



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: February 10, 2026
RE: **Town Manager's Report**

INTRODUCTION

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

PROP 123 UNIT COUNT COMMITMENT ACHIEVED!

The Town of Ridgway recently received an approval letter from the Colorado Division of Housing's Proposition 123 Community Support Team saying that the Division of Housing has reviewed the Proposition 123 unit count submissions for Ouray County's regional commitment (our region is recognized through an Intergovernmental Agreement signed on 8/21/2023) of 25 units and has determined that the following submissions are compliant in regards to the statutory requirements in C.R.S. 29-32-105(3):

Vista Park Commons - Lot 8 | 1 unit allocated to Ridgway
Parkside Townhomes | 1 unit allocated to Ridgway
Swiss Village Mobile Home Park | 9 units allocated to the City of Ouray | 7 units allocated to Ridgway
Home Trust - 6-Plex Apartments | 6 units allocated to Ouray County
Waterview | 1 unit allocated to Ridgway

Ridgway and Ouray County both have approved expedited review processes. To be fully compliant, the City of Ouray must submit an expedited review process and receive approval from the Division of Housing by December 31, 2026 to remain eligible for the next commitment cycle.

RESIDENTIAL BUILDING INSPECTOR CERTIFICATION

We are proud to announce that Jordan Batchelder has achieved his ***Residential Building Inspector Certification*** from the International Code Council. A Residential Building Inspector is responsible for performing inspections and plan review of structures to determine compliance with the various Building Codes and Standards adopted by their jurisdiction.

MARSHAL'S OFFICE PROMOTION

I am excited to report that Justin Westbrook has been promoted to the full-time deputy position within the Marshal's Office.



LOCAL IMPACT ACCELERATOR GRANT UPDATE

The Colorado Energy Office (CEO) announced \$21.6 million in grant awards to help local governments adopt policies that enhance resilience, reduce emissions, and advance other priorities such as clean air, lower energy costs, and affordable housing. These federally funded awards through the Local IMPACT Accelerator Grant program will support 17 projects that promote policies extending beyond state requirements in four categories: buildings, land use, transportation, and waste.

I'm excited to announce that the Town of Ridgway has been awarded \$1,334,800 to support the efforts to explore the adoption of an all-electric requirement for new construction and for funding municipal and community-wide electrification projects to exceed state and local requirements.

Town staff is still in a negotiation process with representatives of the CEO to iron out the Scope of Work, Completion Timeline, and Budget for Ridgway's award. Town staff expects the process to wrap up in the coming weeks, at which point a grant contract will be put before the Town Council for review and consideration of approval.

For more information on the awards, click [HERE](#).

OURAY RIDGWAY EVENT CALENDAR UPDATE

From Tera Wick, Community Initiatives Facilitator:

The Calendar Collaborative (CC), with staff from the Town of Ridgway and City of Ouray, is on track to launch the Ouray Ridgway Events calendar early this spring. Community trainings have been organized for Wednesday, February 18, 5:30 pm at Citizens State Bank, 600 Main Street, Ouray, and Thursday, February 19, 8:30 am at The Decker Room, Ridgway.

The CC is finalizing Standard Operating Procedures, which will be presented at the March Town and City Council meetings.



REQUEST FOR PROPOSALS – HOUSING ACTION PLAN 2026

Notice is hereby given that the Town of Ridgway will receive proposals from qualified, professional consultants to develop a Housing Action Plan ("HAP") for the Town of Ridgway.

REGISTER

LEARN TO USE OUR NEW COMMUNITY CALENDAR


Training Sessions

 <p>Wednesday, Feb. 18, 5:30pm Citizens State Bank, 600 Main Street, Ouray REGISTER: tinyurl.com/ouraytraining</p>	 <p>Thursday, Feb. 19, 8:30am The Decker Room, 675 Clinton St, Ridgway REGISTER: tinyurl.com/ridgwaytraining</p>
--	--

Open to business owners, event hosts, and county organizations.
Registration Required

The Town of Ridgway and City of Ouray are launching a centralized Ouray Ridgway Events Calendar in early Spring 2026.

<p>Organizations, businesses, and event hosts will be able to:</p> <ul style="list-style-type: none">• Submit events directly to the community calendar• Feed events from an existing calendar• Display events from the calendar on their own website	<p>Visitors and community members will be able to:</p> <ul style="list-style-type: none">• Find events in Ouray County all in one place• Filter events by type (music, government, family-friendly, and more)• Set up notifications when new events of interest are added
---	---





Two paper copies and one electronic copy of the proposal in a sealed envelope clearly marked “Housing Action Plan” and the name, address and phone number of the proposer must be received by Pam Kraft, Town Clerk at Ridgway Town Hall, 201 N. Railroad Street, or PO Box 10, Ridgway, CO 81432 by 4:00 pm on Tuesday, February 24, 2026. Any proposals received after said date/time will be returned unopened.

Owner reserves the right to reject any and all proposals, to waive any and all informalities and to negotiate contract terms with the successful proposer, or to accept the proposal for the contract, which in Owner’s judgement best serves the interest of the Town of Ridgway. Owner reserves the right to disregard all non-conforming, non-responsive, or conditional proposals.

The full Request for Proposals (RFP) can be viewed [HERE](#).

EXTENDED PRODUCER RESPONSIBILITY UPDATE

The final plan for Colorado’s producer responsibility program for packaging and paper is officially approved. This milestone reflects the leadership of Circular Action Alliance (CAA) Colorado and the results of collaboration among producers of packaging and paper products, the Colorado Department of Public Health & Environment, local governments, businesses, nonprofits, recyclers and communities across Colorado. The program is projected to more than double the state’s recycling rate for packaging and paper by 2035.

On December 17, 2025, the Town successfully submitted an interest form and received an invitation to access the Service Provider Portal and submit a Service Profile.

On December 29, 2025, the Town successfully submitted a Service Profile in the Service Provider Portal.

On February 5, 2026, the Town received a notice from CAA Colorado thanking us for submitting our service profile for Colorado’s Local Government Request for Reimbursement (RFR). Based on our submission, our community was deemed eligible to proceed to Step 2, the Application.

Key dates are as follows:

- Updated Step 2 Opening: February 19
- Applications Due: April 13

Below is a summary of the Application(s) that will be made available to the Town via the Service Provider Portal on February 19:



- Collections Application - For local governments that provide, through a municipal fleet or contract with a hauler, curbside or alley collection of paper products and packaging for single-family and small multi-family households.
- Education & Outreach (E&O) Application - For local governments seeking payment to conduct community-level activities that increase recycling and reuse of paper products and packaging.

CAA Colorado will provide guidance documents and technical assistance to help local governments complete applications. They will share these resources when the Application phase opens.

For more details about the process, please refer to the [Local Government RFR Guide](#).

NATIONAL INCIDENT MANAGEMENT SYSTEM TRAINING

As a reminder, the *Ouray County Multijurisdictional Emergency Operations Plan* contains recommended National Incident Management System (NIMS) trainings for all positions within a local government organization, including policy makers. The following NIMS trainings are recommended for the various policy maker positions:

Commissioners	IS-100, IS-200, IS-700, IS-800, DHSEM-1002
Mayors	IS-100, IS-200, IS-700, IS-800, DHSEM-1002
Mayor Pro-Tems	IS-100, IS-200, IS-700, IS-800, DHSEM-1002
Councilors	IS-100, IS-200, IS-700, IS-800, DHSEM-1002

Please contact Preston or Glenn Boyd if you are interested in signing up to attend any of these trainings.

PLANNING UPDATE

From Angie Kemp, Sr. Planner:

Colorado Low Energy Carbon Code & 2025 Wildfire Resiliency Code (WRC)

The Town of Ridgway is considering the adoption of updated building codes including state minimum codes: The Colorado Low Energy Carbon Code (LECC) and the 2025 Wildfire Resiliency Code (WRC). Upcoming training and an anticipated adoption timeline is below:

- February 12th LECC Training: Training specifically for Department Staff on the Low Energy and Carbon Code (LECC) 9am-2pm at the Ridgway Town Hall/Community Center. This training is in-person only. Please RSVP here for lunch by February 4th.
- February 18th Planning Commission Text Amendment Public Hearing



- February 26th LECC Information Session: For the public and building community (flyer at right)
- March 11th Town Council First Reading of the Ordinance
- March 26th LECC Training: Training for the building contractor and building design professional community 9am-3pm at the Ridgway Town Hall/Community Center. Follow this link for more information and to see any updates as we get closer to the event date: <https://www.ecoactionpartners.org/energy-codes>
- April 8th Town Council Second Reading of the Ordinance and Public Hearing. The draft Ordinance contemplates an effective date of July 1, 2026, to align with State requirements.

Information Session: Low Energy & Carbon Code

 **Thursday, February 26th 3:00-5:00PM**

 **All building contractors serving Ouray County welcome. Light refreshments provided.**

 **Town Hall, Ridgway**

 **Zoom option available. Scan QR code or visit www.ecoactionpartners.org/energy-codes**

Join us to:

- Understand how and why the Colorado Energy Office developed the Low Energy and Carbon Code
- Learn about region-specific amendments
- Stay up-to-speed on local adoption timelines
- Ask questions to local experts



Community Housing Open House

Town staff hosted a public open house on January 22, 2026, to explain the concepts and give examples of how draft Community Housing Regulations and Guidelines may apply to various types and scale of development. The requirement is for 10% of market-rate residential projects that contain three units or lots or more to contribute toward the Town's supply of housing that is restricted for use by local workforce at certain income levels (100% of Area Median Income for rental units and 140% of Area Median Income for ownership units). The first public draft was available in March of 2025, called "Affordable Housing Regulations", but this open house released an updated version, now known as "Community Housing Regulations".

What is Community Housing? "Units restricted for occupancy by eligible households that are restricted for ongoing affordability in accordance with a covenant approved by the Ridgway Town Attorney."

The materials presented are available by request from the Angie Kemp, Senior Planner, by email: akemp@town.ridgway.co.us or by phoning 970-626-5308 Ext. 214.

CLERK'S OFFICE UPDATE

Pam Kraft, Town Clerk/Treasurer:

The Annual Regular Municipal Election will be held on Tuesday, April 7, 2026. The Mayor and three Councilmember seats will become vacant for two-year terms. The nomination period began on Monday, January 26, 2026 and closes at 5:00 p.m. on Friday, February 13, 2026.



Candidates must be registered voters in the State of Colorado and have resided within the Town limits for twelve consecutive months immediately preceding the date of election, and on or before this date must be 18 years of age or older.

Contact the Town Clerk with any questions - phone 626-5308 Ext. 211 or by email at pkraft@town.ridgway.co.us.

UPCOMING MEETINGS AND EVENTS

- **Town Council Regular Meeting** – February 11, 2026 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **FUSE Creative Main Street Committee Meeting** – February 17, 2026 at 5:30 p.m. at the Decker Room
- **Planning Commission Meeting** – February 18, 2026 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Sustainability Advisory Board Meeting** – March 3, 2026 at 5:00 p.m. at Town Hall and virtually via Zoom
- **Youth Advisory Council Meeting** – March 11, 2026 at 3:30 p.m. at Town Hall
- **Town Council Regular Meeting** – March 11, 2026 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

JOKE OF THE DAY

From TJ Dlubac, Contracted Planner:

What month is the best for coffee?

Feb-brew-ary