



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

To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: October 1, 2025
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.

RIDGWAY INDEPENDENT FILM FESTIVAL

The Ridgway Independent Film Festival showcases the best in independent cinema, providing a platform for emerging and established filmmakers to share their stories with passionate audiences. The festival celebrates creativity, diversity, and the art of storytelling through film. Visit <https://www.ridgwayfestival.co/#venues> to buy tickets or learn more!



THE DECKER COMMUNITY ROOM WELCOMES YOUR FEEDBACK

The Decker Community Room has rolled out a virtual suggestion box, and we welcome your feedback about using the space! Please use the QR code at right to leave your feedback. Thanks for helping us to shape this community resource!





BUILDING ENERGY CODE UPDATE


From Angie Kemp, Sr. Planner, and Jordan Batchelder, Building Official:

EcoAction Partners, in partnership with Lotus Engineering & Sustainability, is working with the Town of Ridgway and other regional jurisdictions as the Energy Code Cohort (ECC) to create a building energy code package for adoption in early 2026. EcoAction Partners has facilitated multiple ECC meetings, trainings, surveys, and targeted discussions. The amendment package for Ridgway has been drafted. A timeline for outreach and adoption of the code and amendment package is below. Additional learning opportunities will be available for the construction community: builders, contractors, architects, etc.

Timeline

- October 2nd: Building Energy Codes 101 (Hybrid regional participation)
Join town staff and a representatives from EcoAction Partners in-person at the Ridgway Town Hall Community Center, 201 N. Railroad St. at 5pm (in-person only) OR via Zoom 5:30pm-6:30pm for an online presentation and Q&A. This event is open to the public. Please join us!
- October 13th: Ridgway Code Amendment Package Open House
The Decker Community Room, 675 Clinton St. 5-7pm. This event is open to the public. Please join us!
- October 15th: Planning Commission Text amendment public hearing at Ridgway Town Hall Community Center, 201 N. Railroad St. or via Zoom. The meeting begins at 5:30pm
- November 12th: First reading and introduction of the Ordinance by Town Council at Ridgway Town Hall Community Center, 201 N. Railroad St. or via Zoom. The meeting begins at 5:30pm

Did you know?
New building energy codes are being considered by local governments!





JOIN US FOR TWO COMMUNITY EVENTS!


Building Energy Codes 101:

What do new codes mean for our homes + communities?


Thursday, October 2nd 5:30-6:30PM

 Town Hall, Ridgway

 Program Room, Wilkinson Public Library

 Virtual, Zoom


- A friendly foundation to energy codes
- What do new codes mean to homebuilders, buyers, and community members?
- Why are they important to the health of our communities?




Ridgway Energy Codes Open House:





What do new energy codes mean for Ridgway?

Monday, October 13th 5:00-7:00PM

 Decker Room, Space to Create, Ridgway

- Learn about the purpose of building energy codes and why the Colorado Energy Office developed the Low Energy and Carbon Code
- Understand Ridgway's energy code adoption process
- Ask questions to local experts!







- December 10th: Second reading of the Ordinance, a public hearing for adoption consideration by Town Council at Ridgway Town Hall Community Center, 201 N. Railroad St. or via Zoom. The meeting begins at 5:30pm

This work is funded by The Colorado Energy Office with the Energy Code Adoption & Enforcement Grant Program. For more information visit <https://www.ecoactionpartners.org/> and <https://energyoffice.colorado.gov/building-energy-codes-toolkit#energy-code-board>.

For more information, please contact Jordan Batchelder, Building Official, at jbatchelder@town.ridgway.co.us or 970-626-5308, ext. 216

LOCAL IMPACT ACCELERATOR GRANT APPLICATION UPDATE

The Local Implementation, Mitigation, and Policy Action (Local IMPACT) Accelerator will provide a total \$50 million in grants to support local governments with policy adoption to bolster local resilience, reduce emissions, and advance other state priorities, such as improved air quality. Funding for this program comes from the U.S. Environmental Protection Agency's Climate Pollution Reduction Grant program.

The Accelerator is designed to maximize emissions reductions by promoting policies that extend beyond state requirements in four categories: Buildings, Land Use, Transportation, Waste. Applicants can apply for funding to support policy adoption only or policy adoption and project implementation.

The Colorado Energy Office recently notified the Town, after reviewing the Letter of Intent that the Town submitted on August 1st, that we are encouraged to submit a full application for Round 1, which will be due Wednesday, November 5th by 11:59 p.m.

UPDATE ON MTN LODGE RIDGWAY

With all the rumblings about the upcoming Four Seasons development in Mountain Village and its impacts on the West End, it came to Town staff's attention that MTN Lodge Ridgway intends to participate by supplying rooms to accommodate construction workers. Town staff initiated conversations with the MTN Lodge Ridgway team about this initiative and had a meeting with them on August 21st to learn about what they're looking to do and potential impacts. Staff is still awaiting additional information from the MTN Lodge Ridgway team so that staff can 1) check the proposal against Town standards and regulations, 2) evaluate potential impacts based on what's being proposed, and 3) determine the proper process for consideration of any change in use. The MTN Lodge Ridgway team indicated that a narrative with all requested information will be provided on October 6th.

On September 29th, a press release was issued by the West End Community Benefit Coalition that reads as follows:



West End Community Benefit Coalition Forms to Guide Engagement and Coordination with Four Seasons Residences and Resort Development

WEST END, CO — A new coalition of community leaders, business representatives, and local stakeholders has formed to ensure that the West End Communities continue to thrive while responsibly managing growth associated with the Four Seasons Resort and Residences. The recent finalization of financing for the Four Seasons project, along with the acquisition of the Rimrock Hotel and potential plans for a workforce housing camp, has prompted important discussions about the future of Naturita, Nucla, Norwood, and surrounding areas.

While these developments present significant economic and employment opportunities to the region, community leaders are carefully considering the potential impacts on local infrastructure, public services, and quality of life. Key concerns include water supply and infrastructure capacity, increased demand on emergency services such as EMS, fire response, and law enforcement, traffic congestion and road safety, and potential changes in tourism patterns due to shifts in short-term rentals and local demographics.

The West End Community Benefit Coalition has formed to address these challenges through a collaborative approach. The Coalition's primary goal is to guide the establishment of a formal Community Benefit Agreement that provides a clear framework for coordination, resource allocation, and accountability. This agreement is intended to ensure that both the developers and the community have clarity on responsibilities and benefits, balancing growth with protection of the West End's character and resources.

Coalition members include:

- *Mayor Greenwood (Naturita)*
- *Mayor Brown (Nucla)*
- *Mayor Meehan (Norwood)*
- *Commissioner Pond (Montrose County)*
- *Commissioner Gleason (San Miguel County)*
- *Sara Bachman (Town of Naturita Attorney)*
- *Tim Pierce (Director, Mustang Water Authority; Nucla Trustee)*
- *John Bockrath (Norwood Fire Protection District Chief)*
- *Makayla Gordon (West End Economic Development Corporation)*

The Coalition also draws on input from a broader group of stakeholders who were involved in early discussions, including representatives from the Nucla-Naturita Chamber of Commerce, local EMS and fire services, Basin Clinic, Uncompahgre Medical Clinic, the Montrose and San Miguel County Sheriff's Offices, and the town boards of Naturita and Nucla.

Developers have expressed a willingness to work in partnership with the community. Dev Matwani, Managing Partner of Merrimac Ventures, said, "Our goal is to try to minimize impacts where we can. Open lines of communication with our neighbors and the community... and also take feedback on ways we can improve on."



The Coalition welcomes this approach and intends to translate these commitments into measurable actions. By prioritizing infrastructure, emergency services, housing, and long-term economic stability, the Coalition seeks to guide growth in a way that benefits the West End communities.

San Miguel County Commissioner Galena Gleason emphasized, “This is more than a single development—it is an opportunity to establish a standard for how world-class hospitality projects operate in rural communities. One where investment comes with responsibility, and partnership comes with shared benefit.”

Sara Bachman added, “The future of our communities should not be left to chance—it should be built with intention, accountability, and respect for the people who already call this place home.” A meeting is scheduled for Monday, October 6, between the Coalition and representatives from Merrimac Ventures and the Town of Mountain Village to review workforce development plans, address potential impacts, and outline next steps.

Additional community meetings will follow this initial October 6 meeting to provide residents with information about project plans and to gather community feedback on the structure and priorities of the Community Benefit Agreement.

*For more information, please contact:
Sara Bachman; sara@bachmanlawllc.com*

ADOPT-A-HIGHWAY

The Ridgway Town Council has committed to picking up trash and litter along Hwy 62 from milepost 20 to 22 through January of 2026. The commitment is to pick up litter a minimum of two times each year. The time has come to pinpoint a date and time to hold another clean up event this fall!

RIDGWAY SEEKING CANDIDATES FOR 2025-2026 YOUTH ADVISORY COUNCIL

The Town of Ridgway is accepting applications from area youth for appointment to the 2025-2026 Town of Ridgway Youth Advisory Council. The application materials, which include application submittal requirements and eligibility criteria, are available [HERE](#). Applications must be submitted by 5:00 p.m. on Thursday, October 30th.

For questions, contact Preston Neill, Town Manager, at 970-318-0081 or pneill@town.ridgway.co.us.





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PHOTOS FROM THE BEAVER CREEK DIVERSION RESTORATION PROJECT





NOTICE OF VACANCY ON THE SUSTAINABILITY ADVISORY BOARD

Notice is hereby given that an opening exists on the Town of Ridgway Sustainability Advisory Board. Members must be residents of Ouray County and be able to attend a night meeting once per month. To apply please, email a letter of interest to Leigh Robertson, Executive Assistant, at lrobertson@town.ridgway.co.us. The submittal deadline is 4:00 p.m. on Friday, October 24, 2025. Please call 970-626-5308 with any questions.

BE BEAR AWARE!

Bear activity has picked up in Ridgway. Residents are encouraged to be bear aware and minimize the risk of bear-human interactions. Human-bear conflicts will increase when residents leave food sources outside of their homes. Trash, recycling, and compost bins are common sources of food for foraging bears. Pet food, bird feeders, and outdoor cooking equipment such as grills and barbecues also attract bears to the home.

The Town of Ridgway urges all residents to remove food sources from their yards, vehicles, and other human-occupied areas to reduce the likelihood of bear interaction. Residents should remember to keep garage doors closed as well as ground level doors and windows closed and locked, especially when not home. Locking car doors is also recommended.



The Ridgway Marshal's Office should be contacted if a bear is in a trash can, is in close proximity to a house, is near children, or appears to be a threat to domestic animals by calling 911. For more information, contact the Ridgway Marshal's Office at 970-626-5196.

MOSQUITO MANAGEMENT REPORT

From Rodney Paulson, Ridgway Public Works Maintenance Operator II:

Introduction:

In the late 1980's the Town of Ridgway ("Town") abandoned earlier mosquito control efforts (broadcast spraying) and commenced efforts to control mosquito populations through application of a larvicide. Concerns regarding the health issues related to aerial spraying drove the decision. These efforts continue to occur within and outside of the Town boundaries. For a number of years, the Town has provided larval mosquito control within and outside the municipal boundaries. Town personnel routinely patrol areas where water is allowed to stand or stagnate and treat such waters with Vector Bac G, a biological larvicide. The Town begins looking for larvae typically in late April or early May and typically begins finding larvae by the first or second week in May. The goal is to control all the larvae so that there is no need for aerial spraying. Work continues until the last irrigation of the hay fields and when it starts to freeze hard at night. This



year, larvae were first noted in mid-April. Larvae slowed down with cool weather during early May and then ramped up toward the middle of May with the runoff getting started. June through mid-July was an extremely busy time with high runoff.

Materials:

A biological larvicide, Valent BioScience Corporation's Vector Bac G is used to control the larvae. The active ingredient is *Bacillus thuringiensis*, subspecies *israelensis* (B.t.i.), strain AM 65-52, fermentation solids and solubles. The label for the granules indicates that the potency is 200 international toxicity units per milligram but notes the potency is not federally standardized. EPA registration is No. 73049-10, EPA Est. No. 33762-1A-001. Recommended application rates vary from 2.5 – 20 pounds per acre depending on the stage of the larvae, more mature larvae require the higher doses. Staff also uses B.t.i. briquettes (donuts) which are designed to last for about 30 days in remote areas where the standing water is likely to be there for an extended period of time. The application rate of the briquettes is up to 100 square feet of water surface area.

Methodology:

Town staff routinely checks for areas with standing or slow-moving water. Over the years, the Town has identified areas that are highly likely to have larvae and typically focuses on those areas. However, each year Town staff also check other areas which have not been irrigated or do not routinely have standing water and/or had livestock just to make sure nothing has changed. At each wet location, the staff person will wade out into the water and with a fine mesh scoop, will check for the presence of larvae. When larvae are present, Vector Bac G granules are typically placed in the water. At some locations (e.g., large, over-irrigated fields), rather than placing granules over a wide area, slow dissolving plugs or donuts of Vector Bac are placed in the feeder ditch.

Costs:

The cost of the Vector Bac G granules is about \$3.30 a pound and a pound covers about 2,000 square feet of water surface. The 2025 efforts consumed about 4,500 pounds of granules. This totaled about \$15,000 in larvicide purchased by the Town. We estimate that in a typical week we covered about 70 vehicle miles on mosquito patrols. Over 22 weeks, that equates to about \$1,031.80 at \$0.67 per mile. Mosquito labor in those 22 weeks totaled about 660 hours (average 30 hours per week), which should also be factored into the total costs incurred by the Town.

Results:

The program continues to be very successful. Unlike a number of other Western Slope communities which resorted to aerial spraying in 2012, Town staff has been able to control the mosquitoes at the larval stage and has not seen any significant influx of adults.

We continue to have a few County residents who have significant breeding areas on their properties and who request that we not enter their properties for mosquito treatment. We try



to work with those landowners by encouraging them to treat their own properties, especially if they are in problematic areas. We have been more successful with some landowners than others. On the other hand, we have had several ranches who previously did not want to be included in annual mosquito treatment operations reach out to request that we monitor and treat their properties, as needed.

Staff had difficulty working with representatives of the Ridgway State Park in 2025 in order to ensure adequate treatment of problem areas. Recent conversations with Ridgway State Park representatives were successful and staff now has confidence that adequate treatment of areas in Ridgway State Park will resume in 2026 and beyond.

Conclusion:

The Town's program to control mosquitoes in the greater Ridgway area continues to be very effective. It requires quite a bit of time and money, consuming much of the time of a full-time staff person from June through August. It's worth noting that at the time of writing this report, most mosquito control activities have ended for the year. Thank you!

BACKFLOW PREVENTION AND CROSS CONTROL CONNECTION

As a water purveyor, the Town of Ridgway is committed to protecting the water distribution system that supplies the Town's drinking water. Compliance with testing of backflow prevention assemblies is an important step towards this protection.

The Colorado Primary Drinking Water Regulations provide the authority for local cross-connection control programs. These regulations mandate public water suppliers to require installation of containment assemblies on all service connections that pose a potential health hazard to the public drinking water system. Please note that not all services have a backflow prevention assembly. They are common on irrigation systems and boiler units.

A cross-connection is any connection between a potable (drinking) water supply system and any source of non-potable or non-drinkable liquid, solid, or gas. Under certain circumstances of unequal pressure, a non-drinkable substance could either be pulled or pushed into the drinking water supply. This is called backflow. Backflow can reverse the flow of water or other substances into the public or private water system, resulting in chemicals or contaminants getting into the drinking water. In other words, due to changes in pressure, the water can flow in the opposite direction from what is intended. This is why the installation, inspection and proper maintenance of backflow prevention assemblies and devices is imperative to the safety of your drinking water.

Property owners are responsible to have their existing backflow prevention devices inspected and tested every 12 months to ensure they are functioning properly. Test results must be reported to the Town. If you haven't already had your backflow prevention assemblies and devices tested in 2025, please do so as soon as possible. Property owners play an integral part of



protecting the water distribution system. The Town of Ridgway needs your assistance and values your cooperation in this endeavor.

For questions or more information contact Preston Neill, Town Manager, at 970-318-0081 or pneill@town.ridgway.co.us.

DUCTILE IRON PIPE REPLACEMENT PROJECT ONGOING

On Monday, July 28th, Ridgway Valley Enterprises, on behalf of the Town of Ridgway, began construction on the Ductile Iron Pipe Replacement Project.

The work will consist of the replacement of approximately 4,000 feet of 40-year-old ductile iron pipe with plastic pipe designed to serve the pressures and corrosivity of soils. The pipe replacement will start about 400 feet below the Ridgway Water Treatment Plant and extend about 4,000 feet to the pressure reducing station located at Moffat St. and S Amelia St.

Areas affected will include S Amelia St. from its intersection with Moffat St. to beyond its intersection with Sabeta Dr. The project work will begin on the south end of the project area near the Ridgway Water Treatment Plant and will proceed north from there.

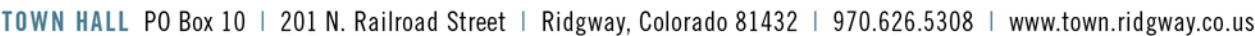
Work will be performed Monday through Friday between the hours of 7:00 a.m. and 6:00 p.m. The project will take approximately 10 weeks to complete.

Traffic restrictions will evolve with the project, but all efforts will be made to ensure that traffic is able to continuously flow along the north/south corridor of S Amelia Street through a controlled single lane through the duration of the project.

Property owners and tenants will be individually notified prior to any work beginning in front of their property that may temporarily inhibit access by vehicle. Similarly, notice will be provided at least 24 hours in advance of any halts in water service during changeover stages when the temporary water line is brought online.

Further updates will be provided as the project progresses. Please contact Steven Schroeder with the Ridgway Public Works Department at 970-729-0535 or sschroeder@town.ridgway.co.us with questions regarding this work. Alternatively, please call Ridgway Town Hall at 970-626-5308.

We greatly appreciate your patience and understanding as we complete this important community project!



A photograph of a dirt path leading through a residential area. The path is made of reddish-brown dirt and is flanked by dry grass and shrubs. In the background, there are several houses with light-colored roofs and walls, and a row of tall, slender trees with bright yellow foliage. Beyond the trees, a range of mountains is visible under a blue sky with scattered white clouds. A wooden fence is on the right side of the path, and a signpost with a red and white sign is on the left. The signpost also has a smaller wooden sign attached to it. The overall scene is bright and sunny.



**OURAY
ICE PARK**

8TH ANNUAL

Love Your Gorge

VOLUNTEER EVENT

Saturday, Oct. 11 • 9am-1pm

Ouray Ice Park

Please
Sign Up!





Join us to pick up litter and move logs above and inside the Uncompahgre Gorge. We will also repair stairs that are being eroded by the weather and water. Plus, UWP has a grant from the Colorado Department of Public Health and Environment Non-Point Source Program to address other erosion issues that impact safety and water quality in the Uncompahgre River.



Uncompahgre
WATERSHED
partnership

Questions? info@uncompahgrewatershed.org

Lunch sponsored
by Ouray Grocery,
giveaways, and
a tour!



**OURAY
ICE PARK**



**OURAY
BREWERY**



COLORADO
Department of Public
Health & Environment



Alpine Bank
Member FDIC



UPCOMING MEETINGS AND EVENTS

- **Town Council Regular Meeting** – October 1, 2025 at 5:30 p.m. in-person at Town Hall and virtually via Zoom
- **Town Council Budget Retreat** – October 4, 2025 at 9:00 a.m. in-person at Town Hall and virtually via Zoom
- **Sustainability Advisory Board Meeting** – October 7, 2025 at 5:00 p.m. at Town Hall and virtually via Zoom
- **FUSE Creative Main Street Committee Meeting** – October 21, 2025 at 5:30 p.m. at the Decker Room
- **Planning Commission Meeting** – October 22, 2025 at 5:30 p.m. at Town Hall and virtually via Zoom
- **Sustainability Advisory Board Meeting** – November 4, 2025 at 5:00 p.m. at Town Hall and virtually via Zoom
- **Town Council Regular Meeting** – November 12, 2025 at 5:30 p.m. in-person at Town Hall and virtually via Zoom

JOKE OF THE DAY

I went for a run but came back after 2 minutes because I forgot something.

I forgot I'm out of shape and can't run for more than 2 minutes.