgway is working to set up collections through the existing MUNIREvs system.
- Fees collected must be remitted to the Town of Ridgway on a quarterly basis, based on the total amount collected in the previous quarter. It is recommended that your store begin remittance as early as April 2023, but the first remittance must occur no later than April 2024. The first remittance payment must account for all fees collected starting January 1, 2023. After April 2024, remittance must occur regularly on a quarterly basis.
- Impacted stores may retain 40% of the total fees collected, and these funds do not count as revenue for the purpose of calculating sales tax.
- If a store does not collect at least \$20.00 in a quarter, the store shall retain those collected fees until the store has more than \$20.00 worth of collected fees to remit and shall remit those fees as part of the next quarter remittance.
- The carryout bag fee does not apply to a customer that provides evidence to the business that the customer is a participant in a federal or state food assistance program.
- The Act authorizes a local government to enforce against a violation and failure to implement the requirements of this new law could result in fines.



To access the full text of HB21-1162, please visit <https://leg.colorado.gov/bills/hb21-1162>. For questions about the rules and requirements or for assistance in determining if your store is impacted by the Colorado Plastic Reduction Act, please contact Deb Overton at doverton@town.ridgway.co.us or 970-626-5308, ext. 221.

EXTENSION REQUEST GRANTED FOR EIAF GRANT #9281 TOWN OF RIDGWAY WATER TREATMENT UPGRADE PROJECT

On December 1, 2022, the Town sent a formal request to DOLA asking for an extension to EIAF Grant #9281 Town of Ridgway Water Treatment Upgrade. It was due to expire on December 31, 2022. The extension request was granted on December 9, 2022 and the new grant agreement expiration date is June 30, 2023.

In 2020 and 2021, Town staff undertook a pilot testing process to explore the benefits of transitioning from a chlorine dioxide treatment to a Granular Activated Carbon (GAC) at the Water Treatment Plant. The preliminary testing results suggested that GAC will improve the finished water quality compared to chlorine dioxide. Based on the pilot testing, testing of the raw water supply and some other factors, staff received updated cost estimates from a potential Granular Activated Carbon supplier that were substantially higher in both capital and operations than the initial estimate. Staff has worked to better understand the cost increase and how often the media will need to be replaced. That research, and scheduling impacts from the influx of development applications the Town has received, have greatly affected the project timeline. Simply put, in recent months staff has not been able to devote the time necessary to advancing this project.

We are confident that in the first quarter of 2023 our engineer will be able to devote the necessary amount of time to move this project forward to the bidding phase. We greatly appreciate DOLA's support throughout this process and we thank them for standing with us as we continue to pursue this project.

2022 STATE OF RECYCLING & COMPOSTING IN COLORADO REPORT

Eco-Cycle has released their *2022 State of Recycling & Composting in Colorado Report*. Click [HERE](#) to check out the full report. Key highlights from the report this year include:

- Colorado's recycling rate is still 16%, half the national average.
- Passage of HB22-1355: Producer Responsibility for Recycling Packaging and Paper is landmark legislation that will increase our recycling rates by providing free recycling access to all Coloradans, no matter where they live, starting in 2026.
- HB22-1159: Waste Diversion and Circular Economy Development Center will establish a center to support and





recruit businesses that use recycled materials to make new products, establishing much-needed end markets and local jobs.

- CDPHE made significant strides to address wasted food, yard debris, manure, and other organic wastes through their first Statewide Organics Management Plan, which analyzes and makes recommendations to fill gaps in composting infrastructure and use.
- CDPHE commissioned research that created baseline assessments of recycling and organics diversion access to better measure and guide improved diversion efforts.
- Highlights of progress many communities across Colorado have made toward adding or expanding recycling and/or organics diversion programs.

RIDGWAY WETTERHORN HOMES COMPLETES FALL CONSTRUCTION SCHEDULE

From Paul Major, Rural Homes:

After a fast and successful construction start, with the winter season approaching, the Wetterhorn Homes affordable homes development will take a pause until February. Construction will renew in February and the factory-built homes will arrive on-site in March.



The Ridgway Wetterhorn Homes broke ground in September. After a year of community input, planning, funding raising and Town review, the 14- residence Wetterhorn Homes neighborhood is currently completing town sewer and water infrastructure installation. Wetterhorn Homes is the second project of Rural Homes, a nonprofit developer of deed-restricted workforce housing in Southwestern Colorado. The developer's first project, Norwood's Pinion Park is scheduled to hand over keys to new homeowners starting in January 2023.

The Wetterhorn Homes, located on North Laura Street between Otto and Fredrick streets, will build 14 affordable deed restricted single-family homes available for sale to qualified residents. The Wetterhorn Homes neighborhood will include 2 bedroom/2 bath and 3 bedroom/3 bathroom homes that range from 1,000 square feet to 1,600 square feet. Homes will include preinstalled access to fiber broadband, efficient air source heat-pump air heating and cooling systems, rooftop solar systems, energy star certified GE appliances, and easy installation of electric vehicle charging for off-street parking spaces and garages. Homes will be priced for the local workforce and will range from the mid-\$200,000's to high-\$400,000.

Interested buyers can get more information on the project, review the deed restriction qualifications, and sign up as an interested buyer to receive regular updates at www.wetterhornhomesridgway.co.



Rural Homes is addressing the housing crisis locally with an innovative approach to building homes priced for the local workforce's area median household income. This approach attacks the underlying cost of building homes by acquiring donated land and combining that with low-cost financing and efficient factory-built home construction. In the case of Wetterhorn Homes in Ridgway, an anonymous donation from a Ridgway local enabled the purchase of the land. Low-cost construction financing has been raised from local donors, statewide foundations, along with the Colorado Department of Local Affairs and Division of Housing. The Town of Ridgway has been a key supporter from the beginning of the project including critical financial support to make the homes affordable.

Award winning factory home builder Fading West is leading the new home factory construction evolution on the Colorado Western Slope with a climate controlled, factory environment using digital designs approaches, laser measuring saws, engineered lumber, and highly trained production trade professionals. The result is a better built home that result in maintaining value over generations and lower ownership costs for the homeowner. Using traditional wood-framed construction, the factory uses stringent quality control approaches utilizing independent 3rd party inspection. Homes are inspected by both the State of Colorado and local inspectors and designed to exceed building codes and international construction ratings.

All the Wetterhorn Homes will be deed restricted for the local workforce. Buyers will be selected through a lottery which will be held in the spring of 2023. Homebuyer move-in is schedule for late spring 2023. Potential buyers must include a mortgage pre-qualification from their mortgage lender in order to complete the lottery application.

While high mortgage interest rates are headlining the news, Wetterhorn Homes has partnerships to assist interested buyers with down payment assistance and specialized mortgage products. More information on down payment assistance and mortgage products can be found at <https://www.wetterhornhomesridgway.co/mortgage-products>.

About Rural Homes

Rural Homes is a subsidiary of the nonprofit Paradox Community Trust. Currently, Rural Homes has two projects under construction in Norwood and Ridgway and is planning to construct neighborhoods in Ouray and Naturita, which combined, will bring over 100 affordable homes to the region in coming years. The Paradox Community Trust is a supporting organization of the Telluride Foundation, which is a community foundation based in southwestern Colorado that makes grants and runs programs in arts, education, health and human services, community development, and social enterprises. For more information, please send an email to info@ruralhomesproject.co, or visit our website at <https://www.ruralhomes.co/>.



COMMUNITY DEVELOPMENT UPDATE

From TJ Dlubac, Contracted Town Planner:

The development review team for the Town of Ridgway includes the Town Manager, Town Attorney, Town Engineer, Public Works Department, and Town Planner. This group meets regularly to discuss various land use and development-related projects and reviews all applications submitted to the Town to ensure compliance with applicable rules, regulations, and standards adopted by the Town Council. This team is currently working on the following projects:

1. Yellow Brick Lane (Wetterhorn Homes) Sketch Plan and Preliminary Plat

Construction of the public improvements is underway, yet currently paused for the winter season. SIA/Development Agreement are still in the process of being updated. Nothing new to report since last month.

2. Riverfront Village

Installation of public improvements is still underway. Nothing new to report since last month.

3. Vista Park Commons

Staff met with the applicant team in early December and responses to previous staff review comments were provided on December 7th. Staff is in the process of reviewing those responses and setting up a meeting with the applicant team to work through outstanding items before scheduling a hearing with Town Council. No hearing date has been scheduled at this time.

4. RidgSix PUD/PP (McIsaac)

The applicant provided responses to town staff comments and town staff reviewed and provided another round of comments to the applicant on December 6th. Before a pre-construction meeting can be scheduled, there are outstanding items yet to be addressed.

5. Ironrail Preliminary Plat

The applicant team and staff are still discussing stormwater management on this site. No new update since last month.

6. Four Winds (McChesney) Sketch Plan

At their October meeting, the Planning Commission continued the request to their January 10th meeting. The applicant submitted responses to Planning Commission's concerns on November 21st. Staff is in the process of reviewing those responses and determining next steps.



7. Preserve PUD

No new updates at this time. Staff is drafting a proposed process to amend the Future Land Use Map of the 2019 Master Plan and will present this to the Town Council at their January 11th meeting for feedback.

8. Wilson Lot Line Adj & Variance

The rezoning, variance, and plat amendment were recommended for approval by the Planning Commission and will be considered by the Town Council at their December 14th meeting.

9. Habitat For Humanity lots

This project is slated to be considered by the Planning Commission at their January 10th meeting.

10. Ridgway Village Condos

This application was deemed conditionally complete on October 29th and is now being reviewed by town staff. No meeting dates have been scheduled.

11. 715 North Laura St. Temporary Use Permit

This application was withdrawn by the applicant.

COMMUNITY INITIATIVES UPDATE

From Tera Wick, Community Initiatives Facilitator:

Heritage Park

The Community Initiatives Facilitator attended the 33rd Annual Headwaters Conference at Western Colorado University. The conference was an excellent opportunity to learn about the movement taking place across North America in which public and private landowners are collaborating with American Indian communities in a variety of innovative ways to increase Native peoples' relationship with their original homelands.

As one step towards relationship-building with Indigenous communities, an active Ute Mountain Ute tribal member and master's student at Western, Regina Lopez-Whiteskunk has offered to come to Ridgway to have an informal conversation with community members about Ute history.

Space to Create:

The Space to Create community room opened to the community for Noel Night with an inaugural group art show of 16 local Ridgway artists in collaboration with Ridgway Area Chamber of Commerce who brought several local business and non-profits into the space for the event. The show was made possible with the volunteer support of local professional gallerists Kellie Day and Andy Nasisse.



Left to Right: Ashley Perkins, Executive Director Ridgway Area Chamber of Commerce, Santa, and Tera Wick, CIF. Kellie Day, local artist.

The FUSE place building committee is working with volunteer interior designer Lisé Gottwald and Colorado Main Street Architect, Larry Lucas who is offering his time free of charge to work with the committee to design the community room and source furnishings using as much local and sustainable materials as practical. There will be user groups scheduled in January and February to inform the design and furnishing.

FUSE also plans to work with Artspace in February and March to invite community input on public art for the space. This will include placement of the commissioned Descant piece, relics, and future mural projects.

Next steps for the Space to Create community room include developing usage policies for consideration by Town Council.

Community Conversations – Colorado Humanities

Volunteer facilitators are being sought for Colorado Humanities Facilitator Training. Colorado Humanities is hosting a Facilitator Training on January 12 and 13 in Denver for individuals interested in facilitating community conversations on the topics of race, ethnicity, dying and grief, war, and veteran experience, and change in rural Colorado.

This free training prepares people to plan and facilitate conversations about vital issues and questions across differences, beliefs, and backgrounds. These conversations help build understanding and strengthen relationships within organizations and communities. Coloradans



who complete the training will be certified to facilitate community conversations with our organization throughout the state and be paid for those services.

Facilitators who complete this training will be invited to help facilitate a series of community conversations slated to take place in Ridgway on the topics of Change in Rural Colorado and Indigenous Cultural Contributions on **February 23, March 9, and March 22 from 6-8PM**. Potential participants should complete the application by **December 26, 2022**. For more information and to apply, contact Tera Wick.

UPCOMING MEETINGS AND EVENTS

- **Ridgway Town Council Regular Meeting** – December 14, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Ridgway FUSE Meeting** – December 15, 2022 at 5:30 p.m. via Zoom
- **Ridgway Bike Park Meeting** – December 15, 2022 at 6:00 p.m. at Ridgway Town Hall
- **Staff Lunch** – December 21, 2022 at 11:30 a.m. at Ridgway Town Hall
- **Ridgway Sustainability Advisory Board Meeting** – January 4, 2022 at 5:00 p.m. in-person at Ridgway Town Hall and virtually via Zoom
- **Ridgway Planning Commission Meeting (taking the place of the regular meeting in December)** – January 10, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – January 11, 2022 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

JOKE OF THE DAY

A cop left me a nice note on my windshield to let me know I'd parked my car correctly...

It said Parking Fine.