

**AGENDA  
OURAY CITY COUNCIL**

**Monday, February 2, 2026 - 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](http://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. RESOLUTION 14, SERIES 2022 - REMOTE PARTICIPATION POLICY FOR COUNCIL MEMBERS
  - a. Consideration of a Request from Mayor Pro Tem Schiffer to Participate in this Meeting Remotely
4. PLEDGE OF ALLEGIANCE
5. PUBLIC HEARINGS
  - a. Ordinance 1, Series 2026 - Adopting Amendments to the Ouray Land Use Code in Chapter 7 of the Ouray Municipal Code, to add a new Section 7-11 regarding Street Naming and Addressing (Murphy)
  - b. Ordinance 2, Series 2026 - Adopting Amendments to the Ouray Land Use Code in Chapter 7 of the Ouray Municipal Code, to add a new Section 7-12 regarding Nonconformities (Murphy)
6. CITIZENS' COMMUNICATION
7. CONSENT AGENDA
  - a. Liquor License Renewal for Friends of the Wright Opera House
  - b. Reappoint TAC member Katharine Kissingford
8. ACTION ITEMS
  - a. Approval of Minutes - January 20, 2026
  - b. Ordinance 1, Series 2026 - Adopting Amendments to the Ouray Land Use Code in Chapter 7 of the Ouray Municipal Code, to add a new Section 7-11 regarding Street Naming and Addressing (SECOND READING)
  - c. Ordinance 2, Series 2026 - Adopting Amendments to the Ouray Land Use Code in Chapter 7 of the Ouray Municipal Code, to add a new Section 7-12 regarding Nonconformities (SECOND READING)
  - d. CDOT Revitalizing Main Street Bid Award Update (Coleman)
  - e. Ratification of Mayor Underwood's Signature on Prop 123 Unit Count Commitment Letter (Murphy/Metteer)
  - f. Home Trust Board and Tourism Advisory Committee Representation (Metteer)
  - g. Letter of Support for Ridgway-Ouray Community Council (ROCC)
  - h. Appointment of Bruce Ward to the Tourism Advisory Committee (Rhoten)
  - i. Appointment of Joan Middleton to the Beautification Committee (Lindsey)

9. DEPARTMENT REPORTS
  - a. City Administrator Metteer
  - b. Police Sergeant Troxell
  - c. Fire Chief Kunz
  - d. Public Works Director Coleman
  - e. Parks and Recreation Director Brown
  - f. Marketing & Communication Director Rhoten
  - g. Community Development Director Murphy
10. CITY COUNCIL COMMUNICATIONS - Peggy Lindsey, Michael Underwood, Jenny Hart, Dave Doherty, and Kevin Schiffer
11. DISCUSSION ITEMS
  - a. Police Department Rebuild Progress/Update
  - b. Oak Street Paving
  - c. Future Agenda Items
12. ADJOURNMENT

## ORDINANCE NO. 1 (Series No. 2026)

### AN ORDINANCE OF THE CITY OF OURAY, COLORADO, ADOPTING AMENDMENTS TO THE OURAY LAND USE CODE IN CHAPTER 7 OF THE OURAY MUNICIPAL CODE, TO ADD A NEW SECTION 7-11 REGARDING STREET NAMING AND ADDRESSING

**WHEREAS**, the City of Ouray (the “City”) acting by and through its City Council has the power to amend the Ouray Municipal Code (the “Municipal Code”) pursuant to state statutes, Section 2.7.C. of the Home Rule Charter, and Section 1-3 of the Code, and all such amendments shall become a part of the Code; and

**WHEREAS**, the City wishes to establish standards for assigning, updating, and maintaining street names and addresses within the City in order to facilitate prompt emergency response, efficient service delivery, and clear navigation for residents, businesses, and visitors; and

**WHEREAS**, City staff drafted a new Section 7-11 – Street Naming and Addressing as an addition to the Ouray Land Use Code (the “OLUC”), codified in Section 7 of the Municipal Code as set forth in **Exhibit A** attached hereto; and

**WHEREAS**, at a public hearing held on May 13, 2025, the Planning Commission considered and recommended City Council approve the proposed amendments; and

**WHEREAS**, the City Council finds and determines that the proposed amendments to the Municipal Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public health, safety, and welfare.

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

#### **SECTION 1: Recitals**

The City Council hereby incorporates by reference and conclusively makes the above recitals as findings of fact.

#### **SECTION 2: Amendments**

Chapter 7 of the Code of the City of Ouray, Colorado is hereby amended with the addition of Section 7-11 to read as set forth in **Exhibit A**.

#### **SECTION 3: Effective Date**

The provisions of this Ordinance shall become effective thirty (30) days after final publication of the Ordinance in accordance with the Charter.

#### **SECTION 4: Savings Clause**

The repeal and amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right, or duty established or accruing before the effective date of this ordinance.

#### **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, APPROVED AS INTRODUCED AND ORDERED PUBLISHED on first reading by \_\_\_\_\_ vote of the Ouray City Council, this 20th day of January, 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by \_\_\_\_\_ vote of the Ouray City Council, this 2<sup>nd</sup> day of February 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

CERTIFICATE OF ATTESTATION

I, Kara Rhoades, City Clerk, hereby certify that Ordinance No. 1 (Series No. 2026), was introduced, read, passed on first reading on January 20, 2026. The Ordinance was published, by title and summary, in the *Ouray County Plaindealer* on January 22, 2026, and thereafter introduced, read, and adopted by the Ouray City Council on February 2, 2026, and thereafter published in the *Ouray County Plaindealer* as required by law.

\_\_\_\_\_  
Kara Rhoades, City Clerk



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## Exhibit A

### Section 7-11 Street Naming and Addressing

#### A. Purpose

This section establishes standards for assigning, updating, and maintaining street names and addresses within the City of Ouray. These standards ensure the health, safety, and welfare of the community by establishing a consistent and reliable addressing system that facilitates prompt emergency response, efficient service delivery, and clear navigation for residents, businesses, and visitors.

#### B. Applicability

1. The standards set forth in this section apply to all new developments within the City of Ouray.
2. All street names and addresses shall be approved by the Community Development Department and respective 9-1-1 Authority. Private driveways, accesses, and entrances are not required to be approved in accordance with this section except in instances where a private drive must be publicly named for the purpose of address assignment for emergency locating.
3. Previously assigned addresses shall remain valid unless revised in accordance with this section.

#### C. General Requirements

1. Street names shall be unique within the Ouray County postal community area and be easy to read for use during an emergency situation. To avoid misinterpretation, similar sounding names are considered to be duplicates regardless of spelling, e.g., Cantrell and Cantril.
2. Directional words (north, south, east, west, etc.) shall not be a part of the street name, e.g., Northbrook Street or Southbend Avenue. Street names shall not contain hyphens, slashes, apostrophes, or other special characters, e.g., Jordan/Chambers Parkway, Jones-Smith Road, Devil's Head Drive. Nor shall street names contain abbreviations, acronyms, or initials.
3. Address numbers shall increase along streets from south to north and west to east according to the block grid as defined below:
  - a. Addresses along numerically named Avenues or other streets running west to east overall shall use the hundred block pattern, with 100 at 1st Street and continuing until the ends of the street as so named.



9. The City shall not assign, approve or revise unique addresses, street names, or identifiers that deviate from the requirements outlined in this section. However, should a situation arise that is not covered in this section, street names and addresses will be determined by the Community Development Director in coordination with emergency service departments and service-providing agencies (9-1-1, police, fire, post office, etc.).

**D. Addressing Display**

1. All properties must display their assigned address number, and unit ID if applicable, in an unobstructed location visible from the street so that it is clearly identifiable by emergency responders and delivery services.
2. Posted address numbers shall have a minimum character height of three inches and preferably be reflective.
3. A unit ID shall be displayed at the respective point of entry, including in the case of an accessory dwelling unit. Sites with a shared access point shall have appropriate wayfinding signage to guide emergency responders.

**ORDINANCE NO. 2 (Series No. 2026)**

**AN ORDINANCE OF THE CITY OF OURAY, COLORADO, ADOPTING AMENDMENTS TO THE OURAY LAND USE CODE IN CHAPTER 7 OF THE OURAY MUNICIPAL CODE, TO ADD A NEW SECTION 7-12 REGARDING NONCONFORMITIES**

**WHEREAS**, the City of Ouray (the “City”) acting by and through its City Council has the power to amend the Ouray Municipal Code (the “Municipal Code”) pursuant to state statutes, Section 2.7.C. of the Home Rule Charter, and Section 1-3 of the Code, and all such amendments shall become a part of the Code; and

**WHEREAS**, the City of Ouray is home to properties and structures that are historical or were established prior to the implementation of much of the City’s land use regulations; and

**WHEREAS**, bringing such properties or structures into conformance with the City’s Code and land use requirements may at times prove difficult or impractical; and

**WHEREAS**, the City wishes to establish reasonable limits on the expansion, re-establishment after discontinuation or destruction, relocation, and change of use of features that were lawfully established prior to the effective date of the Municipal Code but no longer conform to its requirements; and

**WHEREAS**, City staff drafted a new Section 7-12 – Nonconformities as an addition to the Ouray Land Use Code (the “OLUC”), codified in Section 7 of the Municipal Code as set forth in **Exhibit A** attached hereto; and

**WHEREAS**, at a public hearing held on November 6, 2025, the Planning Commission considered and recommended City Council approve the proposed amendments; and

**WHEREAS**, the City Council finds and determines that the proposed amendments to the Municipal Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public healthy, safety, and welfare.

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

**SECTION 1: Recitals**

The City Council hereby incorporates by reference and conclusively makes the above recitals as findings of fact.

**SECTION 2: Amendments**

Chapter 7 of the Code of the City of Ouray, Colorado is hereby amended with the addition of Section 7-12 to read as set forth in **Exhibit A**.

**SECTION 3: Effective Date**

The provisions of this Ordinance shall become effective thirty (30) days after final publication of the Ordinance in accordance with the Charter.

**SECTION 4: Savings Clause**

The repeal and amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right, or duty established or accruing before the effective date of this ordinance.

**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, APPROVED AS INTRODUCED AND ORDERED PUBLISHED on first reading by \_\_\_\_\_ vote of the Ouray City Council, this 20<sup>th</sup> day of January, 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by \_\_\_\_\_ vote of the Ouray City Council, this 2<sup>nd</sup> day of February 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

CERTIFICATE OF ATTESTATION

I, Kara Rhoades, Ouray City Clerk, hereby certify that Ordinance No. 2 (Series No. 2026), was introduced, read, passed on first reading on January 20, 2026. The Ordinance was published, by title and summary, in the *Ouray County Plaindealer* on January 22, 2026, and thereafter introduced, read, and adopted by the Ouray City Council on February 2, 2026, and thereafter published in the *Ouray County Plaindealer* as required by law.

\_\_\_\_\_  
Kara Rhoades, City Clerk



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## EXHIBIT A

### Section 7-12 Nonconformities

#### A. Purpose

The purpose of this section is to balance the property rights of owners to continue using and maintaining their property with the community's interest in bringing nonconforming uses, structures, lots, signs, and site features into compliance. This section establishes reasonable limits on the expansion, re-establishment after discontinuation or destruction, relocation, and change of use of features that were lawfully established prior to the effective date of the Ouray Municipal Code ("OMC") but no longer conform to its requirements.

#### B. Applicability

This section applies to any uses, buildings, lots, signs, or site features that were legally established before the OMC went into effect but no longer meet its current requirements. It is intended to allow property owners to continue using and maintaining their property while protecting the health, safety, and welfare of the community. Any legal nonconformity existing as of the effective date of the OMC will remain a legal nonconformity, so long as the situation that resulted in the nonconforming status under the previous OMC continues to exist and complies with this Section.

#### C. Authority to Continue

Legal nonconformities may continue to be used and occupied, subject to the regulations set forth in this section.

#### D. Change of Ownership

Changes of ownership, tenancy, or management of property with an existing nonconformity shall not be impacted subject to the provisions of this section.

#### E. Destruction

A nonconforming structure or nonconforming use within a structure that is damaged or destroyed by a natural disaster may be rebuilt or restored provided that the cost of reconstruction does not exceed fifty percent (50%) of the fair market value of the structure (as determined by the County Assessor) immediately prior to the damage or destruction, the owner obtains a building permit within twelve (12) months of the damage or destruction, and a certificate of occupancy or other final inspection is issued within two (2) years of the issuance of the building permit.

#### F. Discontinuance and Abandonment

Any nonconforming use that is discontinued for a period of one (1) year, shall be considered

to have been abandoned. All nonconforming rights shall be terminated and the use of the premises must be brought into conformance with the OMC.

#### **G. Ordinary Repairs and Maintenance**

1. Repairs or maintenance of nonconformities are permitted and encouraged, provided that the minor repairs and maintenance do not increase the extent of nonconformity.
2. For purposes of this section, Ordinary Repairs and Maintenance shall mean:
  - a. Repairs and maintenance activities necessary to sustain the structure's existing condition and functionality, including, but not limited to, painting and roof repairs, and to correct any damage or deterioration to the structural soundness of a structure without expanding the structure;
  - b. Maintenance of land areas to protect against environmental hazards; and
  - c. Repairs that are required to remedy unsafe conditions that cause a threat to public health, safety or welfare.

#### **H. Nonconforming Lots**

1. A nonconforming lot may be used for any use permitted in the zoning district in which it is located, provided all other applicable requirements of this code including, but not limited to, setbacks, height, and density are met.
2. No lot or parcel of land, nor any portion of such lot or parcel, shall be transferred, conveyed, sold, subdivided or acquired so as to create a new nonconformity or to circumvent any provisions of the OMC, or so as to leave any lot below the minimum requirements for lot width or lot area applicable to the underlying zoning district. No building permit shall be issued for any lot or parcel of land that has been transferred, conveyed, sold, subdivided or acquired in violation of this section.

#### **I. Nonconforming Uses**

1. No existing use or portion of a building that contains a nonconforming use shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered in any manner that increases existing nonconformities.
2. Any nonconforming use may be changed to a conforming use and once the change is made, the use shall not be changed back to a nonconforming use in the future.

#### **J. Nonconforming Structures**

1. Any building or structure that is determined to be legally nonconforming as a result of the adoption of the OMC may continue to be occupied in accordance with this section.
2. Ordinary repairs and maintenance are permitted pursuant to the standards set forth in Section 7-12-G above.
3. Any legal nonconforming structure may request a one-time alteration, extension or expansion, subject to approval by the Community Development Director, so long as the request does not result in a greater than ten (10) percent increase to the following measurable characteristics of the existing nonconforming use or portion of the structure that is nonconforming:

- a.** Gross floor area; and
  - b.** Height.
- 4.** Expanding the height of a structure (in conformance with height restrictions in the OMC) where the existing non-conformity relates to a setback, site coverage, or impervious surface site coverage shall not be a violation of this paragraph.
- 5.** Notwithstanding the foregoing, no nonconforming structure shall be altered in a manner that increases the nonconformity of the structure.

DR 8400 (02/16/24)  
COLORADO DEPARTMENT OF REVENUE  
Liquor Enforcement Division  
PO BOX 17087  
Denver CO 80217-0087  
(303) 205-2300

RECEIVED

JAN 21 2026

Submit to Local Licensing Authority **CITY OF OURAY**

FRIENDS OF THE  
WRIGHT OPERA HOUSE  
PO BOX 17  
Ouray CO 81427

chk #1075  
To State \$825.00  
chk #1076  
To City \$175.00

Fees Due	
Annual Renewal Application Fee	\$ —
Renewal Fee	750.00
Storage Permit \$100 X _____	\$ —
Sidewalk Service Area \$75.00	\$ 75
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$ —
Related Facility - Campus Liquor Complex \$160.00 per facility	\$ —
<b>Amount Due/Paid</b>	<b>\$ 825</b>

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

### Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check  
 Paid Online

Uploaded to Movelt on Date

Licensee Name

FRIENDS OF THE WRIGHT OPERA HOUSE

Doing Business As Name (DBA)

FRIENDS OF THE WRIGHT OPERA HOUSE

Liquor License Number

License Type

Tavern (city)

Sales Tax License Number

Expiration Date

Due Date

05/07/2026

03/23/2026

#### Business Address

Street Address

472 MAIN STREET

Phone Number

9703254399

City, State, ZIP Code

Ouray CO 81427

#### Mailing Address

Street Address

PO BOX 17

City, State, ZIP Code

Ouray CO 81427

Email

info@thewrightoperahouse.org

Operating Manager

Hester John

Date of Birth

**Home Address**

Street Address		Phone Number
[Redacted]		[Redacted]
City	State	ZIP Code
Arroyo	CO	81427

1. Do you have legal possession of the premises at the street address?  Yes  No

Are the premises owned or rented?  Owned  Rented\*

\*If rented, expiration date of lease

[Redacted]

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility?  Yes  No

If yes, please see the table in the upper right hand corner and include all fees due.

*Sidewalk Service Area*

3. Are you renewing a takeout and/or delivery permit?  Yes  No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing?  Delivery  Takeout  Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business?  Yes  No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.?  Yes  No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)?  Yes  No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime?  Yes  No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked?  Yes  No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee?  Yes  No

If yes, attach a detailed explanation.

**Affirmation & Consent**

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

Friends of the Wright Opera House, Heather Toth

Title  
Executive Director

Signature

Heather Toth

Date (MM/DD/YY)

01/20/2026

**Report & Approval of City or County Licensing Authority**

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

Local Licensing Authority For

Title Attest

Signature Date (MM/DD/YY)

DR 8495 (02/16/24)  
COLORADO DEPARTMENT OF REVENUE  
Liquor Enforcement Division  
PO BOX 17087  
Denver CO 80217-0087  
(303) 205-2300

## Tax Check Authorization, Waiver, and Request to Release Information

I, Heather Tota

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

Friends of the Wright Opera House

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101, et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

Name (Individual/Business)

Friends of the Wright Opera House

Social Security Number/Tax Identification Number

[Redacted]

Home Phone Number

[Redacted]

Business/Work Phone Number

970-325-4399

Street Address

472 Main Street

City

Wray

State

CO

ZIP Code

81427

Printed name of person signing on behalf of the Applicant/Licensee

Heather Toth

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)

Heather Toth

Date Signed

1/20/2026

**Privacy Act Statement**

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USCS § 552a (note).

*(This page intentionally left blank)*

Thank you for your interest in applying to serve on a City Committee. Please complete the following on your background. This information will allow us to select and appoint a balanced membership for each of our committees.

PART 1: PERSONAL DATA

Full Name: *Kate Kissingford*

Physical Address: [REDACTED], *Ouray, CO*

Mailing Address: [REDACTED], *Ouray, CO 81427*

E-Mail Address: [REDACTED]

Home Telephone Number: [REDACTED]

Business Telephone Number:

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Present job title: *Artistic Director, UpstART Theater*

Present employment is (check one) Full Time x *Part Time*

May we contact you at work for committee related issues? xYes No

Do you \_\_\_\_\_ rent or \_\_\_x\_\_\_ own your home? If you own, do you have vacation rentals? *no*

PART 2: BACKGROUND INFORMATION

\_\_\_1/19/26

Date

\_\_\_*Katharine J. Kissingford*\_\_\_

Signature

\_\_\_Katharine Kissingford\_\_\_\_\_

Print Name

APPLICATION FOR PARTICIPATION

ON A CITY COMMITTEE

City of Ouray

320 6th Avenue

PO Box 468

Ouray, Colorado 81427

Telephone: (970) 325 7211 FAX: (970) 325 7212

An Equal Employment Opportunity Employer

Planning Commission Beautification Committee Ouray Economic Development Committee

Parks and Recreation Committee Tourism Advisory Committee Main Street Committee

How long have you lived in Ouray? *12.5 years*

What do you think are the major issues affecting our City?

\_\_\_*Balancing economic vitality with conservation of natural resources, re-building the police department, cost of living, continuing to develop affordable housing, supporting a culture where folks assume positive intent and work together, restoration of our formerly pristine water source, diversifying tourism*\_\_\_

How do you envision your contribution to this committee?

*I joined this committee 1.5 years ago to fill in for a vacancy in the arts sector. I would like to see the ideas shared with Kailey to boost arts-based tourism develop & I am currently working on revamping the LOT grant funds for more clarity and broader applicant outreach. I would like to*

*see the City continue to expand financial support and branding expansion to incorporate our thriving arts community.*

If you own a business in Ouray, please list name (all businesses must be registered):  
*UpstART Theater, 501c3*



## Ouray City Council Regular Meeting

Tuesday, January 20, 2026 6:00 PM

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

Dave Doherty: Present  
Jenny Hart: Present  
Peggy Lindsey: Present  
Kevin Schiffer: Present  
Michael Underwood: Present

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. Resolution 14, Series 2022 - Remote Participation Policy for Council Members

#### a. Consideration of a Request from Councilor Dave Doherty to Participate in this Meeting Remotely

Approval of Request from Councilor Dave Doherty to Participate in this Meeting Remotely. This motion, made by Kevin Schiffer and seconded by Peggy Lindsey, Carried.

Dave Doherty: Abstain (With Conflict), Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

#### b. Consideration of a Request from Mayor Pro Tem to Participate in the February 2 Meeting Remotely

Approval of Request from Mayor Pro Tem Schiffer to Participate in the February 2, 2026 Meeting Remotely. This motion, made by Peggy Lindsey and seconded by Jenny Hart, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Abstain (With Conflict), Kevin Schiffer: Yea, Michael Underwood: Yea

### 4. PLEDGE OF ALLEGIANCE

### 5. CEREMONIAL/INFORMATIONAL

#### a. Headwaters Economics - Colorado Wildfire Mitigation Code Information and Updates

*Presentation from Ryan Handy with Headwaters Economics on the Colorado Wildfire Resiliency Code.*

#### b. Home Trust of Ouray County - Eva Hansen, Housing Services Director

*Presentation by Eva Henson with Home Trust of Ouray County on the Quarterly Report of the Housing Services Administrator.*

### 6. CITIZENS' COMMUNICATION

*Mayor Underwood opened the floor for public comment.*

*Catherine Haselnus expressed her expectations as a taxpayer, emphasizing the need for improved governance culture, including greater transparency, enhanced citizen involvement, data-driven decision-making, accountability, and fiscal responsibility.*

*Peter O'Neil announced that the Ouray Ice Park is scheduled to open on January 21, 2026, acknowledging the extensive work of Ice Park staff. He also commended Administrator Metteer and Director Brown for their collaborative efforts planning Ice Fest when ice conditions were uncertain.*

*Don Funkhouser inquired about the timing of the upcoming parking discussion. The discussion is scheduled for the regular Council meeting on February 17, 2026.*

*John Hart raised concerns regarding an alleged conflict of interest involving Council member Hart related to a \$10,000 allocation to Ouray Mountain Rescue. He also expressed concerns about Council member Lindsey not addressing the use of City vehicles as take-home vehicles. Additional comments included concerns about Community Development Director Murphy's limited availability, delays in permit approvals, and the City's reliance on outside engineering and inspection services, which he stated increases costs and creates confusion for residents.*

*Mark Rozich reported that many trash cans on Main Street are damaged, with handles separating from the containers. He also referenced a recent incident in the City that resulted in a 25-minute response time by City police.*

*Mike Hakola commented on the City's purchasing processes, asking whether the City has a designated purchasing department or agent. He requested additional information on competitive bidding practices, the scope of vendor outreach, and whether cost-sharing opportunities with other entities have been explored.*

*Wayne Dempsey noted ongoing issues with sound quality in the meeting room, particularly for attendees seated in the back. He also expressed concern that public input was not considered during the recent appointment of two new Council members. Discussion followed regarding the City Charter's provisions for filling vacant seats, and Mr. Dempsey stated that the Charter should be revised.*

*Ron Haselnus echoed concerns about the Charter, questioning why newly appointed Council members received two- or four-year terms rather than serving only until the next election cycle.*

*Sergeant Matt Troxell responded to the earlier comment regarding response times.*

*Jen Donovan suggested that the City prioritize staffing four or five police officers before focusing on response-time concerns.*

*Mayor Underwood closed public comment.*

## **7. CITY COUNCIL REPORTS/INFORMATION - Peggy Lindsey, Michael Underwood, Jenny Hart, Dave Doherty, and Kevin Schiffer**

*Councilor Lindsey - Beautification Committee met on January 7 to review plans for the spring trail clean-up, coordinate a student workday to refresh the school flower beds, and organize Christmas décor takedown, noting that holiday lights will remain in place until after Ice Fest. 150th Celebration Committee also met to finalize details for its merchandise tent at Ice Fest, confirm the drone show scheduled for Thursday, January 22 at the Amphitheater, and discuss the full slate of activities planned for Cabin Fever Days.*

*Councilor Hart - Attended the Colorado Wildfire Resiliency Code meeting on January 7, where the primary focus was structure hardening. A key takeaway was the significant responsibility the proposed standards would place on the building inspector for code compliance, presenting a notable challenge for the City. The January 12 Main Street Committee meeting was canceled due to insufficient membership, and efforts are underway to re-define the committee's structure and purpose. Also attended the wildfire code open house on January 22 hosted by Director Murphy.*

*Councilor Doherty - Nothing to report.*

*Mayor Pro Tem Schiffer - Ice Park Advisory Team (IPAT) met on January 7 and discussed a potential donation for two warming tents, noting that the funding is contingent upon relocating the memorial gazebo; feedback was mixed and will require further discussion. Two new members were appointed to the IPAT board. The Ice Park opens January 23, with Ice Fest proceeding this weekend and competitions streamed live on the Ice Park website. OEDC did not meet in January, but as the outgoing Chair of OEDC attended the January 16 ribbon-cutting for the new Cie Gallery. Met with County Commissioner Jake Niece on January 15 to discuss the Home Trust board, EMS/Fire consolidation, and fire-mitigation efforts, including a proposed "tips for trails" fundraising concept. Reflected on the January 12 Ouray Police Department work session, noting strong public support for maintaining a local police department and expressing commitment to advancing that goal. Expressed appreciation to Administrator Metteer for her professionalism during a challenging month. After two weeks in office and extensive community conversations, emphasized that rebuilding public trust in the Council is essential and will require clear communication, sound financial stewardship, and transparent decision-making.*

*Mayor Underwood - Attended the Multi-Agency Coordination Group meeting on January 8, focused on improving coordinated emergency response across agencies. A key takeaway was the full-scale countywide emergency-evacuation exercise scheduled for May 15, with additional details to be shared as the date approaches. The group also reviewed the 2026 moisture outlook, noting continued dry conditions and the need for fire departments to increase public education efforts. Colorado State Patrol reported that 114 miles of state highways are classified as hazardous, including 30 miles between Montrose and Ouray, with mitigation plans forthcoming. Traveled to the CML Mayor Summit in Denver on January 15-16, which proved to be an exceptionally informative and energizing experience.*

## **8. DEPARTMENT REPORTS**

### **a. City Administrator**

*Administrator Metteer reported that the DOLA-facilitated meeting regarding the OEDC, TAC, and Main Street committees was canceled, and the discussion will instead occur at the Council level. Staff will continue to prioritize transparency and communication with the community.*

### **b. Director of Finance and Administration**

*Various financial reports in packet.*

### **c. Community Development Director**

*Mayor Pro Tem Schiffer thanked Director Murphy for the two-open house on the Colorado Wildfire Resiliency Code.*

### **d. Information Technology Director**

*Report in packet.*

## **9. CONSENT AGENDA**

Motion to approve the Consent Agenda as presented. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### **a. Liquor License Renewal for Brickhouse 737 LLC**

### **b. Liquor License Renewal for Kamis Samis LLC**

### **c. Reappoint TAC member Dolgio Nergui**

### **d. Liquor License Renewal for El Agave Azul**

## 10. ACTION ITEMS

### a. Approval of Minutes - January 5, 2026

Motion to Approve Minutes. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.  
Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### b. Ordinance 1, Series 2026 - Adopting Amendments to the Ouray Land Use Code in Chapter 7 of the Ouray Municipal Code, to add a new Section 7-11 regarding Street Naming and Addressing (FIRST READING)

Motion to Approve Ordinance 1, Series 2026. This motion, made by Peggy Lindsey and seconded by Jenny Hart, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### c. Ordinance 2, Series 2026 - Adopting Amendments to the Ouray Land Use Code in Chapter 7 of the Ouray Municipal Code, to add a new Section 7-12 regarding Nonconformities (FIRST READING)

Motion to Approve Ordinance 2, Series 2026. This motion, made by Jenny Hart and seconded by Peggy Lindsey, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### d. Approval of authorization letter to financial institution for establishing account signers and granting access

Motion to Approve Authorization Letter to Financial Institution for Establishing Account Signers. This motion, made by Peggy Lindsey and seconded by Jenny Hart, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### e. Street Closure Permit of Amphitheater Road for Drone Show (January 22, 2026)

Motion to Approve Street Closure Permit on Amphitheater Road. This motion, made by Jenny Hart and seconded by Peggy Lindsey, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

*Item 10.f. deferred until after consideration of Item 10.g.*

### g. Street Closure Permit of 6th Avenue for Cabin Fever Day (February 21, 2026)

Motion to Approve Street Closure Permit for 6th Avenue. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### f. Special Event Liquor Permit Application from Friends of Cedar Hill Cemetery for Cabin Fever Day (February 21, 2026)

Motion to Approve Special Event Liquor Permit Application from Friends of Cedar Hill Cemetery. This motion, made by Jenny Hart and seconded by Peggy Lindsey, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

### h. Council Committee Assignments

*Council member Hart - Ouray Ice Park, Tourism Advisory Committee (TAC), Main Street Committee, and Fire Mitigation Group*

*Mayor Pro Tem Schiffer - Ice Park Advisory Team (IPAT), Ouray Economic Development Committee, and Home Trust Board*

*Council member Doherty - Ouray County Transit Authority Committee, Montrose Area Transit Authority Committee, Parks and Recreation Committee, and Fire Mitigation Group*

i. Appointment of Lin Ennis to the Beautification Committee

Motion to Approve the Appointment of Lin Ennis to the Beautification Committee. This motion, made by Peggy Lindsey and seconded by Jenny Hart, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

j. Appointment of Sandi Woodman to the Beautification Committee

Motion to Approve the Appointment of Sandi Woodman to the Beautification Committee. This motion, made by Peggy Lindsey and seconded by Jenny Hart, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

k. Appointment of Bruce Ward to the Parks & Recreation Committee

Motion to Approve the Appointment of Bruce Ward to the Parks and Recreation Committee. This motion, made by Jenny Hart and seconded by Peggy Lindsey, Carried.

Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

l. Interviews of Planning Commission Applicants

- Ashley Hinline
- Christine Rector
- John Wood
- Mark Rector
- Parker Fagrelus
- Patrick Light

*Prior to the meeting, two candidates withdrew their names from contention - Ashley Hinline and Christine Rector. Also, a late submission by Ian Francis was added to the list for consideration. Interview questions were not submitted, so no interviews were conducted.*

Motion to Approve the Appointment of Patrick Light to the Planning Commission. This motion, made by Kevin Schiffer and seconded by Jenny Hart, Carried.

Dave Doherty: Nay, Jenny Hart: Yea, Peggy Lindsey: Nay, Kevin Schiffer: Yea, Michael Underwood: Yea

Motion to Approve the Appointment of John Wood to the Planning Commission. This motion, made by Peggy Lindsey and seconded by Kevin Schiffer, Carried.

Dave Doherty: Yea, Jenny Hart: Nay, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Nay

**11. DISCUSSION ITEMS**

h. Future Agenda Items

*The Council reviewed several upcoming agenda items. Administrator Metteer noted that the Wayfinding Signage survey results, delivered late last year, should be added to Future Agenda Items, with Council member Lindsey suggesting March 2 for discussion. Council member Hart raised two topics: the Police Chief recruitment discussion and the ballot question regarding potential changes to the language governing the use of LOT funds to allow allocation to first responders, with March 16 being identified as a workable date for discussion on the ballot language. Council member Doherty requested that the discussion on the definition of Light Industrial EQR be expanded to include a review of occupancy rates in*

*relation to hotels, motels, etc. Mayor Pro Tem Schiffer introduced the proposed consolidation of the OEDC, TAC, and Main Street committees for February 17. Mayor Underwood asked that the Oak Street Paving work session be rescheduled as a February 2 discussion item.*

**12. ADJOURNMENT**

Motion to adjourn at 8:59 pm. This motion, made by Peggy Lindsey and seconded by Kevin Schiffer, Carried.  
Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

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Michael Underwood, Mayor

ATTEST:

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Kara Rhoades, City Clerk

**CERTIFICATION**

I, Kara Rhoades, do hereby certify that I am the City Clerk of the City of Ouray, Ouray County, State of Colorado, and that the above minutes are a true and correct summary of the meeting of the Ouray City Council held on Tuesday, January 20, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Tuesday, January 20, 2026.

---

Kara Rhoades, City Clerk

## ORDINANCE NO. 1 (Series No. 2026)

### AN ORDINANCE OF THE CITY OF OURAY, COLORADO, ADOPTING AMENDMENTS TO THE OURAY LAND USE CODE IN CHAPTER 7 OF THE OURAY MUNICIPAL CODE, TO ADD A NEW SECTION 7-11 REGARDING STREET NAMING AND ADDRESSING

**WHEREAS**, the City of Ouray (the “City”) acting by and through its City Council has the power to amend the Ouray Municipal Code (the “Municipal Code”) pursuant to state statutes, Section 2.7.C. of the Home Rule Charter, and Section 1-3 of the Code, and all such amendments shall become a part of the Code; and

**WHEREAS**, the City wishes to establish standards for assigning, updating, and maintaining street names and addresses within the City in order to facilitate prompt emergency response, efficient service delivery, and clear navigation for residents, businesses, and visitors; and

**WHEREAS**, City staff drafted a new Section 7-11 – Street Naming and Addressing as an addition to the Ouray Land Use Code (the “OLUC”), codified in Section 7 of the Municipal Code as set forth in **Exhibit A** attached hereto; and

**WHEREAS**, at a public hearing held on May 13, 2025, the Planning Commission considered and recommended City Council approve the proposed amendments; and

**WHEREAS**, the City Council finds and determines that the proposed amendments to the Municipal Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public health, safety, and welfare.

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

#### **SECTION 1: Recitals**

The City Council hereby incorporates by reference and conclusively makes the above recitals as findings of fact.

#### **SECTION 2: Amendments**

Chapter 7 of the Code of the City of Ouray, Colorado is hereby amended with the addition of Section 7-11 to read as set forth in **Exhibit A**.

#### **SECTION 3: Effective Date**

The provisions of this Ordinance shall become effective thirty (30) days after final publication of the Ordinance in accordance with the Charter.

#### **SECTION 4: Savings Clause**

The repeal and amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right, or duty established or accruing before the effective date of this ordinance.

#### **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, APPROVED AS INTRODUCED AND ORDERED PUBLISHED on first reading by \_\_\_\_\_ vote of the Ouray City Council, this 20th day of January, 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by \_\_\_\_\_ vote of the Ouray City Council, this 2<sup>nd</sup> day of February 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

CERTIFICATE OF ATTESTATION

I, Kara Rhoades, City Clerk, hereby certify that Ordinance No. 1 (Series No. 2026), was introduced, read, passed on first reading on January 20, 2026. The Ordinance was published, by title and summary, in the *Ouray County Plaindealer* on January 22, 2026, and thereafter introduced, read, and adopted by the Ouray City Council on February 2, 2026, and thereafter published in the *Ouray County Plaindealer* as required by law.

\_\_\_\_\_  
Kara Rhoades, City Clerk



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## Exhibit A

### Section 7-11 Street Naming and Addressing

#### A. Purpose

This section establishes standards for assigning, updating, and maintaining street names and addresses within the City of Ouray. These standards ensure the health, safety, and welfare of the community by establishing a consistent and reliable addressing system that facilitates prompt emergency response, efficient service delivery, and clear navigation for residents, businesses, and visitors.

#### B. Applicability

1. The standards set forth in this section apply to all new developments within the City of Ouray.
2. All street names and addresses shall be approved by the Community Development Department and respective 9-1-1 Authority. Private driveways, accesses, and entrances are not required to be approved in accordance with this section except in instances where a private drive must be publicly named for the purpose of address assignment for emergency locating.
3. Previously assigned addresses shall remain valid unless revised in accordance with this section.

#### C. General Requirements

1. Street names shall be unique within the Ouray County postal community area and be easy to read for use during an emergency situation. To avoid misinterpretation, similar sounding names are considered to be duplicates regardless of spelling, e.g., Cantrell and Cantril.
2. Directional words (north, south, east, west, etc.) shall not be a part of the street name, e.g., Northbrook Street or Southbend Avenue. Street names shall not contain hyphens, slashes, apostrophes, or other special characters, e.g., Jordan/Chambers Parkway, Jones-Smith Road, Devil's Head Drive. Nor shall street names contain abbreviations, acronyms, or initials.
3. Address numbers shall increase along streets from south to north and west to east according to the block grid as defined below:
  - a. Addresses along numerically named Avenues or other streets running west to east overall shall use the hundred block pattern, with 100 at 1st Street and continuing until the ends of the street as so named.



9. The City shall not assign, approve or revise unique addresses, street names, or identifiers that deviate from the requirements outlined in this section. However, should a situation arise that is not covered in this section, street names and addresses will be determined by the Community Development Director in coordination with emergency service departments and service-providing agencies (9-1-1, police, fire, post office, etc.).

**D. Addressing Display**

1. All properties must display their assigned address number, and unit ID if applicable, in an unobstructed location visible from the street so that it is clearly identifiable by emergency responders and delivery services.
2. Posted address numbers shall have a minimum character height of three inches and preferably be reflective.
3. A unit ID shall be displayed at the respective point of entry, including in the case of an accessory dwelling unit. Sites with a shared access point shall have appropriate wayfinding signage to guide emergency responders.

**ORDINANCE NO. 2 (Series No. 2026)**

**AN ORDINANCE OF THE CITY OF OURAY, COLORADO, ADOPTING AMENDMENTS TO THE OURAY LAND USE CODE IN CHAPTER 7 OF THE OURAY MUNICIPAL CODE, TO ADD A NEW SECTION 7-12 REGARDING NONCONFORMITIES**

**WHEREAS**, the City of Ouray (the “City”) acting by and through its City Council has the power to amend the Ouray Municipal Code (the “Municipal Code”) pursuant to state statutes, Section 2.7.C. of the Home Rule Charter, and Section 1-3 of the Code, and all such amendments shall become a part of the Code; and

**WHEREAS**, the City of Ouray is home to properties and structures that are historical or were established prior to the implementation of much of the City’s land use regulations; and

**WHEREAS**, bringing such properties or structures into conformance with the City’s Code and land use requirements may at times prove difficult or impractical; and

**WHEREAS**, the City wishes to establish reasonable limits on the expansion, re-establishment after discontinuation or destruction, relocation, and change of use of features that were lawfully established prior to the effective date of the Municipal Code but no longer conform to its requirements; and

**WHEREAS**, City staff drafted a new Section 7-12 – Nonconformities as an addition to the Ouray Land Use Code (the “OLUC”), codified in Section 7 of the Municipal Code as set forth in **Exhibit A** attached hereto; and

**WHEREAS**, at a public hearing held on November 6, 2025, the Planning Commission considered and recommended City Council approve the proposed amendments; and

**WHEREAS**, the City Council finds and determines that the proposed amendments to the Municipal Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public healthy, safety, and welfare.

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

**SECTION 1: Recitals**

The City Council hereby incorporates by reference and conclusively makes the above recitals as findings of fact.

**SECTION 2: Amendments**

Chapter 7 of the Code of the City of Ouray, Colorado is hereby amended with the addition of Section 7-12 to read as set forth in **Exhibit A**.

**SECTION 3: Effective Date**

The provisions of this Ordinance shall become effective thirty (30) days after final publication of the Ordinance in accordance with the Charter.

**SECTION 4: Savings Clause**

The repeal and amendment of various provisions of the Ouray Municipal Code by this ordinance shall not affect any offense or act committed, any penalty incurred, any contract, right, or duty established or accruing before the effective date of this ordinance.

**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, APPROVED AS INTRODUCED AND ORDERED PUBLISHED on first reading by \_\_\_\_\_ vote of the Ouray City Council, this 20<sup>th</sup> day of January, 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by \_\_\_\_\_ vote of the Ouray City Council, this 2<sup>nd</sup> day of February 2026.

CITY OF OURAY, COLORADO

By \_\_\_\_\_  
Michael Underwood, Mayor

ATTEST:

\_\_\_\_\_  
Kara Rhoades, City Clerk

CERTIFICATE OF ATTESTATION

I, Kara Rhoades, Ouray City Clerk, hereby certify that Ordinance No. 2 (Series No. 2026), was introduced, read, passed on first reading on January 20, 2026. The Ordinance was published, by title and summary, in the *Ouray County Plaindealer* on January 22, 2026, and thereafter introduced, read, and adopted by the Ouray City Council on February 2, 2026, and thereafter published in the *Ouray County Plaindealer* as required by law.

\_\_\_\_\_  
Kara Rhoades, City Clerk



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## EXHIBIT A

### Section 7-12 Nonconformities

#### A. Purpose

The purpose of this section is to balance the property rights of owners to continue using and maintaining their property with the community's interest in bringing nonconforming uses, structures, lots, signs, and site features into compliance. This section establishes reasonable limits on the expansion, re-establishment after discontinuation or destruction, relocation, and change of use of features that were lawfully established prior to the effective date of the Ouray Municipal Code ("OMC") but no longer conform to its requirements.

#### B. Applicability

This section applies to any uses, buildings, lots, signs, or site features that were legally established before the OMC went into effect but no longer meet its current requirements. It is intended to allow property owners to continue using and maintaining their property while protecting the health, safety, and welfare of the community. Any legal nonconformity existing as of the effective date of the OMC will remain a legal nonconformity, so long as the situation that resulted in the nonconforming status under the previous OMC continues to exist and complies with this Section.

#### C. Authority to Continue

Legal nonconformities may continue to be used and occupied, subject to the regulations set forth in this section.

#### D. Change of Ownership

Changes of ownership, tenancy, or management of property with an existing nonconformity shall not be impacted subject to the provisions of this section.

#### E. Destruction

A nonconforming structure or nonconforming use within a structure that is damaged or destroyed by a natural disaster may be rebuilt or restored provided that the cost of reconstruction does not exceed fifty percent (50%) of the fair market value of the structure (as determined by the County Assessor) immediately prior to the damage or destruction, the owner obtains a building permit within twelve (12) months of the damage or destruction, and a certificate of occupancy or other final inspection is issued within two (2) years of the issuance of the building permit.

#### F. Discontinuance and Abandonment

Any nonconforming use that is discontinued for a period of one (1) year, shall be considered

to have been abandoned. All nonconforming rights shall be terminated and the use of the premises must be brought into conformance with the OMC.

#### **G. Ordinary Repairs and Maintenance**

1. Repairs or maintenance of nonconformities are permitted and encouraged, provided that the minor repairs and maintenance do not increase the extent of nonconformity.
2. For purposes of this section, Ordinary Repairs and Maintenance shall mean:
  - a. Repairs and maintenance activities necessary to sustain the structure's existing condition and functionality, including, but not limited to, painting and roof repairs, and to correct any damage or deterioration to the structural soundness of a structure without expanding the structure;
  - b. Maintenance of land areas to protect against environmental hazards; and
  - c. Repairs that are required to remedy unsafe conditions that cause a threat to public health, safety or welfare.

#### **H. Nonconforming Lots**

1. A nonconforming lot may be used for any use permitted in the zoning district in which it is located, provided all other applicable requirements of this code including, but not limited to, setbacks, height, and density are met.
2. No lot or parcel of land, nor any portion of such lot or parcel, shall be transferred, conveyed, sold, subdivided or acquired so as to create a new nonconformity or to circumvent any provisions of the OMC, or so as to leave any lot below the minimum requirements for lot width or lot area applicable to the underlying zoning district. No building permit shall be issued for any lot or parcel of land that has been transferred, conveyed, sold, subdivided or acquired in violation of this section.

#### **I. Nonconforming Uses**

1. No existing use or portion of a building that contains a nonconforming use shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered in any manner that increases existing nonconformities.
2. Any nonconforming use may be changed to a conforming use and once the change is made, the use shall not be changed back to a nonconforming use in the future.

#### **J. Nonconforming Structures**

1. Any building or structure that is determined to be legally nonconforming as a result of the adoption of the OMC may continue to be occupied in accordance with this section.
2. Ordinary repairs and maintenance are permitted pursuant to the standards set forth in Section 7-12-G above.
3. Any legal nonconforming structure may request a one-time alteration, extension or expansion, subject to approval by the Community Development Director, so long as the request does not result in a greater than ten (10) percent increase to the following measurable characteristics of the existing nonconforming use or portion of the structure that is nonconforming:

- a. Gross floor area; and
  - b. Height.
- 4. Expanding the height of a structure (in conformance with height restrictions in the OMC) where the existing non-conformity relates to a setback, site coverage, or impervious surface site coverage shall not be a violation of this paragraph.
- 5. Notwithstanding the foregoing, no nonconforming structure shall be altered in a manner that increases the nonconformity of the structure.

320 6th Avenue  
PO Box 468  
Ouray, Colorado 81427



CITY OF  
**OURAY**  
COLORADO

970.325.7211  
Fax 970.325.7212  
[info@cityofouray.com](mailto:info@cityofouray.com)

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**Date:** January 27, 2026

**Department of Local Affairs**  
**Attn: Proposition 123 Team**

**RE:** Proposition 123 Unit Count Commitments and Regional Redistribution (“Ouray Regional” Approach)

Dear Proposition 123 Unit Count Support Team,

The City of Ouray is committed to meeting its Proposition 123 unit count commitments through a combination of new construction, preservation, and Naturally Occurring Affordable Housing (NOAH) projects located within city limits. In addition, the City is an active partner to an Intergovernmental Agreement (IGA) (Exhibit A), dated August 2023, between the Town of Ridgway, the City of Ouray, and Ouray County (collectively, the “Parties”), which establishes a regional partnership approach to support each jurisdiction in achieving its Proposition 123 unit count commitments during the initial three-year compliance period (2024–2026).

Through the IGA, the Parties recognized the shared need for fiscal, policy, legal, and administrative collaboration to address affordable housing challenges and memorialized the following considerations:

1. The limited initial supply of affordable housing within each jurisdiction;
2. The benefit of pooling baseline units and incremental increases among the Parties, particularly given that affordable housing projects may come online sporadically;
3. Increasing development pressures coupled with a significant lack of affordable housing for the local workforce and community; and
4. The advantages of collaboratively sharing available fiscal, legal, policy, and administrative expertise and resources in furtherance of mutually beneficial affordable housing objectives.

The IGA further outlines that the Parties agree to:

- **Affordable Housing Commitments:** Achieve a collective increase of 9% in affordable housing units during the initial three-year compliance tracking period;
- **Calculation of Affordable Housing Baseline and Increases:** Share credits for affordable housing increases above each jurisdiction’s baseline proportionally among the Parties for purposes of Proposition 123 funding eligibility; and

- **Fast-Track Approval:** Maintain individual responsibility by each Party for its own local land use approvals.
- 

### **Proposition 123 Unit Count Commitment Overview**

- Town of Ridgway (opted in 7/26/23): 10 units
- City of Ouray (opted in 10/11/23): 9 units
- Ouray County (opted in 9/13/23): 6 units

**Total Ouray Regional Commitment = 25 units**

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### **Town of Ridgway – Units Submitted (1/26/26)**

#### **Vista Park Commons – Lot 8**

Location: 260 Redcliff Drive, Ridgway, CO

New Construction

Affordability: Restricted ownership unit at or below 100% AMI; approved purchaser household income does not exceed 80% AMI.

#### **Home Trust of Ouray County – Parkside Duplex Unit**

Location: 783 N. Laura Street, Ridgway, CO

New Construction

Affordability: Restricted ownership unit at or below 120% AMI. The purchasing household is a three-person household earning 79% AMI, meeting Proposition 123 ownership income eligibility requirements (100% AMI or less) and qualifying the unit for inclusion in the unit count.

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### **City of Ouray Inventory & Regional Redistribution**

#### **Swiss Village Mobile Home Park Cooperative**

Location: 1500 Oak Street, Ouray, CO

Preservation Project

- 21 owner-occupied lots total; 16 lots are at or below 100% AMI
- Division of Housing (DOH) identified the 16 lots are Proposition 123-eligible units

#### **Unit Mix:**

- Prop 123–Assisted: 8 units ( $\leq$ 100% AMI)
- Other Affordable Homeownership: 8 units ( $\leq$ 100% AMI)
- Unrestricted: 5 units (market rate)

**Total Units: 21**

Affordability: The 16 eligible units carry a 30-year affordability period. Of these, 9 units meet the City of Ouray's unit count commitment in its entirety. The City requests that the remaining 7 eligible units be redistributed toward the Town of Ridgway's ten-unit count commitment.

### **Home Trust of Ouray County – 6-Plex Apartments**

Location: 734 4th Street, Ouray, CO

Preservation / NOAH

Home Trust acquired the property in spring 2023 to preserve existing naturally occurring affordable housing. Through the community land trust model and funding sources, all units serve households at or below 80% AMI.

Affordability: As of 2026, all rental rates are below 60% AMI. The 2026 rent roll for the year reflects affordability at 44% AMI, confirming that all six units meet Proposition 123 eligibility requirements. Accordingly, the City requests redistribution of these six units to Ouray County to fulfill the County's six-unit commitment.

### **Waterview Deed-Restricted Community**

Location: Ouray, Colorado

New Construction – Rural Homes Project

- 18 homes deed restricted at or below 120% AMI
- 3 homes deed restricted at or below 80% AMI

Relevant 80% AMI Units:

- Lot 2 – 2212 Namichi Way (sold 2/18/25)
- Lot 10 – 2244 Namichi Way (sold 1/10/25)
- Lot 15 – 2264 Namichi Way (sold 12/18/24)

Affordability: At this time, one 80% AMI Waterview unit is needed to support the Town of Ridgway's unit count commitment. Pending DOLA approval of the two additional submitted units, the City requests redistribution of those units in coordination with the Town of Ridgway to support completion of the Town's Proposition 123 unit count commitment.

---

### **Working Together: Regional Collaboration**

The Parties' approach aligns with DOLA guidance on regional projects, which requires a formal written agreement that:

- Clearly identifies all participating jurisdictions;
- Ensures the total credited units do not exceed units actually produced;
- Prevents any unit from being counted twice;
- Establishes a collaborative framework for supporting affordable housing production and sharing unit credit toward each jurisdiction's Proposition 123 growth requirement; and
- Is submitted as part of the compliance documentation package.

The City of Ouray, Town of Ridgway, and Ouray County continue to work collaboratively to adhere to DOLA guidance on Proposition 123 unit counts and to utilize the shared inventory in a manner that supports each jurisdiction's compliance through a coordinated regional strategy. Through DOLA's Local Planning Capacity Grant, the Home Trust of Ouray County has been selected as the regional Housing Services Administrator and has hired Eva Henson as Housing Services Director. Ms. Henson serves as the local government liaison for all three jurisdictions and manages centralized housing services, including deed restriction administration and compliance. The Parties have authorized Ms. Henson to submit unit counts and supporting documentation through the AccessGov portal on behalf of the "Ouray Regional" partnership.

We appreciate DOLA's ongoing guidance and partnership and look forward to continued collaboration to ensure successful implementation of Proposition 123 in a manner that reflects local conditions while advancing shared regional housing goals. Please do not hesitate to contact us should additional information or clarification be needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Underwood". The signature is fluid and cursive, with a large loop at the end.

Michael Underwood  
Mayor, City of Ouray

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
TOWN OF RIDGWAY, CITY OF OURAY, AND OURAY COUNTY FOR  
PROPOSITION 123 AFFORDABLE HOUSING COMMITMENTS**

THIS AGREEMENT is entered into effective this 1ST day of AUGUST, 2023, by and between: the Town of Ridgway, Colorado (Ridgway); and the City of Ouray, Colorado (Ouray), both of which are home rule municipalities within Ouray County, Colorado; and Ouray County, Colorado (County), a statutory county in the State of Colorado, (collectively the Parties or individually the Party).

**Purpose of Agreement**

- A. Article XIV, Section 18(2)(A) of the Colorado Constitution, and C.R.S. 29-20-101 C.R.S., et seq. enable the Parties to enter into Intergovernmental Agreements (IGA) and authorizes each of the Parties to perform the functions described herein, as provided in C.R.S. 29-20-105.
- B. Intergovernmental Agreements that provide functions or services, including the sharing of costs of such services or functions, by political subdivisions of the State of Colorado, are specifically authorized by C.R.S. 29-1-203 and encouraged in order that the inhabitants of such political subdivisions may thereby secure high quality governmental services.
- C. Proposition 123, which was approved by the Colorado voters in 2022, created new affordable housing programs and funding sources, such as grants and loans to local governments and nonprofit affordable housing developers through the creation of the State Affordable Housing Fund using 0.1% of state income tax revenue.
- D. Local governments that seek additional affordable housing funding from these programs must commit, by November 1, 2023, to increasing the number of affordable housing units within the local government's jurisdictional boundaries by 3% annually, and expedite development approvals for affordable housing projects, as conditions for funding pursuant to House Bill 23-1304, codified at C.R.S. 29-32-105.
- E. C.R.S. 29-32-105(1) specifically requires the governing body of a local government (municipality or county) to first determine its own baseline number of affordable housing units, by referencing the 2017-2021 American Community Survey (ACS) published by the U.S. Census Bureau, or the current version of the Comprehensive Housing Affordability Strategies (CHAS) estimates published by the U.S. Department of Housing and Urban Development. Funding is then available for the combined number of newly constructed affordable housing units and existing units converted to affordable housing, within any territorial boundaries of the local government, that are increased by three percent each year over the baseline number of affordable housing units. These requirements only apply to the unincorporated area of a county, or the territorial boundaries of an individual municipality, unless otherwise agreed through collaboration among local governments pursuant to C.R.S. 29-32-105(3)(d)(II).
- F. C.R.S. 29-32-105(3)(d)(II) further provides, "Regional partnership is encouraged. Local governments . . . may enter into written agreements . . . that allow each jurisdiction to receive partial credit towards the local government's growth requirements for the purpose of calculating whether the local government . . . has met the requirements of subsection (1) of this section. The sum of the total units credited to the local governments . . . shall not exceed the number of units produced through the collaboration."
- G. The Parties recognize the need for fiscal, policy, legal, and administrative benefits for entering into this Agreement for purposes of affordable housing commitments pursuant to House Bill 23-1304 and House and Proposition 12, and hereby want to memorialize such understanding herein, due to: (1) the limited initial supply of affordable housing within their jurisdictions; (2) the need to pool total initial baseline and housing increase numbers among all Parties with the potential for upcoming affordable housing projects that may occur sporadically as specific projects come online;

(3) increasing development pressures coupled with a severe lack of affordable housing for the local workforce and local community; and (4) the benefits of collaborative pooling of any available fiscal, legal, policy, and administrative expertise and resources among the Parties in furtherance of mutually beneficial affordable housing objectives.

In consideration of the covenants and conditions contained herein, the Parties agree as follows.

1. **Affordable Housing Commitments.** The Parties each intend to file a commitment, with the Department of Local Affairs, pursuant to C.R.S. 29-32-105, specifying how each Party will increase a combination of its newly constructed affordable housing units and its existing units converted to affordable housing over its determined baseline number of affordable housing units by 3% each year. The Department of Local Affairs is currently interpreting this requirement to mean a total increase of 9% for the initial 3-year compliance tracking period, per <https://engagedola.org/prop-123>. Each commitment filed shall be the individual responsibility of each Party. The Parties intend to submit a copy of this Agreement, once executed, attached to each individual commitment filed, for consideration and compliance tracking by the Department of Local Affairs.
2. **Calculation of Affordable Housing Baseline and Increases.** If each Party files a commitment pursuant to Section 1 herein, the Parties agree to use the sum of the total area of the unincorporated County, and the territorial boundaries of the incorporated City of Ouray, and the territorial boundaries of the incorporated Town of Ridgway, in order to determine both a baseline for affordable housing and any increases thereto. Credits for increases in affordable housing above the baseline and subsequent years, for purposes of eligibility for funding under Proposition 123, shall be shared proportionally among all Parties, pursuant to C.R.S. 29-32-105(3)(d)(II).
3. **Financial Responsibilities.** The financial responsibilities for the Parties shall be as follows:
  - a. The Parties agree to collaborate in good faith, for purposes of affordable housing financing and grant funding opportunities, pursuant to Proposition 123 and House Bill 23-1304.
  - b. Within each Party's sole discretion, any Party may individually seek grants for affordable housing opportunities, and each Party individually support financing opportunities for qualifying developers, or the Parties may work together in concert of such efforts.
  - c. Fiscal reporting, budgeting, and the filing of affordable housing commitments shall be committed to the individual discretion of each Party. No provision of this Agreement shall be construed as a fiscal obligation of any Party beyond the current fiscal year.
4. **Fast-Track Approval.** Each Party shall be individually responsible for the initiation and approval of any "fast-track" development process for affordable housing funding opportunities, pursuant to C.R.S. 29-32-105(2). According to <https://engagedola.org/prop-123>, the Department of Local Affairs has specified, "As an interested local government works to package its commitment and file it with DOH by November 1, 2023, it does not have to include verification of a 'fast-track approval process' in this initial commitment. This will be a requirement in future commitments starting with the one due by November 1, 2026."
5. **Term-Withdrawal.** The term and withdrawal provisions applicable to this Agreement are as follows:
  - a. The initial effective date shall be the date when the last Party signs this Agreement.
  - b. This Agreement shall be for an initial term of the remainder of the calendar year of 2023 and the following three (3) calendar years of 2024, 2025, and 2026. Specifically, this Agreement shall commence as of the effective date, and shall be effective for an initial term through and including December 31, 2026.

- c. This Agreement may administratively renew for additional subsequent three-calendar-year terms, subject to the appropriation and availability of funding, and subject to the agreement of the Parties to additional annual renewal(s). The County Administrator shall provide notice of requested annual renewal(s) to the City Administrator and Town Manager on or before December 15, 2026, and subsequent periods if additional renewals are desired. The approval, including any terms and conditions of any such renewal(s) by both all Parties, shall be secured in writing, and authorized on behalf of the Parties by the County Administrator, City Administrator, and Town Manager. As part of any annual renewal, the Parties shall specify any mutually-agreed upon modifications to this Agreement necessary to accomplish the Services identified herein, including any updated financial requirements. At their discretion, the County Administrator, City Administrator, and Town Manager may also submit an annual renewal to that Parties' governing body for approval.
  - d. Any Party may withdraw from participation in this agreement at any time by providing written notice to the other Parties, at least thirty (30) days prior to the desired date of withdrawal.
  - e. Notwithstanding the three-year term of this agreement, given the ability of any Party to opt out, participation in this Agreement shall not constitute a multiyear fiscal obligation.
6. **Governmental Immunity and Insurance.** The Parties retain governmental immunity to the maximum extent permissible under the Colorado Governmental Immunity Act, 24-10-101, et seq., C.R.S., and other applicable law. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes and other applicable law.
  7. **Amendments.** This agreement shall not be modified or amended in any manner except by written instrument executed by the Parties.
  8. **Waiver.** The waiver of any breach of any of the provisions of this agreement, by either Party, shall not constitute a continuing waiver of any subsequent breach by that Party, either of the same, or of another provision of this agreement.
  9. **Severability.** Invalidation of any of the provisions of this agreement, or of any paragraph, sentence, clause, phrase, or word herein, or the application thereof, in any given circumstance, shall not affect the validity of the remainder of this Agreement.
  10. **No Third-Party Beneficiaries.** Nothing expressed or implied in this agreement is intended or shall be construed to confer upon, or to give any person other than the Parties hereto, any right, remedy or claim, under or by reason of this agreement.
  11. **Entire Agreement.** This agreement contains the entire and only agreement between the Parties, no oral statements or representations regarding this matter that are not contained in this agreement shall be of any force or effect between the Parties.
  12. **Governing Law.** This agreement shall be governed by the laws of the State of Colorado, both as 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 venue shall be in Ouray County, Colorado.
  13. **Dispute Resolution.** In the event a disagreement or dispute arises between the Parties, the Parties shall attempt to confer and resolve the matter informally in good faith, and then the matter shall be submitted to mediation. The mediation shall be conducted by one mediator selected by the Parties who will share the costs equally.

14. **Assignment.** No Party shall assign any responsibilities nor delegate any duties arising under this agreement without the prior written consent of all the Parties.

15. **Approval and Ratification.** This Agreement may be executed in counterparts, electronically or otherwise, which shall be fully binding upon the Parties.

IN WITNESS WHEREOF, the Parties have executed this agreement effective the date first above written.


TOWN OF RIDGWAY:

\_\_\_\_\_  
John Clark, Mayor  
Date Signed: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Pam Kraft, Town Clerk


CITY OF OURAY:



  
\_\_\_\_\_  
Ethan Funk, Mayor  
Date Signed: 8/21/2023

Attest:

  
\_\_\_\_\_  
Melissa Drake, City Clerk

OURAY COUNTY:


  
\_\_\_\_\_  
Chair, Board of County Commissioners  
Print Name: JAKE NIECE  
Date Signed: 8/1/2023

  
  
\_\_\_\_\_  
Ham, Deputy Clerk

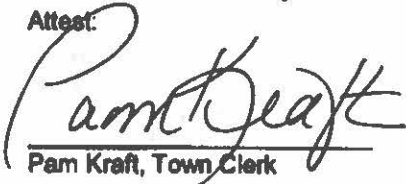
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- 15. **Approval and Ratification.** This Agreement may be executed in counterparts, electronically or otherwise, which shall be fully binding upon the Parties.

IN WITNESS WHEREOF, the Parties have executed this agreement effective the date first above written.

**TOWN OF RIDGWAY:**

  
 John Clark, Mayor  
 Date Signed: 2/9/2023

Attest:

  
 Pam Kraft, Town Clerk


**CITY OF OURAY:**

\_\_\_\_\_  
 Ethan Funk, Mayor  
 Date Signed: \_\_\_\_\_

Attest:

\_\_\_\_\_  
 Melissa Drake, City Clerk

**OURAY COUNTY:**

  
 Chair, Board of County Commissioners  
 Print Name: TAKE NITEFE  
 Date Signed: 2/11/2023

  
 Ham \_\_\_\_\_  
 Ham, Deputy Clerk

320 6th Avenue  
PO Box 468  
Ouray, Colorado 81427



CITY OF  
**OURAY**  
COLORADO

970.325.7211  
Fax 970.325.7212  
[info@cityofouray.com](mailto:info@cityofouray.com)

Mr. Greg Glischinski  
Interim State Director  
AARP Colorado  
303 E. 17<sup>th</sup> Avenue, Suite 510  
Denver, CO 80203

February 2, 2026

Dear Mr. Glischinski,

The City Council of the City of Ouray offers this letter of support for the enrollment in AARP's Livable Communities Program, with particular emphasis on the Age-Friendly Communities component.

A local nonprofit, the Ridgway-Ouray Community Council (ROCC), approached the City of Ouray regarding the county's potential membership in the Age-Friendly Communities program. ROCC's Social Justice Committee is completing the AARP application, and the City Council fully supports this effort.

Residents age 60 and older make up nearly 40 percent of Ouray County's total population of 5,191. According to the Colorado Demography Office, the county experienced a 5.4 percent increase in residents age 65 and older from 2023 to 2024—placing Ouray County among the top ten counties in Colorado for annual growth in older adult populations.

The City Council welcomes AARP Colorado's partnership in developing a plan to enhance service for older residents across the eight Domains of Livability identified in AARP's Network of Age-Friendly States and Communities. Transportation, opportunities for social connection and access to healthcare remain among the most pressing needs for our aging population.

For more than four decades, the county's Neighbor-to-Neighbor program—funded largely by Region 10, Area Agency on Aging—has been a steadfast provider of senior services. The program offers weekly lunches, monthly social activities, and volunteer-supported transportation for shopping and medical appointments. The program provides weekly lunches, monthly social events, and volunteer-driven rides to shopping and medical appointments. However, because there is no ADA-certified vehicle, many seniors who need more accessible transportation still face limited mobility options.

The City Council believes that expanded transportation services, improved access to healthcare, and increased opportunities for social and civic engagement are essential for residents of all ages, particularly our expanding older adult population. Recognizing the gaps in existing services and resources, the City of Ouray supports the participation in AARP's Livable Communities initiative. If accepted into the network, the City of Ouray would support ROCC's efforts in the following ways:

- Assess the age-friendliness of Ouray County. ROCC is already developing a community-wide tool informed by AARP's sample survey.
- Collaborate with local nonprofits to develop an action plan based on survey data collected from the City of Ouray, the Town of Ridgway, and unincorporated areas of Ouray County.
- Monitor and report progress on the implementation of that plan.

The guidance and resources provided through AARP's Age-Friendly Communities program would offer valuable support as our community works to plan for and implement these objectives.

Sincerely,

Ouray City Council





APPLICATION FOR PARTICIPATION ON A CITY COMMITTEE

City of Ouray
320 6th Avenue
PO Box 468
Ouray, Colorado 81427
Telephone: (970) 325 7211 FAX: (970) 325 7212

An Equal Employment Opportunity Employer

Thank you for your interest in applying to serve on a City Committee. Please complete the following on your background. This information will allow us to select and appoint a balanced membership for each of our committees.

PART 1: PERSONAL DATA

Full Name: Bruce Ward4ve
Physical Address:
Mailing Address:
E-Mail Address:
Home Telephone Number:
Business Telephone Number:
Present job title: Executive Producer
Present employment is (check one) Full-time Part-time
May we contact you at work for committee related issues? Yes No
Do you rent or own your home? If you own, do you have vacation rentals? yes

PART 2: BACKGROUND INFORMATION

Please check the name of the committee you are interested in:
[ ] Planning Commission [ ] Ouray Economic Development Committee [ ] Beautification
[X] Park & Recreation (PARC) [X] Tourism Advisory Committee (TAC) [ ] Other:
How long have you lived in the City of Ouray?
What do you think are the major issues affecting our City?
Support for youth outdoors activities
Emphasis on total ownership of Perimeter trail to assist with grants etc
Sustainable recreation initiatives
How do you envision your contribution to this committee?
Forty years of working on public lands and recreation issues as founder executive director of American Hiking Society, Continental Divide Trail
If you own a business in Ouray, please list name (All businesses must be registered):

Signature: [Handwritten signature]
Bruce Ward

Date: 01/7/2026

Print Name

If you are interested in an opportunity to serve your community, please fill out the application and return to the above address.



APPLICATION FOR PARTICIPATION ON A CITY COMMITTEE

City of Ouray
320 6th Avenue
PO Box 468
Ouray, Colorado 81427
Telephone: (970) 325 7211 FAX: (970) 325 7212
An Equal Employment Opportunity Employer

Thank you for your interest in applying to serve on a City Committee. Please complete the following on your background. This information will allow us to select and appoint a balanced membership for each of our committees.

PART 1: PERSONAL DATA

Full Name: Joan Middleton
Physical Address: [Redacted]
Mailing Address: [Redacted]
E-Mail Address: [Redacted]
Home Telephone Number: [Redacted]
Business Telephone Number: [Redacted]
Present job title: Property Management
Present employment is (check one) [ ] Full-time [ ] Part-time
May we contact you at work for committee related issues? [ ] Yes [ ] No
Do you [ ] rent or [x] own your home? If you own, do you have vacation rentals?

PART 2: BACKGROUND INFORMATION

Please check the name of the committee you are interested in:
[ ] Planning Commission [ ] Ouray Economic Development Committee [x] Beautification
[ ] Park & Recreation (PARC) [ ] Tourism Advisory Committee (TAC) [ ] Other:
How long have you lived in the City of Ouray? 7 yrs
What do you think are the major issues affecting our City?
Lack of cohesion and strong statements. Great communication between business and residents.
How do you envision your contribution to this committee?
Communication - And the physical work of implementing changes
If you own a business in Ouray, please list name (All businesses must be registered).

Signature: Joan Middleton

Date: 1-29-2026

Print Name: JOAN MIDDLETON

If you are interested in an opportunity to serve your community, please fill out the application and return to the above address.

**Date:** February 2, 2026  
**To:** Ouray City Council  
**From:** Michelle Metteer, City Administrator  
**Re:** City Council Administration Report

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### **Planning Commission Selection Process**

The City has the opportunity to improve its Planning Commission Appointment process, recognizing the Council's goals are to increase transparency and inclusiveness. With this in mind, and after review of the Home Rule Charter and associated Ordinance 04 – Series 2000, the following process may be recommended for appointments moving forward (this is at the discretion of the Council):

The City Charter, Sec. 5.3(B) Commissions & Boards identifies the responsibility of appointments to the Planning Commission as follows:

*Sec. 5.3(B): There is hereby created a Planning Commission to assist the Council, in such manner as provided by the Council, in planning the development of the City. The Council shall prescribe by ordinance the powers and duties of the Planning Commission, the qualifications of the members thereof, the method of appointments, the terms of appointment, filling vacancies, removing members, and other matters related to the Planning Commission.*

Ordinance 04 – Series 2000 is silent regarding any required qualifications other than the requirement "...to be a qualified elector of the City." With this in mind, the Council is at their discretion to determine the process in which the selections take place and the following outline may support a transparent and inclusive process:

- Provide an outline for the notice of publication when Planning Commission (PC) seats are scheduled to be filled – what this will look like is staff providing an update to the Council the Fall of the prior year that PC seats are up for appointment. Staff can then outline when the notice will be published, where it will be published, and the deadline for letters of interest to be submitted.
- At that same time, staff can then provide a copy of the current PC application and seek direction from Council if they would like this document modified to better reflect any information necessary toward making informed PC appointments. This could include a review of the merits and evaluation criteria for a PC placement before being made aware of the applicant pool and potentially support the goals of a fair and transparent process.
- Staff can also seek direction from Council in the event there is interest in having interview questions for each applicant (similar to how the recent Council appointments were conducted). These questions would be addressed by each applicant the night of the appointments with the applicants participating either in person or remotely. This will ensure each applicant knows the questions which will

be presented and the need to participate the evening of the selections.

- If the Council so desires, these recommendations, or versions thereof, can be memorialized through an amendment to Ordinance 04 – Series 2000.

### **Crystal Reservoir Conveyance Act (H.R. 5911)**

[The Crystal Reservoir Conveyance Act](#) has been referred to the Committee on Natural Resources in the House of Representatives. The hearing will take place February 10, 2026 and I have been asked by the Committee to provide testimony. This will hopefully be the next step toward the conveyance of the Reservoir to the City. .

### **Tourism Advisory Committee (TAC)**

I attended the January TAC meeting where it was exciting to see a few members of the community participate. Staff will be setting up an email address for the Committee as well as a Google Drive folder for the storing of materials and grant program information. Next steps for the Committee are to review ways for incorporating the sustainability goals of the Committee and how to better support the Arts and Cultural sector of the community (among other things). New tools that are being implemented include the Placer AI platform and MindSpring. These were both approved through the 2026 budget process.

### **Revitalizing Main Streets (RMS) Grant Award**

Joe Coleman and I met with members of CDOT as well as Ouray's contracted traffic engineer, Steve Pavlick to find ways for filling the gap between the lowest construction bid received and the grant award cap. This will be further discussed in the Action Items portion of the meeting.

### **City Attorney RFP**

The City of Ouray is in receipt of three proposals for City Attorney Services. I will be working to review the proposals in the coming days and seek Council guidance for either a sub committee for this effort or review by the entire Council. For review and interviews by the entire Council, we will want to coordinate the scheduling of an Executive Session.

## **POLICE DEPARTMENT – POLICE REPORT**

### **Presentation to City Council**

**Date:** February 2, 2026

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## **1. Strategic Priorities and Staffing Status**

- Officer Angel Dominguez has submitted his letter of resignation, with a resignation date of February 11<sup>th</sup>, 2026. Officer Dominguez last working day will be on February 7<sup>th</sup>, 2026. Officer Dominguez's service to this community is unparalleled, as his ability in relation to community outreach and engagement are second to none. The police department wishes Officer Dominguez safety and continued support for his future endeavors.
  - Officer Bryce Phillips last day working for the City of Ouray's Police Department was January 28<sup>th</sup>, 2026. The police department and city are grateful for Officer Phillips dedication and service during his time with the department.
  - Sergeant Troxell will remain in place as the sole police officer for the Ouray Police Department.
  - The Ouray Police Department is still currently contracted with the Ouray County Sheriff's Office to help provide the coverage necessary to remain operational and fill in staffing gaps when necessary. The city is extremely grateful for the immediate and unwavering assistance Sheriff Justin Perry and his team of deputies are providing at this time.
- 

## **2. Operational Events**

- At the request of the Ouray School Athletic Director, Officers will make the attempt to attend all home games. Providing Officer presence and to support activities surrounding these games.
- 

## **3. New Vehicles**

- Specialty vehicle up-fitters made the trip to Ouray to strip old model police vehicles and use the already supplied equipment to up fit the new vehicles located in Carbondale.
- The new vehicles should be delivered to the Police Department in the upcoming weeks

## **4. Ouray PD Scholarship 2026**

- Ouray Police Department is proud to announce \$1,500 or more in Scholarships for Ouray Seniors.



## **Ouray Police Department Scholarship**

**Due by February 27<sup>th</sup>**

**Include the following:**

GPA 3.0 or Better

List of all School Activities

Plans for study in college or technical school

All volunteer work experience

Answer the following essay questions using approximately two pages (1,000 words)

**“How have you contributed to the community to earn this civic scholarship?”**

**“Please describe the role of law enforcement in the community.”**

**Winner receives \$1,500 in scholarship funds**

Good luck to all!

---

Respectfully submitted,

**Matthew L. Troxell**

Sergeant

City of Ouray

[mtroxell@cityofouray.com](mailto:mtroxell@cityofouray.com) (970)-708-7526

Fire Department Report for January, 2026

1/27/26

Chief Report:

Utah Winter Fire Academy was 23<sup>rd</sup>. Members that attended will be performing training classed based off of what they learned.

High school bonfire planned and set with Joe Brown, OSD, and fire

Taking Ladder truck to Phoenix AZ for initial start of repairs. Feb 5<sup>th</sup>. Plan to be out of commission for 3-4 months. Ridgway Fire will respond if needed. Montrose fire is aware and MF ladder ops will respond if necessary.

I am currently retaking EMT certification class until May. 12-16 hours per week.

Calls for January are attached:

Chief tasks daily:

January

1/6/26	Emails, Bonfire, Compressor weekly maint, Quotes for equipment
1/7/26	Emails, Reg EMT Class, Building Maint, Truck checks. Shelving install.
1/8/26	Emails, st George training bookings, per diem, mount fire extinguishers, 2 fire calls, hose order, 1 ems call
1/9/26	EMT class pre reqs, Truck Chains for Silverado and dodge. Chains on ladder and tender. Prep engine. Tire checks, ski jouring.
1/11/26	Fire call
1/12/26	Meeting prep, Haul trash, shovel off trailers, replace prv in compressor. FD Meetings 4-8pm didn't clock in
1/13/26	Firestation software. Entering member info. Google poll from members. Setting up Special meeting to solve any concerns. Shirt order. Inventory list
1/14/26	Install Cell booster, Emails, School internship, invoices
1/15/26	Ladder truck prep, emails, file cleaning, compressor maint, chains on ladder.
1/20/26	800mhz programming, conference call, emails, purchases
1/21/26	neris training videos, 800mhz,
1/22/26	scba maint, ladder truck prep, file cleanup, fire call
1/23/26	EMT class, winterizing, emails, knowb4
1/26/26	Ladder truck, Cleaned rescue bay, Truck checks, knowb4
1/27/26	Inventory on simple tools, report, building maint

(This list is a majority of time spent per day)



# Ouray Volunteer Fire Department Call History Report by Date 1/1/2026 - 1/27/2026

Date	Type	Incident #	Incident Type	Primary Action	Address	# Of Attendees	Total Time
Thu 01/08/2026 09:58	Fire	2662115	311 Medical assist, assist EMS crew	70 Assistance, other	3330 County Road 361	1	00:22
Thu 01/08/2026 12:15	Fire	2662115	611 Dispatched & canceled en route	93 Cancelled en route	62 Mm13	4	00:15
Thu 01/08/2026 19:52	Fire	2662115	324 Motor vehicle accident with no injuries.		550 Mm112	4	00:35
Sun 01/11/2026 09:40	Fire	2662115	412 Gas leak (natural gas or LPG)	86 Investigate	400 5th Street	4	00:20
Thu 01/22/2026 18:04	Fire	2662115	611 Dispatched & canceled en route	93 Cancelled en route	550 Mm117	2	00:26

Total calls for EMS:	0	
Total calls for Fire:	5	
Total calls for Special Duty:	0	
<b>Total calls:</b>	<b>5</b>	<b>Avg. Call Attendance: 3</b>
<b>Total Time:</b>	<b>01:58</b>	



**Ouray Volunteer Fire Department  
Training Overview Report  
1/1/2026 - 1/27/2026**

<b>Date</b>	<b>Subject</b>	<b>Instructor</b>	<b>Hours</b>
1/5/2026	SCBA/PPE	Department Trainer	1.5
1/6/2026	EMS - CPR Certification	Department Trainer	5
1/12/2026	SCBA/PPE	Department Trainer	2
1/19/2026	Safety	Department Trainer	2
1/21/2026	Fire - Operations	Department Trainer	2.5
1/26/2026	SCBA/PPE	Department Trainer	1.5
			<b>Total Hours: 14.5</b>



**Public Works January 2026 Update  
Report for February 2, 2026 Meeting**

**Water**

- Water Usage Numbers for **December:**
  - Influent (Water from spring) – 36,499,496 Gallons
  - Effluent (Water to town) – 17,789,470 Gallons
  - Ice Park – 3,604,866 Gallons
  - Mineral Farms – 33,700 Gallons
- Continued monitoring and sampling for chlorine residuals and turbidity levels at the entry point of the distribution system. The minimum chlorine level was lowered by CDPHE from 0.9 mg/l to 0.6 mg/l. We are still waiting for CDPHE to allow us to go back to 0.2 mg/l. The City has been in compliance and meeting all CDPHE requirements.
- Continued working with Ice Park staff on water usage to make ice for the park.
- Repaired a broken valve box on Loretta Court.
- City staff collected the ninth round of samples from the Uncompahgre River since the new wastewater treatment plant became operational for the measureable results program conducted by CDPHE. The Measurable Results Program systematically and scientifically measures the water quality improvement derived from the implementation of new treatment technologies funded through the SRF (State Revolving Fund). The program has already monitored the Uncompahgre River and wastewater effluent prior to the new Wastewater Treatment Plant and is now conducting a similar monitoring strategy now that the new Wastewater Treatment Plant is operational. Data collected in both phases will be compared to determine water quality changes. The City will benefit from the water quality characterization of their receiving stream, receive all data collected and could potentially be showcased as a success story.

**Sewer**

- Continue taking wastewater samples on a weekly basis. The new Wastewater Treatment Facility continues to stay in compliance with all of CDPHE permit standards.
- Quarterly WET testing samples were taken and sent to the lab. Whole Effluent Toxicity (WET) testing is a U.S. Environmental Protection Agency requirement under the Clean Water Act to measure the aggregate toxic effect of wastewater on aquatic organisms (fish, invertebrates, algae). It uses, acute (short-term survival) and chronic (long-term growth/reproduction) tests to ensure, through NPDES permits, that effluents do not harm aquatic ecosystems.

- Continued taking wastewater samples for Ouray County Health Department to monitor for Covid. Samples are taken every Monday morning. Please reach out to the County Health Department for more information about the program.
- An engineer from JVA Engineering recently visited the new Wastewater Treatment Facility to review plant processing and assist staff with technical questions. During the site visit, we identified and corrected several items:
  - Blowers: We found the blowers were set incorrectly and successfully adjusted the settings in the digester.
  - Dissolved Oxygen Probes: A faulty cable was identified and replaced by staff; the probe is now fully functional.
  - Solids Concentration: We confirmed a 1.8% total solids concentration in the digesters. Maintaining concentrations below 3% is a positive result that will help mitigate odors.
- During a recent equipment inspection, City staff identified burnt wires within the electrical panel controlling the digester equipment. Further investigation revealed a failing IEC contactor for jet motive pump #2. Staff successfully replaced the contactor before a total failure occurred. To address these and other ongoing electrical issues at the wastewater treatment plant, the City has scheduled an onsite meeting with a forensic engineer during the week of January 26th to assist with a full diagnosis.



## Streets/Miscellaneous

- Public Works Department plowed and hauled snow beginning on Saturday the 24<sup>th</sup> and ended early Monday morning on the 26<sup>th</sup>. Crews were able to plow all of town, no parking spaces in the business district and were also able to haul all snow from Main St. I would like to say a huge thank you to Clark Williams, Danny Wilbur, Cliff Jaramillo, Stefen Casaday, Conde Sluga and Ed Witherspoon for all of their hard work and dedication to the City of Ouray.
- The Public Works Director has been coordinating with Flash, the vendor handling the outfitting for the City's three new police vehicles. To resolve initial confusion regarding how to transport the current vehicles to Carbondale for equipment removal, the vendor has agreed to come on-site to remove the cameras, radios, and radar equipment. A special thanks to Stefen Casaday for moving equipment after hours to ensure an open bay was available for the vendor's use. The three new police vehicles are expected to be completed and delivered the week of February 2nd, 2026.
- Plowed and hauled off snow at vendor village at the request of the Ice Park.
- Plowed parking area for Ice Festival on Saturday January 24<sup>th</sup>.
- Closed Amphitheater Road for drone show.
- Graded roads and pool parking lot as needed.
- Preventive maintenance on snow removal equipment once we finish with snow removal.
- The City opened bid documents for the Ouray RMS Project. This is a project the City is working with CDOT on that will incorporate crosswalks on the north and south ends of town. We had a total of three bids, all of which were over the estimated costs. We are currently working with CDOT to see what options we have moving forward on this project.

## Challenges Facing Public Works in 2026:

- Operational bandwidth. With the completion of our new water and wastewater treatment plants, our responsibilities have shifted significantly. Unlike the previous facilities, these new plants require active operation and more rigorous sampling to comply with CDPHE regulations. We anticipate these monitoring requirements will continue to expand in the future. Additionally, due to the absence of a building inspector, we have inherited the management of the City's state-mandated backflow program. Our team also maintains the City's vehicle fleet. Currently, one staff member manages all mechanic duties while also serving as a Maintenance Operator II. During high-demand periods, such as snow plowing and removal operations, we utilize an "all hands on deck" approach that requires both the Public Works Foreman and the Public Works Director to operate equipment.
- The City shop on Oak Street. The current building is undersized and dilapidated, which has created significant operational challenges. We do not have adequate space for winter fleet storage. As a result, we have equipment parked outside, in front of bays and equipment in every bay. Staff spends a lot of time moving equipment simply to clear bays for vehicle maintenance. This current setup is not sustainable for our operations.
- Managing daily operations while simultaneously planning for future projects remains a significant challenge. It is difficult to balance the immediate workload with the high-level oversight required for long-term strategic needs. In 2026, Public Works is scheduled to be involved with both the Ouray RMS project and the geothermal line replacement project. Managing these commitments alongside our day-to-day responsibilities will be a major undertaking.
- Funding. Public Works, Parks and Recreation, and the Police Department all require adequate financial support from the general fund. As the City evaluates how to sustain a dedicated police force, provide recreation opportunities, and maintain our roads, it is essential that we plan accordingly to secure the necessary funding to support all of these core services.



## Parks Department Update

- **Lee's Ski Hill** opened on Saturday, January 24. Both the 24th and 25th were well attended and offered residents a much-needed winter activity. With continued cold temperatures and an extra dose of snow, we hope to keep it open. Do your best snow dance!
  - **Ice Rink:** The ice rink has been called off for the season. With the amount of work left to complete and a historic last operating date of February 14, the operational costs would far outweigh the remaining days of use. The rink struggles due to the lack of an impermeable surface and roof coverage, making it a facility that requires a significant amount of labor given the operational challenges.
  - **Community Center Heating Issues:** The community center has experienced heating issues for years, and the Parks and Facilities team is actively troubleshooting these problems. Fundamentally, the entire upstairs is heated by a single zone, making it impossible to guarantee a comfortable temperature in the Massard Room, San Juan Room, and upstairs offices. Three HVAC companies have evaluated the system, and there is no simple solution. Parks is working to obtain quotes for a larger-scale fix, though we anticipate this will be costly. To fully understand the scope of work, the system will need to be drained to access plumbing components, which cannot be done during winter months when heat is critical.
  - **Document Retention:** The document retention system at City Hall has been revamped with new storage space to allow for more orderly, functional filing and improved Building Department storage.
  - **Fellin Park Landscaping:** The Parks Department is working on improved landscaping around the western retaining wall at Fellin Park, including the site of the former skate park. Without current funding for major improvements, the department has decided to install grass to manage the eyesore until the space can be developed for its intended future use, which includes a heat exchange unit and a new skate park.
  - **Parks Master Plan Display Boards:** The Parks team has purchased new display boards highlighting Parks Master Plan concepts. The goal is to remind the public of identified priorities and engage the community in discussions around funding sources. Parks staff will be present at many summer events with this information.
  - **Recruitment and Onboarding.**
    - We have hired a Recreation Supervisor. Melissa Martin started with the parks department on 1/20/2026 and has been rapidly getting up to speed. Melissa will be the leader for all things events, programs, concessions, and customer experience across the entire department.
    - We have started the interview process for the Hot Springs Supervisor. Interviews were scheduled for 1/29/2026
    - Once the Hot springs supervisor is complete we will recruit the Swim Safety Coordinator.
    - All of these positions are part of a larger reorganization of the parks department focused on improving efficiency, service levels and reducing duplication of service. We are very excited to get this reorganization in motion and start raising the bar department wide.
-



## Park Programs




### Spring/Summer Calendar

- The Spring/Summer calendar is taking shape and will include programs, activities, and other Ouray-based happenings to help centralize programming opportunities available to residents. The new format will cover a broader time frame and include facility amenities, staff highlights, and major project updates.
  - The January Nordic Clinic and Avalanche Clinic were both well attended.
  - **Monday, January 26:** A winter survival and introductory avalanche seminar was held with 7th-grade Ouray students.
    - Special thanks to Teacher Josh Fix, Taylor, Sandy East, and Andrea for their help, and a big shout-out to Cinque Mountain Guides for donating their services to teach students about winter wilderness safety.
  - **Cabin Fever:** Scheduled for February 21, with events at the ski hill and a street party on 6th Avenue. Cabin Fever Day will include traditional ski races for kids and a block party hosted by the 150th Committee.
- 

## Ouray Hot Springs Update

- **Scheduled Closure:** The hot springs were closed on January 26–27, 2026, for scheduled maintenance. The scope of work included replacing sand media and filtration components.
- **Pool Re-Shell Project:** An RFP was published on January 26, 2026, to re-shell and re-tile the Overlook Pool. This project will require a closure while the existing shell is jackhammered out. Pool shells have an estimated lifespan of approximately 15 years and must be replaced on a rotating basis. This work will repair cracks, plaster, surface imperfections, and tile. Assuming no major structural issues are discovered, the estimated cost is approximately \$240,000. The next pool in need of re-shelling is the Hot Pool, which Parks intends to budget for in 2027.
- **Pool House Project:** The Parks Department continues work on the Hot Springs Pool House design. As we near a final design, we plan to hold a public meeting to gather feedback and ensure the Pool House reflects the community’s vision. Work is currently focused on fitness layout planning. The next public meeting is scheduled for **February 23, from 4:00–6:00 p.m. at the Community Center**. To date, four public meetings have been held; this upcoming meeting will be the first design-development session and will focus on fitness equipment, interior finishes, and program development.
- **Financial Update:** The Parks Enterprise Fund has grossed **\$150,937** from January 1–27, 2026. By comparison, gross revenue was **\$131,602** in 2025 and **\$109,449.60** in 2024 for the same period. This increase is likely due to price adjustments, as patronage has been slightly down over recent months. Expenses are also down year over year. More detailed figures will be available after month-end.
  - January 2026 Patronage: 3,235 | Revenue: \$150,937
  - January 2025 Patronage: 3,501 | Revenue: \$134,602
  - January 2024 Patronage: 3,444 | Revenue: \$109,449.60



970.596.7837   
KRhoten@CityofOuray.com   
VisitOuray.com 

## Marketing and Communications Report

### Website

- Updated the Short Term Rental page
- Updated the City Council Members page with new information
- Squarespace training for Brooke
- Continue to update, create, and build the Localist Calendar for Ouray and Ridgway Events
- Updating MindTrip algorithms for prep on launch
- Launched MindTrip on [VisitOuray.com](http://VisitOuray.com)
- Did first round of edits/ feedback for the [CityofOuray.com](http://CityofOuray.com) rebrand

### Newsletters

- City January Newsletter
- Tourism Local January Newsletter
- Localist Newsletter
- Drone Show reminders

### Business Assistance/ Collaborations

- Good Old Broads – Booth sharing at Ice Fest
- Uncompahgre Watershed Partnership – Booth sharing at Ice Fest

### Events

- Met with Localist to go over backend questions
- Continue weekly meetings with team and Ridgway to finalize the Localist Platform for launch
- Met Brightflight to ensure all was set for the drone show
- Hosted Tim Wolfe, Director of the Colorado Tourism Office, for the inaugural drone show
- Ran the Do Ouray Right Booth during the Ouray Ice Festival





## VISIT OURAY / COMMUNICATIONS

### Media

- Worked with Mindtrip to create a press release about the partnership and the product
- Partned with Colorado Tourism Office and Brand USA in a promotion for getting Ouray featured on [AmericatheBeautiful.com](http://AmericatheBeautiful.com) and [VisittheUSA.com](http://VisittheUSA.com) with a bonus promotion in digital marketing in the United Kingdom
- Attended the monthly regional PIO call and reported out for Ouray
- Created five MindTrip Inspiration Guides for our roll out of the platform
- Did an interview with the Plaindealer about the Drone Show
- Starting putting an itinerary together to host a German writer who has an assignment for FORUM magazine (AVE approx.. \$55,000)

### Media Results

- Social Co-Op with Colorado Tourism Office for November 2025
  - \$2000 spend with a \$1000 match from the Colorado Tourism Office
  - 244,237 Impressions | 3,727 Clicks to Site | Click Through Rate 1.53% (Industry benchmarks between 1-2%)
  - See full report on the VisitOuray CTO Social Co-Op Report – November 2025 PDF
- “Beyond the Ice”
  - Google Ads Campaign – \$150 total allocated
    - Spent \$35.17 out of \$150 | 116 Clicks to website
  - Meta – \$300 total allocated
    - \$97.17 spent | 733 link clicks | 28,000 impressions
- RFP for City Attorney Services
  - Meta – \$70 allocated
    - \$38.98 spent | 560 Ad Recalls | 12,890 impressions (western slope target)

### Social




- Messaging about the policing and public safety work session
- Ice rink closure
- Drone show soundtrack

### Do Ouray Right

- Do Ouray Right booth at the Ouray Ice(less) Festival, working with Uncompahgre Watershed Partnership and Great Old Broads for the Wilderness





970.596.7837   
KRhoten@CityofOuray.com   
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## VISIT OURAY / COMMUNICATIONS

### Visitor Center

- Had Ouray Visitor Center signed up as a location on the 64 county challenge that the Colorado Tourism Office is sponsoring through Bandwango

### Main Street Manager




- Submitted our quarterly report
- Registered for the Main Street Managers Conference
- Met with DOLA to go over official onboarding
- Submitted our quarterly narrative report
- Attended the Main Street webinar about AARP opportunities for our downtown Main Streets
- – Livability Index results for Ouray (Share that information)
- – Grants (Flagship 10-12k, public spaces, transportation, housing, digital connections, disaster resilience | 2.5k walk audits, bike audits, homefit guide modifications, disaster preparedness | 20k Demonstration Grants, pedestrian safety, high-speed internet, housing design competitions)

### Non-Project Based Updates

- Ordered "Welcome Ice Climbers" window clings
- Press Release for City of Ouray Provides Update on Policing and Public Safety Discussions
- Attended the kick-off call for Placer.Ai training
- Ouray County MAC Quarterly Meeting
- Met with Adam D, Tourism and Economic Development Director for Leadville Twin Lakes to discuss a cross promotion of mountain towns in the winter
- Met with Dave Santucci from Mission 2 Market for discussing Placemaking for Ouray as part of the Tourism Management Grant application
- Completed all the Knowb4 trainings
- Created a communications plan for internal use and dispersion
- Attended the Crowdriff 2026's Trends Webinar
- Attended the Uncompahgre Riverwalk Sign update meeting
- Applied to the 2026 Tourism Management Grant to assist with placemaking and target market analysis/ opportunities
- Submitted CADMO informational update and LinkedIn profile content
- Created the Police Chief Recruitment brochure
- Created the Police Officer Recruitment brochure
- Did a tour of the Ouray Ice Park with Tim Wolfe to show him around and teach him about the ice park.





970.596.7837   
KRhoten@CityofOuray.com   
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## VISIT OURAY / COMMUNICATIONS

### Challenges the Tourism Department Faces

#### Budget

- The Tourism Department has operated with the same primary funding source for several years, despite a steady expansion of responsibilities. Each year, the department takes on additional work, contributes to project costs, supports grant initiatives, and is increasingly asked to use tourism dollars to help offset needs in other city departments. We recognize that many of these departmental demands are influenced by visitor use; however, tourism also plays a significant role in generating citywide revenue, including a substantial portion of overall sales tax collections, which does not directly flow back to the Tourism Department.
- This growing imbalance highlights the need to reassess the long-term sustainability of our current funding structure. To continue effectively supporting both visitor services and community quality of life, it is important to review how tourism-generated revenue is allocated and explore additional or diversified funding opportunities that could support not only the Tourism Department, but the City as a whole.

#### Uncertainty

- The tourism landscape is constantly evolving, requiring the department to remain flexible and responsive in how we market Ouray and engage potential visitors. While we strategically focus on audiences most likely to visit, there are external factors beyond our control—such as weather conditions, economic fluctuations, political events, and rising travel costs—that can significantly influence visitation patterns.
- Despite these uncertainties, the Tourism Department continually adapts its strategies to grow demand, retain repeat visitors, and re-engage past guests. Ongoing education and alignment with local residents, businesses, and City Council are essential to ensuring a shared understanding of both the opportunities and limitations inherent in tourism marketing, and to supporting realistic expectations in an unpredictable market.



## VISIT OURAY / COMMUNICATIONS

### Challenges the Tourism Department Faces

#### Hesitations



- As new opportunities emerge, they often require testing new approaches—or revisiting past strategies—with thoughtful consideration. Over the past three years, the Tourism Department has intentionally built readiness to enter international markets, following best practices and guidance from the Colorado Tourism Office’s International Department. This work has included developing bookable products, building inventory, participating in trade shows, and hosting familiarization tours. These foundational steps have positioned the destination to advance into targeted sales missions.
- The primary hesitation lies in undertaking international travel and ensuring that these efforts are clearly understood as responsible, strategic investments. It is essential to establish transparent goals, measurable outcomes, and clear communication so that stakeholders and taxpayers can see how these activities directly support visitation, economic impact, and long-term sustainability for the community.

### Challenges the Communication and Marketing Department Faces

- The Communications and Marketing team is in a period of growth and transformation. We are rebuilding, refining, and in some cases creating new practices, structures, and policies from the ground up. This means we will continue to test new approaches; not every effort will be immediately successful, but each provides valuable insight that allows us to adjust, improve, and strengthen our work over time.
- Our team has become the centralized resource for all departments when it comes to materials, messaging, and communications—both internal and external. While the addition of Brooke Warren has been a tremendous asset, we are still in the process of accurately understanding the scope, complexity, and time requirements of incoming projects and requests. In addition to traditional marketing responsibilities, the role also encompasses content creation, strategic planning, event support and coverage, public information officer (PIO) duties, emergency communications, and other non-traditional marketing functions.
- There is often a misconception that marketing—particularly social media—requires minimal time or effort. In reality, effective marketing involves strategy development, coordination, content creation, approvals, analytics, and ongoing management. Even with a two-person team, the volume and breadth of responsibilities exceed available capacity, requiring thoughtful prioritization, realistic timelines, and continued education about the full scope of the work involved.





970.596.7837   
KRhoten@CityofOuray.com   
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## VISIT OURAY / COMMUNICATIONS

### Challenges with the Main Street Manager Role

- This is a new position for me, which comes with a significant learning curve.
- A primary challenge will be dedicating the necessary time to build the role thoughtfully and effectively. This includes gaining education and training related to the position, researching best practices from other communities, forming a strong and engaged committee, and developing clear plans and initiatives. Taking the time to do this work well is essential to ensuring the long-term success of the role and the Main Street program.





970.596.7837   
KRhoten@CityofOuray.com   
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## Media Manager

### Photo/ Video Capture

- No Snow campaign – 3 reels, 5 itinerary carousels
- Organized images from Crowdriff
- 3x Ice Fest Photo carousels from personal archive
- 3x organic posts each week through January on @visitouray
- 2x organic posts each week through January on @ourayhotsprings
- Faces of Polar Plunge – Carousel
- Picked “Best Of” images from captures in December and January and added to drive
- Photos of “Best Decorated Home” for a Ouray postcard
- Watsu massage photos for Ouray Hot Springs
- Drone show footage at Twin Peaks
- Video content of local businesses: Humble Mountain, Mercantile Ouray, Maggie’s, Full Tilt, San Juan Potter’s Guild
- Cie Gallery Grand Opening
- Ice Fest clinic

### Design Content




- City Closure for Jan. 1 & 2
- Road Closure for NYE fireworks
- Drone Show: Road Closure for Jan. 22 Drone Show, 2x posts about Drone show, Crew Call for Drone Show, FB event
- Ranked Choice Voting News Release
- Christmas tree disposal
- Wildfire resiliency code
- Avy Awareness Event post
- Localist Calendar Training: FB event, social post, flyer

### Paid Campaigns

- “Beyond the Snow” paid campaign with 13 different activities featured with photos in a performance max display campaign on google and max clicks campaign on Meta
- 2-3 Night Stay Promo: \$3k on google and meta through April (still working on this)





970.596.7837   
KRhoten@CityofOuray.com   
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## Media Manager

### Parks and Recreation

- Ice Skating postponed Dec. 27
- Nordic Ski FB event, social graphic, flyer design
- Avy Basics FB event, social graphic, flyer design
- Calendar design for February and March events
- Hot Springs Closure Posts Jan. 26-27. Also updated Visit website with closure.
- Lee's Ski Hill Open

### Branding and Information

- Established design for @visitouray, @cityofouray and @ourayhotsprings reels and highlights which includes info like: annual events, lodging, food and drink, itineraries, city meetings, news alerts, etc
- Created and Published first highlight to @cityofouray: City Council Meetings
- Created and Published Highlights for @visitouray: Brickhouse, Maggie's, Humble Mountain, The Mercantile Ouray, Ice Fest
- Drafted and scheduled February Tourism Newsletter to send to 3959 recipients. If you would like to see what we are sending out you can subscribe at the footer of visitouray.com

### Training

- [Placer.ai](#)
- Squarespace overview & tourism newsletter
- Crowdriff marketing trends
- Optimizing conversions for Google Ads
- PIO pre-requisites (still working on this)
- Revize creating and deleting pages

### Website

- Consulting on re-design of City website
- Research for city website site map



## Guest Services

### Visitor Center Data

- Visitor Count
  - Show below is data from 2025 full month and 2026 count up to the report due date.
    - 2025 Visitor Count: 433 | 2026 Visitor Count: 220
    - 2025 Phone Count: 95 | 2026 Phone Count: 125
    - 2025 Mail Count: 9 | 2026 Phone Count: 96
- Assisted Kailey in MindTrip testing
- Held January Staff meeting
- Created training resources for Localist Calendar
- Worked with Kailey on VC Concessions Budget
- Browsed CI Sports apparel with Arielle & Kailey
- Helped update VisitOuray.com Links
- Conducted maintenance inspection
- Ordered Stay the Trail resources
- Completed updating Scavenger Hunt activity
- Coordinated Ouray Ridgway Localist Training Event Venue for next month
- Set up Do Ouray Right booth for Ice Festival
- Collaborated with Kylee Firlit for custom Ouray tote bag
- Connected with Localist success Manager
- Finalize City Map edits to share for internal and business revisions
- Joined Inclusivity in Travel Toolkit zoom call
- Took staff on a tour of the Ouray Ice Park
- Collaborated with Dawn from Montrose for volunteer outreach on Do Ouray Right Program
- Learned how to estimate visitation on recreational areas in webinar
- Spoke with Justin Talbot from Galena on possible gift shop products
- Released email of Ouray Ridgway Events platform training & launch
- Organized rack display & magazines for efficient space
- Ordered information guides for rack display
- Staff coordinated shifts managing the Do Ouray Right booth throughout Ice(less) Fest





# Social Co-Op Report

**Colorado Tourism Office**

Visit Ouray

November 2025

# Campaign Details

## Facebook

**Objective:** Traffic

**Budget:** \$2,000 (\$1,000 CTO match)

## Interest Targeting & Social Retargeting\*

- **Geo + Interests Audience:**
  - **Age:** 18+
  - **Interests:** Adventure travel, Vacations, Outdoor recreation, Mountains, Resort, Colorado, Tourism, Travel, Skiing, Snowboarding, Ski resort, Alpine skiing, Cross-country skiing, Ski mountaineering, Freestyle skiing, Backcountry skiing, Ski touring, Snowmobile, Ice climbing, Hiking and camping, Road trip, Arctic Cat or Mountaineering
  - **Markets:** Boulder (+25 mi), Broomfield (+25 mi), Centennial (+25 mi), Colorado Springs (+25 mi), Denver (+25 mi), Durango (+25 mi), Fort Collins (+25 mi), Grand Junction (+25 mi), Greeley (+25 mi), Highlands Ranch (+25 mi), Lakewood (+25 mi), Longmont (+25 mi), Loveland (+25 mi), Pueblo (+25 mi), Thornton (+25 mi), Southeast Westminster (+25 mi), Northeast Westminster (+25 mi) Colorado; Exclude: Ouray (+25 mi) Colorado
- **Engaged Audience Retargeting:**
  - Users engaged with CTO's Facebook Page + Lookalike Audience
  - **Age + Markets:** Same as above

*\*Geo and interests provided by brand with recommendations from MMGY. CTO created engaged audience retargeting.*

# **Facebook Dark Post**

# Paid Post Results: Traffic

## Summary of Results

- Total Impressions: 244,237
- Clicks to Site: 3,727
- Total Engagements\*: 80,602
- Cost per Click: \$0.54
- Click-Through Rate: 1.53%
- Video Plays: 207,292

Visit Colorado with VisitOuray.  
Paid Partnership · November 11, 2025 ·

Skip the crowds, embrace the quiet. Discover winter in Ouray – frozen waterfalls, hot springs, and snowy trails await your adventure beyond the resorts.

VISITOURAY.COM/WINTER  
Discover the Unforgettable in Ouray

See insights

503 21 comments 36 shares 179K views

Source: Meta Ads Manager

\*Total Engagements include Reactions, comments, shares, clicks, photo views, and 3-second video plays.



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## Community Development Department City Council Update February 2, 2026

Members of the City Council,

As winter has settled in, the Community Development Department is advancing priority initiatives and delivering ongoing programs. Staff remain focused on supporting City objectives and serving the community throughout the season.

Noteworthy updates are outlined below:

- Community Development Director attended the DOLA-hosted “Colorado Wildfire Resiliency Code Implementation Peer Exchange” 5<sup>th</sup> Training on January 7<sup>th</sup>.
  - Additional training/peer exchanges are scheduled throughout the winter, which I will attend to better understand the newly proposed code language.
  - First review by the Planning Commission was on January 13, 2026.
- Community Development Director hosted a public open house at City Hall on January 20, 2026 to provide information regarding the Colorado Wildfire Resiliency Code. Thanks to all those who attended!
- Community Development Director completed the online training course “Disagreeing Productively and Collaborating Well” on December 22, 2025 with Harvard University Online. A second training, “Cultivating Power for Positive Impact” will be completed later this month.
- Community Development Director continued ongoing coordination with Eva Henson, Housing Services Director, regarding DOLA grant implementation, including identification of the nine (9) units required to meet Proposition 123 requirements.
- Community Development Director has continued meetings to utilize the funds awarded by DOLA for the Local Planning Capacity Grant.
  - The second round of meetings to discuss cost estimates has concluded.
  - We have identified a vendor and hope to present the contract to City Council later in February!
- The Community Development Department continues to administer daily functions of the office, including:
  - Responses to general planning inquiries such as zoning districts, commercial uses, and housing questions.
  - Scheduling remote and on-site building inspections.
  - Site development review permits.

- Code amendments for the introduction of the following sections:
  - Non-conformities
    - First ordinance read by City Council on January 20, 2026.
    - Approved unanimously by the Planning Commission on November 6, 2025.
  - Lighting Ordinance
    - Currently under review by the City Administrator.
  - Street Naming/Addressing
    - First ordinance read by City Council on January 20, 2026.
    - Approved unanimously by the Planning Commission on May 13, 2025.
  - Special Events
    - Currently under review by the City Administrator.
  
- The City of Ouray's Planning Commission met on February 2, 2026 for their regularly scheduled meeting. Items discussed of note were:
  - Action Item: Colorado Wildfire Resiliency Code.
    - Scheduled as an action item on February 2, 2026 with a recommendation being made to City Council.
  - Update regarding newly appointed Planning Commissioners, Patrick Light and John Wood.
  - Updates from the Director regarding Department operations.

Similar to other Departments across the City, the Community Development Department is facing challenges, some of which are related to limited staffing capacity. Staff is aware of these constraints and is working diligently to address them while continuing to advance project goals, making the best use of the time, resources, and tools available to maintain progress on City priorities. Some of these challenges include:

- Community Development is currently operating as a single-staff department, limiting internal capacity for parallel project execution, peer review, and administrative support.
- Ongoing coordination with two consulting groups to provide building inspection services in the absence of a City-employed inspector requires additional administrative oversight and staff time.
- Grant-funded projects include strict timelines and reporting requirements that require prioritization and schedule management.
- Legacy record-keeping practices have resulted in additional time spent locating and organizing historic files and documentation.
- Staff are also addressing non-routine and emergent tasks that extend beyond typical operational functions, which can affect day-to-day workflow.

Thank you for your commitment to the City of Ouray and its constituents.

Sincerely,



Daniel J. Murphy  
Community Development Director

## **Future Agenda Items / Work Session Topics**

- Ceremonial / Introduction: Tobacco Licensing (Ouray County Public Health) – February 17, 2026
- Discussion: Parking Study & Catchment Basin Parking Delineation – February 17, 2026
- Discussion: Consolidation of Committees (OEDC, TAC, and Main St) – February 17, 2026
- Council Retreat – February / March 2026
- Work Session: Via Ferrata – March 2, 2026
- Discussion: Wayfinding Signage – March 2, 2026
- Discussion: LOT Ballot Language (Fall 2026 Election) – March 16, 2026
- Work Session: 2<sup>nd</sup> Street Sidewalk – March 16, 2026
- Ordinance: No Bikes on River Walk Trail (Sidewalks / Other Multi-Use Paths) – April 2026
- Discussion: Police Chief Recruitment – TBD
- Ceremonial / Introduction: Pool House Design (Collab Architects) – TBD
- DOLA Prop 123 'Fast Track' – TBD
- 2nd Ice Park Meeting; City Fund Management & Operational Costs – TBD
- Discussion: Definition of Light Industrial EQR (Occupancy Rates) – TBD
- Ordinance: City Lighting Code – TBD
- Discussion: Bed & Breakfast – TBD
- Resolution: Police Response Time – TBD

### 2027 Items / Topics

The schedule of future agenda items and work session topics is provided for informational purposes only. Dates, times, and topics are subject to change at the discretion of the City Council.