

**AGENDA
OURAY CITY COUNCIL**

Monday, October 21, 2024 - 6:00 PM

**Ouray Community Center
320 6th Ave
Ouray, CO 81427**

VIRTUAL OPTION - <https://zoom.us/j/9349389230>

Meeting ID: 934 938 9230 Passcode: 491878 Or dial: 408 638 0968 or 669 900 6833

Ouray City Council Regular Meeting

- Changes to this agenda can be found on the bulletin board at City Hall
- Electronic copies of the Council Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the Planning Commission, Ouray Economic Development Committee, Beautification Committee, Tourism Advisory Committee, Main Streets Committee, and/or Parks and Recreation Committee may be present at the above noticed City Council meeting to discuss any or all of the matters on the agenda below for Council consideration

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CEREMONIAL/INFORMATIONAL
 - a. 2023 City Financial Audit
 - b. Ouray Main Street RMS (CDOT) Project Update
 - c. Rotary Park Competition Climbing Tower Presentation
5. CITIZENS' COMMUNICATION
6. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk
7. DEPARTMENT REPORTS
 - a. Acting City Administrator
 - b. Director of Finance and Administration
 - c. Community Development Director
 - d. Information Technology Director
 - e. Communications and Community Engagement Coordinator
8. ACTION ITEMS
 - a. Ordinance 5, Series 2024 - Accessory Dwelling Unit (ADU) - First Reading
 - b. Ordinance 6, Series 2024 - Ending the Moratorium on Sewer Taps
 - c. Hot Springs Pool Bathhouse Design PSA
 - d. Silas Clarke Housing Loan Interest Forgiveness Request
9. DISCUSSION ITEMS
 - a. Policy for Use of City Restrooms
 - b. Affordable Housing Density Bonus Discussion
 - c. Future Agenda Items
10. EXECUTIVE SESSION - For a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. 24-6-402(4)(b) concerning certain easements in the Waterview Home Development.
11. ADJOURNMENT

City of Ouray
Financial Statements and
Independent Auditor's Report
as of
December 31, 2023

City of Ouray
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INDEPENDENT AUDITOR’S REPORT

To the City Council
City of Ouray, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ouray, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City of Ouray, Colorado’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ouray, Colorado, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Ouray, Colorado, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Ouray, Colorado’s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Ouray, Colorado's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Ouray, Colorado's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 3-11), budgetary comparison information (page 39) and schedules of activity net pension asset and contributions to pension plan (pages 40-41) be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Ouray, Colorado's basic financial statements. The combining and individual nonmajor fund financial statements (pages 42-52) and Local Highway Finance Report (pages 53-57) are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and Local Highway Finance Report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Blair and Associates, P.C.

Cedaredge, Colorado
August 16, 2024

CITY OF OURAY
Management's Discussion and Analysis
Year Ended December 31, 2023

The Ouray City Council and Administration are responsible for the management of the City's activities, and thus their financial results. We therefore offer the following analysis and discussion of the accompanying financial statements.

FINANCIAL HIGHLIGHTS

As of December 31, 2023

Change in Net Position:

Total Assets and Deferred Outflows		\$ 62,325,137
Total Liabilities and Deferred Resources		<u>39,585,917</u>
Net Position	12/31/22	\$ 22,739,220
	12/31/21	<u>20,487,374</u>
Increase (Decrease)		\$ 2,251,846

Governmental Fund Balance:

	<u>1/1/23</u>	<u>12/31/23</u>	Increase (Decrease)
General Fund	\$ 3,045,799	\$ 4,164,656	\$ 1,118,857
Capital Improvements Fund	1,578,180	1,429,042	(149,138)
Non-major Funds	<u>1,131,340</u>	<u>1,216,223</u>	84,883
	\$ 5,755,319	\$ 6,809,921	\$ 1,054,602

Capital Assets, net of accumulated depreciation:

	<u>1/1/23</u>	<u>12/31/23</u>	Increase (Decrease)
Governmental Activities	\$ 3,685,563	\$ 3,543,987	\$ (141,576)
Business-type Activities	16,413,030	31,438,791	15,025,761
Total Capital Assets	<u>\$ 20,098,593</u>	<u>\$ 34,982,778</u>	<u>\$ 14,884,185</u>

Cash and Cash Equivalents:

	<u>12/31/23</u>
Governmental Activities	\$ 6,747,176
Business-type Activities	<u>1,399,655</u>
Total Cash and Cash Equivalents	\$ 8,146,831

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The basic statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business.

The **statement of net position** presents information on all the City's assets and liabilities, with the difference between the two being reported as net position. Over time, the increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The **statement of activities** presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position is reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses reported in this statement for some items will result in cash flows in future periods (e.g. uncollected taxes and earned but unused personal time).

The government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*Governmental Activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*Business-type Activities*). The Governmental Activities of the City include general government administration, police, fire, public works, and community center. The Business-type Activities of the City include the following utilities: water, sewer, refuse/recycling, and utilities-capital improvements; in addition to parks and recreation.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The City's funds can be divided into three categories: Governmental Funds, Proprietary Funds and Fiduciary Funds.

Governmental Funds – *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *short-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's short-term financing requirements. The accounting method is called *modified accrual* accounting.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements.

By doing so, readers may better understand the long-term impact of the government's short-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains one major government fund, the General Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund.

Proprietary Funds – The City maintains one type of proprietary fund. *Enterprise Funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses a separate enterprise fund to account for each of its utility funds: Water, Sewer, Refuse/Recycling, and Utilities – Capital Improvements Fund, Parks and Recreation Fund.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position

As noted previously, net position may serve over time as a useful indicator of the City’s financial position. For the year ended December 31, 2023, the City’s combined assets exceeded liabilities by \$ 22,739,220. Of this amount, \$ 6,769,119 is unrestricted and available to meet the City’s ongoing financial obligations.

By far the largest portion of net position is the investment in capital assets (net of related debt) of \$ 15,760,666 (69% of net position). This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the City’s governmental and business-type net position for 2023:

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
ASSETS						
Cash and cash equivalents	\$ 6,747,176	\$ 5,893,350	\$ 1,399,655	\$ 2,569,227	\$ 8,146,831	\$ 8,462,577
Property taxes receivable	749,163	647,992	-	-	749,163	647,992
Accounts receivables	244,930	133,000	276,296	241,804	521,226	374,804
Other receivables	-	-	16,862,344	29,430,308	16,862,344	29,430,308
Due from other governments	408,586	210,937	-	-	408,586	210,937
Prepaid and deposits	28,335	28,335	-	-	28,335	28,335
Inventories	7,321	7,321	25,524	25,524	32,845	32,845
Net pension assets	570,398	570,398	-	-	570,398	570,398
Capital assets, net	3,543,987	3,685,563	31,438,791	16,413,030	34,982,778	20,098,593
Total assets	<u>\$ 12,299,896</u>	<u>\$ 11,176,896</u>	<u>\$ 50,002,610</u>	<u>\$ 48,679,893</u>	<u>\$ 62,302,506</u>	<u>\$ 59,856,789</u>

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Deferred outflows						
Pension contributions made after measurement date	\$ 22,631	\$ 22,631	\$ -	\$ -	\$ 22,631	\$ 22,631
Total deferred outflows	\$ 22,631	\$ 22,631	\$ -	\$ -	\$ 22,631	\$ 22,631
LIABILITIES						
Accounts payable	\$ 575,419	\$ 478,483	\$ 1,526,500	\$ 691,041	\$ 2,101,919	\$ 1,169,524
Accrued wages	15,993	6,465	174,520	164,331	190,513	170,796
Performance bonds and deposits	-	-	11,372	9,260	11,372	9,260
Unearned revenue	35,014	32,675	5,181,409	5,441,305	5,216,423	5,473,980
Current portion of debt						
Loans and leases payable	32,994	32,112	659,579	433,347	692,573	465,459
Bonds payable	-	-	165,000	165,000	165,000	165,000
Compensated absences	165,147	142,179	-	-	165,147	142,179
Long-term liabilities						
Due more than one year:						
Bonds payable	-	-	4,190,000	4,360,000	4,190,000	4,360,000
Loans and leases payable	34,057	67,051	25,704,610	26,359,189	25,738,667	26,426,240
Total liabilities	858,624	758,965	37,612,990	37,623,473	38,471,614	38,382,438
Deferred inflows of resources						
Deferred property tax revenue	749,163	647,992	-	-	749,163	647,992
Pension difference between expected & actual experience	365,140	361,619	-	-	365,140	361,619
Total deferred inflows	1,114,303	1,009,611	-	-	1,114,303	1,009,611
NET POSITION						
Invested in capital assets	3,476,936	3,586,400	12,283,730	8,304,576	15,760,666	11,890,976
Restricted for:						
Emergencies	209,435	193,498	-	-	209,435	193,498
Unrestricted	6,663,229	5,651,053	105,890	2,751,844	6,769,119	8,402,897
Total net position	\$ 10,349,600	\$ 9,430,951	\$ 12,389,620	\$ 11,056,420	\$ 22,739,220	\$ 20,487,371

A portion of net position, \$209,435, represents resources that are subject to constitutional restrictions on how they may be used. The unrestricted net position of \$6,769,119 (30% of net position) may be used to meet the government's ongoing obligations to citizens and creditors.

Change in Net Position

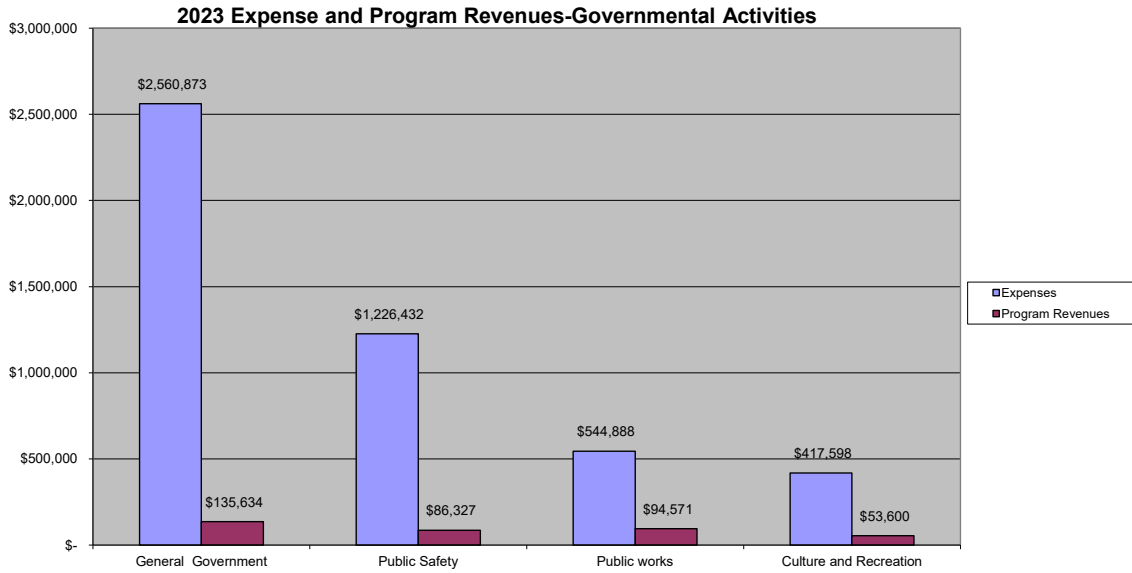
Governmental and business-type activities increased the City's net position by \$2,251,846 in 2023.

City of Ouray
For the Year Ended December 31, 2023 and 2022
Changes in Net Position

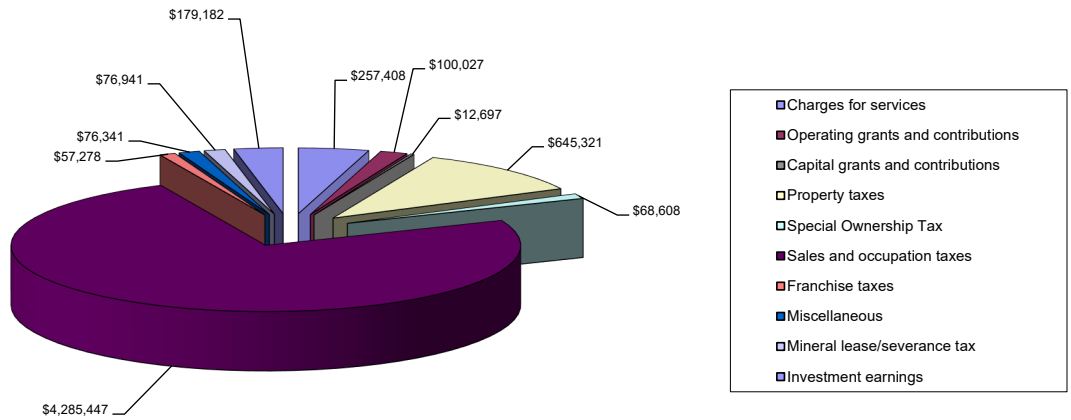
	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues						
Program revenues						
Charges for services	\$ 257,408	\$ 269,469	\$ 6,908,731	\$ 5,546,624	\$ 7,166,139	\$ 5,816,093
Operating grants	100,027	515,128	368,051	122,609	468,078	637,737
Capital grants	12,697	11,498	19,688	33,361	32,385	44,859
General Revenues						
Property taxes	645,321	660,432	-	-	645,321	660,432
Specific ownership	68,608	69,750	-	-	68,608	69,750
Sales taxes and other	4,285,447	3,927,451	-	-	4,285,447	3,927,451
Franchise taxes	57,278	40,853	-	-	57,278	40,853
Miscellaneous	76,341	86,158	-	20,276	76,341	106,434
Mineral lease/severance tax	76,941	73,123	-	-	76,941	73,123
Gain (loss) on assets	(134,583)	-	(22,058)	-	(156,641)	-
Investment earnings	179,182	42,920	81,331	27,066	260,513	69,986
Transfers In (Out)	43,773	821	(43,773)	(821)	-	-
Totals	5,668,440	5,697,603	7,311,970	5,749,115	12,980,410	11,446,718
Expenses						
General government	2,560,873	1,633,184	-	-	2,560,873	1,633,184
Public safety	1,226,432	1,136,958	-	-	1,226,432	1,136,958
Public works	544,888	526,310	5,978,773	4,883,868	6,523,661	5,410,178
Culture and recreation	417,598	473,194	-	-	417,598	473,194
Total Expenses	4,749,791	3,769,646	5,978,773	4,883,868	10,728,564	8,653,514
Changes in net position	918,649	1,927,957	1,333,197	865,247	2,251,846	2,793,204
Beginning	9,430,951	7,502,994	11,056,423	10,191,173	20,487,374	17,694,167
Ending	\$ 10,349,600	\$ 9,430,951	\$ 12,389,620	\$ 11,056,420	\$ 22,739,220	\$ 20,487,371

Governmental Activities

Governmental activities increased the City's net position by \$918,649.



Revenues by Source-Governmental Activities



Business-type Activities

Business-type activities for the year resulted in an increase in net position of \$ 1,333,197. Charges for services accounted for 94% of total revenues.

FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

As of the end of 2023, the City's governmental funds reported combined ending fund balances of \$ 6,809,922, an increase of \$ 1,054,602 in comparison with the prior year. Of the combined ending fund balances for all governmental funds 52% of this total amount, \$ 3,526,810, constitutes unassigned fund balance, which is available for appropriation at the City's discretion; committed fund balance is 44%, or \$ 3,030,050, of governmental fund balances. There is \$ 36,306 of fund balance that is statutorily restricted to capital spending for parks and recreation. Non-spendable fund balance of \$ 7,321 represents inventoried materials. The remaining fund balance is restricted to indicate that it is not available for new spending, because it is already committed to meet a state constitution mandated emergency reserve of \$ 209,435.

The City has one major governmental fund, the General Fund, which is the primary operating fund for the City. At the end of 2023, the unassigned fund balance of the General Fund was \$ 3,526,810, while the total fund balance was \$ 4,164,657. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. The fund balance of the City's General Fund increased by \$ 1,118,857 during 2023.

Proprietary funds. The City's proprietary fund statements provide the same type of information found in the government-wide financial statements, but in more detail.

The City has five enterprise funds: Water Fund, Sewer Fund, Refuse/Recycling Fund, Utilities – Capital Improvements Fund, and Parks and Recreation Fund. At the end of 2021, these funds represented the following net position amounts:

Fund:	Water	Sewer	Refuse/Rcycl.	Utilities – CI	Parks & Rec.
Unrestricted net position	243,392	985,846	59,238	(2,495,785)	1,313,199
Total net position	3,146,777	2,089,596	59,238	3,138,034	3,955,975
Increase (decrease) in net position	(96,336)	168,489	18,377	1,025,459	217,208

GENERAL FUND BUDGETARY HIGHLIGHTS

The City budgeted \$ 3,958,553 for 2023 expenditures. Actual expenditures were \$ 3,025,456, or 24% less than the budgeted amount.

CAPITAL ASSET AND DEBT ADMINISTRATION

The City's investment in capital assets, net of depreciation, for its governmental and business-type activities as of December 31, 2023, was \$ 34,982,778, an increase of \$ 14,884,185 from the prior year, representing \$ 16,146,708 of acquisitions offset by \$ 1,105,882 of depreciation expense. As required by GASB34, the investment in capital assets includes land, buildings, building improvements, and equipment.

Long-term Debt

As of December 31, 2023, the City had long-term debt as follows:

	Balance			Balance	Due Within
	January 1, 2023	Additions	Reductions	December 31, 2023	One Year
Governmental Activities					
Fire Truck	\$ 99,163	\$ -	\$ (32,112)	\$ 67,051	\$ 32,994
Accrued compensated absences	142,179	22,968	-	165,147	165,147
Total	<u>\$ 241,342</u>	<u>\$ 22,968</u>	<u>\$ (32,112)</u>	<u>\$ 232,198</u>	<u>\$ 198,141</u>
Enterprise Activities					
Sales Tax Revenue Bonds	\$ 4,525,000	\$ -	\$ (165,000)	\$ 4,360,000	\$ 170,000
Loan Water Fund - CWRPDA	7,100,000	-	(136,735)	6,963,265	159,614
Loan Sewer Fund - CWRPDA	17,241,536	-	(184,612)	17,056,924	378,965
Zion Bank Loan	2,451,000	-	(112,000)	2,339,000	116,000
Total	<u>\$ 31,317,536</u>	<u>\$ -</u>	<u>\$ (598,347)</u>	<u>\$ 30,719,189</u>	<u>\$ 824,579</u>

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

- The City is in good financial condition.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the City's finance for all those with an interest in the government's finances. Questions concerning any of the information provided in the report or requests for additional financial information should be addressed to:

City Administrator: City of Ouray, PO Box 468, Ouray, CO 81427

CITY OF OURAY, COLORADO

Statement of Net Position

December 31, 2023

	Governmental Activities	Business Type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 6,747,176	\$ 1,399,655	\$ 8,146,831
Property taxes receivable	749,163	-	749,163
Accounts receivable	244,930	276,296	521,226
Other receivables	-	16,862,344	16,862,344
Due from other governments	408,586	-	408,586
Prepaid and deposits	28,335	-	28,335
Inventories	7,321	25,524	32,845
Net pension assets	570,398	-	570,398
Capital assets, net	3,543,987	31,438,791	34,982,778
Total assets	12,299,896	50,002,610	62,302,506
Deferred outflows of resources			
Contributions subsequent to the measurement date	22,631	-	22,631
LIABILITIES			
Accounts payable	575,419	1,526,500	2,101,919
Accrued wages	15,993	174,520	190,513
Performance bonds and deposits	-	11,372	11,372
Unearned revenue	35,014	5,181,409	5,216,423
Current portion of debt			
Loans and leases payable	32,994	659,579	692,573
Bonds payable	-	165,000	165,000
Compensated absences	165,147	-	165,147
Long-term liabilities			
Bonds payable	-	4,190,000	4,190,000
Loans and leases payable	34,057	25,704,610	25,738,667
Total liabilities	858,624	37,612,990	38,471,614
Deferred inflow of resources			
Deferred property tax revenue	749,163	-	749,163
Changes in proportion and differences between contributions recognized and proportionate share of contributions	-	-	-
Pension difference between expected and actual experience	365,140	-	365,140
Total Deferred inflow of resources	1,114,303	-	1,114,303
NET POSITION			
Invested in capital assets	3,476,936	12,283,730	15,760,666
Restricted for:			
Emergencies	209,435	-	209,435
Unrestricted	6,663,229	105,890	6,769,119
Total net position	\$ 10,349,600	\$ 12,389,620	\$ 22,739,220

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Activities
For the Year Ended December 31, 2023

Functions/Programs	Expenses	Program Revenues		
		Charges for Service and Fees	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 2,560,873	\$ 122,134	\$ 13,500	\$ -
Public Safety	1,226,432	75,514	10,813	-
Public Works	544,888	19,217	75,354	-
Culture and Recreation	417,598	40,543	360	12,697
Total governmental activities	<u>4,749,791</u>	<u>257,408</u>	<u>100,027</u>	<u>12,697</u>
Business-type activities:				
Water	750,493	662,091	-	9,844
Sewer	750,095	864,741	-	9,844
Refuse	273,841	307,984	-	-
Utilities-Capital Improvements	779,404	1,418,864	358,896	-
Parks	3,424,940	3,655,051	9,155	-
Total business- type activities	<u>5,978,773</u>	<u>6,908,731</u>	<u>368,051</u>	<u>19,688</u>
Total primary government	<u>\$ 10,728,564</u>	<u>\$ 7,166,139</u>	<u>\$ 468,078</u>	<u>\$ 32,385</u>

General Revenues

Taxes:

Property taxes

Specific ownership

Sales taxes and miscellaneous

Franchise taxes

Miscellaneous

Mineral leasing and severance taxes

Loss on disposal of assets

Investment earnings

Transfers In (out)

Total General Revenues and Transfers

Changes in Net Position

Net Position-January 1

Net Position-December 31

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental	Business-Type	
Activities	Activities	Total
\$ (2,425,239)	\$ -	\$ (2,425,239)
(1,140,105)	-	(1,140,105)
(450,317)	-	(450,317)
(363,998)	-	(363,998)
<u>(4,379,659)</u>	<u>-</u>	<u>(4,379,659)</u>
-	(78,558)	(78,558)
-	124,490	124,490
-	34,143	34,143
-	998,356	998,356
-	239,266	239,266
<u>-</u>	<u>1,317,697</u>	<u>1,317,697</u>
<u>(4,379,659)</u>	<u>1,317,697</u>	<u>(3,061,962)</u>
645,321	-	645,321
68,608	-	68,608
4,285,447	-	4,285,447
57,278	-	57,278
76,341	-	76,341
76,941	-	76,941
(134,583)	(22,058)	(156,641)
179,182	81,331	260,513
43,773	(43,773)	-
<u>5,298,308</u>	<u>15,500</u>	<u>5,313,808</u>
918,649	1,333,197	2,251,846
9,430,951	11,056,423	20,487,374
<u>\$ 10,349,600</u>	<u>\$ 12,389,620</u>	<u>\$ 22,739,220</u>

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Governmental Funds
Balance Sheet
December 31, 2023

	General Fund	Capital Improvement Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 4,034,118	\$ 1,515,373	\$ 1,197,685	\$ 6,747,176
Taxes receivable	749,163	-	-	749,163
Due from other governments	408,586	-	-	408,586
Accounts receivable	204,930	-	40,000	244,930
Inventory	7,321	-	-	7,321
Prepaid expenses	(665)	29,000	-	28,335
Total assets	\$ 5,403,453	\$ 1,544,373	\$ 1,237,685	\$ 8,185,511
Liabilities, Deferred inflows of resources and Fund Balance				
Liabilities:				
Accounts payable	\$ 438,626	\$ 115,331	\$ 21,462	\$ 575,419
Accrued wages	15,993	-	-	15,993
Unearned revenue	35,014	-	-	35,014
Total liabilities	489,633	115,331	21,462	626,426
Deferred inflow of resources				
Deferred property tax revenue	749,163	-	-	749,163
Fund balances:				
Non-spendable	7,321	-	-	7,321
Restricted				
Emergencies	209,435	-	-	209,435
Parks and recreation	-	-	36,306	36,306
Committed				
Flumes, streets and drainage	421,091	-	-	421,091
Capital improvements	-	1,429,042	-	1,429,042
Tourism	-	-	1,053,558	1,053,558
Beautification	-	-	126,359	126,359
Unassigned	3,526,810	-	-	3,526,810
Total fund balance	4,164,657	1,429,042	1,216,223	6,809,922
Total liabilities, deferred inflows of resources and fund balance	\$ 5,403,453	\$ 1,544,373	\$ 1,237,685	\$ 8,185,511

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Reconciliation of the Governmental Funds Balance
Sheet to the Statement of Net Position
December 31, 2023

Total fund balance, governmental funds \$ 6,809,922

Amounts reported for governmental activities in the Statement of Net Position is different because:

Capital assets used in governmental activities are not current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.

Cost of capital assets	\$11,784,740	
Less accumulated depreciation	<u>(8,240,753)</u>	3,543,987

Some liabilities, (such as Notes Payable, Capital Lease Contract Payable, Long-term Compensated Absences, and Bonds Payable), are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Position.

Capital leases	\$ (67,051)	
Compensated absences	<u>(165,147)</u>	(232,198)

Net pension assets and related deferred inflows and outflows of resources are not recorded in the funds.

227,889

Net Position of Governmental Activities in the Statement of Net Position

\$ 10,349,600

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2023

	<u>General Fund</u>	<u>Capital Improvement Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
REVENUES				
Property Taxes	\$ 645,321	\$ -	\$ -	\$ 645,321
Sales and miscellaneous taxes	2,742,692	773,940	837,423	4,354,055
Fees and fines	26,724	-	-	26,724
Licenses and permits	106,492	-	-	106,492
Intergovernmental	285,735	-	13,057	298,792
Charges for services	21,475	-	-	21,475
Investment earnings	183,522	-	9,060	192,582
Miscellaneous	35,869	-	68,440	104,309
Total revenues	<u>4,047,830</u>	<u>773,940</u>	<u>927,980</u>	<u>5,749,750</u>
EXPENDITURES				
Current:				
General government	982,002	-	799,887	1,781,889
Public safety	1,075,367	-	-	1,075,367
Public works	379,023	-	-	379,023
Culture and recreation	414,093	-	-	414,093
Debt service payments	34,988	-	-	34,988
Capital outlay	139,983	923,078	-	1,063,061
Total expenditures	<u>3,025,456</u>	<u>923,078</u>	<u>799,887</u>	<u>4,748,421</u>
Excess (deficiency) of revenues over expenditures	<u>1,022,374</u>	<u>(149,138)</u>	<u>128,093</u>	<u>1,001,329</u>
OTHER FINANCING SOURCES (USES)				
Sale of assets	9,500	-	-	9,500
Transfers In (out)	86,983	-	(43,210)	43,773
Total other financing sources (uses)	<u>96,483</u>	<u>-</u>	<u>(43,210)</u>	<u>53,273</u>
Net change to fund balance	1,118,857	(149,138)	84,883	1,054,602
Fund balance, January 1	3,045,799	1,578,180	1,131,340	5,755,319
Fund balance, December 31	<u>\$ 4,164,656</u>	<u>\$ 1,429,042</u>	<u>\$ 1,216,223</u>	<u>\$ 6,809,921</u>

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures,
and Changes in Fund Balances to the Statement of Activities
For the Year Ended December 31, 2023

Net change in fund balances - total governmental funds \$ 1,054,602

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.

Fixed assets current additions	\$ 324,324	
Depreciation expense	(331,317)	
Excess of capital outlay over depreciation		(6,993)

Some expenses reported in the statement of activities do not require the use of current financial resources: therefore, are not reported as expenditures in governmental funds.		(22,968)
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Pension expenses reported in the statement of activities do not require the use of current financial resources: therefore, are not reported as expenditures in governmental funds.		(3,521)
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Repayment of long-term debt principal is reported as an expenditure in the governmental funds but reduces long-term liabilities in the statement of net position.		32,112
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Loss on disposal of assets		(134,583)
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Change in net position of governmental funds		\$ 918,649
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The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Net Position
Enterprise Funds
December 31, 2023

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Utilities-CI Fund</u>
ASSETS			
Current Assets:			
Cash and cash equivalents	\$ 260,122	\$ 960,513	\$ (1,374,312)
Receivables:			
Accounts	70,159	157,669	-
Other	-	-	16,862,344
Inventories	19,901	5,319	-
Total current assets	<u>350,182</u>	<u>1,123,501</u>	<u>15,488,032</u>
Capital assets:			
Land and improvements	149,131	-	-
Construction in progress	-	-	18,089,880
Utility system	5,471,273	2,996,442	-
Geothermal wells	-	-	-
Swimming pool	-	-	-
Pool filtration system	-	-	-
Box Cañon	-	-	-
Parks and other assets	-	-	-
Buildings	75,020	14,497	-
Equipment and furniture	303,483	363,888	-
Less accumulated depreciation	(3,095,522)	(2,271,077)	-
Total capital assets	<u>2,903,385</u>	<u>1,103,750</u>	<u>18,089,880</u>
Total Assets	<u>3,253,567</u>	<u>2,227,251</u>	<u>33,577,912</u>
LIABILITIES			
Current liabilities:			
Accounts payable	10,592	21,387	1,389,689
Accrued payroll	34,977	44,100	-
Customer deposits	375	-	-
Unearned revenues	60,846	72,168	5,030,000
Current portion of long term debt	-	-	538,579
Total current liabilities	<u>106,790</u>	<u>137,655</u>	<u>6,958,268</u>
Noncurrent liabilities			
Bonds payable	-	-	-
Loans and leases payable	-	-	23,481,610
Total noncurrent liabilities	<u>-</u>	<u>-</u>	<u>23,481,610</u>
NET POSITION			
Invested in capital assets, net of related debt	2,903,385	1,103,750	5,633,819
Unrestricted	243,392	985,846	(2,495,785)
Total net position	<u>\$ 3,146,777</u>	<u>\$ 2,089,596</u>	<u>\$ 3,138,034</u>

Refuse Fund	Parks Fund	Total Enterprise Funds
\$ 86,521	\$ 1,466,811	\$ 1,399,655
13,927	34,541	276,296
-	-	16,862,344
-	304	25,524
<u>100,448</u>	<u>1,501,656</u>	<u>18,563,819</u>
-	-	149,131
-	-	18,089,880
-	-	8,467,715
-	167,138	167,138
-	12,714,708	12,714,708
-	5,202	5,202
-	473,224	473,224
-	1,663,279	1,663,279
-	-	89,517
-	-	667,371
-	(5,681,775)	(11,048,374)
-	<u>9,341,776</u>	<u>31,438,791</u>
<u>100,448</u>	<u>10,843,432</u>	<u>50,002,610</u>
22,815	82,017	1,526,500
-	95,443	174,520
-	10,997	11,372
18,395	-	5,181,409
-	286,000	824,579
<u>41,210</u>	<u>474,457</u>	<u>7,718,380</u>
-	4,190,000	4,190,000
-	<u>2,223,000</u>	<u>25,704,610</u>
-	<u>6,413,000</u>	<u>29,894,610</u>
-	2,642,776	12,283,730
59,238	1,313,199	105,890
<u>\$ 59,238</u>	<u>\$ 3,955,975</u>	<u>\$ 12,389,620</u>

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Revenues, Expenses and Changes in Net Position
Enterprise Funds
Year Ended December 31, 2023

	<u>Water Fund</u>	<u>Sewer Fund</u>	<u>Utilities-CI Fund</u>
Operating Revenues			
Charges for services	\$ 662,091	\$ 864,741	\$ 1,418,864
Miscellaneous	-	-	-
Total operating revenues	<u>662,091</u>	<u>864,741</u>	<u>1,418,864</u>
Operating Expenses			
Personal services	429,823	487,694	-
Contractual services	30,577	37,156	3,175
Utilities	7,488	45,898	-
Repairs and maintenance	27,671	45,112	36,757
Other supplies and expenses	80,223	65,117	-
Insurance claims and expenses	9,477	13,352	-
Depreciation	165,234	55,766	-
Total operating expenses	<u>750,493</u>	<u>750,095</u>	<u>39,932</u>
Operating income (loss)	<u>(88,402)</u>	<u>114,646</u>	<u>1,378,932</u>
Nonoperating revenues (expenses)			
Interest income	10,229	43,999	27,103
Loss on sale of assets	-	-	-
Operating grants and contributions	-	-	358,896
Interest expense	-	-	(739,472)
Total nonoperating revenues (expenses)	<u>10,229</u>	<u>43,999</u>	<u>(353,473)</u>
Income (loss) before transfers and and Capital Contributions	(78,173)	158,645	1,025,459
Transfers in (out)	(28,007)	-	-
Capital contributions-Investment Fees	<u>9,844</u>	<u>9,844</u>	<u>-</u>
Change in net position	(96,336)	168,489	1,025,459
Total net position, January 1	<u>3,243,113</u>	<u>1,921,107</u>	<u>2,112,575</u>
Total net position, December 31	<u>\$ 3,146,777</u>	<u>\$ 2,089,596</u>	<u>\$ 3,138,034</u>

<u>Refuse Fund</u>	<u>Parks Fund</u>	<u>Total Enterprise Funds</u>
\$ 307,984	\$ 3,655,051	\$ 6,908,731
-	-	-
<u>307,984</u>	<u>3,655,051</u>	<u>6,908,731</u>
-	1,618,127	2,535,644
273,841	29,956	374,704
-	152,171	205,557
-	230,403	339,943
-	589,106	734,446
-	15,805	38,634
-	553,565	774,565
<u>273,841</u>	<u>3,189,133</u>	<u>5,003,494</u>
<u>34,143</u>	<u>465,918</u>	<u>1,905,237</u>
-	-	81,331
-	(22,058)	(22,058)
-	9,155	368,051
-	(235,807)	(975,279)
<u>-</u>	<u>(248,710)</u>	<u>(547,955)</u>
34,143	217,208	1,357,282
(15,766)	-	(43,773)
<u>-</u>	<u>-</u>	<u>19,688</u>
18,377	217,208	1,333,197
40,861	3,738,767	11,056,423
<u>\$ 59,238</u>	<u>\$ 3,955,975</u>	<u>\$ 12,389,620</u>

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Cash Flows
Enterprise Funds
Year Ended December 31, 2023

	Water Fund	Sewer Fund
Cash Flows From Operating Activities		
Cash received from charges for services	\$ 687,676	\$ 830,340
Cash payments for goods and services	(164,953)	(193,935)
Cash payments to employees for services	(429,823)	(487,694)
Net cash provided (used) by operating activities	92,900	148,711
Cash Flows from Noncapital Financing Activities		
Grants and contributions	-	-
Transfers from (to) other funds	(28,007)	-
Net cash provided (used) by noncapital financing activities	(28,007)	-
Cash Flows from Capital and Related Financing Activities		
Investment fees	9,844	9,844
Acquisition of capital assets	-	(67,029)
Principal paid on loans and leases	-	-
Proceeds from Loans	-	-
Interest expense	-	-
Net cash provided (used) by capital and related financing activities	9,844	(57,185)
Cash Flows from Investing Activities		
Interest on investments	10,229	43,999
Net increase (decrease) in cash and equivalents	84,966	135,525
Cash balances, January 1	175,156	824,988
Cash balances, December 31	\$ 260,122	\$ 960,513
Reconciling of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	\$ (88,402)	\$ 114,646
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense	165,234	55,766
Assets (increase) decrease:		
Accounts receivables	23,311	(38,901)
Liabilities increase (decrease):		
Accounts payable	(9,517)	12,700
Accrued payroll	2,274	4,500
Unearned revenues	-	-
Total adjustments	181,302	34,065
Net cash provided (used) by operating activities	\$ 92,900	\$ 148,711

Utilities-CI Fund	Refuse Fund	Parks Fund	Total Enterprise Funds
\$ 1,158,968	\$ 298,240	\$ 3,649,311	\$ 6,624,535
838,090	(270,541)	(1,064,375)	(855,714)
-	-	(1,618,127)	(2,535,644)
<u>1,997,058</u>	<u>27,699</u>	<u>966,809</u>	<u>3,233,177</u>
358,896	-	9,155	368,051
-	(15,766)	-	(43,773)
<u>358,896</u>	<u>(15,766)</u>	<u>9,155</u>	<u>324,278</u>
-	-	-	19,688
(15,553,559)	-	(201,796)	(15,822,384)
(321,347)	-	(277,000)	(598,347)
12,567,964	-	-	12,567,964
<u>(739,472)</u>	<u>-</u>	<u>(235,807)</u>	<u>(975,279)</u>
<u>(4,046,414)</u>	<u>-</u>	<u>(714,603)</u>	<u>(4,808,358)</u>
27,103	-	-	81,331
(1,663,357)	11,933	261,361	(1,169,572)
289,045	74,588	1,205,450	2,569,227
<u>\$ (1,374,312)</u>	<u>\$ 86,521</u>	<u>\$ 1,466,811</u>	<u>\$ 1,399,655</u>
\$ 1,378,932	\$ 34,143	\$ 465,918	\$ 1,905,237
-	-	553,565	774,565
-	(9,744)	(9,155)	(34,489)
878,022	3,300	(49,046)	835,459
-	-	3,415	10,189
(259,896)	-	2,112	(257,784)
<u>618,126</u>	<u>(6,444)</u>	<u>500,891</u>	<u>1,327,940</u>
<u>\$ 1,997,058</u>	<u>\$ 27,699</u>	<u>\$ 966,809</u>	<u>\$ 3,233,177</u>

The accompanying notes are an integral part of this statement.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies

The financial statements of the City of Ouray, Colorado (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

A. Financial Reporting Entity

The City adopted a home rule charter on May 5, 2009, with a council – administrator form of government with five elected Council members. As required by accounting principles generally accepted in the United States of America, these financial statements present the City of Ouray (the primary government). The City has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the City. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing body.

Related Organizations

- The City and the Ouray Volunteer Fire Department provided fire protection to the citizens of Ouray. The volunteer fire department has a special fund that receives donations and fund-raising monies, which are also used to cover fire protection services. This fund is not included in these financial statements of the City of Ouray.

B. Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the City and its component units. These statements include the financial activities of the overall government, except fiduciary activities. For the most part, the effect of inter-fund activity has been removed from these statements. These statements distinguish between the *governmental* and *business-type activities* of the City. Governmental activities, which normally are supported by taxes, charges for services and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies - (continued)

C. Fund Financial Statements

The accounts of the City are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures, or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

All governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets and current liabilities. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for all the financial resources of the City, except those required to be accounted for in another fund.
- The Capital Improvement Fund, which accounts for the Town's additional sales tax, is to be used for capital improvements.

The remaining governmental funds are aggregated and presented as non-major funds. Those funds include:

- The Conservation Trust Fund, which accounts for State of Colorado lottery funds to be used for parks and recreation services and capital investment.
- Beautification Fund, which accounts for lodging tax collections to be used for City beautification projects.
- Tourism Promotion Fund, which accounts for lodging tax collections for the promotion of tourism.

Enterprise Funds account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. Enterprise funds are considered major funds because of community interests in the activities and sources of funding supporting these operations.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies - (continued)

C. Fund Financial Statements - (continued)

Enterprise funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with an enterprise fund's principal ongoing operations. The principal operating revenues of the City are charges for water, sewer, refuse, pool, park, and other fees. Operating expenses for the enterprise funds include personnel services, contract services, utilities, repairs and maintenance, supplies, insurance, and depreciation cost. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The City reports the following major enterprise fund business-type activities:

- Water, Sewer and Refuse Funds, which account for all operations of the City's water, sewer, and refuse services. They are primarily financed by user charges.
- Utility Capital Improvement Fund, which accounts for the investment fees of water and sewer taps to be used for water and sewer capital expenditures.
- Park Fund, which accounts for all operations of the City's Hot Springs Pool and Box Cañon Park. They are primarily financed by user charges at the Hot Springs Pool and Box Cañon Park.
- Pool Renovation Fund, which accounts for the renovation of the City's Hot Springs Pool.

D. Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the enterprise fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt which is recognized when due, and compensated absences which are recognized when the obligations are expected to be liquidated with expendable available resources.

Those revenues susceptible to accrual are interest revenue and charges for services. Entitlement revenues are not susceptible to accrual because generally, they are not measurable until received. Grant revenues are recognized as they are earned.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies - (continued)

D. Measurement Focus and Basis of Accounting - (continued)

The accrual basis of accounting is utilized by enterprise funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section of deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section of deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Property taxes revenue that are related to a future period have been recorded as deferred inflows. Grants and entitlements received before eligibility requirements are met (e.g., cash advances) are recorded as deferred inflows. These amounts are deferred and will be recognized as an inflow of resources in the period that the amounts become available.

E. Cash and Cash Equivalents

For the purposes of the statement of cash flows of the enterprise funds, cash and cash equivalents consist of operating and restricted cash and highly liquid securities with an initial maturity of six months or less.

F. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

G. Property Taxes

Property taxes for the current year are levied and attached as a lien on property the following January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in the current year and collected in the following year are reported as deferred inflows of resources at December 31. However, since the taxes are not available to pay current liabilities, the receivable is recorded as deferred inflows of resources in the governmental fund.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies - (continued)

H. Capital Assets

Capital assets, which include property, equipment and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capitalized assets are defined by the City as assets that have a useful life of one or more years, and for which the initial, individual value equals or exceeds \$ 5,000.

All purchased assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated assets are valued at their estimated fair market value on the date received. The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend asset life is not capitalized.

Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

<u>Asset Class</u>	<u>Useful Life</u>
Improvements	10-20 years
Building and Other Improvements	40-50 years
Water and Sewer Systems	40-50 years
Furniture and Equipment	5-20 years
Swimming Pool	20-50 years
Infrastructure	15-40 years

Public domain assets consisting of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems are examples of infrastructure assets. Infrastructure assets are distinguished from other capitalized assets as their useful life often extends beyond most other capital assets and are stationary in nature. General infrastructure assets are those associated with or arising from governmental activities.

I. Long-Term Liabilities

In the government-wide financial statements, and enterprise fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable government activities, business-type activities, or enterprise fund type statement of net position.

J. Compensated Absences

It is the City's policy for employees to accumulate earned but unused vacation and sick pay benefits, but employees are not entitled to be paid for sick leave upon termination. In the government-wide statements, vacation and unused compensation time is accrued when incurred and reported as a liability of the governmental and business-type activities. In the governmental funds, vacation and unused compensation time is not expected to be liquidated with expendable available financial resources and therefore are not reported as expenditure.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies - (continued)

K. Net Position

Net position represents the difference between assets and liabilities. Net position invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition or construction of improvements on those assets. Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

L. Interfund Transactions

Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. At year end, outstanding balances between funds are reported as “due to/from other funds.” Nonrecurring or non-routine permanent transfers of equity are reported as residual equity transfers. All other interfund transfers are reported as operating transfers. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

M. Encumbrances

The City does not use an encumbrance system for budgetary control.

N. Inventory

Inventory is valued at lower of cost (first-in, first-out) or market. Reported inventories are equally offset by a fund balance reserve which indicates that they do not constitute "available spendable resources" even though they are a component of net current assets.

O. Fund Equity

The following classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Non-spendable fund balance amounts that are not in spendable form (such as inventory) or are required to be maintained intact;
- Restricted fund balance-amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation;
- Committed fund balance-amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint;
- Assigned fund balance-amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority;
- Unassigned fund balance-amounts that are available for any purpose; positive amounts are reported only in the general fund.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 1 - Summary of Significant Accounting Policies - (continued)

O. Fund Equity - (continued)

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless City Council has provided otherwise in its commitment or assignment actions.

Note 2 - Reconciliation of Government-wide and Fund Financial Statements

The governmental funds balance sheet includes reconciliation between total fund balance, governmental funds, and net position - governmental activities as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between net change in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. The enterprise fund statement of net position and statement of revenues, expenses and changes in net position also includes reconciliation to the government-wide statement of net position and activities.

These reconciliations detail items that require adjustment to convert from the current resource's measurement and modified accrual basis for government fund statements to the economic resources measurement and full accrual basis used for government-wide statements. However, certain items having no effect on measurement and basis of accounting were eliminated from the governmental fund statements during the consolidation of governmental activities.

Note 3 - Tax, Spending and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments, excluding "enterprises." The City's voters on November 8, 1994, approved a ballot measure to permit the City to collect, retain and expend the full proceeds of the City's 3% sales tax, existing lodging occupation tax and nonfederal grants.

The Amendment is complex and subject to judicial interpretation. The City believes it is in compliance with the requirements of the amendment.

The Amendment requires that an emergency reserve be maintained at three percent of fiscal year spending. A portion of the General Fund's fund balance is classified as restricted for emergencies as required by the Amendment.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 4 - Budgets

The City adheres to the following procedures in establishing budgetary data reflected in the financial statements:

- A. By mid August of each year, the City Administrator gives public notice of the budget calendar for the next fiscal year. The City Administrator asks that all City departments, boards, commissions, or citizens submit within thirty days from the notice any request for funds under the budget being prepared. The City Administrator, with assistance from the City Treasurer, then prepares a proposed budget for the ensuing fiscal year and submits it to the Council no later than forty-five days prior to any date required by state law for the certification to the County of the tax levy.
- B. The budget provides a complete financial plan of all City funds and activities for the ensuing fiscal year indicating anticipated revenues, proposed operating and capital expenditures, a provision for contingencies, and anticipated net surplus or deficit for the ensuing fiscal year.
- C. A public hearing on the proposed budget is held by the Council in early November.
- D. The Council adopts the budget by resolution on or before the final day established by law for the certification of the ensuing year's tax levy to the County. Adoption of the budget by the Council shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.
- E. If during the fiscal year the City Administrator determines that there are expenses in excess of those estimated in the budget, the Council by resolution may make supplemental appropriations for the year up to the amount of such excess. To meet an emergency affecting public property, health, peace or safety, the Council may make emergency appropriations. If at any time during the fiscal year it appears probable to the City Administrator that the revenues available will be insufficient to meet the amount appropriated, the City Administrator reports to the Council, indicating the estimated amount of deficit, any remedial action already taken, and a recommendation as to any other steps to be taken. At any time during the fiscal year the City Administrator may transfer part or all of any unencumbered appropriation balance within a department.
- F. Budget appropriations lapse at the end of each year.
- G. Expenditures may not exceed appropriations at the fund level. Budget amounts included in the financial statements are based on the final amended budget. The City could be in violation of Colorado Budget Law because expenditures exceed budgetary amounts in the Sewer and Refuse Funds.
- H. Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP), except for long-term receivables and advances and capital lease financing which are budgeted when liquidated rather than when the receivable/liability is incurred. Budgets for enterprise funds are adopted on a basis consistent with the spending measurement focus of the governmental funds.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 5 - Deposits and Investments

A. Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40. At December 31, 2023, the bank balance of the City's deposits was \$7,932,486 of which \$361,418 was covered by federal depository insurance and \$7,571,068 was collateralized under PDPA.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. Authorized investments include obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptances of certain banks; commercial paper; local government investment pools; written repurchase agreements collateralized by certain authorized securities; certain money market funds; and, guaranteed investment contracts. The City's investment policy follows Colorado statutes. At December 31, 2022 the City's investments included funds held in COLOTRUST.

The City had invested \$218,103 in the Colorado Government Liquid Asset Trust (COLOTRUST), an investment vehicle established for local government entities in Colorado to pool surplus funds. COLOTRUST operates similarly to a money market fund and each share is equal in value to \$1.00. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal functions of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to and are not registered with the SEC. COLOTRUST's funds are rated AAA by Standard and Poor's, Fitch's, and Moody's rating services.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 5 - Deposits and Investments - (continued)

A. Deposits - (continued)

The City maintains a cash pool that is available to the General Fund, Special Revenue Funds and Enterprise Funds.

Cash and cash equivalents	
Cash on hand	\$ 2,800
Deposits	7,913,031
Certificate of deposits	-
Cash with county treasurer	12,897
COLOTRUST	<u>218,103</u>
Total	<u>\$ 8,146,831</u>

Statement of Net Position

Cash and cash equivalents	<u>\$ 8,146,831</u>
Total	<u>\$ 8,146,831</u>

Note 6 - Risk Management

The City is exposed to various risks of loss related to torts; theft of damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The City is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a public entity risk pool currently operating as a common risk management and insurance program for property/casualty and workers' compensation coverage. CIRSA is to be self-sustaining through member contributions and reinsures through commercial companies for claims in excess of certain limits for each insured event. CIRSA members are subject to a supplemental assessment in the event of a deficiency.

Note 7 - Long-term Liabilities

	Balance			Balance	Due Within
	January 1, 2023	Additions	Reductions	December 31, 2023	One Year
Governmental Activities					
Fire Truck	\$ 99,163	\$ -	\$ (32,112)	\$ 67,051	\$ 32,994
Accrued compensated absences	142,179	22,968	-	165,147	165,147
Total	<u>\$ 241,342</u>	<u>\$ 22,968</u>	<u>\$ (32,112)</u>	<u>\$ 232,198</u>	<u>\$ 198,141</u>
Enterprise Activities					
Sales Tax Revenue Bonds	\$ 4,525,000	\$ -	\$ (165,000)	\$ 4,360,000	\$ 170,000
Loan Water Fund - CWRPDA	7,100,000	-	(136,735)	6,963,265	159,614
Loan Sewer Fund - CWRPDA	17,241,536	-	(184,612)	17,056,924	378,965
Zion Bank Loan	2,451,000	-	(112,000)	2,339,000	116,000
Total	<u>\$ 31,317,536</u>	<u>\$ -</u>	<u>\$ (598,347)</u>	<u>\$ 30,719,189</u>	<u>\$ 824,579</u>

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 7 - Long-term Liabilities – (continued)

Fire Truck

\$ 300,000, July 2015, due in annual payments of \$ 34,988 each on July 31 starting on July 31 of 2016 at an interest rate of 2.90%.

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 32,994	\$ 1,994	\$ 34,988
2025	34,057	931	34,988
Total	<u>\$ 67,051</u>	<u>\$ 2,925</u>	<u>\$ 69,996</u>

Sales Tax Revenue Bonds, Series 2016

On November 3, 2015, the City's electorate approved the issuance of \$5,300,000 in sales tax revenue bonds, for the purpose planning, constructing, acquiring, and equipping improvements to the City's Hot Springs Pool Facility. The sales tax revenue bonds are payable from revenues generated by sales tax increase and also payable from any other legally available City revenues and pledge the full faith and credit of the City. The annual coupon interest ranges from 2% to 4%.

The following is a breakdown of the payments:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 170,000	\$ 174,400	\$ 344,400
2025	175,000	167,600	342,600
2026	185,000	160,600	345,600
2027	190,000	153,200	343,200
2028	200,000	145,600	345,600
2029-3033	1,120,000	602,000	1,722,000
2034-2038	1,365,000	359,400	1,724,400
2039-2040	955,000	77,400	1,032,400
	<u>\$ 4,360,000</u>	<u>\$ 1,840,200</u>	<u>\$ 6,200,200</u>

Zion Bank

The City refinanced the Certificate of Participation loan in 2021, that was for part of the construction of the City's Hot Springs Pool Facility Renovation Project, with Zion Bank. The loan requires semi-annual payments on June 1 and December 1 of each year until the loan is paid off on December 1, 2040. The annual interest rate on the loan is 2.35% through December 1, 2035, and 2.31% through December 1, 2040.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 7 - Long-term Liabilities – (continued)

Zion Bank – (continued)

The following is a breakdown of the payments:

	Principal	Interest	Total
2024	\$ 116,000	\$ 54,650	\$ 170,650
2025	115,000	51,924	166,924
2026	119,000	49,222	168,222
2027	123,000	46,425	169,425
2028	127,000	43,535	170,535
2029-2033	661,000	172,506	833,506
2034-2038	751,000	90,909	841,909
2039-2040	327,000	11,411	338,411
	<u>\$ 2,339,000</u>	<u>\$ 520,582</u>	<u>\$ 2,859,582</u>

Loan Water Fund #DBS22F097

On December 15, 2022, the City entered into a loan agreement with Colorado Water Resources and Power Development Authority for a total loan amount of \$12,100,000 of which \$5,000,000 of the loan is forgiven with the repayable loan principal amount of \$7,100,000 at an annual interest rate of 2.75% over a term of 30 years. The purpose of the loan is for construction, maintenance, repair, and operating the water system for the City. The Pledge Property shall be the net revenue of the water revenues after deducting the operation and maintenance expenses for the Water Fund.

The following is a breakdown of the payments:

	Principal	Interest	Total
2024	\$ 159,614	\$ 190,400	350,014
2025	164,033	185,980	350,013
2026	168,575	181,439	350,014
2027	173,243	176,771	350,014
2028	178,040	171,974	350,014
2029-3033	966,933	783,135	1,750,068
2034-2038	1,108,422	641,646	1,750,068
2039-2043	1,270,614	479,454	1,750,068
2044-2048	1,456,540	293,528	1,750,068
2049-2052	1,317,251	82,803	1,400,054
	<u>\$ 6,963,265</u>	<u>\$ 3,187,130</u>	<u>\$ 10,150,395</u>

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 7 - Long-term Liabilities – (continued)

Loan Sewer Fund

On May 1, 2022, the City entered into a loan agreement with Colorado Water Resources and Power Development Authority for a total loan amount of \$18,485,000 of which \$1,154,692 of the loan is forgiven with the repayable loan principal amount of \$17,330,308 at an annual interest rate of 2.55% over a term of 30 years, with an administrative fee of .8% on the initial loan of \$17,330,308. The purpose of the loan is for construction, maintenance, repair, and operating the sewer system for the City. The Pledge Property shall be the net revenue of the water revenues after deducting the operation and maintenance expenses for the Sewer Fund.

The following is a breakdown of the payments:

	<u>Principal</u>	<u>Interest</u>	<u>Service Fee</u>	<u>Total</u>
2024	\$ 378,965	\$ 432,250	\$ 138,642	\$ 949,857
2025	391,009	420,000	138,642	949,651
2026	408,432	407,500	138,642	954,574
2027	417,617	394,500	138,642	950,759
2028	433,176	381,500	138,642	953,318
2029-3033	2,366,684	1,700,250	693,212	4,760,146
2034-2038	2,724,270	1,337,000	693,212	4,754,482
2039-2043	3,113,190	953,000	693,212	4,759,402
2044-2048	3,504,503	564,500	693,212	4,762,215
2049-2052	3,319,078	174,250	311,946	3,805,274
	<u>\$ 17,056,924</u>	<u>\$ 6,764,750</u>	<u>\$ 3,778,004</u>	<u>\$ 27,599,678</u>

Note 8 - Defined Benefit Pension Plans

All volunteer fire fighters participate in the Defined Benefit Pension Plan administrated by the FPPA for plan administration and investment only. The plan has a plan document, actuarial valuation and is governed by the local pension board.

Any fire fighter who has reached the age of 50 years and completed 20 years of active service, including 36 hours of training per year, is eligible for \$90 per month. In addition, there are survivor benefits of \$45 per month and a one-time only lump sum death benefit of \$180.

At December 31, 2023, the City reported an asset of \$570,398 for its proportionate share of the net pension asset. The net pension asset was measured as of January 1, 2023, and the total pension asset used to calculate the net pension asset was determined by an actuarial study as of December 31, 2022. Standard update procedures were used to roll forward the total pension liability to December 31, 2021. The City's proportion of the net asset was based on City's contributions to FPPA for the calendar year 2023 relative to the total contributions of participating employers to FPPA.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 8 - Defined Benefit Pension Plans – (continued)

For the year ended December 31, 2023, the City recognized pension expense of \$3,521. At December 31, 2023, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ -	\$ 365,140
Net difference between projected and actual earnings on pension plan investments	-	
Changes in proportion and differences between contributions recognized and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	22,631	-
Total	\$ 22,631	\$ 365,140

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31	Net Deferred Outflows/ (Inflows) of Resources
2024	\$ (365,140)
2025	-
2026	-
2027	-
2028	-
Thereafter	-
Total	\$ (365,140)

Actuarial assumptions. The total pension asset in January 1, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs:

Actuarially determined contribution rates are calculated as of January 1 of odd numbered years. The contribution rates have a one-year lag, so the actuarial valuation as of January 1, 2023, determines the contribution amounts for 2022 and 2021.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Dollar, Open*
Remaining Amortization Period	20 years*
Asset Valuation Method	5-Year smoothed market
Inflation	3.00%
Salary Increases	N/A
Investment Rate of Return	7.50%
Retirement Age	50% per year of eligibility until 100% at age 65
Mortality	Pre-retirement: RP-2000 Combined Mortality Table with Blue Collar Adjustment, 40% multiplier for off- duty mortality.
	Post-retirement: RP-2000 Combined Mortality Table with Blue Collar Adjustment.
	Disabled: RP-2000 Disabled Mortality Table
	All tables projected with Scale AA

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 8 - Defined Benefit Pension Plans – (continued)

*Plans that are heavily weighted with retiree liabilities use an amortization period based on the expected remaining lifetime of the participants.

Regarding the sensitivity of the net pension liability/ (asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability/ (asset), calculated using a Single Discount Rate of 7.50%, as well as what the plan's net pension liability/ (asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

Sensitivity of Net Pension Liability/(Asset)
to the Single Discount Rate Assumption

1% Decrease	Current Single Discount Rate Assumption	1% Increase
6.00%	7.00%	8.00%
<u>\$ (488,913)</u>	<u>\$ (570,398)</u>	<u>\$ (651,883)</u>

The Fire & Police Pension Association (FPPA) administers an agent multiple-employer Public Employee Retirement System (PERS). The PERS represents the assets of numerous separate plans that have been pooled for investment purposes. The pension plans have elected to affiliate with FPPA for plan administration and investment only. FPPA issues a publicly available comprehensive annual financial report that can be obtained at:<http://www.fppaco.org>.

Note 9 - Defined Contribution Plan

All full-time permanent employees of the City must participate in the City's group-retirement plan and may participate in the City's deferred compensation plan, after twelve (12) months of continuous employment. The plans are administered by Colorado Retirement Association (CRA) plan. The employees' contributions are fully vested, and the City's contributions are vested at the rate of 20% per year. The Plan may be amended by resolution of the City Council, but it may not be amended beyond the limits established by state statute.

Under the group retirement plan, the City contributes 3% of eligible employees' base salary, matching the amount contributed by the employees. In 2023 the City's total payroll was \$3,353,173. The City's contribution was calculated using a base salary amount of \$2,567,767. The City and the covered employees made the following contributions, amounting to \$77,033 and \$77,033 respectively for a total of \$154,066.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 10 - Capital Assets

Capital assets activity for the year ended December 31, 2023, was as follows:

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 325,094	\$ -	\$ -	\$ 325,094
Construction in progress	83,775	-	-	83,775
	<u>408,869</u>	<u>-</u>	<u>-</u>	<u>408,869</u>
Capital assets being depreciated				
Buildings	861,672	-	(68,354)	793,318
Improvements other than building	56,359	-	(43,900)	12,459
Infrastructure	6,980,403	-	(72,009)	6,908,394
Equipment and vehicles	3,563,000	324,324	(225,624)	3,661,700
	<u>11,461,434</u>	<u>324,324</u>	<u>(409,887)</u>	<u>11,375,871</u>
Less accumulated depreciation				
Buildings	(632,281)	(3,677)	10,978	(624,980)
Improvements	(15,761)	-	3,302	(12,459)
Infrastructure	(5,485,496)	(128,312)	166,261	(5,447,547)
Equipment and vehicles	(2,051,202)	(199,328)	94,763	(2,155,767)
	<u>(8,184,740)</u>	<u>(331,317)</u>	<u>275,304</u>	<u>(8,240,753)</u>
Capital asset being depreciated, net	<u>3,276,694</u>	<u>(6,993)</u>	<u>(134,583)</u>	<u>3,135,118</u>
 Total Governmental Activities Capital Assets	 <u>\$ 3,685,563</u>	 <u>\$ (6,993)</u>	 <u>\$ (134,583)</u>	 <u>\$ 3,543,987</u>

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 10 - Capital Assets – (continued)

Business - Type Activities	<u>2023</u>	<u>Additions</u>	<u>Dispositions</u>	<u>2023</u>
Capital assets not being depreciated				
Land	\$ 149,131	\$ -	\$ -	\$149,131
Construction in progress	2,536,322	15,553,558	-	18,089,880
	<u>2,685,453</u>	<u>15,553,558</u>	<u>-</u>	<u>18,239,011</u>
Capital assets being depreciated				
Utility system	8,460,806	67,029	(60,120)	8,467,715
Geothermal wells	167,138	-	-	167,138
Swimming pool	12,638,244	107,204	(30,740)	12,714,708
Pool filtration system	5,202	-	-	5,202
Box Cañon	467,699	5,526	-	473,225
Other Parks assets	1,625,310	89,067	(51,098)	1,663,279
Buildings	89,517	-	-	89,517
Equipment and furniture	667,371	-	-	667,371
Less accumulated depreciation	<u>(10,393,710)</u>	<u>(774,565)</u>	<u>119,900</u>	<u>(11,048,375)</u>
Capital assets being depreciated, net	<u>13,727,577</u>	<u>(505,739)</u>	<u>(22,058)</u>	<u>13,199,780</u>
Total Business-Type Activities Capital Assets	<u>\$ 16,413,030</u>	<u>\$ 15,047,819</u>	<u>\$ (22,058)</u>	<u>\$ 31,438,791</u>

Depreciation expense was charged to governmental activities of the City as follows:

General Government	\$ 17,279
Public Safety	144,668
Public Works	165,865
Culture and Recreation	<u>3,505</u>
Total depreciation	<u>\$ 331,317</u>

Note 11 - Contingent Liabilities

Lawsuits and Claims

Various claims and lawsuits are pending against the City. In the opinion of the City's management, after consulting with legal counsel, the potential loss on all claims and lawsuits will not materially affect the City's financial position.

City of Ouray
Notes to Basic Financial Statements
December 31, 2023

Note 12 - Transfers

The following are the interfund transfers that occurred in 2023:

Funds	Transfers	
	In	Out
Water Fund	\$ -	\$ 28,007
General Fund	86,983	-
Refuse Fund	-	15,766
Beautification Fund	-	43,210
Totals	\$ 86,983	\$ 86,983

Note 13 – Subsequent events

In 2022, the city started constructing the new water and sewer systems, with loans from Colorado Water Resources and Power Development Authority. Total estimated cost of the new water treatment plant will be \$12,100,000 and for the new sewer plant will be \$18,485,000. As of December 31, 2023, the City has construction in progress of \$18,089,880.

In 2023, the city received a IHOI grant for affordable housing of \$1,050,000 which was passed through for construction of affordable housing.

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>		<u>Favorable</u> <u>(Unfavorable)</u>
Revenues				
Property taxes	\$ 650,292	\$ 650,292	\$ 645,321	\$ (4,971)
Sales taxes and other taxes	2,251,148	2,251,148	2,742,692	491,544
Licenses and permits	134,400	134,400	106,492	(27,908)
Intergovernmental revenues	182,166	182,166	285,735	103,569
Fees and fines	41,100	41,100	26,724	(14,376)
Charges for services	21,330	21,330	21,475	145
Miscellaneous revenue	320,920	320,920	35,869	(285,051)
Interest income	22,000	22,000	183,522	161,522
Total revenues	<u>3,623,356</u>	<u>3,623,356</u>	<u>4,047,830</u>	<u>424,474</u>
Expenditures				
General government	1,074,725	1,074,725	982,002	92,723
Capital outlay	168,750	168,750	79,127	89,623
Public safety	1,118,397	1,118,397	1,075,367	43,030
Capital outlay	49,000	49,000	21,697	27,303
Public works	474,118	474,118	379,023	95,095
Capital outlay	515,000	515,000	37,549	477,451
Culture and recreation	511,438	511,438	414,093	97,345
Capital outlay	6,425	6,425	1,610	4,815
Debt service payments	40,700	40,700	34,988	5,712
Total Expenditures	<u>3,958,553</u>	<u>3,958,553</u>	<u>3,025,456</u>	<u>933,097</u>
Excess of Revenues over				
(under) Expenditures	(335,197)	(335,197)	1,022,374	1,357,571
Other financing sources (uses)				
Sale of assets	-	-	9,500	9,500
Transfers in	138,227	138,227	86,983	(51,244)
Total other financing				
sources (uses)	<u>138,227</u>	<u>138,227</u>	<u>96,483</u>	<u>(41,744)</u>
Excess of Revenues and sources				
over or (under) Expenditures				
and uses	(196,970)	(196,970)	1,118,857	1,315,827
Fund balance, January 1	2,720,352	2,720,352	3,045,799	325,447
Fund balance, December 31	<u>\$ 2,523,382</u>	<u>\$ 2,523,382</u>	<u>\$ 4,164,656</u>	<u>\$ 1,641,274</u>

Schedules of Required Supplementary Information
Schedule of Changes in Net Pension Liability/(Asset) and Related Ratios Multiyear

Last 10 Fiscal Years (to be built prospectively)

Measurement period ending December 31,	2022	2021	2020	2019	2018	2017
Total Pension Liability						
Service Cost	\$ 1,978	\$ 2,113	\$ 2,130	\$ 2,130	\$ 2,130	
Interest on the Total Pension Liability			28,351	28,351	28,351	
Contributions		-	67,599	67,599	67,599	
Difference between Expected and Actual Experience			(29,625)	(29,625)	(29,625)	
Benefit Payments			(24,158)	(24,158)	(24,158)	
Net Change in Total Pension Liability	1,978	2,113	44,297	44,297	44,297	-
Total Pension Liability - Beginning		307,888	263,591	263,591	263,591	
Total Pension Liability - Ending (a)	\$ 311,946	\$ 310,001	\$ 307,888	\$ 307,888	\$ 307,888	\$ -
Plan Fiduciary Net Position						
Employer Contributions	\$ 22,631	\$ 20,027	\$ 20,027	\$ 18,000	\$ 18,000	\$ 18,000
Pension Plan Net Investment Income	(25,935)	121,543	93,517	90,654	37,358	43,524
Benefit Payments	(19,584)	(20,736)	(20,844)	(21,843)	(23,094)	(22,248)
Pension Plan Administrative Expense	(16,440)	(16,305)	(13,356)	(17,022)	(11,185)	(10,497)
State of Colorado supplemental discretionary payment	18,024	34,065	-	16,200	15,756	15,843
Net Change in Plan Fiduciary Net Position	(21,304)	138,594	79,344	85,989	36,835	44,622
Plan Fiduciary Net Position - Beginning	903,648	765,054	685,709	599,720	590,538	545,916
Plan Fiduciary Net Position - Ending (b)	\$ 882,344	\$ 903,648	\$ 765,053	\$ 685,709	\$ 627,373	\$ 590,538
Net Pension Liability/(Asset) - Ending (a) - (b)	(570,398)	(593,647)	(457,165)	(377,821)	(319,485)	(590,538)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	282.85%	291.50%	248.48%	222.71%	203.77%	
Covered Payroll	N/A	N/A	N/A	N/A	N/A	
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	

Schedules of Required Supplementary Information
Schedule of Contributions to Pension Plan

Required State Contributions	December 31, 2017	\$33,190
Required State Contributions	December 31, 2018	\$33,843
Required State Contributions	December 31, 2019	\$34,200
Required State Contributions	December 31, 2020	\$36,227
Required State Contributions	December 31, 2021	\$54,092
Required State Contributions	December 31, 2022	\$40,655
Required State Contributions	December 31, 2023	\$40,655

CITY OF OURAY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2023

	Conservation Trust Fund	Tourism Promotion Fund	Beautification Fund	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	\$ 39,746	\$ 1,031,580	\$ 126,359	\$ 1,197,685
Accounts Receivable	-	40,000	-	40,000
Total assets	<u>\$ 39,746</u>	<u>\$ 1,071,580</u>	<u>\$ 126,359</u>	<u>\$ 1,237,685</u>
Liabilities and Fund Balances				
Liabilities:				
Accounts payable	\$ 3,440	\$ 18,022	\$ -	\$ 21,462
Total liabilities	<u>3,440</u>	<u>18,022</u>	<u>-</u>	<u>21,462</u>
Fund balances:				
Unreserved:	36,306	1,053,558	126,359	1,216,223
Total fund balances	36,306	1,053,558	126,359	1,216,223
Total liabilities and fund balances	<u>\$ 39,746</u>	<u>\$ 1,071,580</u>	<u>\$ 126,359</u>	<u>\$ 1,237,685</u>

CITY OF OURAY, COLORADO
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
December 31, 2023

	Conservation Trust Fund	Tourism Promotion Fund	Beautification Fund	Total Nonmajor Governmental Funds
REVENUES				
Lodging taxes	\$ -	\$ 736,720	\$ 100,703	\$ 837,423
Intergovernmental	12,697	-	360	13,057
Interest earnings	2,600	-	6,460	9,060
Miscellaneous	-	68,440	-	68,440
Total revenues	<u>15,297</u>	<u>805,160</u>	<u>107,523</u>	<u>927,980</u>
EXPENDITURES				
Current:				
General government	<u>35,542</u>	<u>686,688</u>	<u>77,657</u>	<u>799,887</u>
Total expenditures	<u>35,542</u>	<u>686,688</u>	<u>77,657</u>	<u>799,887</u>
Excess revenues over (under) expenditures	(20,245)	118,472	29,866	128,093
Fund balance, January 1	56,551	935,086	139,703	1,131,340
Fund balance, December 31	<u>\$ 36,306</u>	<u>\$ 1,053,558</u>	<u>\$ 126,359</u>	<u>\$ 1,216,223</u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Conservation Trust Fund
For the Year Ended December 31, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
Revenues				Favorable
				(Unfavorable)
State entitlement	\$ 12,000	\$ 12,000	\$ 12,697	\$ 697
Interest Income	250	250	2,600	2,350
Total revenues	<u>12,250</u>	<u>12,250</u>	<u>15,297</u>	<u>3,047</u>
Expenditures				
Culture and recreation	40,000	40,000	35,542	4,458
Total expenditures	<u>40,000</u>	<u>40,000</u>	<u>35,542</u>	<u>4,458</u>
Excess of Revenues over (under) Expenditures	(27,750)	(27,750)	(20,245)	7,505
Fund balance, January 1	<u>51,278</u>	<u>51,278</u>	<u>56,551</u>	<u>5,273</u>
Fund balance, December 31	<u><u>\$ 23,528</u></u>	<u><u>\$ 23,528</u></u>	<u><u>\$ 36,306</u></u>	<u><u>\$ 12,778</u></u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Tourism Promotion Fund
For the Year Ended December 31, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
Revenues				Favorable
	\$	\$	\$	(Unfavorable)
Taxes	622,657	622,657	736,720	114,063
Miscellaneous revenue	35,500	35,500	68,440	32,940
Total revenues	658,157	658,157	805,160	147,003
Expenditures				
General government	1,032,170	1,032,170	686,688	345,482
Total expenditures	1,032,170	1,032,170	686,688	345,482
Excess of revenues over (under) expenditures	(374,013)	(374,013)	118,472	492,485
Fund balance, January 1	756,025	756,025	935,086	179,061
Fund balance, December 31	\$ 382,012	\$ 382,012	\$ 1,053,558	\$ 671,546

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Beautification Fund
For the Year Ended December 31, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
				Favorable
				(Unfavorable)
Revenues				
Lodging taxes	\$ 85,112	\$ 85,112	\$ 100,703	\$ 15,591
Interest income	600	600	6,460	5,860
Grants and donations	1,000	1,000	360	(640)
Total revenues	<u>86,712</u>	<u>86,712</u>	<u>107,523</u>	<u>20,811</u>
Expenditures				
General government	101,000	101,000	77,657	23,343
Total expenditures	<u>101,000</u>	<u>101,000</u>	<u>77,657</u>	<u>23,343</u>
Excess of Revenues over				
(under) Expenditures	(14,288)	(14,288)	29,866	44,154
OTHER FINANCING SOURCES (USES)				
Transfer out	(38,000)	(38,000)	(43,210)	(5,210)
Total other financing sources (uses)	<u>(38,000)</u>	<u>(38,000)</u>	<u>(43,210)</u>	<u>(5,210)</u>
Net change to fund balance	(52,288)	(52,288)	(13,344)	38,944
Fund balance, January 1	<u>80,689</u>	<u>80,689</u>	<u>139,703</u>	<u>59,014</u>
Fund balance, December 31	<u><u>\$ 28,401</u></u>	<u><u>\$ 28,401</u></u>	<u><u>\$ 126,359</u></u>	<u><u>\$ 97,958</u></u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Capital Improvement Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with</u>
	<u>Original</u>	<u>Final</u>		<u>Final Budget</u>
Revenues				Favorable
Sales tax	\$ 661,341	\$ 661,341	\$ 773,940	\$ 112,599
Total revenues	<u>661,341</u>	<u>661,341</u>	<u>773,940</u>	<u>112,599</u>
Expenditures				
Capital Improvements	1,320,226	1,320,226	923,078	397,148
Total expenditures	<u>1,320,226</u>	<u>1,320,226</u>	<u>923,078</u>	<u>397,148</u>
Excess of Revenues over (under) Expenditures	(658,885)	(658,885)	(149,138)	509,747
Fund balance, January 1	<u>1,333,923</u>	<u>1,333,923</u>	<u>1,578,180</u>	<u>244,257</u>
Fund balance, December 31	<u>\$ 675,038</u>	<u>\$ 675,038</u>	<u>\$ 1,429,042</u>	<u>\$ 754,004</u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Water Fund
For the Year Ended December 31, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final		Final Budget
Revenues				Favorable
Water services	\$ 648,641	\$ 648,641	\$ 662,091	\$ 13,450
Investment fees	37,500	37,500	9,844	(27,656)
Interest revenue	600	600	10,229	9,629
Total revenues	<u>686,741</u>	<u>686,741</u>	<u>682,164</u>	<u>(4,577)</u>
Expenditures				
Salaries and wages	312,666	312,666	322,148	(9,482)
Taxes and benefits	125,122	125,122	107,675	17,447
Overhead	38,406	38,406	42,356	(3,950)
Operating maintenance	124,020	124,020	99,640	24,380
Capital expenditures	12,000	12,000	13,440	(1,440)
Debt service	5,543	5,543	-	5,543
Total expenditures	<u>617,757</u>	<u>617,757</u>	<u>585,259</u>	<u>32,498</u>
Excess of Revenues over (under) Expenditures	68,984	68,984	96,905	27,921
Other Financing Sources (Uses)				
Transfers in/Out	<u>(27,345)</u>	<u>(27,345)</u>	<u>(28,007)</u>	<u>(662)</u>
Net change to fund balance	41,639	41,639	68,898	27,259
Available resources, January 1	<u>126,724</u>	<u>126,724</u>	<u>174,494</u>	<u>47,770</u>
Available resources, December 31	<u>\$ 168,363</u>	<u>\$ 168,363</u>	<u>\$ 243,392</u>	<u>\$ 75,029</u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Sewer Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget Favorable (Unfavorable)
	<u>Original</u>	<u>Final</u>		
Revenues				
Sewer services	\$ 856,789	\$ 856,789	\$ 864,741	\$ 7,952
Investment fees	37,500	37,500	9,844	(27,656)
Interest	2,600	2,600	43,999	41,399
Total revenues	<u>896,889</u>	<u>896,889</u>	<u>918,584</u>	<u>21,695</u>
Expenditures				
Salaries and wages	312,924	312,924	369,561	(56,637)
Taxes and benefits	126,030	126,030	118,133	7,897
Overhead	62,730	62,730	80,818	(18,088)
Operating maintenance	134,020	134,020	118,640	15,380
Capital expenditures	9,500	76,529	74,201	2,328
Debt service	5,543	5,543	-	5,543
Total expenditures	<u>650,747</u>	<u>717,776</u>	<u>761,353</u>	<u>(43,577)</u>
Excess of Revenues over (under) Expenditures	246,142	179,113	157,231	(21,882)
Available resources, January 1	<u>1,073,146</u>	<u>1,073,146</u>	<u>828,616</u>	<u>(244,530)</u>
Available resources, December 31	<u>\$ 1,319,288</u>	<u>\$ 1,252,259</u>	<u>\$ 985,847</u>	<u>\$ (266,412)</u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Utilities-Capital Improvement Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
				(Unfavorable)
Water Fund				
Charges for services	553,626	553,626	542,349	\$ (11,277)
SRF Loan and grant	9,600,000	9,600,000	5,534,127	(4,065,873)
EIAF Grant	-	-	358,896	358,896
Interest Income	4,400	4,400	27,103	22,703
Sewer Fund				
Charges for services	876,420	876,420	876,515	95
SRF Loan	14,000,000	14,000,000	9,832,366	(4,167,634)
Total revenues	<u>25,034,446</u>	<u>25,034,446</u>	<u>17,171,356</u>	<u>(7,863,090)</u>
Expenditures				
Capital expenditures/Transfers	23,675,000	23,675,000	15,593,491	8,081,509
Debt service payments	1,111,629	1,111,629	1,060,819	50,810
Total expenditures	<u>24,786,629</u>	<u>24,786,629</u>	<u>16,654,310</u>	<u>8,132,319</u>
Excess of Revenues over				
(under) Expenditures	247,817	247,817	517,046	269,229
Available resources, January 1	2,079,516	2,079,516	(3,521,244)	(5,600,760)
Principal payments on loans	-	-	321,347	321,347
Accruals	-	-	187,066	187,066
Available resources, December 31	<u>\$ 2,327,333</u>	<u>\$ 2,327,333</u>	<u>\$ (2,495,785)</u>	<u>\$ (4,823,118)</u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Refuse Fund
For the Year Ended December 31, 2023

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with
	<u>Original</u>	<u>Final</u>		Final Budget
Revenues				Favorable
Refuse collection service	\$ 218,248	\$ 218,248	\$ 224,608	\$ 6,360
Recycling	81,907	81,907	83,376	1,469
Total revenues	<u>300,155</u>	<u>300,155</u>	<u>307,984</u>	<u>7,829</u>
Expenditures				
Contract hauling	273,323	273,323	273,841	(518)
Total expenditures	<u>273,323</u>	<u>273,323</u>	<u>273,841</u>	<u>(518)</u>
Excess of revenues over				
(under) expenditures	26,832	26,832	34,143	7,311
Other Financing Sources (Uses)				
Transfers out	<u>(15,766)</u>	<u>(15,766)</u>	<u>(15,766)</u>	<u>-</u>
Net change to fund balance	11,066	11,066	18,377	7,311
Available funds, January 1	<u>33,854</u>	<u>33,854</u>	<u>40,861</u>	<u>7,007</u>
Available funds, December 31	<u>\$ 44,920</u>	<u>\$ 44,920</u>	<u>\$ 59,238</u>	<u>\$ 14,318</u>

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Parks Fund
For the Year Ended December 31, 2023

Revenues	Budgeted Amounts		Actual	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Swimming pool	\$ 2,586,698	\$ 2,586,698	2,955,068	\$ 368,370
Box Cañon	628,350	628,350	618,876	(9,474)
Ice rink	11,000	11,000	23,488	12,488
Gym	24,000	24,000	57,619	33,619
Grants and contributions	15,000	15,000	9,155	(5,845)
Total revenues	3,265,048	3,265,048	3,664,206	399,158
Expenditures				
Salaries and wages	1,442,122	1,442,122	1,291,774	(150,348)
Taxes and benefits	374,543	374,543	326,353	(48,190)
Overhead	264,828	264,828	307,256	42,428
Operating maintenance	416,080	416,080	493,204	77,124
Capital expenditures	746,375	746,375	418,779	(327,596)
Debt Service	512,807	512,807	512,807	-
Total expenditures	3,756,755	3,756,755	3,350,173	406,582
Excess of Revenues over (under) expenditures	(491,707)	(491,707)	314,033	805,740
Available resources, January 1	744,717	744,717	999,165	254,448
Available resources, December 31	\$ 253,010	\$ 253,010	\$ 1,313,198	\$ 1,060,188

FHWA REGION VIII OVERSIGHT? NO YES

NATIONAL HIGHWAY SYSTEM? NO YES

CITY OF OURAY

MAIN ST RMS (PED SAFETY IMPROVEMENTS)

HIGHWAY CONSTRUCTION BID PLANS OF PROPOSED
CDOT PROJECT NO. C M006-001
 STATE HIGHWAY NO. 550
OURAY COUNTY
 CONSTRUCTION PROJECT CODE NO. 25227

TABULATION OF LENGTH & DESIGN DATA

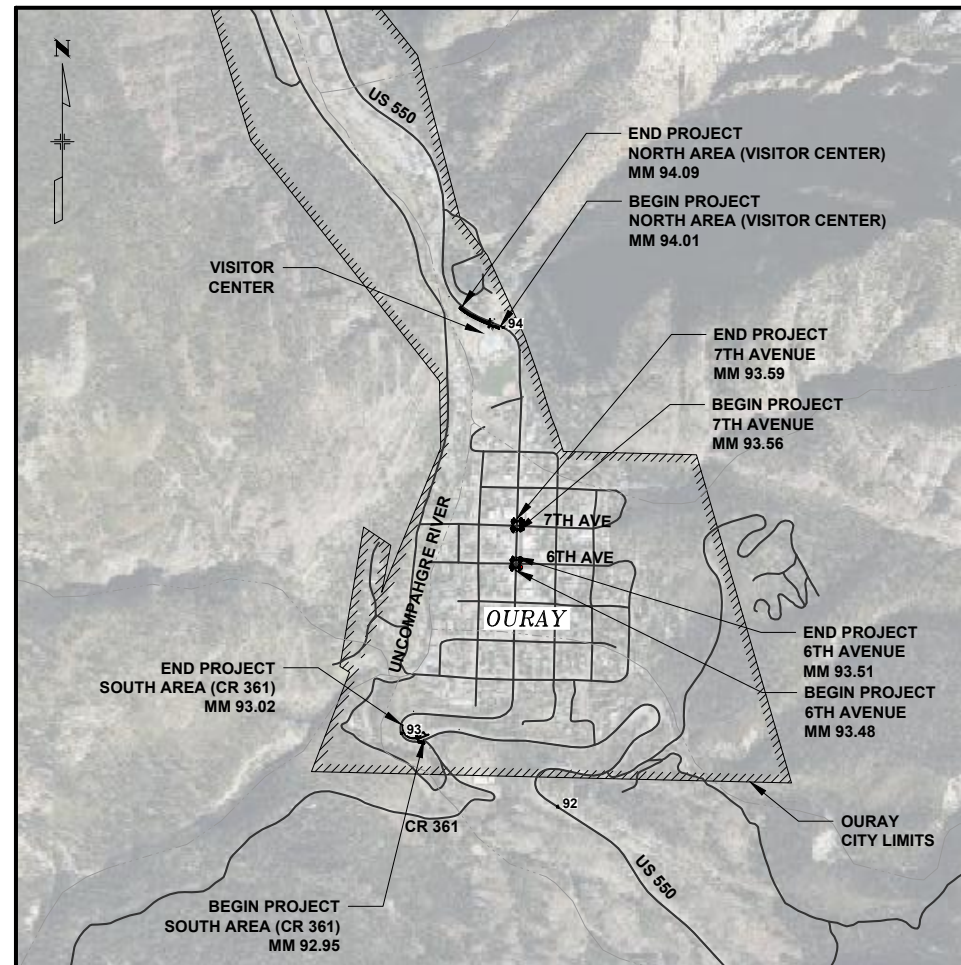
STATION	FEET		MAJOR STR.
	SH 550		
BEGIN SOUTH AREA (361 CROSSING) = MM = 92.95	364		
END SOUTH AREA (361 CROSSING) = MM = 93.02			
BEGIN 6TH AVENUE = MM = 93.48	138		
END 6TH AVENUE = MM = 93.51			
BEGIN 7TH AVENUE = MM = 93.56	133		
END 7TH AVENUE = MM = 93.59			
BEGIN NORTH AREA (VISITOR CENTER) = MM = 94.01	452		
END NORTH AREA (VISITOR CENTER) = MM = 94.09			
TOTAL	1087	0	0
SUMMARY OF PROJECT LENGTH	FEET	MILES	
MAJOR STRUCTURE	0	0	
PROJECT GROSS LENGTH	1087	0.21	

DESIGN DATA	SH 550	
MAXIMUM RADIUS OF CURVE	EXISTING	
MAXIMUM GRADE	EXISTING	
MINIMUM S.S.D. HORIZONTAL	EXISTING	
MINIMUM S.S.D. VERTICAL	EXISTING	
MAXIMUM DESIGN SPEED	25 MPH	

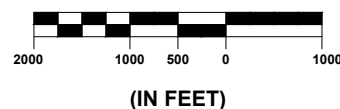
TRAFFIC DATA	SH 550	
2024 CURRENT TRAFFIC		
ADT (MAXIMUM - SEE NOTE 1)	6100	
DHV	946	
% TRUCKS	8.60%	
2044 DESIGN TRAFFIC		
ADT	6588	
DHV	1021	
% TRUCKS	8.60%	

CLEAR ZONE INFORMATION	SH 550	
CLEAR ZONE DISTANCE (TANGENT) (MAX - SEE NOTE 2)	14 FT.	
CLEAR ZONE DISTANCE (150' MIN. RADIUS)	21 FT.	
CONSTRUCTION CLEAR ZONE (MIN 18')	18 FT.	

NOTE 1: MAX ADT AT 7TH AVE. SOUTH ADT = 3300. NORTH ADT = 5200.
 NOTE 2: CLEAR ZONE AT SOUTH AND NORTH AREA = 12 FT.



PROJECT LOCATION MAP



SHEET NO.	INDEX OF SHEETS
1	COVER SHEET
2	STANDARD PLANS LIST
3-5	TYPICAL SECTIONS
6-8	SUMMARY OF APPROXIMATE QUANTITIES
9	SURVEY TABULATION SHEET
10-18	PROJECT CONTROL / LAND SURVEY DIAGRAM
19	GENERAL NOTES
20-27	STORMWATER MANAGEMENT PLAN
28-36	EROSION CONTROL PLAN
37-40	SITE & UTILITY PLAN
41-46	DETAILED GRADING PLAN
47-48	STORM P-PRO
49-52	SIGNING AND STRIPING PLAN
53	DETAILS
54	TRAFFIC CONTROL PLAN
55	TABULATION OF TRAFFIC
56	TABULATION OF REMOVALS
57	TABULATION OF SURFACING
58	TABULATION OF SIGNS & PAVEMENT MARKINGS
59	TABULATION OF DRAINAGE & ADJUSTMENTS
SUPPLEMENTAL PLANS	
1-7	TURNING MOVEMENT EXHIBITS
1-2	EXISTING ROAD P-PROS

SHEET
1 OF 59

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492

**PROJECT NAME: OURAY
 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 COVER SHEET**

REVISIONS:		SHEET
DATE	DESCRIPTION	
#		

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

F.O.R. SET



PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER
■ M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3
■ M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7
□ M-203-1	APPROACH ROADS	8
□ M-203-2	DITCH TYPES	9
□ M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12
□ M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14
□ M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16
□ M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18
■ M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS)	19-29 <i>(REVISED ON MAY 16, 2022)</i>
□ M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31
□ M-214-1	NURSERY STOCK DETAILS	32
□ M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34
□ M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS)	35-39 <i>(REVISED ON JANUARY 31, 2022)</i>
□ M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS)	40-42 <i>(REVISED ON SEPTEMBER 6, 2022)</i>
□ M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	43
□ M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	44-45
□ M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	46-47
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□ M-601-10	HEADWALL FOR PIPES	50
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□ M-603-1	METAL PIPE (4 SHEETS)	55-56
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□ M-603-3	PRECAST CONCRETE BOX CULVERT	58-59 <i>(REVISED ON SEPTEMBER 10, 2020)</i>
□ M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets)	60-61 <i>(REVISED ON MARCH 7, 2022)</i>
□ M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	62
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□ M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES (3 SHEETS)	65-66
□ M-604-10	INLET, TYPE C	67
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□ M-604-20	MANHOLES (3 SHEETS)	72-73
□ M-604-25	VANE GRATE INLET (5 SHEETS)	74-77 <i>(REVISED ON FEBRUARY 3, 2023)</i>
□ M-605-1	SUBSURFACE DRAINS	78

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER
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□ M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101
□ M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS)	102-104 <i>(REVISED ON FEBRUARY 9, 2023)</i>
□ M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER (11 SHEETS)	105-115 <i>(REVISED ON FEBRUARY 17, 2023)</i>
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□ M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121
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□ M-607-10	PICKET SNOW FENCE	128
□ M-607-15	ROAD CLOSURE GATE (9 SHEETS)	129-137
■ M-608-1	CURB RAMPS (10 SHEETS)	138-147
■ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS)	148-151
□ M-611-1	CATTLE GUARD (2 SHEETS)	152-153
□ M-611-2	DEER GUARD (2 SHEETS)	154-155
□ M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158
□ M-614-2	SAND BARREL ARRAYS (2 SHEETS)	159-160
□ M-615-1	EMBANKMENT PROTECTOR TYPE 3	161
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□ M-616-1	INVERTED SIPHON	163
□ M-620-1	FIELD LABORATORY CLASS 1	164
□ M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166
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□ M-620-12	FIELD OFFICE CLASS 2	168
□ M-629-1	SURVEY MONUMENTS (2 SHEETS)	169-170

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□ S-613-1	ROADWAY LIGHTING (6 SHEETS)	179-186 <i>(REVISED ON SEPTEMBER 30, 2020)</i>
□ S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS)	187-188 <i>(NEW, ISSUED ON SEPTEMBER 30, 2020)</i>
□ S-613-3	PULL BOX DETAIL (2 SHEETS)	189-190 <i>(NEW, ISSUED ON APRIL 4, 2024)</i>
□ S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS)	191-193 <i>(NEW, ISSUED ON JUNE 15, 2023)</i>
■ S-614-1	GROUND SIGN PLACEMENT (2 SHEETS)	194-195 <i>(REVISED ON MARCH 1, 2024)</i>
■ S-614-2	CLASS I SIGNS	196-197 <i>(REVISED ON MARCH 1, 2024)</i>
■ S-614-3	CLASS II SIGNS	198-199 <i>(REVISED ON MARCH 1, 2024)</i>
□ S-614-4	CLASS III SIGNS (3 SHEETS)	200-201 <i>(REVISED ON MARCH 1, 2024)</i>
□ S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	202-203
□ S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	204-205
■ S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS)	206-208 <i>(REVISED ON MARCH 1, 2024)</i>
□ S-614-9	PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS)	209-210 <i>(SUPERSEDED ON JANUARY 23, 2020 BY S-614-45)</i>
□ S-614-10	MARKER ASSEMBLY INSTALLATIONS	211-212
□ S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	213
□ S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	214-215
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□ S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS	219-220 <i>(REVISED ON MARCH 1, 2024)</i>
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□ S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS)	227-228 <i>(REVISED ON JULY 22, 2022)</i>
□ S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS)	229-230 <i>(REVISED ON JULY 22, 2022)</i>
□ S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	231-240
□ S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS)	241-244 <i>(REVISED ON APRIL 4, 2024)</i>
□ S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (7 SHEETS)	245-252 <i>(REVISED ON APRIL 4, 2024)</i>
□ S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
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□ S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	281-289
■ S-627-1	PAVEMENT MARKINGS (11 SHEETS)	290-299 <i>(REV. APRIL 30, 2024)</i>
■ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS)	300-313 <i>(REVISED ON APRIL 30, 2024)</i>
■ S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) AND VERTICAL PANELS	314-315
□ S-630-3	FLASHING BEACON (PORTABLE) DETAILS	316-317
□ S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	318-319
□ S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	320-321
□ S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY)	322
□ S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	323-324

COLORADO
 DEPARTMENT OF TRANSPORTATION
M&S STANDARDS PLANS LIST
 July 31, 2019
 REVISED ON MAY 16, 2024

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■ AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 05/16/24	
Detailer Initials: LTA	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments

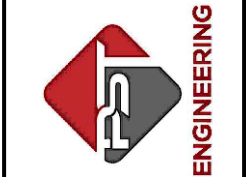
Colorado Department of Transportation
 2829 West Howard Place
 CDOT HQ, 3rd Floor
 Denver, CO 80204
 Phone: 303-757-9021 FAX: 303-757-9868
 Construction Engineering Services JBK

STANDARD PLANS LIST
 Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
STANDARDS PLANS LIST
 Standard Sheet No. 1 of 1
 Project Sheet Number:

SHEET
2 OF **59**

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



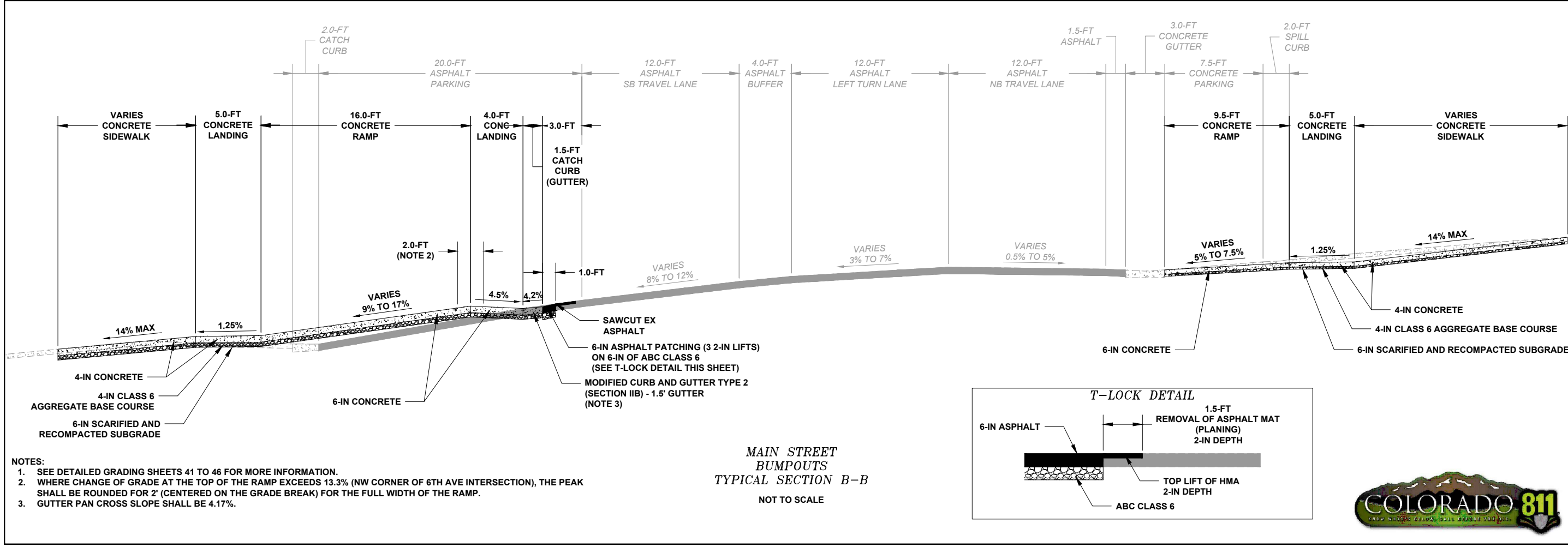
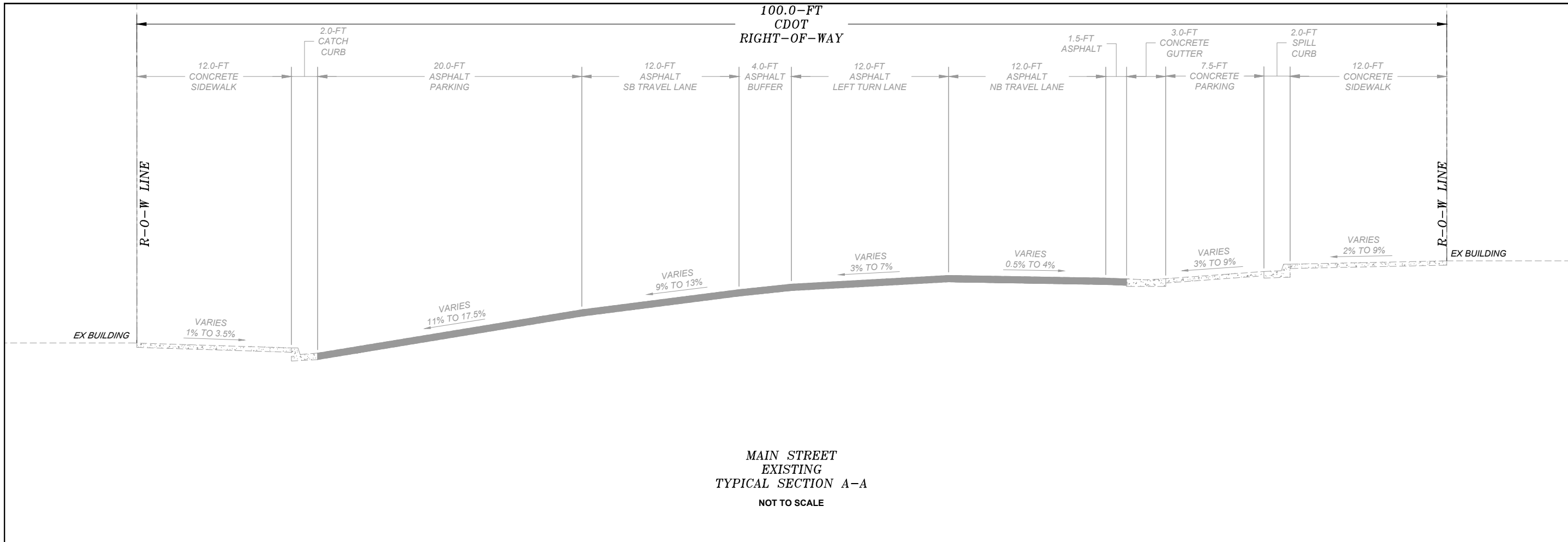
PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 2527
STANDARD PLANS LIST

REVISIONS:		SHEET
DATE	DESCRIPTION	

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

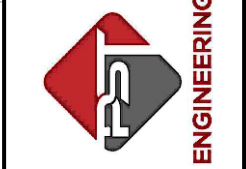
F.O.R. SET





- NOTES:
- SEE DETAILED GRADING SHEETS 41 TO 46 FOR MORE INFORMATION.
 - WHERE CHANGE OF GRADE AT THE TOP OF THE RAMP EXCEEDS 13.3% (NW CORNER OF 6TH AVE INTERSECTION), THE PEAK SHALL BE ROUNDED FOR 2' (CENTERED ON THE GRADE BREAK) FOR THE FULL WIDTH OF THE RAMP.
 - GUTTER PAN CROSS SLOPE SHALL BE 4.17%.

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



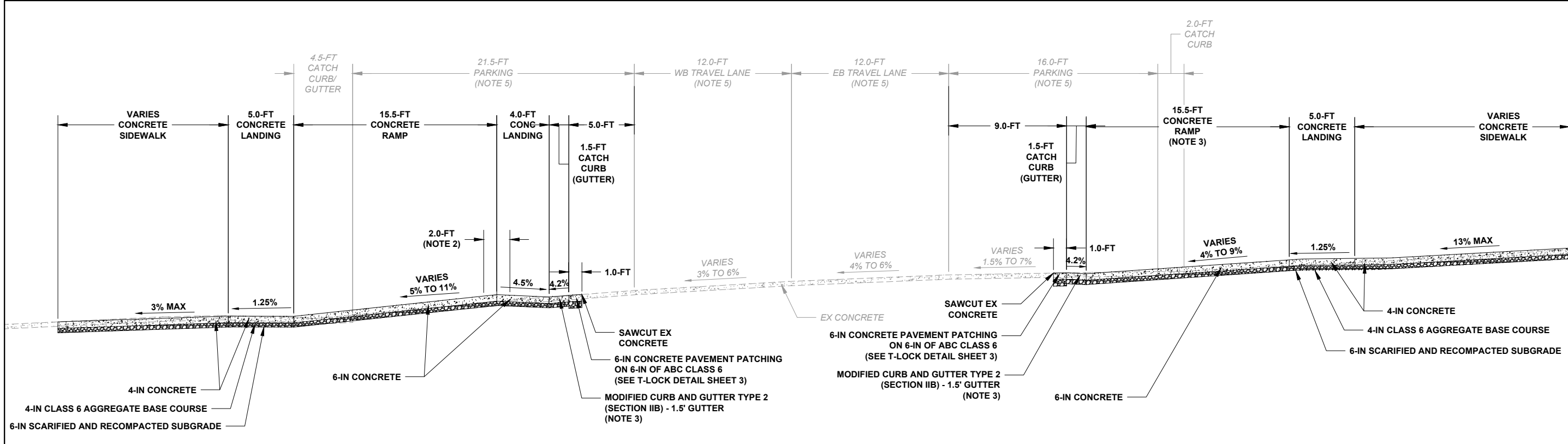
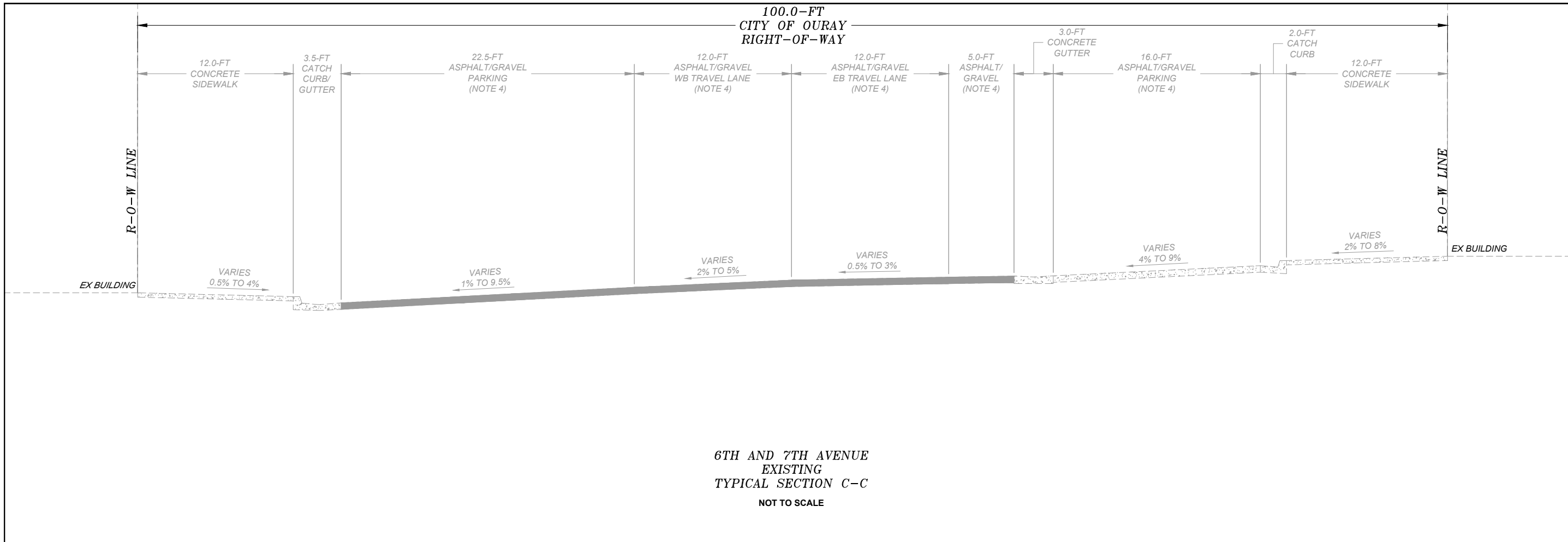
PROJECT NAME: OURAY
 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 TYPICALS 1
 MAIN STREET

REVISIONS:	DATE	DESCRIPTION	SHEET
#			

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

F.O.R. SET

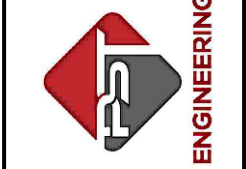




- NOTES:**
- SEE DETAILED GRADING SHEETS 41 TO 46 FOR MORE INFORMATION.
 - WHERE CHANGE OF GRADE AT THE TOP OF THE RAMP EXCEEDS 13.3% (NW CORNER OF 6TH AVE INTERSECTION), THE PEAK SHALL BE ROUNDED FOR 2' (CENTERED ON THE GRADE BREAK) FOR THE FULL WIDTH OF THE RAMP.
 - GUTTER PAN CROSS SLOPE SHALL BE 4.17%.
 - EXISTING 6TH AVENUE HAS A GRAVEL SURFACE. EXISTING 7TH HAS AN ASPHALT SURFACE.
 - THE CROSSWALKS FOR 6TH AVENUE AND 7TH AVENUE ARE LOCATED ON THE EXISTING CONCRETE PAVEMENT.
 - THE LENGTH OF THE RAMP AT THE SW CORNER OF THE 6TH AVENUE INTERSECTION IS 16.5' TO AVOID THE EXISTING HYDRANT.

SHEET
4 OF 59

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



**PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TYPICALS 2
6TH AND 7TH AVENUE**

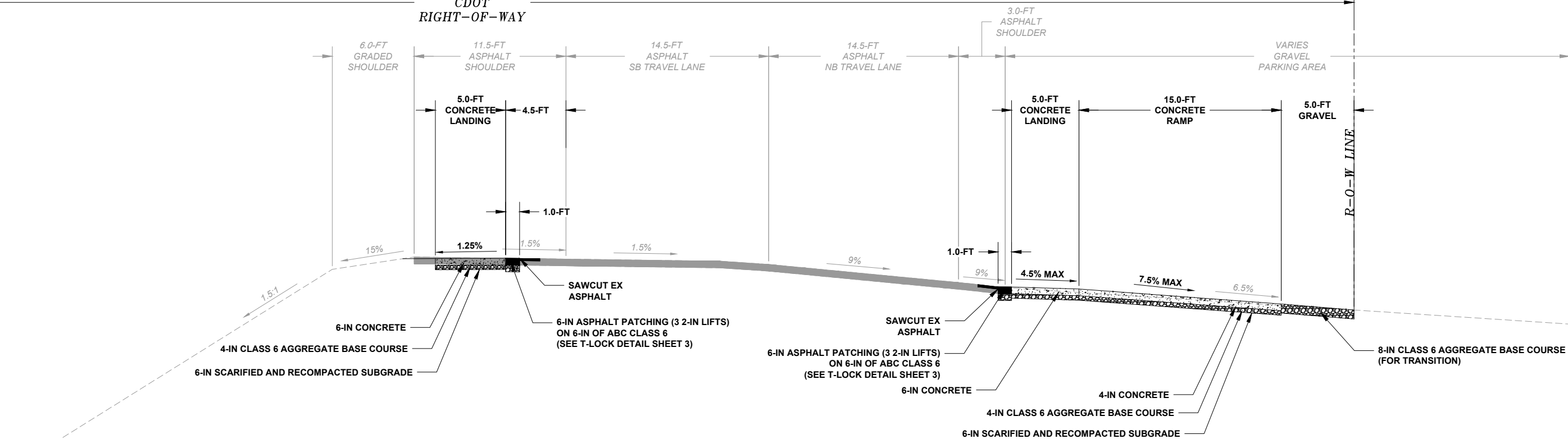
REVISIONS:	
#	DESCRIPTION

DATE: 10/18/2024
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CHECKED BY: SP

F.O.R. SET

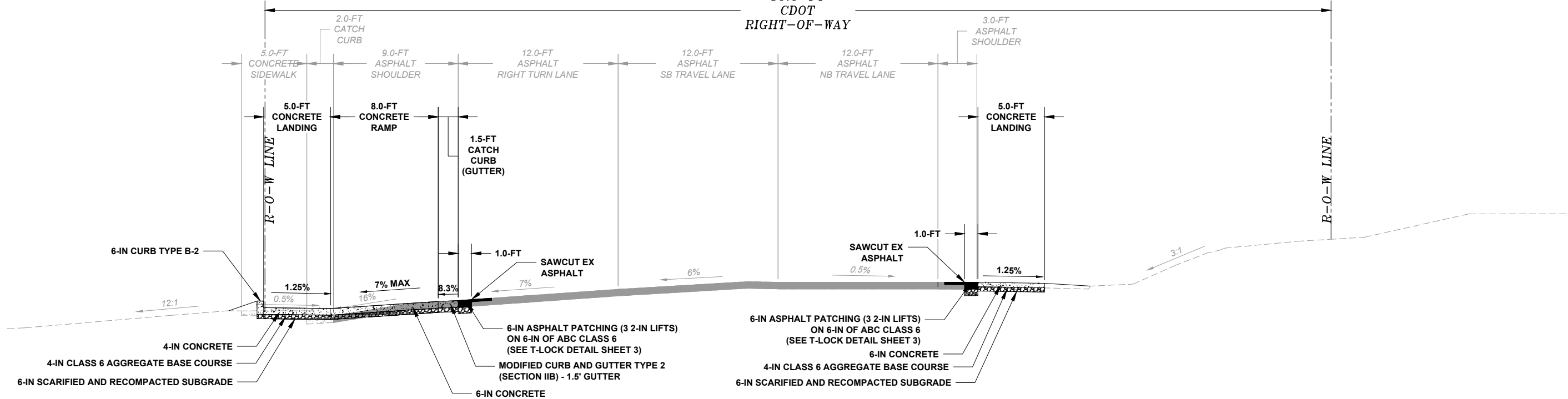


130.0-FT
CDOT
RIGHT-OF-WAY



US 550
CR 361 CROSSING
TYPICAL SECTION E-E
NOT TO SCALE

80.0-FT
CDOT
RIGHT-OF-WAY



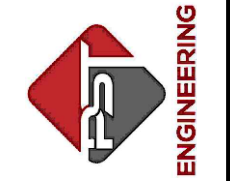
US 550
VISITOR CENTER CROSSING
TYPICAL SECTION F-F
NOT TO SCALE

NOTES:
1. SEE DETAILED GRADING SHEETS 41 TO 46 FOR MORE INFORMATION.



SHEET
5 OF 59

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TYPICALS 3
CR 361 AND VISITOR CENTER

REVISIONS:		SHEET
#	DATE	DESCRIPTION

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET

INDEX			CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	ROADWAY												PROJECT TOTALS	
BOOK	PAGE	SHEET				PLAN	AS CONST.	PLAN	AS CONST.										
			202-00036	REMOVAL OF PIPE (SPECIAL)	LF	16												16	
			202-00200	REMOVAL OF SIDEWALK	SY	428.7												428.7	
			202-00201	REMOVAL OF CURB	LF	60												60	
			202-00203	REMOVAL OF CURB AND GUTTER	LF	411												411	
			202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	233												233	
			202-00220	REMOVAL OF ASPHALT MAT	SY	484.5												484.5	
			202-00250	REMOVAL OF PAVEMENT MARKING	SF	908.24												908.24	
			202-00810	REMOVAL OF GROUND SIGN	EACH	1												1	
			203-00010	UNCLASSIFIED EXCAVATION (COMPLETE IN PLACE)	CY	500												500	
			203-01100	PROOF ROLLING	HOUR	12												12	
			203-01597	POTHOLING	HOUR	24												24	
			206-00065	STRUCTURE BACKFILL (FLOW-FILL)	CY	6												6	
			207-00702	TOPSOIL (OFFSITE)	CY	112.3												112.3	
			207-00704	SUBGRADE SOIL PREPARATION	SY	674												674	
			208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	30												30	
			208-00020	SILT FENCE	LF	1769												1769	
			208-00035	AGGREGATE BAG	LF	239												239	
			208-00046	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE (TYPE 1)	EACH	1												1	
			208-00054	STORM DRAIN INLET PROTECTION (TYPE II)	EACH	7												7	
			208-00056	STORM DRAIN INLET PROTECTION (TYPE III)	EACH	7												7	
			208-00075	PRE-FABRICATED VEHICLE TRACKING PAD	EACH	1												1	
			208-00103	REMOVAL AND DISPOSAL OF SEDIMENT (LABOR)	HOUR	20												20	
			208-00105	REMOVAL AND DISPOSAL OF SEDIMENT (EQUIPMENT)	HOUR	20												20	
			208-00106	SWEEPING (SEDIMENT REMOVAL)	HOUR	30												30	
			208-00207	EROSION CONTROL MANAGEMENT	DAY	20												20	
			210-00050	RESET FIRE HYDRANT	EACH	1												1	
			210-00810	RESET GROUND SIGN	EACH	11												11	
			210-04020	MODIFY INLET	EACH	3												3	
			210-04050	ADJUST VALVE BOX	EACH	5												5	

SHEET
6 OF **59**

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



**PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SUMMARY OF APPROXIMATE
QUANTITIES 1**

REVISIONS:		DATE	DESCRIPTION	SHEET
#				

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET



INDEX			CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	ROADWAY												PROJECT TOTALS	
BOOK	PAGE	SHEET				PLAN	AS CONST.	PLAN	AS CONST.										
			212-00700	ORGANIC FERTILIZER	LB	112												112	
			212-00701	COMPOST (MECHANICALLY APPLIED)	CY	19												19	
			212-00704	MYCORRHIZAE	LB	8												8	
			212-00708	SEEDING (NATIVE) BROADCAST	ACRE	0.14												0.14	
			213-00003	MULCHING (WEED FREE)	ACRE	0.12												0.12	
			216-00042	SOIL RETENTION BLANKET (BIODEGRADABLE STRAW/COCONUT)	SY	79.6												79.6	
			304-02000	AGGREGATE BASE COURSE (CLASS 2)	TON	220.5												220.5	
			304-06000	AGGREGATE BASE COURSE (CLASS 6)	TON	539.2												539.2	
			403-00720	HOT MIX ASPHALT (PATCHING) (ASPHALT)	TON	96.7												96.7	
			412-00800	CONCRETE PAVEMENT (8 INCH)	SY	27.1												27.1	
			603-01180	18 INCH REINFORCED CONCRETE PIPE	LF	69												69	
			604-16005	INLET TYPE 16 (5 FOOT)	EACH	4												4	
			604-19712	INLET SPECIAL (TRENCH DRAIN) (12 INCH WIDTH)	LF	38												38	
			608-00000	CONCRETE SIDEWALK	SY	512												512	
			608-00006	CONCRETE SIDEWALK (6 INCH)	SY	29.6												29.6	
			608-00010	CONCRETE CURB RAMP	SY	211												211	
			609-20010	CURB TYPE 2 (SECTION B)	LF	51												51	
			609-21023	CURB AND GUTTER TYPE 2 (SECTION II-B) (SPECIAL)	LF	1132												1132	
			610-00035	MEDIAN COVER MATERIAL (CONCRETE)(SPECIAL)	SF	3655												3655	
			613-00201	2 INCH ELECTRICAL CONDUIT (JACKED)	LF	102												102	
			613-07001	TYPE ONE PULL BOX	EACH	4												4	
			613-10000	WIRING	LS	1												1	
			614-00011	SIGN PANEL (CLASS I)	SF	31												31	
			614-00012	SIGN PANEL (CLASS II)	SF	108												108	
			614-80003	RECTANGULAR RAPID FLASHING BEACON	EACH	4												4	
			614-80391	RUMBLE STRIP (GRINDING)(ASPHALT)	LF	72												72	

SHEET
7 OF 59

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



**PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SUMMARY OF APPROXIMATE
QUANTITIES 2**


REVISIONS:		DATE	DESCRIPTION	SHEET
#				

DATE: 10/18/2024
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INDEX			CONTRACT ITEM NO.	CONTRACT ITEM	UNIT	ROADWAY												PROJECT TOTALS	
BOOK	PAGE	SHEET				PLAN	AS CONST.	PLAN	AS CONST.										
			625-00000	CONSTRUCTION SURVEYING	LS	1												1	
			626-00000	MOBILIZATION	LS	1												1	
			627-00013	PAVEMENT MARKING PAINT (HIGH BUILD)	GAL	1												1	
			627-30410	PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	SF	1440												1440	
			630-00000	FLAGGING	HOUR	80												80	
			630-00007	TRAFFIC CONTROL INSPECTION	DAY	32												32	
			630-00012	TRAFFIC CONTROL MANAGEMENT	DAY	80												80	
			630-80336	BARRICADE (TYPE 3 M-B) (TEMPORARY)	EACH	4												4	
			630-80341	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE A)	EACH	30												30	
			630-80342	CONSTRUCTION TRAFFIC SIGN (PANEL SIZE B)	EACH	4												4	
			630-80344	CONSTRUCTION TRAFFIC SIGN (SPECIAL)	SF	32												32	
			630-80360	DRUM CHANNELIZING DEVICE	EACH	80												80	
			630-80380	TRAFFIC CONE	EACH	25												25	
			700-70010	FORCE ACCOUNT F/A MINOR CONTRACT REVISIONS	F A	1												1	
			700-70380	F/A EROSION CONTROL	F A	1												1	

SHEET	8	OF	59																																								
	PST ENGINEERING, LLC 2615 MAIN AVE. SUITE 209 DURANGO, CO 81301 970-403-5492 																																										
PROJECT NAME: OURAY MAIN STREET RMS PROJECT # C M006-001 PROJECT CODE: 25227 SUMMARY OF APPROXIMATE QUANTITIES 3																																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 20%;">SHEET</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				#	DATE	DESCRIPTION	SHEET																																				
#	DATE	DESCRIPTION	SHEET																																								
DATE: 10/18/2024 DRAWN BY: AM CHECKED BY: SP																																											
F.O.R. SET																																											



TO ESTABLISH GEOMETRIC CONTROL FOR THE CONSTRUCTION OF THIS PROJECT, THE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION:

- Format *
 3D Design Modeling Electronic Files _____
 Horizontal Control _____
 Vertical Control _____
 Roadway Alignment _____
 Original Terrain Data _____
 Other: _____

PLAN SHEET
DIGITAL R-O-W LINWORK

* Specify the information format, i.e., plan sheet, computer disk, computer printout, or other. The information marked is either contained on the plans or is available from the Engineer.

TYPE OF PROJECT

- Landscaping
 Signalization
 Safety Improvement
 Asphalt Overlay
 Concrete Overlay
 Minor Widening
 Major Reconstruction
 New Roadway Construction
 Bridge Replacement
 Bridge Widening
 New Bridge
 Other: **ADA IMPROVEMENTS**

SURVEY WORK TO BE PERFORMED BY OTHERS: _____

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 625:

- A complete passing Base Line report (completed within 6 months prior to the start of the project)
 An instrument calibration Certification (completed within 6 months prior to the start of the project)
 Establish and Maintain Project Centerline or Engineer Approved Offset Line(s)
 Verification and Maintenance of Horizontal and Vertical Control
 Verify or Determine existing grades and alignments
 Verify or Determine existing topography
 Clearing and Grubbing Limits (Section 201)
 Removal Limits (Section 202)
 Reset Items (Section 210)

Excavation and Embankment (Section 203)

- Excavation
 Unclassified
 Stripping
 Muck
 Rock
 Borrow
 Other: _____
 Potholing

- Embankment
 Site Grading
 Erosion Control (Perm)
 Other: _____
 As Staked Earthwork Quantities (See General Notes)

Landscaping

- Top Soil (Section 207)
 Seeding (Section 212)
 Mulching (Section 213)
 Planting (Section 214)
 Herbicide (Section 217)
 Other: _____

Erosion Control (Section 208)

- Seeding (Temp)
 Silt Fence
 Erosion Bales
 Erosion Logs
 Riprap (Temp)
 Other: _____

Roadway Bases

- Untreated Subgrade
 Treated Subgrade
 Aggregate Base Course (Section 304)
 Reconditioning
 PMBB - Plant Mix Bituminous Base
 Other: _____

	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
Excavation	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
Embankment	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

	Grid (Y/N)	Grade (Y/N)	Special Interval	Special Offset
Roadway Bases	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

- Pavements
 HMA - Hot Mix Asphalt (Section 403)
 Concrete (Section 412)
 Heating & Scarifying Treatment
 Prime Coat, Tack Coat & Rejuvenating Agent (Section 407)
 Seal Coat or Chip Seal (Section 409)
 Other: _____

Pavements	Grid (Y/N)	Special Interval	Special Offset
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

- Roadway Elements
 Curb and Gutter (Section 609)
 Drop inlets - alignment and grades (Section 604)
 Retaining Walls
 Guard Rail (Section 606)
 Sidewalk (Section 608)
 Overlay Stationing
 Other: _____

Curb & Gutter	Tangent Interval	Curve Interval	Special Offset
-	-	-	-

- Riprap (Perm) (Section 506)
 Slope and Ditch Paving (Section 507)

- Minor Structures
 Structure Excavation limits (Section 206)
 Culverts (Section 603)
 Culverts w/ Headwalls and Wingwalls (Section 601)
 Concrete Box Culverts w/ Headwalls and Wingwalls
 Pipes (Section 603)
 Sanitary Sewer
 Storm Sewer
 Water
 Irrigation
 Miscellaneous
 Manholes (Section 604)
 Inlets (Section 604)
 Permanent Water Quality BMP (Section 208)
 Other: _____

Stationing	Left Interval	Center Interval	Right Interval
-	-	-	-

- Major Structures - Overhead Signs (Section 614), Concrete Box Culverts, Bridges - and all other structures assigned a structure number

- Structure Excavation limits (Section 206)
 Concrete Box Culverts (Section 603) w/ Headwalls and Wingwalls (Section 601)
 Piling locations and cut off elevations (Section 502)
 Caisson locations and elevations (Section 503)
 Footing locations, alignment, and elevations
 Abutment/Pier locations, alignment, and elevations
 Wingwall skew angles/offsets
 Structural concrete form locations
 Substructure As-constructed survey required for Bridges (Subsection 601 .12) and Overhead signs (S-614-50)
 Bridge expansion joint(s) alignment and grade (longitudinal and transverse)
 Deck grades at Girder 10th or "n" th point locations and elevations
 Slope and Ditch Paving (Section 507)
 Other: _____

- Fencing (Section 607)
 Temporary
 Permanent
 Sound Barrier
 Other: _____

- Delineators (Section 612)
 Temporary
 Permanent

- Lighting (Section 613) and Traffic Control Devices (Permanent) (Section 614)
 Signal pole locations and elevations
 Light pole locations and elevations
 Sign locations
 Field verify sign post locations, elevations, and lengths before fabrication.
 Other: _____

- Pavement Marking (Section 627)
 Striping (Temp)
 Striping (Perm)
 Symbols
 Other: _____
 Temporary Lighting and Construction Traffic Control Devices (Section 630)
 Signal pole locations and elevations (Temp)
 Light pole locations and elevations (Temp)
 Sign Locations (Temp)
 Other: _____
 All Easements (Temp Staking by P.L.S. Only)
 Right of Way (Temp Staking by P.L.S. Only)

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 629:

- Monumentation (Section 629)
 Control
 Right of Way
 Land corners, Aliquot corners
 Easements
 Reference the specified existing monuments: ** _____
 Replace the specified existing monuments: ** _____
 Locate monuments. It is estimated _____ hours are required.

NOTE: All 629 items shall include adequate research, calculations, and evaluations of evidence for monuments to be set.

** A Tabulation of Survey Monuments may be provided on the plans.

GENERAL NOTES:

- Unless indicated otherwise on this Survey Tabulation Sheet, all survey work and staking intervals shall be done in accordance with the latest edition of the CDOT Survey Manual.
- Adequate information for establishing lines, grades, and locations for all work items have been specified on the plans. Any additional information required to stake the item or element shall be generated by the Contractor's surveyor.
- The Contractor's surveyor shall provide an estimate of the man-hours necessary to complete the work items indicated on this sheet. A copy of this sheet, with the estimated man-hours written on the blank line to the left of the specified items, shall be submitted with the Survey Schedule to the Engineer _____ days prior to the Presurvey Conference - Construction Survey.
- Stakes and Monuments which are damaged or destroyed by the progress of construction shall be replaced by the Contractor at no additional cost to the Department.
- The Contractor shall furnish an As Staked (or 3D Design Modeling Electronic Files) Earthwork Quantity report to the Engineer prior to completion of twenty percent (20%) of the planned earthwork in any phase as per the CDOT Survey Manual. A printed copy of the As Staked (or 3D Design Modeling Electronic Files) Earthwork data report and a computer disk with that information on it, in the specified format shall be submitted to the Engineer. The Contractor shall field verify original ground cross sections at a maximum 500 feet intervals.
- Prior to beginning work on any subsequent operation, such as placing base course or paving, the Contractor shall certify in writing to the Engineer that the final grade is within specified tolerance.
- The Contractor's surveyor shall perform all field surveying and calculations necessary to tie plan grades into field grades.
- The Contractor shall coordinate construction staking on the project with any utility work.
- Fieldbooks shall contain daily records of points set and or measurements observed. The information recorded shall contain: date, crew members' names, point no., description, staking information, and sketches. If the survey information is collected electronically, information recorded shall be provided to the Project Engineer in a hard copy format that is intuitive, clear and related to the supplemental information recorded in the field books. All linear surveys, such as slope stakes and blue tops, shall have the station and offset information related to the measured information. Non-linear surveys such as structures staking shall have sketches relating electronic information, such as point numbers, to the sketch.
- The Contractor's surveyor shall submit the following fieldbooks to the Engineer:
 - Horizontal Control (Primary & Secondary)
 - Vertical Control (i.e. Benchmarks)
 - Property Pin Ties
 - Horizontal Alignment
 - Grading
 - Slope Staking
 - Minor Structures
 - Major Structures
 - One fieldbook for each work category shown on this sheet
 - Other Fieldbook(s): _____
- The Contractor's surveyor shall submit the following (prior to surveying on the project) to the Engineer:
 - All required Instrument Calibrations

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 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



ENGINEERING

PROJECT NAME: OURAY
 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 SURVEY TABULATION SHEET

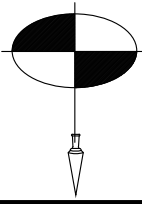
REVISONS:	DESCRIPTION	DATE	#	SHEET

Print Date: \$DATE\$	Sheet Revisions			Colorado Department of Transportation Street Address XXXXXXXXXXXXXXXXX City, State Zip Code Phone: XXX-XXX-XXXX FAX: XXX-XXX-XXXX Region Number or Staff Initials	As Constructed	SURVEY TABULATION SHEET		Project No./Code
File Name: \$FILES\$	Date:	Comments	Init.		No Revisions:	Project Number		
Horiz. Scale: \$SCALESHORT\$ Vert. Scale: As Noted					Revised:	Designer: XXXXXXXX	Structure Numbers: X-XX-XX	Code
Unit Information Unit Leader Initials					Void:	Detailer: XXXXXXXX	Subset Sheets: XXX of XXX	Sheet Number XXX

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

F.O.R. SET





SAN JUAN SURVEYING INC.

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102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net

DATE: 08/07/2024
JOB: 24001
DRAWN BY: AHM
CHECKED BY: CRK
REVISION DATES:
SHEET: 1 OF 9

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO PROJECT CONTROL / LAND SURVEY DIAGRAM

OURAY RMS
PROJECT NO. C M006-001
LOCATED WITHIN SEC. 30 & 31 T44N, R7W, N.M.P.M.
CITY OF OURAY
COUNTY OF OURAY

POINT TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	191289.8523	77714.5171	7704.96	CP-AC-SJS-CTL
4	191106.0875	77976.5966	7699.75	FD-AC-CDOT-MP-93.97-3.25
5	191677.2406	77182.1409	7685.20	FD-AC-CDOT-MP-94.15-3.25
9	188516.3788	78000.2324	7797.31	FD-PT-31160
10	186997.6339	77352.5847	7916.29	CP-AC-SJS-CTL
11	186970.4839	76787.1162	7877.30	CP-AC-SJS-CTL
14	191301.0736	77474.4266	7694.99	FD-AC-CDOT-MP-94.07-3.25
21	188666.1816	78010.6327	7790.62	FD-PT-1.5-38727
29	188890.9660	78010.8654	7776.47	FD-PT-38727-3-6-24
32	188943.6040	77918.3430	7768.30	FD-PT-1.5-38727
34	189290.3820	78024.2810	7758.64	FD-PT-31160

Main Control, differential levels were ran through points.

BASIS OF BEARINGS: The Basis of Bearings for this Project Control / Land Survey Diagram was derived from the Northeast Corner of Lot 18, Block 10, and the Northwest Corner of Lot 12, Block 19, being calculated **S 22°23'40" E**. Bearing was calculated using the Department of Transportation, State of Colorado PWA2003-C Survey. The bearing for the City of Ouray Bearing being **S 01°35'50" W**, both being found monuments as depicted on this plat.

VERTICAL DATUM: Vertical datum is based on CDOT Point #9407, found monument at Mile Post 94.07 having an elevation of 7694.986, as depicted. CDOT plans filed at Rec. No. 233914, Ouray County Records.

COORDINATE DATUM: Project Coordinates are modified Colorado State Plane South Zone NAD '83/(2011) Coordinates. The combined elevation/scale factor used to modify the Coordinates from State Plane to Project Coordinates is 1.0003731492 with a convergence angle of 1°35'37". The base for Project Coordinates is Point #2, 10,000.00, 10,000: SPC 1545151.44, 2195415.24.

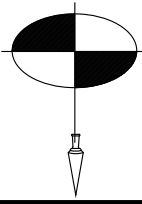
SURVEYOR'S STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Christopher R. Kennedy, of San Juan Surveying, being a Licensed and Registered Land Surveyor in the State of Colorado, do hereby certify to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

GENERAL NOTES:

1. This project Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation
2. Refer to the M-629 Survey Monuments of the Standard Plans dated July 2019 found in the Colorado Department of Transportation, M&S Standards for typical survey monument descriptions
3. Lineal Units: Grid Coordinates and distances shown hereon are represented in US Survey Feet or decimal portion thereof
4. Differential levels were ran through points 1, 4-8, 14, and 17. Error of closure was 0.00'
5. Utility locates were done by others, provided for design and engineering and are not to be used for excavation.
6. **NOTICE:** According to Colorado Law, you must commence any legal action based upon any defect in this survey within three 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 years from the date of the certification shown hereon.

Christopher Kennedy
 Christopher R. Kennedy, P.L.S. 36577
 08/07/2024



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DATE: 08/07/2024
JOB: 24001
DRAWN BY: AHM
CHECKED BY: CRK
REVISION DATES:
SHEET: 2 OF 9

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO PROJECT CONTROL / LAND SURVEY DIAGRAM

PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 30 & 31, T44N, R7W,
N.M.P.M.
TOWN OF OURAY
COUNTY OF OURAY

LEGEND

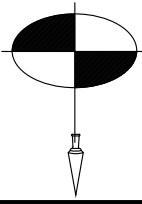
- FOUND CDOT TYPE 1 WITH 3 1/4" ALUMINUM CAP, UNLESS NOTED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP, LS 31160
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS 33645
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP, LS KRUSE
- FOUND P-K NAIL WITH 1 1/2" BRASS DISC, LS 38727
- FOUND CONCRETE NAIL WITH 3/4" BRASS DISC, LS 24299
- FOUND CONCRETE NAIL WITH 3/4" BRASS DISC, LS 31160
- FOUND CONCRETE NAIL WITH 3/4" BRASS DISC, LS 38727
- FOUND CONCRETE NAIL WITH 3/4" BRASS DISC, LS 10738
- FOUND CONCRETE NAIL WITH 3/4" BRASS DISC, LS ILLEGIBLE
- CONTROL POINT
- TELEPHONE PEDESTAL
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- FIBER OPTIC BOX
- UTILITY POLE
- WATER METER
- CATCH BASIN
- SEWER MAN HOLE
- SIGN
- GAS METER
- WATER MAN HOLE

- #A ASPEN TREE, # INDICATES CALIPER
- #CW COTTONWOOD TREE, # INDICATES CALIPER
- #F FIR TREE, # INDICATES CALIPER
- #S SPRUCE TREE, # INDICATES CALIPER
- GUARD RAIL
- CHAIN LINK FENCE
- WOOD RAIL FENCE
- OE OVERHEAD UTILITY
- SD STORM
- UE UNDERGROUND ELECTRIC LOCATE
- UT UNDERGROUND TELEPHONE LOCATE
- FO UNDERGROUND FIBER OPTIC LOCATE
- GAS GAS LOCATE
- SAN SANITATION LOCATE
- W WATER LOCATE

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DATE:	08/07/2024
JOB:	24001
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	3 OF 9

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
PROJECT CONTROL / LAND SURVEY DIAGRAM

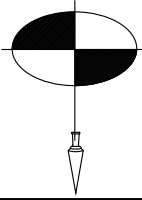
PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 30 & 31, T44N, R7W,
N.M.P.M.
TOWN OF OURAY
COUNTY OF OURAY

Area # 3
Sheet 8 & 9

Area # 1
Sheet 4 & 5

Area # 2
Sheet 6 & 7





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(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net

DATE:	08/07/2024
JOB:	24001
DRAWN BY:	AHM
CHECKED BY:	CRK
REVISION DATES:	
SHEET:	4 OF 9

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO PROJECT CONTROL / LAND SURVEY DIAGRAM

PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 31, T44N, R7W, N.M.P.M.
TOWN OF OURAY
COUNTY OF OURAY



OURAY VISTA LANE

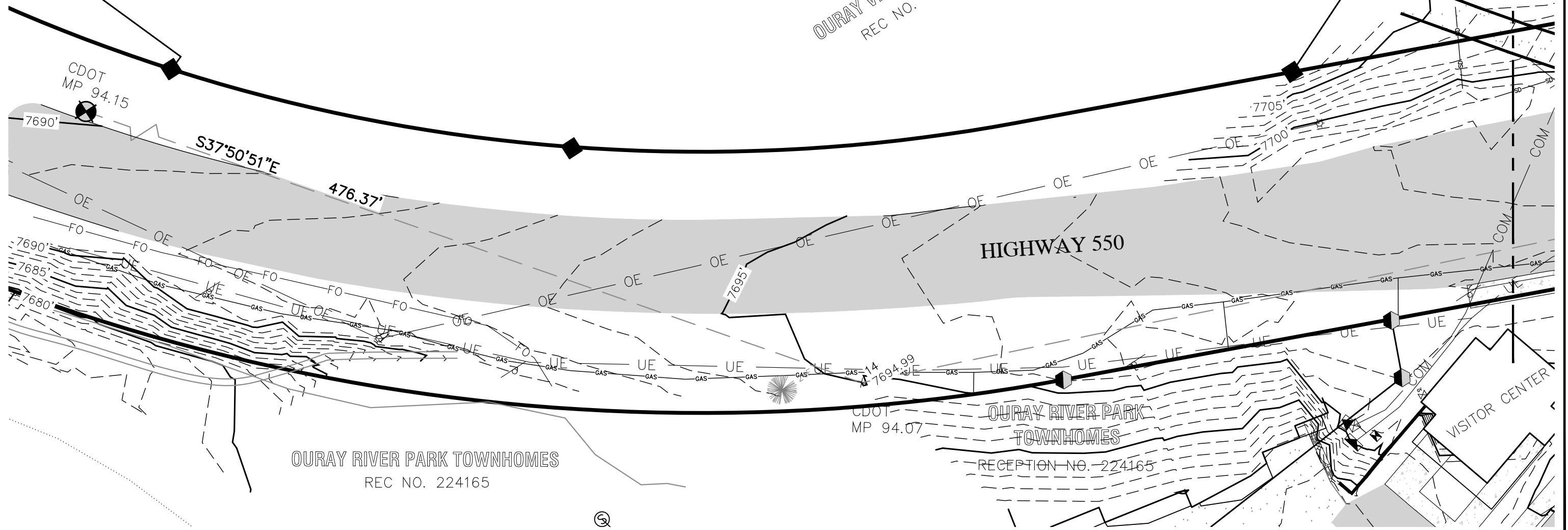
OURAY VISTA SUBDIVISION
REC NO. 165111

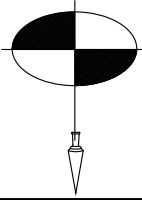
CITY OF OURAY

SHEET 4
SHEET 5



SCALE: 1" = 30'
1' CONTOUR INTERVAL





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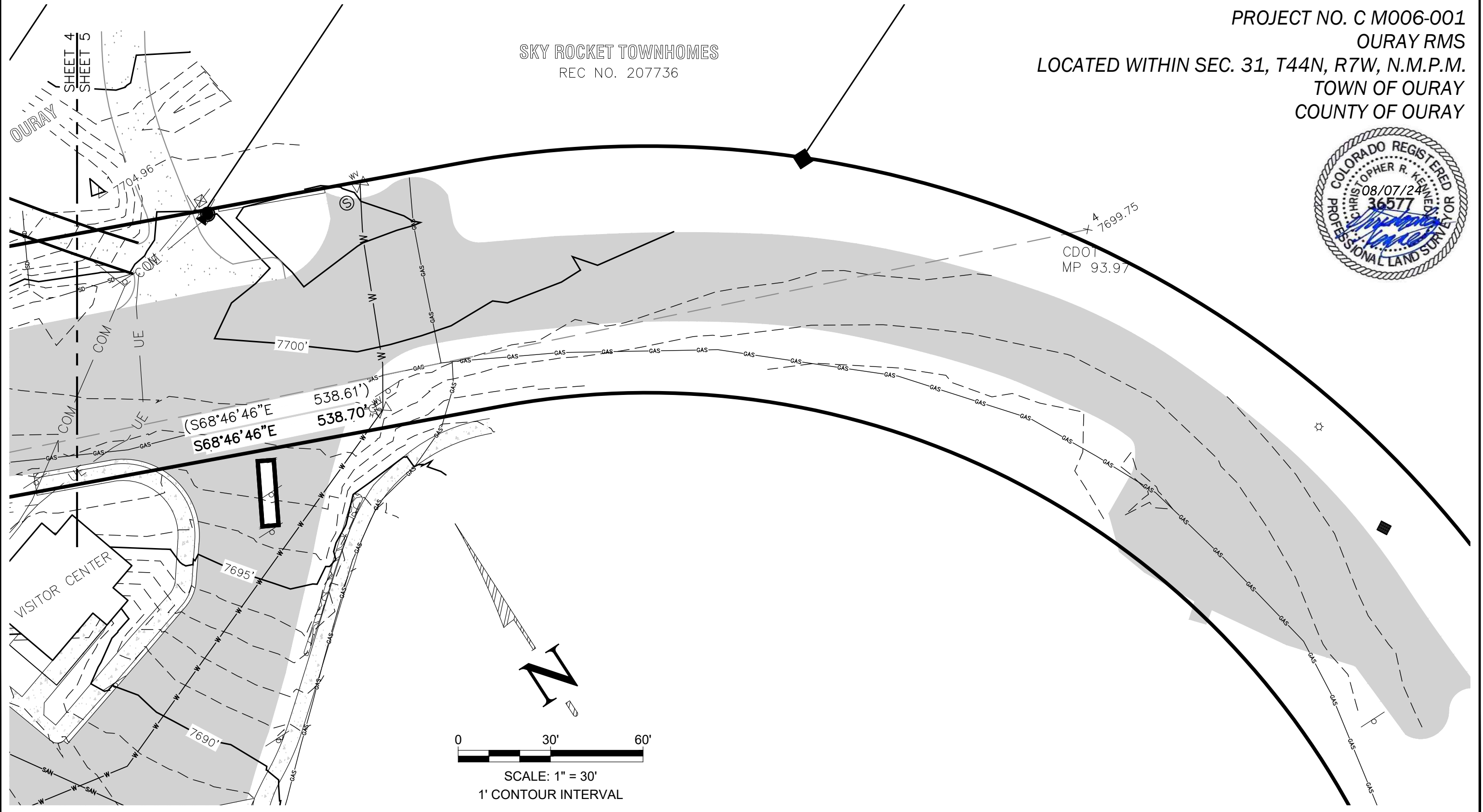
SURVEYING * PLANNING
102 SOCIETY DRIVE TELLURIDE, CO. 81435
(970) 728 - 1128 (970) 728 - 9201 fax
office@sanjuansurveying.net

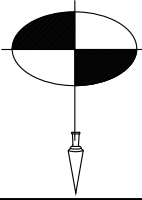
DATE: 08/07/2024
JOB: 24001
DRAWN BY: AHM
CHECKED BY: CRK
REVISION DATES:
SHEET: 5 OF 9

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO PROJECT CONTROL / LAND SURVEY DIAGRAM

PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 31, T44N, R7W, N.M.P.M.
TOWN OF OURAY
COUNTY OF OURAY

SKY ROCKET TOWNHOMES
REC NO. 207736





SAN JUAN SURVEYING INC.

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SHEET: 6 OF 9

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO PROJECT CONTROL / LAND SURVEY DIAGRAM

PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 31, T44N, R7W, N.M.P.M.
TOWN OF OURAY
COUNTY OF OURAY

JOSEPH CALHOON

729 Main Street
(Rec No 223609)

ARTHUR FIGCO

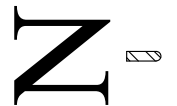
725 Main Street
(Rec No 165924)

ROBERT W EBERHARDT
REVOCABLE TRUST

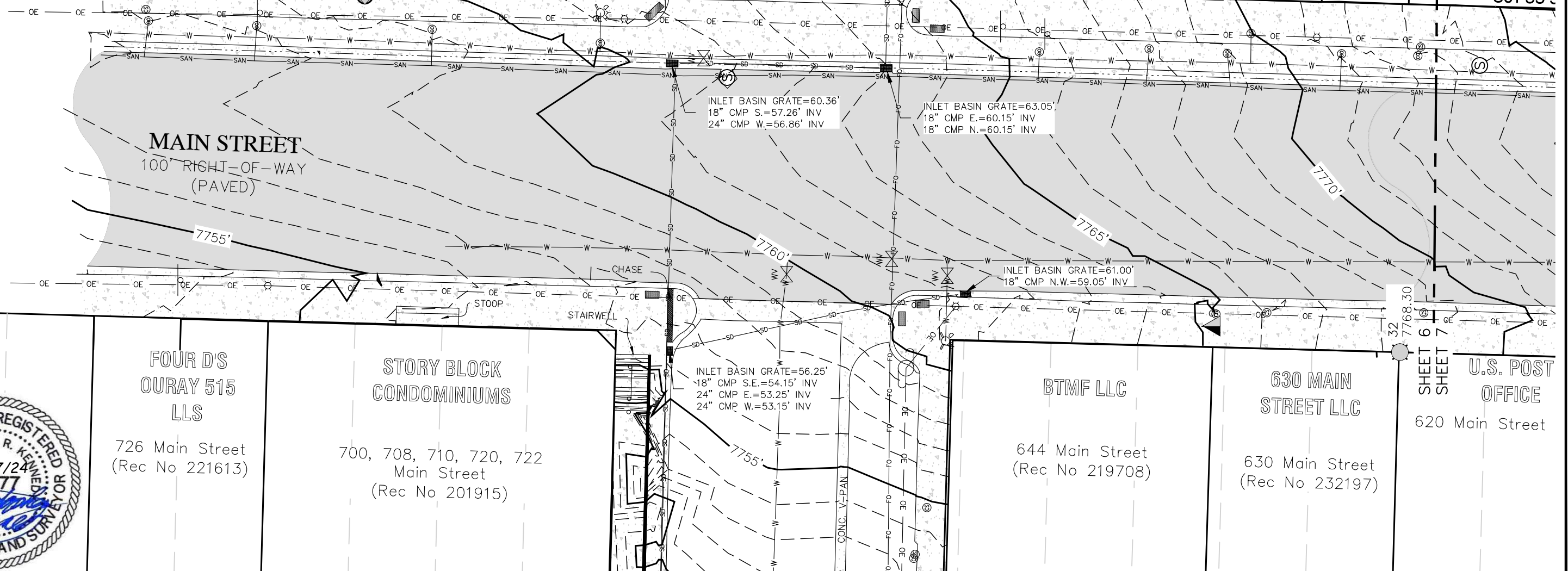
701, 703, 705 Main Street
(Rec No 228647)

DANIEL C HEITZ

645 Main Street
(Rec No 213900)



SCALE: 1" = 30'
1' CONTOUR INTERVAL



FOUR D'S
OURAY 515
LLS

726 Main Street
(Rec No 221613)

STORY BLOCK
CONDOMINIUMS

700, 708, 710, 720, 722
Main Street
(Rec No 201915)

BTMF LLC

644 Main Street
(Rec No 219708)

630 MAIN
STREET LLC

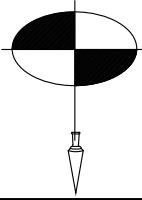
630 Main Street
(Rec No 232197)

U.S. POST
OFFICE

620 Main Street

SHEET 6
SHEET 7





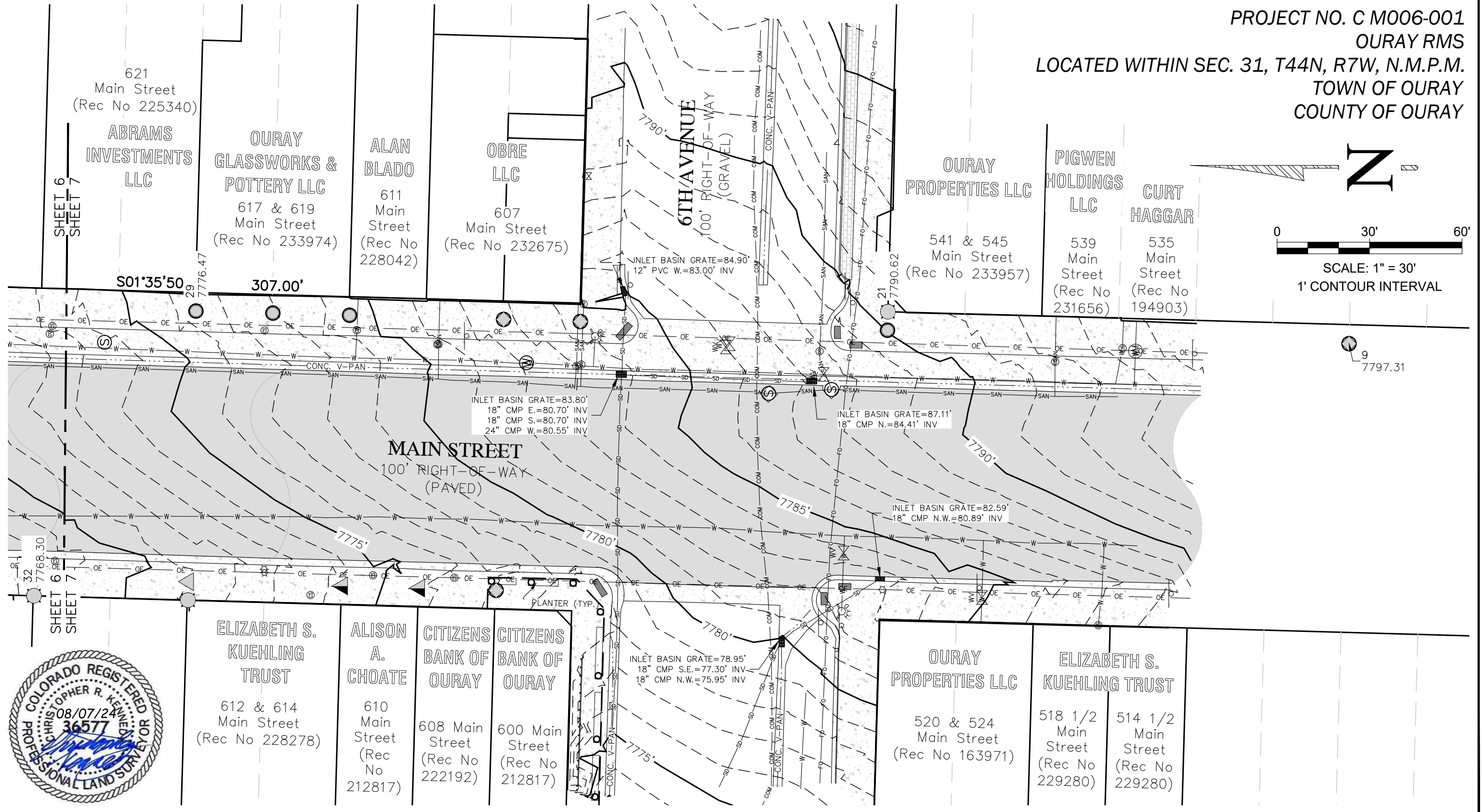
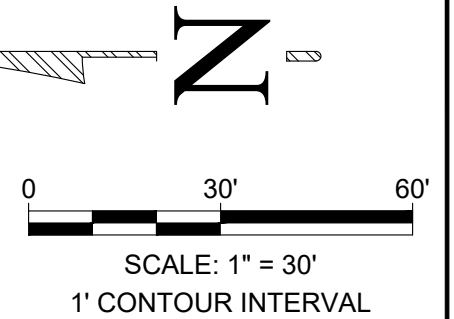
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DATE: 08/07/2024
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REVISION DATES:
SHEET: 7 OF 9

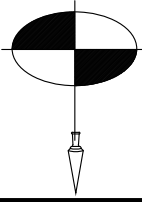
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO PROJECT CONTROL / LAND SURVEY DIAGRAM

PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 31, T44N, R7W, N.M.P.M.
TOWN OF OURAY
COUNTY OF OURAY



SHEET 6
SHEET 7

SHEET 6
SHEET 7



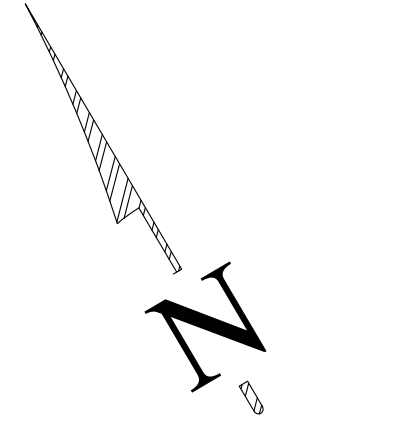
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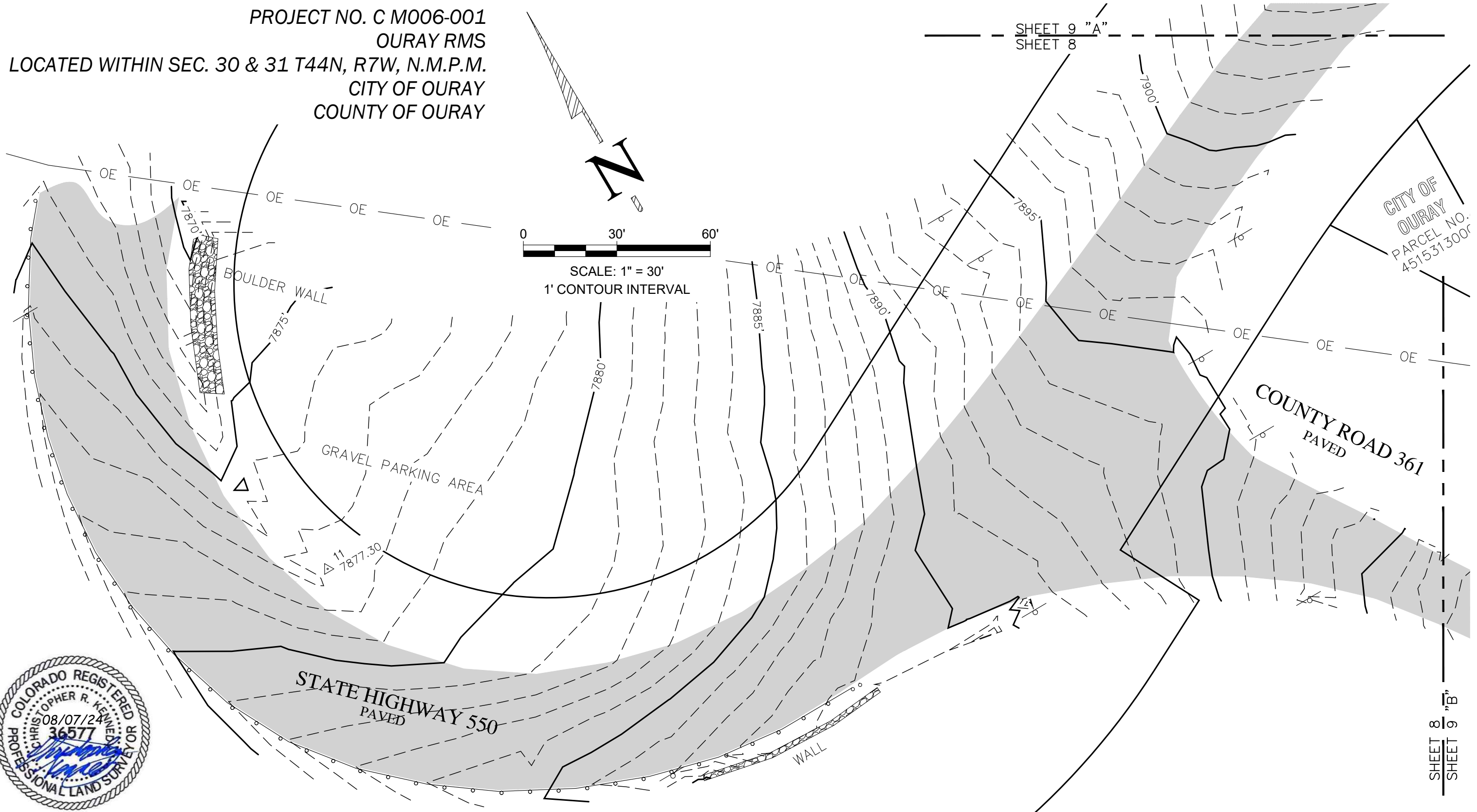
DATE: 08/07/2024
JOB: 24001
DRAWN BY: ELA
CHECKED BY: CRK
REVISION DATES:
SHEET: 8 OF 9

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
PROJECT CONTROL / LAND SURVEY DIAGRAM

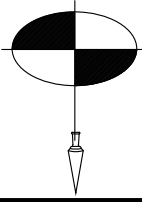
PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 30 & 31 T44N, R7W, N.M.P.M.
CITY OF OURAY
COUNTY OF OURAY



SCALE: 1" = 30'
1' CONTOUR INTERVAL



SHEET 8 "B"
SHEET 9 "A"



SAN JUAN SURVEYING INC.

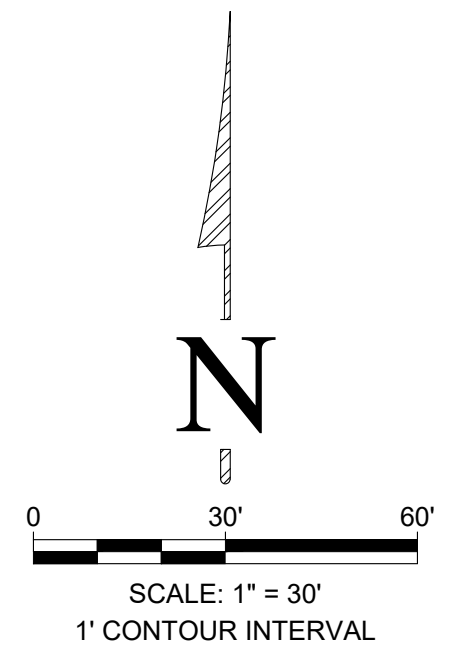
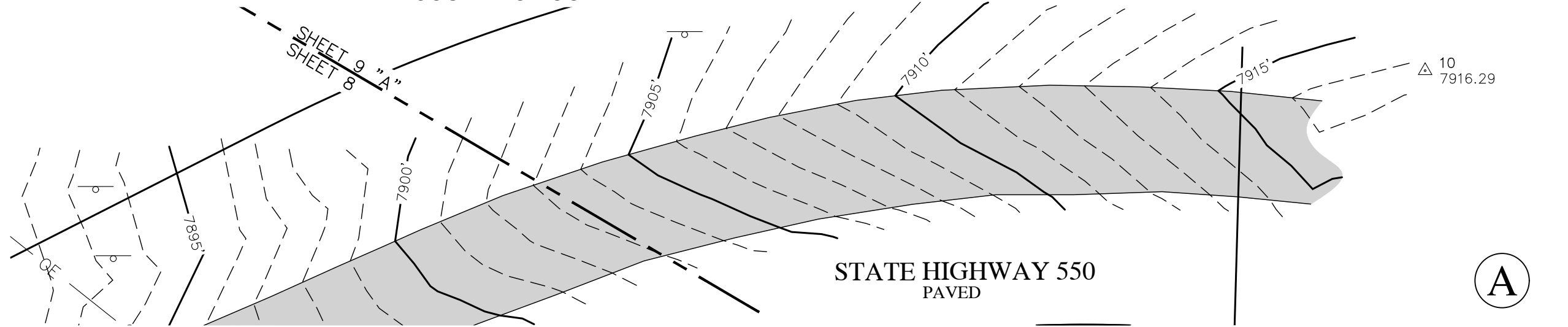
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DATE: 08/07/2024
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REVISION DATES:
SHEET: 1 OF 1

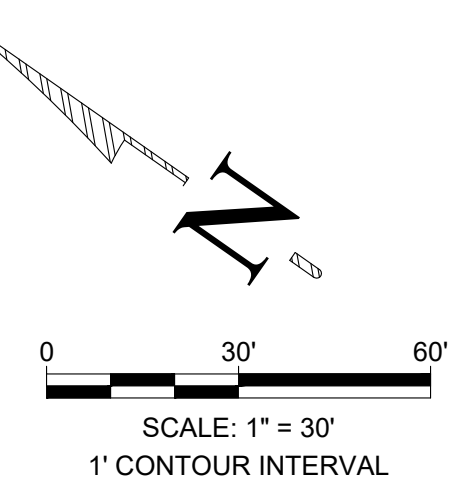
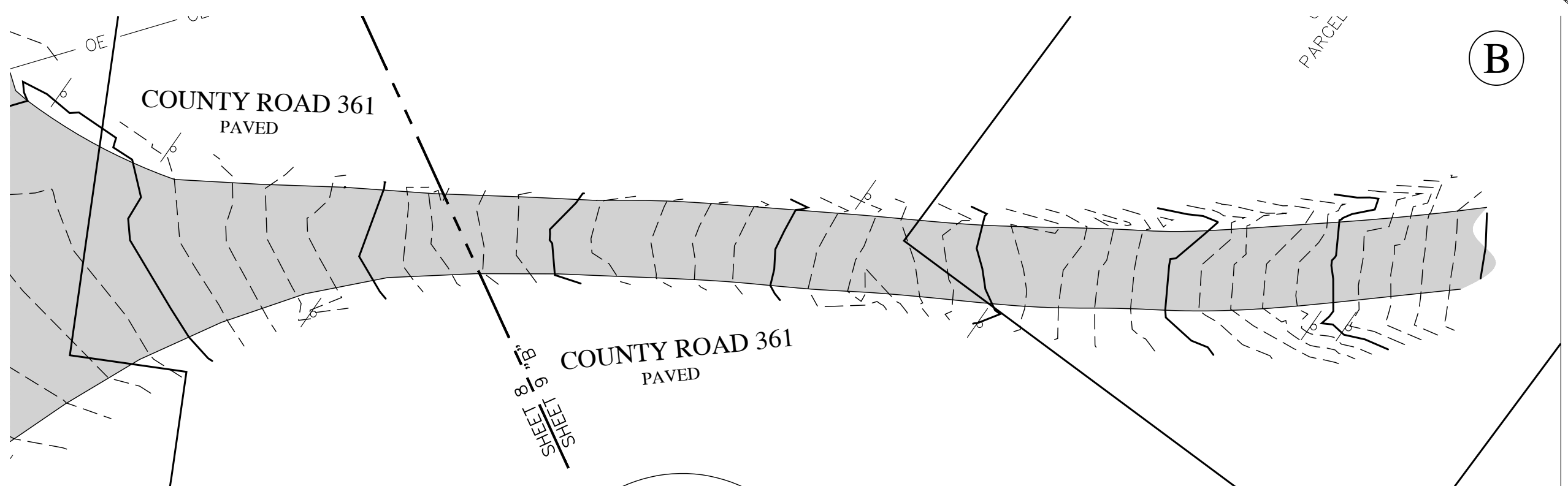
**DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
PROJECT CONTROL / LAND SURVEY DIAGRAM**

PROJECT NO. C M006-001
OURAY RMS
LOCATED WITHIN SEC. 30 & 31 T44N, R7W, N.M.P.M.
CITY OF OURAY
COUNTY OF OURAY

LOT 19 BLOCK 1 - BK 142 PG 555
PARCEL NO. 4



(A)



(B)



GENERAL NOTES

- 1. ALL ITEMS LISTED IN THESE NOTES ARE INCIDENTAL TO THE PROJECT AND WILL NOT BE PAID FOR SEPARATELY UNLESS THERE IS A PAY ITEM IN THE BID TAB OR IF OTHERWISE APPROVED BY THE CITY PROJECT MANAGER.
2. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF PLANS AND SPECIFICATIONS WHICH HAVE BEEN APPROVED BY THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR MUST HAVE A COPY OF THESE DOCUMENTS ON SITE AT ALL TIMES. WHEN REQUIREMENTS IN THE DRAWINGS AND THE APPLICABLE STANDARDS CONFLICT THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROJECT AND/OR WORK IN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING PROJECT "RECORD DRAWINGS" PER THE APPLICABLE STANDARDS (SEE LIST BELOW). THE CONTRACTOR SHALL ALSO PROVIDE ONE (1) COPY EACH TO THE OWNER, ENGINEER, AND ANY OTHER APPROPRIATE AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE WORK.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
8. SURVEY INFORMATION WAS PROVIDED BY SAN JUAN SURVEYING, INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION/LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO KEEP SITE SAFE, NEAT AND TIDY AT ALL TIMES, MINIMIZING SPACE UTILIZED BY EQUIPMENT AND MATERIALS TO LIMIT IMPACT TO RESIDENTS AND PUBLIC WHILE KEEPING THE MATERIALS PROTECTED PER MANUFACTURER'S RECOMMENDATIONS.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ROADWAY AND SIDEWALK FEATURES FROM ALL CONSTRUCTION ACTIVITIES TO MAINTAIN SAFE WALKING, CYCLING AND DRIVING SURFACES. AREAS NOT SUITABLE FOR PUBLIC ACCESS SHALL BE CORDONED OFF USING APPROVED TRAFFIC CONTROL MEASURES UNTIL THEY ARE REMEDIATED. STREET FEATURES OUTSIDE LIMITS OF DEMOLITION AND RESTORATION PROJECT SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTOR'S EXPENSE.

INCIDENTAL DAMAGE

- 11. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT ALL PUBLIC AND PRIVATE IMPROVEMENTS (IN PLACE) DURING CONSTRUCTION OPERATIONS (E.G. RESIDENTIAL SERVICES SIGNS, WATER LINES, SEWER LINES, STORM DRAINS, FENCES, IRRIGATION). DAMAGE TO SAID IMPROVEMENTS AS A RESULT OF CONSTRUCTION OPERATIONS WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
12. THE CONTRACTOR SHALL REPAIR OR REPLACE EXISTING LANDSCAPING, IN KIND, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION.
13. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED AS "PROTECT SURVEY MONUMENT" ON THE PLAN SHEETS. ANY MONUMENTS WITH THAT DESIGNATION THAT ARE DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER IF SURVEY MONUMENTS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE PLAN SHEETS. SAID MONUMENTS SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES UNTIL THE ENGINEER IS NOTIFIED.
14. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
15. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL WALK THE PROJECT SITE AND RECORD PHOTO OR VIDEO DOCUMENTATION OF ANY PRE-EXISTING DAMAGE.
16. DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY FIX ANY DAMAGE OR EXCESSIVE PAVEMENT FAILURES OUTSIDE OF THE PROJECT LIMITS CAUSED BY PROJECT CONSTRUCTION AND SHALL PROPERLY BARRICADE THE AFFECTED AREA UNTIL NECESSARY REPAIRS ARE COMPLETE. FAILURE BY THE CONTRACTOR TO CORRECT ANY OF THE ABOVE CONDITIONS WITHIN PUBLIC RIGHT-OF-WAY WITHIN 48 HOURS OF WRITTEN NOTICE BY THE INSPECTING AGENCY SHALL CAUSE THE INSPECTING AGENCY TO ISSUE A STOP WORK ORDER. AT THIS TIME, THE AGENCY MAY PERFORM THE CORRECTIVE WORK AND MAKE A CLAIM AGAINST THE ESCROW BOND OR LETTER OF CREDIT FOR ANY COST INCURRED BY THE AGENCY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING ASPHALT FROM CONSTRUCTION EQUIPMENT. DAMAGED ASPHALT SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE

INSPECTIONS AND MATERIAL TESTING

- 18. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROVING AGENCIES, AGENCY INSPECTORS, AND OWNER'S REPRESENTATIVE REGARDING MATERIAL TESTING AND INSPECTION PROCEDURES. ANY REQUIRED RE-TESTING, RE-WORK, OR DELAYS RESULTING FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THE APPROPRIATE PROCEDURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
19. THE DUTY OF THE AGENCY REPRESENTATIVES, OWNER, OR OWNER'S REPRESENTATIVES TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
20. THE CITY OF OURAY WILL PROVIDE QUALITY ASSURANCE MATERIAL TESTING. CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL

TRENCHING AND BACKFILL

- 21. TRENCH BACKFILL UNDER CITY STREETS & SIDEWALKS SHALL CONSIST OF STRUCTURE BACKFILL (FLOWFILL) (PER PROJECT SPECIFICATIONS). NO TRAFFIC OR ADDITIONAL LIFTS OF FLOW-FILL SHALL BE PLACED UNTIL IT HAS CURED SUFFICIENTLY TO NOT INDENT UNDER WHEEL LOADS.

ASPHALT CONSTRUCTION

- 22. HOT MIX ASPHALT (HMA) SHALL BE CDOT GRADING SX (75). HMA SHALL MEET THE REQUIREMENTS OF CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 403.

TRAFFIC CONTROL

- 23. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR TO PROVIDE APPROPRIATE BARRICADES FOR PREVENTION OF PEDESTRIAN OR MOTORIST CONFLICTS WITH ALL CONSTRUCTION ACTIVITIES FOR ALL AREAS OF CONSTRUCTION.
24. THE CONTRACTOR SHALL PROVIDE PLANS INDICATING THE METHOD OF HANDLING TRAFFIC (MHT) FOR EACH TEMPORARY TRAFFIC CONTROL SCENARIO, TO THE CITY OF OURAY PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL BEFORE COMMENCING ANY WORK IN THE CITY RIGHT-OF-WAY OR EASEMENTS. FOR ANY MHT'S THAT REQUIRE TRAFFIC CONTROL DEVICES TO BE PLACED IN THE CDOT R-O-W, THESE MHT'S MUST ALSO BE SUBMITTED TO CDOT REGION 5 STAFF FOR THEIR REVIEW AND APPROVAL. THE CONTRACTOR SHALL EMPLOY A CERTIFIED TRAFFIC CONTROL SUPERVISOR (CTCS) TO BE RESPONSIBLE FOR ALL METHODS OF HANDLING TRAFFIC (MHT'S).
25. LANE CLOSURES FOR CONSTRUCTION ACTIVITIES MUST PROVIDE AT LEAST ONE ALL-WEATHER LANE FOR PASSAGE THROUGH THE CONSTRUCTION ZONE IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN.
26. ALL TRENCHES THAT ARE NOT PART OF ACTIVE CONSTRUCTION ACTIVITIES SHALL BE PLATED, WITH PLATES SECURED TO THE GROUND TO PREVENT MOVEMENT, TO ENABLE TRAFFIC PASSAGE OVER THE TRENCH.
27. WHEN NECESSARY FOR CONSTRUCTION, EXISTING ROAD SIGNS ARE TO BE MOUNTED ON TEMPORARY STANDS UNTIL REINSTALLED IN THEIR ORIGINAL LOCATION OR IN NEW LOCATIONS AS SHOWN ON SIGNING AND STRIPING PLAN. INSTALLATION SHALL BE PER NOTES PROVIDED ON SIGNING AND STRIPING PLAN.

GENERAL UTILITY NOTES

- 28. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY PROVIDERS AND APPROVING AGENCIES FOR ANY PLANNED INTERRUPTION OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO ELECTRICAL, TELEPHONE, WATER, SEWER, GAS, ETC.
29. THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, C.R.S. "EXCAVATION REQUIREMENTS" WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATION OF UNCC REGISTERED LINES MARKED. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
30. IN ACCORDANCE WITH ARTICLE 1.5 OF TITLE 9, SECTION 103, C.R.S., EXISTING UTILITY FACILITIES ARE DEPICTED IN THE PLANS SHEETS AS REFERENCED BY THE QUALITY LEVEL NOTED THEREIN PURSUANT TO THE ASCE STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBGRADE UTILITY DATA (CI/ASCE 38-02). THE CONTRACTOR SHALL NOT BE RELIEVED OF ITS RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS SET FORTH THEREIN AND SHALL NOT REPLY SOLELY ON THE PLANS AND SPECIFICATIONS WHEN COMPLETING ITS WORK WITH RESPECT TO EXISTING BURIED UTILITIES.
31. CONTRACTOR SHALL CONSULT THE UTILITY PROJECT SPECIAL PROVISIONS FOR ADDITIONAL INFORMATION RELATED TO UTILITIES AND WORK TO BE PERFORMED AS PART OF THIS PROJECT.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLES TO EXPOSE THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY CROSSINGS AND RECORD THE INFORMATION IN THE AS-BUILT RECORD DRAWINGS.

CONCRETE

- 33. CDOT B CONCRETE SHALL BE USED FOR SIDEWALKS, CURB AND GUTTER, HANDICAP RAMPS, AND INLETS. PER 601.02 CLASS D OR CLASS P CONCRETE MAY BE USED IN PLACE OF CLASS B CONCRETE AT THE CONTRACTOR'S OPTION.
34. PRIOR TO THE START OF ANY CONCRETE WORK, THE CONTRACTOR SHALL PROVIDE CURRENT, CDOT APPROVED MIX DESIGNS FOR EACH TYPE OF CONCRETE PROPOSED FOR USE ON THE PROJECT. THESE MIX DESIGNS MUST MEET THE REQUIREMENTS FOR A CLASS 2 SULFATE EXPOSURE LEVEL.

GRADING AND DRAINAGE

- 35. A WATER TRUCK, IF CALLED FOR BY AN AGENCY INSPECTOR OR OWNER'S REPRESENTATIVE, WILL BE PROVIDED TO KEEP WIND EROSION IN CHECK.
36. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.

WORK IN PAVEMENT

- 37. WHERE CONSTRUCTION OCCURS IN OR ACROSS ASPHALT, SAW CUT THE PAVEMENT FOR A CLEAN, STRAIGHT EDGE TO PATCH AGAINST. PATCHING SHALL BE PER THE DETAILS INCLUDED IN THE PLAN SET. ALL PAVEMENT SAW CUTS ARE TO BE 90° TO ONE ANOTHER.
38. TRENCH BACKFILL MAY BE USED TO TEMPORARILY TO PROVIDE A SMOOTH DRIVING SURFACE FLUSH WITH SURROUNDING PAVEMENT UNTIL PATCHBACK OPERATIONS CAN BE COMPLETED. IMMEDIATELY PRIOR TO ASPHALT PATCHBACK, THE CONTRACTOR SHALL REMOVE THE TOP 4 INCHES OF CLASS 6 ABC ON THE TRENCH AND RECONDITION THE BACKFILL AS NECESSARY TO MEET THE TOWN PAVING STANDARDS. COMPACTION TESTS SHALL BE TAKEN BY THE GEOTECHNICAL TESTING LABORATORY AND SUBMITTED TO THE ENGINEER. ALL DAMAGED EDGES OF PAVEMENT OR SOFT SHOULDERS SHALL BE SAW CUT AND REMOVED AND THE BASE COMPACTED.
39. ALL ASPHALT PATCHBACK SHALL BE 4 INCHES THICK PLACED IN TWO EQUAL LIFTS.
40. WITH NOTIFICATION OF THE AGENCY INSPECTOR, CONTRACTOR SHALL ADJUST RIMS OF ALL CLEANOUTS, MANHOLES, VALVE COVERS, AND SURVEY MONUMENTS (BY A LICENSED PLS) TO FINISHED GRADE PRIOR TO FINAL MATERIAL PLACEMENT.

PHASING/PEDESTRIAN ACCESS

- 41. CONTRACTOR SHALL SUBMIT A PHASING PLAN INCLUDING PEDESTRIAN DETOURS FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER.

RIGHT-OF-WAY PRECAUTIONS

- 42. PRIOR TO THE START OF CONSTRUCTION, THE ROW LIMITS MUST BE PHYSICALLY DELINEATED BY A PROFESSIONAL LAND SURVEYOR. AS THE LIMITS OF WORK ARE VERY CLOSE TO PRIVATE PROPERTY BOUNDARIES, THE CONTRACTOR MUST BE PREPARED AND CAPABLE OF BUILDING THE PROJECT EXCLUSIVELY ON PUBLIC ROW. THE USE OF SPECIALIZED CONSTRUCTION TECHNIQUES, INCLUDING THE USE OF HAND TOOLS, IS LIKELY REQUIRED TO CONSTRUCT PORTIONS OF THE PROJECT.

ENVIRONMENTAL

- 43. THIS PROJECT MAY REQUIRE DEWATERING OF SURFACE OR SUBSURFACE WATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCEPTANCE AND CONTROL OF THIS DRAINAGE IN OR ENTERING THE PROJECT AREA. A CDPHE DEWATERING PERMIT MAY BE REQUIRED FOR THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT AND FOR ADHERING TO ALL TERMS AND CONDITIONS OF THE PERMIT INCLUDING FEES, SAMPLING, TESTING, AND REPORTING. ADDITIONALLY, COPIES OF ANY LAB RESULTS AND REPORTS SHALL BE PROVIDED TO THE CDOT PROJECT ENGINEER.
44. THIS PROJECT REQUIRES A STORMWATER CONSTRUCTION PERMIT (CDPS-SCP). BOTH THE CITY OF OURAY AND THE CONTRACTOR WILL BE LISTED ON THE PERMIT. THE CONTRACTOR MUST COMPLETE ALL PORTIONS OF THE PERMIT APPLICATION AND SUBMIT TO CDPHE AT LEAST 10 BUSINESS DAYS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL NOT COMMENCE PERMIT-RELATED WORK UNTIL THE PERMIT IS RECEIVED AND SHALL COMPLY WITH ALL TERMS AND REPORTING REQUIRED BY THE PERMIT.
45. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF SLOPES SHOWN ON PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES IN ADDITION TO NORMAL CONSTRUCTION PROCEDURE SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
46. TO THE EXTENT PRACTICAL, ALL VEGETATION REMOVAL AND WORK ON STRUCTURES NECESSARY TO COMPLETE THE PROJECT SHALL BE CONDUCTED OUTSIDE OF THE NESTING SEASON FOR MIGRATORY BIRDS (APRIL 1 TO AUGUST 31).
47. MIGRATORY BIRD NEST SURVEYS AND PROTECTION SHALL OCCUR AS OUTLINED IN THE PROJECT SPECIAL PROVISION (PSP) 240 IF CONSTRUCTION WILL OCCUR BETWEEN APRIL 1 AND AUGUST 31.
48. RAPTOR NEST SURVEYS AND PROTECTION SHALL OCCUR AS OUTLINED IN THE PSP 240 IF CONSTRUCTION WILL OCCUR BETWEEN FEBRUARY 15 AND JULY 15.
49. A BALD EAGLE WINTER ROOST SURVEY SHALL OCCUR AS OUTLINED IN THE PSP 240 IF CONSTRUCTION WILL OCCUR BETWEEN NOVEMBER 15 AND MARCH 15.
50. BEST MANAGEMENT PRACTICES. STANDARD BEST MANAGEMENT PRACTICES (BMPs) WILL BE IMPLEMENTED ON-SITE TO AVOID IMPACTS TO AQUATIC RESOURCES (WETLANDS AND OTHER WATERS OF THE U.S.) DURING CONSTRUCTION.
51. VEHICLE MAINTENANCE. THE CONTRACTOR SHALL NOT PERFORM EQUIPMENT FUELING OR LUBRICATION WITHIN 100 FT OF CANALS, PERENNIAL WATERWAYS, WETLANDS, OR OTHER OPEN WATER.
52. CONSTRUCTION ACTIVITIES WILL BE LIMITED TO DAYLIGHT HOURS. NO NIGHTTIME WORK OR ARTIFICIAL LIGHTING OF THE PROJECT AREA WILL BE ALLOWED IN ORDER TO MINIMIZE IMPACTS TO WILDLIFE MOVEMENT.
53. ALL AQUATIC RESOURCES WILL BE AVOIDED FOR THIS PROJECT AND, THEREFORE, NO IMPACTS TO AQUATIC RESOURCES ARE ANTICIPATED (TEMPORARY OR PERMANENT). AS SUCH, A CLEAN WATER ACT SECTION 404 PERMIT AUTHORIZATION FROM THE U.S. ARMY CORPS OF ENGINEERS (USACE) IS NOT REQUIRED. IF IMPACTS TO AQUATIC RESOURCES CANNOT BE AVOIDED, THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS AND CLEARANCES FROM CDOT.

ADA

- 54. THERE SHALL BE NO "LIP" BETWEEN THE CURB AND GUTTER ON PROWAG COMPLIANT RAMPS.
55. DETECTABLE WARNINGS ARE INCIDENTAL TO "CURB RAMP" PAY ITEMS AND MUST BE AN UN-COATED CAST IRON TYPE FOUND ON THE CDOT APPROVED PRODUCTS LIST.
56. ALL CURB RAMPS WILL BE MEASURED FOR COMPLIANCE PER THE LATEST VERSION OF THE CDOT CURB RAMP MEASUREMENT GUIDE. THIS INCLUDES THE USE OF A 2-FOOT SMART LEVEL FOR TAKING MEASUREMENTS.
57. ALL SIGN LOCATIONS SHALL NOT OBSTRUCT PEDESTRIAN TRAVEL ON SIDEWALKS UNLESS SAID SIGNS ARE USED TO CLOSE SIDEWALK.
58. ALL TYPES OF SIDEWALK CLOSED SIGNS SHALL BE MOUNTED IN AN ADA ACCESSIBLE FASHION PER MUTCD 6D.02.
59. PER STANDARD SPECIFICATION 630.10(6), MHT'S SHALL INCLUDE A PLAN FOR MAINTAINING AND CONTROLLING PEDESTRIAN AND OTHER TRAFFIC.
60. ALL IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH PUBLIC RIGHTS OF WAY AND ACCESSIBILITY GUIDELINES (PROWAG). ALL WORK COMPLETE SHALL BE COMPLIANT WITH PROWAG. FAILURE TO PROVIDE PROWAG COMPLIANT WORK WILL RESULT IN REMOVAL AND REPLACEMENT, AT THE CONTRACTOR'S EXPENSE.

MEETINGS

- 61. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING AT LEAST 7-DAYS PRIOR TO CONSTRUCTION WITH ALL SUBCONTRACTORS AND CITY AND CDOT REPRESENTATIVES.
62. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION SURVEY MEETING AT LEAST 7-DAYS PRIOR TO CONSTRUCTION WITH THE PROJECT SUPERINTENDENT, THE CONTRACT SURVEYOR, AND CITY AND CDOT REPRESENTATIVES.
63. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONCRETE PLACEMENT MEETING 7 DAYS PRIOR TO THE PLACEMENT OF ANY PROJECT CONCRETE.
64. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-PAVING MEETING 7 DAYS PRIOR TO THE PLACEMENT OF ANY PROJECT PAVEMENT.

Table with 2 columns: Agency/Requirement and City of Ouray/CDOT/Colorado Discharge Permit/CDPHE WCCD Dewatering Permit.

*THIS LIST IS NOT MEANT TO BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND OBTAIN ALL NECESSARY PERMITS.



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PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492

PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 2527
GENERAL NOTES

Table with 4 columns: #, DATE, DESCRIPTION, SHEET

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STORMWATER MANAGEMENT PLAN (SWMP) TEMPLATE LESS THAN 1 ACRE OF DISTURBANCE (6/20/2024)

1. Site Description

The Contractor shall comply with all CDOT contractual requirements, and all requirements associated with the CDPS-SCP on this project. The SWMP Administrator for Construction shall update the SWMP to reflect current project site conditions.

A. Project Site Location:

Location or address of construction office:

The project is located in three locations in the City of Ouray, Colorado along 0.2 miles of State Highway 550. Location 1 is on the south side of Ouray at the County Road 361 intersection. Location 2 is in downtown Ouray at the intersections of 6th Avenue and 7th Avenue. Location 3 is on the north side of Ouray at the Visitor Center and Hot Springs intersection. The location of the construction office will be determined by the contractor.

B. Project Site Description:

The project consists of ADA and pedestrian safety improvements consisting of the construction of new sidewalk, curb ramp and bump-outs, curb & gutter, asphalt pavement, minor storm sewer improvements, signing, and striping. The work will involve saw-cutting and removal of asphalt and concrete pavement. At project completion all areas will be covered with hardscape, mulch, or native seeding. Minimal grading will be required for fine grading of sidewalk, curb ramp, and pavement locations.

C. Proposed Schedule for Sequence for Major Construction Activities:

Stabilize all areas that are not paved or landscaped through establishment of vegetation cover.

1. **Contractor Mobilization and Staging.**
2. **Installation of control measures as outlined in the Erosion Control Plan.**
3. **Saw-cutting existing asphalt pavement.**
4. **Demolition of curb & gutter, sidewalk, and asphalt in phases as outline in the approved Contractor Phasing Plan.**
5. **Construction of new storm drains, curb & gutter, sidewalk and asphalt.**
6. **Steps 2-5 will be repeated for all locations throughout the duration of the project until project completion.**
7. **Once the site is stabilized (all hardscape, mulch, native seeding, and sod is in place), the contractor shall remove all temporary control measures.**
8. **Contractor Demobilization from site.**

D. Acres of Disturbance:

1. Total area of construction site (LOC (PERMITTED AREA)): **1.715** acres
2. Total area of proposed disturbance (LDA): **0.638** acres
3. Total area of seeding: **0.139** acres
4. Total area of pre-project impervious surface: [XXX] sq. ft. [Include all existing impervious area within the project LOC]
5. Total area of final impervious surface: [XXX] sq. ft. [Include all new and existing impervious area that remains within the project LOC]

E. Existing Soil Data:

Soils in location 1 (south end) of the project area are predominantly Cryorthents-Rock outcrop complex (Hydrologic Soil Group D). Cryorthents-Rock outcrop complex is well drained, has a very high runoff class, and is "extremely stony silt loam" from depths of 0-4 in, "extremely cobbly loam" for depths of 4-12 in, and "unweathered bedrock" for depths of 12-22-in.

Soils in locations 2 and 3 (downtown and north end) of the project area are predominantly Cryoborolls-Cryaquolls association (Hydrologic Soil Group B). Cryoborolls-Cryaquolls association is moderately well drained, has a medium runoff class, and is "highly decomposed plant material" from depths of 0-3 in, "gravelly loam" for depths of 3-8 in, and "gravelly sandy clay loam" for depths of 8-27-in.

Data Source(s): **NRCS WEBSOIL SURVEY WEBSITE**

F. Existing Vegetation, Including Percent of Vegetative Cover:

During design, the SWMP Administrator for Design in consultation with the Engineer will determine if the SWMP Administrator for Design or the SWMP Administrator for Construction will conduct the Vegetation Transects. If the site is disturbed, an Adequate Reference Site(s) may be utilized, refer to the CDPS-SCP.

The SWMP Administrator for Construction shall conduct the Vegetation Transects prior to disturbance of the vegetated areas.

Pre-Construction Date of survey: _____ Percent Existing Vegetative Cover: _____

Description of existing vegetation: _____

Method for determining percent vegetative cover: **CDOT Vegetation Transect Procedure**

Include a map or table showing transect locations, photos documenting pre-Construction vegetative cover, and methodology used to determine existing vegetative cover to SWMP Tab 17:

Post-Construction Date of survey: _____ Percent Vegetative Cover: _____

Description of vegetation:

The method used to determine pre-construction percent cover shall be used to determine post construction percent cover.

Include map or table showing transect locations, photos documenting post-Construction vegetative cover, and methodology used to determine existing vegetative cover to SWMP Tab 17:

2. Stormwater Management Controls for First Construction Activities

The Contractor shall perform the following

A. Potential Pollutants Sources:

Refer to Potential Pollutant Sources in SWMP Section 4A. The SWMP Administrator for Construction shall prepare a list of all potential pollutants and their locations in accordance with subsection 107.25.

B. Offsite Drainage (Run on Water):

Place Control Measures to address run-on water in accordance with subsection 208.03.

C. Construction Dewatering:

Obtain a CDPS Dewatering Permit from CDPHE if conditions of their Low Risk Guidance for Discharges of Uncontaminated Groundwater to Land are not met; see subsections 107.02 and 107.25.

Refer to CDPHE Low Risk Discharge Guidance Document of Uncontaminated Groundwater to Land. <https://www.colorado.gov/pacific/sites/default/files/WQ%20LOW%20RISK%20GW.pdf>

D. Vehicle Tracking Control:

Control Measures shall be implemented in accordance with subsection 208.04.

E. Perimeter Control:

Perimeter control shall be established as the first item on the SWMP to prevent the potential for pollutants leaving the construction site boundaries, entering the stormwater drainage system, or discharging to state waters. With subsection Perimeter control may consist of berms, silt fence, erosion logs, existing landforms, or other Control Measures as approved.

3. Qualified Stormwater Managers:

A. SWMP Administrator for Design:

CDOT Certified Individual responsible for developing SWMP Plan Sheets and SWMP Site Maps during the design phase.

Name/Title	Contact Information [phone & email]	Certification #
Stephen Pavlick / Owner	970-903-3706; stevep@psteng.net	2D17ED61

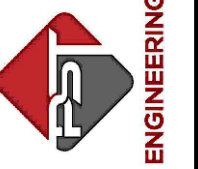
B. SWMP Administrator for Construction: (As defined in Section 208) The Contractor shall designate a SWMP

Administrator for Construction upon accepting co-permittee of the permit. The SWMP Administrator for Construction shall become the operator for the SWMP and assume responsibility for all design changes to the SWMP implementation and maintenance in accordance with subsection 208.03, the SWMP shall remain the property of CDOT. The SWMP Administrator for Construction shall be responsible for implementing, maintaining, and revising SWMP, including the title and contact information. The activities and responsibilities of the SWMP Administrator for Construction shall address all aspects of the project's SWMP. (Update the information below for each new SWMP Administrator for Construction) (A copy of current TECS Certification must be included in the SWMP).

Name/Title	Contact Information (phone & email)	Certification #	Certification Expiration Date	Start Date

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PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT
PLAN 1

#	DATE	REVISIONS: DESCRIPTION	SHEET

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C. Permanent Stabilization Subject Matter Expert: This qualified individual will be either a Regional Environmental Staff member, or an Independent Contractor Controller (Independent Assurance Program). This expert is a project team leader responsible for ensuring project adherence to requirements of the 207 and 212 Project Special Provisions as follows and will be available for questions regarding permanent stabilization requirements.

1. Review the Topsoil Management Plan and the Permanent Stabilization Site Maps.
2. Attend the Environmental Pre-Construction Conference.
3. Coordinate the Site Pre-Vegetation Conference.
4. Review and recommend approval of products.
5. Attend the Partial Landscape Completion Walkthrough.
6. Attend the Final Landscape Completion Walkthrough.

Name/Title	Contact Information [phone & email]
Danielle Wilkinson	danielle.wilkinson@state.co.us / 970-903-0752

4. During Construction

Responsibilities of the SWMP Administrator for Construction: Considered a "living document", the SWMP is continuously reviewed and modified throughout the construction phases. During construction, the SWMP Administrator for Construction shall have full responsibility to maintain and update the SWMP in accordance with subsection 208.03(c).

During construction, indicate how items that were not addressed during design are being handled in construction. If items are covered in other sections of the SWMP, indicate below what section the discussion takes place.

A. Materials Handling and Spill Prevention and Response Plan: Prior to commencing Construction Activities Associated with Water Quality, the Contractor shall submit a Spill Response Plan. Materials handling and Spill Response Plan shall be in accordance with subsection 208.06.

B. Other CDPS Permits or Guidance Documents: List applicable CDPS permits or guidance documents associated with the permitted site and activities.

C. Stockpile Management: Shall be done in accordance with subsections 107.25 and 208.07.

D. Concrete Washout: Concrete and masonry washout water or waste from field laboratories and paving equipment shall be contained in accordance with subsection 208.05.

E. Saw Cutting: Shall be done in accordance with subsections 107.25, 208.02, 208.04, 208.05.

F. Street Sweeping: Shall be done in accordance with subsection 208.04.

5. Control Measure Maintenance

Maintenance shall be in accordance with subsection 208.04(f).

6. Temporary, Permanent Stabilization and Long-Term Stormwater Management

The Contractor shall comply with all temporary stabilization and permanent stabilization requirements in accordance with subsection 208.04(e).

A. Seeding Plan:

The following seed mix(es) and rates are for **broadcast** seeding method as shown on the Permanent Stabilization Site Maps shall be used:

Common Name	Botanical Name	Lb. PLS per acre
Canada wildrye	<i>Elymus canadensis</i>	1.5
Mountain brome	<i>Bromus marginatus</i> Bromar	3.9
Slender wheatgrass	<i>Elymus trachycaulus</i> San Luis	2.4
Meadow barley	<i>Hordeum brachyantherum</i> VNS	3.75
Rocky mountain fescue	<i>Festuca saximontana</i>	0.375

Nuttall's alkaligrass	<i>Puccinellia nuttalliana</i> VNS	0.15
Green needlegrass	<i>Nassella viridula</i> VNS	1.5
Mountain lupine	<i>Lupinus x alpestris</i> VNS	1.5
Rocky Mountain penstemon	<i>Penstemon strictus</i> VNS	0.75
Western yarrow	<i>Achillea millefolium var. occidentalis</i> VNS	0.75
Total		16.575

B. Seeding Application Method:

The following seeding methods shall be used for all areas shown on the Permanent Stabilization Site Maps. Soil compaction shall be minimized for areas where permanent/landscape stabilization will be achieved through vegetative cover.

Pay Item	Seeding Method (subsection 212.05)	Acre
212-00706	Seeding (Native) Drill	
212-00707	Seeding (Native) Hydraulic	
212-00708	Seeding (Native) Broadcast	0.139
212-00709	Seeding (Wetland) Drill	
212-00710	Seeding (Wetland) Hydraulic	
212-00711	Seeding (Wetland) Broadcast	
Total		0.139

C. Mulching Application:

Apply a minimum of 2 tons/ac of certified weed free hay or 2 1/2 tons/ac of certified weed free straw per acre and in accordance with Section 213, and mechanically crimp it into the soil in combination with an organic mulch tackifier.

Prior to winter shutdown or the summer seeding window closure: Uncompleted slopes shall be mulched with 2 tons of mulching (weed free) per acre, mechanically crimped into the topsoil in combination with an organic mulch tackifier in accordance with Sections 208 and 213.

D. Special Requirements:

1. Soil amendments, seedbed preparation, and permanent stabilization mulching shall be accomplished within four working days of placing the topsoil on the de-compacted civil subgrades. If placed topsoil is not mulched with permanent stabilization mulch within four working days, the Contractor shall complete temporary stabilization methods in accordance with subsection 208.04(e) at no additional cost to the Department.
2. Complete permanent stabilization mulching within 24 hours of hydraulic application of native seed.
3. The Contractor shall submit a proposed Permanent Stabilization Phasing Plan to the Engineer for approval showing how implementation of SWMP Permanent Stabilization Plans will minimize damage to seeded areas.

E. Soil Amendment Requirements: Minimum amendment material requirements for all disturbances to receive seeding.

0.139 Total Acres of Seeding (Native) Broadcast (Pay Item 212-00708)

Pay Item	Description	Amount/Acre	Units	Total For This Method
212-00700	Organic Fertilizer	800	Pounds	112
212-00701	Compost (Mechanically Applied)	130	CY	19
212-00704	Mycorrhizae	60	Pounds	8

F. Soil Retention Covering:

On slopes and ditches requiring a blanket or turf reinforcement mat (TRM), the blanket/TRM shall be placed in lieu of mulch and mulch tackifier and placed after seeding. See SWMP Site Map for blanket/TRM locations.

G. Permanent Stabilization Application Under Structures:

Under structures, shade patterns should be considered and the use of Median Cover Material (Stone) or other stabilized options with an approved Project Special Provision should be used. See SWMP Site Map for locations.

H. Reseeding Operations/Corrective Stabilization:

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970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT
PLAN 2

REVISIONS:		SHEET
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Prior to stormwater construction work partial acceptance.

1. All seeded areas shall be reviewed by the SWMP Administrator for Construction and or Erosion Control Inspector for bare soils caused by surface or wind erosion. Bare areas caused by surface or gully erosion, blown away mulch, etc. shall be re-graded, seeded, and have the designated mulching applied as necessary, at no additional cost to the project.
2. The Contractor shall maintain seeding/mulch/tackifier/blanket/TRM, mow to control weeds or apply herbicide to control weeds in the seeded areas, at no additional cost to the project.

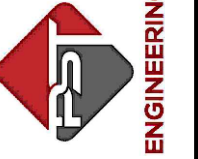
7. Prior to Project Final Acceptance

- A. When directed by the Engineer, removal and disposal of temporary control measures shall be included in the cost of work.
- B. At the end of the project, all ditch checks shall consist of either temporary erosion logs (sediment control logs) (or equivalent) or permanent riprap.
- C. All storm drains shall be cleaned prior to the Final Acceptance of the project. If required, include work in 202-04002 Clean Culvert.
- D. Refer to subsection 208.10 for Items to be completed prior to requesting partial acceptance of water quality work.



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PST ENGINEERING, LLC
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970-403-5492



**PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT
PLAN 3**

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8. Narratives

Control Measure Matrixes During Construction:

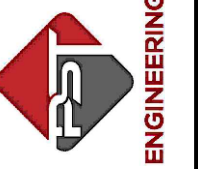
- Control measure narratives have been included for the CDOT Standard Specifications and Standard Plan M-208 and M-216 along with any non-standard control measures approved during the design process. If a Non-Standard Control Measure not included in the SWMP is proposed and approved by the Engineer, the SWMP Administrator for Construction shall: Place an "X" in the column "M-208 Standard or 'X' for Non-Standard" and complete a Non-Standard Control Measure Specification and Narrative. The Narrative shall include drawings, dimensions, installation information, materials, implementation processes, control measure-specific inspection expectations, and maintenance requirements of the control measure. The appropriate "X" shall also be added to the implementation phase(s).
- The SWMP Administrator for Construction shall place an "X" in the column "In Use On Site" when the control measure has been installed.
- A "B" in the "Initial Activities" column indicates that the control measure shall be installed **before** construction activities associated with water quality commence. Locations and quantities will be discussed during the Environmental Pre-Construction Conference with the Regional Water Pollution Control Manager.

Structural Control Measures that may be potentially used on the project for erosion and sediment control; practices may include, but are not limited to the following:

Application, Control measure	Narrative	M- 208 Standard or "X" For Non-Standard	In Use on Site	Initial Activities	Interim Activities	Permanent Stabilization
Protection of Existing Wetlands Fence (plastic) and erosion logs (sediment control logs)	Fence (plastic) shall be placed in combination with erosion logs (sediment control logs) to prevent encroachment of construction traffic and sediment into state waters prior to start of construction activities associated with water quality. Fence (plastic) shall be placed adjacent to the wetlands; erosion logs (sediment control logs) shall be placed between the plastic fence and disturbance area. Logs shall be placed to direct flows away from or filter water running into wetlands from disturbance areas.					
Protection of Existing Trees/Landscaping Fence (plastic)	Fence (plastic) shall be used in areas indicated in the plans to prevent encroachment of construction traffic and sediment for the protection of sensitive habitat, mature trees and/or existing landscaping prior to start of construction activities associated with water quality.			B	X	
Check Dam/Ditch Check Erosion log (sediment control log), silt berm, silt dike, rock check dam	Placed in ditches immediately upon completion of ditch grading to reduce velocity of runoff in the ditch. For existing ditches, place prior to start of construction activities associated with water quality.	M-208		X	X	
Storm Drain Inlet Protection in Paved Roadways (Type 1, 2 and 3 as shown on M-208-1, sheet 5 of 11)	Manufactured storm drain inlet protection placed prior to construction activities associated with water quality as detailed in M-208-1, to protect existing inlets or immediately upon completion of new inlets to prevent sediment from entering the inlet throughout construction.	M-208		B	X	X
Storm Drain Inlet Protection in Native Seed Areas (M-604 Standard Inlets Type C and D)	Erosion logs (sediment control logs) or aggregate bags placed around the inlet grate to prevent sediment from entering the inlet. Place prior to construction activities associated with water quality to protect existing inlets or immediately upon completion of new inlets.	M-208		B	X	X
Culvert Inlet/Outlet Protection Erosion logs (sediment control logs), aggregate bags	Placed at mouth of culvert inlets and over top of culvert at inlet and outlet where disturbance may be occurring adjacent to pipe to prevent sediment laden water from entering pipe or drainage. Place prior to the start of construction activities associated with water quality.	M-208				
Type C, Type D And Type 13 Protection Erosion logs (sediment control logs), aggregate bags, erosion bales	Placed around inlet grate or slope and ditch paving to prevent sediment from entering inlet. Place prior to the start of construction activities associated with water quality.	M-208		B	X	X
Stockpile Protection Temporary berm, erosion logs (sediment control logs), aggregate bags*	Placed within specified distance, in accordance with subsection 208.06, from toe to contain sediment around stockpile. *Aggregate bags are easily moved and replaced for access during the workday. Place prior to start of stockpiling, increase control as the stockpile increases size.	M-208			X	
Toe of Fill Protection Erosion logs (sediment control logs), temporary berm, silt fence, topsoil windrow*	Place prior to slope/embankment work to capture sediment and protect and delineate undisturbed areas. *Can be used to stockpile topsoil for salvage.	M-208				
Perimeter Control Erosion logs (sediment control logs), silt fence, temporary berms	Placed prior to construction activities associated with water quality commencing to address potential run-on water from off site, and to divert around disturbed areas.	M-208		B	X	
Slope Control Silt fence, erosion logs (sediment control logs)	Placed on the contour of a slope to contain and slow down construction runoff. Place prior to the start of construction activities associated with water quality.	M-208		X	X	
Temporary Sediment Trap	Used to capture sediment laden runoff from disturbed areas < 5 acres during construction. Place prior to the start of construction activities associated with water quality. Outlets that withdraw water from or near the surface may be installed when discharging from basins and impoundments.	M-208				
Temporary Slope Drain	Placed as a conduit or chute to drain runoff down slope and to prevent erosion of slope.	M-208				



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PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT
PLAN 4

REVISIONS:		DATE	DESCRIPTION	SHEET
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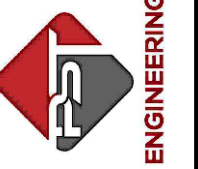
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Application, Control measure	Narrative	M- 208 Standard or "X" For Non-Standard	In Use on Site	Initial Activities	Interim Activities	Permanent Stabilization
Outlet Protection Riprap, or approved other	Material placed as an energy dissipater to prevent erosion at outlet structure.	M-601-12				
Concrete Washout In-ground or fabricated	Construction control, used for waste management of concrete/masonry and concrete/masonry equipment cleaning. Place prior to the start of concrete and masonry activities.	M-208		X	X	
Vehicle Tracking Pad	Vehicle tracking pads shall be used at all vehicle and equipment exit points from the site to prevent sediment exiting the LOC. Place prior to the start of construction activities associated with water quality.	M-208		B	X	
Engineered Sediment Basin	Constructed early in the project, prior to storm sewer/ditches and in accordance with 208.05(q) to capture storm flow. Outlet structure and/or outfall shall be modified for temporary sediment control using an approved non-standard detail. Outlets that withdraw water from or near the surface shall be installed when discharging from basins and impoundments, unless infeasible					
Dewatering (Contractor is responsible for obtaining a permit from the Colorado Department of Health and Environment.)	Shall be done in such a manner to prevent potential pollutants from entering State waters.					
Temporary Stream Crossing	Constructed over stream or drainage to prevent discharge of pollutants from construction equipment into water.					
Clean Water Diversion	Placed to divert clean surface or groundwater around the disturbance area to prevent it from mixing with construction runoff.					
Other						

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PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT
PLAN 5

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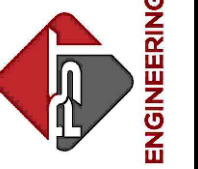
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Non-Structural Control Measures that may be potentially used on the project for erosion and sediment control; practices may include, but are not limited to:
 Erosion control devices are used to limit the amount of soil loss on site. Sediment control devices are designed to capture sediment on the project site. Construction controls are control measures related to construction access and staging. Control Measure locations are indicated on the SWMP Site Map.

Application, Control measure	Narrative	M- 208 Standard Or "X" for Non-Standard	In Use on Site	Initial Activities	Interim Activities	Permanent Stabilization
Vegetative Buffer Strip	Finishing component for filtering sediment-laden runoff from disturbance area. Area within CDOT ROW or temporary easement to be identified on SWMP prior to construction activities associated with water quality starting. Upgradient control measures must be installed immediately adjacent to vegetative buffers.					
Grading Applications (Landform)	Existing or created landforms may be used as a control measure if they prevent sediment from entering or leaving the disturbance area. If a landform directs flow of water to a concentrated outfall point, the outfall point shall be protected to prevent erosion. Area to be identified on SWMP prior to construction activities associated with water quality starting.	M-208				
Topsoil Management Stockpile/Salvage Stockpile	Prior to any site disturbance work commencing, existing topsoil shall be scraped to a depth six inches or as specified, and placed in stockpiles or windrows. Upon completion of final grading, topsoil shall be evenly distributed over embankment to a depth of six inches or as specified.	M-208		X	X	X
Surface Roughening / Grading Techniques	Daily stabilization of disturbance and to minimize wind erosion.				X	
Seeding (Temporary)	Temporary stabilization used for over wintering of disturbance or used to control erosion for areas scheduled for future construction.					
Bonded Fiber Matrix or Mulching (Hydraulic)	Not to be used in areas of concentrated flows, i.e. ditch lines. To be for either Temporary or Permanent Stabilization placed as a surface cover for erosion control. May be used as surface cover when work is temporarily halted and as approved by the Engineer for stockpiles.					
Straw or Hay Mulch/Mulch Tackifier	Temporary or Permanent Stabilization placed as a surface cover for erosion control and or seeding establishment. To be installed as Temporary Stabilization as a surface cover when work is temporarily halted and as approved by the Engineer				X	X
Spray-On Mulch Blanket (Not to be used in areas of concentrated flows, i.e. ditch lines.)	Temporary or Permanent Stabilization placed as a surface cover for erosion control and or seeding establishment. To be installed as temporary surface cover when work is temporarily halted and as approved by the Engineer					
Seeding Permanent (Native Perennial)	Permanent Stabilization of disturbance and to reduce runoff and control erosion on disturbed areas.					X
Soil Retention Blanket (SRB)	Temporary or Permanent Stabilization of disturbance and to reduce runoff and control erosion on disturbed areas.	M-216				X
Turf Reinforcement Mat (TRM)	Permanent Stabilization of disturbance and to reduce runoff and control erosion on disturbed areas. Placed in channels or on slopes for erosion control, channel liner and seed establishment.	M-216				
Sweeping	Source control, used to remove sediment tracked onto paved surfaces and to prevent sediment from leaving the LOC. Sweep daily and at the end of the construction shift as needed. Kick brooms shall not be permitted.			X	X	X
Other						

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PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT
PLAN 6

#	DATE	DESCRIPTION	REVISIONS:
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9. Tabulation of Stormwater Quantities

A. Control Measure sediment removal and disposal shall be paid for as: 208 Removal and Disposal of Sediment (Equipment) and 208 Removal and Disposal of Sediment (Labor). All other control measure maintenance shall be included in the cost of the control measure.

PSP Spec.	Pay Item	Description	Pay Unit	Initial Const.	Interim Const.	Permanent Stabilization	*Total Quantity
X	202-04002	Clean Culvert	Each			3	3
	203-01500	Blading	Hour				
	203-01550	Dozing	Hour				
X	203-01594	Combination Loader	Hour				
	207-00700	Topsoil (Onsite)	CY				
	207-00606	Topsoil (Imported)	CY			112.3	112.3
	207-00602	Topsoil (Engineered)	CY				
	207-00703	Topsoil (Wetland)	CY				
	207-00704	Subsoil Soil Preparation	SY			674	674
	208-00001	Silt Dike	LF				
	208-00004	Silt Berm	LF				
	208-00012	Erosion Log Type 1 (9 inch)	LF				
	208-00002	Erosion Log Type 1 (12 inch)	LF	30			30
	208-00013	Erosion Log Type 1 (20 Inch)	LF				
	208-00007	Erosion Log Type 2 (8 Inch)	LF				
	208-00008	Erosion Log Type 2 (12 Inch)	LF				
	208-00009	Erosion Log Type 2 (18 Inch)	LF				
	208-00011	Erosion Bales (Weed Free)	Each				
X	208-00015	Sand Bag	Each				
	208-00030	Sediment Basin	Each				
	208-00020	Silt Fence	LF	1769			1769
	208-00021	Silt Fence (Reinforced)	LF				
	208-00022	Erosion Log Type 3 (9 Inch)	LF				
	208-00023	Erosion Log Type 3 (12 Inch)	LF				
	208-00024	Erosion Log Type 3 (20 Inch)	LF				
X	208-00025	Plastic Sheeting	SY				
X	208-00026	Coir Roll	LF				
	208-00033	Sediment Trap	Each				
	208-00035	Aggregate Bag	LF	239			239
	208-00041	Rock Check Dam	Each				
	208-00045	Concrete Washout Structure	Each				
	208-00046	Pre-fabricated Concrete Washout Structure (Type 1)	Each	1			1
	208-00146	Pre-fabricated Concrete Washout Structure (Type 2)	Each				
	208-00051	Storm Drain Inlet Protection (Type I)	LF				
	208-00052	Storm Drain Inlet Protection (Type II)	LF	7			7

PSP Spec.	Pay Item	Description	Pay Unit	Initial Const.	Interim Const.	Permanent Stabilization	*Total Quantity
	208-00053	Storm Drain Inlet Protection (Type I) (84 Inch)	Each				
	208-00054	Storm Drain Inlet Protection (Type II)	Each				
X	208-00055	Rigid Inlet Protection Device	Each				
	208-00056	Storm Drain Inlet Protection (Type III)	Each	7			7
	208-00057	Storm Drain Inlet Protection (Type I) (144 Inch)	Each				
	208-00058	Storm Drain Inlet Protection (Type I) (204 Inch)	Each				
	208-00060	Temporary Slope Drains	LF				
	208-00070	Vehicle Tracking Pad	Each				
	208-00071	**Maintenance Aggregate (Vehicle Tracking Pad)	CY				
	208-00075	Pre-fabricated Vehicle Tracking Pad	Each	1			1
	208-00103	Removal and Disposal of Sediment (Labor)	Hour		20		20
	208-00105	Removal and Disposal of Sediment (Equipment)	Hour		20		20
	208-00106	Sweeping (Sediment Removal)	Hour		30		30
	208-00107	Removal of Trash	Hour				
	208-00207	Erosion Control Management (ECM)	Day		20		20
	208-00300	Temporary Berm	LF				
X	208-00301	Temporary Diversion	LF				
X	208-00520	Temporary Stream Crossing	LS				
X	211-03005	Dewatering	LS				
	212-00700	Organic Fertilizer	Pounds			112	112
	212-00701	Compost (Mechanically Applied)-	CY			19	19
	212-00702	Biotic Soil Amendments (Hydraulic Applied)	Pounds				
	212-00704	Mycorrhizae	Pounds			8	8
	212-00705	Elemental Sulfur	Pounds				
	212-00706	Seeding (Native) Drill	Acre				
	212-00707	Seeding (Native) Hydraulic	Acre				
	212-00708	Seeding (Native) Broadcast	Acre			.14	.14
	212-00709	Seeding (Wetland) Drill	Acre				
	212-00710	Seeding (Wetland) Hydraulic	Acre				
	212-00711	Seeding (Wetland) Broadcast	Acre				
	212-00009	Seeding (Temporary)	Acre				
	213-00002	Mulching (Weed Free Hay)	Acre				
	213-00003	Mulching (Weed Free)	Acre			.12	.12

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



ENGINEERING

PROJECT NAME: OURAY MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT PLAN 7

REVISIONS:

#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

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PSP Spec.	Pay Item	Description	Pay Unit	Initial Const.	Interim Const.	Permanent Stabilization	*Total Quantity
	213-00004	Mulching (Weed Free Straw)	Acre				
	213-00007	Mulching (Wood Strand)	Acre				
	213-00012	Spray-on Mulch Blanket	Acre				
	213-00013	Spray-on Mulch Blanket	LB				
X	213-00020	Compost Blanket	SY				
	213-00061	Mulch Tackifier	LB				
	213-00150	Bonded Fiber Matrix	Acre				
	213-00151	Bonded Fiber Matrix	LB				
X	214-00008	Extended Landscape Preservation	LS				
	216-00101	Soil Retention Blanket (Straw/Coconut) (Photodegradable Class 1)	SY				
	216-00111	Soil Retention Blanket (Excelsior) (Photodegradable Class 1)	SY				
	216-00122	Soil Retention Blanket (Coconut) (Photodegradable Class 2)	SY				
	216-00201	Soil Retention Blanket (Straw/Coconut) (Biodegradable Class 1)	SY			79.6	79.6
	216-00211	Soil Retention Blanket (Excelsior) (Biodegradable Class 1)	SY				
	216-00222	Soil Retention Blanket (Coconut) (Biodegradable Class 2)	SY				
	216-00301	Turf Reinforcement Mat (Class1)	SY				
	216-00302	Turf Reinforcement Mat (Class 2)	SY				
	216-00303	Turf Reinforcement Mat (Class 3)	SY				
	217-00000	Herbicide Treatment	SY				
	217-00020	Herbicide Treatment	Hour				
	610-00050	Median Cover Material (Stone)	Ton				
	607-11525	Fence (Plastic)	LF				
X	615-00152	Erosion Protector (Special)	LF				
X	700-70380	Force Account Erosion Control	FA		1		1
X	700-70310	Force Account Landscaping	FA				

*It is anticipated that additional control measures and control measure quantities not shown on the SWMP Site Maps shall be required on the project for unforeseen conditions and replacement of items that are beyond their useful service life, see subsections 208.03 and 208.04. **Quantities for all control measures shown above are estimated and have been increased for unforeseen conditions and normal control measure life expectancy.** Quantities shall



be adjusted according to the conditions encountered in the field as directed and approved by the Engineer. Payment shall be for the actual work completed and material used. **Pay Item 208-00071 is included for anticipated maintenance of vehicle tracking pads based on the service life of the control measure in the field. The use of the material shall be directed and approved by the Engineer.

10. Biological Impacts and Dewatering

- A. Environmental Impacts:
- Wetland Impacts: **No**
 - Stream Impacts: **No**
 - Threatened and Endangered Species: **No species are anticipated to be impacted by the project.**
- B. Dewatering:
 (Not covered under the CDPHE guidance document Low Risk Discharge Guidance Discharges of Uncontaminated Groundwater to Land): https://drive.google.com/open?id=17ck1ZJoiHSacJ_wxp2FfUr4rAxNgVWZv
- Dewatering: Refer to other environmental permits in accordance with subsection 107.02 and the permits contained in Tab 16 of the SWMP.
 - If groundwater does not meet water quality standards for receiving water a separate CDPS Dewatering Permit shall be obtained by the Contractor from CDPHE in accordance with subsections 107.02 and 107.25.

11. Notes

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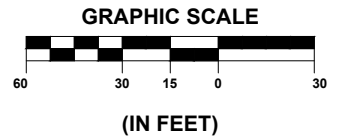
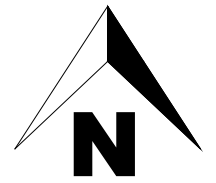
PROJECT NAME: OURAY MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORMWATER MANAGEMENT PLAN 8

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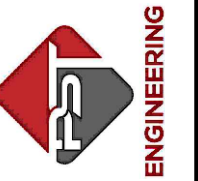
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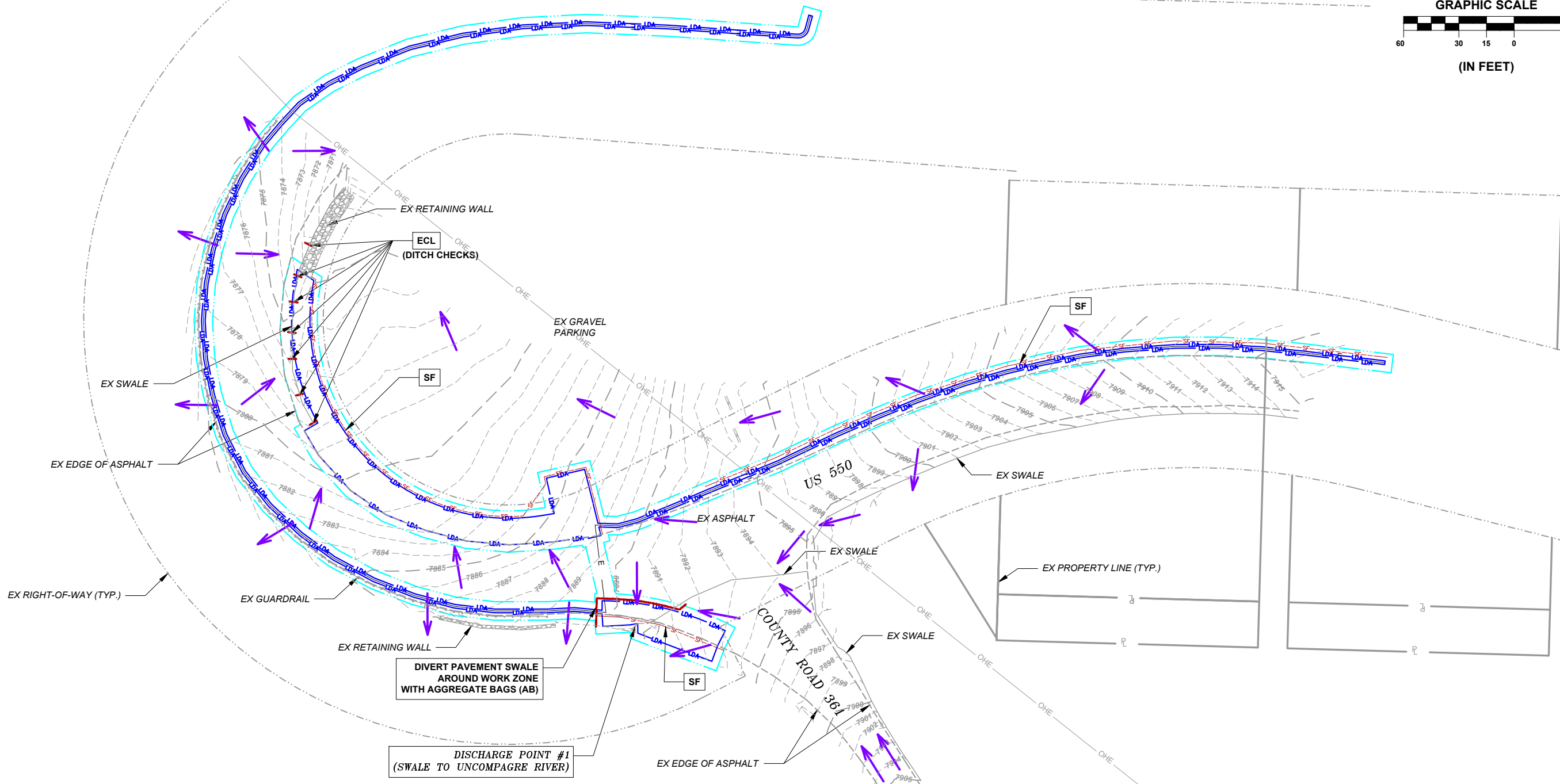


PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
INITIAL 1

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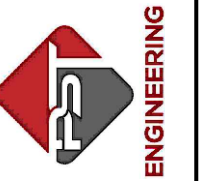
LEGEND

- LIMITS OF CONSTRUCTION
- LIMITS OF DISTURBED AREA
- STORM DRAIN INLET PROTECTION (IP)
- AGGREGATE BAG (AB)
- FLOW ARROW
- EROSION CONTROL LOG, TYPE 2 (12-INCH) (ECL)
- SILT FENCE (SF)

NOTES

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INITIAL

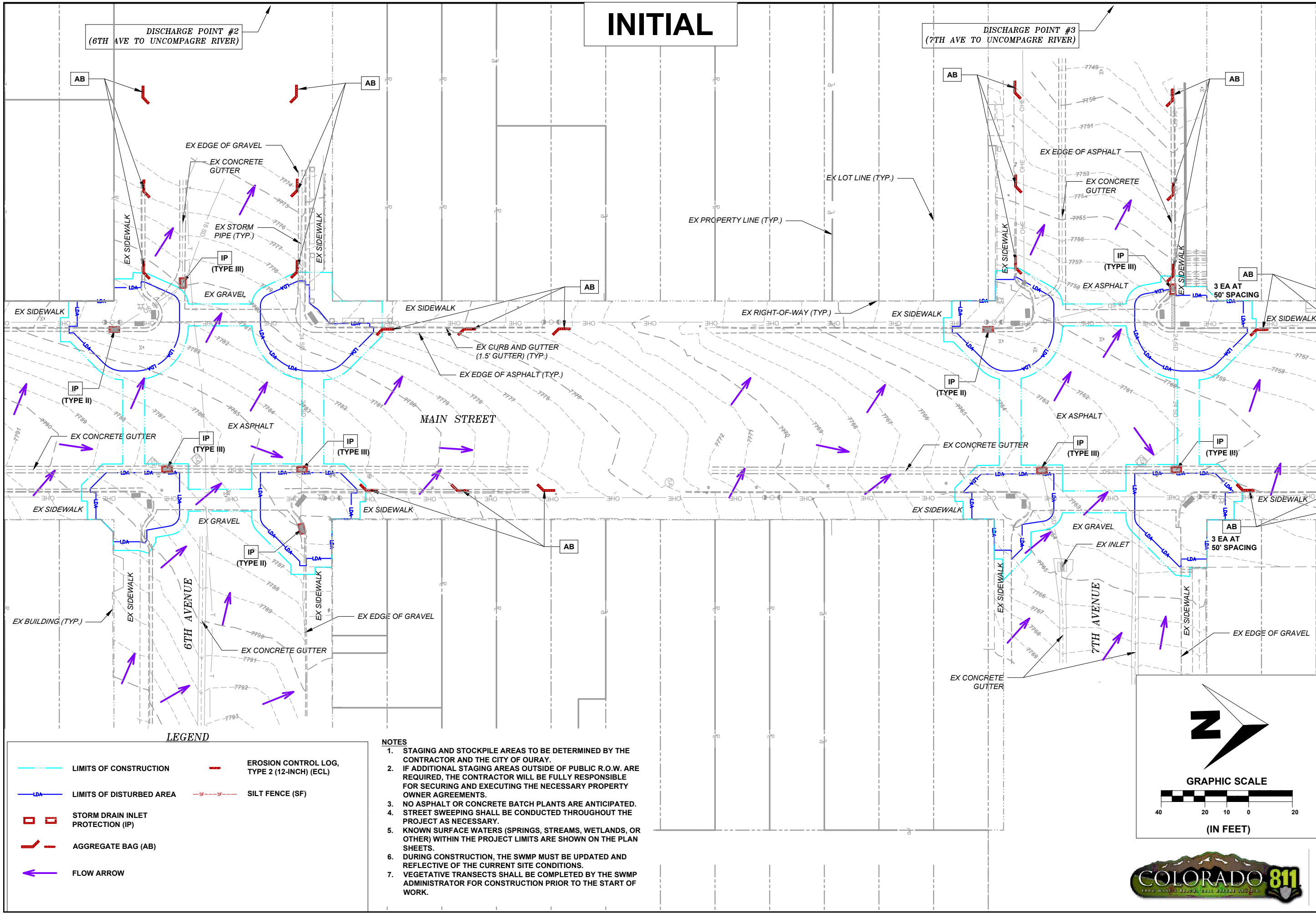


PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
INITIAL 2

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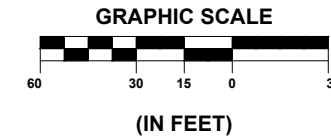
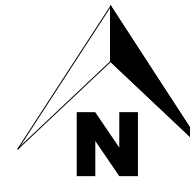
LEGEND

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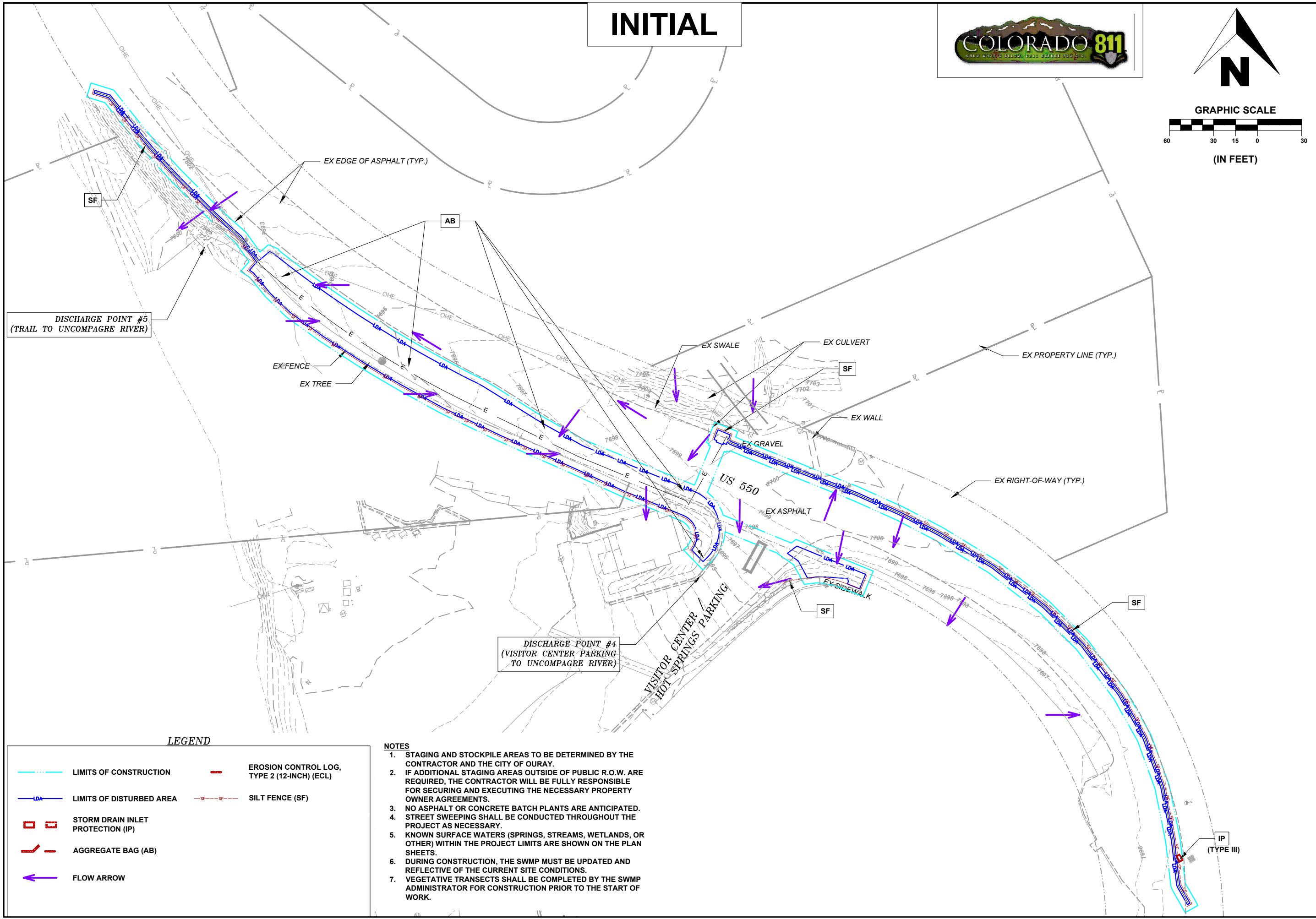


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PROJECT NAME: OURAY
MAIN STREET RMS
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EROSION CONTROL PLAN
INITIAL 3



DISCHARGE POINT #5
(TRAIL TO UNCOMPAGRE RIVER)

DISCHARGE POINT #4
(VISITOR CENTER PARKING
TO UNCOMPAGRE RIVER)

VISITOR CENTER
HOT SPRINGS PARKING

US 550

LEGEND

- LIMITS OF CONSTRUCTION
- LIMITS OF DISTURBED AREA
- STORM DRAIN INLET PROTECTION (IP)
- AGGREGATE BAG (AB)
- FLOW ARROW
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NOTES

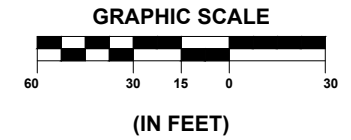
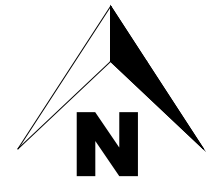
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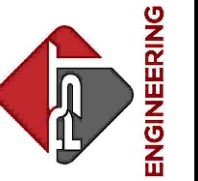
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INTERIM



SHEET
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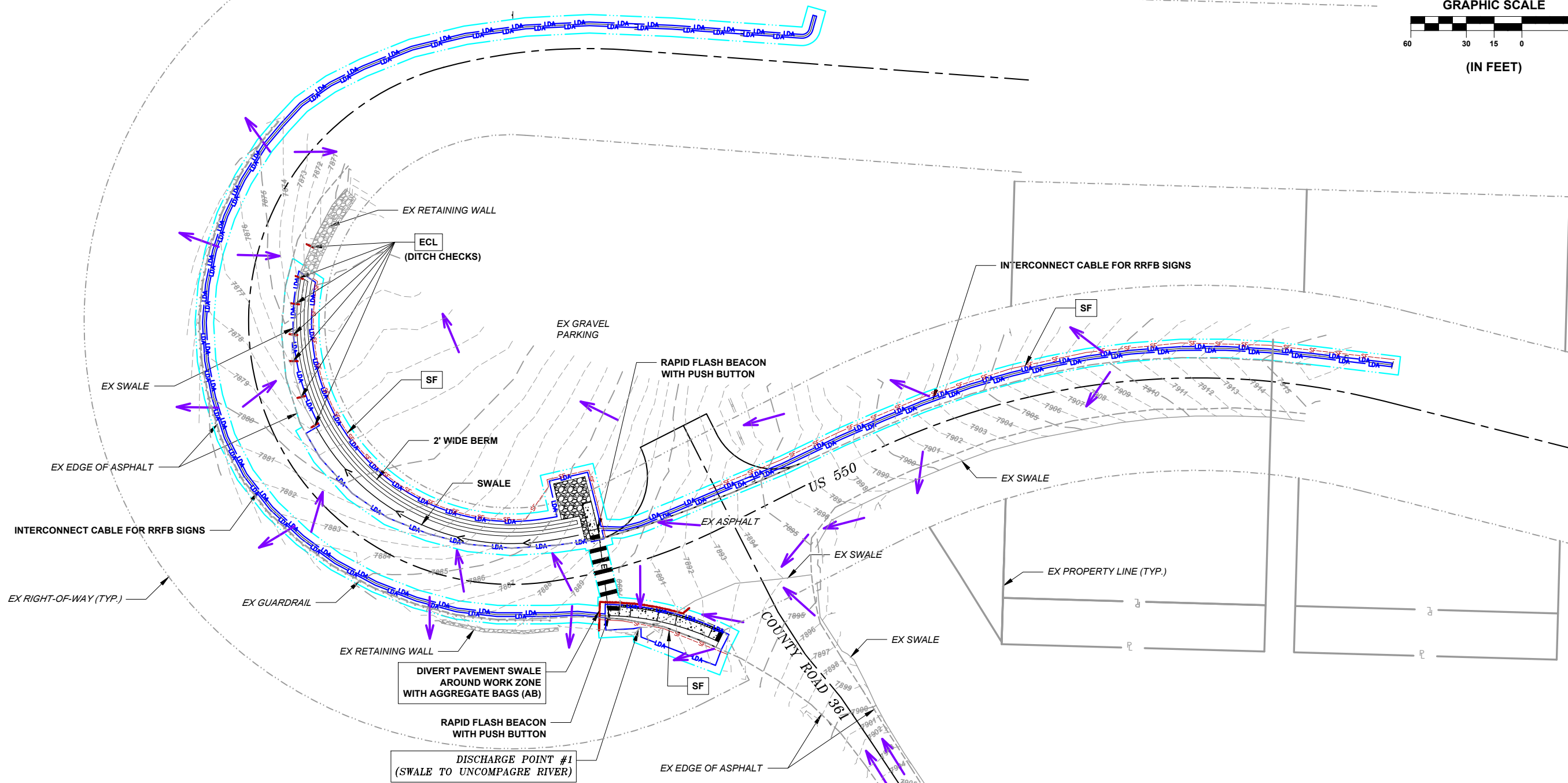


PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
INTERIM 1

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LEGEND

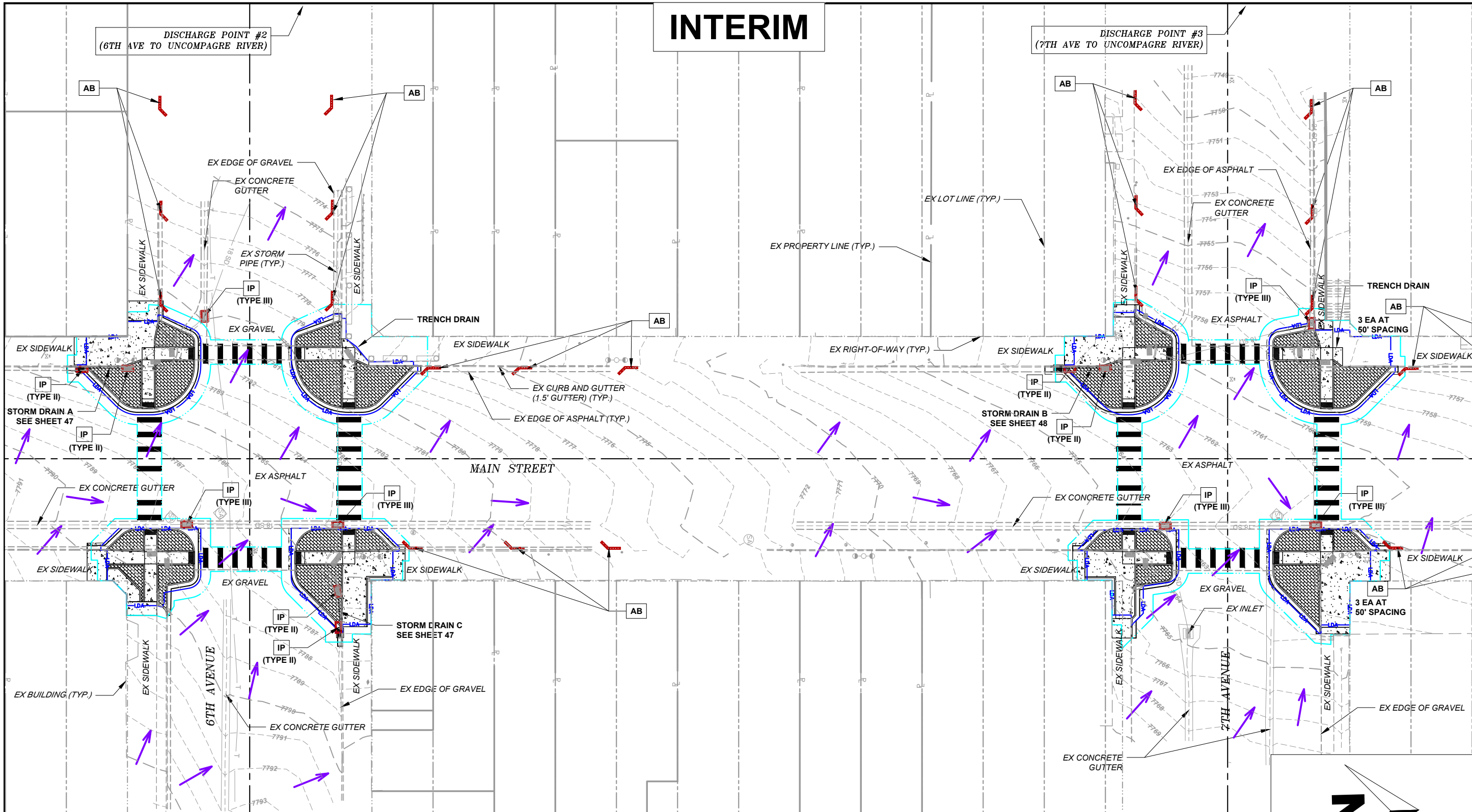
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- AGGREGATE BAG (AB)
- FLOW ARROW
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- SILT FENCE (SF)

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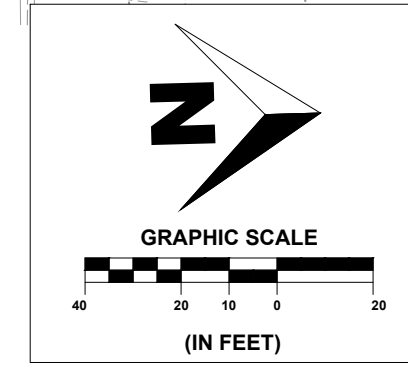
INTERIM



LEGEND

- LIMITS OF CONSTRUCTION
- LIMITS OF DISTURBED AREA
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- AGGREGATE BAG (AB)
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970-403-5492

PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
INTERIM 2

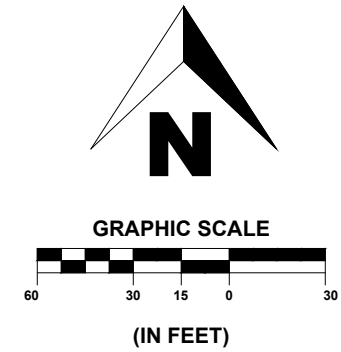
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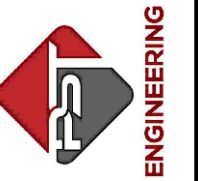
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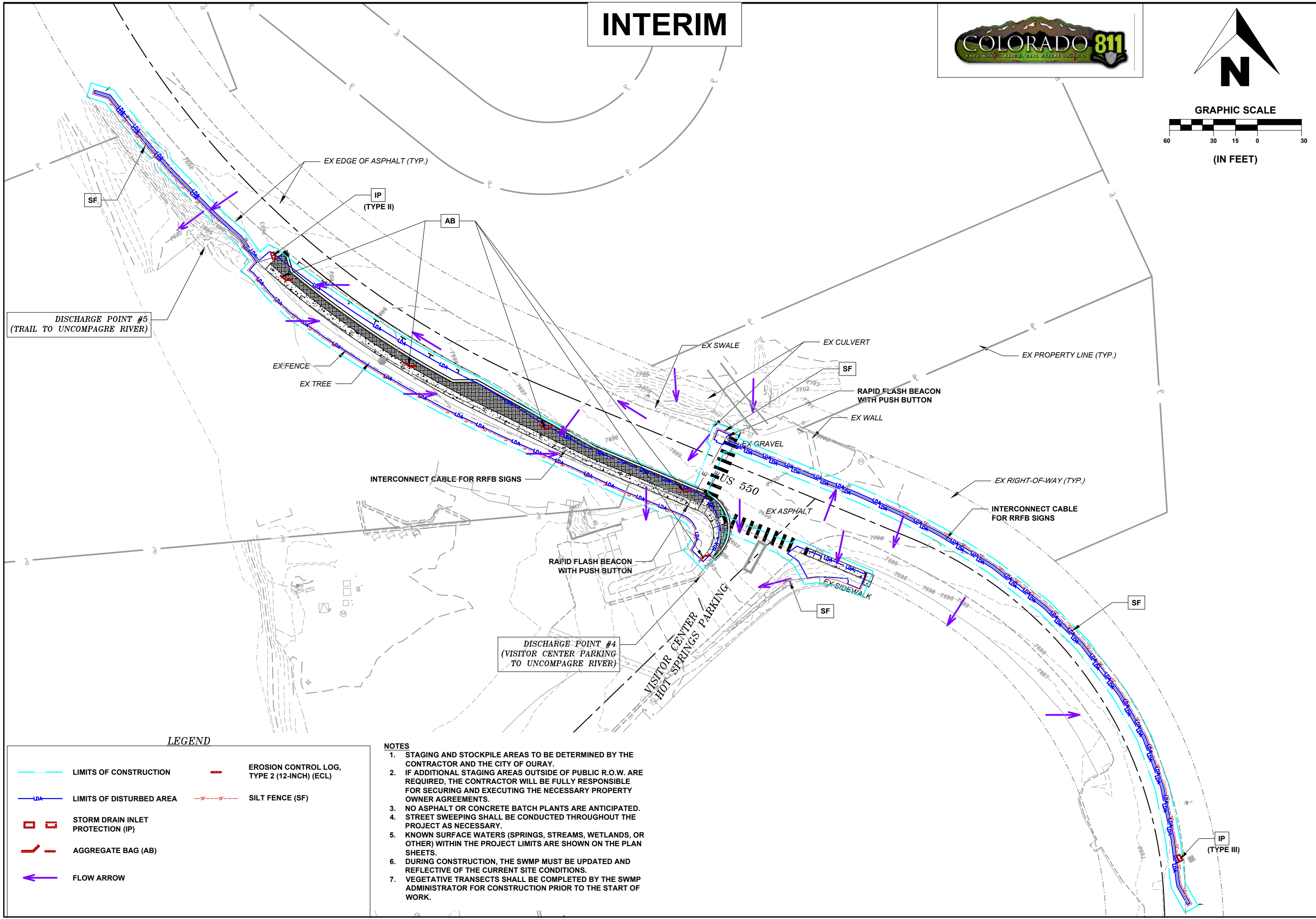


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PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
INTERIM 3



LEGEND

- LIMITS OF CONSTRUCTION
- LIMITS OF DISTURBED AREA
- STORM DRAIN INLET PROTECTION (IP)
- AGGREGATE BAG (AB)
- ← FLOW ARROW
- EROSION CONTROL LOG, TYPE 2 (12-INCH) (ECL)
- SILT FENCE (SF)

NOTES

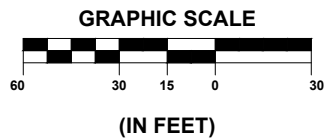
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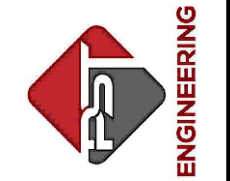
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FINAL



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PST ENGINEERING, LLC
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DURANGO, CO 81301
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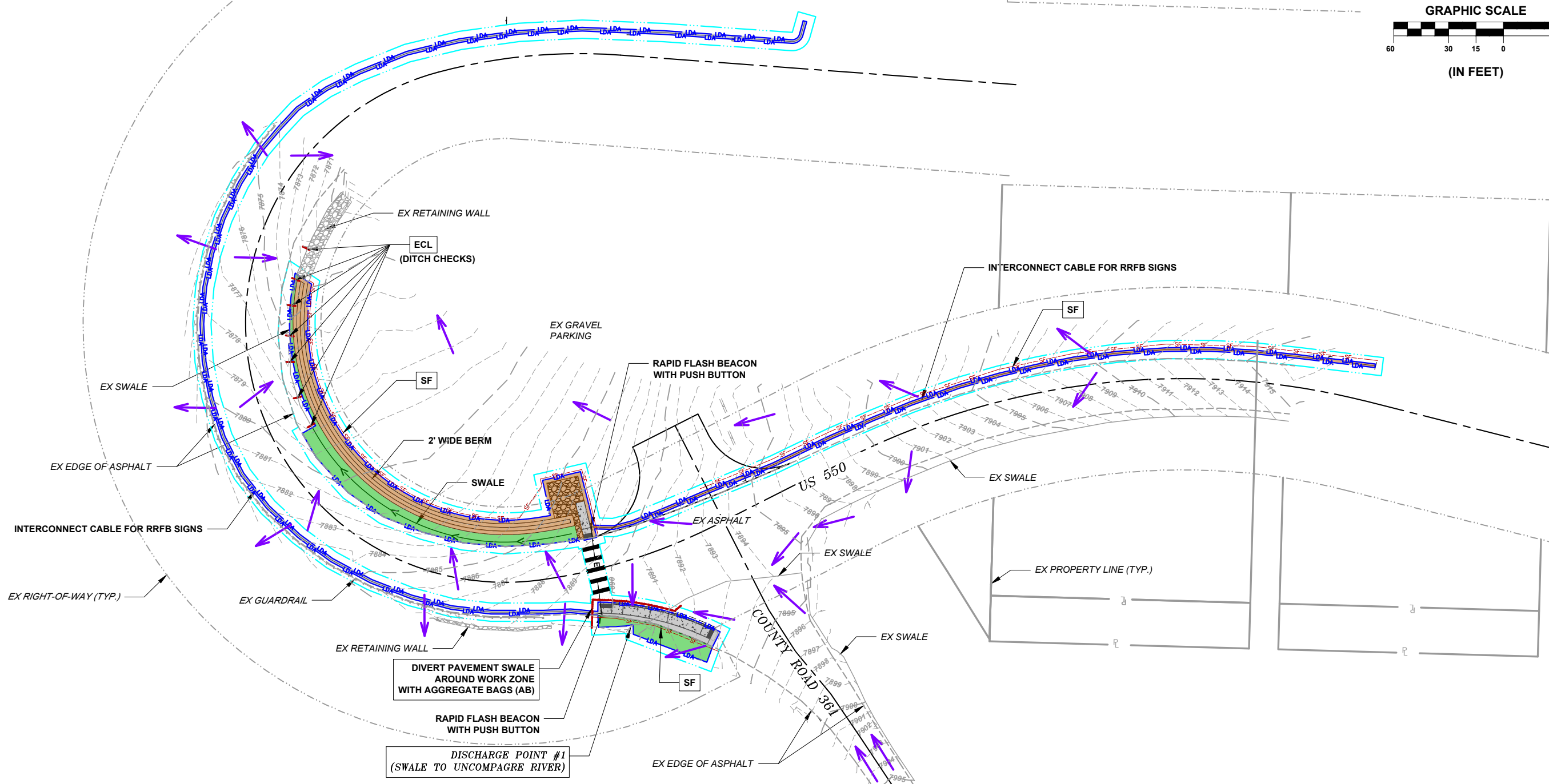


PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
FINAL STABILIZATION 1

REVISIONS:		SHEET
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LEGEND

	LIMITS OF CONSTRUCTION		EROSION CONTROL LOG, TYPE 2 (12-INCH) (ECL)
	LIMITS OF DISTURBED AREA		SILT FENCE (SF)
	STORM DRAIN INLET PROTECTION (IP)		IMPERVIOUS AREA (ASPHALT, CONCRETE)
	AGGREGATE BAG (AB)		IMPERVIOUS AREA (GRAVEL)
	FLOW ARROW		LANDSCAPE AREA

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FINAL

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PST ENGINEERING, LLC
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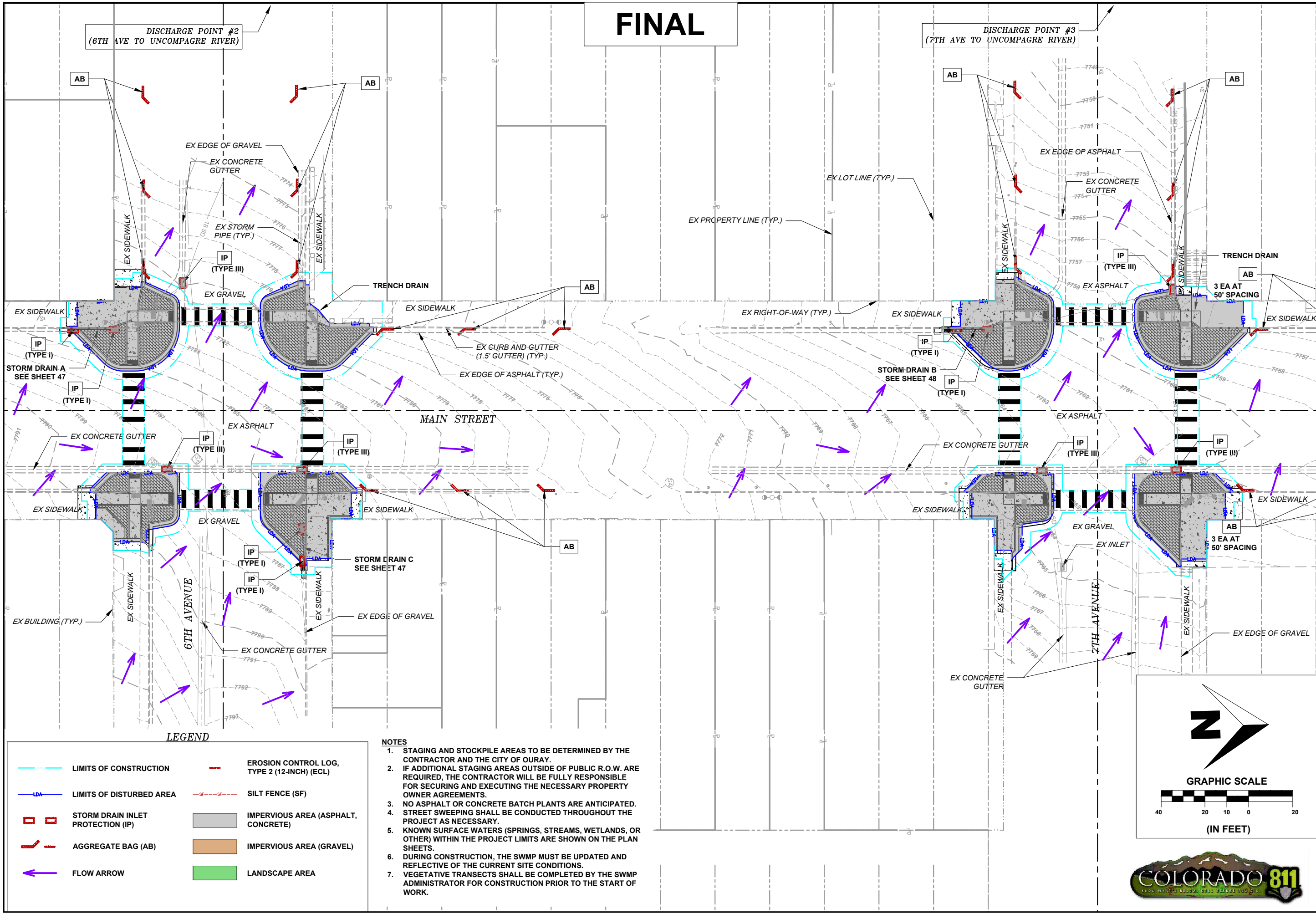


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MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
FINAL STABILIZATION 2

#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET

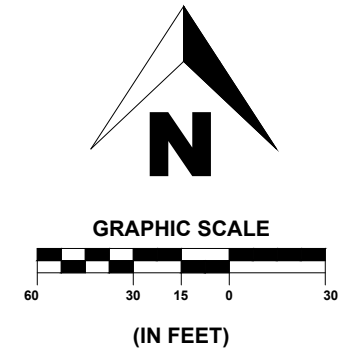


LEGEND

	LIMITS OF CONSTRUCTION		EROSION CONTROL LOG, TYPE 2 (12-INCH) (ECL)
	LIMITS OF DISTURBED AREA		SILT FENCE (SF)
	STORM DRAIN INLET PROTECTION (IP)		IMPERVIOUS AREA (ASPHALT, CONCRETE)
	AGGREGATE BAG (AB)		IMPERVIOUS AREA (GRAVEL)
	FLOW ARROW		LANDSCAPE AREA

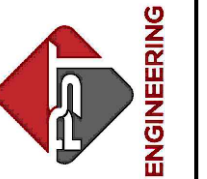
- NOTES**
1. STAGING AND STOCKPILE AREAS TO BE DETERMINED BY THE CONTRACTOR AND THE CITY OF OURAY.
 2. IF ADDITIONAL STAGING AREAS OUTSIDE OF PUBLIC R.O.W. ARE REQUIRED, THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR SECURING AND EXECUTING THE NECESSARY PROPERTY OWNER AGREEMENTS.
 3. NO ASPHALT OR CONCRETE BATCH PLANTS ARE ANTICIPATED.
 4. STREET SWEEPING SHALL BE CONDUCTED THROUGHOUT THE PROJECT AS NECESSARY.
 5. KNOWN SURFACE WATERS (SPRINGS, STREAMS, WETLANDS, OR OTHER) WITHIN THE PROJECT LIMITS ARE SHOWN ON THE PLAN SHEETS.
 6. DURING CONSTRUCTION, THE SWMP MUST BE UPDATED AND REFLECTIVE OF THE CURRENT SITE CONDITIONS.
 7. VEGETATIVE TRANSECTS SHALL BE COMPLETED BY THE SWMP ADMINISTRATOR FOR CONSTRUCTION PRIOR TO THE START OF WORK.

FINAL

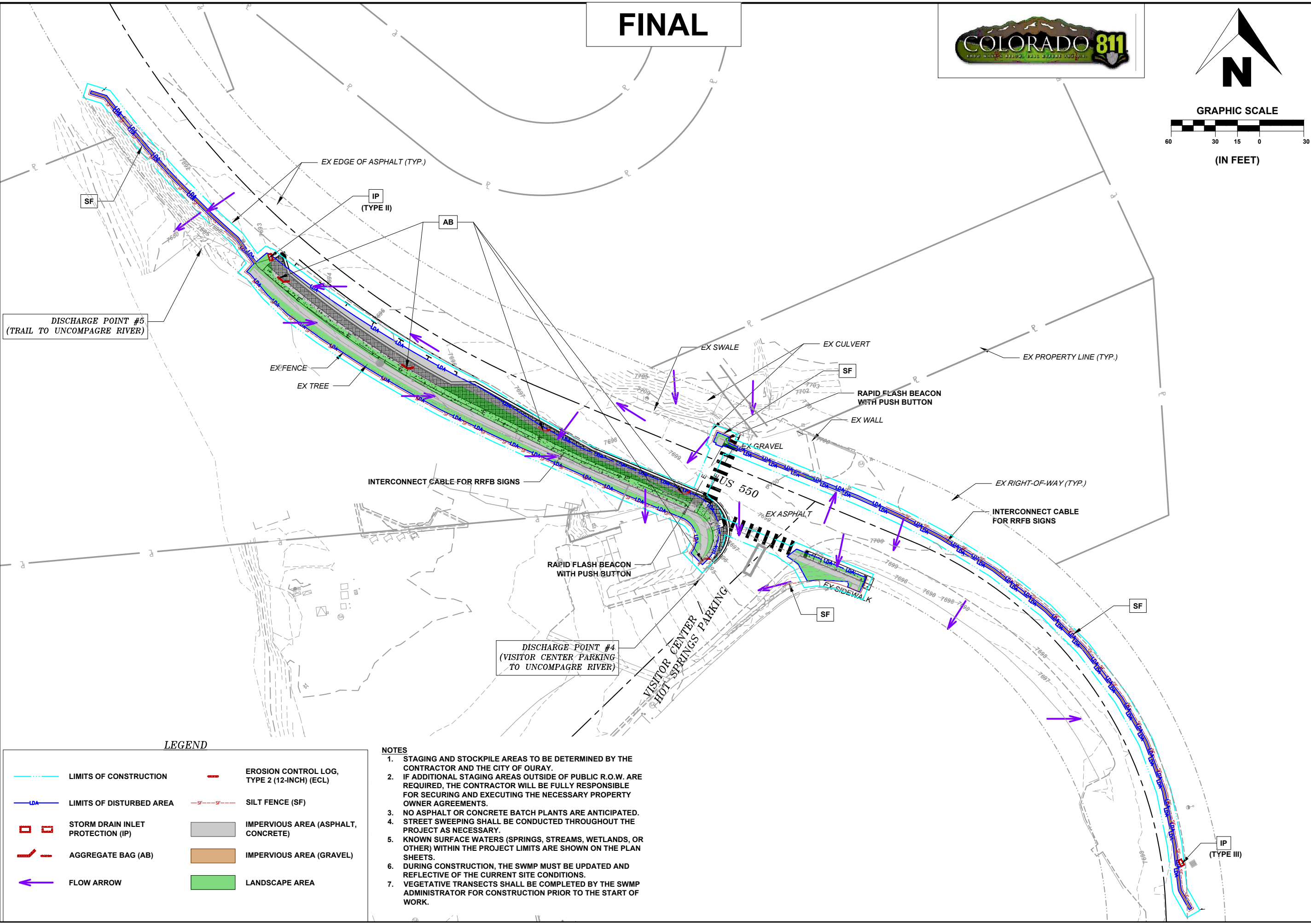


SHEET
36 OF 59

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EROSION CONTROL PLAN
FINAL STABILIZATION 3



LEGEND

	LIMITS OF CONSTRUCTION		EROSION CONTROL LOG, TYPE 2 (12-INCH) (ECL)
	LIMITS OF DISTURBED AREA		SILT FENCE (SF)
	STORM DRAIN INLET PROTECTION (IP)		IMPERVIOUS AREA (ASPHALT, CONCRETE)
	AGGREGATE BAG (AB)		IMPERVIOUS AREA (GRAVEL)
	FLOW ARROW		LANDSCAPE AREA

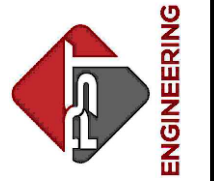
- NOTES**
1. STAGING AND STOCKPILE AREAS TO BE DETERMINED BY THE CONTRACTOR AND THE CITY OF OURAY.
 2. IF ADDITIONAL STAGING AREAS OUTSIDE OF PUBLIC R.O.W. ARE REQUIRED, THE CONTRACTOR WILL BE FULLY RESPONSIBLE FOR SECURING AND EXECUTING THE NECESSARY PROPERTY OWNER AGREEMENTS.
 3. NO ASPHALT OR CONCRETE BATCH PLANTS ARE ANTICIPATED. STREET SWEEPING SHALL BE CONDUCTED THROUGHOUT THE PROJECT AS NECESSARY.
 4. KNOWN SURFACE WATERS (SPRINGS, STREAMS, WETLANDS, OR OTHER) WITHIN THE PROJECT LIMITS ARE SHOWN ON THE PLAN SHEETS.
 5. DURING CONSTRUCTION, THE SWMP MUST BE UPDATED AND REFLECTIVE OF THE CURRENT SITE CONDITIONS.
 6. VEGETATIVE TRANSECTS SHALL BE COMPLETED BY THE SWMP ADMINISTRATOR FOR CONSTRUCTION PRIOR TO THE START OF WORK.

REVISIONS:

#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET

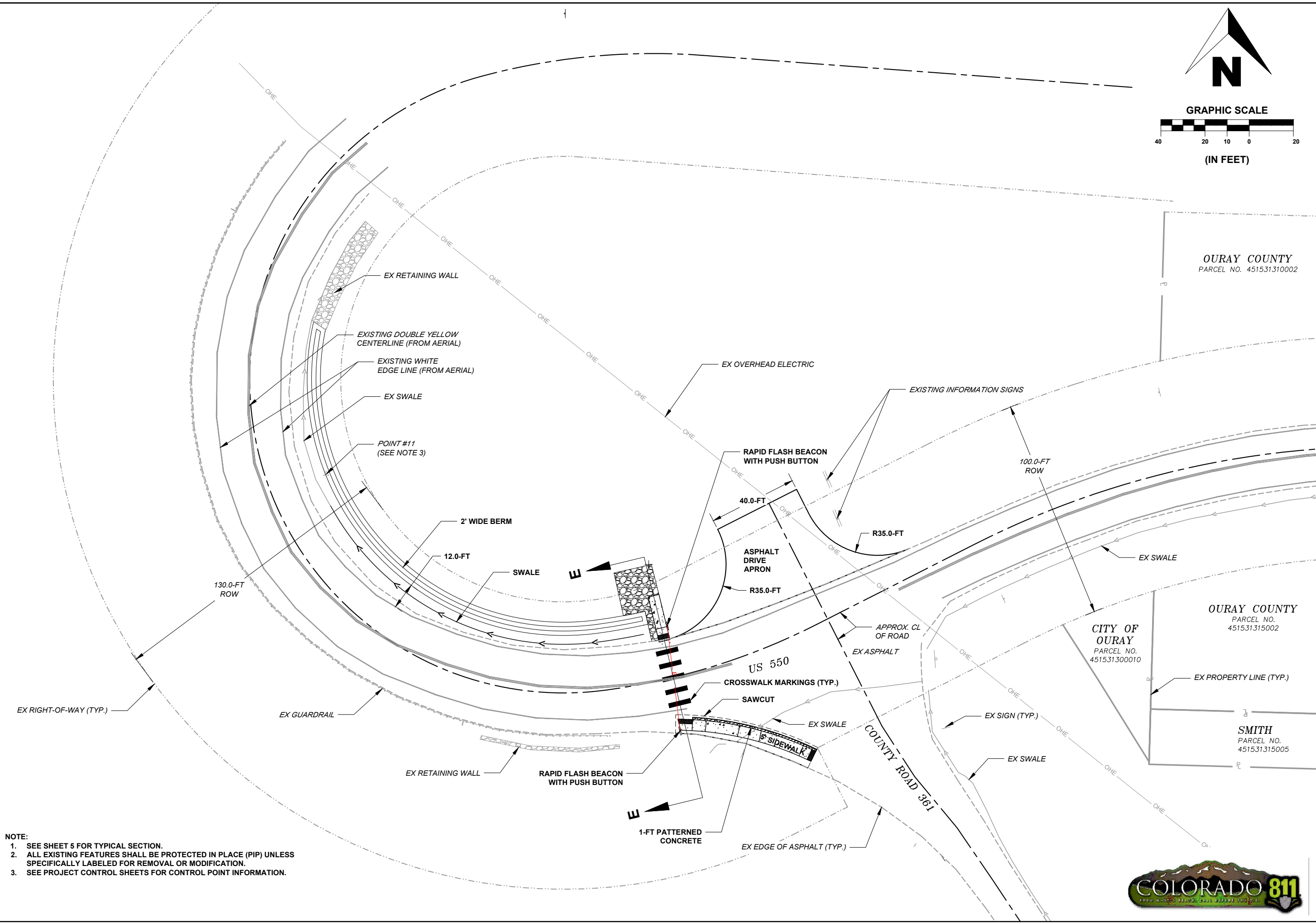
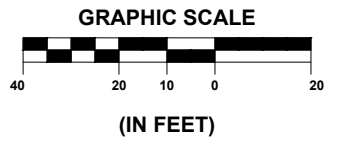


PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SITE & UTILITY PLAN 1
COUNTY ROAD 361

REVISIONS:		DATE	DESCRIPTION	SHEET
#				

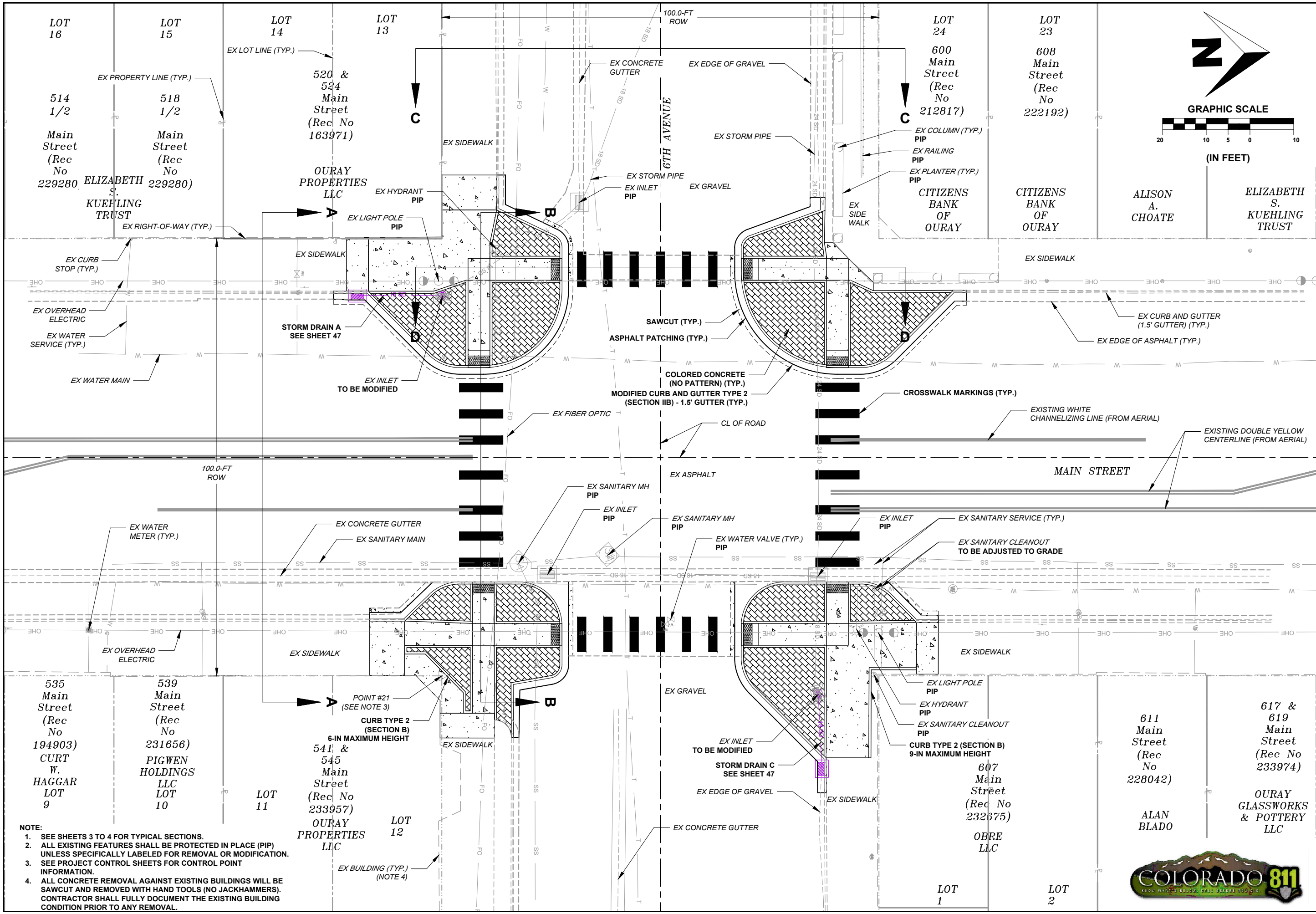
DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET




- NOTE:
- SEE SHEET 5 FOR TYPICAL SECTION.
 - ALL EXISTING FEATURES SHALL BE PROTECTED IN PLACE (PIP) UNLESS SPECIFICALLY LABELED FOR REMOVAL OR MODIFICATION.
 - SEE PROJECT CONTROL SHEETS FOR CONTROL POINT INFORMATION.





SHEET
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PST ENGINEERING, LLC
2615 MAIN AVE, SUITE 209
DURANGO, CO 81301
970-403-5492



ENGINEERING

PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SITE & UTILITY PLAN 2
6TH AVENUE

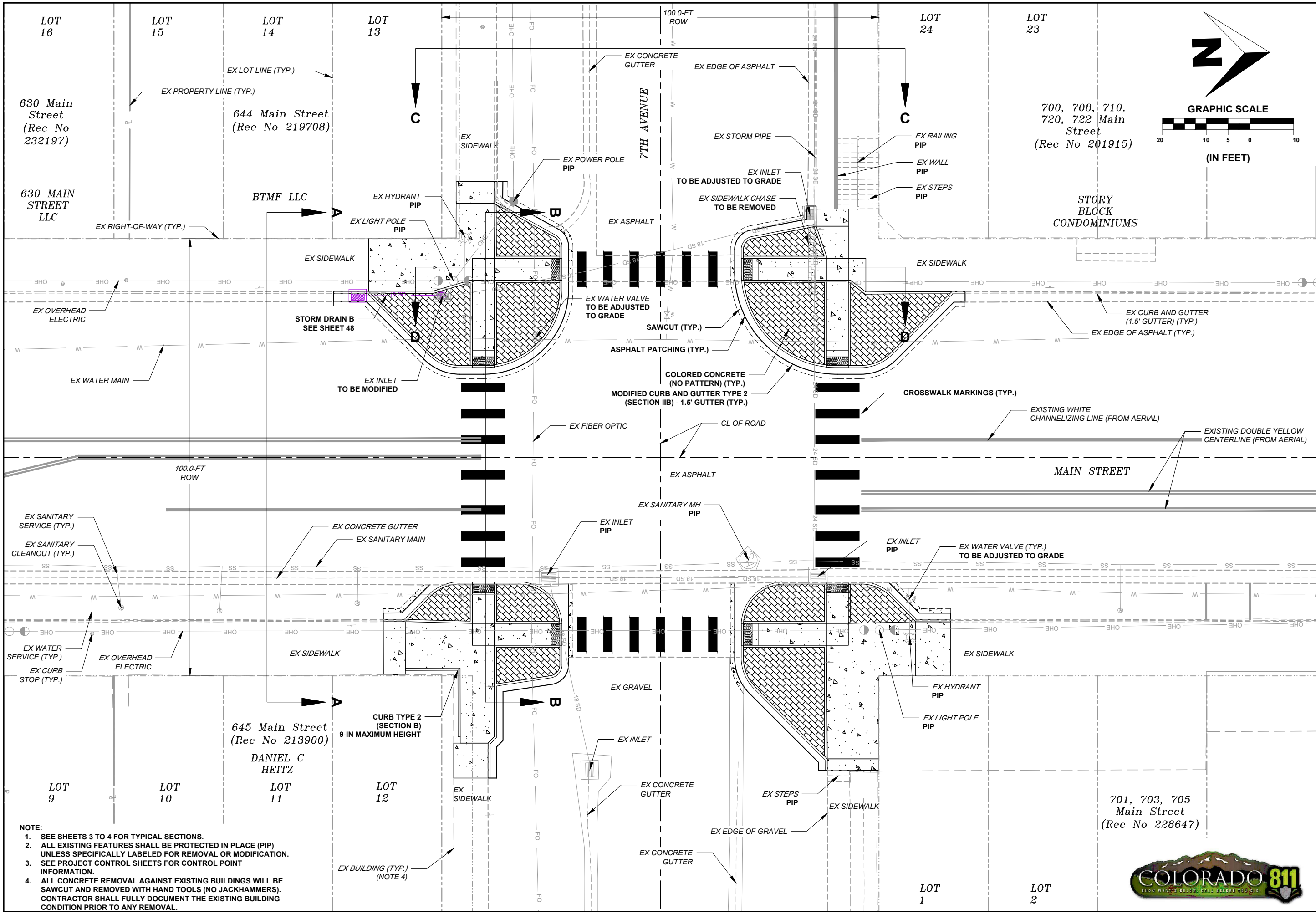
REVISIONS:	DATE	DESCRIPTION	SHEET
#			

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET

- NOTE:**
- SEE SHEETS 3 TO 4 FOR TYPICAL SECTIONS.
 - ALL EXISTING FEATURES SHALL BE PROTECTED IN PLACE (PIP) UNLESS SPECIFICALLY LABELED FOR REMOVAL OR MODIFICATION.
 - SEE PROJECT CONTROL SHEETS FOR CONTROL POINT INFORMATION.
 - ALL CONCRETE REMOVAL AGAINST EXISTING BUILDINGS WILL BE SAWCUT AND REMOVED WITH HAND TOOLS (NO JACKHAMMERS). CONTRACTOR SHALL FULLY DOCUMENT THE EXISTING BUILDING CONDITION PRIOR TO ANY REMOVAL.





LOT 16
630 Main Street (Rec No 232197)
630 MAIN STREET LLC

LOT 15

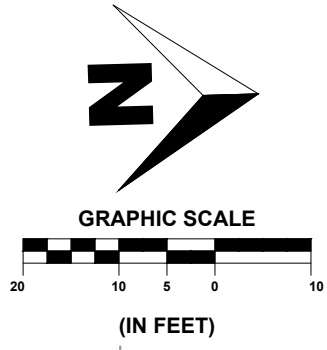
LOT 14
644 Main Street (Rec No 219708)
BTMF LLC

LOT 13

LOT 24

LOT 23
700, 708, 710, 720, 722 Main Street (Rec No 201915)
STORY BLOCK CONDOMINIUMS

LOT 22
701, 703, 705 Main Street (Rec No 228647)



- NOTE:
1. SEE SHEETS 3 TO 4 FOR TYPICAL SECTIONS.
 2. ALL EXISTING FEATURES SHALL BE PROTECTED IN PLACE (PIP) UNLESS SPECIFICALLY LABELED FOR REMOVAL OR MODIFICATION.
 3. SEE PROJECT CONTROL SHEETS FOR CONTROL POINT INFORMATION.
 4. ALL CONCRETE REMOVAL AGAINST EXISTING BUILDINGS WILL BE SAWCUT AND REMOVED WITH HAND TOOLS (NO JACKHAMMERS). CONTRACTOR SHALL FULLY DOCUMENT THE EXISTING BUILDING CONDITION PRIOR TO ANY REMOVAL.

SHEET 39 OF 59

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492

ENGINEERING

PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SITE & UTILITY PLAN 3
7TH AVENUE

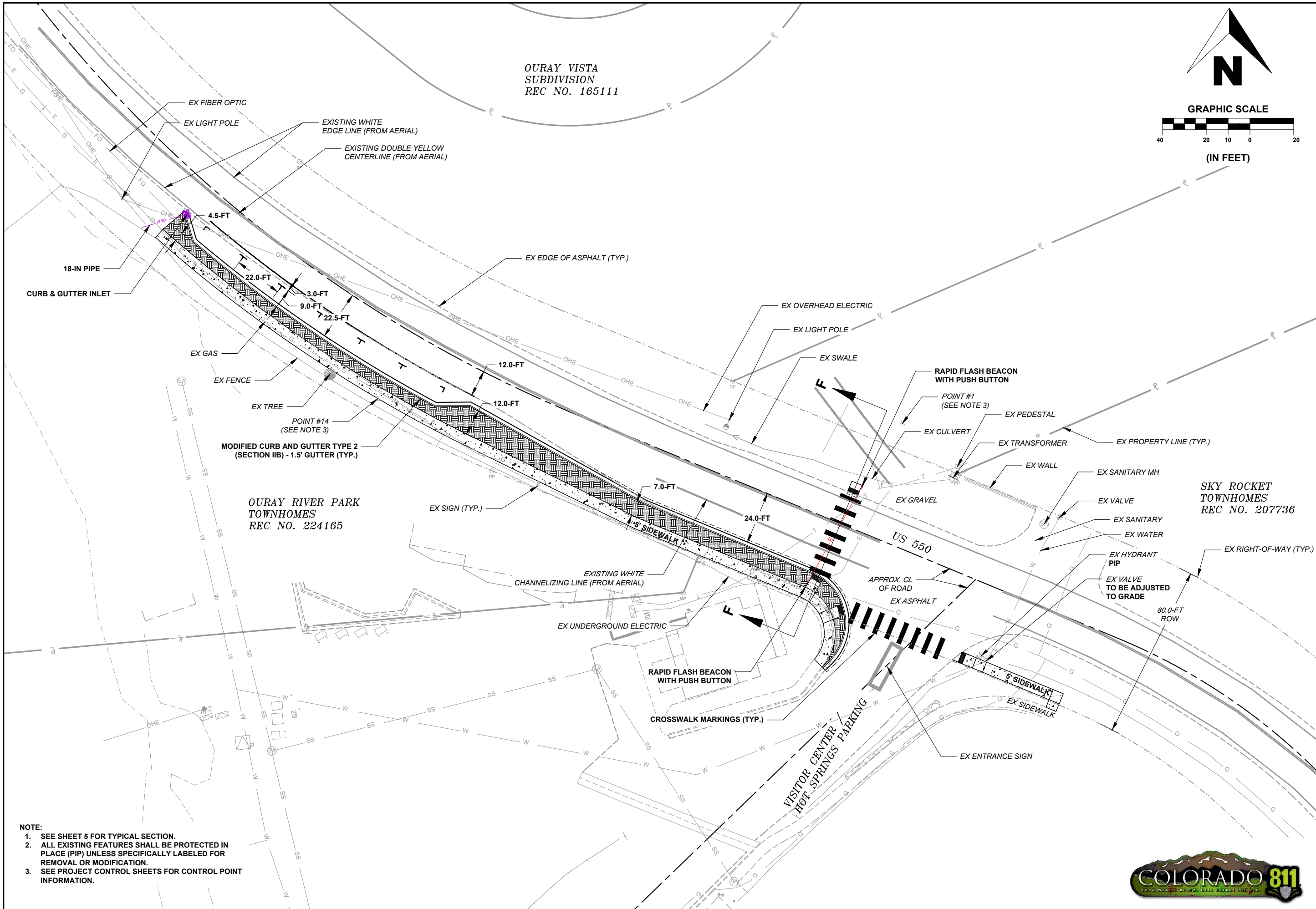
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#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET

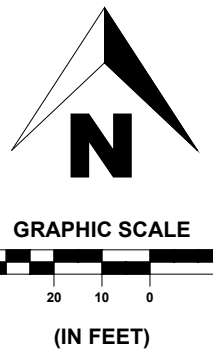




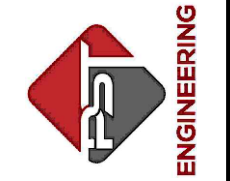
OURAY VISTA
SUBDIVISION
REC NO. 165111

OURAY RIVER PARK
TOWNHOMES
REC NO. 224165

SKY ROCKET
TOWNHOMES
REC NO. 207736



PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SITE & UTILITY PLAN 4
VISITOR CENTER

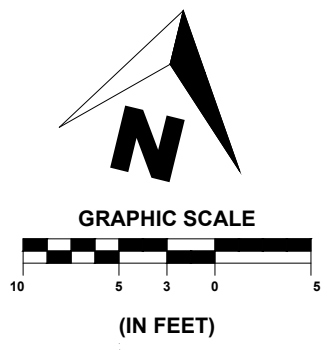
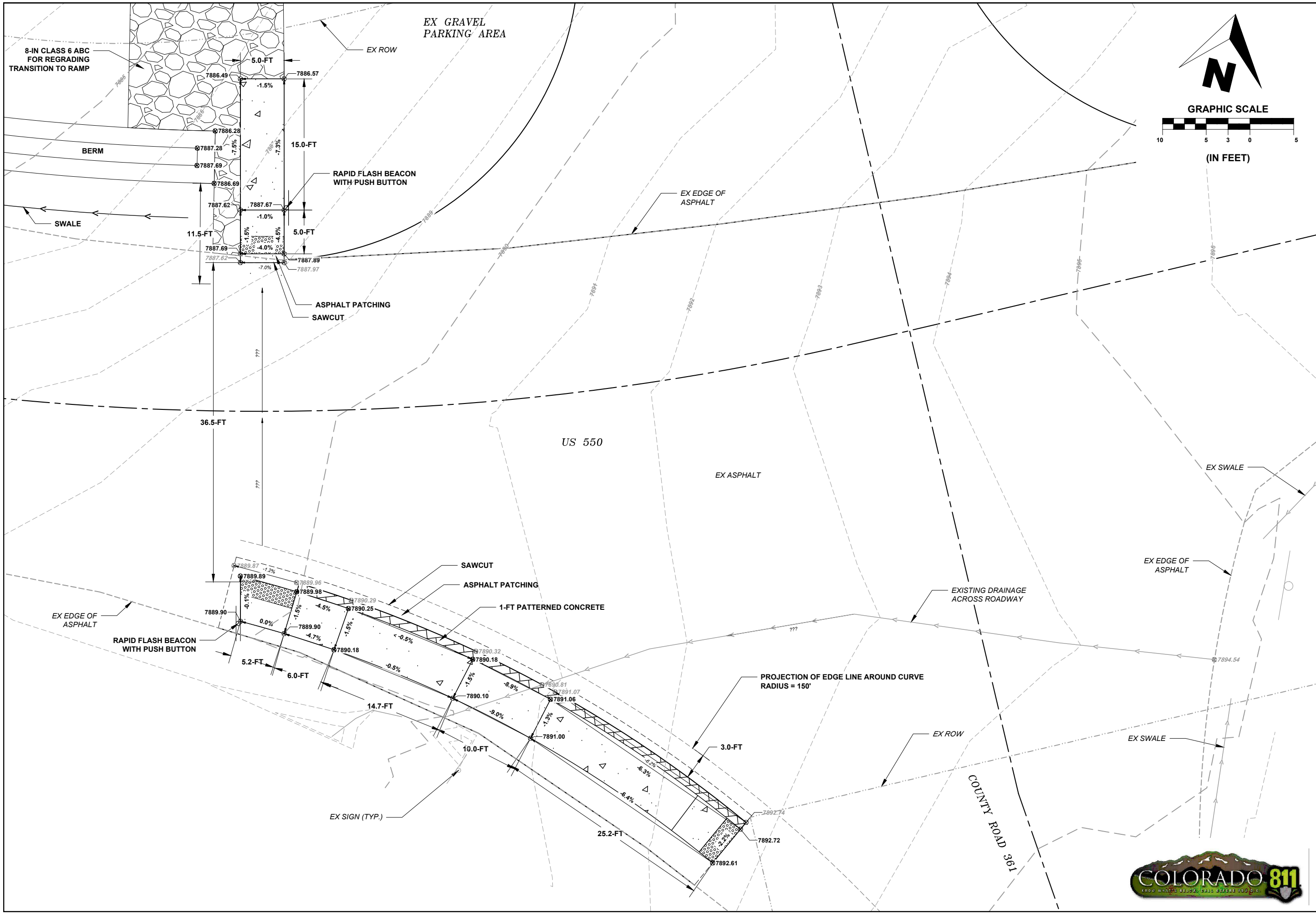
REVISIONS:	DATE	DESCRIPTION	SHEET
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DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

- NOTE:
1. SEE SHEET 5 FOR TYPICAL SECTION.
 2. ALL EXISTING FEATURES SHALL BE PROTECTED IN PLACE (PIP) UNLESS SPECIFICALLY LABELED FOR REMOVAL OR MODIFICATION.
 3. SEE PROJECT CONTROL SHEETS FOR CONTROL POINT INFORMATION.

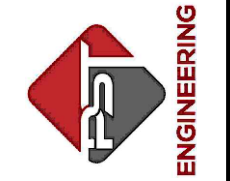


F.O.R. SET



SHEET
41 OF **59**

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



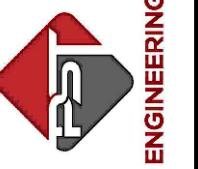
PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
DETAILED GRADING 1
COUNTY ROAD 361

REVISIONS:		SHEET
DATE	DESCRIPTION	
#		

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET



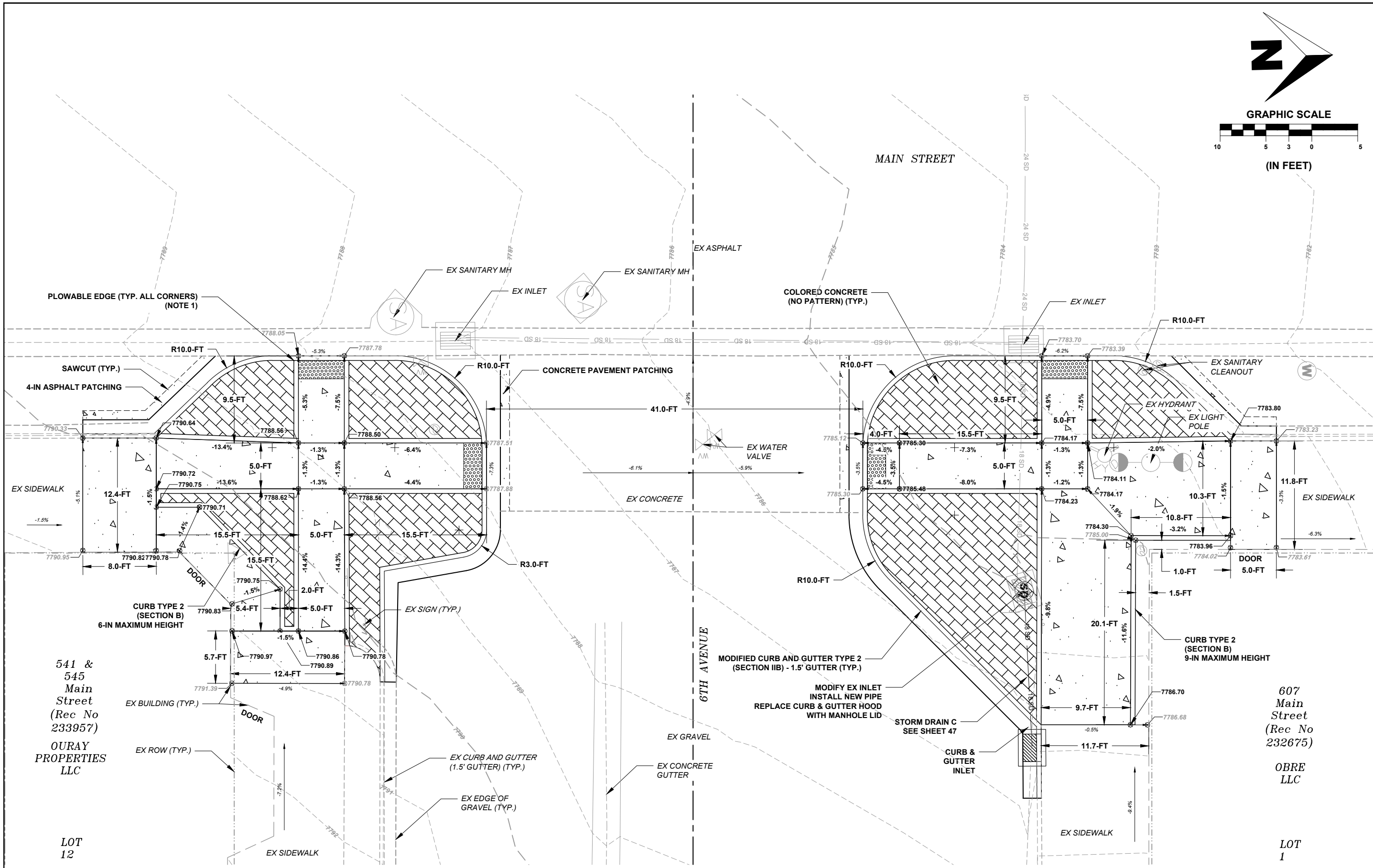
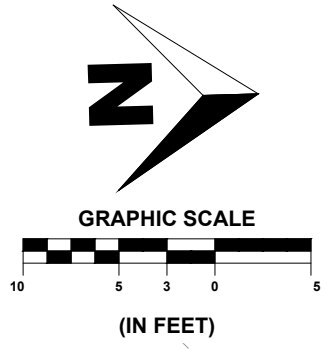


PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
DETAILED GRADING 3
6TH AVENUE - EAST RAMP

REVISIONS:		SHEET
#	DATE	DESCRIPTION

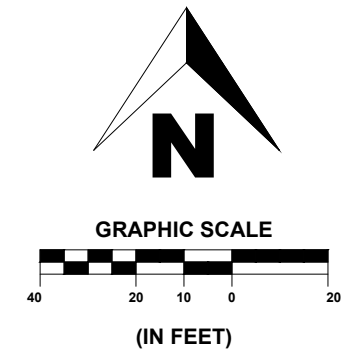
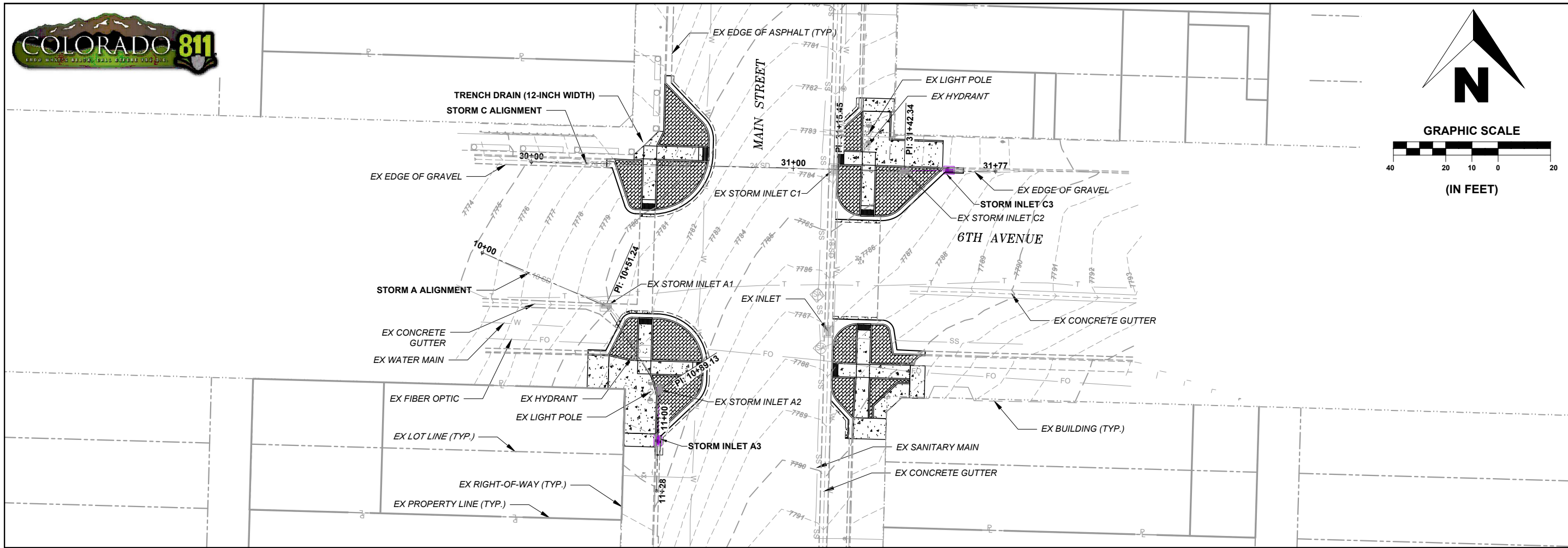
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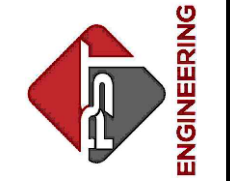
NOTE:
1. SEE CURB RAMP CORNERS SHALL BE INSTALLED WITH A PLOWABLE EDGE SEE SHEETS 53 FOR DETAILS.
2. GUTTER PAN CROSS SLOPE SHALL BE 4.17%.





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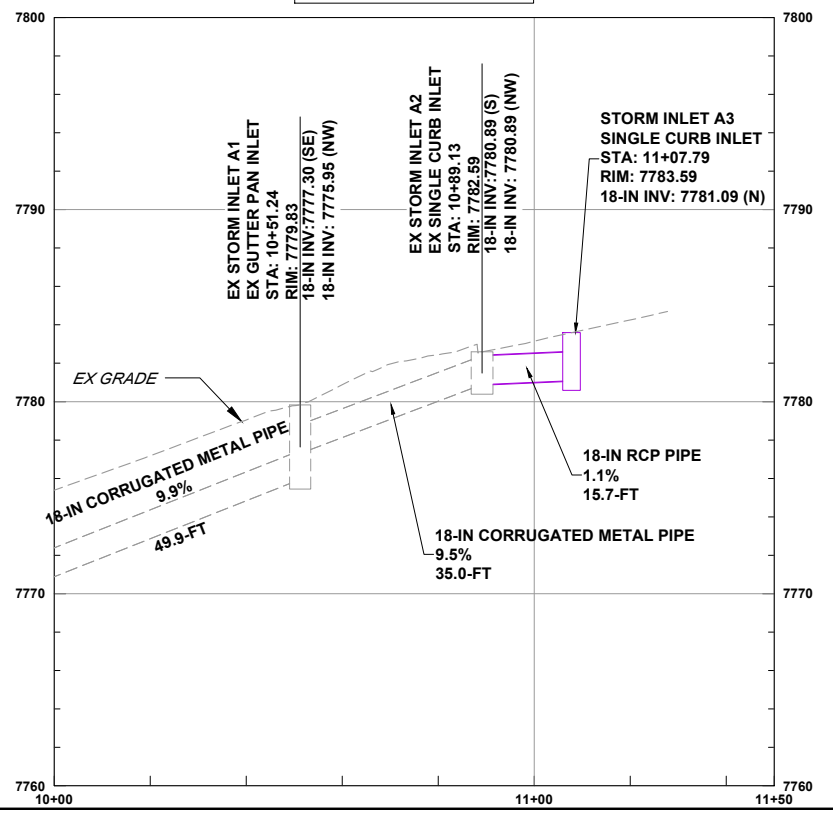
PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



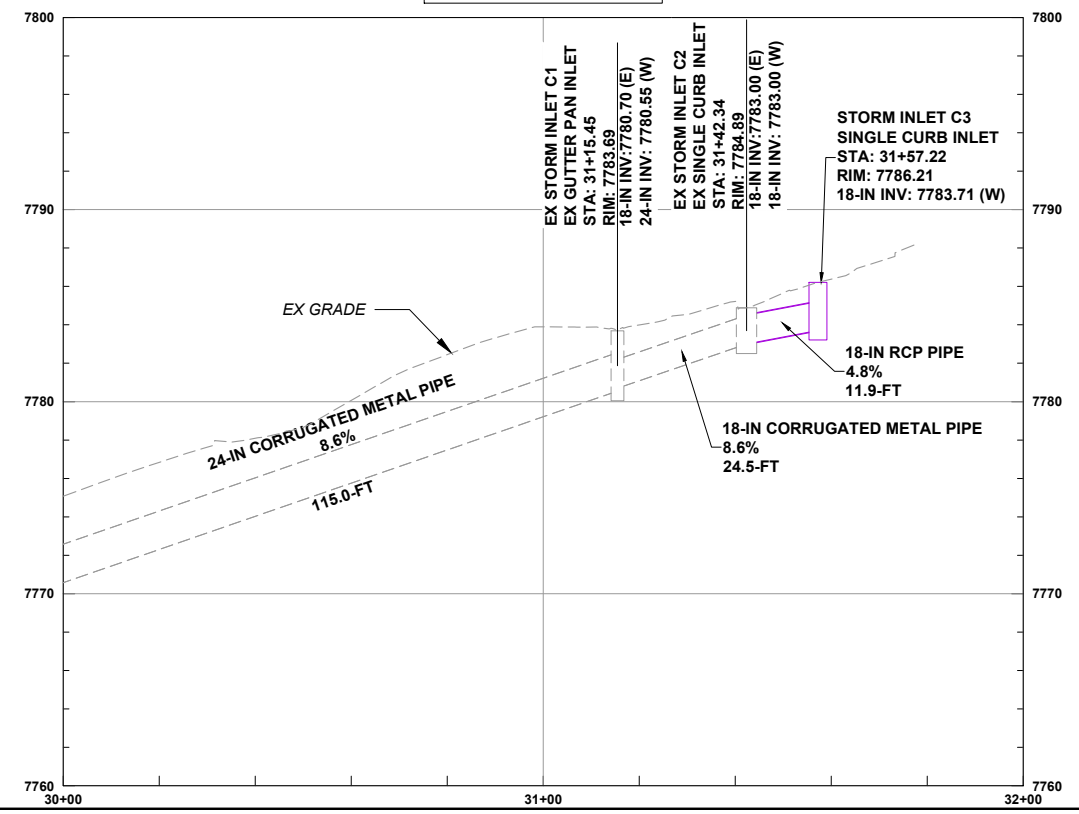
PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORM P-PRO 1
6TH AVENUE

PROFILE VERTICAL EXAGGERATION: 4X

PROFILE VIEW OF STORM A



PROFILE VIEW OF STORM C

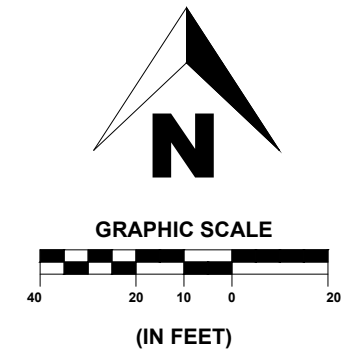
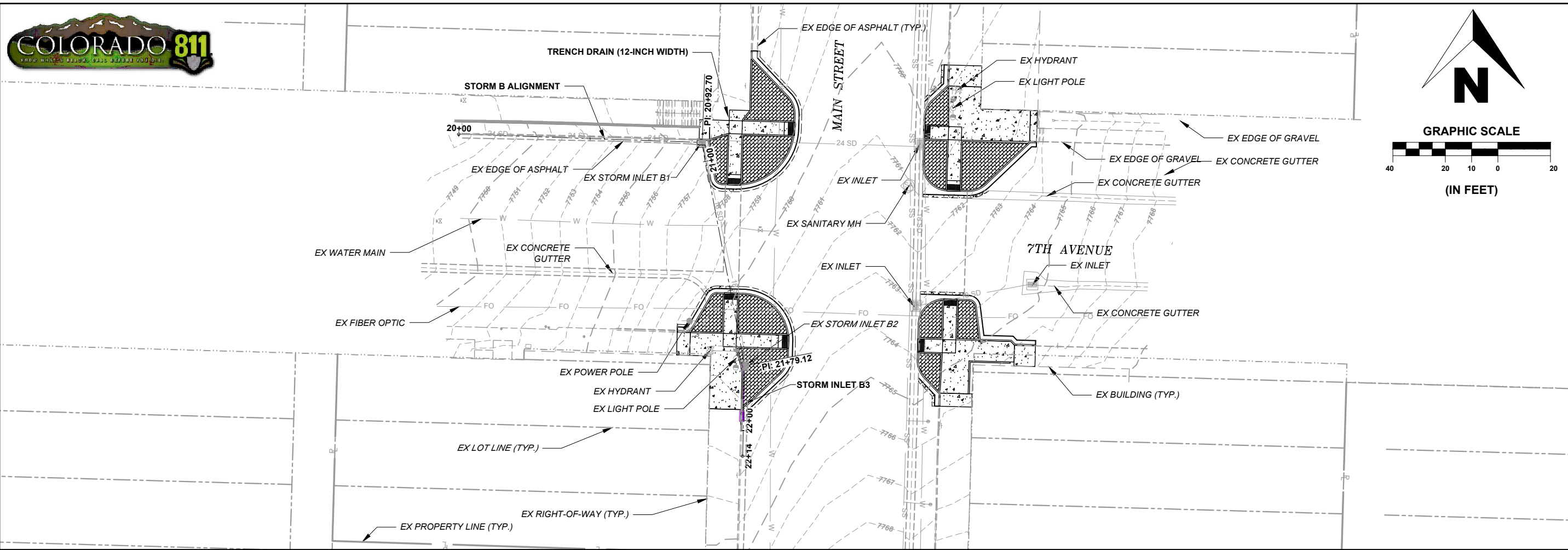


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#	DATE	DESCRIPTION	SHEET

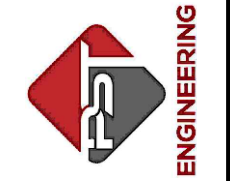
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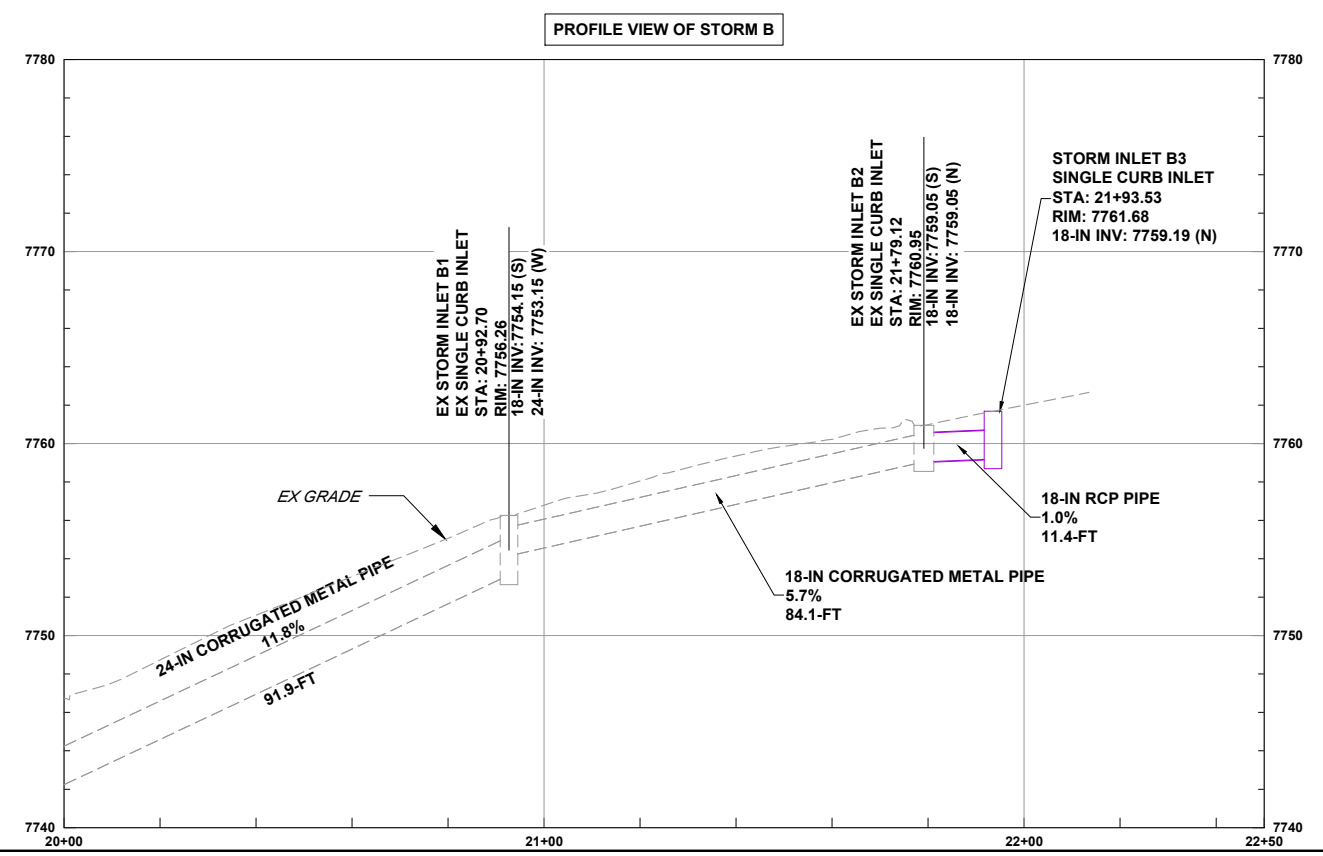
SHEET
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PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
STORM P-PRO 2
7TH AVENUE

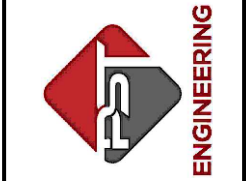
PROFILE VERTICAL EXAGGERATION: 4X



REVISIONS:		SHEET
#	DESCRIPTION	

DATE: 10/18/2024
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F.O.R. SET

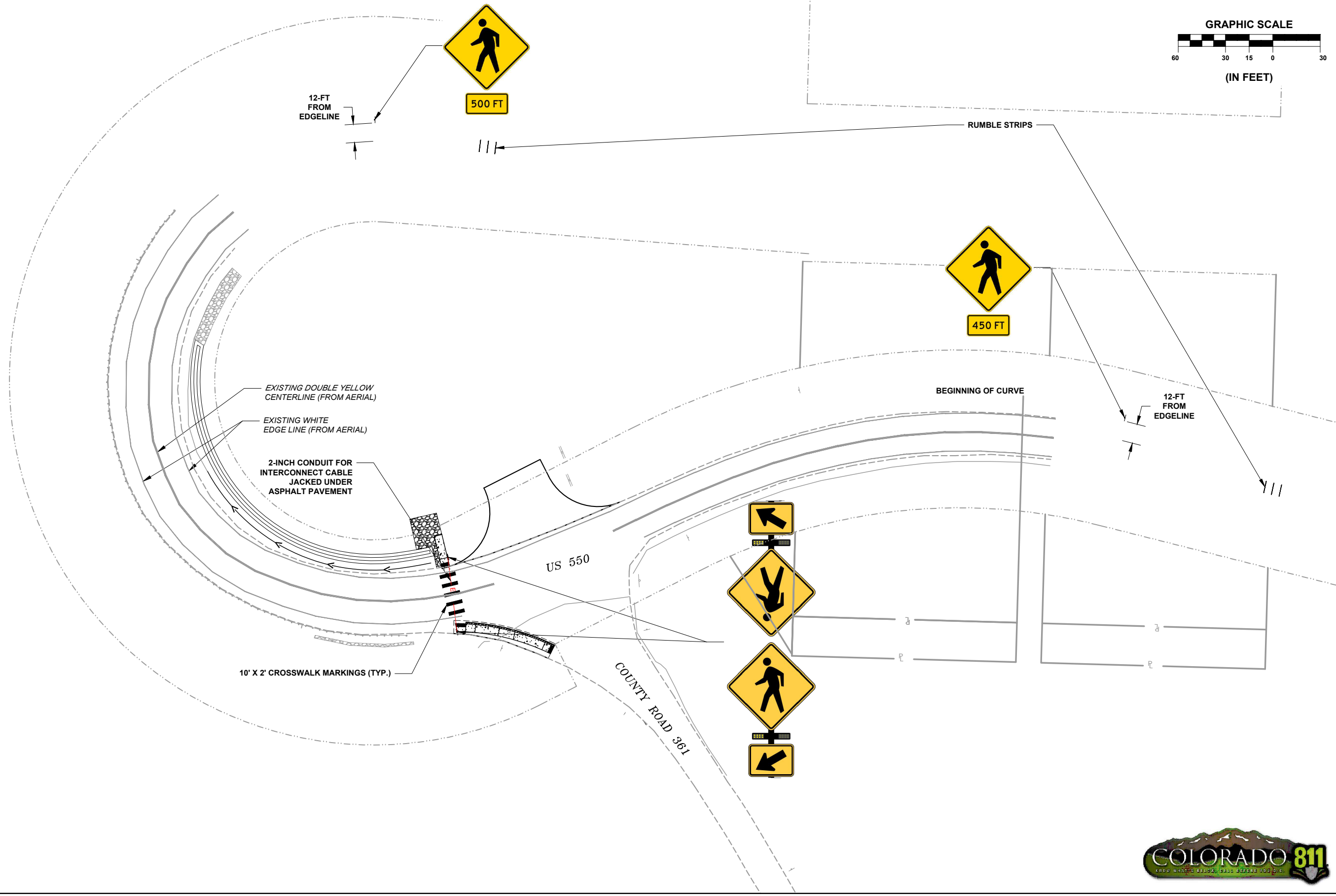
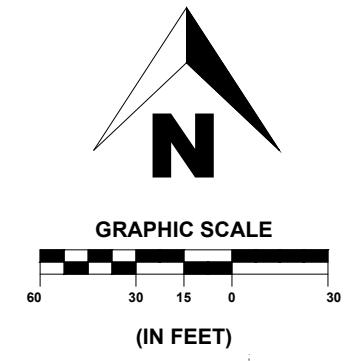


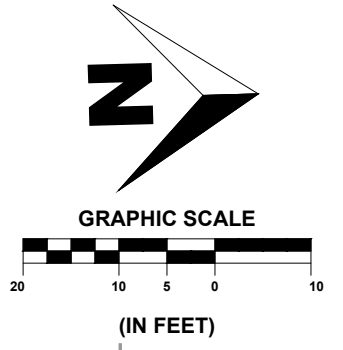
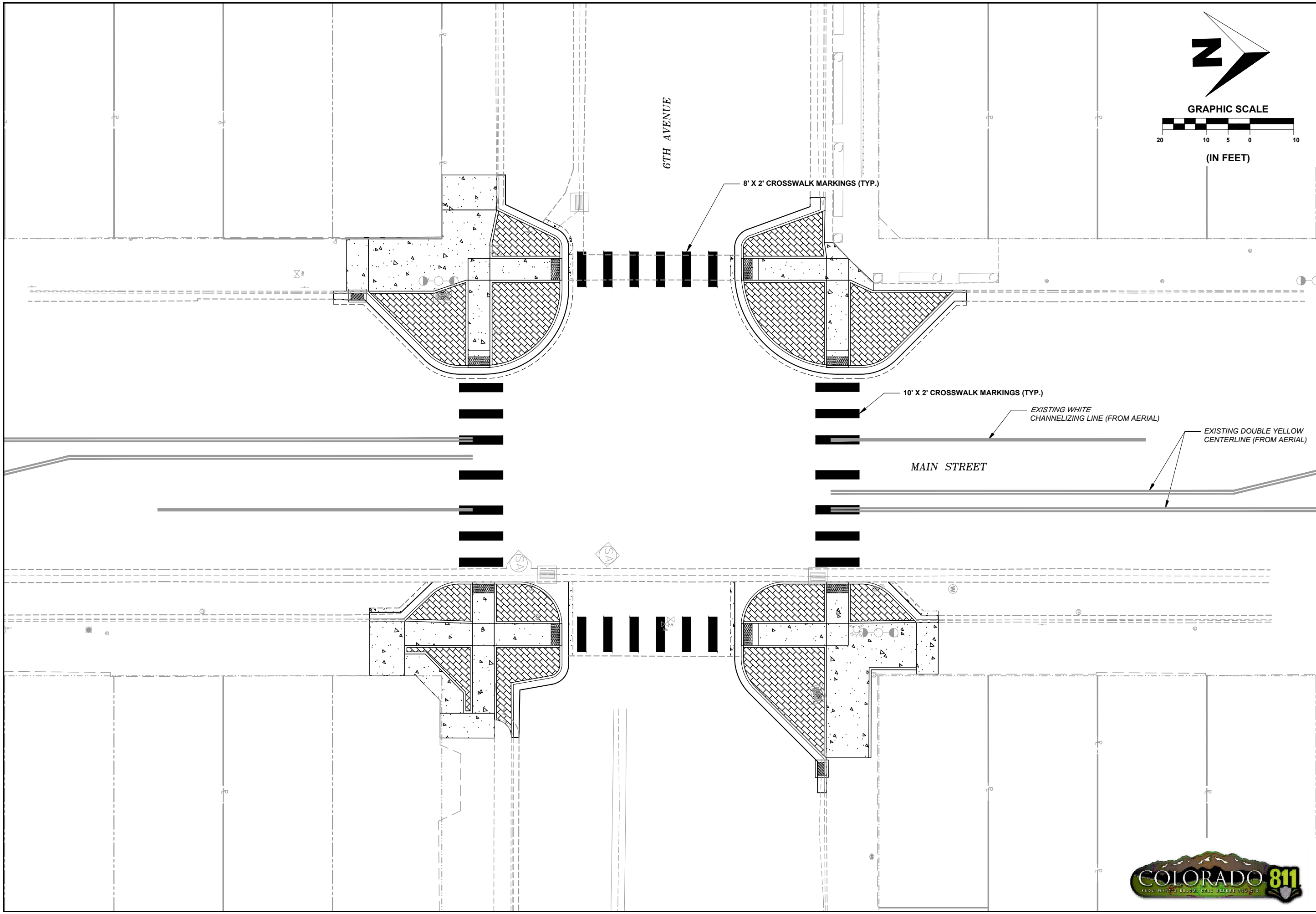
PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SIGNING & STRIPING PLAN 1
COUNTY ROAD 361

REVISIONS:		DATE	DESCRIPTION	SHEET
#				

DATE: 10/18/2024
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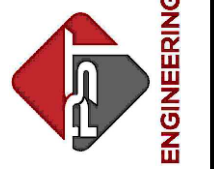
F.O.R. SET





SHEET
50
OF
59

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



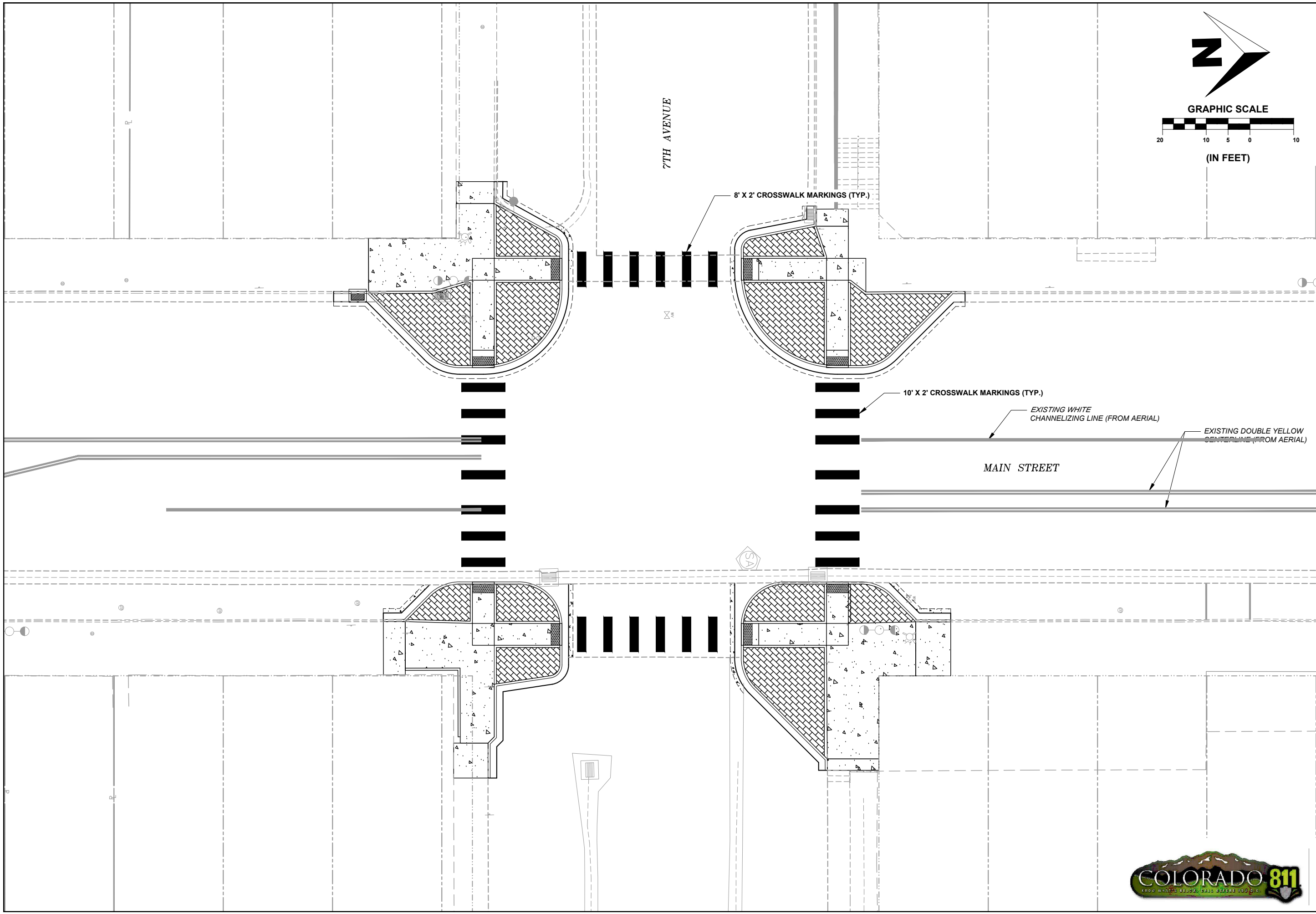
**PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SIGNING & STRIPING PLAN 2
6TH AVENUE**

REVISIONS:		DATE	DESCRIPTION	SHEET
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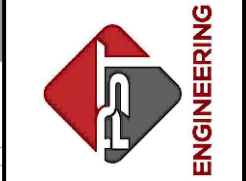
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2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



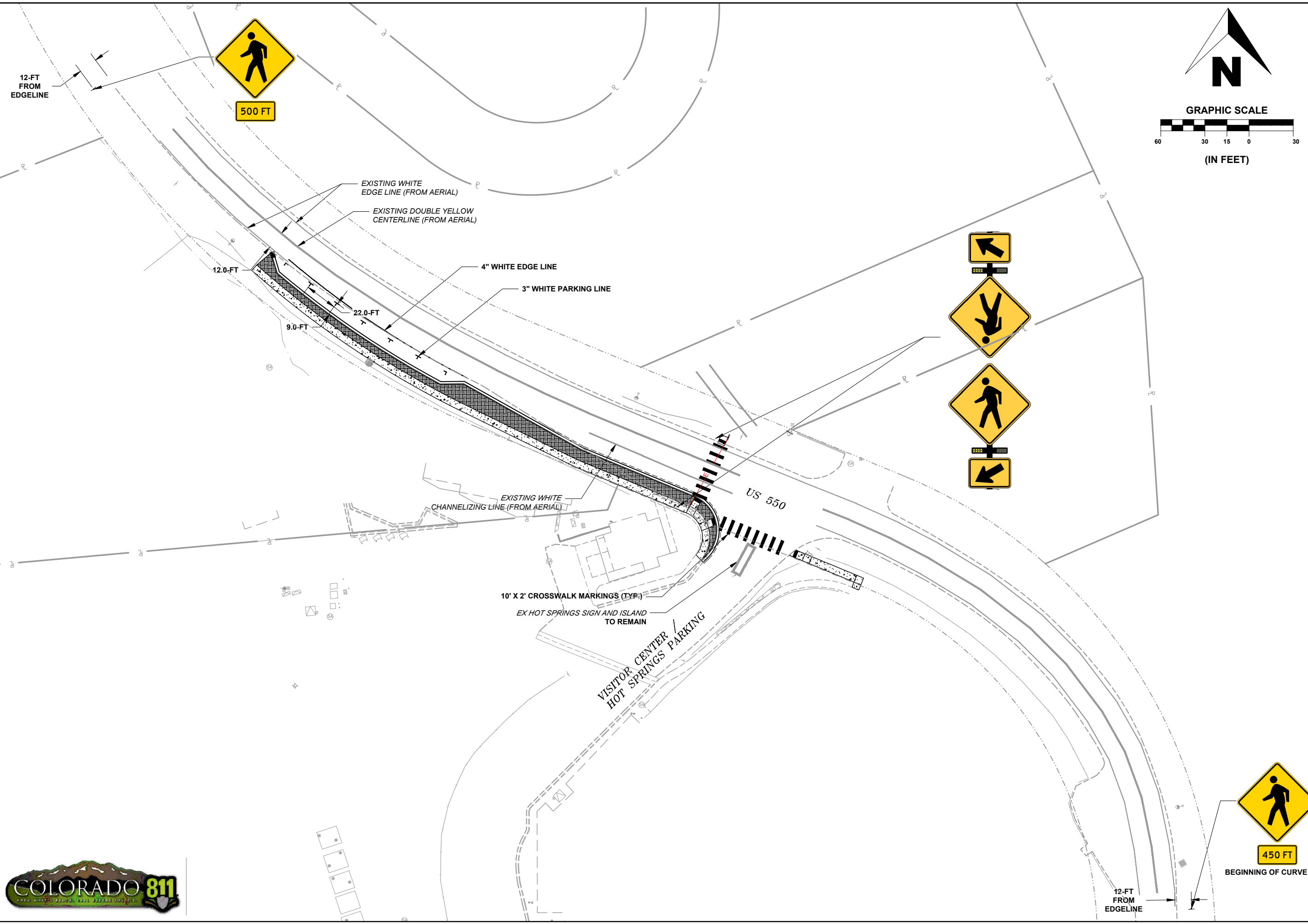
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MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
SIGNING & STRIPING PLAN 3
7TH AVENUE

#	DATE	DESCRIPTION	SHEET

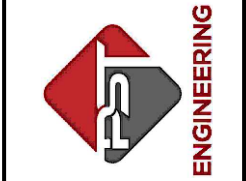
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F.O.R. SET





PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



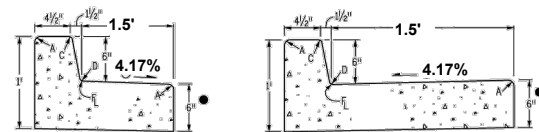
PROJECT NAME: OURAY
 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 SIGNING & STRIPING PLAN 4
 VISITOR CENTER

REVISIONS:		SHEET
#	DATE	DESCRIPTION

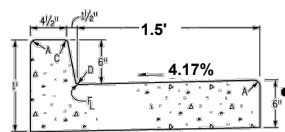
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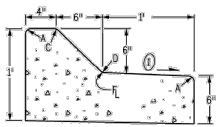




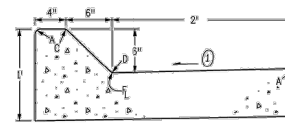
CURB AND GUTTER TYPE 2 (SECTION IB)
(6 IN. BARRIER - 1 FT. GUTTER)



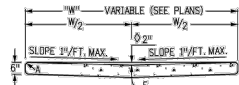
CURB AND GUTTER TYPE 2 (SECTION IIB) (SPECIAL)
(6 IN. BARRIER - 2 FT. GUTTER)



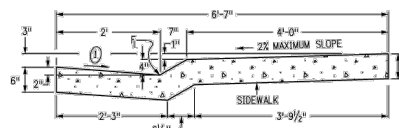
CURB AND GUTTER TYPE 2 (SECTION IM)
(6 IN. MOUNTABLE - 1 FT. GUTTER)



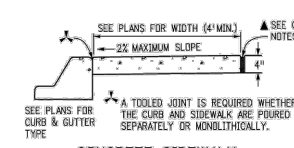
CURB AND GUTTER TYPE 2 (SECTION IIM)
(6 IN. MOUNTABLE - 2 FT. GUTTER)



GUTTER TYPE 2
Ø 2 IN. DEPTH WHEN USED AS A CROSSSPAN IN AN INTERSECTION



CURB AND GUTTER TYPE 2 (SECTION MS)
(4 IN. MOUNTABLE WITH SIDEWALK)



CONCRETE SIDEWALK



NOTES: 1. EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT INTERVALS OF NOT MORE THAN 500 FT.
2. EXPANSION JOINTS MAY BE SEALED WHEN SPECIFIED ON THE PLANS.

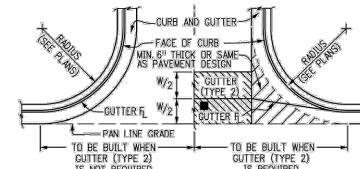
SIDEWALK EXPANSION JOINT

GENERAL NOTES

- ON ROADWAY CURVES WITH A RADIUS OF 1,900 FT. OR LESS, CURBS AND GUTTERS ARE TO BE PLACED ON THE ARD OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 30 FT. MAY BE USED WHEN THE CURVE RADIUS IS GREATER THAN 1,900 FT.
 - CONCRETE SHALL BE CLASS B.
 - PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
 - CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS IB AND IM) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - GUTTER CROSS SLOPES MAY BE ADJUSTED TO FACILITATE DRAINAGE FOR PROFILE GRADES AS SHOWN ON THE PLANS.
 - THICKNESS OF CURB AND GUTTER SECTION SHALL MATCH CONCRETE PAVEMENT THICKNESS IF SHOWN ON THE PLANS. CURB AND GUTTER SHALL BE CLASS P CONCRETE IF PLACED MONOLITHICALLY WITH CONCRETE PAVEMENT.
 - INCREASE SIDEWALK THICKNESS TO 6 IN. AT LOCATIONS SHOWN ON THE PLANS.
 - MINIMUM SIDEWALK WIDTH IS 4 FT.
- ▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
- GUTTER CROSS SLOPES SHALL BE 1/8 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMP - SEE STANDARD PLAN M-609-1 FOR SLOPE REQUIREMENTS).
- WHEN THE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO A818D M 284 AND SPACED AT 3 FT. INTERVALS. THEY SHALL BE INSERTED 1/2 AND 1/2 LENGTH INTO THE GUTTER.

LEGEND FOR RADII

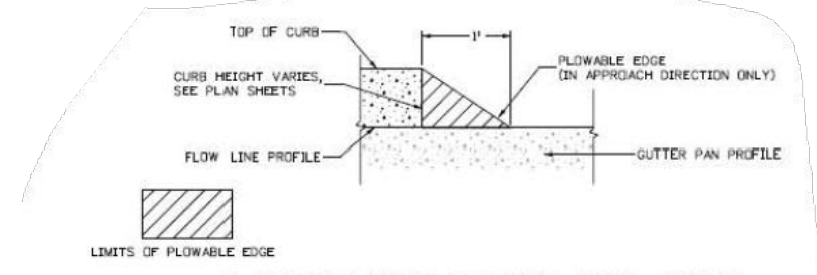
- A = 1/4" TO 1/2"
- B = 1"
- C = 1/2"
- D = 1/2" TO 2"



■ THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS "CONCRETE PAVEMENT".

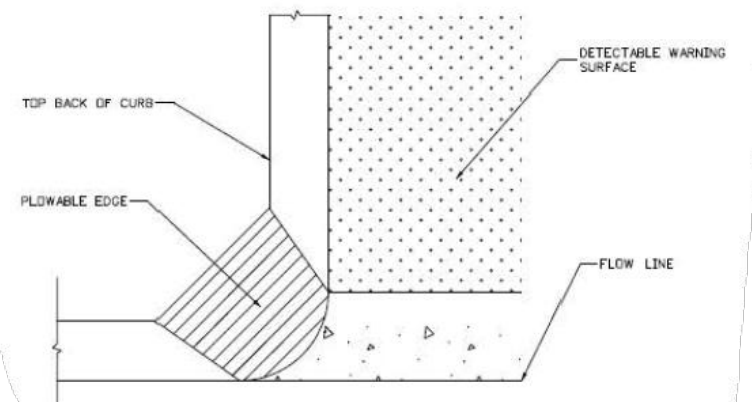
■ FLOW LINE LOCATION WILL BE ESTABLISHED BY 1/2 SHOWN ON PLANS.

CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION



PLOWABLE EDGE PROFILE VIEW DETAIL

N.T.S.



PLOWABLE EDGE PLAN VIEW DETAIL

N.T.S.

Computer File Information	
Creation Date: 07/31/19	
Designer Initials: JBK	
Last Modification Date: 07/31/19	
Detailer Initials: LTA	
CAD Ver: MicroStation V8	Scale: Not to Scale Units: English

Sheet Revisions	
Date	Comments

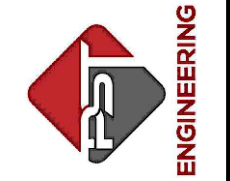
Colorado Department of Transportation
2829 West Howard Place
3001 160, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9968

Project Development Branch JBK

CURB, GUTTERS, AND SIDEWALKS

STANDARD PLAN NO.
M-609-1
Standard Sheet No. 1 of 4
Project Sheet Number:

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
DETAILS 1

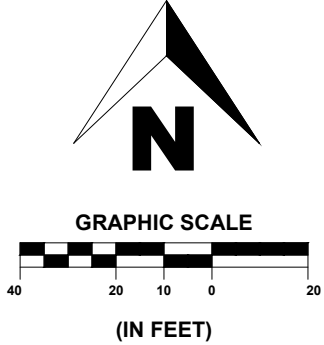
REVISIONS:		
#	DATE	DESCRIPTION

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET



TRAFFIC CONTROL SHEETS WILL BE ADDED FOR F.O.R. SUBMITTAL.



SHEET
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OF
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PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TRAFFIC CONTROL PLAN

REVISIONS:		
#	DATE	DESCRIPTION

DATE: 10/18/2024
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TABULATION OF TEMPORARY TRAFFIC CONTROL SIGNS ⁽¹⁾							
SIGN CODE	LEGEND	DIMENSION W (IN) X H (IN)	PANEL SIZE			SPECIAL	
			A EA	B EA	C EA	EA	SF
D3-1	"AVENIDA DEL SOL"	30 x 12	6				
M4-10L	DETOUR ARROW (LEFT)	48 x 18	2				
M4-10R	DETOUR ARROW (RIGHT)	48 x 18	1				
M4-8A	END DETOUR	24 x 18	1				
M4-9L	DETOUR LEFT	30 x 24	1				
M4-9R	DETOUR RIGHT	30 x 24	1				
M4-9S	DETOUR STRAIGHT	30 x 24	4				
R11-2	ROAD CLOSED	48 x 30		2			
R11-4	ROAD CLOSED TO THRU TRAFFIC	60 x 30		2			
R3-1	NO RIGHT TURN	36 x 36	2				
R3-2	NO LEFT TURN	36 x 36	1				
R9-11	SIDEWALK CLOSED AHEAD, CROSS HERE	24 x 18	4				
W20-1	ROAD WORK AHEAD	36 x 36	6				
W20-2	DETOUR AHEAD	36 x 36	1				
W20-3	ROAD CLOSED AHEAD	36 x 36	1				
W20-4	ONE LANE ROAD AHEAD	36 x 36	2				
W20-7	FLAGGER (SYMBOL)	36 x 36	2				
SPECIAL	TYPE I BARRICADE	24 x 12	4				
SPECIAL	"XYZ CONSTRUCTION THANKS YOU XXX-XXX-XXXX"	48 x 48				2	32
PROJECT TOTALS			39	4	0		32

NOTES:
1. TTC SIGN TOTALS ARE ESTIMATES ONLY, CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL PLAN.

TABULATION OF TEMPORARY STRIPING				
PHASE	SIDE	PAY ITEM	627-00011	
		PAVEMENT MARKING PAINT (WATERBORNE)	YELLOW	WHITE
		CENTER	EDGE	STOP
		DOUBLE SOLID	SOLID	SOLID
		4-INCH FT	4-INCH FT	12-INCH FT
1				
1A				
2		2013	4010	20
2A		64	65	10
SUBTOTAL		2,077.0	4075.0	30.0
TOTAL (SF)		1,384.7	1358.3	30.0
TOTAL (GAL)			32.0	

NOTES:
1. APPLICATION RATE FOR PAVEMENT MARKING PAINT (WATERBOURNE) (TEMPORARY) IS ESTIMATED AT 89 SQ FT PER GALLON
2. PROVIDE PAVEMENT MARKING PAINT (WATERBOURNE) (TEMPORARY) COLORS IN ACCORDANCE WITH THE MUTCD.

TABULATION OF TEMPORARY TRAFFIC CONTROL									
PHASE	SIDE	627-00011	630-00000	630-00007	630-00012	630-80336	630-80360	630-80372	630-80380
		PAVEMENT MARKING PAINT (WATERBORNE)	FLAGGING	TRAFFIC CONTROL INSPECTION	TRAFFIC CONTROL MANAGEMENT	BARRICADE (TYPE 3 M-B) (TEMPORARY)	DRUM CHANNELIZING DEVICE	CONCRETE BARRIER (TEMPORARY) (FURNISH AND INSTALL)	TRAFFIC CONE
		GAL	HOUR	DAY	DAY	EACH	EACH	LF	EACH
SOUTH AREA (COUNTY ROAD 361)			20	8	20		70		25
6TH AVENUE INTERSECTION			20	8	20	4	70		25
7TH AVENUE INTERSECTION			20	8	20		80	200	25
NORTH AREA (VISITOR CENTER)			20	8	20		80		25
PROJECT TOTALS		0	80	32	80	4	80	200	25

NOTES:
1. FLAGGING HOURS ARE BASED ON 10 HR/DAY.
2. BARRICADES, DRUMS, BARRIER, AND CONES ARE BASED ON THE MAXIMUM AMOUNT NEEDED FOR THE PROJECT. RESET DEVICES IS INCIDENTAL AND WILL NOT BE PAID.

SHEET
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PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



**PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TABULATION OF TRAFFIC**

REVISIONS:		DATE	DESCRIPTION	SHEET
#				

DATE: 10/18/2024
DRAWN BY: AM
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TABULATION OF REMOVALS

STATION TO STATION	SIDE	PAYITEM	202-00036	202-00200	202-00201	202-00203	202-00210	202-00220	202-00810	202-05004	202-05006	202-05026
		REMOVAL OF PIPE (SPECIAL)	REMOVAL OF SIDEWALK	REMOVAL OF CURB	REMOVAL OF CURB AND GUTTER	REMOVAL OF CONCRETE PAVEMENT	REMOVAL OF ASPHALT MAT	REMOVAL OF GROUND SIGN	SAWING CONCRETE (4 INCH)	SAWING CONCRETE (6 INCH)	SAWING ASPHALT MATERIAL (6 INCH)	
		LF	SY	LF	LF	SY	SY	EACH	LF	LF	LF	
SOUTH AREA (COUNTY ROAD 361)												
MM 92.95 to MM 93.02	BOTH		0		0	0	64.8	0	0	0		1540
6TH AVENUE INTERSECTION												
MM 93.48 to MM 93.51	BOTH		181.2		211	111.9	157.4	0	181	79		141
7TH AVENUE INTERSECTION												
MM 93.56 to MM 93.59	BOTH	16	213.1	60	131	121.1	157.1	0	188	78		173
NORTH AREA (VISITOR CENTER)												
MM 94.01 to MM 94.09	BOTH		34.4		69	0	105.2	1	0	0		181
PROJECT TOTALS		16	428.7	60	411	233	484.5	1	369	157		2035

NOTES:

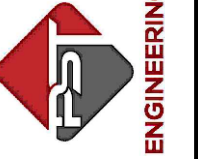
- FOR SIDEWALK CHASE
- INCLUDES REMOVAL OF TRUNCATED DOMES
- FOR INFORMATION ONLY. COST IS INCIDENTAL TO REMOVALS.
- ESTIMATED THICKNESS.

(1) (2) (3) (3) (3)(4)

TABULATION OF STRIPE REMOVAL

LOCATION	SIDE	STRIPE	TYPE	STRIPING LENGTH (FT)	STRIPING WIDTH (FT)	PAY ITEM
						202-00250
						REMOVAL OF PAVEMENT MARKING
						SF
SOUTH AREA (COUNTY ROAD 361)						
6TH AVENUE INTERSECTION		24" CROSSWALK	SOLID	200	2.00	400
7TH AVENUE INTERSECTION		24" CROSSWALK	SOLID	200	2.00	400
NORTH AREA (VISITOR CENTER)		4" EDGE	SOLID	328	0.33	108
PROJECT TOTALS						908

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
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970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TABULATION OF REMOVALS

#	DATE	REVISIONS: DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

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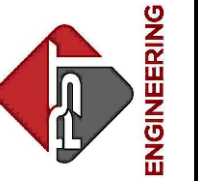
TABULATION OF SURFACING AND CURB AND GUTTER

STATION TO STATION	SIDE	PAYITEM	207-00702	207-00704	212-00708	213-00003	216-00042	304-02000	304-06000	403-00720	412-00800	608-00000	608-00006	608-00010	609-20010	609-21023	610-00035
		TOPSOIL (OFFSITE)	SUBGRADE SOIL PREPARATION	SEEDING (NATIVE) BROADCAST	MULCHING (WEED FREE)	SOIL RETENTION BLANKET (BIODEGRADABLE STRAW/COCONUT)	AGGREGATE BASE COURSE (CLASS 2)	AGGREGATE BASE COURSE (CLASS 6)	HOT MIX ASPHALT (PATCHING) (ASPHALT)	CONCRETE PAVEMENT (8 INCH)	CONCRETE SIDEWALK	CONCRETE SIDEWALK (6 INCH)	CONCRETE CURB RAMP	CURB TYPE 2 (SECTION B)	CURB AND GUTTER TYPE 2 (SECTION II-B) (SPECIAL)	MEDIAN COVER MATERIAL (CONCRETE)(SPECIAL)	
		CY	SY	ACRE	ACRE	SY	TON	TON	TON	SY	SY	SY	SY	LF	LF	SF	
SOUTH AREA (COUNTY ROAD 361)																	
MM 92.95 to MM 93.02	BOTH	37.7	226.2	0.05	0.03	57	158.2	135.6	43.2	0	0	29.6	18.4	0	0	0	
6TH AVENUE INTERSECTION																	
MM 93.48 to MM 93.51	BOTH	0	0	0	0	0	4.1	126.4	3.4	18.4	124.7	0	84.2	22	374	1923	
7TH AVENUE INTERSECTION																	
MM 93.56 to MM 93.59	BOTH	0	0	0	0	0	3	126.2	4.2	8.7	159.7	0	84.4	29	366	1732	
NORTH AREA (VISITOR CENTER)																	
MM 94.01 to MM 94.09	BOTH	74.6	447.8	0.09	0.09	22.6	55.2	151	45.9	0	227.6	0	24	0	392	0	
PROJECT TOTALS		112.3	674	0.14	0.12	79.6	220.5	539.2	96.7	27.1	512	29.6	211	51	1132	3655	

NOTES:

- ALL DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT COVERED BY HARDSCAPE.
- ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT COVERED BY HARDSCAPE (EXCLUDING SOD). FOR LARGE AREAS (0.2 ACRES OR MORE).
- ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION THAT ARE NOT COVERED BY HARDSCAPE (EXCLUDING SOD). FOR SMALL AREAS (LESS THAN 0.2 ACRES).
- FOR SLOPES FLATTER THAN 2.5:1.
- SLOPES 3:1 TO 2:1. FOR LARGE AREAS (0.2 ACRES OR MORE).
- SLOPES 3:1 TO 2:1. FOR SMALL AREAS (LESS THAN 0.2 ACRES).
- AGGREGATE BASE COURSE, CLASS 2 AND CLASS 6 CALCULATED USING A CONVERSION FACTOR OF 137 LB/CF AND 10% WASTE.
- ASPHALT CALCULATED USING A CONVERSION FACTOR OF 145 LB/CF AND 5% WASTE.

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TABULATION OF SURFACING

#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
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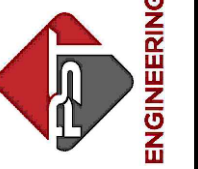
F.O.R. SET



TABULATION OF SIGNS

SIGN NUMBER	SIGN CODE	LEGEND	BACKGROUND COLOR	STATION	SIDE	DIMENSION	PAY ITEM	613-00201	613-01200	613-07001	613-10000	614-00011	614-00012	614-00013	614-01512	614-01522	614-80003
							2 INCH ELECTRICAL CONDUIT (JACKED)	2 INCH ELECTRICAL CONDUIT (PLASTIC)	TYPE ONE PULL BOX	WIRING	SIGN PANEL (CLASS I)	SIGN PANEL (CLASS II)	SIGN PANEL (CLASS III)	STEEL SIGN SUPPORT (2-INCH ROUND)(POST)	STEEL SIGN SUPPORT (2-INCH ROUND)(SOCKET)	RECTANGULAR RAPID FLASHING BEACON	
							W (IN) X H (IN)	LF	LF	EACH	L S	SF	SF	SF	LF	EACH	EACH
SOUTH AREA (COUNTY ROAD 361)																	
1	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36		48		1	1		18.00				1
1	W16-7PL	DOWNWARD DIAGONAL ARROW LEFT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
1	W16-7PR	DOWNWARD DIAGONAL ARROW RIGHT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
1	W11-501	CROSS TRAFFIC DOES NOT STOP (PLAQUE)	WHITE	0+91.92		12 x 12						1.00					
1	R10-25	PUSH BUTTON TO TURN ON WARNING LIGHTS	WHITE	0+95.74		9 x 12						0.75					
2	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36				1			18.00				1
2	W16-7PL	DOWNWARD DIAGONAL ARROW LEFT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
2	W16-7PR	DOWNWARD DIAGONAL ARROW RIGHT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
2	W11-501	CROSS TRAFFIC DOES NOT STOP (PLAQUE)	WHITE	0+91.92		12 x 12						1.00					
2	R10-25	PUSH BUTTON TO TURN ON WARNING LIGHTS	WHITE	0+95.74		9 x 12						0.75					
3	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36							9.00		14	1	
3	W16-9P	AHEAD (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
4	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36							9.00		14	1	
4	W16-9P	AHEAD (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
6TH AVENUE INTERSECTION																	
7TH AVENUE INTERSECTION																	
NORTH AREA (VISITOR CENTER)																	
1	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36		54		1			18.00				1
1	W16-7PL	DOWNWARD DIAGONAL ARROW LEFT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
1	W16-7PR	DOWNWARD DIAGONAL ARROW RIGHT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
1	W11-501	CROSS TRAFFIC DOES NOT STOP (PLAQUE)	WHITE	0+91.92		12 x 12						1.00					
1	R10-25	PUSH BUTTON TO TURN ON WARNING LIGHTS	WHITE	0+95.74		9 x 12						0.75					
2	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36				1			18.00				1
2	W16-7PL	DOWNWARD DIAGONAL ARROW LEFT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
2	W16-7PR	DOWNWARD DIAGONAL ARROW RIGHT (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
2	W11-501	CROSS TRAFFIC DOES NOT STOP (PLAQUE)	WHITE	0+91.92		12 x 12						1.00					
2	R10-25	PUSH BUTTON TO TURN ON WARNING LIGHTS	WHITE	0+95.74		9 x 12						0.75					
3	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36							9.00		14	1	
3	W16-9P	AHEAD (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
4	W11-2	PEDESTRIAN	YELLOW	0+00.00		36 x 36							9.00		14	1	
4	W16-9P	AHEAD (PLAQUE)	YELLOW	0+91.92		24 x 12						2.00					
PROJECT TOTALS								102	0	4	1	31.00	108.00	0.00	56	4	4

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



**PROJECT NAME: OURAY
 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 TABULATION OF SIGNS**

REVISIONS:		DATE	DESCRIPTION	SHEET
#				

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

F.O.R. SET



TABULATION OF DRAINAGE ITEMS					
PAY ITEM		206-00065	603-01180	604-16005	604-19712
STATION TO STATION	SIDE	STRUCTURE BACKFILL (FLOW-FILL)	18 INCH REINFORCED CONCRETE PIPE	INLET TYPE 16 (5 FOOT)	INLET SPECIAL (TRENCH DRAIN) (12 INCH WIDTH)
		CY	LF	EACH	LF
SOUTH AREA (COUNTY ROAD 361)					
MM 92.95 to MM 93.02	BOTH				
6TH AVENUE INTERSECTION					
MM 93.48 to MM 93.51	BOTH	4	34	2	18
7TH AVENUE INTERSECTION					
MM 93.56 to MM 93.59	BOTH	2	15	1	20
NORTH AREA (VISITOR CENTER)					
MM 94.01 to MM 94.09	BOTH		20	1	
PROJECT TOTALS		6	69	4	38

NOTES:

1

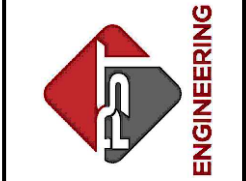
TABULATION OF STRIPING						
PAY ITEM		627-00013			627-30410	
LOCATION	SIDE	PAVEMENT MARKING PAINT (HIGH BUILD)			PREFORMED THERMOPLASTIC PAVEMENT MARKING (XWALK-STOP LINE)	
		YELLOW	WHITE		GREEN	WHITE
		CENTER	EDGE	PARKING	BIKE BARS	CROSSWALK
		DOUBLE SOLID	SOLID	SOLID	SOLID	SOLID
		4-INCH FT	4-INCH FT	3-INCH FT	2.5-FT X 4.5-FT EA	24-INCH FT
SOUTH AREA (COUNTY ROAD 361)						150
6TH AVENUE INTERSECTION						260
7TH AVENUE INTERSECTION						260
NORTH AREA (VISITOR CENTER)			146	38		50
SUBTOTAL		0.0	146.0	38.0	0	720.0
TOTAL (SF)		0.0	48.7	9.5	0.0	1440.0
TOTAL (GAL)			1.0			

NOTES:

1. APPLICATION RATE FOR PAVEMENT MARKING PAINT (HIGH BUILD) IS ESTIMATED AT 67 SQ FT PER GALLON.

TABULATION OF ADJUSTMENTS, MODIFICATIONS, AND MISCELLANEOUS							
PAY ITEM		210-00050	210-00810	210-04020	210-04050	514-00042	614-80391
STATION TO STATION	SIDE	RESET FIRE HYDRANT	RESET GROUND SIGN	MODIFY INLET	ADJUST VALVE BOX	PEDESTRIAN RAILING (42 INCH)	RUMBLE STRIP (GRINDING) ASP HALT
		EACH	EACH	EACH	EACH	LF	LF
SOUTH AREA (COUNTY ROAD 361)							
MM 92.95 to MM 93.02	BOTH	0					72
6TH AVENUE INTERSECTION							
MM 93.48 to MM 93.51	BOTH	1	5	2	2		
7TH AVENUE INTERSECTION							
MM 93.56 to MM 93.59	BOTH	0	6	1	3		
NORTH AREA (VISITOR CENTER)							
MM 94.01 to MM 94.09	BOTH	0					
PROJECT TOTALS		1	11	3	5	0	72

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



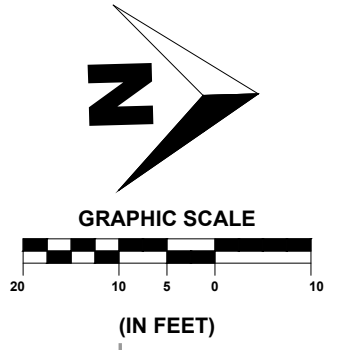
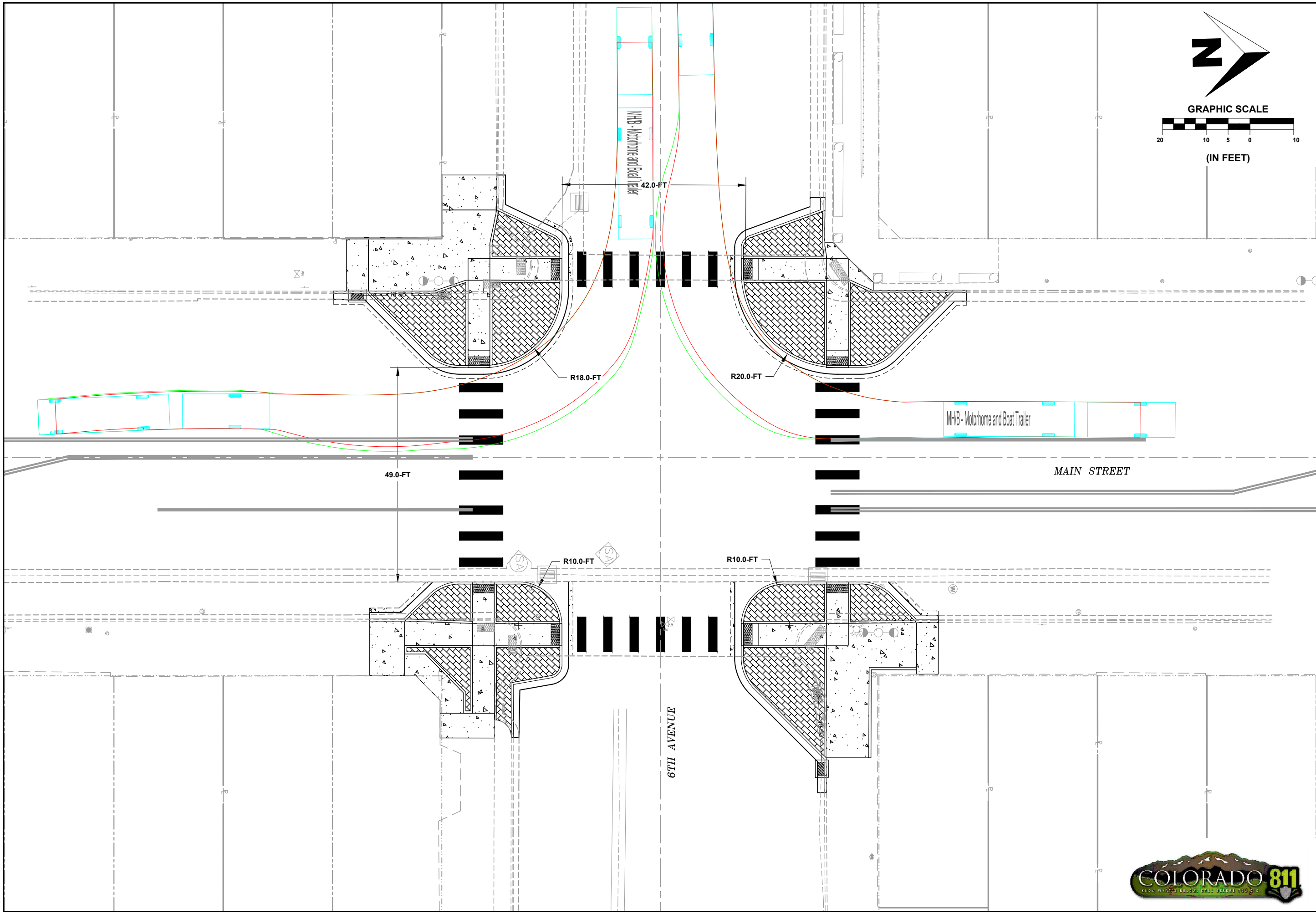
PROJECT NAME: OURAY
 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 TABULATIONS OF DRAINAGE & ADJUSTMENTS

REVISIONS:		DATE	DESCRIPTION	SHEET
#				

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

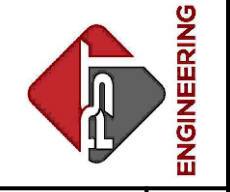
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SHEET
1 OF 7

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



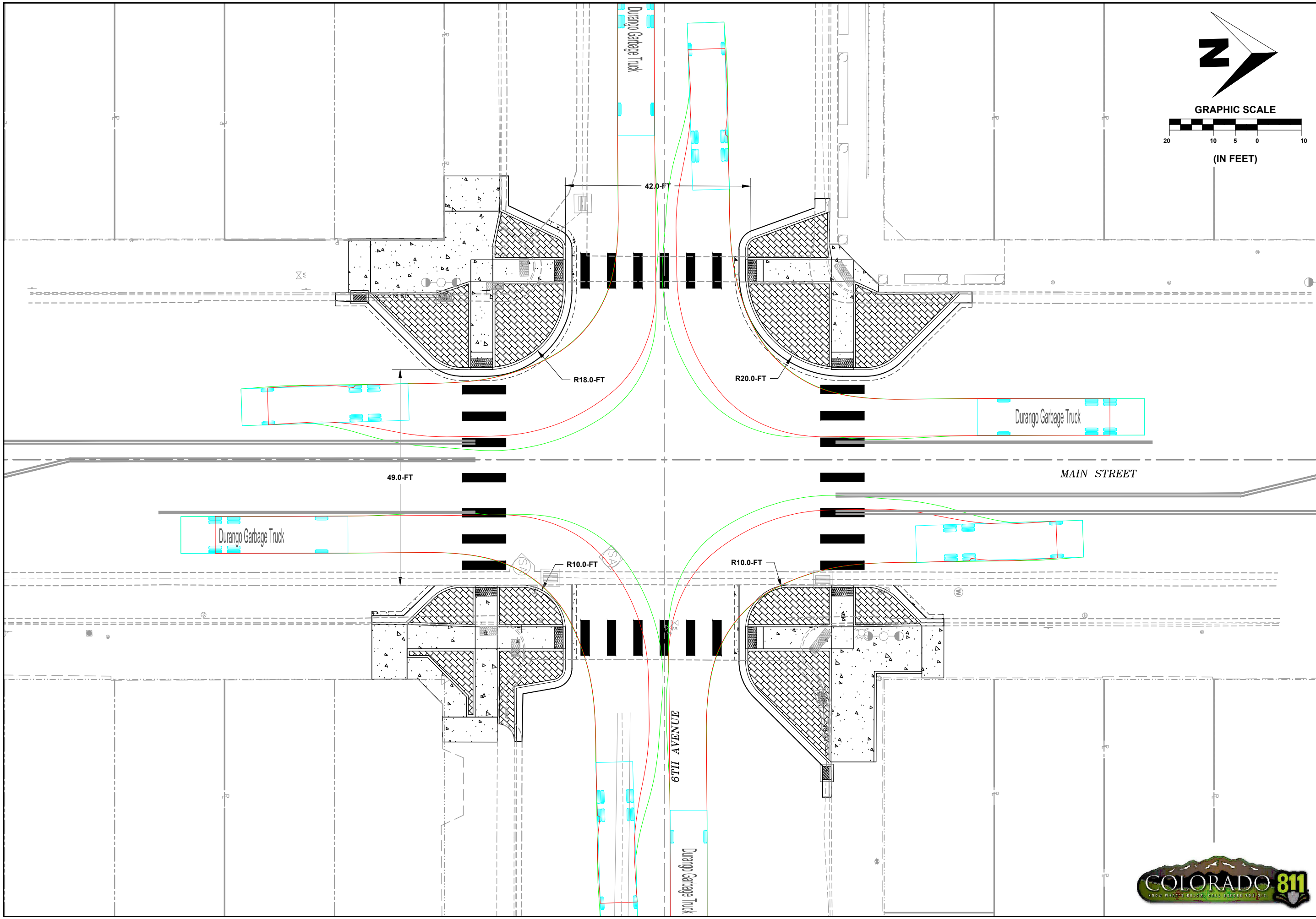
PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TURNING MOVEMENTS 1
RV WITH TRAILER

#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

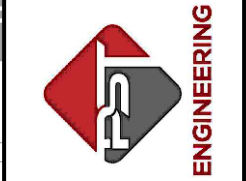
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SHEET
2 OF 7

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



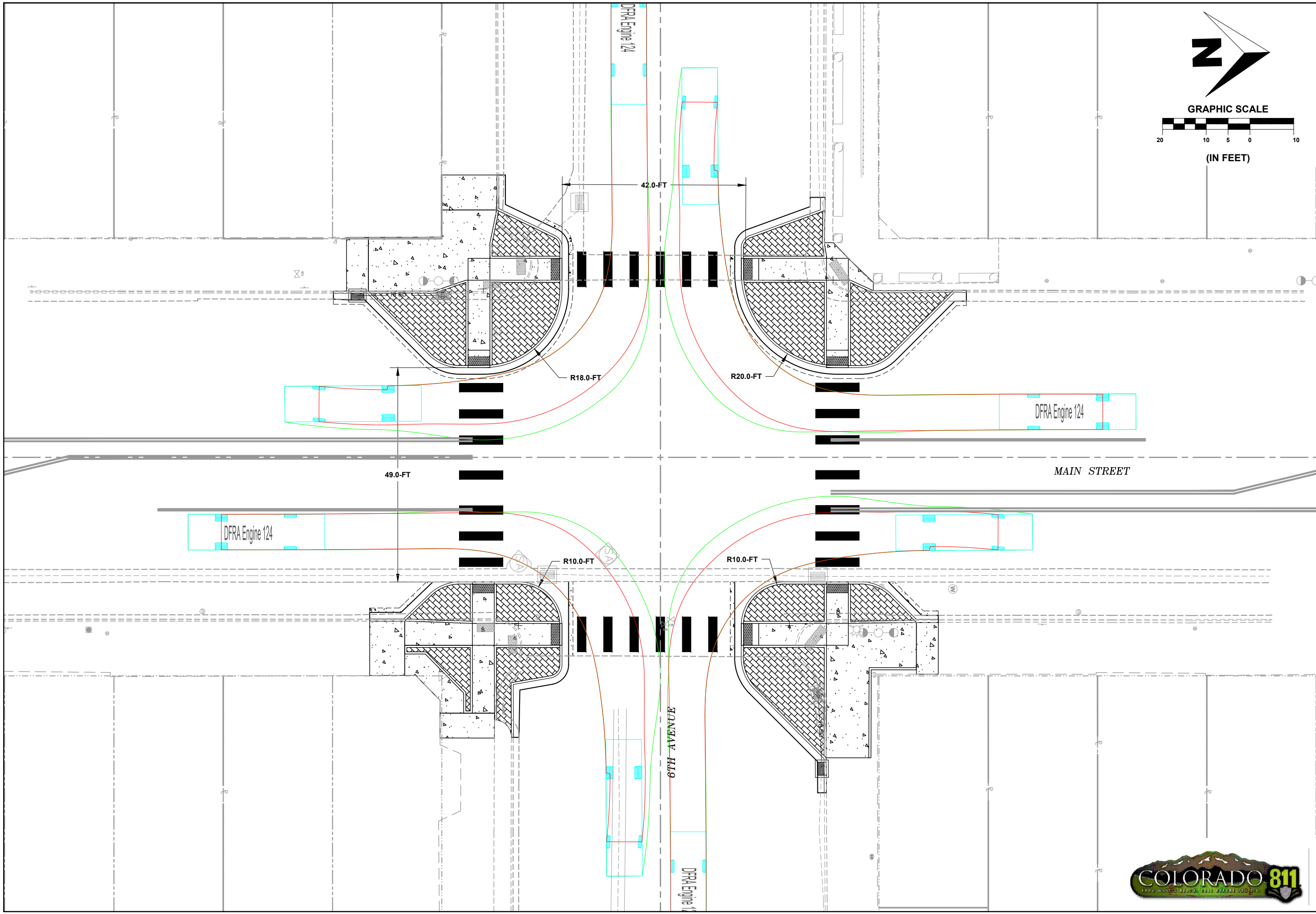
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MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TURNING MOVEMENTS 2
GARBAGE TRUCK

#	DATE	DESCRIPTION	SHEET

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 DRAWN BY: AM
 CHECKED BY: SP

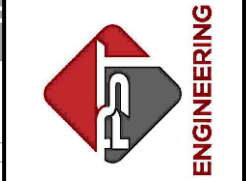
F.O.R. SET





SHEET
3 OF 7

PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



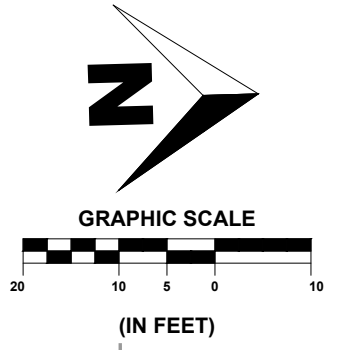
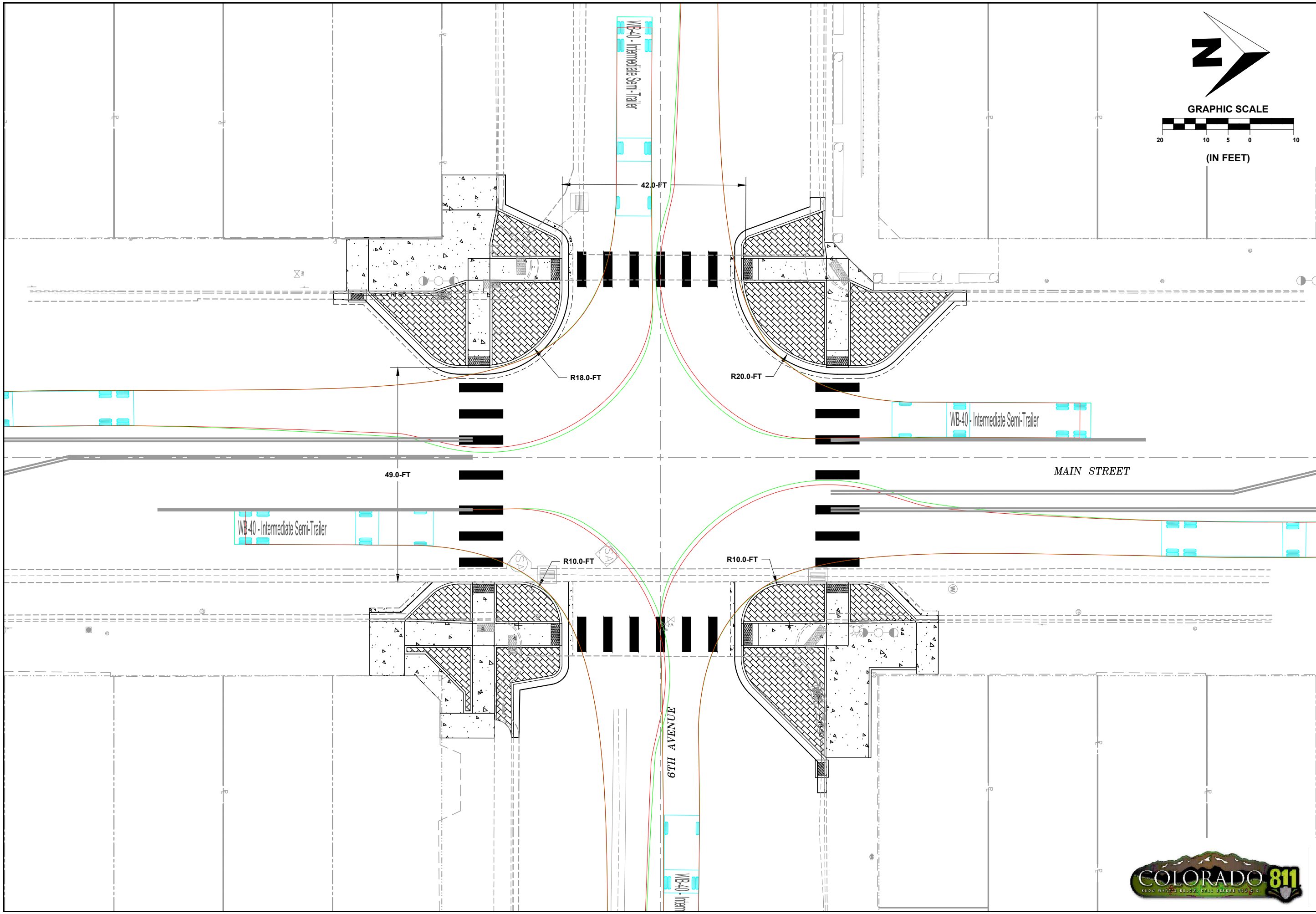
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 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
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 FIRE TRUCK**

#	DATE	DESCRIPTION	SHEET

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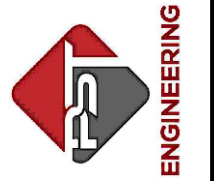
F.O.R. SET





SHEET
4
OF
7

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



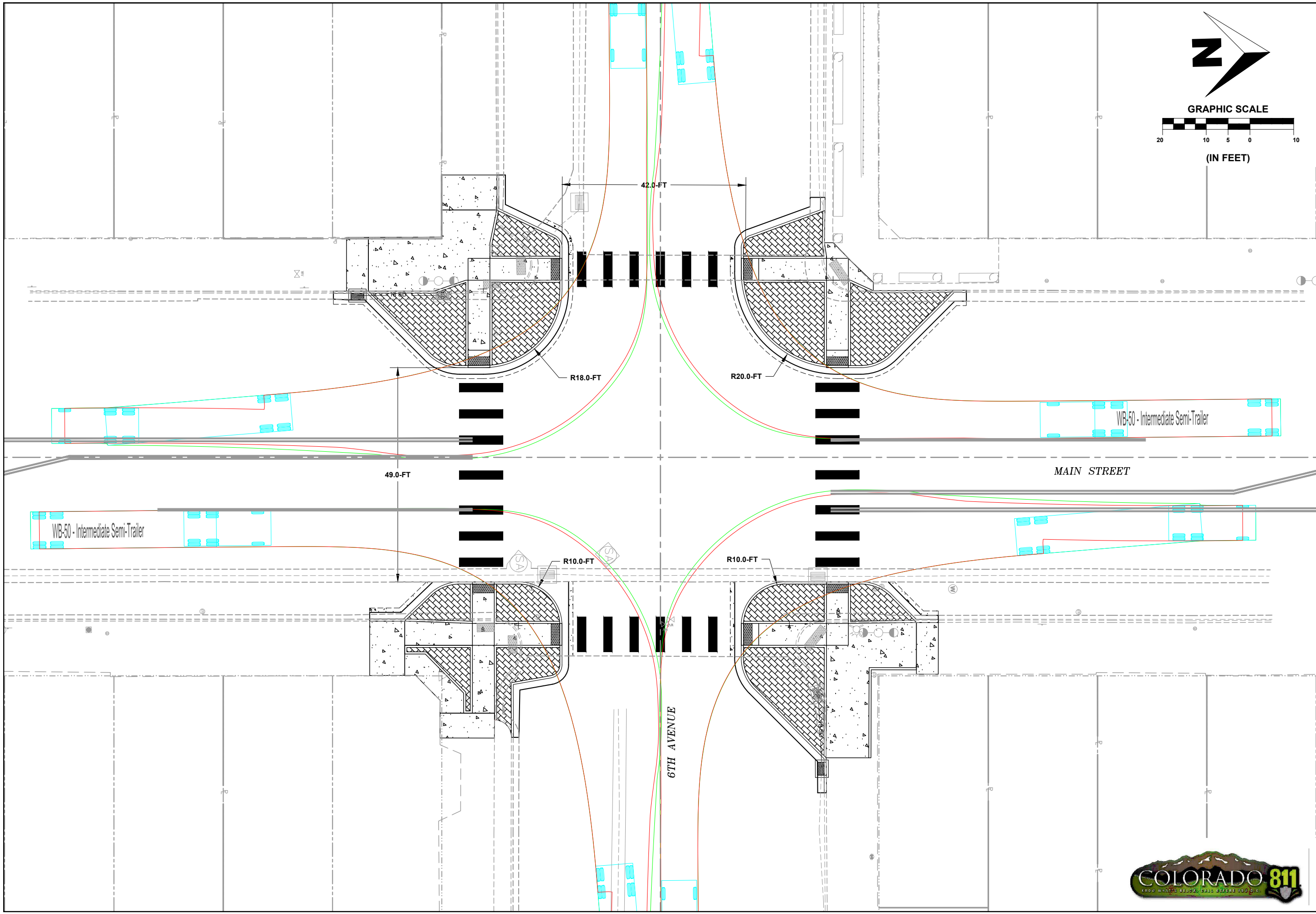
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MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TURNING MOVEMENTS 4
WB-40**

#	DATE	DESCRIPTION	SHEET

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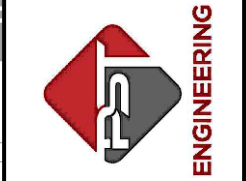


F.O.R. SET



SHEET
5 OF 7

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



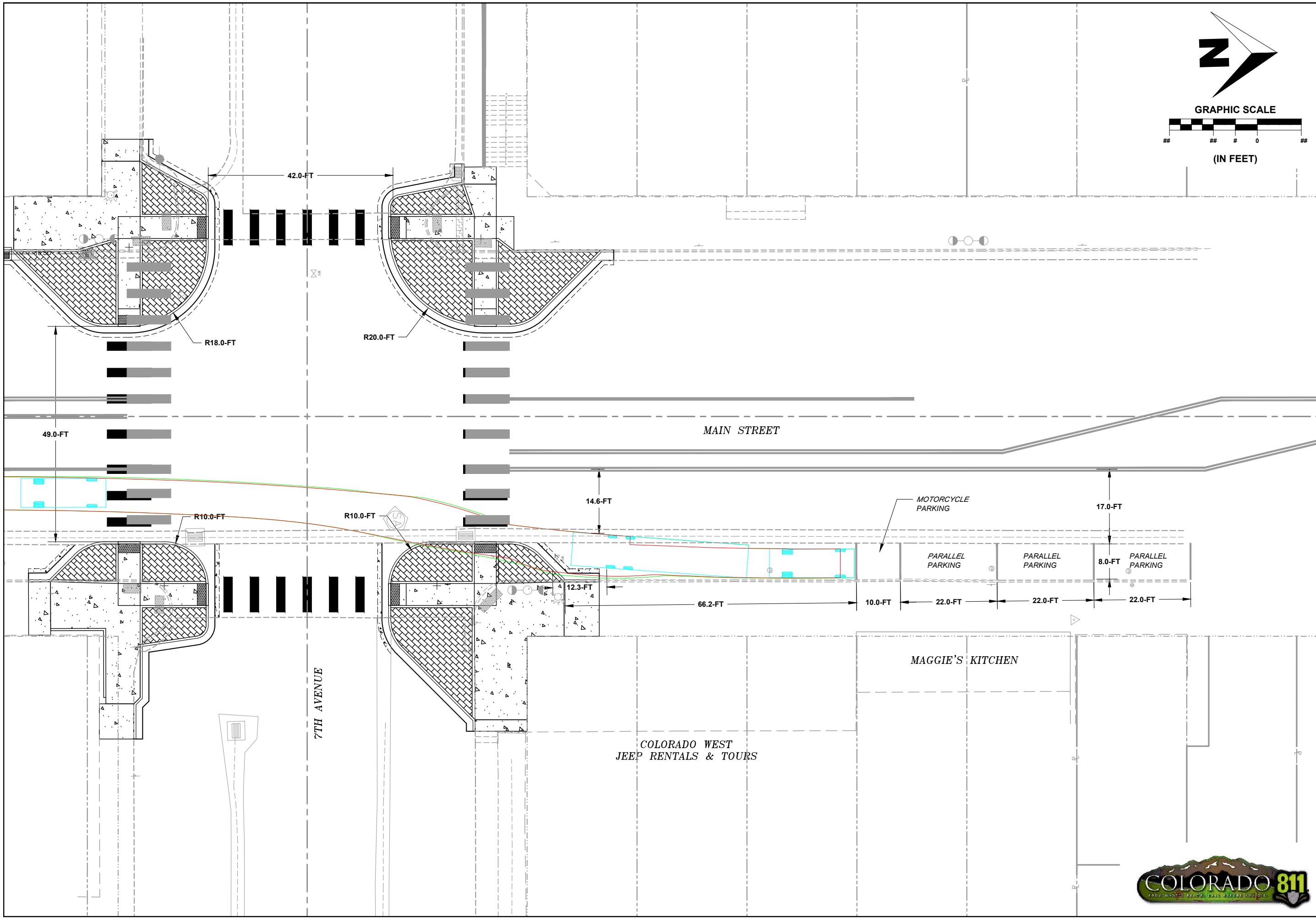
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MAIN STREET RMS
PROJECT # C M006-001
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WB-50

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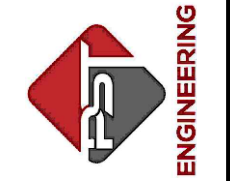
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F.O.R. SET





PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



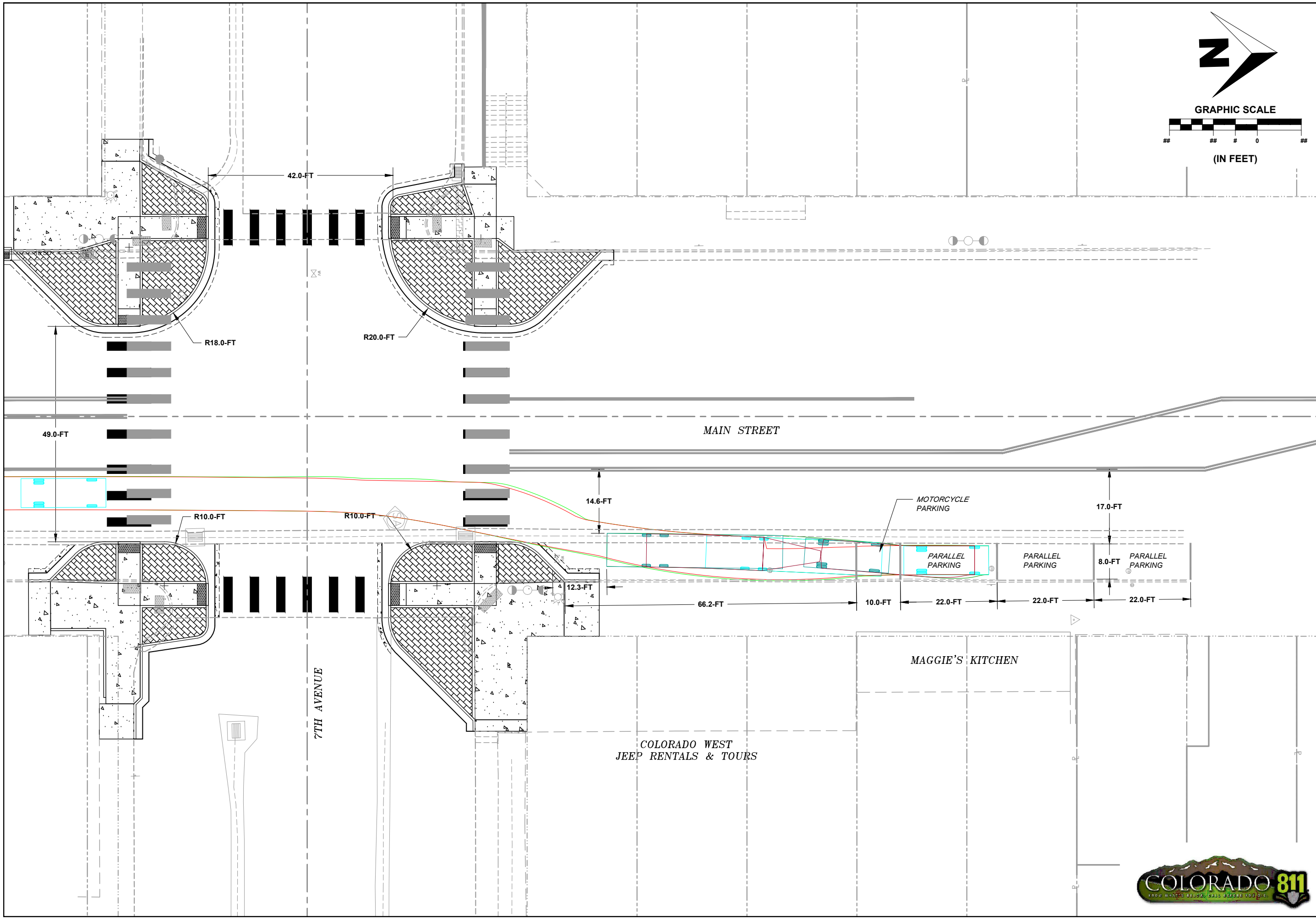
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MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
TURNING MOVEMENTS 6
OHV WITH ENCROACHMENT

REVISIONS:		SHEET
DATE	DESCRIPTION	
#		

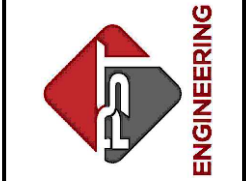
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F.O.R. SET





PST ENGINEERING, LLC
 2615 MAIN AVE. SUITE 209
 DURANGO, CO 81301
 970-403-5492



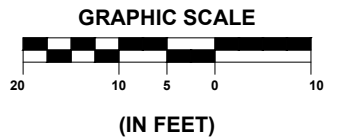
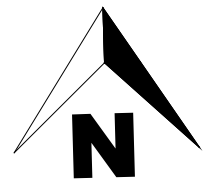
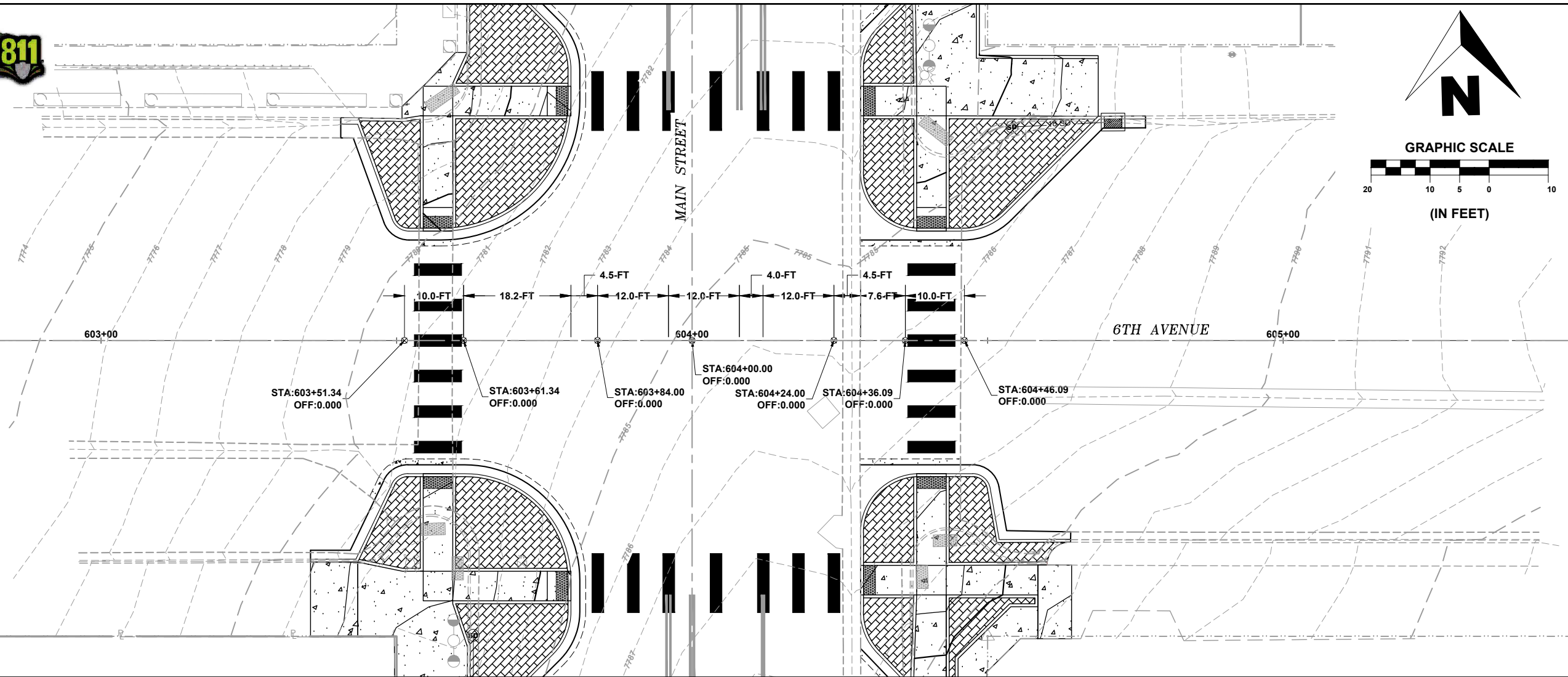
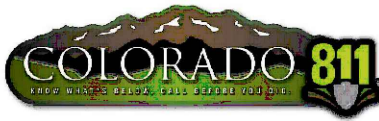
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 MAIN STREET RMS
 PROJECT # C M006-001
 PROJECT CODE: 25227
 TURNING MOVEMENTS 7
 OHV NO ENCROACHMENT**

REVISIONS:		SHEET
DATE	DESCRIPTION	
#		

DATE: 10/18/2024
 DRAWN BY: AM
 CHECKED BY: SP

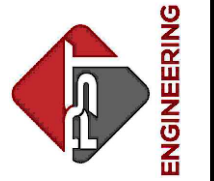
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SHEET
1 OF 2

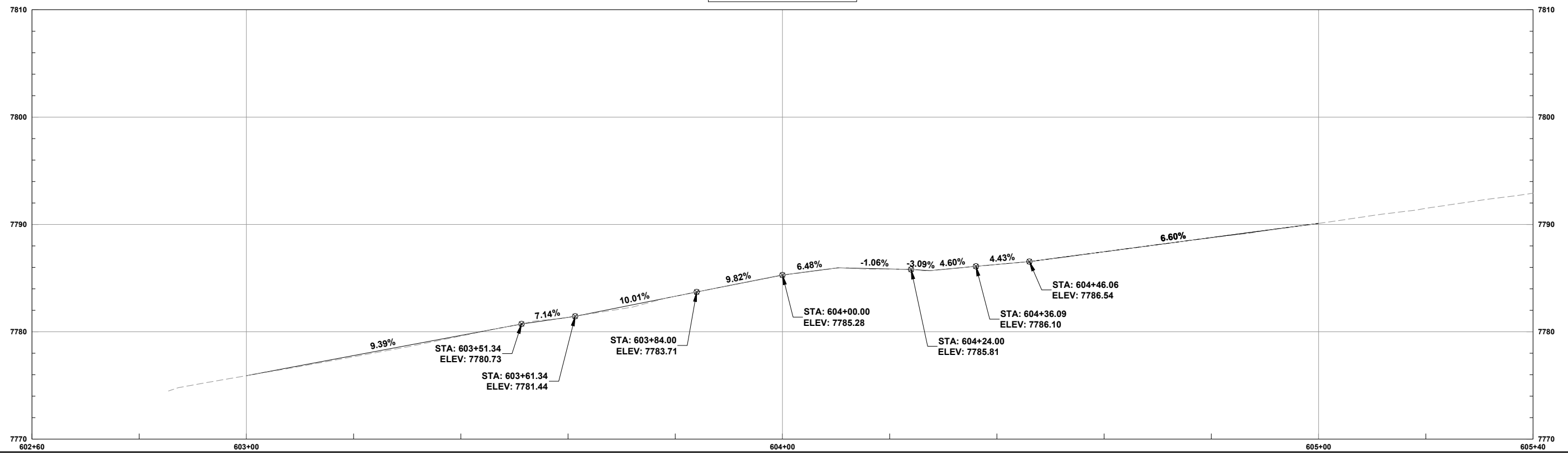
PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492



PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EXISTING ROAD P-PRO 1
6TH AVENUE

PROFILE VERTICAL EXAGGERATION: 2X

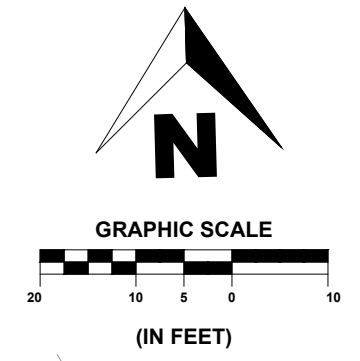
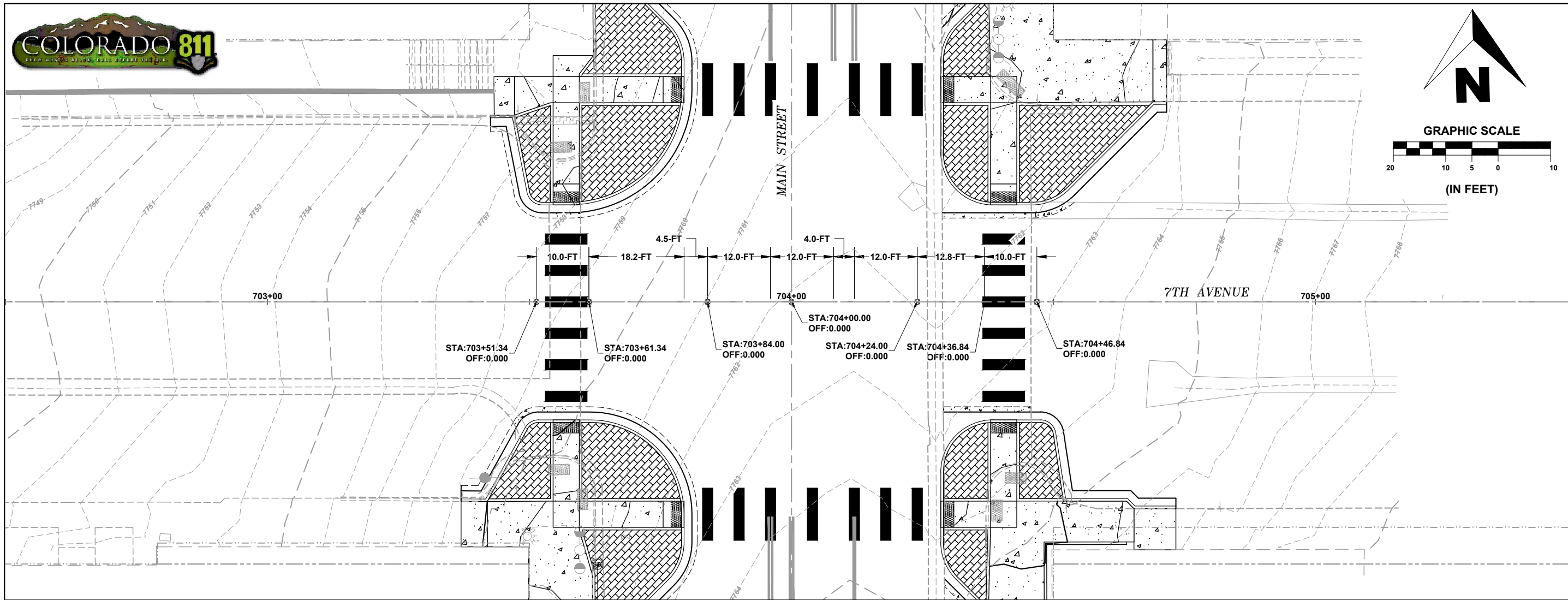
PROFILE VIEW OF 6TH AVENUE



REVISIONS:		SHEET
DATE	DESCRIPTION	
#		

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

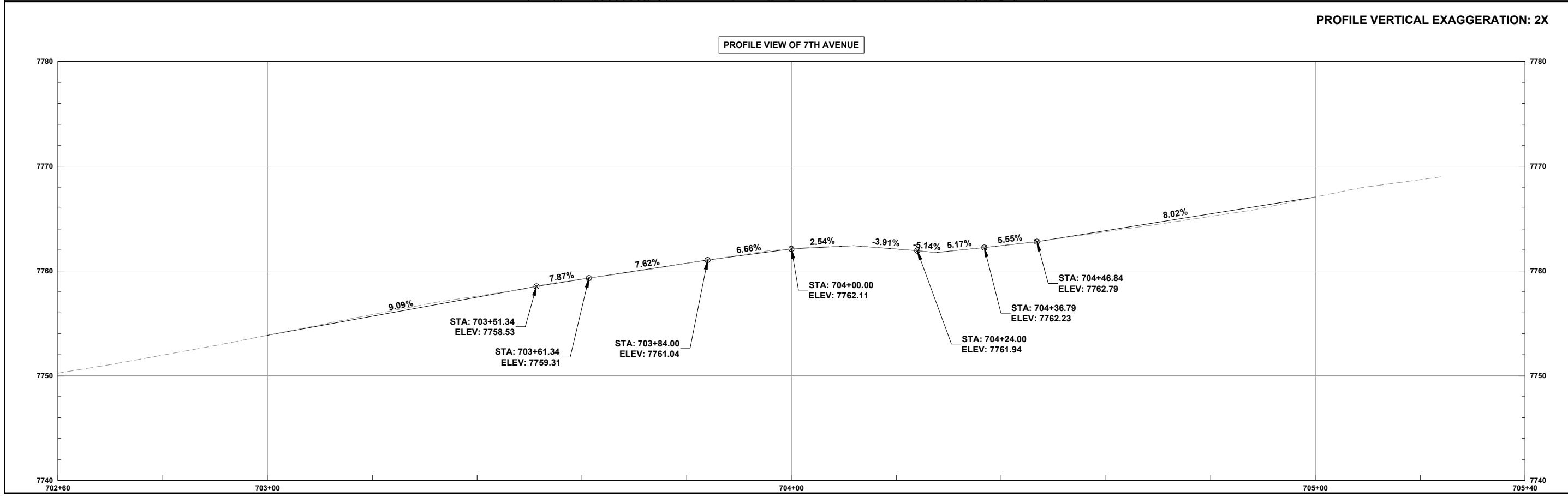
F.O.R. SET



SHEET
2 OF 2

PST ENGINEERING, LLC
2615 MAIN AVE. SUITE 209
DURANGO, CO 81301
970-403-5492

PROJECT NAME: OURAY
MAIN STREET RMS
PROJECT # C M006-001
PROJECT CODE: 25227
EXISTING ROAD P-PRO 2
7TH AVENUE



REVISIONS:

#	DATE	DESCRIPTION	SHEET

DATE: 10/18/2024
DRAWN BY: AM
CHECKED BY: SP

F.O.R. SET



City of Ouray Council

October 17, 2024

Dear Council:

I am writing on behalf of the Ouray Climbers Alliance (OCA). The Ouray Climbers Alliance is a 501(c)(3) non-profit and Access Fund affiliate that aims to raise funds, obtain grants, and organize efforts to improve local recreation areas for the benefit of local climbers and other user groups, with the end goal of reducing environmental impact and degradation from climbers.

First of all, we would like to congratulate the Council on adopting the 2023 Ouray Parks and Trails Master Plan and producing the 2024 Ouray Parks and Trails Strategic Plan Report. We are thankful to you for having identified the strategic priorities for the Rotary Park, specifically creating the Practice Boulder Climbing Area and the New Competition Climbing Tower. Our organization would like to be the catalyst of making the vision of the Master and Strategic Plans become a reality, and we hereby express our interest in supporting the climbing priorities of the Rotary Park by raising funds and engaging stakeholders. The following is the ask to the Council:

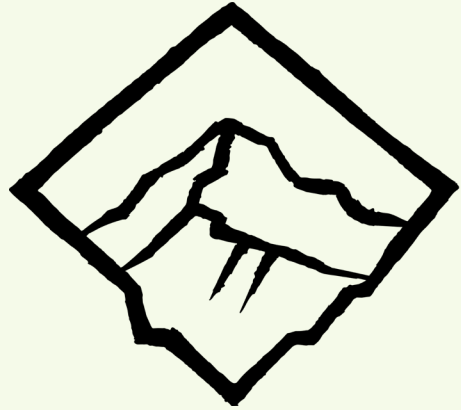
1. Fast-track a schematic drawing of the portion of the park with climbing areas by either having it done by the OCA, or accept our contribution for the purpose of producing schematic drawings..
2. Create a line item in the 2025 Budget to receive contributions towards the climbing structures in Rotary Park.

As you know, our organization has a track record of delivering lasting contributions to climbing in Ouray such as the Rotary Park Kiosk. With your blessing, we would like to go ahead and start the fundraising campaign for this project.

We are very thankful for your vision of continuing to build on the rich climbing legacy of Ouray. We welcome your questions and comments. Attached is the presentation why we think this project deserves our support.

Sincerely,

Dolgio Nergui
Chair



OURAY CLIMBERS ALLIANCE

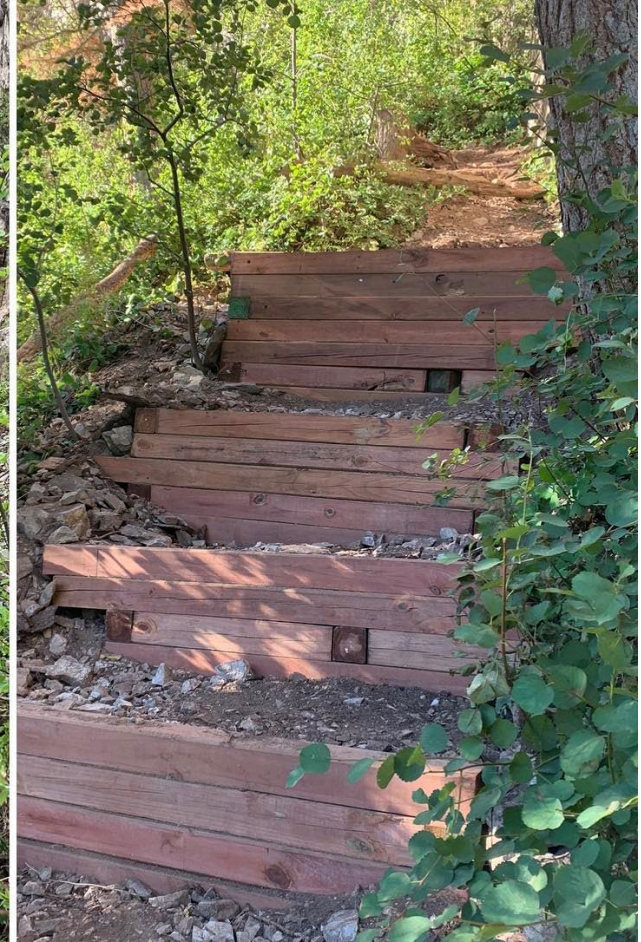
Founded in 2017, Ouray Climbers Alliance is an all-volunteer organization and a local affiliate of the Access Fund. Our mission is to serve as a unified voice for climbers in Ouray County and surrounding areas through advocacy, stewardship, and education.



STEWARDSHIP



STEWARDSHIP





YOUTH AND
COMMUNITY
PROGRAMS





ROTARY PARK KIOSK

Made possible with donations from Access Fund, City of Ouray TAC Grants, Ouray Chamber and individual donors, including in-kind donations of concrete and metal works.



PARKS MASTER PLAN

The portion of the park with existing and proposed climbing infrastructure in need of schematic drawing



PARKS STRATEGIC PLAN REPORT

STRATEGIC PARKS AND TRAILS PRIORITY FRAMEWORK

STRATEGIC PRIORITY: ROTARY PARK 1/2

DEPARTMENT: PARKS & FACILITIES

Goal: Improve Rotary Park per community's recommendations.

Strategic Focus Area	Objective(s)	Priority	Timeline*	Step(s) to Success
Practice Boulder Climbing Area	Construct a natural practice climbing boulder/bouldering area by the new climbing information kiosk	High	Short-Term	1) Coordinate with other municipalities (potentially Telluride/ Mountain Village) to acquire boulder or purchase/fabricate boulder; 2) Hire transportation for boulder to Rotary Park; 3) Hire construction company to install boulder and safety surfacing
New Competition Climbing Tower	Install a new competition climbing tower positioned at the south park entrance to act as a vertical terminus to the Uncompahgre River Walk connection via Chautauqua Lane	Medium	Medium-Term	1) Determine product for climbing tower; 2) Determine budget and location for product; 3) Purchase and install climbing tower (hire professional installation company)

*Short-term = within years 0-1; Medium-term = within years 2-3; Long-term = years 4-5 (See Project Timeline Tables starting on page 22 of this report.)

Strategic Focus Area	Success Metric(s)	Potential Resources & Support
Practice Boulder Climbing Area	Acquisition, transportation, and installation of a natural climbing boulder that can be used as a demonstration/practice climbing area for park visitors	Potential donation of boulder from Mountain Village/Telluride or other municipality; potential for private donations or outdoor recreation grant to help with funding project
New Competition Climbing Tower	Purchase and install a <u>pre-fabricated</u> climbing wall product that is competition-rated with movable panels; coordinate on aesthetics	Potential for private donations or outdoor recreation grants to help with funding project



P.O. Box 468
320 6th Avenue
Ouray, CO 81427
(970) 325-7211

**Interim City Administrator
Report for October 21, 2024 City Council**

City Administrator Recruitment

City Council has narrowed the amount of candidates for The City Administrator position from twenty-one to eight. KRW Associates has done background checks and interviews with the eight candidates. The interviews have been recorded for City Council to review. From those eight candidates the City Council will select three to four finalist for in person interviews to take place tentatively on November 14th 2024.

Police Chief Recruitment

The job opening for Police Chief closed on Friday October 18th 2024. A total of seventeen candidates applied for the position. City staff will begin working with KRW Associates this week, more information to come on the selection process and schedule for in person interviews.

Fellin Park Stage

Jim Keo has sent out a request for proposals to multiple contractors to get preliminary construction costs for the construction of the stage at Fellin Park. The RFP is due on October 28th 2024. Preliminary construction costs will include utility relocation costs for the alternative site that the City Council agreed upon during a work session. The alternative stage site requires the stage to be moved southwest of its original location.

Via Ferrata Bathroom

The bathroom was delivered on Tuesday October 15th 2024. The contractor is working on site preparation and we are working to have the bathroom installed before winter.

Heat Exchange Project

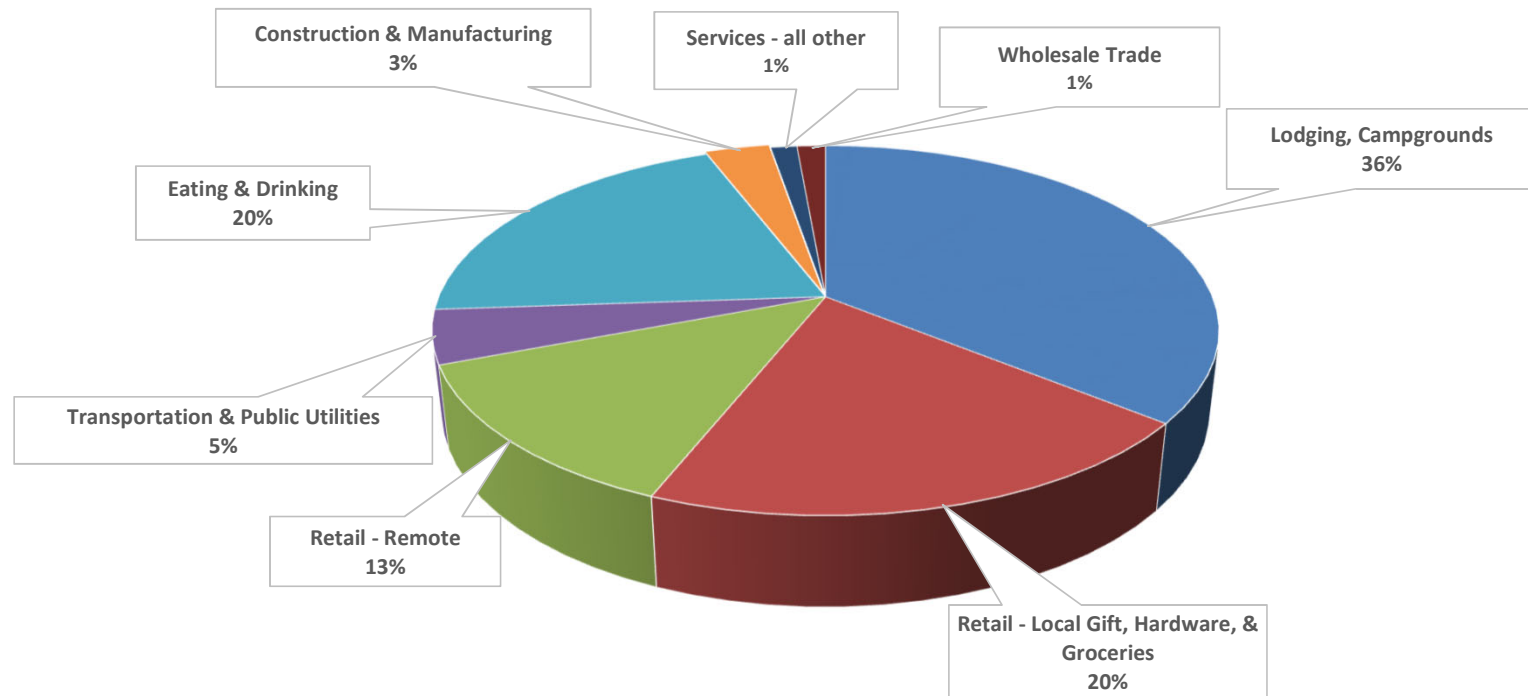
City Staff had a very productive meeting with Dustin from ME&E Engineering about the logistics of the heat exchanger placement and how we implement this project. We also talked about the cost of renting equipment versus the cost of purchasing the equipment. We have another meeting scheduled for October 25th 2024. We should have solid numbers on renting versus purchasing and we will have a conceptual design on how to move forward.

Wastewater Treatment Plant Update

Contractors started removing sludge from Lagoon #1 on Monday October 14th 2024. The goal is to have all sludge removed from both lagoons by the end of October, weather permitting. Once all the sludge is removed Aslan Construction will start filling the lagoons with material onsite and begin final cleanup of the job site.



City of Ouray
August 2024 Sales Tax Revenues by Business Category
(received in October 2024)

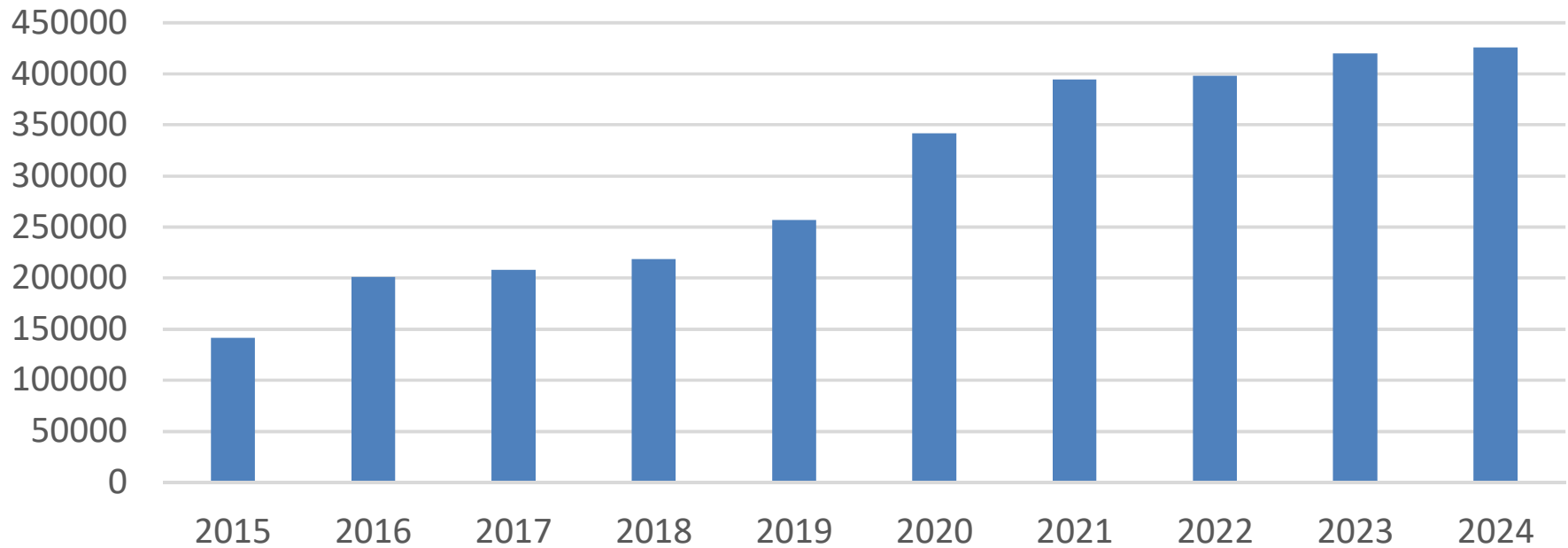


CITY OF OURAY
2024 MONTHLY SALES TAX REVENUES BY BUSINESS CATEGORY

(1) Month tax received from State of Colorado, representing sales from two months earlier (e.g. tax shown as APRIL is mostly from FEBRUARY)

2024 SALES TAX REVENUES BY BUSINESS CATEGORY							
(1) Funds received by City in: July (mostly re: May)							
Business Category	January	February	March	April	May	June	
Lodging, Campgrounds	\$ 32,828.21	\$ 55,664.35	\$ 56,276.56	\$ 53,525.63	\$ 53,814.04	\$ 40,374.35	
Retail - Local Gift, Hardware, & Groceries	\$ 24,774.67	\$ 41,173.24	\$ 30,254.11	\$ 25,475.53	29,463.16	\$ 21,524.69	
Retail - Remote	\$ 29,570.18	\$ 42,416.98	\$ 21,475.85	\$ 19,000.83	23,776.15	\$ 27,500.20	
Transportation & Public Utilities	10,498.73	13,123.23	16,179.72	13,914.72	12,346.59	10,756.15	
Eating & Drinking	22,336.34	25,615.00	25,070.51	33,719.56	24,822.86	19,476.14	
Construction & Manufacturing	9,316.95	4,858.16	2,569.79	3,241.48	10,730.46	8,002.01	
Services - all other	4,352.93	3,571.60	2,217.80	1,955.06	4,417.85	1,496.88	
Wholesale Trade	1,696.14	1,730.82	2,139.13	1,737.68	1,379.00	2,109.23	
TOTAL	\$ 135,374.15	\$ 188,153.38	\$ 156,183.47	\$ 152,570.49	\$ 160,750.11	\$ 131,239.65	
Business Category	July	August	September	October	November	December	Year-to-date
Lodging, Campgrounds	\$ 67,708.64			\$ 189,524.55			
Retail - Local Gift, Hardware, & Groceries	\$ 38,355.26			\$ 82,769.47			
Retail - Remote	\$ 24,730.33			\$ 29,961.26			
Transportation & Public Utilities	8,904.96			9,480.73			
Eating & Drinking	38,301.50			92,175.82			
Construction & Manufacturing	5,994.41			5,978.13			
Services - all other	2,436.88			11,485.27			
Wholesale Trade	2,641.78			4,511.14			
TOTAL	\$ 189,073.76	\$ 374,839.56	\$ 505,406.14	\$ 425,886.37	\$ -	\$ -	\$ 2,419,477.08

CITY OF OURAY AUGUST SALES TAX REVENUE COMPARISON Over Past 10 Years



Notes: Figures represent tax revenue received in October
Sales Tax increased from 3% to 4% on January 1, 2016

CITY OF OURAY
SALES TAX REVENUES BY BUSINESS CATEGORY 2015-2024

SALES TAX REVENUES BY BUSINESS CATEGORY

Business Category	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Lodging, campgrnds.	\$ 49,384.81	\$ 70,845.37	\$ 77,990.60	\$ 85,331.38	\$ 102,731.15	\$ 126,505.93	\$ 146,955.16	\$ 159,270.82	\$ 178,189.47	\$ 189,524.55
Retail - Local Gift, Hardware, & Groceries					49,445.23	73,512.48	80,276.84	\$ 80,245.28	\$ 81,364.54	\$ 82,769.47
Retail - Remote					26,879.01	30,268.92	32,909.96	\$ 28,125.61	\$ 24,633.58	\$ 29,961.26
Retail - groceries, liquor, candy, hardw	15,448.74	26,311.15	27,185.21	31,535.87						
Retail - gift, souvenir, variety, books	14,330.76	19,071.21	18,449.56	18,649.68						
Trans & Pub. Util.	6,431.63	7,623.60	7,317.69	7,435.79	8,544.45	8,337.39	9,801.30	9,565.31	9,358.57	9,480.73
Eating & Drinking	30,576.29	37,947.81	39,312.90	45,890.73	64,421.46	80,662.31	97,394.71	88,895.34	84,949.97	92,175.82
Const. & Manufacturing	14,392.06	20,249.01	20,128.73	18,930.35	1,523.28	3,428.77	5,742.48	12,226.51	12,856.94	5,978.13
Services - all other	1,733.45	8,464.63	7,086.34	3,527.05	1,973.44	16,156.73	19,109.10	15,149.40	22,208.79	11,485.27
Finance, Ins. Real Estate	9,049.52	10,762.65	10,026.10	6,933.51						
Wholesale Trade	53.12	165.50	528.81	313.60	1,618.22	2,906.77	2,501.69	4,720.95	6,244.72	4,511.14
Mining	-	-	-	-	-	-	-	-	-	-
All Other	-	-	-	-	-	-	-	-	-	-
TOTAL	\$ 141,400.38	\$ 201,440.93	\$ 208,025.94	\$ 218,547.96	\$ 257,136.24	\$ 341,779.30	\$ 394,691.24	\$ 398,199.22	\$ 419,806.58	\$ 425,886.37
				\$1,667.85 out-of-period	\$6,026.60 out-of-period	\$13,015.03 out-of-period	\$26,032.75 out-of-period	\$27,312.92 out-of-period	(\$2,153.16) out-of-period	\$13,848.62 out-of-period

Year to Date Sales Tax Comparison

Percentage Change
from 2023

August 2023 Activity	\$ 419,806.58	
August 2024 Activity	\$ 425,886.37	1.45%
Jan-Aug 2023 Activity	\$ 2,083,998.36	
Jan-Aug 2024 Activity	\$ 2,095,949.55	0.57%

Ouray Lodging Occ. Tax Collection Summary

ROOMS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	24 vs 23
Month											
January	5712	5826	5113	5782	6196	6245	5936	7718	7609	6942	-8.77%
February	4816	5226	4509	5085	5593	4641	7189	7776	5906	6328	7.15%
March	3394	3638	3499	4763	4152	1952	6993	6782	7341	5953	-18.91%
April	2236	2660	2411	3080	2857	32	4941	4172	3836	4038	5.27%
May	5047	5850	5939	7396	7894	3111	11093	10002	9560	8442	-11.69%
June	12015	13521	14494	14578	15026	12736	17520	16180	17231	16029	-6.98%
July	19171	19960	20248	19802	19482	20444	20509	16551	19482	19421	-0.31%
August	16477	16949	17344	17613	18629	16919	20798	17825	18657	18294	-1.95%
September	15478	16149	16526	17743	18498	17564	13517	18930	18234		
October	7937	7691	7762	7462	9407	12877	12038	12080	12388		
November	2141	2113	2674	2856	3237	3864	3199	3196	3691		
December	3656	3382	4226	5038	4268	5153	5237	3998	4776		
Total Rooms	98080	102965	104745	111198	115239	105538	128970	125210	128711		-11.13%

DOLLARS											
January	\$15,867	\$15,819	\$13,795	\$16,294	\$22,444	\$25,204	\$27,107	\$29,038	\$36,828	\$33,896	-7.96%
February	\$12,468	\$13,908	\$12,648	\$14,021	\$19,580	\$18,464	\$28,191	\$36,284	\$30,377	\$31,294	3.02%
March	\$9,240	\$9,505	\$9,529	\$12,884	\$14,526	\$6,834	\$27,858	\$30,334	\$30,554	\$27,551	-9.83%
April	\$5,701	\$6,633	\$6,294	\$8,090	\$8,312	\$107	\$18,324	\$18,466	\$17,063	\$16,861	-1.19%
May	\$13,876	\$15,372	\$15,734	\$19,031	\$22,068	\$7,922	\$41,033	\$43,131	\$39,992	\$45,341	13.38%
June	\$31,431	\$34,498	\$36,654	\$36,236	\$62,392	\$51,634	\$100,852	\$98,839	\$107,693	\$107,575	-0.11%
July	\$47,884	\$49,767	\$50,344	\$49,371	\$110,244	\$114,230	\$138,864	\$131,139	\$142,596	\$156,660	9.86%
August	\$41,643	\$41,801	\$42,090	\$43,236	\$90,952	\$92,809	\$127,157	\$122,778	\$127,552	\$134,766	5.66%
September	\$40,336	\$41,704	\$41,965	\$44,480	\$79,505	\$93,050	\$98,575	\$119,099	\$123,174		
October	\$21,385	\$20,717	\$20,355	\$19,711	\$37,511	\$60,690	\$54,480	\$74,824	\$74,823		
November	\$5,136	\$5,802	\$7,079	\$7,000	\$10,367	\$15,399	\$14,134	\$14,566	\$15,480		
December	\$9,571	\$9,590	\$11,882	\$13,622	\$17,593	\$24,892	\$29,038	\$23,554	\$27,242		
Total Dollars	\$254,538	\$265,116	\$268,369	\$283,976	\$495,494	\$511,234	\$705,613	\$742,052	\$773,373		9.09%

Data represents rooms and dollars for month in which lodging activity occurred.
 LOT report and payment are due by 20th of following month.
 "ROOMS" data includes exempt rooms.

OURAY LODGING OCCUPANCY TRENDS

Based on Lodging Occupation Tax Collections

	2022				2023				2024			
	Avail.	Rooms		Exempt	Avail.	Rooms		Exempt	Avail.	Rooms		Exempt
	Rooms	Rented	Occ.%	Rooms	Rooms	Rented	Occ.%	Rooms	Rooms	Rented	Occ.%	Rooms
	+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins			
January	17411	5237	30.1%	0	20375	7609	37.3%	469	19064	6942	36.4%	331
February	16580	7776	46.9%	0	17183	6062.36	35.3%	386	17656	6328	35.8%	357
March	17657	6782	38.4%	7	19519	7341	37.6%	341	18223	5953	32.7%	92
April	16620	4172	25.1%	31	18168	3836	21.1%	0	16389	4038	24.6%	47
May	21206	10002	47.2%	57	21360	9560	44.8%	110	20956	8442	40.3%	212
June	20577	16180	78.6%	13	21111	17231	81.6%	122	20599	16029	77.8%	212
July	20677	16551	80.0%	432	21195	19482	91.9%	499	21327	19421	91.1%	205
August	21613	17825	82.5%	53	21504	18657	86.8%	481	21688	18294	84.4%	213
September	21327	18930	88.8%	47	21086	18234	86.5%	413				
October	20398	12080	59.2%	10	20094	12388	61.7%	261				
November	15776	3196	20.3%	260	16283	3691	22.7%	254				
December	17828	5050	28.3%	4	17320	4776	27.6%	215				
Total	227670	123781	52.1%	914	235198	128867.36	52.9%	3551	155902	85447	52.9%	1669

Data represents rooms for month in which lodging activity occurred.

LOT report and payment are due by 20th of following month.

"Rooms Rented" columns includes exempt rooms.

"Exempt Rooms" columns are for memo purposes only.

2024 Lodging Occupation Tax, By Business Category

AVAILABLE ROOMS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	12,450	11,445	12,239	10,177	12,351	12,020	12,412	12,459					95,553
Bed and Breakfast	755	353	341	609	763	749	565	1,231					5,366
House, Townhouse, Condo (1)	3,286	3,451	3,070	3,030	3,254	3,390	3,762	3,410					26,653
RV Space, Unfurnished Cabin	2,573	2,407	2,573	2,573	4,588	4,440	4,588	4,588					28,330
Total Rooms	19,064	17,656	18,223	16,389	20,956	20,599	21,327	21,688	-	-	-	-	155,902
													Prior YTD 160,291

ROOMS RENTED	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	4,921	4,582	4,506	3,106	5,677	9,823	11,815	10,773					55,203
Bed and Breakfast	252	149	69	75	310	482	523	1,023					2,883
House, Townhouse, Condo (1)	1,041	1,043	775	254	855	1,943	2,603	2,091					10,605
RV Space, Unfurnished Cabin	728	554	603	603	1,600	3,781	4,480	4,407					16,756
Total Rooms	6,942	6,328	5,953	4,038	8,442	16,029	19,421	18,294	-	-	-	-	85,447
													Prior YTD 89,723

DOLLARS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	\$ 22,930.38	\$ 21,580.31	\$ 21,376.32	\$ 13,707.42	\$ 32,411.97	\$ 73,600.66	\$ 104,674.75	\$ 89,821.58					380,103
Bed and Breakfast	\$ 1,270.42	\$ 777.13	\$ 408.19	\$ 578.27	\$ 1,698.66	\$ 3,835.61	\$ 5,008.54	\$ 9,444.97					23,022
House, Townhouse, Condo (1)	\$ 8,629.94	\$ 8,135.58	\$ 4,772.01	\$ 1,765.22	\$ 7,494.00	\$ 20,539.32	\$ 36,823.34	\$ 25,868.88					114,028
RV Space, Unfurnished Cabin	\$ 1,065.09	\$ 800.57	\$ 994.32	\$ 810.22	\$ 3,736.65	\$ 9,599.10	\$ 10,153.07	\$ 9,630.38					36,789
Total Dollars	\$ 33,895.83	\$ 31,293.59	\$ 27,550.84	\$ 16,861.13	\$ 45,341.28	\$ 107,574.69	\$ 156,659.70	\$ 134,765.81	\$ -	\$ -	\$ -	\$ -	\$ 553,942.87
													Prior YTD 532,093.34

(1) For a property that is marketed as a stand-alone short-term rental, for which there are no hotel/motel amenities offered.

Data represents rooms for month in which lodging activity occurred.

LOT report and payment are due by 20th of following month.

"Rooms Rented" column includes exempt rooms.

Activity Month	2022	2023	2024	% Change from 2023	YTD % Change
January	\$ 27,661.19	\$ 37,085.48	\$ 35,047.88	-5.5%	-5.5%
February	\$ 32,883.88	\$ 27,662.57	\$ 28,192.46	1.9%	-2.3%
March	\$ 28,220.99	\$ 23,074.54	\$ 21,027.21	-8.9%	-4.0%
April	\$ 7,217.41	\$ 6,674.51	\$ 7,558.36	13.2%	-2.8%
May	\$ 23,933.67	\$ 21,653.38	\$ 27,989.28	29.3%	3.2%
June	\$ 72,625.26	\$ 84,017.25	\$ 89,007.15	5.9%	4.3%
July	\$ 109,220.30	\$ 128,885.01	\$ 141,496.13	9.8%	6.5%
August	\$ 90,863.82	\$ 99,257.44	\$ 115,158.88	16.0%	8.7%
September	\$ 83,065.86	\$ 92,170.25			
October	\$ 41,028.93	\$ 55,796.90			
November	\$ 9,274.82	\$ 13,210.01			
December	\$ 29,333.34	\$ 29,200.58			
Grand Total	\$ 555,329.47	\$ 618,687.92	\$ 465,477.36		

Revenue by Fund	2022	2023	YTD 2024	Cumulative
Affordable/Attainable Housing	\$ 277,664.74	\$ 309,343.96	\$ 232,738.68	\$ 819,747.38
Water Capital Improvements	\$ 138,832.37	\$ 154,671.98	\$ 116,369.34	\$ 409,873.69
Sewer Capital Improvements	\$ 138,832.37	\$ 154,671.98	\$ 116,369.34	\$ 409,873.69
Cumulative Total Raised				\$ 1,639,494.75

Affordable Housing Revenue and Expenses	2022	2023	YTD 2024	Cumulative
Total Raised	\$ 277,664.74	\$ 309,343.96	\$ 232,738.68	\$ 819,747.38
Total Spent	\$ (110,000.00)	\$ (67,849.69)	\$ (132,882.16)	\$ (310,731.85)
Total Remaining	\$ 167,664.74	\$ 241,494.27	\$ 99,856.52	\$ 509,015.53

Average 2024 YTD Income Reported Per Property	\$ 27,506.58
Average 2024 YTD Excise Tax Paid Per Property	\$ 4,125.99

Check Date	Payee	Amount	Description
4/20/2022	Home Trust of Ouray County	\$ 10,000.00	2022 Operating funds
1/4/2023	Home Trust of Ouray County	\$ 100,000.00	734 4th St
2/1/2023	Home Trust of Ouray County	\$ 20,000.00	2023 Operating funds
4/26/2023	Economic & Planning Systems Inc	\$ 3,847.50	Housing needs analysis
5/24/2023	Economic & Planning Systems Inc	\$ 3,505.00	Housing needs analysis
6/7/2023	Buckhorn Engineering	\$ 3,426.25	Cascade Park Geohazard Assessment
7/5/2023	Economic & Planning Systems Inc	\$ 1,557.50	Housing needs analysis
8/2/2023	Economic & Planning Systems Inc	\$ 7,692.50	Housing needs analysis
9/6/2023	Buckhorn Engineering	\$ 6,293.75	Cascade Park Geohazard Assessment
9/27/2023	Economic & Planning Systems Inc	\$ 4,237.50	Housing needs analysis
11/1/2023	Economic & Planning Systems Inc	\$ 1,930.00	Housing needs analysis
11/29/2023	Economic & Planning Systems Inc	\$ 9,257.19	Housing needs analysis
1/23/2024	Economic & Planning Systems Inc	\$ 6,102.50	Housing needs analysis
1/23/2024	Home Trust of Ouray County	\$ 30,000.00	2024 Operating funds
4/17/2024	Ouray County Clerk & Recorder	\$ 382.16	Recording fee
8/28/2024	Economic & Planning Systems Inc	\$ 2,500.00	Housing needs analysis
9/18/2024	Home Trust of Ouray County	\$ 100,000.00	River Walk Rentals

City of Ouray Hot Springs Pool and Fitness Center - Visitor and Revenue Trends

(Source: Point of Sale Software)

VISITORS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	% change from 2023
January	9,160	9,287	36	9,392	8,553	8,149	4,961	5,258	6,871	7,152	4.09%
February	7,158	9,095	13	7,342	5,970	7,836	4,824	6,660	5,599	5,592	-0.13%
March	10,045	10,087	58	10,468	9,118	3,638	7,697	8,621	7,148	8,426	17.88%
April	5,691	6,195	16	7,048	5,481	-	7,104	5,249	4,693	6,578	40.17%
May	11,798	12,065	2,984	13,346	11,397	-	11,580	9,549	10,602	11,201	5.65%
June	20,970	22,404	18,175	24,764	24,525	1,540	25,977	20,156	23,206	22,419	-3.39%
July	32,485	36,116	37,483	35,943	36,986	6,416	30,994	26,286	32,117	32,654	1.67%
August	22,377	22,353	25,486	23,936	23,274	12,622	22,179	19,101	21,170	20,874	-1.40%
September	14,334	9,258	16,065	16,397	14,833	11,946	13,612	14,652	15,634	15,208	-2.72%
October	7,360	62	9,834	8,771	9,596	10,699	9,368	10,135	11,035		
November	6,878	49	7,077	7,043	6,920	4,644	6,782	5,354	6,326		
December	7,646	47	10,753	9,046	8,174	4,439	6,317	6,510	8,152		
TOTAL YEAR	155,902	137,018	127,980	173,496	164,827	71,929	151,395	137,531	152,553	130,104	

REVENUE	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	% change from 2023
January	\$ 84,848.13	\$ 85,983.09	\$ 2,189.00	\$ 89,885.46	\$ 95,701.53	\$ 99,306.81	\$ 66,989.85	\$ 63,150.43	\$ 96,783.56	\$ 121,260.10	25.29%
February	\$ 62,350.28	\$ 78,569.69	\$ 724.00	\$ 70,970.13	\$ 65,918.59	\$ 97,215.12	\$ 61,086.55	\$ 85,924.20	\$ 112,926.04	\$ 105,565.18	-6.52%
March	\$ 92,289.88	\$ 84,745.80	\$ 1,012.00	\$ 102,232.15	\$ 108,526.39	\$ 47,810.30	\$ 106,419.45	\$ 126,759.01	\$ 120,467.93	\$ 145,888.18	21.10%
April	\$ 50,940.75	\$ 52,112.54	\$ 2,234.00	\$ 72,957.12	\$ 62,025.47	\$ -	\$ 98,819.49	\$ 152,003.71	\$ 133,097.92	\$ 119,178.58	-10.46%
May	\$ 109,383.77	\$ 108,047.29	\$ 123,474.60	\$ 155,881.40	\$ 138,237.34	\$ -	\$ 162,720.12	\$ 143,279.82	\$ 208,335.74	\$ 275,871.30	32.42%
June	\$ 186,061.57	\$ 211,853.56	\$ 166,974.02	\$ 317,542.31	\$ 311,093.17	\$ 19,273.04	\$ 352,538.72	\$ 321,377.13	\$ 469,321.85	\$ 469,363.01	0.01%
July	\$ 300,620.51	\$ 332,026.16	\$ 479,802.39	\$ 455,519.84	\$ 474,330.32	\$ 74,169.01	\$ 428,489.09	\$ 452,460.99	\$ 646,348.28	\$ 660,284.72	2.16%
August	\$ 194,321.61	\$ 198,465.34	\$ 326,151.96	\$ 308,882.04	\$ 295,953.46	\$ 165,977.58	\$ 312,872.14	\$ 316,183.52	\$ 419,353.80	\$ 423,754.26	1.05%
September	\$ 127,909.15	\$ 80,149.87	\$ 184,807.92	\$ 200,777.07	\$ 188,131.33	\$ 158,666.78	\$ 186,412.51	\$ 238,796.90	\$ 283,459.93	\$ 278,649.03	-1.70%
October	\$ 63,216.05	\$ 2,737.00	\$ 82,537.92	\$ 99,235.68	\$ 120,843.43	\$ 145,302.53	\$ 131,806.01	\$ 170,555.12	\$ 211,284.83	\$ -	
November	\$ 54,218.80	\$ 1,796.25	\$ 62,435.74	\$ 84,885.49	\$ 83,976.37	\$ 58,403.16	\$ 88,639.21	\$ 84,930.60	\$ 107,867.28	\$ -	
December	\$ 74,421.59	\$ 1,957.00	\$ 112,212.40	\$ 111,645.98	\$ 105,050.32	\$ 60,304.81	\$ 79,891.78	\$ 94,844.99	\$ 156,882.10	\$ -	
TOTAL YEAR	\$ 1,400,582.09	\$ 1,238,443.59	\$ 1,544,555.95	\$ 2,070,414.67	\$ 2,049,787.72	\$ 926,429.14	\$ 2,076,684.92	\$ 2,250,266.42	\$ 2,966,129.26	\$ 2,599,814.36	

CITY OF OURAY BOX CAÑON FALLS VISITOR CENTER - VISITOR AND REVENUE TRENDS

VISITORS

	2018	2019	2020	2021	2022	2023	2024	Incr./Decr. Visitors	24 vs. 23 %
MAY	6048	4065		8454	7619	6044	8269	2,225	36.81%
JUNE	11793	13729	9252	20138	17165	18154	21202	3,048	16.79%
JULY	17819	20914	21473	23929	20702	25595	27765	2,170	8.48%
AUGUST	11737	13872	17086	15821	14428	16211	17802	1,591	9.81%
SEPTEMBER	8914	9903	14033	12245	13207	14331	14530	199	1.39%
OCTOBER	3963	5721	10540	8022	9416	9727			
TOTAL VISITORS	60,274	68,204	72,494	88,696	82,827	90,062	89,568	9,436	

REVENUES

	2018		2019		2020		2021		2022		2023		2024		Incr./Decr.	24 vs. 23
	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	\$	%
MAY	\$ 25,699.50	\$ 2,682.41	\$ 21,118.11	\$ 2,427.75			\$ 37,554.63	\$ 4,489.23	\$ 33,477.00	\$ 4,754.40	\$ 37,736.00	\$ 3,803.27	\$ 51,247.50	\$ 5,375.13	\$ 15,083.36	36.31%
JUNE	\$ 50,013.95	\$ 5,058.44	\$ 62,137.51	\$ 6,338.97	\$ 41,263.44	\$ 2,884.13	\$ 86,023.51	\$ 11,273.73	\$ 72,989.00	\$ 8,865.86	\$ 111,214.00	\$ 13,288.56	\$ 130,034.00	\$ 12,849.07	\$ 18,380.51	14.76%
JULY	\$ 75,561.60	\$ 7,576.29	\$ 89,005.01	\$ 8,540.88	\$ 92,936.75	\$ 5,933.87	\$ 102,023.52	\$ 12,507.75	\$ 87,714.00	\$ 10,907.87	\$ 157,280.91	\$ 16,153.30	\$ 169,685.00	\$ 10,291.93	\$ 6,542.72	3.77%
AUGUST	\$ 50,370.69	\$ 5,159.73	\$ 59,804.50	\$ 5,944.70	\$ 75,438.78	\$ 5,170.58	\$ 68,804.43	\$ 8,937.53	\$ 61,701.00	\$ 8,385.38	\$ 100,420.32	\$ 11,353.36	\$ 110,588.50	\$ 7,754.67	\$ 6,569.49	5.88%
SEPTEMBER	\$ 39,016.59	\$ 3,853.74	\$ 43,140.50	\$ 4,469.76	\$ 62,818.85	\$ 4,760.34	\$ 54,165.46	\$ 7,832.49	\$ 56,163.00	\$ 7,721.29	\$ 89,131.98	\$ 9,911.90	\$ 91,123.00	\$ 9,619.60	\$ 1,698.72	1.72%
OCTOBER	\$ 17,605.00	\$ 2,358.41	\$ 24,735.00	\$ 2,398.45	\$ 46,641.76	\$ 3,253.98	\$ 35,177.89	\$ 4,531.50	\$ 41,064.00	\$ 5,773.08	\$ 60,297.50	\$ 5,516.12				
TOTAL \$	\$ 258,267.33	\$ 26,689.02	\$ 299,940.63	\$ 30,120.51	\$ 319,099.58	\$ 22,002.90	\$ 384,124.45	\$ 49,614.46	\$ 354,402.00	\$ 46,439.77	\$ 556,080.71	\$ 60,026.51	\$ 552,678.00	\$ 45,890.40	\$ 49,183.45	

Admission rate increased by \$1.00 in 2018

opened May 12, 2023
Admission rate increased by \$2.00 in 2023

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2022		2023			2024			Incr./Decr.	24 vs. 23
	Concessions	Non-Profit	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV		
January			\$ 228.95	\$ 53.00		\$ 284.11	\$ 25.00		\$ 27.16	10%
February			\$ 150.89	\$ 85.95		\$ 438.62	\$ 36.00		\$ 237.78	100%
March			\$ 395.38	\$ 4.00		\$ 773.27	\$ 111.00		\$ 484.89	121%
April			\$ 403.25	\$ 2.00	\$ 50.50	\$ 713.73	\$ 25.00		\$ 282.98	62%
May			\$ 1,098.28	\$ 611.60	\$ 126.25	\$ 2,281.10	\$ 88.00	\$ 126.25	\$ 659.22	36%
June			\$ 1,627.77	\$ 690.75	\$ 202.00	\$ 3,035.75	\$ 498.00	\$ 325.25	\$ 1,338.48	53%
July	\$ 910.80	\$ 215.00	\$ 2,517.75	\$ 664.60	\$ 782.75	\$ 3,369.09	\$ 277.00	\$ 252.50	\$ (66.51)	-2%
August	\$ 1,281.05	\$ 684.85	\$ 2,669.69	\$ 648.85	\$ 378.75	\$ 2,360.70	\$ 387.00	\$ 378.75	\$ (570.84)	-15%
September	\$ 1,814.71	\$ 676.95	\$ 2,834.91	\$ 698.00	\$ 75.75	\$ 3,482.57	\$ 360.00	\$ 277.75	\$ 511.66	14%
October	\$ 1,383.05	\$ 275.00	\$ 1,096.11	\$ 253.00	\$ 227.25					
November	\$ 380.36	\$ 121.00	\$ 354.94	\$ 40.00	\$ -					
December	\$ 516.45	\$ 79.00	\$ 233.25	\$ -	\$ -					
TOTAL \$	\$ 6,286.42	\$ 2,051.80	\$ 13,611.17	\$ 3,751.75	\$ 1,843.25	\$ 16,738.94	\$ 1,807.00	\$ 1,360.50	\$ 2,904.82	
		\$ 8,338.22			\$ 19,206.17			\$ 19,906.44		

percent of sales earning profit

75%

71%

84%

September - October 2024 IT Highlights

- HR notebook computer replaced with newer model and front desk now using the prior notebook computer
- Final walk through, measurements and last change completed for AV install to begin the start of November. Acoustic sound panels will be available and installed early 2025.
- Worked with the City Hall generator maintainer to see how the generator is doing, looks good. Firmware was upgraded to solve a sporadic error that did not seem real. From the maintenance recommendation, the battery was replaced. Verified the weekly automatic run test went well.
- Worked with Evan and Autumn to coordinate a staff onboarding/offboarding process where we can collaborate together using Google Sheets tracking with notifications to make sure all access and website changes are completed.
- Worked with the fiber vendor to move the hand-hole at 2nd street and 9th avenue to get it out of the roadway. That is complete.
- \$10K grant received to continue accessibility remediation tracking and testing. Efforts continue on that work.
- Notification received from the city website vendor that remediation was completed. Now quality assurance testing will occur to verify changes.
- Server debug with the vendor is completed and third-party software left over from 2012 was removed. Now updates occur without pause or errors.
- Network and Server updates completed.



CCEC Report


Friday, 10.18.2024

Ouray Main Street Committee Updates

1. The regular monthly meeting was held on October 9, 2024. The agenda and minutes are available on our [website](#).
2. Still awaiting deliverables from the September 16 Workshop with Ayres for a Downtown Master Plan. A meeting has been requested with Patrick Rondinelli, our DOLA Regional Manager, to discuss appropriate funding options. Kristen Clothier will be included in this discussion and process as well.
3. Lou Hart and Autumn Bailey met with the Plaindealer via a phone interview on October 17 to discuss the Main Street Committee and program. Look for this article soon!
4. October 23, 2024 - 3:00 pm: DOLA representatives will be on-site for their annual visit. At this time the Main Street Committee will celebrate our Year-Rounder businesses by presenting them with certificates, window-clings, and much applause! They will also receive a digital badge, and recognition of this certification on our City website as well as our Visit Ouray website. Kailey Rhoten and Autumn Bailey are discussing how the digital side will be executed. Eligible businesses must be registered with the City of Ouray, be open a minimum of 46 weeks per year, and maintain consistent business hours. The committee also discussed inclusion of businesses that may not have a brick-and-mortar so as not to exclude the arts programs we have available. We are recognizing 53+ businesses. Please feel free to join us in this celebration on October 23rd!

YEAR-ROUNDER

5. The Colorado Main Street Manager Summit will be hosted in Ridgway on October 24-25. Autumn Bailey will be attending. An abbreviated tour of Ouray Main Street has been scheduled the morning of Thursday, October 24. Attendees will be leaving Ridgway at 9 am and meeting available Main Street Committee members at the Artisan. Jenny Hart will be providing her wealth of knowledge for a few of our key

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6. Continuous work on updating the [Ouray Main Street committee webpage](#). historic building along Main Street between 4th and 8th Ave as time allows. This tour will end by 11 am. Please feel free to join us if you are interested!

Ouray Yule Celebration - Now Powered by Ouray Main Street

1. The Ouray High School has been asked if they would like to design the poster this year. The Main Street Committee will decide on the final poster at their regular meeting on November 13.
2. The Main Street Committee has volunteers gathering donations for prizes and raffle drawings.
3. A participation form is being dispersed to registered businesses, the recipients of the newsletter, and on our electronic channels via the website and social media. Form can be found at this link: <https://tinyurl.com/2024-Ouray-Yule-Participation>
7. Continuous work on updating the [Ouray Main Street committee webpage](#).

City Updates

Ouray County Hazard Mitigation Plan meeting

1. The second Ouray County Hazard Mitigation Plan & Community Wildfire Protection Plan Meeting will be held in the Ouray Community Center on October 28 at 10:00 am.

Community Center

1. September 26-28 was the Jeep Jamboree which marked the last large weekend group event in the Community Center this season. This event had seating for 270 guests. A huge "Thank You!" to Kris Edder for all of her hardwork and dedication to ensure the Community Center is beautifully ready for each event, especially these large events.
2. The ceiling is getting a facelift! New ceiling tiles have been installed. A huge "Thank You!" to Joe Brown, Brian Hixon, and their entire teams for their hardwork and dedication during installation, also to ensure this project did not interfere with a wedding. Another "Thank You!" to Kris Edder who had quite the dusty mess to deal with after installation. We have amazing teammates!
3. The WCOC Candidate's Forum held on October 17 was attended by 107 in-person guests and 35 online guests. A huge "Thank You!" to Rich Willis and John Moore for setting up the tech and to Kris Edder for preparing the room. Also, "Thank You!" to

the Ouray Police Department and the Ouray Sheriff's Department for providing a presence during this event.

Trick or Treat Main Street

1. A banner has been created for use on Fellin Park fence each year.
2. An ad will be in the Plaindealer for the week of October 21 and October 28.
3. Social media events and posts have been created and shared on Facebook and Instagram between the City pages and the PD pages.



Notable Upcoming Events

1. Sundays · 2:00 – 4:00pm | Ultimate Frisbee @ Fellin park
2. Mondays · 10:00 – 11:00am | SJ - Senior Chair Yoga • Activity by Ouray Parks & Rec
3. Mondays · 12:00 – 1:00pm | Senior Luncheon by Neighbor to Neighbor @ St John's Episcopal Church
4. Wednesdays · 5:30 – 6:30pm | Zumba Class @ Ouray Community Center
5. Thursday, October 31 · 4:00 – 6:00pm | Trick or Treat Ouray Main Street
6. Sunday, November 3 - Daily, until Nov 23, 2024 | CONSTRUCTION - IT Sound System Project in the Ouray Community Center

**CITY OF OURAY
ORDINANCE NO. 5 (SERIES 2024)**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OURAY REPEALING AND REPLACING OURAY MUNICIPAL CODE SECTION 7-4-A TO EXCLUDE GARAGE FLOOR AREA FROM THE DEFINITION OF AN ACCESSORY DWELLING; SECTION 7-7-F-3 TO PROVIDE MORE OFF-STREET PARKING OPTIONS WHEN BUILDING ADUS; AND SECTION 7-7-F-4 TO CLARIFY ADU SIZE IS BASED ON FLOOR AREA.

WHEREAS, the City Council considered these revisions to the ADU regulations at a properly noticed regular meeting held on July 1, 2024, and further reviewed the revisions at a properly noticed joint work session of the City Council and the Planning Commission held on August 19, 2024;

WHEREAS, the revisions contained herein encourage the development of affordable housing, including the development of long-term rental housing; and

WHEREAS, this Ordinance is adopted for the health, safety, and welfare of the public.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, as follows:

SECTION 1: REPEAL AND REPLACE.

Chapter 7, Section 4, Subsection A, Accessory Dwelling definition is repealed and replaced as follows:

Accessory Dwelling means an accessory dwelling that: contains no less than 300 sq. ft. and no more than 1000 sq. ft. of floor area, excluding garage floor area; is located on the same site as, but has a separate entrance from, a single-family or duplex dwelling; and is in conformance with the ADU provisions of Section 7-7-F.

SECTION 2: REPEAL AND REPLACE.

Chapter 7, Section 7, Subsection F, Paragraph 3 is repealed and replaced as follows:

3. One off-street parking space shall be provided for the Accessory Dwelling Unit in addition to any other required off-street parking except that if all other provisions of the Ouray Land Use Code are met, including but not limited to dimensional requirements and development standards, the Applicant may select one of the following off-street parking options in lieu of a one standard parking space:
 - a. one (1) 1-car garage attached to the ADU, not to exceed 288 sq. ft.
 - b. one (1) 1-car carport attached to the ADU, not to exceed 288 sq. ft.

- c. one (1) garage beneath the ADU living area not to exceed the lesser of: the ADU building site coverage or a total floor area, inclusive of garage floor area, of 1,500 sq. ft.

SECTION 3: REPEAL AND REPLACE.

Chapter 7, Section 7, Subsection F, Paragraph 4 is repealed and replaced as follows:

4. The accessory dwelling unit, excluding garage floor area, may not exceed 1,000 sq. ft. of floor area and the maximum floor area of an accessory dwelling unit, inclusive of garage floor area, may not exceed 1,500 sq. ft.

SECTION 4: EFFECTIVE DATE.

The provisions of this Ordinance shall become effective thirty (30) days following publication.

SECTION 5: SEVERABILITY.

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, AND ORDERED PUBLISHED on first reading by _____ vote of the Ouray City Council this 21st day of October 2024.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____ vote of the Ouray City Council this _____ day of _____ 2024.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 05 (Series No. 2024), was introduced, read, and passed by the Ouray City Council on first reading on October 21, 2024. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2024 and thereafter introduced, read, and adopted by the Ouray City Council on _____, 2024, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

CITY OF OURAY

ORDINANCE NO. 06 (Series 2024)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO TO DISBAND THE TEMPORARY NEW SEWER TAP CONNECTION LIMITATION.

WHEREAS, the City of Ouray (City) implemented a moratorium on new sewer tap connections in Ordinance No. 1 (Series 2019) on February 21, 2019, until a new waste water treatment plant (WWTP) became operational; and

WHEREAS, the City's new WWTP is operational such that the moratorium on new sewer tap connections is no longer necessary.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO:

The City of Ouray hereby disbands and revokes the new sewer connection limitation established under Ordinance 1 (Series 2019).

INTRODUCED, READ, AND ORDERED PUBLISHED on first reading by _____ vote of the Ouray City Council this 21st day of October 2024.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____ vote of the Ouray City Council this 21st day of October 2024.

CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CERTIFICATE OF ATTESTATION

I, Melissa M. Drake, Ouray City Clerk, hereby certify that Ordinance No. 6 (Series No. 2019), was introduced, read and passed by the Ouray City Council on first reading on October 21, 2024. The Ordinance was published, in summary, in the *Ouray County Plaindealer* on _____, 2024, and thereafter introduced, read and adopted by the Ouray City Council on _____, and thereafter published in the *Ouray County Plaindealer*, as required by law.

Melissa M. Drake, City Clerk

CITY OF OURAY Service Agreement

THIS AGREEMENT is entered into effective October 21, 2024, by and between the City of Ouray, a Colorado municipal corporation (City) and Collab Architecture, LLC, with its principal place of business being 9217 Eastman Park Drive Ste 3, Windsor Colorado 80550 (the Contractor).

NOW THEREFORE, in consideration of the mutual representations, promises and conditions contained herein, the parties agree as follows.

1. SCOPE OF CONTRACTOR SERVICES. The Contractor agrees to provide schematic design services for the Ouray Hot Springs Bathhouse in accordance with the Scope of Work and schedule attached and incorporated as **Exhibit A**.
2. TERM OF AGREEMENT. The term of this agreement shall be in three (3) phases with Phase one beginning on October 21, 2024 and ending on November 15, 2024, Phase Two beginning after Phase One sign off but ending no later than January 20, 2025, and Phase Three beginning after Phase Two sign off but ending no later than on February 27, 2025, provided that no determination has been made by the City that the Contractor's performance of its responsibilities and obligations under the agreement is inadequate. To the extent any term of this contract is different in Exhibit A, these contractual terms control.
3. FEES FOR SERVICES. In consideration of the services to be performed pursuant to this agreement the City will pay the Contractor a sum not to exceed \$38,125.00 for Phase One, \$40,435,00 for Phase Two and \$38,565.00 for Phase Three for a total of \$117,125.00 plus reasonable expenses for all three phases.
4. PAYMENT FOR SERVICES. The Contractor shall submit a detailed invoice at the end of each phase to the City describing the professional services rendered. The invoice shall document the hours spent on the project identifying by work category and subcategory the work performed. The City shall have access to backup payroll documentation identifying individual employee, date, and hours worked upon request. The City shall pay the invoice within thirty (30) days of receipt unless the work or the documentation therefore is unsatisfactory. Payments made after thirty (30) days may be assessed and an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation, therefore. Any out-of-pocket expenses shall be paid without a markup and providing adequate documentation evidencing such expense is submitted to the City.
5. PROJECT MANAGER AND SUBCONTRACTORS. The Contractor, as soon as practicable after mutual execution of this Agreement, shall furnish to the City in writing a list of

the names of the subcontractors, if any, proposed for the principal portions of the Work along with a Project Manager who shall be the single point of communication between the City Representative and the Contractor. The Contractor shall not employ any project manager or subcontractor to whom the City has a reasonable objection. The Contractor shall not be required to employ any subcontractor to whom it has a reasonable objection. Contracts between the Contractor and a subcontractor shall be in accordance with the terms of this Agreement and shall include all insurance requirements, insofar as applicable

6. CITY REPRESENTATIVE. The City designates the City Administrator as its representative and authorizes him to make all necessary and proper decisions with reference to this agreement. All requests for contract interpretations, changes, clarifications or instructions shall be directed to the City representative.
7. INDEPENDENT CONTRACTOR. The services to be performed by the Contractor are those of an independent contractor and not as an employee of the City. Nothing in this agreement shall constitute or be construed as a creation of a partnership or joint venture between the City and the Contractor, or their successors or assigns. No agent or employee of the Contractor shall be or shall be deemed to be the employee or agent of the City. The City is interested only in the results obtained under this agreement; the manner and means of conducting the work are under the sole control of the Contractor. None of the benefits provided by the City to its employees, including, but not limited to, worker compensation insurance and unemployment compensation insurance, are available from the City to the employees of the Contractor. The Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, and subcontractors during the performance of this agreement. The Contractor will pay all federal and state income tax on any moneys paid pursuant to this agreement.
8. INSURANCE. The Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance as called for in this agreement. Insurance shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained during the term of this agreement. Each shall be primary insurance and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. All required policies, except for Workers' Compensation Insurance and Employers' Liability Insurance, shall endorse the CITY, and its officers and employees, as additional insured. Contractor shall provide the City with certificates of insurance, or other acceptable evidence, showing the required coverages. The City reserves the right to request and receive a certified copy of any policy. The Contractor shall procure and maintain the minimum insurance coverages and requirements listed below:

- a. Worker's Compensation. The Contractor shall provide Worker's Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in the performance of work under this contract.
 - b. Professional Liability Insurance. The Contractor shall provide Professional Liability insurance with the minimum limit of TWO MILLION DOLLARS (\$2,000,000). The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests' provision.
 - c. Comprehensive Automobile Liability. Contractor shall provide Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence with respect to each of the Contractor's owned, hired, or non-owned vehicles assigned to or use in the performance of services. The policy shall contain a severability of interests' provision.
 - d. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, duration, or types.
 - e. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this contract, or at its discretion the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by the Contractor upon demand, or the City may offset the cost of the premiums against any monies due to the Contractor.
 - f. The Contractor shall be responsible for any deductible under any policy required above.
9. TERMINATION BY THE CONTRACTOR. If the City fails to pay in invoice following submission from Contractor through no fault of the Contractor, or if the City fails to make payment thereon for a period of thirty (30) days, the Contractor may, upon five (5) days written notice to the City and the City Representative and without prejudice to any other remedy it may have, terminate this Agreement and recover from the City payment for all Work executed except no recovery for any consequential damages shall

be had.

10. TERMINATION BY THE CITY. If the Contractor defaults or neglects to carry out the Work or fails to perform any provision of this Agreement, and Contractor fails to cure such event within five (5) days following written notice from the City, or if such cure cannot reasonably be completed within five (5) days, if Contractor fails to commence such cure within five (5) days and diligently prosecute the same to completion, the City may, after fifteen (15) days written notice to the Contractor and without prejudice to any other remedy it may have, terminate this Agreement and take possession of all materials, drawings, and any other work product produced by the Contractor for the City and may finish the Work by whatever method it may deem expedient, and if the unpaid balance of the Contract Sum exceeds the expense of finishing the Work, such excess shall be paid to the Contractor, but if such expense exceeds such unpaid balance, the Contractor shall pay the difference to the County. These rights and remedies are in addition to any right to damage or other rights and remedies allowed by law.
11. GOVERNMENTAL IMMUNITY. The Contractor understands and acknowledges that the City relies on and does not waive or intend to waive by any portion of this agreement any provision of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*
12. INDEMNIFICATION. To the fullest extent permitted by law, The Contractor shall agree to indemnify and hold harmless the City, its officers, employees, and insurers from any and all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Contract, if such injury, loss or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Contractor, any subcontractor of the Contractor, or any officer, employee, representative, or agent of the Contractor or of any subcontractor of the Contractor, or any which arise out of any worker's compensation claim of any employee of the Contractor or of any employee of any subcontractor of the Contractor. The Contractor agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at the sole expense of the Contractor. The Contractor also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.
13. ASSIGNMENT. The Contractor shall neither assign any responsibilities nor delegate any duties arising under this agreement without the prior written consent of the City.
14. PAYMENTS BY CITY. Any and all payments of money by the City pursuant to this agreement shall be subject to the annual appropriations of money. If payments are not

appropriated for any fiscal year, then this Agreement shall terminate. This Agreement shall not be construed to be a financial obligation extending beyond the current fiscal year, or a general obligation debt of the City. If termination is required due nonappropriation, then City shall provide thirty (30) days written notice to Contractor.

15. NOTICE. Notice required by this Agreement shall be sent first class mail to the following addresses:

City of Ouray
Attn: City Administrator
P.O. Box 468
Ouray, Colorado 81427

Collab Architecture, LLC
Attn:
9217 Eastman Park Drive Ste 3
Windsor Colorado 80550

16. LEGAL COMPLIANCE. The Contractor shall comply with all laws, ordinances, rules and regulations relating to the performance of this agreement, use of public places and safety of persons and property.
17. FURTHER ASSURANCES. Each party agrees to take such actions and sign such documents, certificates and instruments reasonably requested by the other party in order to complete the transactions contemplated by this agreement and to enable the requesting party to enjoy the full benefits conferred upon such party by this agreement.
18. ENTIRE AGREEMENT. This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that are not contained in this written contract shall be valid or binding. This contract may not be enlarged, modified, or altered except in writing signed by the parties and endorsed on this agreement.
19. BINDING EFFECT. This agreement shall inure to the benefit of and be binding on the parties, their heirs, executors, administrators, assignees, and successors.
20. SEVERABILITY. If any part, term, or provision of this contract is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular part, term or provision held to be invalid.
21. GOVERNING LAW. This agreement shall be governed by the laws of the State of Colorado, both to interpretation and performance. The courts of the State of Colorado shall have exclusive jurisdiction to resolve any disputes arising out of this agreement and the venue shall be in Ouray County, Colorado.

22. WAIVER. No waiver of any breach of this agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided therein or by law.
23. COUNTERPARTS. This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the City and the Contractor have signed this agreement effective the day and year first written above.

CITY OF OURAY:

Joe Coleman, Interim City Administration

CONTRACTOR



Jordan Lockner, AIA, Member

AGREEMENT TO WAIVE INTEREST UNDER PROMISSORY NOTE AND DEED OF TRUST

This Agreement is dated as of the 21st day of October 2024, by and between **SILAS CLARKE**, (Borrower), with a mailing address at 536 Sky Jal Court, Ouray, CO 81427; and **CITY OF OURAY** (Lender), with a mailing address of P.O. Box 468, Ouray, CO 81427.

For and in consideration of the mutual covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower and Lender agree as follows:

1. Borrower executed a Promissory Note (Note) dated June 27, 2022, in the original principal amount of Fifty Thousand Dollars (\$50,00.00) payable to Lender with interest on the unpaid principal from March 31, 2022 until paid at the rate of four percent (4.0%) per annum, which was secured by a Deed of Trust executed by Borrower on June 27, 2022, and recorded on July 21, 2022, in the records of the Ouray County, Colorado, Clerk and Recorder at Reception No. 232671.
2. Borrower and Lender hereby agree to waive all interest due under the Note and Deed of Trust.
3. All other terms and conditions under the Note and Deed of Trust shall remain the same.
4. This agreement need not be recorded.
5. This Agreement shall be construed, interpreted, enforced and governed by and in accordance with the laws of the State of Colorado.
6. This Agreement contains the entire agreement between the parties concerning the modification of the Loan Documents and supersedes any prior discussions or documents relating thereto. No promise, representation or warranty not contained in such documents has been made by Lender to induce Obligor to execute this instrument.
7. This Agreement shall inure to the benefit of, and shall be binding upon, the parties hereto and their respective permitted successors and assigns
8. This Agreement shall not be construed as a waiver, express or implied, of any of Lender's rights additional rights contained in the Note and Deed of Trust.

IN WITNESS WHEREOF, Borrower and Lender have caused this instrument to be executed.

BORROWER:

LENDER:

City of Ouray

Silas Clarke

By: Ethan Funk, Mayor

COPY

PROMISSORY NOTE

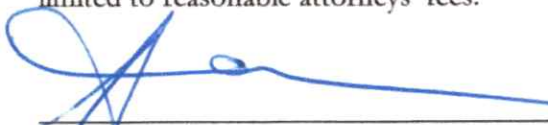
U.S. \$ 50,000.00

Ouray, Colorado

March 31, 2022

FOR VALUE RECEIVED, the undersigned (Borrower) promises to pay the CITY OF OURAY (Note Holder or City) or order, the principal sum of Fifty Thousand Dollars (\$50,000.00), with interest on the unpaid principal balance from March 31, 2022, until paid, at the rate of four percent (4.0%) per annum. Principal and interest shall be payable as follows:

- A. Thirty-Three percent (33%) of the principal amount of the loan shall be forgiven following Borrower's initial five (5) full years of employment with the City, as the City Administrator, except that if Borrower is terminated for no cause during the initial five (5) years, this portion of the loan shall be forgiven as if he had completed the full five(5) years of employment and the repayment on the remaining principal balance required hereunder shall be without interest.
- B. An additional Thirty-Three percent (33%) of the principal amount of the loan shall be forgiven following each two (2) full years of Borrower's employment with the City thereafter (following the initial five (5) full years of employment) such that the entire loan shall be forgiven, in accordance with this schedule, following nine (9) full years of employment.
- C. In the event Borrower's employment with the City is terminated, for any reason, prior to achieving nine (9) full years of employment with the City, then the remaining principal balance owing (not previously forgiven) pursuant to A and B, above, shall become due and payable by Borrower to the City, with interest at the rate of four percent (4.0%) per annum on the total principal balance remaining due from the date of this Note until payment in full is made by Borrower. Such amounts of principal and interest shall be due within six (6) months of Borrower's termination of employment with the City. In not paid when due, the City shall be entitled to collect all reasonable costs and expenses of collection and/or suit, including, but not limited to reasonable attorneys' fees.



Silas Clarke

July 18, 2022
Date

(CAUTION: SIGN ORIGINAL NOTE ONLY/RETAIN COPY)

The indebtedness evidenced by this Note is secured by a Deed of Trust dated July 18th 2022, and until released said Deed of Trust contains additional rights of Note Holder. Such rights may cause Acceleration of the indebtedness evidenced by this Note. Reference is made to said Deed of Trust for such additional terms. Said Deed of Trust grants rights in the following legally described property located in the County of Ouray, State of Colorado:

Lot B, Sky Jal Replat, according to the plat thereof recorded March 15, 2022 under Reception No. 231623,
County of Ouray, State of Colorado.

COPY



DRAFT NOTES FOR DISCUSSION AT THE OCTOBER 21, 2024 CITY COUNCIL MEETING

Potential Revisions to Ouray Municipal Code Chapter 7

A new section would repeal and replace the Chapter 7, Section 7, Subsection K placeholder:

7-7-K - Affordable, Attainable, and Workforce Housing Incentives

1. Applicability

- a. The *optional* incentives in this Section apply to:
 - i. Planned Unit Developments (PUD) of five (5) dwelling units or less.
 - ii. Adaptive Reuse of a previously developed parcel, converting it into long-term rental housing of five (5) dwelling units or less.
- b. Applicants must meet both criteria below in order to qualify for one or more of the incentives outlined in 7-7-K-2. Specifically, the proposed project must be:
 - i. Located in one of the following zones: R-2 (High Density Residential) and/or the Mixed Use Overlay District.
 - ii. Designed to address priority affordable and attainable housing needs in the City of Ouray in perpetuity, as demonstrated by placing a permanent deed restriction on each dwelling unit, utilizing the City of Ouray’s Affordable Housing Deed Restriction Template.

2. Incentives

- a. For all applicable projects, the following incentives are available by right:
 - i. Increased Density
Increase maximum density from 2,370 sq. ft./DU to 1,500 sq. ft./DU.
(Note: All other Dimensional Requirements and Development Standards in Table 7-8-A remain the same.)
 - ii. Reduced Off-Street Parking Requirement
Reduce off-street parking requirements by one (1) parking space for every five (5) required off-street parking spaces.
 - iii. Reduced Permit Fees
Applicants that add 3 or more deed restricted long-term rentals to the City’s housing stock will receive a 25% reduction in Building Permit fees.

3. Standards and Criteria

- a. If any of the above incentives are utilized, the Applicant must meet the following standards and criteria in addition to all relevant provisions of Chapters 6 and 7:
 - i. The units shall be deed restricted in perpetuity per the City of Ouray’s Affordable Housing Deed Restriction Template, to be renewed at the time of any subsequent property transfer.
 - ii. Mortgage and long-term rental rates shall be consistent with the standards for affordability set forth in the City of Ouray’s Affordable Housing Deed Restriction Template.
 - iii. In the case of rental units, leases must be for a minimum duration of one (1) year, with proof of same provided to the City of Ouray on an annual basis. Based on this requirement, the long-term tenants will automatically qualify for the City of Ouray’s EQR Offset Program.
 - iv. The outward appearance of the structure(s) shall blend seamlessly with the surrounding context of the built environment and preserve community character.
 - v. Off-street parking shall be located to the rear of the residence and visually buffered with either a solid fence or trees/vegetation to reduce the impact to the primary streetscape. The Applicant is required to submit a landscape plan (either a separate Sheet or as part of the Site Development Plan) that demonstrates that the site will be adequately visually buffered so as not to negatively impact neighboring properties or community character.

Additional staff recommendation for consideration:

Section 7-5-D-k – Planned Unit Developments – Minor:

- Revise “four or fewer residential dwelling units or lots” to “five or fewer residential dwelling units or lots” for Minor PUDs.
- Otherwise, revise 1.a.i. above to four dwelling units for PUDs, for consistency between the two sections of the Land Use Code.

DEED RESTRICTION AND COVENANT AGREEMENT
FOR OURAY WATERVIEW HOMES PUD

City of Ouray
Affordable Housing Ownership, Occupancy and Resale

THIS DEED RESTRICTION AND COVENANT AGREEMENT is entered into this _____ day of _____, 202__ (“Effective Date”) by [INSERT NAME OF PURCHASER], (“Declarant”) for the benefit of and enforceable by **OURAY HOMES, LLC**, a Colorado limited liability company with its principal place of business being 220 E. Colorado Ave., Ste 106 Telluride CO 81435, (the Grantor), and each the **CITY OF OURAY**, a Colorado home rule municipal corporation with its principal place of business being 320 6th Ave, Ouray, Colorado, 81427, and **RURAL HOMES, LLC**, a Colorado not for profit limited liability company with its principal place of business being 220 E. Colorado Ave., Ste 106 Telluride CO 81435 (together, the “Beneficiaries”). The Declarant, Grantor, and Beneficiaries are sometimes referred to herein individually as “Party” and collectively as the “Parties.”

Property Subject to Deed Restriction. The following real property (the “Housing Unit”) is hereby made subject to these Covenants:

(INSERT LOT LEGAL HERE)
County of Ouray
State of Colorado.

Commonly known as **(INSERT STREET ADDRESS HERE)**

This Housing Unit has a maximum AMI of _____%.

This Housing Unit has _____ # bedrooms and _____ # bathrooms.

The Original Purchase Price: _____.

RECITALS

WHEREAS, the Declarant is the Owner of the Housing Unit; and

WHEREAS, the Declarant on behalf of itself, its heirs, executors, administrators, representatives, successors, and assigns, upon purchase or receipt of the Housing Unit, desires and agrees to comply with this DEED RESTRICTION AND COVENANT AGREEMENT (“Covenant”) and the OURAY WATERVIEW HOMES AFFORDABLE HOUSING REGULATIONS AND GUIDELINES (“Guidelines”), recorded at Reception No. _____ in the Ouray Clerk and Recorder’s office, as amended from time to time, and is incorporated herein by reference, and agrees to the restriction in the use of the Housing Unit; and

WHEREAS Grantor owns the real property being sold to Declarant and is a subsidiary of Rural Homes, LLC. It is anticipated that at some future time, Ouray Homes, LLC will no longer exist and that Rural Homes, LLC will remain beneficiaries and parties to this Covenant, along with Declarant and the City of Ouray.

WHEREAS, under this Covenant the Declarant and Beneficiaries intend, declare, and agree that the regulatory and restrictive covenants set forth herein governing the use of the Housing Unit described and provided for herein shall be and are covenants running with the land and are intended to be and shall be binding upon the Declarant and Beneficiaries; and

WHEREAS, this Covenant is intended to provide housing and assist in keeping it affordable for residents, and families, who work at a physical location primarily within the Ouray County boundary, and chose to be part of the greater Ouray County community; and

WHEREAS, Declarant understands that this property has been subsidized by the government and charitable organizations and acknowledges that it has received adequate and valuable consideration in exchange for the imposition of this Covenant upon the Housing Unit.

COVENANT

NOW, THEREFORE, in consideration of the foregoing material Recitals, the mutual covenants, restrictions, and equitable servitudes stated herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby represent and agree as follows:

- 1. **Covenant Runs with the Land.** These Covenants shall run with title to the Housing Unit, for benefit of, and enforceable by, each Beneficiary and their successors and assigns, and this Covenant shall bind the Beneficiaries and all subsequent Owners and Occupants of the Housing Unit. Declarant, each subsequent Owner, and any Occupant, upon acceptance of a deed or lease to the Housing Unit, shall be personally obligated hereunder for the full and complete performance and observance of all covenants, conditions, and restrictions contained herein during the period of ownership or an Occupant’s tenancy. Every Transfer or lease of the Housing Unit, for any purposes, shall be deemed to include and incorporate by reference, the covenants contained in this Covenant. The Beneficiaries shall hold their interest as tenants in common, except that no Beneficiary may sell, transfer or assign their interest in the Covenant without the express written permission of the other Beneficiary, and no Beneficiary shall agree to relieve any Owner or Qualified Occupant of their obligations under the Covenant without the express written consent of the other Beneficiary. If one of the Beneficiaries ceases to exist, that Beneficiary’s interest in the Covenant shall be deemed to be assigned to the remaining Beneficiary.
 - 1.1 **Term.** The “Term” of this Covenant shall commence on the Effective Date and shall continue until _____ (“Expiration Date”). Said term of one hundred (100) years shall reset upon every Transfer.
 - 1.2 **Administration and Enforcement.** This Covenant shall be administered by the City of Ouray, its duly authorized designee, or by an entity hired by the City of Ouray. This Covenant shall be enforceable by the City of Ouray, its duly authorized designee, or the Beneficiaries, by any appropriate legal or equitable action, including but not limited to specific performance, injunction, abatement or eviction of non-complying Housing Unit Owner(s) or Occupant(s), or such other remedies and penalties as may be specified in this Covenant, including but not limited to the Schedule of Violations and Fines found in the Guidelines.
 - 1.3 **Updated Covenants.** Upon every Transfer, the transferee shall execute the most recent Covenant that has been approved by the City of Ouray at the time of Transfer.
 - 1.4 **Replacement of Prior Agreement.** If applicable, this Covenant shall supersede and replace in its entirety that certain Deed Restriction and Covenant recorded in the official records of the _____ County Clerk and Recorder on [RECORDING DATE] at Reception No. [RECORDING #].

2. **Definitions.** The Parties acknowledge and agree that the definitions contained in the OURAY WATERVIEW HOMES AFFORDABLE HOUSING REGULATIONS AND GUIDELINES (“Guidelines”) apply to this Covenant and further agree that each definition: (a) forms a portion of the basis of this Covenant; and (b) is incorporated in this Covenant. As used in this Covenant, Guidelines shall mean the most current Guidelines in effect at the time of closing on a sale or transfer of the Housing Unit or at the commencement date of a lease or other occupation agreement, as same may be amended from time to time, or its successor document.
3. **Ownership, Use, Occupancy, Rentals, and Qualification.**
- 3.1 **Ownership.** The ownership of the Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owner(s) as defined in the Guidelines. If the Housing Unit is owned without compliance with this Covenant, the City of Ouray or Beneficiaries shall have the right to enforcement and the remedies set forth herein, including but not limited to the rights under Section 11.
- 3.2 **Use and Occupancy.** The use and occupancy of Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owners or Qualified Occupant(s), and their Immediate Families.
- 3.2.1 **Home Occupation.** The Housing Unit may be used in conjunction with a Home Occupation by the Qualified Household or Qualified Occupants residing in the Housing Unit subject to the provisions of the Guidelines and local land use restrictions.
- 3.2.2 **Guests.** Guests who occupy the Housing Unit for less than thirty days during a rolling twelve (12) month basis are exempt from qualification requirements.
- 3.3 **Initial Qualification.** Qualified Entity Owners: Business Owners, Local Governments, and Special Districts are exempt from the Initial Qualifications in 3.3.1 but shall comply with all Occupancy Qualification and Rental Standards required by the Covenant and Guidelines.
- 3.3.1 **Qualified Owner:** To be eligible to purchase the Housing Unit, at least one member of the Household who is an Owner must be a Qualified Employee and meet Section 3.3.1.a, below, and all Household members must meet Section 3.3.1 b- f ., below, and as further defined in the Guidelines:
- 3.3.1.a. Meet the Minimum Work Standard physically within the Ouray County boundary for the twelve (12) months prior to purchase or provide evidence to the City of Ouray that Applicant will meet the Minimum Work Standard physically within the Ouray County boundary for the twelve (12) months following the purchase; and
- 3.3.1.b. Must meet the Earned Income Standard or has provided evidence to the City of Ouray that Applicant will meet the Earned Income Standard within the next twelve (12) months following the purchase; and
- 3.3.1.c. Must not own any interest in other Improved Residential Property(s) located within a one-hundred and fifty (150) mile radius from the Housing Unit.

- 3.3.1.d. Must not have a Net Worth that exceeds three (3) times the Initial Sales Price of the Housing Unit; and
- 3.3.1.e. Must meet the income restrictions applicable to the Housing Unit based on the Area Median Income (AMI) percentage limit and the Housing Unit designation in the legal description, and as set forth in the Guidelines to be recorded at time of sale; and
- 3.3.1.f. Shall occupy the Housing Unit as their sole and exclusive primary residence.
- 3.3.1.g. Qualified Entity Owners may own no more than two (2) Housing Units at one time, unless negotiated otherwise in the original development agreement, and make them available via sale or long-term rental to Qualified Occupants pursuant to this Covenant without the Qualified Entity Owner itself meeting the above-listed requirements. Qualified Entity Owner shall not occupy or use the Unit for such Owner's own use or leave the Housing Unit vacant for more than three months in any twelve (12) month period. Any occupancy of a Unit pursuant to Section 3.4. shall meet all Household Size requirements.
- 3.3.1.h. Businesses who are in the business of residential property management, residential property rentals, mobile home park ownership or rental and/or residential property ownership may not be certified as a Business Owner.
- 3.3.1.i. A reasonable accommodation and exception may be requested from City of Ouray for any of these qualifications.

3.3.2 Qualified Occupant: To be eligible to rent the entire Housing Unit or a room in a Housing Unit, the Qualified Occupant:

3.3.2.a. Shall meet the above-listed requirements of Section 3.3.1a-f.

3.3.2.b. A reasonable accommodation and exception may be requested from the City of Ouray for any of these qualifications.

3.4 Rental of Property. Short-term rental of the Housing Unit is prohibited. Long-term rentals may be approved as follows:

3.4.1 Qualified Entity Owner Units: Long-term rental is allowed subject to the provisions of the Guidelines and the terms and provisions of this Covenant. Units, owned by the Qualified Entity Owner may be rented to Qualified Occupants for a term of no less than six (6) months. All rentals must comply with the current Guidelines.

3.4.2 All other Housing Units: Owner may not, except with prior written approval of the City of Ouray, and subject to the City of Ouray 's conditions of approval, rent an entire Housing Unit for any period of time. If approved, a rental shall be for no less than one (1) month. All rentals must comply with the current Guidelines.

- 3.4.3 Roommates: The Qualified Owner may share occupancy of a Housing Unit with non-owners on a rental basis provided Qualified Owner continues to occupy Housing Unit as his/her sole and primary residence and meets the obligations contained in this Covenant. A roommate must be certified as a Qualified Tenant Household. Short-term rentals of any kind are strictly prohibited.
- 3.4.4 Copy of Lease: The Housing Unit Owner shall provide to the City of Ouray a fully executed copy of the Lease or other occupancy agreement no later than seven (7) days after it is fully executed.
- 3.4.5 No Indemnification or Waiver of Immunity: Nothing herein shall be construed to require any of the Beneficiaries to protect or indemnify the Owner against any losses attributable to a rental including, but not limited to, non-payment of rent or damages to a Housing Unit; nor to require any of the Beneficiaries to obtain a Qualified Occupant for the Owner in the event that none is found by the Owner. In addition, nothing herein shall be construed as a waiver by any of the Beneficiaries' governmental immunity, if applicable, provided by the Colorado Governmental Immunity Act or other applicable law.

3.5 Continued Qualification Compliance. All Qualified Owners and Qualified Occupants, including multiple owners, must maintain compliance with all applicable requirements and shall maintain Qualified Household status on an on-going basis. Failure of any Owner or Occupant to do so shall constitute a violation. Any Owner or Occupant of a Housing Unit is required to comply with annual or biennial deed restriction monitoring certifying to the City of Ouray that they are in compliance with the requirements of this Covenant.

3.5.1 Continuing Compliance Standards to maintain Qualified Household status:

- 3.5.1.a At least one member of the Household must be a Qualified Employee who meets the Minimum Work Standards physically within the Ouray County.
- 3.5.1.b The Qualified Household shall meet the Earned Income Standard.
- 3.5.1.c The Qualified Household shall always occupy the Housing Unit as their Primary Residence during the ownership or rental of a Housing Unit and for at least eight (8) of every twelve (12) months on a rolling twelve (12) month basis.
- 3.5.1.d Household Net Worth shall not exceed three (3) times the Initial Sales Price of the Housing Unit.
- 3.5.1.e Household Net Income shall no longer be considered for continuing qualification for Owners.
- 3.5.1.f Tenant Household's Net Income will be considered for Tenant's continuing qualification and Tenant must continue to meet the AMI tier standard for the Housing Unit.
- 3.5.1.g Household is prohibited from ownership of other Improved Residential

Property located within a one-hundred fifty (150) mile radius from the Housing Unit, see Section 5, and as further described in the Guidelines.

4. **Restriction on Debt.** Declarant shall not incur any debt or promissory note secured by a deed of trust or other security instrument that encumbers the Housing Unit in excess of the Original Purchase Price.
5. **Ownership Interest in Other Residential Property.** At the time of application, a Household may own other improved or unimproved residential or commercial property, however, all Improved Residential Property located within a one-hundred and fifty (150) mile radius from the Housing Unit must be listed immediately for sale and sold for fair market value within one year of taking title to the Housing Unit. In the event said other Improved Residential Property has not been sold by the Owner within twelve (12) months of its listing as required hereunder, then the Owner shall immediately list the Housing Unit for sale, pursuant to Section 7.1. a Qualified Entity Owner, qualified under Section 3.3.1 g-i, is exempt from this restriction.
6. **Income and Household Size Restrictions.** The applicable Income Eligibility Tier, which defines household income and household size restrictions, in compliance with this Covenant and as set forth in the Guidelines, Appendix A, will apply to Declarant, Qualified Occupants and future purchasers. If Declarant's Household size falls below the minimum required, Declarant shall rent a room to a Qualified Tenant pursuant to §3.4, above.
7. **Transfer of Property:** Transfers of the Housing Unit are subject to this section unless excepted under Section 7.2, below.

7.1 **Requirements.** Declarant may sell the Housing Unit to a Qualified Owner, pursuant to the Guidelines, to the terms and provisions of this Covenant, and to the following:

- 7.1.1 **Notice of Intent to Sell:** Declarant or Owner must deliver a written notice of its intent to sell the Housing Unit ("Notice of Intent to Sell") to the Beneficiaries prior to offering the Housing Unit for sale.
- 7.1.2 **Right of First Refusal:** The Right of First Refusal to purchase shall first be provided to Beneficiaries pursuant to the Guidelines and Section 7.4, below.
- 7.1.3 **Qualification of Prospective Buyer:** To proceed to the closing of the sale of the Housing Unit ("Closing"), the City of Ouray must have first certified in writing that the prospective buyer is a Qualified Owner pursuant to the Guidelines and to the terms and provisions of this Covenant.
- 7.1.4 **Void Transfer:** In the event the Housing Unit is sold and/or transferred without compliance with this Covenant, such sale and/or transfer shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.
- 7.1.5 **Date of Notice:** For purposes of this Covenant, "date of Owner's Notice of Intent to Sell" shall be the date on which written Notice of Intent to Sell is delivered to the City of Ouray.
- 7.1.6 **Administration Fees:** At the time of purchase, Declarant must pay any Covenant administration fees due according to the Guidelines. Such fees shall be paid by

Declarant to the City of Ouray out of Declarant's proceeds of the sale of the Housing Unit and may not be added to the price of the Housing Unit or passed onto the buyer.

7.1.7 City of Ouray Made Whole: No transfer of a Housing Unit shall occur unless and until each encumbrance, debt or liability owed by the Declarant to any of the Beneficiaries is fully satisfied, including any fees and violation fines.

7.2 Transfer Exception. If reviewed and approved in writing by the City of Ouray prior to transfer, the following occurrences are exceptions to the definition of Transfer, provided that the new Owner, other than an estate, shall use the Housing Unit as their principal residence:

7.2.1 A transfer resulting from the death of a Qualified Owner where the transfer is to the spouse or domestic partner or co-owner, who is also a Qualified Owner.

7.2.2 A transfer resulting from the death of an Owner through a bequest or by intestate succession to a child of Qualified Owner who is certified as a Qualified Owner.

7.2.3 A transfer resulting from a decree of dissolution of marriage or legal separation or from a settlement incidental to such a decree by which a transfer is made to a spouse who is also a Qualified Owner.

7.3 Maximum Sale Price. The Original Purchase Price ("OPP") of the Housing Unit shall be the basis for calculating the Maximum Sale Price ("MSP") in accordance with this Covenant and the Guidelines in effect at the time of listing the Housing Unit for re-sale.

7.3.1 The Housing Unit shall meet the Minimum Resale Standards, defined in Section 7.3.4, below, to sell at MSP.

7.3.2 The MSP of a Housing Unit shall be limited to be no more than the following calculation:

The MSP may not exceed the sum of: (i) the OPP paid by the Owner for the Housing Unit, plus: (ii) an increase of three percent (3%) of such OPP per year compounded annually (prorated at the rate of 0.25 percent for each whole month, but not compounded annually) from the date of the Owner's purchase of the Housing Unit to the date of the Owner's Notice of Intent to Sell the Housing Unit; plus (iii) an amount equal to any special improvement district assessments, if applicable and not transferable, paid by the Seller during the Seller's ownership of the Housing Unit; (iv) the cost of Permitted Capital Improvements made to the Housing Unit by the Owner as set forth in Section 7.3.3, less the amount required to bring the Housing Unit up to the Minimum Resale Standards, if any.

7.3.3 Permitted Capital Improvements: The amount of Permitted Capital Improvements allowed to be added to the MSP shall not exceed ten per cent (10%) of the original purchase price provided that:

7.3.3.a. Improvements are pre-approved by City of Ouray prior to commencement of any work or installation, and

7.3.3.b Proof of homeowners' association, if any, approval is provided to HA prior to commencement of work, and.

- 7.3.3.c Improvements are properly permitted and inspected by the local Building Official, if applicable.
 - 7.3.3.b. Improvements are documented by Declarant and submitted to City of Ouray within three months of completion.
 - 7.3.3.c. The depreciation of Permitted Capital Improvements calculated from the schedule in the Marshall Swift Residential Handbook or any other approved handbook in effect at the time of calculation of MSP, shall be subtracted from the cost of the improvement; and
 - 7.3.3.d. Any other reasonable costs allowed by City of Ouray pursuant to the Guidelines in effect on the date of Owner's Notice of Intent to Sell may be added to the MSP.
 - 7.3.3.e. The 10% limitation on Permitted Capital Improvements shall reset every ten (10) years of continued ownership of the Housing Unit.
- 7.3.4 **Minimum Resale Standards:** Pursuant to the Guidelines, Section 6.8.2, each Owner shall be responsible for ensuring that at the Transfer of his or her Housing Unit, the same is clean, the appliances are in working order, and that there are no health or safety violations regarding the Housing Unit. Seller's Property Disclosure form and Seller's Listing Checklist shall be completed and submitted prior to listing a unit for sale.
- 7.3.4.a If a Housing Unit does not meet Minimum Resale Standards, the City of Ouray may, at its discretion, require that the cost of necessary repairs be deducted from the closing sale price, or that Seller place into escrow the funds necessary to ensure satisfactory repairs. Any escrow balance remaining after necessary repairs are satisfactorily made shall be returned to Seller.
- 7.3.5 **Assumption of Costs:** No Declarant shall permit any prospective purchaser to assume any or all of the Declarant's closing costs. No Declarant shall accept anything of value from a prospective purchaser except for the MSP before, during or after closing of the transfer of the Housing Unit.
- 7.3.6 **Caveat:** Nothing in this Covenant represents or guarantees that the Housing Unit will be re-sold at an amount equal to the MSP. Depending upon conditions affecting the real estate market, the Housing Unit may be re-sold for less than the MSP.
- 7.4 **Beneficiaries Right to Acquire Ownership.** The initial Declarant and each subsequent Owner shall not transfer any Housing Unit without first offering the same to each of the Beneficiaries for purchase. Each of the Beneficiaries shall have a right to purchase the Housing Unit as follows:
- 7.4.1 Upon Owner's Notice of Intent to Sell as set forth in Section 7.1.1, or upon exercise of Notice of Election to Require Sale as defined in Section 10.3, or if an Owner receives any offer to purchase or tenders any offer of sale for the Housing Unit, either of the Beneficiaries, or their successors, shall have the Right of First Refusal to purchase ("ROFR") the Housing Unit for the offered sales price or MSP. This ROFR shall be triggered at each submittal of a Notice of Intent to Sell.
 - 7.4.2 Each of the Beneficiaries shall exercise its ROFR by executing a written and binding commitment to purchase ("Notice of Purchase") the Housing Unit to Owner and the

other Beneficiaries within thirty (30) days after each of the Beneficiaries receives written Notice of Intent to Sell by Owner. A Party exercising the ROFR shall deposit a non-refundable deposit of 5% of the MSP in escrow for the benefit of the Seller contemporaneously with the exercise of said right. The commitment to buy shall set a closing date within sixty (60) days of delivery of Notice of Purchase.

7.4.3 Each of the Beneficiaries shall have the right to inspect the Housing Unit prior to exercising its ROFR.

7.4.4 In the event more than one Beneficiary wishes to exercise the ROFR, the priority shall first go to the Grantor, then to the City of Ouray, and then to the Rural Homes, LLC or their successors in interest, if applicable.

7.4.5 In the event the Beneficiaries do not execute a written and binding commitment to purchase the Unit within said thirty (30) day period, this ROFR shall expire.

7.4.6 The ROFR shall be in full force and effect from the date of initial sale in perpetuity. Any sale or attempted transfer of the Housing Unit effected without first giving each of the Beneficiaries the right of first refusal described above shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.

8. **No Creation of Additional Unit.** In no event shall Declarant create an additional "Dwelling Unit" as defined in the applicable OLUC, in or as part of the Housing Unit unless authorized by the City of Ouray in writing and allowed by the zone district and subject to all local building and planning codes and permissions.

9. **No Alteration of Housing Unit.** The Housing Unit shall not be altered, demolished, partially demolished, released from these covenants, or relocated, unless and except in compliance with the Guidelines and the applicable OLUC provisions in effect at the time of the application for alteration, demolition, release, or relocation.

10. **Foreclosure**

10.1 **Default.** It shall be a breach of this Covenant for Declarant to default in the payments or other obligations due or to be performed under a promissory note secured by deed of trust encumbering a Housing Unit. The Declarant hereby agrees to notify the Beneficiaries, in writing, of any notification Declarant receives from a lender, or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a deed of trust, as described herein, within five (5) calendar days of Declarant's notification from lender, or its assigns, of said default or past due payments.

10.2 **Right to Cure Default.**

10.2.1 Upon receipt of notice as provided herein, each of the Beneficiaries shall have the right, in its sole discretion, to cure the default or any portion thereof ("Curing Party"). In such event, the Declarant shall be personally liable to the Curing Party for past due payments made by the Curing Party, together with interest thereon at the rate specified in the promissory note secured by the deed of trust, plus one (1) percent, and all actual expenses the Curing Party incurred in curing the default.

10.2.2 In the event the Declarant does not repay the Curing Party within sixty (60) days of notice that the Curing Party has cured the Declarant's default, the Declarant agrees that the Curing Party shall be entitled to a lien against the Housing Unit to secure payment of such amounts. Such a lien may be evidenced by a notice of lien setting the amounts due and rate of interest accruing thereon, and such notice of lien may be recorded in the real property records of Town, until such lien is paid and discharged. The Curing Party shall have the additional right to bring an action to foreclose on the Housing Unit for the payment of the lien set forth in Section 12.6.

10.3 Right to Require Sale.

10.3.1 Upon default of Declarant, each of the Beneficiaries shall have the right to require Declarant to sell the Housing Unit to avoid the commencement of any adverse proceedings against the Housing Unit by providing Declarant written notice of City of Ouray's decision to exercise such right ("Notice of Election to Require Sale").

10.3.2 Upon receipt of a Notice of Election to Require Sale by any Qualified Holders, as defined in C.R.S. § 38-38-100.3(20), or mortgage brokers licensed by the Colorado Division of Real Estate pursuant to C.R.S. § 12-61-901 et. seq., Declarant shall immediately offer the Housing Unit for sale according to the provisions of Section 7.

10.4 Non-Qualified Owner in Event of Foreclosure. In the event of a foreclosure on a promissory note secured by a first deed of trust on the Housing Unit or the acceptance by the holder of such note and deed of trust ("Holder") is issued a public trustee's deed for the Housing Unit or records a deed in lieu of foreclosure for the Housing Unit, this Covenant shall remain in full force and effect and Holder shall be considered a non-Qualified Owner.

11. Obligation to Maintain Homeowner's Insurance. Deed-restricted housing with public and private subsidies means that the cost to build homes is greater than the sales price. Owners shall obtain full replacement cost coverage through an insurance provider licensed with and compliant with the Colorado Department of Regulatory Agencies which will repair or replace the home in the event of damage or destruction.

11.1 Request for Insurance Coverage Certificate. Owner may be required to verify compliance with §11, above at any time and is required to respond within seven (7) days.

11.2 Failure to maintain adequate Homeowner's Insurance shall be considered a material breach of this Covenant.

12. Default/Breach

12.1 **Right to Inspect.** In the event the City of Ouray has or the Beneficiaries have reasonable cause to believe a Declarant is violating the provisions of this Covenant, that entity, through its authorized representatives, may inspect the Housing Unit between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, after providing the Declarant with no less than twenty-four (24) hours written notice; Declarant has the right to be present.

12.2 **Notice of Violation.** The City of Ouray shall send a Notice of Violation ("NOV") to the Declarant detailing the nature of the violation and allowing the Declarant fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the

alleged violator of the fines associated with each alleged violation as required by the Schedule of Violations and Fines, Appendix E of the Guidelines, and any additional opportunity to cure before the fines or consequences escalate. In the event the Declarant disagrees with the allegation of violation of the Covenant or the Guidelines, the Declarant may request, in writing, a hearing before the City of Ouray or its designated hearing officer, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Declarant to sell the Housing Unit. If the Declarant does not request a hearing and the violation is not cured within the fourteen-day period, the Declarant and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review.

- 12.3 Hearing Before the City of Ouray.** Whenever this Covenant provides for a hearing before the City of Ouray, such hearing shall be scheduled by the City of Ouray within twenty-one (21) days of the date of receipt of a written request for a hearing. At any such hearing, the Declarant or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the City of Ouray shall be a final decision, subject to judicial review.
- 12.4 Reservation of Remedies.** There is hereby reserved to the parties hereto any and all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses, and costs, including reasonable attorney's fees.
- 12.5 Sale Without Compliance.** In the event the Housing Unit is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each and every conveyance of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.
- 12.6 Failure to Cure.** In the event a Declarant fails to cure any breach of this Covenant, each of the Beneficiaries may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, a mandatory injunction requiring the sale of the Housing Unit by Declarant, and/or an injunction against future sale(s) in violation of this Covenant.
- 12.7 Violation Fixes Resale Price.** In the event of a breach of any of the terms or conditions contained herein by Declarant, his or her heirs, successors or assigns, the Declarant's MSP of the Property shall, upon the date of such breach as determined by the City of Ouray, automatically cease to increase as set out in Section 7.3 and shall remain fixed until the date of cure of said breach.

13. General Provisions

- 13.1 Enforcement of Covenant.** This Covenant shall constitute covenants running with the land and Housing Unit as a burden thereon, for the benefit of each of the Beneficiaries and/or its respective successors and assigns, as applicable, and who may enforce the covenants and compel compliance therewith. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, damages, or eviction of noncomplying Declarants and/or Occupants.

- 13.2 Equal Housing Opportunity.** Pursuant to the Fair Housing Act and public policy, the City of Ouray shall not discriminate on the basis of race, creed, color, sex, national origin, familial status, disability, sexual orientation, or gender identity in the lease, sale, use or occupancy of the Housing Unit.
- 13.3 Waiver of Exemptions.** Every Declarant, by taking title to a Housing Unit, shall be deemed to have subordinated to this Covenant any and all right of homestead and any other exemption in, or with respect to, such Housing Unit under state or federal law presently existing or hereafter enacted.
- 13.4 Notices.** Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by personal delivery, by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the Declarant. The Declarant shall advise the Housing Agency of any change in address, in writing. Mailing requirements may be waived by consent of the Parties and acknowledgment of delivery by email or regular mail.

To Beneficiaries: City Administrator
City of Ouray
320 6th Avenue
PO Box 468
Ouray, CO 81427
Telephone: 970-325-7078
Email:

Rural Homes, LLC and Ouray Homes, LLC
PO Box 4222
Telluride, CO 81435
Telephone: 970-728-8717
Email:

To Declarant: INSERT VALID MAILING and EMAIL ADDRESS

- 13.5 Severability.** Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of this Covenant shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of this Covenant.
- 13.6 Choice of Law and Venue.** This Covenant and each related document is governed and construed in accordance with the laws of the State of Colorado and action shall be commenced in Ouray County, Colorado.
- 13.7 Successors.** Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

- 13.8 **Further Actions.** Declarants and subsequent owners agree that they shall be personally liable for their participation in any of the transactions contemplated herein and that they will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.
- 13.9 **Gender and Number.** Whenever the context so requires herein, the neuter gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.
- 13.10 **Modifications.** Any modifications of this Covenant shall be effective only when made by a duly executed instrument by the City of Ouray and Declarant, with the written consent of each of the Beneficiaries, and recorded with the Clerk and Recorder of Ouray County. At no time shall this Covenant be revoked.
- 13.11 **Attorney Fees.** In the event any of the Parties resorts to litigation with respect to any of the provisions of this Covenant, the prevailing Party shall be entitled to recover damages and costs, including reasonable attorney fees.

EXECUTED, this ___ day of _____ 20__.

CITY OF OURAY

[NAME, Mayor

Attest

[NAME], Clerk

RURAL HOMES, LLC

By: _____
Paul Major, Manager

State of Colorado)
) ss.
County of _____)

The foregoing Deed Restriction and Covenant for Ouray Waterview Homes PUD has been acknowledged before me this _____ day of _____, 20__, by _____ Paul Major, Manager of RURAL HOMES, LLC.

Witness my hand and official seal.
My commission expires:

Notary Public

DECLARANT

[NAME]

State of Colorado)
) ss.
County of _____)

The foregoing Deed Restriction and Covenant for Ouray Waterview Homes PUD has been acknowledged before me this _____ day of _____, 20__, by [NAME].

Witness my hand and official seal.
My commission expires:

Notary Public

Future Agenda Items/Work Sessions

- Rescind Flood Emergency Declaration
- Dark Sky Ordinance Moon Phase
- Huckstering Permit Re-examine Permit and Fees (City Staff owe Council recommendations)
- Additional Fee & Fine Schedules
- Waterview PUD Fines as Outlined in Guidelines
- Workforce & Attainable Housing
- Via Ferrata Agreement (Expires April 30, 2025)
- STR Cap Review
- Drainage Plan for the City
- Sidewalk replacements
- Bicycle usage on municipal trails (regulations for ebikes)