

**AGENDA
OURAY CITY COUNCIL**

Monday, August 3, 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. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the Planning Commission, Ouray Economic Development Committee, Beautification Committee, Tourism Advisory Committee, Main Streets Committee, and/or Parks and Recreation Committee may be present at the above noticed City Council meeting to discuss any or all of the matters on the agenda below for Council consideration

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CITIZENS' COMMUNICATION
5. CEREMONIAL/INFORMATIONAL
 - a. Home Trust of Ouray County - Eva Henson, Housing Services Director (10 minutes)
6. CONSENT AGENDA
 - a. Approval of Minutes - July 20, 2026
 - b. Liquor License Renewal - Fedel Provisions #2 dba Ouray Liquors
7. ACTION ITEMS
 - a. Resolution No. 16 (Series 2026) Adopting the Colorado Municipal Records Retention Schedule
8. DISCUSSION ITEMS
 - a. Home Trust of Ouray County - River Walk Project (20 minutes)
 - b. In-Town Shuttle Service (20 minutes)
 - c. Future Agenda Items
9. DEPARTMENT REPORTS
 - a. City Administrator Metteer
 - b. Fire Chief Kunz
 - c. Public Works Director Coleman
 - d. Parks and Recreation Director Brown
 - e. Finance and Administration Director Rhoades
10. CITY COUNCIL COMMUNICATION

Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey, Councilor Hart, and Councilor Doherty
11. EXECUTIVE SESSION

Ouray City Council will enter an executive session for the purposes of receiving legal advice from the City's Attorney on specific legal questions in accordance with C.R.S. section 24-6-402(4)(b), involving current litigation involving the City, specifically Troxell v. City of Ouray, Ouray District Court Case no. 2026CV30008. The executive session will also be held pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to

matters that may be subject to negotiations, develop negotiation strategy, and instruct negotiators regarding this pending litigation.

12. ADJOURNMENT



City of Ouray
Ouray County
Town of Ridgway



Home Trust of
Ouray County

Housing Services Administrator *Quarterly Report*

July 2026

Q2 2026

(April - June)

Report

Summary of Housing Services



Intergovernmental Liaison &
Stakeholder Collaboration



Financial Management
& Reporting



Proposition 123
Compliance & Reporting



Deed Restriction Administration



Program Development &
Administration



Resident Support
Services

- The property adds additional rental inventory to the community's housing stock.
- Initial lease-up was completed for all units in June and the property has transitioned to ongoing operations.
- Initiated Phase II implementation of the Kintone software platform advancing development of an online application system to improve efficiency, accessibility, and consistency in the homeownership process.
- Successfully piloting the system for 4 new deed-restricted units at Riverfront Village Condominiums in Ridgway.



Deed Restriction Administration

- Implemented the 2026 Colorado Housing and Finance Authority (CHFA) Income Limits and Maximum Rent Table (published 5/7).
- Completed a countywide deed-restricted housing inventory; next phase will integrate the data to improve administration, compliance, transparency, and public access.
- Processed the first homeownership application through Kintone for a deed-restricted unit at Riverfront Village and prepared an eligibility exception request for Town of Ridgway Workforce and Housing Committee consideration.



Resident Support Services

- Completed Phases I and II of Kintone implementation, launching pilot online rental and homeownership systems to improve efficiency, accessibility, and consistency.
- Phase III will focus on importing countywide deed restriction data
- Phase IV will develop a compliance application to pilot Waterview compliance tracking.
- Continue countywide coordination by centralizing housing program management, streamlining initiatives, and supporting residents in accessing housing resources.

Intergovernmental Liaison & Stakeholder Collaboration

Public Meetings Attended:

- April: City of Ouray (4/20)
- May: City of Ouray (5/8, 5/18); Town of Ridgway (5/13)
- June: City of Ouray (6/15); Ouray County (6/23)

Regional Collaboration:

- Represented HTOC at the Silverton Housing Authority Board Meeting (5/4), participating in a regional panel with Enterprise Community Partners and San Juan County on rental housing preservation, acquisition strategies, and lessons learned.
- Participated in the Town of Ridgway and Points Consulting community engagement session (6/2) supporting development of the Housing Action Plan.





Proposition 123 Compliance & Reporting

Milestone: The Town of Ridgway, City of Ouray, and Ouray County have achieved **full compliance with Proposition 123** requirements, meeting both unit commitments and fast-track review requirements ahead of the year-end deadline.

- This positions all three jurisdictions are eligible to opt into the 2027–2029 funding cycle before November 1st.

Milestone: Secured an **additional \$145,000 in DOLA LPC Incentive Fund commitments** from Ridgway (\$50K), Ouray County (\$50K), and Ouray (\$45K) to support LPC grant amendment and extend the regional Housing Services Administrator program through October 2028.

What does Filing a Commitment mean?



Unit Growth Commitment

Local government commits to meeting its unit goal

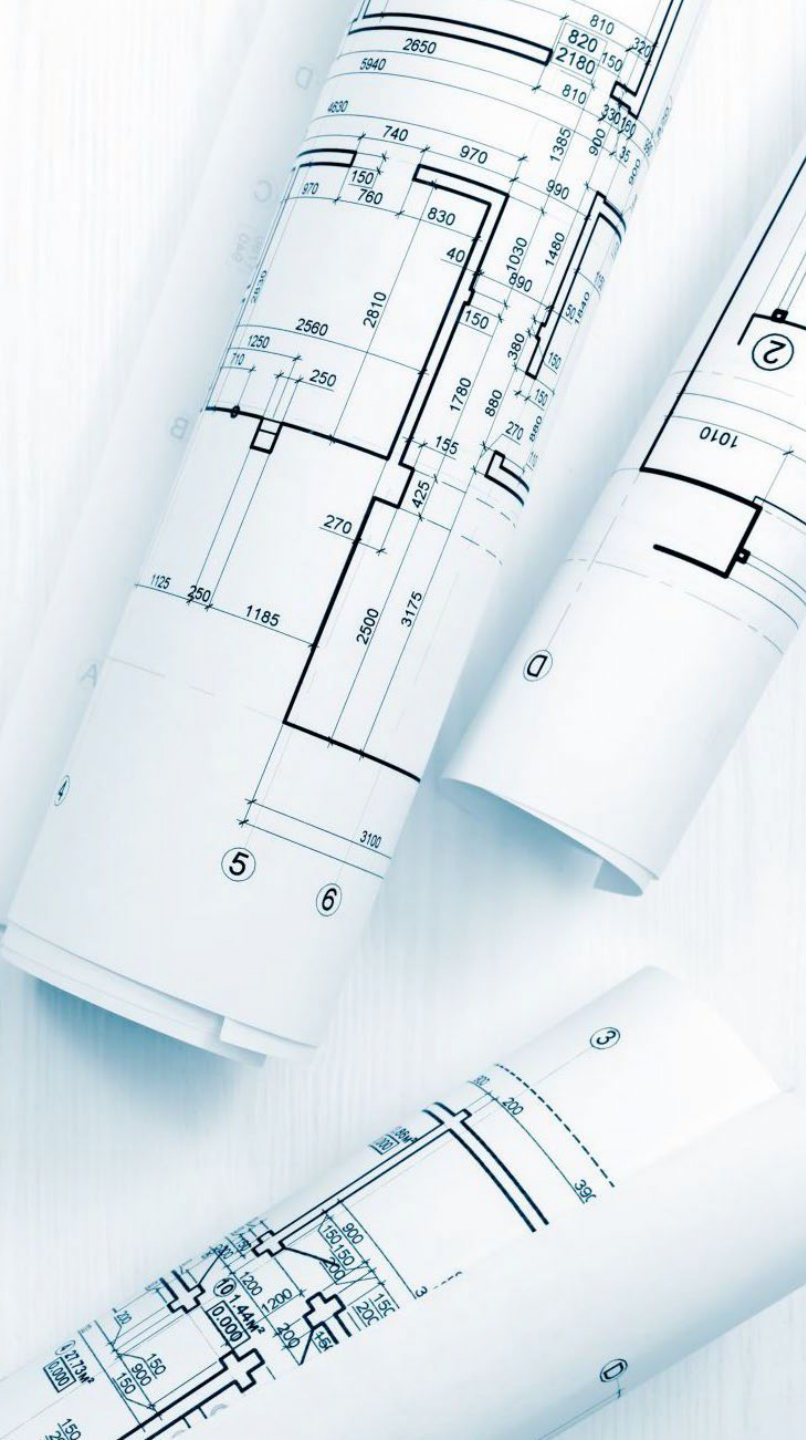
Fast Track Process

Local government commits to having an effective fast track review process for affordable housing

Access to Funding

The local government, and all entities operating within their jurisdiction, become eligible for Proposition 123 funding





Program Development & Policy

State Legislative Updates:

- **SB26-040:** Expanded DOLA Homeownership Program flexibility by increasing eligibility to **120% AMI**, allowing temporary rental of unsold units, and expanding financing options.
- **HB26-1313:** Revised Proposition 123 unit commitment calculations using **2023–2025 building permits average** and **county job growth**.
- Ridgway, Ouray, and Ouray County are all in the **15% job growth tier**.
- **SB24-174** Town of Ridgway continues development of its Housing Action Plan with Points Consulting.
 - ❖ Also presented with Points Consulting at the 6/23 BOCC work session to support regional alignment for the County's Housing Action Plan and intention to apply for upcoming DOLA Housing Planning Grant cycle.
 - ❖ City is exempt due to population under 1,000.

Calculation to Determine Unit Goal



Average Building Permits per Year

Past three years:
2023-2025

×



Job Growth Factor

10%, 15%, or 20% based
on county rate

×



3-Year Cycle

Number of years
committed

=



Three-Year Unit Goal

Minimum of 3 units

The total represents the three-year unit growth commitment for the jurisdiction.



Financial Overview



DOLA Local Planning Capacity Grant

Grant Period: October 2025 – October 2027

Project Start: October 2025

Total Project Cost: \$240,000

Grant Award: \$192,000

Local Match (20%): \$48,000 (*per IGA - split 1/3 each local government share = \$16,000*)

Home Trust Expenditures:

Grant Funds: \$64,082.21

Local Match: \$16,020.55

Total to Date: \$80,102.76

Remaining Project Budget: \$159,897.24

Grant Funds: \$127,917.79

Local Match: \$31,979.45

2026: Home Trust Contract

Amount: \$100,156.99

Billing: Flat Monthly Fee



Financial Management & Reporting

- Housing Services Administration launched in Oct. 2025 with HTOC serving as the regional administrator for Ridgway, Ouray, and Ouray County
- An internal review is underway to assess actual HTOC staffing and program costs against original assumptions.

Preliminary Findings:

- ❖ HTOC staffing and support needs have exceeded initial assumptions.
- ❖ Housing Services Director allocation remains aligned.
- ❖ Program expenses are under review and being finalized.
- ❖ Reconciliation will inform 2027 budget planning, contract renewal considerations, and any potential 2026 adjustments.
- ❖ **Next steps:** Work with executive leadership in the coming weeks on contract renewal and 2027 budget planning, pending completion of the reconciliation process.



Q3 Look Ahead

- Submit the Home Trust regional Housing Services Administration contract renewal for the 2027 local government budget cycle, including review of any potential adjustments to the 2026 contract.
- Support regional Affordable Housing Services Intergovernmental Agreement (IGA) renewal efforts, if needed, aligned with jurisdictional budget cycles.
- Support Proposition 123 Intergovernmental Agreement (IGA) renewal efforts in advance of the December 31, 2026 expiration.
- Assist staff in compiling 2023–2025 building permit data to support Proposition 123 unit count calculations for the 2027–2029 funding cycle prior to the November 1st deadline.
- Support Ouray County's DOLA Housing Planning Grant application (July 13–August 17) aligned with SB24-174 Housing Action Plan requirements.



Home Trust of Ouray County

Questions

Eva Henson

Housing Services Director

Email: services@hometrusted.org

Phone: (970) 239-0094



To: Town of Ridgway; City of Ouray; and Ouray County

From: Eva Henson, Housing Services Director

Date: August 3, 2026

RE: Affordable Housing Services Administrator Quarterly Report – Q2 2026

Housing Services Quarterly Report Q2 (April - June 2026)

SUMMARY

Housing Services Program Administration

During Q2 (April – June), the Housing Services program administration focused on advancing implementation efforts, strengthening operational systems, and supporting the expansion of affordable housing inventory. Key activities included developing technology tools to streamline application and compliance processes, preparing newly completed units for occupancy, and building the infrastructure needed to support current and future program delivery.

- **Milestone:** Received the Certificate of Occupancy on June 5, 2026, for Home Trust of Ouray County's (HTOC) five-plex at 835 2nd Street, marking project completion. The property adds five new rental units to the community's housing inventory. Initial lease-up was completed for all five units, and the property has transitioned to ongoing operations.
- Initiated Phase II implementation of the Kintone software platform in May, advancing development of an online application system to improve efficiency, accessibility, and consistency in the homeownership process, piloting the system for four deed-restricted units at Riverfront Village Condominiums in Ridgway.

Deed Restriction Administration

Progress continued toward assuming direct administration of deed-restricted housing inventory while expanding rental services and strengthening program oversight and compliance.

- Completed a comprehensive inventory of deed-restricted units across the Town of Ridgway, City of Ouray, and Ouray County. The inventory will be integrated into the Kintone database with Phase III to improve program administration, compliance monitoring, public transparency, and online access to available rental and homeownership opportunities as units become available.



- Implemented the [2026 Colorado Housing and Finance Authority \(CHFA\) Income Limits and Maximum Rent Tables](#) for program administration. Presented and secured City of Ouray adoption of the 2026 Maximum Rent Calculation Resolution (OMC 7-7-K) on May 18, 2026.
- Presented and secured City of Ouray Resolution approval on April 20, 2026, authorizing temporary leasing flexibility to allow households earning up to 125% of Area Median Income (AMI) (increased from 120% AMI) to support lease-up of the HTOC five-plex through the end of July 2026 or until full lease-up, while maintaining compliance with affordability goals and lender requirements.
- Processed a homeownership application through Kintone for 158 Alpine Loop, Unit 201 (Riverfront Village Condominium) and prepared an eligibility exception request for Town of Ridgway Workforce and Housing Committee consideration on July 8, 2026.

Intergovernmental Liaison

Intergovernmental coordination efforts during this period focused on maintaining consistent communication across all three jurisdictions while strengthening collaboration on shared reporting, policy implementation, grant compliance, and regional housing initiatives.

- Developed and implemented a quarterly reporting framework for the 2026 Housing Services Administrator scope. Quarterly reports were presented to all three jurisdictions in January and April, with the July report presented in Q3 and the final 2026 report scheduled for October.
- Attended Town of Ridgway Work Session On May 13, 2026, in support of Community Housing Regulations (Inclusionary Zoning), with public processes expected this summer.
- Supported the City of Ouray in completing the fast-track land use code amendment process in May, resulting in ordinance adoption effective June 28, 2026. This timely adoption enabled eligibility for up to \$45,000 in DOLA Local Planning Capacity (LPC) Grant incentive funding for early adoption. The city subsequently approved a \$45,000 allocation at its June 15, 2026, meeting to support the regional Housing Services Administrator scope.
- **Milestone:** The Town of Ridgway, City of Ouray, and Ouray County have achieved full compliance with Proposition 123 requirements, meeting both housing unit county commitments and fast-track review processes. This positions all three jurisdictions to be eligible to opt into the 2027–2029 funding cycle and access additional state housing resources.



- **Milestone:** Secured \$145,000 in combined DOLA LPC Incentive Fund commitments from the Town of Ridgway (\$50,000), Ouray County (\$50,000), and the City of Ouray (\$45,000) to support an amendment to LPC Grant #25-070 and extend the regional Housing Services Administrator program through October 2028. The Ouray County Board of County Commissioners approved the amendment request on June 23, 2026, and the request has been submitted to DOLA for review. Ouray County will remain the fiscal agent, with final amendment and contract processing anticipated in Q3.

Stakeholder Collaboration

Stakeholder collaboration efforts supported ongoing regional coordination with local governments, nonprofits, and housing authorities to advance housing initiatives, strengthen compliance systems, and share lessons learned to inform program implementation.

- Represented HTOC at the Silverton Housing Authority Board meeting on May 4, 2026, participating in a panel discussion with Enterprise Community Partners and San Juan County focused on rental housing preservation and acquisition strategies and lessons learned.
- Participated in the Town of Ridgway and Points Consulting community engagement session (6/2) supporting development of the Housing Action Plan
- Met with Pamela Schifrin of the San Miguel Housing Authority on June 30, 2026, to review SMHA compliance processes and deed restriction inventory in advance of Kintone Phase III development for HTOC. The discussion focused on lessons learned, compliance reporting and documentation best practices, and system design considerations. The meeting also included a collaborative exchange of Kintone implementation approaches, including HTOC's online application workflows for homeownership and rental programs, as both organizations advance parallel system development.

Program Development & Policy

Program development and policy efforts during this period focused on tracking and implementing evolving state housing legislation, aligning local planning efforts with new statutory requirements, and supporting regional coordination related to housing production, funding eligibility, and long-range housing planning.



- **SB26-040** new legislation focuses on DOLA's Homeownership funds by addressing barriers in the program. This includes expanding the window of qualified buyers by increasing the allowable Area Median Income (AMI) to 120%, creating a safety valve for unsold units by allowing them to be rented temporarily, and providing more flexibility for funds to be used for low-cost loans.
- **HB26-1313** new legislation updates eligibility requirements for the Statewide Affordable Housing Fund by replacing fixed unit-growth targets with a formula based on prior three-year housing permit activity (2023–2025) and job growth adjustment factors (10%, 15%, or 20% depending on county-level job growth relative to the statewide median). The resulting calculation establishes the unit commitment used for participation in the 2027–2029 Proposition 123 funding cycle, with opt-in required prior to November 1, 2026.
 - Attended DOLA webinars on June 2, 2026, covering Proposition 123 legislative updates, and on June 11, 2026, regarding the 2027–2029 unit count commitment filing process. [DOLA has also updated the 2027-2029 cycle information on their website.](#)
 - The Town of Ridgway, City of Ouray, and Ouray County are currently categorized in the 15% job growth adjustment tier per State Demographer classification.
 - In Q3, I will coordinate with staff from each jurisdiction to compile residential building permit data (2023-2025) to support unit count verification and review with DOLA staff in advance of opt-in for the 2027–2029 Proposition 123 funding cycle.
- **Senate Bill 24-174** requires certain Colorado communities to adopt a Housing Needs Assessment (HNA) by December 31, 2026, and a Housing Action Plan (HAP) by January 1, 2028. The City of Ouray is exempt due to its population of fewer than 1,000 residents. The Town of Ridgway and Ouray County completed a joint Housing Needs Assessment in December 2025 with Points Consulting.
 - The Town of Ridgway is currently developing its Housing Action Plan with Points Consulting. Community engagement sessions were held June 2–4, 2026, with findings scheduled for presentation to the Town Council on July 8, 2026.
 - On June 23, 2026, presented alongside Points Consulting to the Ouray County Board of County Commissioners during a work session providing an update on the Town of Ridgway's Housing Action Plan. The discussion also included the County's proposed approach to a sole-source contract with Points Consulting to maintain continuity and regional coordination as it begins development of its own Housing Action Plan initiative.



- The County is also considering applying for the DOLA Housing Planning Grant during the next funding application cycle (July 13-August 17), with work anticipated to begin in January 2027, subject to budget appropriations and the required 25% local match.

Financial Management & Reporting

Financial management and systems work focused on maintaining grant compliance and reporting while advancing key technology and funding initiatives to strengthen program administration and capacity.

- Assisted Ouray County in preparing and submitting the DOLA LPC Grant quarterly Narrative Status Update and Reimbursement Request on April 30 and June 30, ahead of the state's July 15 fiscal year-end reporting deadline.
- On June 23, 2026, HTOC met with the Colorado Housing and Finance Authority (CHFA) Loan Compliance Officer and successfully completed the 3-year compliance review for the HTOC six-plex at 734 4th Street in Ouray with no findings. The next review is scheduled for 2029, with the annual onsite inspection planned for September.
- Tracked DOLA LPC Grant expenses, monthly grant activities, and HTOC staff time, and submitted documentation to Ouray County for monthly reimbursement to support transparency and quarterly reporting across all three jurisdictions.
- Completed Phase I and Phase II of the Kintone database system implementation, launching a secure, centralized platform to support deed restriction administration. The system includes online rental and homeownership application workflows and secure document upload functionality and establishes the foundation for Phase III, which will include importing the countywide deed restriction inventory and launching a pilot compliance tracking cycle for Waterview.

Housing Services Administration Budget Review

The Housing Services Administration program launched in mid-October 2025 with Home Trust of Ouray County serving as the regional Affordable Housing Services Administrator for the Town of Ridgway, City of Ouray, and Ouray County.

The initial 2025 contract was prorated for the October–December startup period, totaling **\$21,677.92** (\$7,225.97 per month). Beginning in January 2026, the annual contract amount increased to **\$100,156.99**, reimbursed at a flat monthly rate of **\$8,346.42**.

Following implementation of the 2026 contract, HTOC conducted an internal review of staffing utilization and program expenses for the period October 2025 through June 2026 to assess how actual operating conditions compare to the assumptions used in the original contract and budget.

Key Findings:

- Preliminary data indicates that HTOC staffing utilization and program support needs have exceeded the assumptions used in the original proposal and contract as the regional program has matured.
- The Housing Services Director allocation has remained consistent with the original scope; however, supporting functions provided by executive, finance, development, and communications staff have required greater organizational capacity than initially anticipated.
- Direct program and administrative expenses are under review in coordination with HTOC staff to confirm final figures.
- A detailed reconciliation of actual program costs and staffing utilization is underway to inform future 2026 contract considerations and support development of the 2027 budget and HTOC contract renewals in alignment with each jurisdiction's budget cycle.

In the coming weeks, I will work with Executive Leadership from each jurisdiction on the Housing Services Administration contract renewal process. The update will include revised budget information for the 2027 contract cycle and any potential adjustments to the 2026 contract, subject to completion of the internal HTOC reconciliation process.

NEXT STEPS Q3 2026 (July - September)

During Q3 2026, Housing Services program work will focus on advancing implementation of housing systems and agreements, supporting state compliance requirements, and strengthening ongoing regional housing program administration and coordination across all three jurisdictions.

Planned activities include:

- Submit the Home Trust Housing Services Administration contract renewal for the 2027 local government budget cycle (target August), including consideration of any potential 2026 adjustments.
- Support regional Affordable Housing Services Administrator IGA renewal efforts, as needed, aligned with each jurisdiction's 2027 budget cycle (target August).



- Support Proposition 123 Intergovernmental Agreement (IGA) renewal efforts (expiring December 31, 2026) (target September) in advance of the November 1 opt-in deadline.
- Assist local government staff in compiling 2023–2025 building permit data to support updated Proposition 123 unit commitment calculations. (target July-August)
- Support the County’s application for the DOLA Housing Planning Grant (July 13–August 17) in alignment with SB24-174 Housing Action Plan requirements.
- Initiate and manage procurement processes, in compliance with DOLA LPC Grant requirements, to secure legal and technical assistance for deed-restriction program administration, documentation standardization, and housing services program implementation support.
- Continue multi-jurisdiction stakeholder coordination to advance the countywide deed-restriction program, including development and standardization of templates, policies, and implementation guidelines, as well as stakeholder and resident engagement in advance of the Waterview deed-restriction compliance cycle (Q4).

2026 Housing Services Work Plan

The 2026 Annual Housing Services Work Plan, previously presented in January, is attached and includes a six-month progress update summarizing implementation status and progress to date.

ATTACHMENT

- Housing Services Work Plan 2026 6-month update
-

2026 Housing Services Work Plan – Home Trust of Ouray County

INTRODUCTION

The 2026 Annual Work Plan outlines the scope of work for the Housing Services Director in support of the Home Trust of Ouray County (HTOC) and all three (3) jurisdictions: Town of Ridgway, City of Ouray, and Ouray County. It provides a structured framework for the plan year, detailing annual priorities, key activities, and anticipated deliverables associated with the administration of affordable housing programs and services.

This work plan translates ongoing Housing Services Administrator responsibilities into time-bound activities, ensuring alignment with the Housing Services Administrator contract, HTOC's strategic initiatives, and applicable funding sources, including the Colorado Department of Local Affairs (DOLA) Local Planning Capacity (LPC) Grant. Key priorities include supporting workforce and attainable housing, formalizing intergovernmental relationships, sustaining organizational capacity, and reinforcing HTOC as the trusted entity for local housing solutions.

The plan focuses on program administration, financial management, stakeholder collaboration, resident support, and compliance, while emphasizing coordination, transparency, and accountability. It is designed to serve as:

- A management tool to guide the Housing Services Director's work throughout 2026;
- A reference for the HTOC Board of Directors and all three (3) local governments;
- A framework for monitoring progress, reporting outcomes, and maintaining accountability; and
- A basis for ongoing adjustment as housing priorities, funding requirements, or jurisdictional needs evolve.

This introduction sets the context for the 2026 work plan and provides a foundation for understanding how the Housing Services Director will support coordinated, accountable, and responsive countywide housing services across all three (3) jurisdictions.

FRAMEWORK OVERVIEW:

The 2026 Annual Work Plan is organized around the primary functional areas of the Housing Services Director role. Each area identifies annual focus, key activities, and anticipated deliverables, providing a structured framework for planning, coordination, and reporting throughout the year. This framework reflects HTOC's strategic priorities: supporting workforce and attainable housing, formalizing intergovernmental relationships, sustaining organizational capacity, and reinforcing HTOC as the trusted entity for local housing solutions. It ensures alignment with the Housing Services Administrator contract, DOLA LPC grant requirements, and countywide housing priorities, while providing transparency, accountability, and flexibility to respond to evolving needs across all three (3) jurisdictions.

Focus Areas:

- **Program Development and Administration** – Manage deed-restricted housing programs, including income verification, lotteries, waitlist management, and compliance. Coordinate with jurisdictions, maintain program guidelines, and manage housing inventories.
- **Financial Management and Reporting** – Support budgeting, grant administration, and preparation of financial and programmatic reports to ensure fiscal accountability.
- **Stakeholder Collaboration** – Serve as the intergovernmental liaison, engaging local governments, developers, employers, and community organizations to advance shared housing goals. Facilitate coordination and communication among housing partners.
- **Resident Support and Education** – Develop and deliver educational resources, coordinate homebuyer education programs, and provide guidance for residents navigating deed-restricted housing and affordable housing resources.
- **Compliance and Reporting (Proposition 123)** – Support jurisdictions in meeting state housing requirements, including housing needs assessments, Rural Resort AMI petitions, fast-tracking approvals, unit count commitments, and community engagement.

Together, these functional areas provide a comprehensive framework for the Housing Services Director's 2026 work, supporting consistent, coordinated, and accountable housing services across Ouray County, the City of Ouray, and the Town of Ridgway, with year-round activities and deliverables that advance program administration, compliance, stakeholder engagement, and countywide housing priorities.

2026 Housing Services Work Plan

SECTION 1: Program Development and Administration

Provide coordinated administration and oversight of deed-restricted housing programs across Ouray County, the City of Ouray, and the Town of Ridgway, ensuring consistency, compliance, and alignment with countywide housing priorities. This includes standardizing program processes, integrating new and existing housing inventories, and enhancing coordination with other housing support programs, including the Telluride Foundation Down Payment Assistance Program.

- Develop and implement a standardized deed restriction template that can be applied to both existing and new housing inventory across all three (3) jurisdictions.
- Coordinate with local governments to ensure alignment of deed restrictions with the Telluride Foundation Down Payment Assistance Program and other relevant housing initiatives.
- Administer and monitor deed-restricted housing programs, including verification of household income and eligibility, management of lotteries and waitlists, and ongoing compliance monitoring.
- Implement Kintone software to streamline deed restriction management, improve tracking, and enhance reporting capabilities.
- Maintain and update inventories of deed-restricted housing units and publicly owned parcels suitable for affordable housing development.
- Develop, update, and maintain comprehensive program guidelines, policies, and procedures, including protocols for exceptions, reasonable accommodations, and enforcement of compliance requirements.
- Provide ongoing technical assistance and guidance to local governments, housing partners, and stakeholders to support effective deed restriction administration, program coordination, and adherence to housing program standards.

July 2026 Progress Update

Deliverables	Timeline	Status (July 2026)	Progress Update
• Implementation and phased operational use of Kintone software to streamline deed restriction management,	Q1-Q4	✓ Phase I Rental ✓ Phase II Homeownership	Completed Q1 Completed Q2

tracking, and reporting, with setup in Q1, training and pilot testing in Q2, full use by Q3, and ongoing updates or maintenance as needed in Q4.		Phase III Entering Deed Restricted Inventory for preparation of Waterview compliancy cycle	On Track Q3
Comprehensive and updated deed restriction inventory with cross-references to new and existing units across all jurisdictions Q1, maintained continuously throughout the year to support program administration and reporting.	Q1-Q4	✓ Comprehensive Deed Restriction Inventory presented in April	Completed Q2
Standardized deed restriction template initiative and accompanying guidelines, ready for adoption by all three (3) jurisdictions Q3 and aligned with programs such as the Telluride Down Payment Assistance Program.	Q1-Q3	The Town remains on track to adopt Community Housing Regulations (Inclusionary Zoning), with the deed restriction template and guidelines supporting implementation. Stakeholder engagement with deed-restricted property owners and residents will occur before any amendment recommendations are developed.	On Track Q3 On Track Q3

		Ongoing coordination for a proposed City work session (TBD); Community Director vacancy	Delayed
Program guidelines, policies, and procedures updated and maintained, including HTOC tenant selection and capital improvement policies Q1, to ensure consistent administration, compliance enforcement, and alignment with HTOC priorities; ongoing updates as needed	Q1-Q4	✓ HTOC Capital Improvement Policy ✓ HTOC Tenant Selection Policy	Completed Q1 Completed Q1
Periodic summary reports, as applicable, documenting deed restriction compliance, program activity, and management outcomes, to be shared during jurisdictional quarterly report-out meetings when relevant.	Q1-Q4	✓ Housing Services Quarterly Reports; Ongoing	Completed January Q4 Completed April Q1 Completed July Q2 On Track October Q3

SECTION 2: Financial Management and Reporting

Ensure fiscally responsible administration of housing services through coordinated budgeting, grant management, and transparent financial reporting, supporting accountability to HTOC, all three (3) jurisdictions, and funding agencies.

Key Activities:

- Coordinate annually with local governments to review, update, and align the housing services budget with program priorities and available funding.
- Support identification and administration of funding sources, including DOLA LPC grant and Proposition 123.
- Assist in the preparation of financial and programmatic reports related to housing services, ensuring accuracy and transparency for jurisdictions and stakeholders.
- Strategic Plan Development – In collaboration with all three (3) jurisdictions, HTOC will draft a strategic plan to identify mission, values, and goals of The Affordable Housing Services Administrator and create a schedule as to how often to review/update this strategic plan.

Deliverables	Timeline	Status (July 2026)	Progress Update
• Annual housing services budget inputs, coordinated with each jurisdiction's budget cycle Q2/Q3, reflecting projected expenditures and program priorities.	Q2-Q3	✓ Housing Services Quarterly Reports Coordination with the Town of Ridgway, City of Ouray, and Ouray County is underway in alignment with each jurisdiction's 2027 budget development cycles	Completed Q2 On Track Q3
• Contract renewal request for 2027 Q2/Q3, prepared in coordination with HTOC and all three (3) jurisdictions, informed by DOLA LPC grant monthly and quarterly reporting, to ensure continuity of Housing Services Administrator responsibilities and alignment with grant and	Q2-Q3	✓ LPC \$145,000 Incentive Funding secured for Housing Services Administrator scope Request for 2027 Contract extension regional Housing	Completed Q2 - MILESTONE On Track Q3

contractual obligations across all three (3) jurisdictions.		Services Administrator	
Grant tracking and reporting documentation, including monthly invoicing, DOLA LPC grant monthly activity summaries, and support for county LPC grant quarterly narrative status reports.	Q1-Q4	✓ HTOC monthly invoicing and time tracking; LPC grant summary monthly activities to BoCC for payment processing; Ongoing	Completed Q1/Q2 On Track Q3/Q4
Strategic Plan Development	Q2-Q4	Confirmed in April; proceeding with Annual Work Plan as presented in January.	N/A

SECTION 3: Stakeholder Collaboration

Strengthen coordination among jurisdictions, housing partners, and stakeholders to support consistent, effective, and transparent delivery of housing services across Ouray County, the City of Ouray, and the Town of Ridgway. This section encompasses intergovernmental collaboration, engagement with regional housing partners, and community outreach efforts to ensure alignment with HTOC’s strategic initiatives and DOLA LPC grant requirements.

Key Activities:

- Serve as the primary intergovernmental liaison between Ouray County, the City of Ouray, and the Town of Ridgway for housing services, ensuring timely communication and coordination.
- Coordinate with HTOC staff, partner organizations, and other housing-related entities to respond to inquiries, provide guidance, and facilitate appropriate referrals.
- Facilitate interagency meetings and collaborative efforts with all three (3) jurisdictions, as applicable, to align strategies, share information, and promote efficient delivery of housing services.
- Facilitate Ouray County Housing Partners meetings to advance housing priorities, provide updates, and foster collaboration among regional housing stakeholders.

- Support stakeholder engagement across all three (3) jurisdictions, which may include housing partner meetings, interjurisdictional meetings, open houses, forums, or other community engagement events to advance housing priorities and gather input.

Deliverables	Timeline	Status (July 2026)	Progress Update
• Meeting summaries and follow-up notes, prepared as relevant to capture key discussions, action items, and outcomes, including information that may support DOLA LPC grant reporting.	Q1-Q4	✓ HTOC monthly invoicing and time tracking; LPC grant summary monthly activities to BoCC for payment processing; HTOC monthly Board of Director Reports; Ongoing	Completed Q1/Q2 On Track Q3/Q4
• Stakeholder engagement documentation, including records of meetings, forums, open houses, Ouray County Housing Partners meetings, and other interactions across all three (3) jurisdictions that support collaboration, community input, and reporting requirements.	Q1-Q4	✓ TOR Open House Community Housing Regulations (1/22/26); Ouray Housing Partners Meeting (3/27/26); TOR Open House Housing Action Plan (6/2/26); Ongoing	Completed Q1/Q2 On Track Q3/Q4
• Intergovernmental coordination documentation, including records of coordinated initiatives, agreements, or processes that formalize roles and	Q1-Q4	✓ Engaged in ongoing coordination with the Town, City, and Ouray County through multiple	Completed Q1/Q2 On Track Q3/Q4

collaboration across jurisdictions, as applicable for DOLA LPC reporting and quarterly updates.		meetings beyond the quarterly report-outs; Ongoing Prop 123 IGA renewal; Affordable Housing Services Administrator IGA renewal; regional Housing Services Administrator contract renewal	On Track Q3/Q4
---	--	---	-------------------

SECTION 4: Resident Support and Education

Improve resident and applicant understanding of deed-restricted housing programs and affordable homeownership requirements, while centralizing information and providing a clear point of contact through the Housing Services Director to support consistent, accessible guidance.

Key Activities:

- Develop and maintain educational materials and online resources for prospective homebuyers and residents, ensuring clear explanations of deed-restricted housing requirements, program eligibility, and application processes.
- Coordinate and facilitate required homebuyer education classes through partner organizations, including Housing Resources of Western Colorado or other approved providers.
- Provide individual guidance and support to residents navigating deed-restricted housing requirements, processes, and compliance obligations.
- Connect residents to external support services (e.g., financial counseling, lending programs, down payment assistance) as appropriate.
- Serve as a central point of contact for housing-related questions and guidance, including inquiries received via email, phone, or the HTOC website.

Deliverables	Timeline	Status (July 2026)	Progress Update
Provide up-to-date educational materials, resource guides, and website content to support resident understanding, accessibility, and awareness of fair housing rights and requirements.	Q1-Q4	✓ HTOC website including Housing Services page; Deed Restriction Management; Rental Opportunities; Homeownership Opportunities Deed Restriction Education session in collaboration with Telluride Foundation; Ongoing	Completed Q1/Q2 On Track Q3/Q4
Document homebuyer classes and outreach efforts, including attendance, topics covered (including fair housing topics), and key outcomes, as applicable.	As needed	✓ Financial Literacy Class facilitated by Telluride Foundation (5/18/26); Ongoing	Completed Q2 On Track Q3/Q4
Maintain records of resident interest and waitlist activity, including notes on guidance provided, with follow-up actions documented only when relevant for DOLA LPC reporting or quarterly jurisdiction updates, ensuring equitable treatment	Q1-Q4	✓ Administered the HTOC Interest List and tracked inquiries through the Internal Deed Restriction Activity Log; Ongoing	Completed Q1/Q2 On Track Q3/Q4

consistent with fair housing standards.			
---	--	--	--

SECTION 5: Compliance, Monitoring, Progress Reporting

Ensure jurisdictional compliance with Proposition 123, maintain alignment with the Housing Services Administrator contract and DOLA LPC grant requirements, and provide regular monitoring and updates on the 2026 Annual Work Plan.

Key Activities:

- Advise and support local governments on ongoing Proposition 123 compliance requirements for fast-tracking and unit counts.
- Coordinate or arrange housing needs assessments as required by Proposition 123.
- Prepare and submit required compliance reports to funding agencies and all three (3) jurisdictions.
- Periodically review and monitor progress on the 2026 Annual Work Plan to ensure alignment with contract scope and DOLA LPC grant eligibility.
- Attend each jurisdiction's quarterly report-out meetings (January, April, July, October) to provide updates on work plan activities, deliverables, and coordination, ensuring continued alignment and momentum across all three (3) jurisdictions.
- Coordinate with all three (3) jurisdictions to address questions, provide clarification, and ensure alignment with housing priorities.
- Adjust work plan activities as needed to respond to changing conditions or priorities while remaining consistent with contractual and grant requirements.
- Advise and support jurisdictions with Rural Resort AMI petitions and related documentation.

Deliverables	Timeline	Status (July 2026)	Progress Update
• Provide quarterly report-outs to all three (3) jurisdictions, demonstrating alignment with	Q1-Q4	✓ Engaged in ongoing coordination with	Completed January Q4

the Housing Services Administrator contract and DOLA LPC grant requirements, as relevant. Joint meetings are preferred, with the January report delivered individually to each jurisdiction.		the Town, City, and Ouray County through multiple meetings beyond the quarterly report-outs; Ongoing	Completed April Q1 Completed July Q2 On Track October Q3
Advise and support all three (3) jurisdictions on Proposition 123 requirements, including fast-tracking (completed for Town of Ridgway & Ouray County in Q4 2025; City of Ouray in Q2 2026) and unit count commitments, and submit unit count commitments through AccessGov using a regional collaborative approach. (Q1)	Q1-Q2	✓ Achieved the first regional unit count commitment in Colorado, marking a significant statewide milestone (1/30/26); ✓ City of Ouray completed the fast-track process and achieved full compliance (6/18/26); ✓ All three local governments are now fully compliant (before Dec. 31, 2026) and eligible to opt into the 2027–2029 Proposition 123 funding cycle before the November 1 deadline.	Completed Q1 - MILESTONE

Updated work plan amendments reflecting any approved changes or adjustments, as applicable, subject to approval by the relevant jurisdictions or governing authority	As needed	None currently	N/A
Coordinate with all three (3) jurisdictions to opt into Proposition 123 in November 2026, including preparation and execution of a new Intergovernmental Agreement (IGA) to formalize participation and collaboration.	Q3-Q4	✓ New legislation SB26-040 focuses on DOLA's Homeownership funds by addressing barriers in the program. This includes expanding the window of qualified buyers by increasing the allowable Area Median Income (AMI) to 120%, creating a safety valve for unsold units by allowing them to be rented temporarily, and providing more flexibility for funds to be used for low-cost loans. ✓ New legislation HB26-1313 introduces	Completed Q2 Completed Q2

		fundamental changes to the way jurisdictions calculate their affordable housing unit goals, shifting the commitment calculation from the original baseline method to one based on residential building permits and county job growth Coordinate with staff to compile building permit data 2023-2025; Regional Collaboration to share unit counts are encouraged; Prop 123 IGA renewal; Ongoing	On Track Q3/Q4
--	--	---	---------------------------

CONCLUSION

The 2026 Annual Work Plan advances countywide housing priorities, including coordinated deed-restriction administration, Proposition 123 compliance, expanded rental program support, and multi-jurisdiction stakeholder collaboration. These priorities align with the framework established by the December 2024 Intergovernmental Agreement, which set the foundation for a countywide Housing Services Administrator. Home Trust of Ouray County was subsequently



selected through the Request for Proposals (RFP) process to serve in this role, ensuring that all activities, reporting, and program implementation support this approach.

While timelines and outcomes are established, factors such as jurisdictional decisions, funding availability, and external actions may affect scheduling and progress. The plan remains flexible to adapt as needed while maintaining consistency with contractual and grant obligations.

Overall, the work plan provides a clear framework for coordinated, transparent, and accountable delivery of housing services, supports compliance with DOLA LPC grant and Proposition 123 requirements, and will guide future annual work plans to sustain alignment, collaboration, and effective administration through the conclusion of the LPC grant in October 2027 and beyond.



City of Ouray
Ouray County
Town of Ridgway



Home Trust of
Ouray County

Housing Services Administrator *Quarterly Report*

July 2026

Q2 2026

(April - June)

Report

Summary of Housing Services



Intergovernmental Liaison &
Stakeholder Collaboration



Financial Management
& Reporting



Proposition 123
Compliance & Reporting



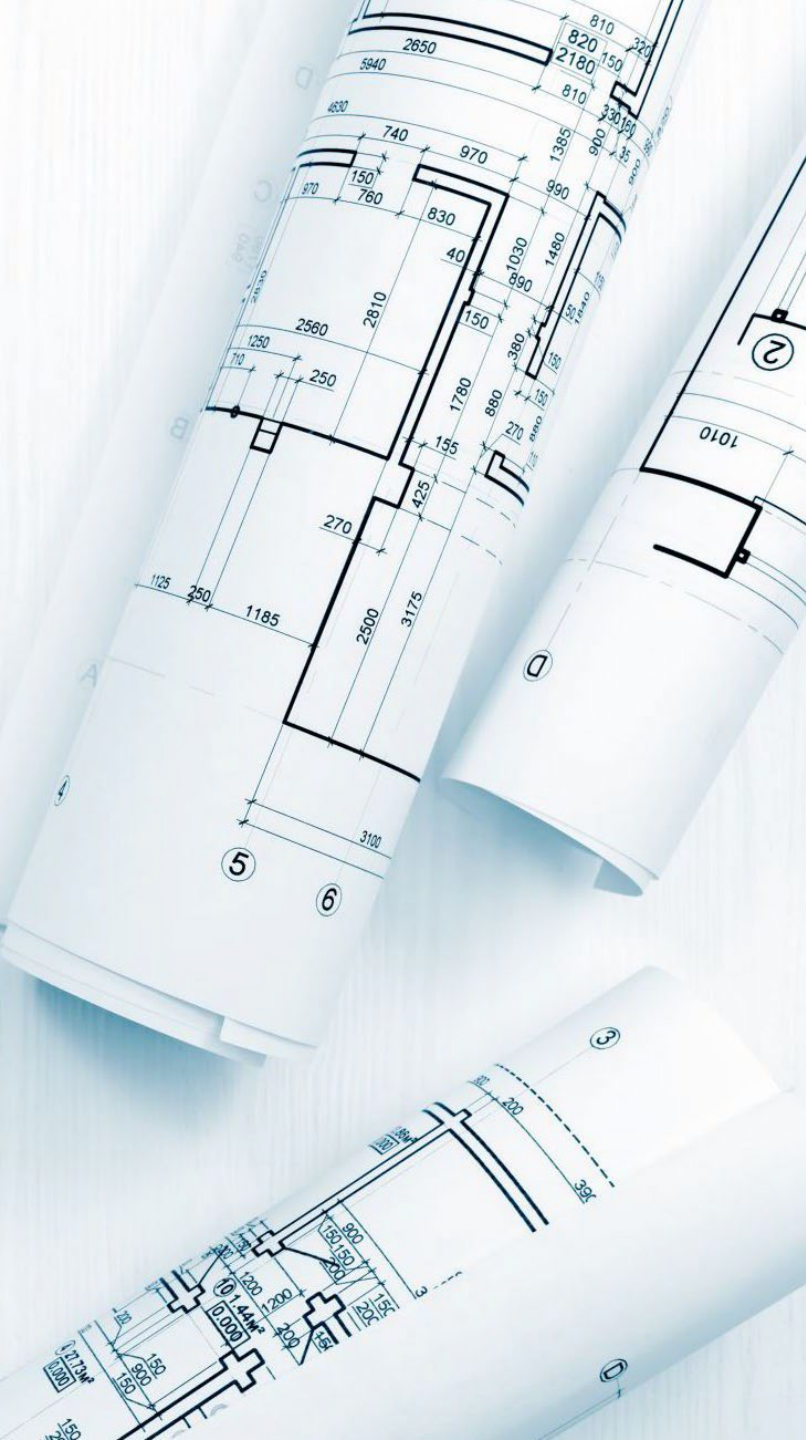
Deed Restriction Administration



Program Development &
Administration



Resident Support
Services

Architectural blueprints are shown in the background, featuring various floor plans with dimensions and room layouts. The blueprints are rolled up and layered, with some sections clearly visible showing room layouts and measurements.

Housing Services Program

Milestone: Received the Certificate of Occupancy on June 5, 2026, for Home Trust of Ouray County's (HTOC) 5-plex at 835 2nd Street, marking project completion.

- The property adds additional rental inventory to the community's housing stock.
- Initial lease-up was completed for all units in June and the property has transitioned to ongoing operations.
- Initiated Phase II implementation of the Kintone software platform advancing development of an online application system to improve efficiency, accessibility, and consistency in the homeownership process.
- Successfully piloting the system for 4 new deed-restricted units at Riverfront Village Condominiums in Ridgway.



Deed Restriction Administration

- Implemented the 2026 Colorado Housing and Finance Authority (CHFA) Income Limits and Maximum Rent Table (published 5/7).
- Completed a countywide deed-restricted housing inventory; next phase will integrate the data to improve administration, compliance, transparency, and public access.
- Processed the first homeownership application through Kintone for a deed-restricted unit at Riverfront Village and prepared an eligibility exception request for Town of Ridgway Workforce and Housing Committee consideration.



Resident Support Services

- Completed Phases I and II of Kintone implementation, launching pilot online rental and homeownership systems to improve efficiency, accessibility, and consistency.
- Phase III will focus on importing countywide deed restriction data
- Phase IV will develop a compliance application to pilot Waterview compliance tracking.
- Continue countywide coordination by centralizing housing program management, streamlining initiatives, and supporting residents in accessing housing resources.

Intergovernmental Liaison & Stakeholder Collaboration

Public Meetings Attended:

- April: City of Ouray (4/20)
- May: City of Ouray (5/8, 5/18); Town of Ridgway (5/13)
- June: City of Ouray (6/15); Ouray County (6/23)

Regional Collaboration:

- Represented HTOC at the Silverton Housing Authority Board Meeting (5/4), participating in a regional panel with Enterprise Community Partners and San Juan County on rental housing preservation, acquisition strategies, and lessons learned.
- Participated in the Town of Ridgway and Points Consulting community engagement session (6/2) supporting development of the Housing Action Plan.





Proposition 123 Compliance & Reporting

Milestone: The Town of Ridgway, City of Ouray, and Ouray County have achieved **full compliance with Proposition 123** requirements, meeting both unit commitments and fast-track review requirements ahead of the year-end deadline.

- This positions all three jurisdictions are eligible to opt into the 2027–2029 funding cycle before November 1st.

Milestone: Secured an **additional \$145,000 in DOLA LPC Incentive Fund commitments** from Ridgway (\$50K), Ouray County (\$50K), and Ouray (\$45K) to support LPC grant amendment and extend the regional Housing Services Administrator program through October 2028.

What does Filing a Commitment mean?



Unit Growth Commitment

Local government commits to meeting its unit goal

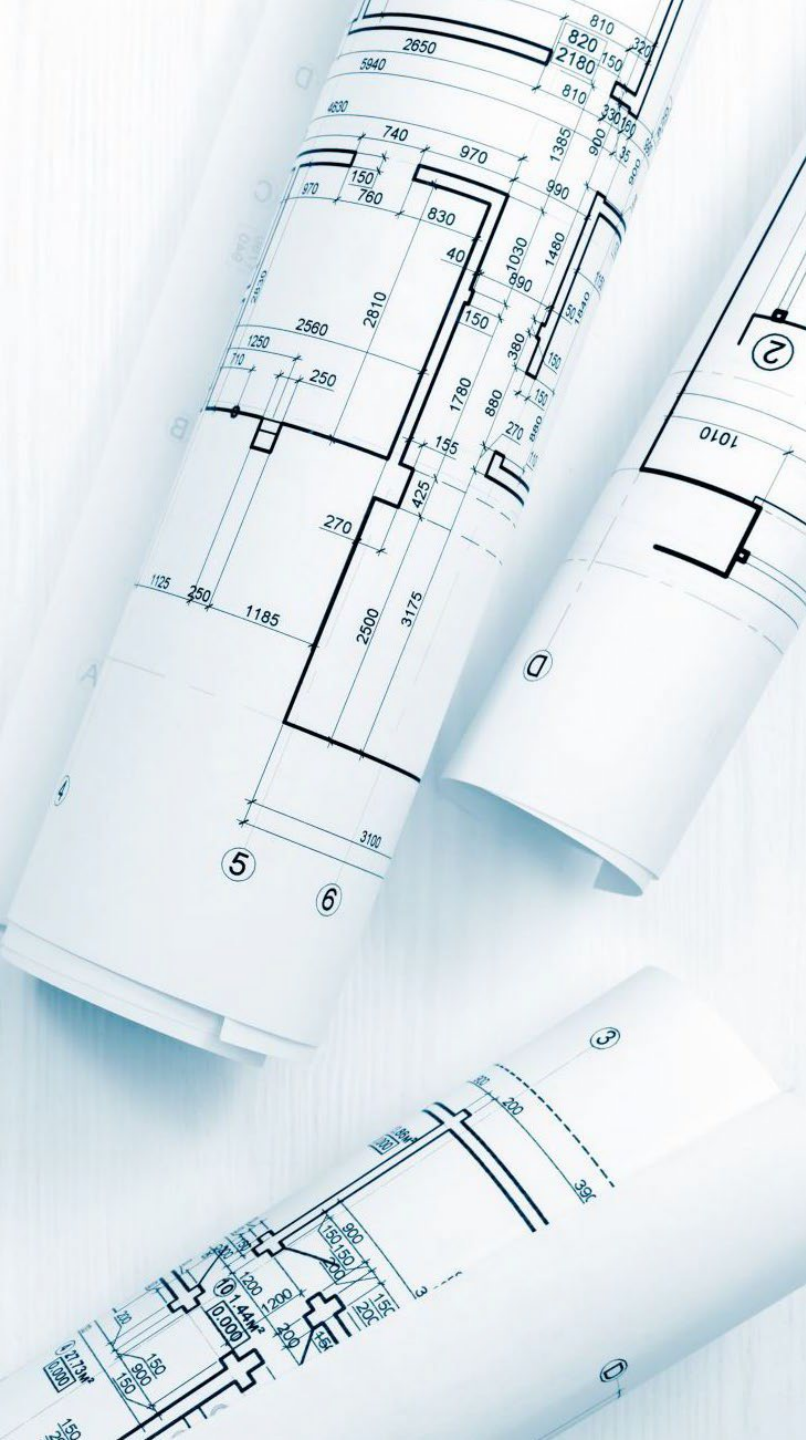
Fast Track Process

Local government commits to having an effective fast track review process for affordable housing

Access to Funding

The local government, and all entities operating within their jurisdiction, become eligible for Proposition 123 funding



The image shows several sheets of architectural blueprints, likely for a building project. The blueprints are rolled up and partially unrolled, showing various floor plans and dimensions. The drawings include lines, numbers, and some text, typical of architectural plans. The background is a light blue gradient.

Program Development & Policy

State Legislative Updates:

- **SB26-040:** Expanded DOLA Homeownership Program flexibility by increasing eligibility to **120% AMI**, allowing temporary rental of unsold units, and expanding financing options.
- **HB26-1313:** Revised Proposition 123 unit commitment calculations using **2023–2025 building permits average** and **county job growth**.
- Ridgway, Ouray, and Ouray County are all in the **15% job growth tier**.
- **SB24-174** Town of Ridgway continues development of its Housing Action Plan with Points Consulting.
 - ❖ Also presented with Points Consulting at the 6/23 BOCC work session to support regional alignment for the County's Housing Action Plan and intention to apply for upcoming DOLA Housing Planning Grant cycle.
 - ❖ City is exempt due to population under 1,000.

Calculation to Determine Unit Goal



Average Building Permits per Year

Past three years:
2023-2025

×



Job Growth Factor

10%, 15%, or 20% based
on county rate

×



3-Year Cycle

Number of years
committed

=



Three-Year Unit Goal

Minimum of 3 units

The total represents the three-year unit growth commitment for the jurisdiction.



Financial Overview



DOLA Local Planning Capacity Grant

Grant Period: October 2025 – October 2027

Project Start: October 2025

Total Project Cost: \$240,000

Grant Award: \$192,000

Local Match (20%): \$48,000 (*per IGA - split 1/3 each local government share = \$16,000*)

Home Trust Expenditures:

Grant Funds: \$64,082.21

Local Match: \$16,020.55

Total to Date: \$80,102.76

Remaining Project Budget: \$159,897.24

Grant Funds: \$127,917.79

Local Match: \$31,979.45

2026: Home Trust Contract

Amount: \$100,156.99

Billing: Flat Monthly Fee



Financial Management & Reporting

- Housing Services Administration launched in Oct. 2025 with HTOC serving as the regional administrator for Ridgway, Ouray, and Ouray County
- An internal review is underway to assess actual HTOC staffing and program costs against original assumptions.

Preliminary Findings:

- ❖ HTOC staffing and support needs have exceeded initial assumptions.
- ❖ Housing Services Director allocation remains aligned.
- ❖ Program expenses are under review and being finalized.
- ❖ Reconciliation will inform 2027 budget planning, contract renewal considerations, and any potential 2026 adjustments.
- ❖ **Next steps:** Work with executive leadership in the coming weeks on contract renewal and 2027 budget planning, pending completion of the reconciliation process.



Q3 Look Ahead

- Submit the Home Trust regional Housing Services Administration contract renewal for the 2027 local government budget cycle, including review of any potential adjustments to the 2026 contract.
- Support regional Affordable Housing Services Intergovernmental Agreement (IGA) renewal efforts, if needed, aligned with jurisdictional budget cycles.
- Support Proposition 123 Intergovernmental Agreement (IGA) renewal efforts in advance of the December 31, 2026 expiration.
- Assist staff in compiling 2023–2025 building permit data to support Proposition 123 unit count calculations for the 2027–2029 funding cycle prior to the November 1st deadline.
- Support Ouray County's DOLA Housing Planning Grant application (July 13–August 17) aligned with SB24-174 Housing Action Plan requirements.



Home Trust of Ouray County

Questions

Eva Henson

Housing Services Director

Email: services@hometrusted.org

Phone: (970) 239-0094



Ouray City Council Regular Meeting

Monday, July 20, 2026 6:00 PM

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

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

Staff also in attendance: City Admin Michelle Metteer, Finance and Administration Director Kara Rhoades, Public Works Director Joe Coleman, and City Attorney Harper Powell.

1. CALL TO ORDER

Mayor Underwood called the meeting to order at 6:01pm.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. CITIZENS' COMMUNICATION

Don Funkhouser inquired about updates on the following topics: survey and grants for Oak St, Police Car usage by the Sheriff, a workshop set up for parking due to not hearing results from a survey done for parking in town and the BIOTA building fencing and stuff.

Robby Whites, President of Mineral Farms Water Users Association, discussed the water protection south of Ouray along Camp Bird road. Stated the association voted unanimously to offer the City access to Weehawkin water line for fighting wildfires South of Ouray and the hope to have dry hydrants installed to give firefighters the ability year round. Explained how this would help home owners with insurance before opening the request for council to have a future agenda item over the negotiation for Mineral Farms Water Users water rates to decrease, in exchange for access to the Weehawkin line of water.

Susan Warynick asked if the city could remove the dead trees around the water treatment buildings. Councilor Hart explained a fire mitigation grant will be used next spring to tend to the land around the water treatment plant.

John Hart brought concerns from the business owners in town due to the fire, how taxes will take a hit and create budget cuts. Then shared the following ideas for cutting costs: getting out of the contract with the in-town shuttle based on lack of use witnessed by locals; sell 333 6th Avenue house; stating that underneath, the hardware store could easily be converted into a gym cheaper than renovating either the current gym or the house at 333 6th ave; questioned if city had funds to cover the hot water line and pool repair in case there is an unseen problem. Lastly brought concerns from citizens on Oak St about traffic being rerouted when road construction near 4J starts.

Bruce Ward opened by thanking the council for passing the wildfire resiliency resolution so that all citizens could understand the importance of doing their part in minimizing the chance of a wildfire. Then he informed the council on his current efforts to become a sister city with the city of Chiangba near Mount Everest.

Paul Smith acknowledged hard work done by council and staff during the time of the wildfire, then aired his observation of how issues brought up by constituents seem to not get resolved or updates easily tracked. Asked for the ability to have a public tracker on the website on topics brought to city council.

Antonio Mendez stated his stance on keeping gyms affordable for locals and cited other more expensive gym memberships from other corporate gyms or towns/cities rec centers have more funding to offer more options for gym equipment for a higher membership cost.

5. CEREMONIAL/INFORMATIONAL

a. Ouray County Sheriff Update

Undersheriff Stroop provided an update from the Sheriff's office on the coverage provided to the City of Ouray.

b. Fire Authority - Fire Chief Kunz

Fire Chief Kunz, informed council that due to his team of volunteer firefighters are split fifty-fifty on joining the fire consolidation, he is not wanting to make the choice for them. As he would rather have their voices be heard.

Council sought to understand the concerns of firefighters, and after hearing from them and gaining more information concerning consolidation, will then make a final decision on the matter.

6. 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 Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

a. Approval of Minutes - June 30, 2026 Special Meeting

b. Approval of Minutes - July 6, 2026

7. ACTION ITEMS

a. Resolution No. 12 (Series 2026) Approving a Fixed Encroachment Permit - 320 6th Avenue (Library)

Maureen O'Driscoll, with the Library Foundation, explained that the current drop box for books has limited access due to the hours of the building getting automatically locked, which has created a need for an outside Dropbox for 24/7 use.

Motion to adopt Resolution No. 12 (Series 2026) Approving a Fixed Encroachment Permit for 320 6th Avenue (Library). This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

b. Resolution No. 13 (Series 2026) Approving a Fixed Encroachment Permit - 1200 Block Oak Street (Rasmussen)

Council sought clarification over language, encroachment duration and future use, and fee.

Sarah Pitchard, representative for the property owner, clarified the use of encroachment and duration, as

well as the traditional fee structure used.

Comments were taken by the public during this time.

Motion to amend to adopt Resolution No. 13 (Series 2026) Approving a Fixed Encroachment Permit for 1200 Block Oak Street (Rasmussen) based on the contingency that the property is cleaned out based on city standards and the fee. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

c. Resolution No. 14 (Series 2026) Adopting Council Code of Conduct

Mayor Underwood and Councilor Doherty came prepared to vote in affirmation of the conduct, therefore voted against the motion made to deny resolution.

Motion to deny Resolution No. 14 (Series 2026) Adopting Council Code of Conduct. This motion, made by Kevin Schiffer and seconded by Peggy Lindsey Scott, Carried.

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

d. Professional Services Agreement - Hunn Planning & Policy, LLC

Motion to approve Professional Services Agreement with Hunn Planning & Policy, LLC. This motion, made by Kevin Schiffer and seconded by Jenny Hart, Carried.

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

e. Appointment of Janelle Arthur to the Tourism Advisory Committee

Motion to approve appointing of Janelle Arthur to the Tourism Advisory Committee. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

8. DISCUSSION ITEMS

a. Future Agenda Items

The council decided to have a Special Meeting on July 27th at 5pm for Ouray County Financial Support for Post-Gold Mountain Fire Recovery.

The council decided that on August 3 there will be 2 work sessions before the council meeting. One work session over the EMS/Fire Consolidation. The other work session over the Mineral Farm Water Association.

It was also decided that August 17 council meeting will have a Work Session over the Council Conduct and a work session for Capital Improvement plan for Ouray.

The council tabled to date uncertain Vision for Ouray,

9. DEPARTMENT REPORTS

a. City Administrator Metteer

Report in packet.

b. Finance and Administration Director Rhoades

Informed the council that clerks had attended the Institute the prior week and a report was not prepared for the packet.

Highlighted that the excise tax report previously presented to council thus far this year had calculation errors and the report included in packet has been corrected.

c. Community Development

Report in packet.

10. CITY COUNCIL COMMUNICATION

Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey, Councilor Hart, and Councilor Doherty

Mayor Pro Tem Schiffer— Report in packet.

Asked for an after-action report over the Gold Mountain Fire and how the response compared to the mock wildfire evacuation exercise done on May 15 2026.

Councilor Lindsey Scott — Report in packet.

Councilor Doherty — Nothing to report.

Councilor Hart— On July 9, attended the Ouray County Fire Committee regarding timelines for adoption of the EMS fire consolidation. July 13, took tour of city resources with Joe Coleman. and had a meeting with Michelle regarding things that are happening in our community regarding wildfire mitigation. On July 15, there was a placemaking meeting by the Main Street Committee. Their survey had tremendous results, and identified community needs for family activities and arts and culture. She attended the Ice Park Board Meeting on 15 of July, They have a new warming hut that is on order. They have six candidates for a new executive director. The Our Water Our Future project is on track to be done soon. Financials are down 40%, but expenses are also less, so they are hanging on. And, as far as the Ice Fest for the coming year, sponsors are very supportive about supporting the upcoming Fest.

Mayor Underwood — Was involved with some coordination with the incident management team. Mayor Underwood connected with locals and discussed the state of business in Ouray. On Thursday, July 16th, at 1:30 pm had Zoom interview with a radio station personality, Rachel Cohen with National Public Radio Station, KUNC, answering specific questions on the city's perception, about the economic ramifications of the fire, on our city businesses. Mayor explained that's a question that the city couldn't answer immediately.

11. EXECUTIVE SESSION

Ouray City Council will enter an executive session pursuant to C.R.S. § 24-6-402(4)(b) for a conference with the City Attorney and pursuant to C.R.S. § 24-6-402(4)(e) for the purposes of determining positions relative to matters that may be subject to negotiations, developing negotiation strategy, and instructing negotiators. The subjects of the executive session include threatened litigation against the City and an employment separation agreement.

Councilor Hart motioned to adjourn the public council meeting when the executive session was adjourned. This motion was seconded by Mayor Pro Tem Schiffer. This motion carried unanimously.

Motion to enter into executive session at 8:57pm. This motion, made by Michael Underwood and seconded by Jenny Hart, Carried.

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

12. ADJOURNMENT

The meeting was adjourned at 10pm.

Michael Underwood, Mayor

ATTEST:

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 Monday, July 20, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, July 20, 2026.

Kara Rhoades, City Clerk

ptonline 7.18.24

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

OURAY LIQUORS
PO BOX 621
Ouray CO 81427

RECEIVED
JUL 20 2026
CITY OF OURAY

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	477.50
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$

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

Uploaded to MoveIt on Date

☒ Paid Online

Licensee Name

FEDEL PROVISIONS #2

Doing Business As Name (DBA)

OURAY LIQUORS

Liquor License Number

License Type

Retail Liquor Store (city)

Sales Tax License Number

Expiration Date

Due Date

10/09/2026

08/25/2026

Business Address

Street Address

611 MAIN STREET

Phone Number

9702094795

City, State, ZIP Code

Ouray CO 81427

Mailing Address

Street Address

~~PO BOX 621~~ PO BOX 403

City, State, ZIP Code

Ouray CO 81427

Email

@gmail.com

Operating Manager

Date of Birth

THOMAS FEDEL

Home Address

Street Address

Phone Number

City

State

ZIP Code

DURAY

CO

81427

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

Are the premises owned or rented?

☐ Owned

*If rented, expiration date of lease

☒ Rented*

08/05/2029 08/05/2029

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.

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

THOMAS FEDEL

Title

OWNER

Signature



Date (MM/DD/YY)

07/18/26

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 (02/18/24)
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, THOMAS FEDEL

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

(the "Applicant/Licensee")

FEDEL PROVISIONS #2 LLC / THOMAS FEDEL

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 is 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)

THOMAS FEDEL / FEDEL PROVISIONS #2 LLC

Social Security Number/Tax Identification Number

Home Phone Number

Business/Work Phone Number

Street Address

City

State ZIP Code

Owens

CO

81427

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

THOMAS FEDEL

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



07/18/26

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)

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To: Mayor & City Council
From: Kara Rhoades
Date: August 3, 2026
Agenda Item: Resolution No. 16 (Series 2026)

REQUEST:

Resolution No. 16 (Series 2026) Adopting the Colorado Municipal Records Retention Schedule

INTRODUCTION:

The City of Ouray maintains a wide range of administrative, fiscal, legal, and historical records. A formal records retention schedule is required to ensure consistent management of non-permanent records and the preservation of records with long-term value. The Colorado State Archives provides a statewide Municipal Records Retention Schedule that municipalities may adopt to establish uniform standards for retention, preservation, and destruction.

ANALYSIS:

The Colorado Municipal Records Retention Schedule outlines minimum retention periods for municipal records across all departments, including administrative, financial, legal, public works, and law-enforcement records. Adoption of the schedule provides:

- Clear legal authority for the destruction of records once retention requirements are met.
- Consistency with statewide standards and neighboring municipalities, including Ridgway.
- Improved administrative efficiency and reduced storage burdens.
- Enhanced compliance with state archival requirements and audit expectations.

Upon adoption, the City Clerk will submit the Declaration of Adoption to the Colorado State Archives. This submission formalizes the City's use of the schedule and ensures the City may lawfully dispose of records in accordance with approved retention periods.

BUDGET / STAFF IMPACT:

No direct budget impact.

ORGANIZATIONAL ALIGNMENT:

Adoption of the retention schedule supports the City's strategic goals related to:

- Transparent and accountable governance,
- Efficient administrative operations, and
- Compliance with state standards and audit requirements.

It also aligns with best practices for municipal records management and supports long-term preservation of the City's institutional history.

RECOMMENDED ACTION OR PROPOSED MOTION:

“Motion to approve Resolution No. 16 (Series 2026) Adopting the Colorado Municipal Records Retention Schedule and Authorizing the City Clerk to submit the Declaration of Adoption to the Colorado State Archives.”

ATTACHMENT(S):

- Resolution No. 16 (Series 2026)
- REFERENCE:
 - <https://archives.colorado.gov/records-management/municipal-records-management>



RESOLUTION NO. 16 (SERIES 2026)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO
ADOPTING THE COLORADO MUNICIPAL RECORDS RETENTION SCHEDULE**

WHEREAS, the City of Ouray recognizes the need for a comprehensive and consistent records retention schedule governing the management, preservation, and lawful destruction of the City's non-permanent records; and

WHEREAS, the City further recognizes the importance of retaining records that possess long-term administrative, fiscal, legal, or historical value to ensure transparency, continuity of operations, and preservation of the community's institutional history; and

WHEREAS, the Colorado State Archives has developed the Colorado Municipal Records Retention Schedule in cooperation with municipal representatives, the Colorado Attorney General's Office, and the State Auditor's Office to provide a uniform, statewide standard for municipal records management; and

WHEREAS, the majority of municipalities in the State of Colorado have adopted the Colorado Municipal Records Retention Schedule, establishing it as the statewide standard for compliant and efficient municipal records management; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ouray, Colorado, that:

1. The City of Ouray hereby adopts the Colorado Municipal Records Retention Schedule, including all subsequent revisions issued by the Colorado State Archives.
2. The City Clerk is designated as the Records Manager and authorized to act on the behalf of the City of Ouray in directing and coordinating the maintenance of all City records and records management matters under the Colorado Municipal Records Retention Schedules, including the submittal of forms to the Colorado State Archives;
3. This Resolution shall take effect immediately upon adoption.

ADOPTED this 3rd day of August 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

By _____
Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk



July 29, 2026

Dear Ouray City Councilors,

Home Trust of Ouray County (HTOC) respectfully requests the City of Ouray's assistance in resolving the funding of the water and sewer tap fees, as well as building permit fee, for the HTOC River Walk Affordable Rentals project. The following background explains how this situation arose and why a timely resolution is critical to the successful completion of this affordable housing project.

HTOC is a 501(c)(3) nonprofit organization that operates under the community land trust model to develop, own, and steward permanently affordable housing throughout Ouray County. HTOC creates affordable homeownership and rental opportunities while also providing regional housing-related services that support local residents. The organization is governed by a board of directors composed of community members and public representatives who steward the organization's assets and ensure its mission is fulfilled. Since its founding, HTOC has successfully developed and stewarded multiple affordable housing projects and continues to expand its capacity to address the growing community demand.

River Walk Affordable Rentals project is a 13-unit affordable rentals development at 1507 Oak Street in Ouray. The apartments will be affordable to households earning at or below 100% Area Median Income (AMI), providing long-term, stable workforce housing for the individuals and families who make up the fabric of our community. By increasing the supply of affordable rental housing, the project will help local employers attract and retain employees, strengthen the local economy, and support the long-term vitality of the City of Ouray.

This project's total cost, including land, hard, soft, and financing costs, developer fee, and project reserves, is \$5,735,085. We held a competitive bid process for a general contractor in October 2023. North Peak Inc was awarded the project with a construction bid of \$3,851,231. The project has assembled a substantially committed funding package totaling \$5.4 million, including financing, state grants, CHFA equity, local government contributions, foundations, and community donations (Attachment 1). The sources of funding to cover the cost of the project are as follows:

- \$1,900,000 in construction/permanent financing from NuVista Federal Credit Union
- \$2,419,485 in a Colorado Housing and Finance Authority Equity award
- \$715,000 in a DOLA HDG grant
- \$297,450 in a DOLA EIAF More Housing Now Infrastructure grant
- \$100,000 for pre-development and design expenses from Ouray County
- \$100,000 in a design/predevelopment costs and general support from the City of Ouray
- \$121,500 in grants from foundations
- \$81,650 in local donations fundraised by HTOC
 - Total: \$5,735,085

As is HTOC's standard practice, the organization requests an initial local government contribution of \$100,000 at the outset of each development project. This early commitment demonstrates local support and strengthens HTOC's ability to leverage additional state, federal, and private funding sources. Ouray County provided \$100,000 in American Rescue Plan Act (ARPA) funds for "pre-development expenses...specifically design services including architectural drawings and civil engineering". In an email dated July 27, 2023, HTOC submitted a letter to then-City Administrator



Silas Clarke requesting a \$100,000 contribution from the City of Ouray to complement the County's investment (Attachment 2) and support the project's design phase. However, at an August 2023 City Council meeting, the city determined that this could not be contributed until the project had completed the Planned Unit Development (PUD) process.

HTOC completed the PUD process in July 2024. In September 2024, HTOC submitted an invoice (Attachment 3) to Melissa Drake requesting the \$100,000 (Attachment 4) in general support with the comments on the invoice: "On September 16, 2024, Ouray City Council approved \$100,000 for design/pre-development costs and general support for River Walk Affordable Rentals at 1507 Oak Street, Ouray." There was no mention in the funding request letter to the city, the invoice to the city, or in emails with Melissa Drake of utilizing the \$100,000 contributed by the city towards the EIAF More Housing Now grant match requirement.

In November 2023, the City of Ouray applied for a DOLA EIAF More Housing Now Infrastructure grant on behalf of HTOC for the River Walk Affordable Rentals project. The \$297,450 grant was to cover the following costs:

- \$195,000 Water/Sewer Tap Fees
- \$43,750 Building Permit Fee
- \$58,700 Construction Document Creation
 - Total: \$297,450

6. FUNDING

The State provided funds shall be limited to the amount specified under the "Grant Funds" column of §6.2, Budget, below.

6.1. Matching/Other Funds. Grantee shall provide at least 38% of the Total Project Cost as documented by Grantee and verified by DOLA at Project Closeout. Initial estimates of Grantee's contribution are noted in the "Other Funds" column of §6.2 below. Increases to Grantee's contribution to Total Project Cost do not require modification of this Intergovernmental Grant Agreement and/or Exhibit B.

6.2. Budget

Budget Line(s)		Total Project Cost	Grant Funds	Other Funds	Other Funds Source
Line #	Cost Category				
1	Architectural/Engineering Services	\$255,500	\$158,180	\$97,320	Grantee
2	Other: Building Permit and Tap Fees	\$225,000	\$139,270	\$85,730	Grantee
Total		\$480,500	\$297,450	\$183,050	

[Note: As shown in the HTOC River Walk Affordable Rentals proforma (Attachment 1), the project needed both the city's \$100,000 general contribution and the DOLA EIAF More Housing Now Infrastructure grant of \$297,450 to make the project pencil out.]

In February 2024, Ethan Funk, City Mayor, and Andrea Sokolowski, HTOC's Executive Director, traveled to Manitou Springs, CO to present the River Walk Affordable Rentals grant request to DOLA.



The city was awarded the grant in March 2024 and signed a contract with the State of Colorado requiring the grantee (the city) to provide at least a 38% match (or \$183,050).

In November 2023, Silas Clarke created a city council resolution (Attachment 5) that stated that HTOC would come up with the 25% match. (Note: the match percentages are not the same). HTOC was concerned because as a still nascent nonprofit, we were building our donor base and were not sure we would be able to raise additional funds on top of the \$81,650 we were already planning on raising for the project. Silas assured HTOC in an email dated November 16, 2023, (Attachment 6) before the resolution was approved that: "As you will see the Resolution states: "...Home Trust of Ouray County, upon grant award, will cover the 25% required match through their fundraising efforts." I made this very broad to ensure even city funds could potentially be used along with other sources through the Home Trust efforts." The meeting minutes (Attachment 7) together with Mr. Clarke's email, demonstrate that the resolution's language was intentionally drafted to allow flexibility in how the required match could be assembled.

In an email dated September 23, 2024, HTOC checked in with Ethan Funk and Joe Coleman, the interim city manager, "Do the EIAF More Housing Now grant funds the city received for the Ouray River Walk Affordable Rentals – the \$297,450 – need to be spent in 2024? ...In which case, Ethan and Joe, we would need to pay for the water/tap fees (\$195,000) and building permit (\$43,750) by December 1st." Neither Ethan nor Joe notified HTOC that these funds were not received or available nor did they mention the match.

On May 8, 2024, HTOC sent Melissa Drake the first invoice for construction document creation. The comments on the invoice were: "More Housing Now Grant: Construction Document/Design Expenses Billed by Tommy Tsunami Design after 4/16/24 for River Walk Rentals at 1507 Oak Street, Ouray." HTOC sent the city five invoices (Attachment 8) for construction document creation. The city paid HTOC \$58,699.78 in 2024 for the construction document creation part of the grant. Because the city was reimbursing HTOC for the construction document development portion of the project, HTOC reasonably understood that the associated matching requirement had been incorporated into the reimbursement structure having heard no more about it. As a result HTOC was not aware that an additional match remained outstanding.

When Kara Rhoades joined the City of Ouray, she reached out to HTOC regarding the grant and this is when the original match requirement was revisited.

It appears that with the staff turnover at the city and a lack of communication as to the status of the grant, the match requirement was overlooked. Had HTOC known that we needed to request additional funding for the match requirement from the city's Affordable Housing Fund last year, we would have done so.

That said, the most current accounting HTOC can provide is the following: Because the city now provides a 50% discount on building permit fees for affordable housing projects where at least 50% of the units meet affordable, attainable, and workforce housing requirements outlined in Ouray Municipal Code Section 7-7-K, the building permit fee has decreased by \$21,875 to \$21,875. Based on that reduction, we have estimated the revised required local match by extrapolating the impact across the grant budget. As a result, the required local match is estimated to decrease from \$183,050 to approximately \$174,737.50.



To date, Home Trust submitted \$58,700 in eligible costs for reimbursement under the grant. The State determined that \$1,080 of those costs fell outside the grant period and were therefore ineligible, leaving \$57,620 in reimbursable costs. The State reimbursed the city \$35,724.39, and the city provided the remaining \$22,975.61 toward the required local match for a total of \$58,699.78.

Based on this estimated revised match requirement, the city's remaining estimated local match contribution for water and sewer tap fees and building permit fee, is approximately \$151,761.89.

We are at a crossroads and time is of the essence. Either the funding for the water and sewer tap fees, as well as building permit fee is funded or waived, or this project is permanently shelved with countless hours of work (both HTOC and the city's time) and substantial local government funding spent to no avail.

To date, HTOC has invested \$178,913.40 of local government and local foundation/organization funding in predevelopment activities, including architectural and engineering design, legal services, market studies, environmental assessments, surveys, appraisals, review fees, and grant administration. In addition, \$20,000 in CHFA funding was invested in technical assistance to develop conceptual plans, conduct the county-wide rental needs assessment, and support community outreach. A breakdown of these predevelopment investments is provided below.

River Walk Project Cost Reconciliation

Project Cost Category	Amount
Engineering & Architectural Design	\$159,735.41
Market Analysis & Feasibility Study	\$6,000.00
Legal Services	\$2,161.86
Appraisal Services	\$3,000.00
Environmental Review	\$1,500.00
State Filing & Registration Fees	\$2,965.42
City Development Review Fees (PUD Application)	\$500.00
Grant Writing	\$373.75



Title Services	\$300.00
Printing & Document Preparation	\$25.00
Property Records / Assessor Fees	\$459.96
Construction Assessments	\$1,892.00
Total Eligible Project Costs	\$178,913.40

In the past three years, HTOC has achieved significant milestones on this project. The project design has been completed, Planned Unit Development (PUD) approval has been secured, and a general contractor has been engaged and is prepared to break ground in October 2026. The project is fully positioned to move into construction once this issue is resolved.

Equally important, HTOC has assembled millions of dollars of funding necessary to make this project possible. This funding did not come easily. We applied four times for the Colorado Housing and Finance Authority's (CHFA) Equity program – which is the only available funding source that will make this project work. This was a highly competitive process evidenced by the fact that HTOC was not awarded three times. In a win for the Western Slope and small rural resort communities, HTOC was finally awarded \$2.4M in May 2026, after having submitted our first funding application in November 2023. It took almost three years to obtain this funding from CHFA, but HTOC is finally able to bring \$2.4M of Prop 123, CHFA Equity funding to the City of Ouray. We have been working with NuVista Federal Credit Union since June 2024 to obtain \$1.9M in financing. We have received \$50,000 from the Telluride Foundation, \$50,000 from the Western Colorado Community Foundation, \$10,000 from San Miguel Power Association, \$5000 from Basin Electric Cooperative, \$3000 from the Ouray County Community Foundation, \$3000 from the Ouray Chamber Resort, and \$500 from the Ridgway Ouray Community Council for this project. We have raised over \$50,000 in local donations. If HTOC now needs to pay for \$216,875 in water/sewer tap fees and a building permit fee, we cannot move forward with this project. We will lose the \$2.4M in CHFA Equity and Prop 123 dollars for the City of Ouray. And we will lose the land as the \$675,000 DOLA loan with which we purchased the land is coming due in December. Then this project which is finally ready to move forward and break ground in October will be over.

A CALL TO ACTION:

HTOC respectfully requests a solution to the water and sewer tap fees and the building permit fee associated with the River Walk Affordable Rentals development – whether that is through the city honoring their grant contract with the state and the accompanying grant match or identifying an alternative pathway that provides equivalent support.

Note: The estimated water and sewer tap fees and building permit fee are \$216,875 while the match is less at a newly estimated \$174,737.50 (\$151,761.89 remaining) with matching netting an estimated benefit of \$42,137 to the City of Ouray and its residents.



Here are some possible scenarios for the city to consider:

- Contributing the remaining match for the EIAF More Housing Now grant: \$151,761.89
- Contributing \$216,875 for the water and sewer tap fees and building permit fee out of the city's Affordable Housing Fund
 - By delaying the payment until 2027, the city could possibly take the full amount out of Affordable Housing Fund
- Waiving the water and sewer tap fees and the building permit fee

Failure to resolve this issue will end the River Walk Affordable Rentals project. HTOC will be forced to repay the DOLA land acquisition loan and return the property to the private market. In doing so, the city of Ouray will forfeit hundreds of thousands of dollars already invested in planning, design, engineering, environmental review, surveys, and other predevelopment activities, as well as more than \$5.4 million in highly competitive state grants, private financing, and philanthropic investments that took years to secure. If these funds are lost, they cannot be replaced, and the opportunity to bring millions of dollars in outside investment into the Ouray community will be lost as well. Ultimately the city will lose 13 permanently affordable workforce rental homes to solve one of the community's most pressing needs.

Thank you for your time and working in partnership with us to come up with a solution to keep this project on the horizon fulfilling one of the areas biggest needs to bring affordable, workforce housing options to our community and people housed where they have built their lives.

Sincerely,

Andrea Sokolowski

Andrea Sokolowski
Executive Director
Home Trust of Ouray County

ATTACHMENTS:

1. Funding Sources
2. BoCC EIAF Letter of Support 11.21.23
3. Ouray Invoice - PROJ-1 9.17.24
4. Request for Funding River Walk Rentals 9.13.24
5. Resolution No 5 Series 2023 11.20.23
6. Email from Silas Clark 11.16.23
7. Council Meeting Minutes 11.20.23
8. HTOC and Tommy Tsunami Design Invoices for EIAF grant

Home Trust of Ouray County

River Walk Affordable Rentals Project

Financial Analysis & EIAF More Housing Now Grant



River Walk Affordable Rentals Project



- 13 new permanently affordable workforce rental units
- Affordable to households earning $\leq 100\%$ AMI



- Located at 1507 Oak Street
- Ready to break ground October 2026

How We Got Here

Project Milestones:

2023	Property acquired and project designed
2023	City applies for EIAF More Housing Now Grant
2024	EIAF grant awarded
July 2024	Planned Unit Development (PUD) approved
2024-2026	Funding package assembled
May 2026	\$2.4 million Colorado Housing and Finance Authority (CHFA) Equity (4 th application) awarded
October 2026	Construction ready

Key Point: River Walk is construction-ready. The only remaining issue is resolving the water/sewer tap fees and building permit costs.

Financial Overview

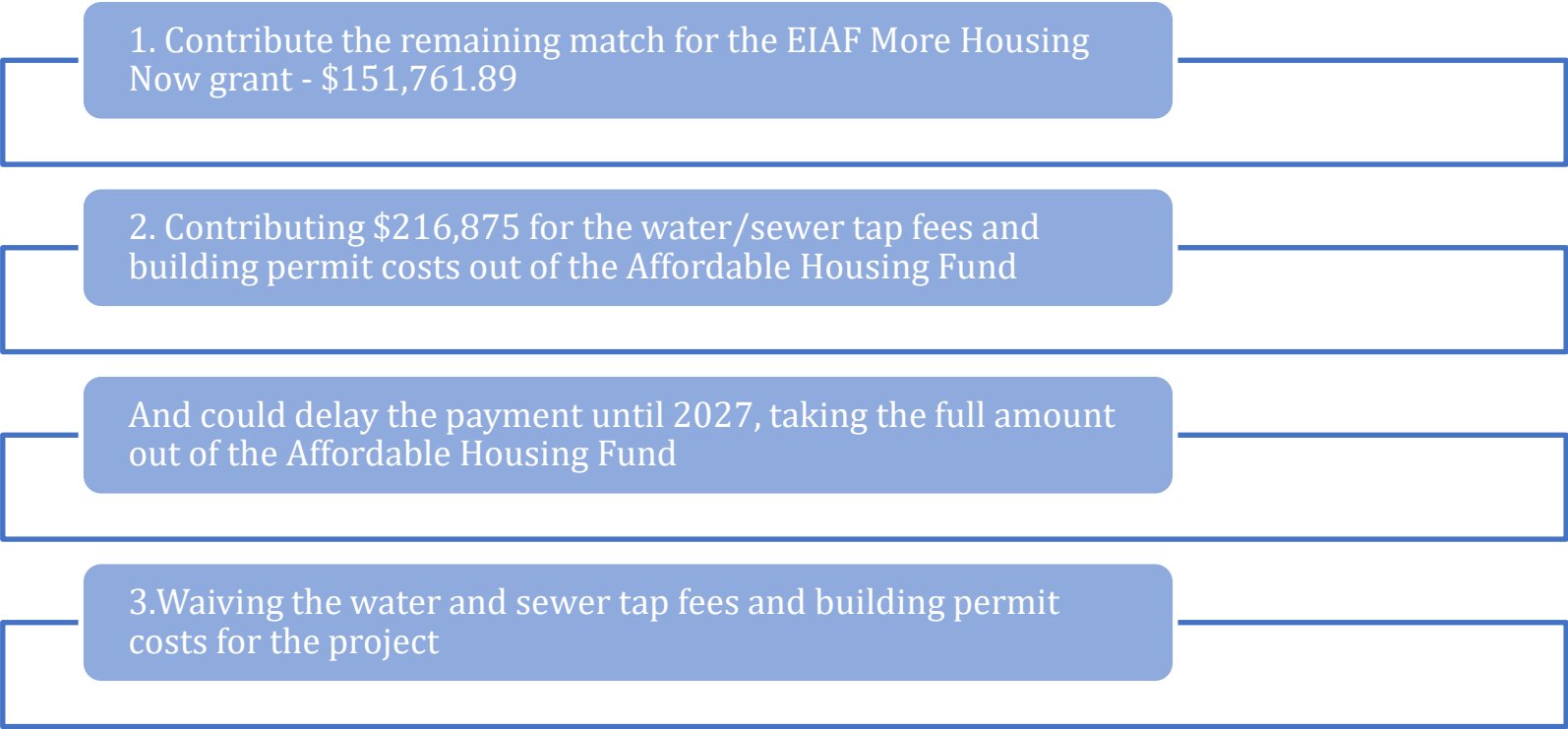
The project has assembled a substantially committed funding package totaling \$5.4 million including financing, state grants, CHFA equity, local government contributions, foundations, and community donations.

Cost of Project	\$5.7 million
Construction/Permanent Financing from NuVista Credit Union	\$1,900,000
CHFA Equity Award	\$2,419,485
DOLA HDG Grant	\$715,000
DOLA EIAF More Housing Now Infrastructure Grant	\$297,450
Pre-development and Design Expenses Ouray County	\$100,000
Design and pre-development costs and general support from City of Ouray	\$100,000
Foundational Grants	\$121,500
Donations raised by HTOC	\$81,650
Total	\$5,735,085

Outstanding Issue:
The financial analysis identifies a remaining \$216,875 need for water/sewer tap fees and building permit costs to complete the project and proceed with construction.

City Council Consideration – Potential Pathways Forward

HTOC respectfully requests the City’s partnership in identifying a solution—whether through the existing grant structure or an alternative approach—that provides equivalent support and allows this important project to proceed.



Without a Resolution:

- Project cannot proceed
- Millions in funding lost
- Land returns to private market

A Call to Action: A timely solution allows this construction-ready project to move forward and provides 13 permanently affordable rental homes for Ouray’s workforce.

City Council Direction & Next Steps

The following discussion is intended to identify a viable path forward that balances the City's resources, grant obligations, and shared commitment to expanding affordable workforce housing.

Key Considerations:

- What approach best allows River Walk Affordable Rentals to move forward?
- How can the City preserve the significant investment already made in this project?
- What solution best aligns with the City's affordable housing goals and available resources?
- What direction would Council like staff and HTOC to pursue to resolve the remaining project costs and advance the project?

Thank you for your partnership in identifying a path forward to preserve this opportunity and bring permanently affordable workforce housing to the Ouray community.

Q & A

Andrea Sokolowski, Executive Director
Home Trust of Ouray County



Application Unit Mix and Rents Income and Operating Expenses Development Budget **Fin. Sources and Performance** Cons. Period Cash Flow 30-Year Cash Flow Sources and Uses Amortization Tables +

Sponsor Indicated Sale or Refi Period (if prior to year 30)					
Refi Year		20		Sale Year	
Sponsor Equity Pref. IRR		6.00%		Sponsor Equity Pref. IRR	
Cap Rate at Refi Year		5.50%		Cap Rate at Sale Year	
Refi Year Property Value		\$4,262,811		Sale Year Property Value	
Hard Debt Ending Balance		\$1,057,640		Hard Debt Ending Balance	
Cashflow Debt Ending Balance		\$0		Cashflow Debt Ending Balance	
Refi Scenario			Sale Scenario		
Cost of Refinance (1%)		\$10,576		N/A Cost of Sale (3%)	
Refi Loan Size Needed		\$1,068,217		N/A Sponsor Equity Hurdle	
Refi Max LTV DCR Assumptions		80% : 1.2		N/A Remaining Sale Proceeds	
Refi Assumptions (Rate Amort.)		6.0% : 30		N/A Promote to Sponsor	
Max Refi PMT LTV DCR Limited		\$245,354 : \$195,379		N/A Balance after Promote to Repay P123 Pr	
Max Refi Size LTV DCR Limited		\$3,410,249 : \$2,715,629		N/A Prop 123 Principal Due	
Refi Need vs. DCR or LTV Limit		\$1,068,217 : \$2,715,629		N/A Remaining Prop 123 Balance	
Balance of Refinancing Need		\$0		N/A Balance of Proceeds After P123 Full Rep	
End of Investment Term (Year 30)					
End of Investment Term (Year)		30		End of Investment Term (Year)	
Sponsor Equity Pref. IRR		6.00%		Sponsor Equity Pref. IRR	
Cap Rate at Disposition		5.50%		Cap Rate at Sale Year	
Refi Year Property Value		\$4,857,569		Sale Year Property Value	
Hard Debt Ending Balance		\$893,945		Hard Debt Ending Balance	
Cashflow Debt Ending Balance		\$0		Cashflow Debt Ending Balance	
Refi Scenario			Sale Scenario		
Prop 123 Principal Due		\$2,419,485		N/A	
Cost of Refinance (1%)		\$33,134		\$145,727 Cost of Sale (3%)	
Refi Loan Size Needed		\$3,346,564		\$0 Sponsor Equity Hurdle	
Refi Max LTV DCR Assumptions		80% : 1.2		\$3,817,897 Remaining Sale Proceeds	
Refi Assumptions (Rate Amort.)		6.0% : 30		\$572,685 Promote to Sponsor	
Max Refi PMT LTV DCR Limited		\$279,586 : \$222,639		\$3,245,213 Balance after Promote to Repay P123 Pr	
Max Refi Size LTV DCR Limited		\$3,886,056 : \$3,094,521		\$2,419,485 Prop 123 Principal Due	
Refi Need vs. DCR or LTV Limit		\$3,346,564 : \$3,094,521		\$0 Remaining Prop 123 Balance	
Balance of Refinancing Need		\$252,043		\$825,728 Balance of Proceeds After P123 Full Rep	

[illegible]



JAKE NIECE
MICHELLE NAUER
LYNN M. PADGETT

BOARD OF COUNTY COMMISSIONERS

541 4th Street • P.O. Box C • Ouray, Colorado 81427 • 970-325-7320 • FAX: 970-325-0452

November 21, 2023

Patrick Rondinelli
Regional Manager - Southwest Region
Colorado Department of Local Affairs, Division of Local Government
1313 Sherman Street, Suite 521
Denver, CO, 80203
patrick.rondinelli@state.co.us

During a regular meeting on July 25, 2023 the Ouray County Board of County Commissioners (BOCC) approved a \$100,000 contribution to the Home Trust of Ouray County's Ouray River Walk Affordable Rentals Project for pre-development expenses. Specifically design services including architectural drawings and civil engineering in order to keep this project moving forward between funding cycles. The Ouray County BOCC continues to support this project that is responding to the expressed community need of permanently affordable rentals. Award of the requested loan through CHFA's Concessionary Debt Multi-Family Financing program is critical to ensuring these rentals can be offered at affordable rates that are 30% or less of the renter's income.

The Ouray County BOCC supports including Area Median Incomes (AMI) of up to 140% as outlined in C.R.S. 29-4-1107(1)(d) in order to capture more of Ouray County's missing middle-income households. Market rate single-family homes in Ouray County are out of reach for most working households with a median sale price over one million dollars.¹ That would require an income over \$300,000 in order for a typical 30-year mortgage payment to consume 30% or less of a household's income.

C.R.S. 29-32-105.5 states, "Coloradans should be able to live where they work and not have to spend more than thirty percent of their income on housing costs, especially in rural and rural resort communities where housing needs are unique."

Granting this loan to the Home Trust of Ouray County's Ouray River Walk Affordable Rentals Project with an allowable AMI up to 140% is crucial to bring this project to completion at a cost that is in line with state statute, Governor Polis's priorities, and is helpful to our community.

Jake Niece, BOCC Chair

1. <https://car-co.stats.showingtime.com/docs/lmu/x/OurayCounty?src=map>



Home Trust of Ouray County
95 Meadows Circle
Ridgway, CO 81432

Attention: Ouray City Council
City of Ouray
320 6th Ave
Ouray, CO 81427

November 17, 2023

RE: River Walk Affordable Rentals Project

Dear Ouray City Council Members,

The Home Trust owns a 0.53-acre site in Ouray, Colorado, located directly adjacent to the Uncompahgre River path and park. The property is in Ouray's high density residential (R-2) district and located at 1505 Oak Street. The Home Trust purchased the land with Colorado Division of Housing Operation Turnkey funds in January 2023. The Home Trust, with technical assistance from the Colorado Housing and Finance Authority (CHFA), has developed conceptual plans for income-qualified affordable apartments. This project will include one-bedroom, two-bedroom, and three-bedroom affordable rentals.

In surveys and stakeholder meetings that were held in 2022 and 2023 regarding this project, the overwhelming response reflected the desire for more affordable rental units within the community, not just affordable homeownership opportunities. In the fall of 2022, our organization held two stakeholder meetings, that included local governments, businesses, banks, school districts, community members, and project neighbors. In January 2023, we conducted a county-wide rental survey. The survey included 102 respondents and was used to inform our organization on the viability of our River Walk Affordable Rentals project. Most of the respondents (70%) are in search of a home with 2 or fewer bedrooms, as the average household size of renter-occupied homes is 2.3. Pet-friendly amenities and yard space were reported as the most important amenities by the respondents. Ouray is a desirable location for respondents looking for these attributes in a rental. Over half (51) of the respondents indicated that they are very or extremely likely to move to available housing in the next two years if their

housing payment was no more than 30% of their household income. So, based on this information we feel confident that this project will fill a critical gap in Ouray's housing stock.

Over the past year, the Home Trust has been working on funding for this project. We were awarded a low-interest loan for \$675k from the Colorado Division of Housing to purchase the property as well as \$100,000 in funding from Ouray County, a \$10,000 grant from San Miguel Power Association, a CHFA Technical Assistance Grant for \$30,025 and a Basin Electric Co-op Grant for \$5,000. We have hired a grants management team, Think Sharp Consulting, to apply for additional grants and to help us develop relationships with major funders in the state.

The purpose of our project is to provide long-term affordable rental units to our local workforce who income-qualify (125% AMI or below). These units will be available at rents determined by CHFA's Affordable Rent Schedule for Ouray County. We anticipate a total annual income of approximately \$200,000, which will fund both project maintenance and further project development for our organization.

The Approximate Timeline for this Project is as Follows:

- Technical assistance with CHFA cost estimates and conceptual designs has been completed. Cost estimates have been preliminarily reviewed and revised by FCI.
- Completion of construction plans (architectural, civil, structural, landscape) by spring 2024. Schematics are in process with the architect of record.
- Project ground-breaking in the summer of 2024.
- Project construction completed by late 2025.
- Delivery of homes to tenants by December 2025.

For this project, we have applied for financing through CHFA's Concessionary Debt Multi-Family Financing program. This program provides an interest rate of 2.5% for a loan term of 20 years. These terms are necessary for the River Walk Affordable Rentals project to be financially viable. To apply for this program, we are requesting the city of Ouray to petition on our behalf for a higher AMI allowance. We are also requesting the city of Ouray apply on our behalf for the Department of Local Affairs' (DOLA) More Housing Now grant program to cover our on and off-site infrastructure costs, permit fees and tap fees. Our grant writer is assisting with these applications and supplying the project information to the city of Ouray.

The impact of the River Walk Affordable Rentals project is meaningful to the community of Ouray, offering local families the opportunity to live and work in their community in safe and sustainable housing. Your support is crucial to the viability of your community.

Thank you,

Andrea Sokolowski
Executive Director
Home Trust of Ouray County



**Home Trust of Ouray
County**
The Community's Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314

INVOICE

INVOICE # PROJ-1-2024
DATE: SEPTEMBER 17, 2024

TO:
Attention: Melissa Drake
City of Ouray
PO Box 468/320 6th Ave
Ouray, CO 81427
Phone: (970)325-7066

COMMENTS:

On September 16, 2024, Ouray City Council approved \$100,000 for design/pre-development costs and general support for River Walk Affordable Rentals at 1507 Oak Street, Ouray.

DESCRIPTION	AMOUNT
Design/pre-development costs and general support for River Walk Affordable Rentals at 1507 Oak Street, Ouray	\$100,000.00
TOTAL	\$100,000.00

Please make checks payable to **Home Trust of Ouray County**.

If you have any questions concerning this invoice, contact Andrea Sokolowski at (970)309-9314 or director@hometrusted.org

THANK YOU.



Home Trust of Ouray County

The Community's Affordable Housing Resource

95 Meadows Circle
Ridgway, CO 81432
(970)309-9314

www.hometrusted.org

September 13, 2024

Dear City of Ouray Council Members,

As you know, the Home Trust of Ouray County is a 501(c)(3) nonprofit which is committed to growing inclusive, economically diverse communities by providing permanently affordable housing and housing-related services to modest income households.

The Home Trust of Ouray County is moving forward with building a 13-unit affordable rental project at 1507 Oak Street in Ouray, CO. This project will provide affordable rentals to households making 80-120% of the area median income and below. These units will be affordable in perpetuity due to the Home Trust's mission to ensure affordability for 99 years and the restrictions built into the funding for the project. The Home Trust will own the land and buildings as well as manage the rentals with a local property management company.

This 10,800 square foot project will have three separate buildings with five one-bedroom units, five two-bedroom units, and three three-bedroom units. The buildings will be a maximum of two-story. There will be snow storage, tenant and guest parking, and green space on-site.

The Home Trust has already completed a substantial amount of the pre-development work required for this project. In the past eight months we have:

- Identified a suitable property within city limits with all utilities already in place to serve the proposed use
- Acquired the property, after conducting an appraisal, using a \$675,000 loan from the Colorado Department of Local Affairs' Division of Housing
- Applied for and received a \$20,000 technical assistance grant from the Colorado Housing and Finance Authority (CHFA) which included:
 - Conducting multiple stakeholder outreach meetings to inform the project.
 - Conducting a county-wide rental survey to assess demand.
 - Created conceptual renderings based on feedback from stakeholders.
 - Additional grant funding for:
 - A Geotech survey - \$2725
 - An Environmental Phase 1 Assessment - \$2300
 - A lot line/topo survey - \$2102.23

- Issued a Request for Proposals for an architect and interviewed candidates with selection set for early September.
- Met with Silas Clarke about requesting the city submit a letter of intent to the Colorado Department of Local Affairs for a Stronger Communities grant to cover infrastructure costs (including water/sewer tap fees) and structural engineering for the project.

This project has received meaningful support. In addition to the \$675,000 acquisition grant from the Division of Housing and \$27,127.23 in funding from the CHFA for technical assistance, San Miguel Power Association and Basin Electric Power Cooperative have contributed \$15,000, and Ouray County has authorized \$100,000 of American Rescue Plan Act (ARPA) funds for the design phase of the project.

We are now at a pivotal point in this project: the design phase. Our consultants at CHFA have assisted us in financial modeling and design costs are estimated at 8% of hard costs, which amounts to \$283,500. Approximately \$200,000 of that is allocated for architecture and civil engineering services. As mentioned above, the county has already authorized \$100,000 to the design phase and to move forward and complete the pre-development phase, the project needs an additional \$100,000 so that we can begin working with an architect and a civil engineer to create construction documents. The design phase, particularly schematic design, will provide us with the documentation necessary for a sketch plan submittal to the city.

Fortunately, we can include the cost of the structural engineering in our Stronger Communities infrastructure grant request, so we are asking the city of Ouray for a **\$100,000 match with the county** for the design costs that include architecture and civil engineering services. This will help us move this project forward and provide the city of Ouray with permanently affordable rentals for our local workforce. This would be a 1.5% contribution to a \$6.5M project. If the contribution came from the proceeds of the city's short-term rental tax, which is intended to support affordable housing efforts, this would directly support an affordable housing project that is in process and well-supported. As the city councilors know, affordable workforce rental housing is needed for our local businesses and community to survive and thrive.

Please help the Home Trust of Ouray County build 13 affordable rentals by contributing \$100,000 towards this project.

Thank you for your time and consideration,

Andrea Sokolowski
Executive Director
Home Trust of Ouray County
www.hometrusted.org

RESOLUTION NO. 05, (SERIES 2023)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO
APPROVING THE SUBMISSION OF AN ENERGY AND MINERAL IMPACT (EIAF
TIER II) GRANT APPLICATION FOR THE HOME TRUST OF OURAY COUNTY'S
RIVER WALK RENTALS PROJECT**

WHEREAS, the Colorado Department of Local Affairs (DOLA) has available grant monies through the Energy and Minerals Impact Grant (EIAF Tier II);

WHEREAS, the City of Ouray, through the Home Trust of Ouray County's River Walk Rentals Project, is eligible for up to \$2,000,000 with a 25% match, through the EIAF Tier II grant's new program titled More Housing Now & Land Use Initiatives;

WHEREAS, the Home Trust of Ouray County, upon grant award, will cover the 25% required match through their fundraising efforts;

WHEREAS, the City Administrator is authorized to submit the grant application for up to \$2,000,000 to the EIAF Tier II grant program on or before December 1, 2023 for the Home Trust of Ouray County River Walk Rentals Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO that the EIAF Tier II Grant Application is hereby approved for submission.

ADOPTED this 20th day of November, 2023, by the Ouray City Council.

CITY OF OURAY, COLORADO



Ethan Funk, Mayor

ATTEST:



Melissa M. Drake, City Clerk

Email from Silas Clarke sclarke@cityofouray.com
November 16, 2023 at 6:58 PM
RE: City – Resolution EIAF Grant

Andrea (cc'd Jake in board member capacity),

FYI, attached is the proposed Resolution for Monday's meeting for Council's approval of the EIAF grant submission for the River Walk Rentals project per the application requirements. As you will see the Resolution states: "...Home Trust of Ouray County, upon grant award, will cover the 25% required match through their fundraising efforts." I made this very broad to ensure even City funds could potentially be used along with other sources through the Home Trust efforts. Let me know if you have any concerns over the proposed language.

Thank you,



Silas Clarke, MPA, ICMA-CM

City Administrator

P | 970.325.7060

E | sclarke@cityofouray.com

City of Ouray

P.O. Box 468 | 320 6th Ave.
Ouray, CO 81427



Ouray City Council Regular Meeting

Monday, November 20, 2023 6:00 PM
Ouray Community Center, 320 6th Ave, Ouray, CO 81427

Ethan Funk: Present
Tamara Gulde: Present
Peggy Lindsey: Absent
Josh Smith: Present
K. John Wood: Present

Also present were: City Administrator Silas Clarke, Finance and Administration Director Melissa Drake, Public Works Director Joe Coleman (via Zoom), City Resources Director Rick Noll, Police Officer Brady Suppeland, Tourism and Destination Marketing Director Kailey Rhoten, IT Director Rich Willis and City Attorney Carol Viner (via Zoom).

1. CALL TO ORDER

Mayor Funk called the meeting to order at 6:00 pm.

2. ROLL CALL

3. Consideration of a Request from Councilor K. John Wood to Participate in this Meeting Remotely, per Resolution 4, Series 2022 - Remote Participation Policy for Council Members

Motion to allow Councilor Wood to participate remotely. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Abstain (With Conflict)

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. PUBLIC HEARINGS

a. Ordinance 14, Series 2023 - Setting Utility Rates for 2024 and Modifying EQR Table

Mayor Funk opened the floor for the public hearing. Kathy Elmont was concerned about the refuse/recycle fund balance growing, since it is a pass-through cost. Ms. Drake responded that Waste Management has not given the City a final price for trash service for 2024, but a verbal price recently quoted would have the City eating into that balance and covering the difference. Jen Donovan said she likes the changes to the EQR system, but was wondering why the lodging businesses didn't get an increase due to the extended shoulder season/less downtime. Mayor Funk explained that the City had to have the same total number of EQRs that they had started with, and changes like that would start making larger changes that would need to be resolved to end up with the same number of EQRs. Paul Smith asked what a hotel pays for their utility rates (.16 per bed), and why the hotel rate was cheaper than the single family home rate. Councilor Wood explained that the charges for water are for infrastructure connection and not based on water usage. Mayor Funk closed the public hearing.

b. 2024 City of Ouray Budget

Mayor Funk opened the floor for the public hearing. Kathy Elmont thanked the council for their response to her request to temporarily reduce the mill levy collected by the City. Mayor Funk thanked Ms. Elmont for bringing to the council's attention that they could do that. Peter O'Neil presented a request for a TAC grant to cover the cost of the Ice Fest, since the Ranger Program request he submitted prior was not eligible since it included operating and personnel costs. Jason Perkins, as the chair of the TAC committee, said choosing LOT grant recipients was very difficult when considering the stated purpose of LOT funds. Mark Iuppenlatz, Via Ferrata board member, was not clear on why the Alpine Ranger Program was funded, but the Ice Park Rangers and Via Ferrata Rangers were not. Councilor Wood responded that the Alpine Rangers are law enforcement officers who can respond to emergencies, but the Ice Park and Via Ferrata Rangers have different functions that are more gatekeeper/statistician in nature. Mr. Iuppenlatz stated that many Via Ferrata Rangers have saved people from a route when they have become stuck. Mr. Clarke said the City has operating agreements with the Ice Park and Via Ferrata that state what costs should be covered by the operator, so they have to be careful about how they fund requests for those two organizations. Mayor Funk closed the public hearing.

11. DISCUSSION ITEMS

a. 2024 City of Ouray Budget - Visitors Center Hours & Other Budget Items

Council decided to adopt the recommended plan for opening hours for the Visitor Center, increasing the budget by \$8000 for Visitor Center wages. Mr. Clarke stated that Councilor Lindsey is in support of funding the Ice Park Rangers. Council discussed what the City could do to help cover some of the costs for the Ice Fest as presented by Peter O'Neil, such as insurance for the shuttle bus, and security and traffic control. The council discussed where to budget the expenses. Frank Robertson said the management agreement stated that the City's half of the guide fee revenue is to be spent "for the benefit of the Ice Park", without specifying further. The council decided to fund the Ice Park's request; \$15,000 from the parks fund and \$15,000 donations to other organizations, and \$16,000 for Via Ferrata from their commercial guide fees due to the City.

6. CEREMONIAL/INFORMATIONAL

a. Proclamation 5, Series 2023 - Turkey Pardon

Mayor Funk read the proclamation.

b. OIPI - Pre-season Report

Peter O'Neil presented the pre-season report.

7. CITIZENS' COMMUNICATION

Mayor Funk opened the floor for public comment. Since there were no comments, Mayor Funk closed the floor.

8. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, John Wood, Josh Smith, and Ethan Funk

Councilor Gulde - The Business Roundtable will be on November 30th at the Tavern at the Wright. The topic is the Future of Business in Ouray in the next 5-10 Years. Micro-grant funding was discussed in the meeting, as well as enhancing applications and criteria. Discussed Main Street grant funding for façade improvements. The next OEDC meeting will be December 14th. The IPAT meeting will be on January 3rd at 7 pm. The Ice Park Sustainability Group will probably meet in December, date to be determined. Walked around town and reviewed sign placement and wording for the Wayfinding Project. Attended the Uncompaghe Water Project 10-year anniversary potluck on November 16th. Attended the evacuation plan update kickoff meeting with the

Mayor and City Administrator.

Councilor Wood - Councilor Wood shared his parting thoughts, list of city achievements and gratitude for having served on the Council for the past 4 years.

Mayor Pro Tem Smith - PARC did not meet due to a lack of quorum. The transportation bus has arrived. The 4 entities are coordinating an inspection to move forward, and hope to start service in January.

Mayor Funk - Reviewed signs for the Wayfinding Project. Missed the ORRCA meeting due to scheduling conflict. Attended the evacuation plan update meeting kickoff.

9. DEPARTMENT REPORTS

a. City Administrator

Mr. Clarke gave an overview of his report.

b. Director of Finance and Administration

Ms. Drake presented the financial reports.

c. Information Technology Director

Mr. Willis thanked Public Works employee Tony Albright for his assistance to the IT department in bending a piece of metal.

d. Communications and Community Engagement Coordinator

Moved to the next meeting.

10. ACTION ITEMS

a. Ordinance 14, Series 2023 - Setting Utility Rates for 2024 and Modifying EQR Table - Second Reading

Motion to approve the second reading of Ordinance 14, Series 2023. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

b. Resolution 5, Series 2023 - Approving the Submission of an EIAF Tier II Grant Application for Home Trust of Ouray County for River Walk Rentals

Andrea Sokolowski presented the grant request.

Motion to approve Resolution 5, Series 2023. This motion, made by K. John Wood and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

c. Consideration of New Branding Mark & Direction to Begin Use

Motion to adopt the new branding mark and to begin using it. This motion, made by K. John Wood and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

d. Jeff Skoloda - Planning Commission Resignation (Plaque presented at future meeting)

Motion to accept Jeff Skoloda's resignation from the Planning Commission. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Nay

e. Kevin Schiffer - Appointment to Planning Commission

Motion to approve the appointment of Kevin Schiffer to the Planning Commission. This motion, made by Tamara Gulde and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

11. DISCUSSION ITEMS

b. City Administrator Evaluation Scheduling

Tuesday, November 28th from 1:00pm - 3:00 pm.

c. Future Agenda Items

12. ADJOURNMENT

Motion to adjourn at 8:18 pm. This motion, made by K. John Wood and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea



Ethan Funk, Mayor

ATTEST:



Melissa M. Drake, City Clerk

CERTIFICATION

I, Melissa M. Drake, 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 Monday, November 20, 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, November 20, 2023.



Melissa M. Drake, City Clerk



**Home Trust of Ouray
County**
The Community's Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314

INVOICE

INVOICE # MHN-1-2024
DATE: MAY 8, 2024

TO:
Attention: Melissa Drake
City of Ouray
PO Box 468/320 6th Ave
Ouray, CO 81427
Phone: (970)325-7066

COMMENTS:

More Housing Now Grant: Construction Document/Design Expenses Billed by Tommy Tsunami Design after 4/16/24 for River Walk Rentals at 1507 Oak Street, Ouray.

DESCRIPTION	AMOUNT
Construction Document/Design Expenses for River Walk Rentals at 1507 Oak Street, Ouray	\$3500.00
TOTAL	\$3500.00

Please make checks payable to **Home Trust of Ouray County**.

If you have any questions concerning this invoice, contact Andrea Sokolowski at (970)309-9314 or director@hometrusted.org

THANK YOU.

paid 5/2/2024
Alpine chkl # 0444



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
4/30/2024	24-016

BILL TO

Home Trust of Ouray County
attn: Ms. Andrea Sokolowski
95 Meadows Circle
Ridgway, CO 81432

DUE DATE

5/15/2024

Project:

Ouray Riverwalk Rentals

DESCRIPTION	AMOUNT
ARCH_PD_\$6,900_95% Complete_\$6555_less prev paid_\$5,865 (work completed 2024-04-01 thru 2024-04-15)	690.00
ARCH_DD_\$35,000_95% Complete_\$33,250_less prev paid_\$29,750 (work completed 2024-04-16 thru 2024-04-30)	3,500.00

Thank you for your business.

Total

\$4,190.00



**Home Trust of Ouray
County**
The Community's Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314

INVOICE

INVOICE # MHN-2-2024
DATE: JULY 1, 2024

TO:
Attention: Melissa Drake
City of Ouray
PO Box 468/320 6th Ave
Ouray, CO 81427
Phone: (970)325-7066

COMMENTS:

More Housing Now Grant: Construction Document/Design Expenses Billed by Tommy Tsunami Design after 4/16/24 for River Walk Rentals at 1507 Oak Street, Ouray.

DESCRIPTION	AMOUNT
Construction Document/Design Expenses for River Walk Rentals at 1507 Oak Street, Ouray	\$15,721.47
TOTAL	\$15,721.47

Please make checks payable to **Home Trust of Ouray County**.

If you have any questions concerning this invoice, contact Andrea Sokolowski at (970)309-9314 or director@hometrusted.org

THANK YOU.



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
5/31/2024	24-021

BILL TO
Home Trust of Ouray County attn: Ms. Andrea Sokolowski 95 Meadows Circle Ridgway, CO 81432

DUE DATE	Project:
6/17/2024	Ouray Riverwalk Rentals

DESCRIPTION	AMOUNT
ARCH_CD_\$25,000_60% Complete_\$15,000_less prev paid_\$5,000 (5/1/24-5/31/24)	10,000.00
CIVIL ENG_DD_Progress Payment (4/1/24-4/15/24)	1,080.00
CIVIL ENG_DD_Progress Payment (4/16/24-4/30/24)	2,610.00
LAND ARCH_DD_Progress Payment (4/16/24-4/24/24)	902.50
CODE REVIEW_DD SET_Progress Payment (5/1/24-5/31/24)	750.00
REIMBURSABLE_Blueline Reprographics_Inv# 240878 (PUD Submittal Requested by City of Ouray Planning Dept.)	326.35
REIMBURSABLE_Postage	52.62
<i>paid 7/1/2024 chk # 0484 Alpine 7106 1507 Oak Street Construction - Design More Housing Now grant - city of ouray reimbursement due to Alpine 7106 Restricted grant</i>	

	Total	\$15,721.47
--	--------------	-------------



**Home Trust of Ouray
County**
The Community's Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314

INVOICE

INVOICE # MHN-3-2024
DATE: AUGUST 30, 2024

TO:
Attention: Melissa Drake
City of Ouray
PO Box 468/320 6th Ave
Ouray, CO 81427
Phone: (970)325-7066

COMMENTS:

More Housing Now Grant: Construction Document/Design Expenses Billed by Tommy Tsunami Design after 4/16/24 for River Walk Rentals at 1507 Oak Street, Ouray.

DESCRIPTION	AMOUNT
Construction Document/Design Expenses for River Walk Rentals at 1507 Oak Street, Ouray	\$4,751.25
TOTAL	\$4,751.25

Please make checks payable to **Home Trust of Ouray County**.

If you have any questions concerning this invoice, contact Andrea Sokolowski at (970)309-9314 or director@hometrusted.org

THANK YOU.



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
8/9/2024	24-025

BILL TO
Home Trust of Ouray County attn: Ms. Andrea Sokolowski 95 Meadows Circle Ridgway, CO 81432

DUE DATE	Project:
8/23/2024	Ouray Riverwalk Rentals

DESCRIPTION	AMOUNT
ARCH_CD_\$25,000_75% Complete_\$18,750_less prev paid_\$15,000 (7/1/24-7/31/24)	3,750.00
CIVIL ENG_DD_Progress Payment (7/1/24-7/31/24)	1,001.25
<i>paid 8/30/2024</i> <i>Alpine 7106 chk # 0506</i> <i>Oak St Construction: Design</i> <i>Due from City of Ouray (More Housing</i> <i>Now grant)</i> <i>GEAIF</i>	

Thank you for your business.	Total \$4,751.25
------------------------------	-------------------------



**Home Trust of Ouray
County**
The Community's Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314

INVOICE

INVOICE # MHN-4-2024
DATE: OCTOBER 7, 2024

TO:
Attention: Melissa Drake
City of Ouray
PO Box 468/320 6th Ave
Ouray, CO 81427
Phone: (970)325-7066

COMMENTS:

More Housing Now Grant: Construction Document/Design Expenses Billed by Tommy Tsunami Design after 4/16/24 for River Walk Rentals at 1507 Oak Street, Ouray.

DESCRIPTION	AMOUNT
Construction Document/Design Expenses for River Walk Rentals at 1507 Oak Street, Ouray	\$19,503.75
TOTAL	\$19,503.75

Please make checks payable to **Home Trust of Ouray County**.

If you have any questions concerning this invoice, contact Andrea Sokolowski at (970)309-9314 or director@hometrusted.org

THANK YOU.



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
10/7/2024	24-026

BILL TO
Home Trust of Ouray County attn: Ms. Andrea Sokolowski 95 Meadows Circle Ridgway, CO 81432

DUE DATE	Project:
10/21/2024	Ouray Affordable Rentals

DESCRIPTION	AMOUNT
ARCH_CD_\$25,000_90% Complete_\$22,500_less prev paid_\$18,750	3,750.00
MEP ENG_CD_Progress Payment	7,800.00
STRUCT ENG_CD_Progress Payment	4,700.00
LAND ARCH_CD_Progress Payment	3,253.75
paid 10/15/2024 CSB Acct# 3297 chk # 1002 Oak Street - Architectural Design Due from DOLA EIAF grant	

Thank you for your business.	Total \$19,503.75
------------------------------	--------------------------



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
10/7/2024	24-026

BILL TO
Home Trust of Ouray County attn: Ms. Andrea Sokolowski 95 Meadows Circle Ridgway, CO 81432

DUE DATE	Project:
10/21/2024	Ouray Affordable Rentals

DESCRIPTION	AMOUNT
ARCH_CD_\$25,000_90% Complete_\$22,500_less prev paid_\$18,750	3,750.00
MEP ENG_CD_Progress Payment	7,800.00
STRUCT ENG_CD_Progress Payment	4,700.00
LAND ARCH_CD_Progress Payment	3,253.75
paid 10/15/2024 CSB Acct# 3297 chk # 1002 Oak Street - Architectural Design Due from DOLA EIAF grant	

Thank you for your business.	Total \$19,503.75
------------------------------	--------------------------



**Home Trust of Ouray
County**
The Community's Housing Resource

95 Meadows Circle
Ridgway, CO 81432
Phone: (970)309-9314

INVOICE

INVOICE # MHN-5-2024
DATE: DECEMBER 13, 2024

TO:
Attention: Melissa Drake
City of Ouray
PO Box 468/320 6th Ave
Ouray, CO 81427
Phone: (970)325-7066

COMMENTS:

More Housing Now Grant: Construction Document/Design Expenses Billed by Tommy Tsunami Design after 4/16/24 for River Walk Rentals at 1507 Oak Street, Ouray.

DESCRIPTION	AMOUNT
Construction Document/Design Expenses for River Walk Rentals at 1507 Oak Street, Ouray	\$15,223.53
TOTAL	\$15,223.53

Please make checks payable to **Home Trust of Ouray County**.

If you have any questions concerning this invoice, contact Andrea Sokolowski at (970)309-9314 or director@hometrusted.org

THANK YOU.



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
12/4/2024	24-033

BILL TO
Home Trust of Ouray County attn: Ms. Andrea Sokolowski 95 Meadows Circle Ridgway, CO 81432

DUE DATE	Project:
12/18/2024	Ouray Affordable Rentals

DESCRIPTION	AMOUNT
ARCH_PD_\$6,900_100% Complete_\$6,900_less prev paid_\$6,555	345.00
ARCH_DD_\$35,000_100% Complete_\$35,000_less prev paid_\$33,250	1,750.00
ARCH_CD_\$25,000_100% Complete_\$25,000_less prev paid_\$22,500	2,500.00
ARCH_INTERIOR_PD_\$1,000_100% Complete_\$1,000_less prev paid_\$0	1,000.00
ARCH_INTERIOR_SD_\$5,000_100% Complete_\$5,000_less prev paid_\$0	5,000.00
ARCH_INTERIOR_DD_\$8,000_100% Complete_\$8,000_less prev paid_\$0	8,000.00
ARCH_INTERIOR_CD_\$4,000_50% Complete_\$2,000_less prev paid_\$0	2,000.00
CIVIL ENG_CONTRACT LESS CA_\$24,375_100% Complete_\$24,375_less prev paid \$18,303.74	6,071.26
STRUCT ENG_CONTRACT LESS CA_\$23,600_100% Complete_\$23,600_less prev paid \$18,900	4,700.00
MECH, ELEC, PLUMBING ENG_CONTRACT LESS CA_\$17,550_100% Complete_less prev paid \$17,550	0.00

Thank you for your business.	Total
------------------------------	--------------



TOMMY TSUNAMI DESIGN, LLC
Thomas Umbhau AIA
1480 E 2nd Ave, Unit 8
Durango, Colorado 81301

INVOICE

DATE	INVOICE #
12/4/2024	24-033

BILL TO
Home Trust of Ouray County attn: Ms. Andrea Sokolowski 95 Meadows Circle Ridgway, CO 81432

DUE DATE	Project:
12/18/2024	Ouray Affordable Rentals

DESCRIPTION	AMOUNT
CODE REVIEW_CONTRACT \$3,750_PAID TO DATE_\$1,450_less prev paid \$1,450	0.00
LAND ARCH_CONTRACT \$10,000_PAID TO DATE_\$8,077.50_less prev paid \$8,077.50	0.00
INITIAL RETAINER APPLIED TO THIS INVOICE	-6,000.00
<i>paid 12/9/2024</i> <i>CSB acct 3297</i> <i>CHK #1004</i> <i>Architectural drawings/design</i> <i>\$15,223.53 Due from DOLA EIAF grant</i>	

Thank you for your business.	Total \$25,366.26
------------------------------	--------------------------

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To: Mayor & City Council
From: Kara Rhoades
Date: August 3, 2026
Agenda Item: Discussion: Home Trust – River Walk

REQUEST:

Home Trust of Ouray County River Walk Affordable Rentals – DOLA EIAF Grant Match

INTRODUCTION:

The purpose of this discussion item is to provide Council with a record-based clarification of the City's role in the DOLA EIAF More Housing Now Infrastructure grant and the obligations associated with the River Walk Affordable Rentals project.

The City recognizes that there has been significant staff turnover since the time the grant was pursued and awarded. As the City Clerk, my responsibility is to rely on historical City records, including resolutions, grant contracts, reimbursement documentation, and Council minutes, to determine what commitments were made and what obligations exist today.

ANALYSIS:

The DOLA EIAF grant awarded \$297,450. Under the State contract, the required match is 38%, meaning the total project cost expense must meet or exceed \$480,500 for Home Trust to receive the full reimbursement:

- Total Project Cost - \$480,500
- Other Funds (38%) - \$183,050
- Grant Funds - \$297,450

DOLA is reviewing City expenditures, as the City is the grantee, not the Home Trust, and as such, must prove eligible expenditure of \$480,500 before \$297,450 can be received back from the grant. The City has reimbursed \$58,700 to Home Trust, and along with the Home Trust's estimated figures for building permit fees and tap fees owed to the City, the total expenses from the City would only equal the grant amount, not the total project cost referenced in the grant agreement.

BUDGET / STAFF IMPACT:

This request could have a significant impact on the City's budget, and staff cannot yet determine the full scope because Home Trust's memo does not clearly identify the anticipated use of funds in relation to the grant. The City has already contributed

\$122,975.61 to this project after the \$100,000 initial contribution and the 38% match of other funds after the first grant request for reimbursement. Home Trust received the full \$58,700 reimbursement from the City; however, when the City submitted the same expenses to DOLA, \$1,080 was deemed ineligible, and DOLA reimbursed 62% of the remaining eligible amount (\$57,620).

City records show that the housing line item in the General Fund, after accounting for all outstanding commitments from the 2026 budget, has approximately \$100,000 remaining. Any substantial allocation toward this project would fully deplete the housing fund at the start of the 2027 fiscal year, leaving no capacity for other housing initiatives or emerging needs. Economic conditions within the community also play a role in evaluating whether the City can responsibly commit additional funds. The City must consider whether it can afford further expenditures at this time while maintaining prudent financial management and ensuring continuity of essential services with transparent financial management.

Home Trust's memo reports \$178,913.40 in project expenditures to date but has only requested \$58,700 from the City in relation to the DOLA EIAF grant. As City Treasurer, I request that Home Trust provide a full reconciliation, including supporting documentation, of their stated project costs to verify whether additional eligible expenses exist for submission to DOLA. Additional eligible expenses could reduce the current funding gap.

Staff also requests clarification regarding the total project funding referenced in Home Trust's memo. The memo identifies \$5,735,085 in assembled project funds; however, it does not specify how much of these funds have been transferred into Home Trust's custody for use toward project expenditures. A full accounting of which portions of the \$5,735,085 have been received, obligated, or expended is essential for evaluating the City's potential financial role and ensuring responsible stewardship of public funds.

There also appears to be a misunderstanding in Home Trust's memo regarding the DOLA EIAF grant structure. The memo references \$297,450 in anticipated grant funds but does not acknowledge that \$480,500 in eligible project costs must be expended to receive the full reimbursement. This distinction is critical for evaluating the project's financial feasibility and the City's potential role. The memo does not include analysis of the expenditures required to complete the project or how the match requirement will be met, limiting the City's ability to assess fiscal implications.

Furthermore, the City has not received a building permit application or a Water/Sewer Connection application from Home Trust. Without these submissions, the City cannot determine the actual building permit fees or tap fees. Once finalized, these fees would be eligible expenses that could be submitted toward grant reimbursement.

Finally, staff advises against waiving water and sewer tap fees, as these fees are revenues of the City's enterprise funds, not the General Fund. Enterprise funds must remain financially self-supporting and cannot absorb waived revenues without creating structural imbalances or impacting future ratepayers.

Given these factors, staff recommends a cautious approach and further clarification from Home Trust before considering any additional financial support. City Clerk requests that Home Trust and City Staff present a solution for future council approval.

ORGANIZATIONAL ALIGNMENT:

The City's role as the fiscal agent for the DOLA grant, together with the commitments documented in Resolution No. 05, Series 2023 - which states that Home Trust is responsible for the required grant match - and the September 2024 Council minutes noting that Home Trust would not request additional funds for this project, has created the need for careful review and clarification.

At the same time, the City must ensure accurate financial and administrative practices, particularly when serving as a fiscal agent for external grants. The City remains committed to responsible administration of public funds while supporting the broader goal of expanding affordable housing opportunities in Ouray.

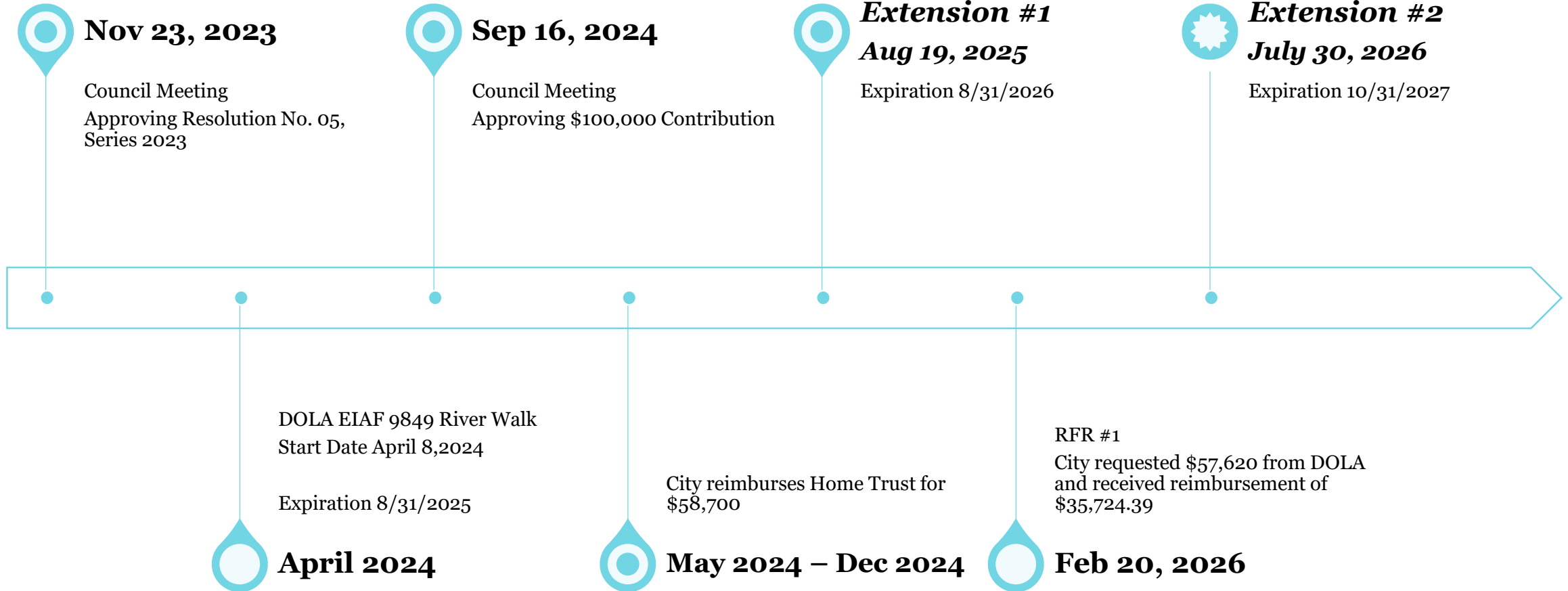
RECOMMENDED ACTION OR PROPOSED MOTION:

Discussion only. Staff seeks direction from Council.

ATTACHMENT(S):

- Timeline of Events
- Council Agenda + Minutes – 11.20.2023 + Resolution No. 05, Series 2023
- DOLA EIAF Grant Award
- Council Agenda + Minutes – 9.16.2024
- Extension Agreement #1
- City Reimbursement Request to DOLA #1
- Extension Agreement #2
- DOLA EIF Grant Tracking (City Clerk)
- Excise – 6.2026
- Fund Balance Summary





AGENDA
OURAY CITY COUNCIL
Monday, November 20, 2023 - 6:00 PM

Ouray Community Center 320 6th Ave Ouray, CO 81427

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

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

Ouray City Council Regular Meeting

- Changes to this agenda can be found on the bulletin board at City Hall
- Electronic copies of the Council Packet are available on the City website at www.cityofouray.com. A hard copy of the Packet is also available at the Administrative Office for interested citizens.
- Notice is hereby given that a majority or quorum of the Planning Commission, Ouray Economic Development Committee, Beautification Committee, Tourism Advisory Committee, 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. Consideration of a Request from Councilor K. John Wood to Participate in this Meeting Remotely, per Resolution 4, Series 2022 - Remote Participation Policy for Council Members
4. PLEDGE OF ALLEGIANCE
5. PUBLIC HEARINGS
 - a. Ordinance 14, Series 2023 - Setting Utility Rates for 2024 and Modifying EQR Table
 - b. 2024 City of Ouray Budget
6. CEREMONIAL/INFORMATIONAL
 - a. Proclamation 5, Series 2023 - Turkey Pardon
 - b. OIPI - Pre-season Report
7. CITIZENS' COMMUNICATION
8. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, John Wood, Josh Smith, and Ethan Funk
9. DEPARTMENT REPORTS
 - a. City Administrator
 - b. Director of Finance and Administration
 - c. Information Technology Director
 - d. Communications and Community Engagement Coordinator
10. ACTION ITEMS
 - a. Ordinance 14, Series 2023 - Setting Utility Rates for 2024 and Modifying EQR Table - Second Reading
 - b. Resolution 5, Series 2023 - Approving the Submission of an EIAF Tier II Grant Application for Home Trust of Ouray County for River Walk Rentals
 - c. Consideration of New Branding Mark & Direction to Begin Use
 - d. Jeff Skoloda - Planning Commission Resignation (Plaque presented at future meeting)
 - e. Kevin Schiffer - Appointment to Planning Commission
11. DISCUSSION ITEMS
 - a. 2024 City of Ouray Budget - Visitors Center Hours & Other Budget Items
 - b. City Administrator Evaluation Scheduling
 - c. Future Agenda Items
12. ADJOURNMENT



Ouray City Council Regular Meeting

Monday, November 20, 2023 6:00 PM
Ouray Community Center, 320 6th Ave, Ouray, CO 81427

Ethan Funk: Present
Tamara Gulde: Present
Peggy Lindsey: Absent
Josh Smith: Present
K. John Wood: Present

Also present were: City Administrator Silas Clarke, Finance and Administration Director Melissa Drake, Public Works Director Joe Coleman (via Zoom), City Resources Director Rick Noll, Police Officer Brady Suppeland, Tourism and Destination Marketing Director Kailey Rhoten, IT Director Rich Willis and City Attorney Carol Viner (via Zoom).

1. CALL TO ORDER

Mayor Funk called the meeting to order at 6:00 pm.

2. ROLL CALL

3. Consideration of a Request from Councilor K. John Wood to Participate in this Meeting Remotely, per Resolution 4, Series 2022 - Remote Participation Policy for Council Members

Motion to allow Councilor Wood to participate remotely. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Abstain (With Conflict)

4. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

5. PUBLIC HEARINGS

a. Ordinance 14, Series 2023 - Setting Utility Rates for 2024 and Modifying EQR Table

Mayor Funk opened the floor for the public hearing. Kathy Elmont was concerned about the refuse/recycle fund balance growing, since it is a pass-through cost. Ms. Drake responded that Waste Management has not given the City a final price for trash service for 2024, but a verbal price recently quoted would have the City eating into that balance and covering the difference. Jen Donovan said she likes the changes to the EQR system, but was wondering why the lodging businesses didn't get an increase due to the extended shoulder season/less downtime. Mayor Funk explained that the City had to have the same total number of EQRs that they had started with, and changes like that would start making larger changes that would need to be resolved to end up with the same number of EQRs. Paul Smith asked what a hotel pays for their utility rates (.16 per bed), and why the hotel rate was cheaper than the single family home rate. Councilor Wood explained that the charges for water are for infrastructure connection and not based on water usage. Mayor Funk closed the public hearing.

b. 2024 City of Ouray Budget

Mayor Funk opened the floor for the public hearing. Kathy Elmont thanked the council for their response to her request to temporarily reduce the mill levy collected by the City. Mayor Funk thanked Ms. Elmont for bringing to the council's attention that they could do that. Peter O'Neil presented a request for a TAC grant to cover the cost of the Ice Fest, since the Ranger Program request he submitted prior was not eligible since it included operating and personnel costs. Jason Perkins, as the chair of the TAC committee, said choosing LOT grant recipients was very difficult when considering the stated purpose of LOT funds. Mark Iuppenlatz, Via Ferrata board member, was not clear on why the Alpine Ranger Program was funded, but the Ice Park Rangers and Via Ferrata Rangers were not. Councilor Wood responded that the Alpine Rangers are law enforcement officers who can respond to emergencies, but the Ice Park and Via Ferrata Rangers have different functions that are more gatekeeper/statistician in nature. Mr. Iuppenlatz stated that many Via Ferrata Rangers have saved people from a route when they have become stuck. Mr. Clarke said the City has operating agreements with the Ice Park and Via Ferrata that state what costs should be covered by the operator, so they have to be careful about how they fund requests for those two organizations. Mayor Funk closed the public hearing.

11. DISCUSSION ITEMS

a. 2024 City of Ouray Budget - Visitors Center Hours & Other Budget Items

Council decided to adopt the recommended plan for opening hours for the Visitor Center, increasing the budget by \$8000 for Visitor Center wages. Mr. Clarke stated that Councilor Lindsey is in support of funding the Ice Park Rangers. Council discussed what the City could do to help cover some of the costs for the Ice Fest as presented by Peter O'Neil, such as insurance for the shuttle bus, and security and traffic control. The council discussed where to budget the expenses. Frank Robertson said the management agreement stated that the City's half of the guide fee revenue is to be spent "for the benefit of the Ice Park", without specifying further. The council decided to fund the Ice Park's request; \$15,000 from the parks fund and \$15,000 donations to other organizations, and \$16,000 for Via Ferrata from their commercial guide fees due to the City.

6. CEREMONIAL/INFORMATIONAL

a. Proclamation 5, Series 2023 - Turkey Pardon

Mayor Funk read the proclamation.

b. OIPI - Pre-season Report

Peter O'Neil presented the pre-season report.

7. CITIZENS' COMMUNICATION

Mayor Funk opened the floor for public comment. Since there were no comments, Mayor Funk closed the floor.

8. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, John Wood, Josh Smith, and Ethan Funk

Councilor Gulde - The Business Roundtable will be on November 30th at the Tavern at the Wright. The topic is the Future of Business in Ouray in the next 5-10 Years. Micro-grant funding was discussed in the meeting, as well as enhancing applications and criteria. Discussed Main Street grant funding for façade improvements. The next OEDC meeting will be December 14th. The IPAT meeting will be on January 3rd at 7 pm. The Ice Park Sustainability Group will probably meet in December, date to be determined. Walked around town and reviewed sign placement and wording for the Wayfinding Project. Attended the Uncompaghe Water Project 10-year anniversary potluck on November 16th. Attended the evacuation plan update kickoff meeting with the

Mayor and City Administrator.

Councilor Wood - Councilor Wood shared his parting thoughts, list of city achievements and gratitude for having served on the Council for the past 4 years.

Mayor Pro Tem Smith - PARC did not meet due to a lack of quorum. The transportation bus has arrived. The 4 entities are coordinating an inspection to move forward, and hope to start service in January.

Mayor Funk - Reviewed signs for the Wayfinding Project. Missed the ORRCA meeting due to scheduling conflict. Attended the evacuation plan update meeting kickoff.

9. DEPARTMENT REPORTS

a. City Administrator

Mr. Clarke gave an overview of his report.

b. Director of Finance and Administration

Ms. Drake presented the financial reports.

c. Information Technology Director

Mr. Willis thanked Public Works employee Tony Albright for his assistance to the IT department in bending a piece of metal.

d. Communications and Community Engagement Coordinator

Moved to the next meeting.

10. ACTION ITEMS

a. Ordinance 14, Series 2023 - Setting Utility Rates for 2024 and Modifying EQR Table - Second Reading

Motion to approve the second reading of Ordinance 14, Series 2023. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

b. Resolution 5, Series 2023 - Approving the Submission of an EIAF Tier II Grant Application for Home Trust of Ouray County for River Walk Rentals

Andrea Sokolowski presented the grant request.

Motion to approve Resolution 5, Series 2023. This motion, made by K. John Wood and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

c. Consideration of New Branding Mark & Direction to Begin Use

Motion to adopt the new branding mark and to begin using it. This motion, made by K. John Wood and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

d. Jeff Skoloda - Planning Commission Resignation (Plaque presented at future meeting)

Motion to accept Jeff Skoloda's resignation from the Planning Commission. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Nay

e. Kevin Schiffer - Appointment to Planning Commission

Motion to approve the appointment of Kevin Schiffer to the Planning Commission. This motion, made by Tamara Gulde and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea

11. DISCUSSION ITEMS

b. City Administrator Evaluation Scheduling

Tuesday, November 28th from 1:00pm - 3:00 pm.

c. Future Agenda Items

12. ADJOURNMENT

Motion to adjourn at 8:18 pm. This motion, made by K. John Wood and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Josh Smith: Yea, K. John Wood: Yea



Ethan Funk, Mayor

ATTEST:



Melissa M. Drake, City Clerk

CERTIFICATION

I, Melissa M. Drake, 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 Monday, November 20, 2023. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, November 20, 2023.



Melissa M. Drake, City Clerk

RESOLUTION NO. 05, (SERIES 2023)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO
APPROVING THE SUBMISSION OF AN ENERGY AND MINERAL IMPACT (EIAF
TIER II) GRANT APPLICATION FOR THE HOME TRUST OF OURAY COUNTY'S
RIVER WALK RENTALS PROJECT**

WHEREAS, the Colorado Department of Local Affairs (DOLA) has available grant monies through the Energy and Minerals Impact Grant (EIAF Tier II);

WHEREAS, the City of Ouray, through the Home Trust of Ouray County's River Walk Rentals Project, is eligible for up to \$2,000,000 with a 25% match, through the EIAF Tier II grant's new program titled More Housing Now & Land Use Initiatives;

WHEREAS, the Home Trust of Ouray County, upon grant award, will cover the 25% required match through their fundraising efforts;

WHEREAS, the City Administrator is authorized to submit the grant application for up to \$2,000,000 to the EIAF Tier II grant program on or before December 1, 2023 for the Home Trust of Ouray County River Walk Rentals Project; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO that the EIAF Tier II Grant Application is hereby approved for submission.

ADOPTED this 20th day of November, 2023, by the Ouray City Council.

CITY OF OURAY, COLORADO



Ethan Funk, Mayor

ATTEST:

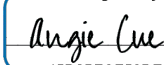
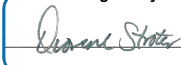
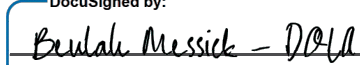


Melissa M. Drake, City Clerk

State of Colorado Intergovernmental Grant Agreement
SUMMARY OF TERMS AND CONDITIONS

State Agency Department of Local Affairs (DOLA)	DLG Portal Number EIAF-09849	CMS Number 190278
Grantee City of Ouray	Grant Award Amount \$297,450.00	Retainage Amount \$14,872.00
Project Number and Name EIAF 9849 MHN Ouray River Walk Rentals Infrastructure	Performance Start Date The later of the Effective Date or April 08, 2024	Grant Expiration Date August 31, 2025
Project Description The Project consists of predevelopment design and payment of building permit fees and tap fees for the Ouray River Walk affordable rental unit project in the City of Ouray, Colorado.	Program Name Energy & Mineral Impact Assistance Program (EIAF)	
	Funding Source STATE FUNDS	
	Catalog of Federal Domestic Assistance (CFDA) Number N/A	
DOLA Regional Manager Patrick Rondinelli, (970) 749-0138, (patrick.rondinelli@state.co.us)	Funding Account Codes CTGG1 NLAA 202400003883	
DOLA Regional Assistant Ted Gantzer, (970) 290-2381, (ted.gantzer@state.co.us)	VCUST# 14169	Address Code CN002 EFT

THE SIGNATORIES LISTED BELOW AUTHORIZE THIS GRANT

DEPARTMENT OF LOCAL AFFAIRS PROGRAM REVIEWER DocuSigned by:  45D2B7CF50DE4BD... By: Angie Cue, EIAF Program Manager Date: 4/12/2024 1:28 PM PDT	STATE OF COLORADO Jared S. Polis, Governor DEPARTMENT OF LOCAL AFFAIRS Maria De Cambra, Executive Director DocuSigned by:  0920A67707B9482... By: Maria De Cambra, Executive Director Date: 4/12/2024 2:49 PM MDT
In accordance with §24-30-202 C.R.S., this Grant is not valid until signed and dated below by the State Controller or an authorized delegate (the “Effective Date”).	
STATE CONTROLLER Robert Jaros, CPA, MBA, JD DocuSigned by:  090ACD88A721474... By: Beulah Messick, Controller Delegate Department of Local Affairs Effective Date: 4/15/2024 7:11 PM MDT	

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

EXHIBIT B – SCOPE OF PROJECT (SOP)

1. PURPOSE

- 1.1. Energy Impact.** The purpose of the Energy and Mineral Impact Assistance Program is to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels.

2. DESCRIPTION OF THE PROJECT(S) AND WORK

- 2.1. Project Description.** The Project consists of predevelopment design and payment of building permit fees and tap fees for the Ouray River Walk affordable rental unit project in the City of Ouray, Colorado.
- 2.2. Work Description.** The City of Ouray (Grantee) will utilize Grant Funds for the payment of building permit fees and tap fees and will hire a qualified consultant to complete predevelopment design documents for the Ouray River Walk affordable rental unit project that will ultimately create thirteen (13) rental units serving 120% Area Median Income (AMI) and below for the community. Work includes payment of water/sewer tap fees and building permit fees, survey work, and design/construction documents. Grantee will submit a Final Informal Memo to DOLA that contains the final number of expected units to be provided by the Ouray River Walk affordable rental unit project. Grantee will own all resulting documents.

- 2.2.1.** A contract for consultant services shall be awarded by Grantee to a qualified firm through a formal Request For Proposals or competitive selection process.

- 2.3. Responsibilities.** Grantee shall be responsible for the completion of the Work and to provide required documentation to DOLA as specified herein.

- 2.3.1.** Grantee shall notify DOLA at least 30 days in advance of Project Completion.

- 2.4. Recapture of Advanced Funds.** To maximize the use of Grant Funds, the State shall evaluate Grantee's expenditure of the Grant Funds for timeliness and compliance with the terms of this Grant. DOLA reserves the right to recapture advanced Grant Funds when Grantee has not or is not complying with the terms of this Grant.

- 2.5. Eligible Expenses.** Eligible expenses shall include: professional architectural/engineering fees, RFP/bid advertisements, survey work, sewer and water tap fees, building permit fees, and attorney's fees.

3. DEFINITIONS

3.1. Project Budget Lines.

- 3.1.1.** "Architectural/Engineering Services" means professional architectural/engineering fees, RFP/bid advertisements, survey work, water/sewer testing fees, electrical inspection and testing fees, CDPHE permit fees, and attorney's fees.
- 3.1.2.** "Other: Building Permit and Tap Fees" means water and sewer tap fees and building permit fees.

- 3.2.** "Substantial Completion" means the Work is sufficiently complete in accordance with the Grant so it can be utilized for its intended purpose without undue interference.

4. DELIVERABLES

- 4.1. Outcome.** The final outcome of this Grant is completed predevelopment design and payment of building permit fees and tap fees for the Ouray River Walk affordable rental unit project in the City of Ouray, Colorado.
- 4.2. Service Area.** The performance of the Work described within this Grant shall be located in the City of Ouray, Colorado.

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

4.3. Performance Measures. Grantee shall comply with the following performance measures:

<u>Milestone/Performance Measure/Grantee will:</u>	<u>By:</u>
Put Project out to bid.	Within 30 days after the Effective Date of this Intergovernmental Grant Agreement.
Provide DOLA with Project Timeline.	Within 60 days after the Effective Date of this Intergovernmental Grant Agreement.
Award and finalize subcontract(s).	Within 90 days after the Effective Date of this Intergovernmental Grant Agreement.
Submit predevelopment design/construction documents for review/approval to the DOLA Regional Manager.	At least 30 days prior to Project Closeout.
Submit Quarterly Pay Requests	See §4.5.2 below
Submit Quarterly Status Reports	See §4.5.2 below
Submit Project Final Report	November 29, 2025

4.4. Budget Line Adjustments.

4.4.1. Grant Funds. Grantee may request in writing that DOLA move Grant Funds between and among budget lines, so long as the total amount of Grant Funds remains unchanged. To make such budget line changes, DOLA will use an Option Letter (**Exhibit G**).

4.4.2. Other Funds. Grantee may increase or decrease the amount of Other Funds in any one or any combination of budget lines as described in §6.2, or move Other Funds between and among budget lines, so long as the total amount of such “Other Funds” is not less than the amount set forth in §6.2 below. Grantee may increase the Total Project Cost with “Other Funds” and such change does not require an amendment or option letter. DOLA will verify the Grantee’s contribution of “Other Funds” and compliance with this section at Project Closeout.

4.5. Quarterly Pay Request and Status Reports. Beginning 30 days after the end of the first quarter following execution of this Grant and for each quarter thereafter until termination of this Grant, Grantee shall submit Pay Requests and Status Reports using a form provided by the State. The State shall pay the Grantee for actual expenditures made in the performance of this Grant based on the submission of statements in the format prescribed by the State. The Grantee shall submit Pay Requests setting forth a detailed description and provide documentation of the amounts and types of reimbursable expenses. Pay Requests and Status Reports are due within 30 days of the end of the quarter but may be submitted more frequently at the discretion of the Grantee.

4.5.1. For quarters in which there are no expenditures to reimburse, Grantee shall indicate zero (0) requested in the Pay Request and describe the status of the Work in the Status Report. The report will contain an update of expenditure of funds by budget line as per §6.2 of this **Exhibit B** Scope of Project as well as a projection of all Work expected to be accomplished in the following quarter, including an estimate of Grant Funds to be expended.

4.5.2. Specific submittal dates.

Quarter	Year	Due Date	Pay Request Due	Status Report Due
2nd (Apr-Jun)	2024	JULY 15, 2024*	Yes	Yes
3rd (Jul-Sep)	2024	October 30, 2024	Yes	Yes

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

4 th (Oct-Dec)	2024	January 30, 2025	Yes	Yes
1 st (Jan-Mar)	2025	April 30, 2025	Yes	Yes
2 nd (Apr-Jun)	2025	JULY 15, 2025*	Yes	Yes
3 rd (Jul-Sep)	2025	October 30, 2025	Yes	Yes

*State fiscal year runs July 1 – June 30 annually. Grantee must request reimbursement for all eligible costs incurred during a State fiscal year by July 15 annually.

4.6. DOLA Acknowledgment. The Grantee agrees to acknowledge the Colorado Department of Local Affairs in any and all materials or events designed to promote or educate the public about the Work and the Project, including but not limited to: press releases, newspaper articles, op-ed pieces, press conferences, presentations and brochures/pamphlets.

5. PERSONNEL

5.1. Responsible Administrator. Grantee's performance hereunder shall be under the direct supervision of Silas Clarke, City Administrator, (sclarke@cityofouray.com), who is an employee or agent of Grantee, and is hereby designated as the responsible administrator of this Project and a key person under this §5. Such administrator shall be updated through the process in §5.3. If this person is an agent of the Grantee, such person must have signature authority to bind the Grantee and must provide evidence of such authority.

5.2. Other Key Personnel. Melissa Drake, Clerk/Treasurer, (mdrake@cityofouray.com). Such key personnel shall be updated through the process in §5.3.

5.3. Replacement. Grantee shall immediately notify the State if any key personnel specified in §5 of this Exhibit B cease to serve. All notices sent under this subsection shall be sent in accordance with §15 of the Grant.

5.4. DLG Regional Manager: Patrick Rondinelli, (970) 749-0138, (patrick.rondinelli@state.co.us)

5.5. DLG Regional Assistant: Ted Gantzer, (970) 290-2381, (ted.gantzer@state.co.us)

6. FUNDING

The State provided funds shall be limited to the amount specified under the "Grant Funds" column of §6.2, Budget, below.

6.1. Matching/Other Funds. Grantee shall provide **at least 38%** of the Total Project Cost as documented by Grantee and verified by DOLA at Project Closeout. Initial estimates of Grantee's contribution are noted in the "Other Funds" column of §6.2 below. Increases to Grantee's contribution to Total Project Cost do not require modification of this Intergovernmental Grant Agreement and/or **Exhibit B**.

6.2. Budget

Budget Line(s)		Total Project Cost	Grant Funds	Other Funds	Other Funds Source
Line #	Cost Category				
1	Architectural/Engineering Services	\$255,500	\$158,180	\$97,320	Grantee
2	Other: Building Permit and Tap Fees	\$225,000	\$139,270	\$85,730	Grantee
Total		\$480,500	\$297,450	\$183,050	

7. PAYMENT

Payments shall be made in accordance with this section and the provisions set forth in §7 of the Grant.

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

- 7.1. Payment Schedule.** If Work is subcontracted or subgranted and such Subcontractors and/or Subgrantees are not previously paid, Grantee shall disburse Grant Funds received from the State to such Subcontractor or Subgrantee within fifteen days of receipt. Excess funds shall be returned to DOLA.

Payment	Amount	
Interim Payment(s)	\$282,578	Paid upon receipt of actual expense documentation and written Pay Requests from the Grantee for reimbursement of eligible approved expenses.
Final Payment	\$14,872	Paid upon Substantial Completion of the Project (as determined by the State in its sole discretion), provided that the Grantee has submitted, and DOLA has accepted, all required reports.
Total	\$297,450	

- 7.2. Interest.** Grantee or Subgrantee may keep interest earned from Grant Funds up to \$100 per year for administrative expenses.

8. ADMINISTRATIVE REQUIREMENTS

- 8.1. Reporting.** Grantee shall submit the following reports to DOLA using the State-provided forms. DOLA may withhold payment(s) if such reports are not submitted timely.

8.1.1. Quarterly Pay Request and Status Reports. Quarterly Pay Requests shall be submitted to DOLA in accordance with §4.5 of this Exhibit B.

8.1.2. Final Reports. Within 90 days after the completion of the Project, Grantee shall submit the final Pay Request and Status Report to DOLA.

- 8.2. Monitoring.** DOLA shall monitor this Work on an as-needed basis. DOLA may choose to audit the records for activities performed under this Grant. Grantee shall maintain a complete file of all records, documents, communications, notes and other written materials or electronic media, files or communications, which pertain in any manner to the operation of activities undertaken pursuant to an executed Grant. Such books and records shall contain documentation of the Grantee's pertinent activity under this Grant in accordance with Generally Accepted Accounting Principles.

8.2.1. Subgrantee/Subcontractor. Grantee shall monitor its Subgrantees and/or Subcontractors, if any, during the term of this Grant. Results of such monitoring shall be documented by Grantee and maintained on file.

- 8.3. Bonds.** If Project includes construction or facility improvements, Grantee and/or its contractor (or subcontractors) performing such work shall secure the bonds hereunder from companies holding certificates of authority as acceptable sureties pursuant to 31 CFR Part 223 and are authorized to do business in Colorado.

8.3.1. Bid Bond. A bid guarantee from each bidder equivalent to 5 percent of the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder shall, upon acceptance of his bid, execute such contractual documents as may be required within the time specified.

8.3.2. Performance Bond. A performance bond on the part of the contractor for 100 percent of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

8.3.3. Payment Bond. A payment bond on the part of the contractor for 100 percent of the contract price. A "payment bond" is one executed in connection with a contract to assure payment as required by statute of all persons supplying labor and material in the execution of the work provided for in the contract.

8.3.4. Substitution. The bonding requirements in this §8.3 may be waived in lieu of an irrevocable letter of credit if the price is less than \$50,000.

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

9. CONSTRUCTION/RENOVATION. The following subsections shall apply to construction and/or renovation related projects/activities:

- 9.1. Plans & Specifications.** Construction plans and specifications shall be drawn up by a qualified engineer or architect licensed in the State of Colorado, or pre-engineered in accordance with Colorado law, and hired by the Grantee through a competitive selection process.
- 9.2. Procurement.** A construction contract shall be awarded to a qualified construction firm through a formal selection process with the Grantee being obligated to award the construction contract to the lowest responsive, responsible bidder meeting the Grantee's specifications.
- 9.3. Subcontracts.** Copies of any and all contracts entered into by the Grantee in order to accomplish this Project shall be submitted to DOLA upon request, and any and all contracts entered into by the Grantee or any of its Subcontractors shall comply with all applicable federal and state laws and shall be governed by the laws of the State of Colorado.
- 9.4. Standards.** Grantee, Subgrantees and Subcontractors shall comply with all applicable statutory design and construction standards and procedures that may be required, including the standards required by Colorado Department of Public Health and Environment, and shall provide the State with documentation of such compliance.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

**AGENDA
OURAY CITY COUNCIL**

Monday, September 16, 2024 - 6:00 PM

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

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

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

Ouray City Council Regular Meeting

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CEREMONIAL/INFORMATIONAL - Ouray County Support and Advocacy Project (OCSAP) Presentation
5. APPROVAL OF MINUTES - September 3, 2024 Special and Regular Meetings
6. CITIZENS' COMMUNICATION
7. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk
8. DEPARTMENT REPORTS
 - a. Acting City Administrator
 - b. Director of Finance and Administration
 - c. Community Development Director
 - d. Information Technology Director
 - e. Communications and Community Engagement Coordinator
9. CONSENT AGENDA - 2-Year Liquor License Renewal - JTP Inc. dba Ouray Riverside Resort
10. ACTION ITEMS
 - a. Addendum 2 to Ouray Library District Agreement
 - b. Addendum 3 to Fellin Park Stage Design Agreement
 - c. Resolution 14, Series 2024 - Authorizing the Community Development Director to Submit a Grant Application to the Department of Local Affairs' (DOLA) "Local Planning Capacity Grant Program" and Acknowledging that the City is Prepared to Match 20% of the Grant in the Proposed 2025 Budget with a Maximum of \$40,000
 - d. Letter of Support for West Region Wildfire Council's Ouray Community Forest Resilience Project
 - e. Request for Funding from Home Trust of Ouray County for \$100,000 for Affordable Rental Project in Ouray
11. DISCUSSION ITEMS
 - a. Direction for Future Tangram Design Agreement for Three Signs (Visitor Center, Hot Springs Pool, & Rotary Park) - Design for Local Fabricator or Full Design and Bid Process
 - b. Possible Main Street Banner Mounts Inclusion in Tangram Design Agreement
 - c. City Admin Building: Department Planning Study
 - d. Future Agenda Items
12. ADJOURNMENT



Ouray City Council Regular Meeting

Monday, September 16, 2024 6:00 PM

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

Ethan Funk: Present
Tamara Gulde: Present
Peggy Lindsey: Present
Josh Smith: Present
Michael Underwood: Present

Also present were: Acting City Administrator Joe Coleman, Finance and Administration Director Melissa Drake, Acting Public Works Director Cliff Jaramillo, Parks and Recreation Director Joe Brown, Interim Police Chief Gary Ray, Community Development Director Kristen Clothier, Tourism and Destination Marketing Director Kailey Rhoten, IT Director Rich Willis and City Attorney Carol Viner.

1. CALL TO ORDER

Mayor Funk called the meeting to order at 6:00 pm.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. CEREMONIAL/INFORMATIONAL - Ouray County Support and Advocacy Project (OCSAP) Presentation

Chelsea Meece, Executive Director of OCSAP, gave a presentation. Councilor Lindsey asked how many people attended the previous events in September. Ms. Meece said she felt like they were well attended for the most part, but also learned how to market future events better.

5. APPROVAL OF MINUTES - September 3, 2024 Special and Regular Meetings

Motion to approve minutes as presented. This motion, made by Peggy Lindsey and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

6. CITIZENS' COMMUNICATION

Mayor Funk opened the floor for public comment. Glenda Moore asked who is responsible for putting the art back up in the San Juan room. Staff said they believed the art was taken down by the art group for some construction in the room, and would look into having it put back up. Kathy Elmont asked the council to take another temporary mill levy credit for 2025. Kevin Schiffer, OEDC Chairman, asked the council to pass legislation that states that impersonating a service animal is a criminal offense. Since there were no other comments, Mayor Funk closed the floor.

7. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk

Councilor Gulde - TAC meeting will be held on September 17th. The OIPI public meeting will be held on September 18th. The IPAT meeting will be on October 2nd. Love Your Gorge cleanup event is coming up. Councilor Lindsey - Beautification Committee met on September 5th, and discussed Riverwalk Trail maintenance for next year. The next meeting will be on October 2nd.

Councilor Underwood - Read a prepared statement about his proposal for relocating the Visitor Center and Police Department. Councilor Lindsey asked what the Wright Opera House would want for the purchase of that space. Councilor Underwood said they (the board) haven't discussed it, merely mentioned they may be open to negotiations.

Mayor Pro Tem Smith - The Main Streets Committee met on September 11th. The State DOLA reps will be in town for all of Colorado's Main Street Committees Summit in Ridgway on October 23rd. The Committee is discussing taking the reps on a tour of Ouray before the meeting.

Mayor Funk - Fire Mitigation meeting, helped City staff complete the hazard mitigation survey for the County, met with Ouray County Emergency Manager, and lots of transition work with staff changes.

8. DEPARTMENT REPORTS

a. Acting City Administrator

Mr. Coleman said he's been working on transitional tasks. Councilor Gulde asked about the status of the water and wastewater treatment plants. Mr. Coleman said the water treatment plant reached substantial completion on September 13th. The wastewater treatment plant is treating, but it is not being pumped back into the river yet and is going to the lagoon instead. Mayor Funk asked when the City could lower its chlorine levels in the water. Mr. Coleman thought three to four months.

b. Director of Finance and Administration

Ms. Drake presented the financial reports. Mayor Funk invited the public to the budget work sessions next Monday and Tuesday.

c. Community Development Director

Ms. Clothier gave an overview of her report. Mayor Funk asked how many available STR licenses there are. Ms. Clothier said they are approaching the 120 unit limit, but a few STRs have been sold recently, opening those licenses back up.

d. Information Technology Director

Mr. Willis gave an overview of his report.

e. Communications and Community Engagement Coordinator

Report in packet

9. CONSENT AGENDA - 2-Year Liquor License Renewal - JTP Inc. dba Ouray Riverside Resort

Motion to approve the Consent Agenda. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

10. ACTION ITEMS

e. Request for Funding from Home Trust of Ouray County for \$100,000 for Affordable Rental Project in Ouray

Councilor Underwood asked if the concerns of affordability in perpetuity had been resolved. Mayor Funk said the ground lease language made him feel comfortable with them remaining affordable even if a unit is sold. Councilor Underwood asked if the land was acquired with grant or a loan, since the document

uses both words. Ms. Sokolowski said it was a loan with deferred interest. Councilor Lindsey asked if this would be the only request for this project. Ms. Sokolowski said it would be.

Motion to approve the request for funding for Home Trust of Ouray County. This motion, made by Tamara Gulde and seconded by Ethan Funk, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

a. Addendum 2 to Ouray Library District Agreement

Motion to approve Addendum 2 to Ouray Library District Agreement. This motion, made by Michael Underwood and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

b. Addendum 3 to Fellin Park Stage Design Agreement

Motion to approve Addendum 3 to Fellin Park Stage Design Agreement. This motion, made by Peggy Lindsey and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

c. Resolution 14, Series 2024 - Authorizing the Community Development Director to Submit a Grant Application to the Department of Local Affairs' (DOLA) "Local Planning Capacity Grant Program" and Acknowledging that the City is Prepared to Match 20% of the Grant in the Proposed 2025 Budget with a Maximum of \$40,000

Motion to approve Resolution 14, Series 2024. This motion, made by Peggy Lindsey and seconded by Michael Underwood, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

d. Letter of Support for West Region Wildfire Council's Ouray Community Forest Resilience Project

Motion to approve the letter of support for West Region Wildfire Council's Ouray Community Forest Resilience Project. This motion, made by Josh Smith and seconded by Tamara Gulde, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea

11. DISCUSSION ITEMS

a. Direction for Future Tangram Design Agreement for Three Signs (Visitor Center, Hot Springs Pool, & Rotary Park) - Design for Local Fabricator or Full Design and Bid Process

Council preferred using regional vendors for the signs.

b. Possible Main Street Banner Mounts Inclusion in Tangram Design Agreement

Mr. Coleman asked Council if they were sure CDOT had already approved the banners. The council was under that impression, but will get confirmation. The council directed the banner mounts to be included in Tangram's designs.

c. City Admin Building: Department Planning Study

Council directed staff to ask how long the pricing is good for, looking to possibly include the project in the 2025 budget.

d. Future Agenda Items

12. ADJOURNMENT

Motion to adjourn at 7:28 pm. This motion, made by Peggy Lindsey and seconded by Josh Smith, Carried.

Ethan Funk: Yea, Tamara Gulde: Yea, Peggy Lindsey: Yea, Josh Smith: Yea, Michael Underwood: Yea


Ethan Funk, Mayor

ATTEST:


Melissa M. Drake, City Clerk

CERTIFICATION

I, Melissa M. Drake, 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 Monday, September 16, 2024. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, September 16, 2024.


Melissa M. Drake, City Clerk



Grantee & Project Name: MHN Ouray River Walk Rentals Infrastructure

EIAF#

9849

Reimbursement Request #

1

	Payee (Contractor/Firm/Staff Position, etc.) / For Which Payment Was Made	To	Invoice Number	Invoice Date	Grantee Check Number	Date of Grantee Check	Total Invoice Amount	Payment made for (Budget Line Item # Below)	Amount to be Paid with State EIAF Grant Funds	Amount to be Paid with Grantee Matching Funds
1	Home Trust of Ouray County		MHN-1-2024	5/8/2024	59469	5/15/2024	\$ 3,500.00	1	\$ 2,170.00	\$ 1,330.00
2	Home Trust of Ouray County		MHN-2-2024	7/1/2024	59717	7/10/2024	\$ 14,641.47	1	\$ 9,077.71	\$ 5,563.76
3	Home Trust of Ouray County		MHN-3-2024	8/30/2024	60041	9/18/2024	\$ 4,751.25	1	\$ 2,945.77	\$ 1,805.48
4	Home Trust of Ouray County		MHN-4-2024	10/7/2024	60180	10/23/2024	\$ 19,503.75	1	\$ 12,092.32	\$ 7,411.43
5	Home Trust of Ouray County		MHN-5-2024	12/13/2024	60464	12/18/2024	\$ 15,223.53	1	\$ 9,438.59	\$ 5,784.94
6									\$ -	\$ -
7									\$ -	\$ -
8									\$ -	\$ -
9									\$ -	\$ -
							\$ 57,620.00	TOTALS:	\$ 35,724.39	\$ 21,895.61

PROJECT EXPENSE SUMMARY (Total to Date)

		A	B	C	E	F
	EIAF Contract Expense Line Item Description (FROM State Contract EXHIBIT B - Scope of Project - 6.2 Project Budget)	TOTAL Budget Line Item Amount (FROM State Contract - Exhibit B - 6.2 Project Budget)	Total EIAF Funds Expended To Date, including this Request	Total Grantee Funds Expended To Date, including this Request	Total Funds Expended (B plus C)	Budgeted Funds Remaining (A minus E)
1	Architectural/ Engineering	\$255,500.00	\$ 35,724.39	\$ 21,895.61	\$ 57,620.00	\$ 197,880.00
2	Other: Permit & Tap Fees	\$225,000.00			\$ -	\$ 225,000.00
3						
TOTALS:		\$480,500.00	\$ 35,724.39	\$ 21,895.61	\$ 57,620.00	\$422,880.00

By signing below, I certify to the best of my knowledge the data in this report is correct and all expenditures were made in accordance with the grant contract agreements.

(Contract Responsible Administrator or Chief Elected Official Signature)

2/20/2026

DATE

 Kara Rhoades
 Typed Name of Signator

 Director of Finance and Administration
 Title

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

OPTION LETTER #1

SIGNATURE AND COVER PAGE

State Agency Department of Local Affairs (DOLA)	DLG Portal Number EIAF-09849	Option Letter CMS Number 201077
Grantee City of Ouray	Previous CMS #(s) 190278	
Project Number and Name EIAF 9849 MHN Ouray River Walk Rentals Infrastructure	Grant Amount Initial Award: \$297,450.00 Option Letter #1 08/08/2025: \$0.00 Total Grant Amount: \$297,450.00	
DOLA Regional Manager Patrick Rondinelli, (970) 749-0138, (patrick.rondinelli@state.co.us)		
DOLA Regional Assistant Ted Gantzer, (970) 290-2381, (ted.gantzer@state.co.us)		
Funding Account Codes CTGG1 NLAA 202400003883	Program Name Energy & Mineral Impact Assistance Program (EIAF)	
Prior Grant Agreement Expiration Date August 31, 2025	Current Grant Agreement Expiration Date August 31, 2026	

THE PARTIES HERETO HAVE EXECUTED THIS OPTION LETTER

Each person signing this Option Letter represents and warrants that he or she is duly authorized to execute this Option Letter and to bind the Party authorizing his or her signature.

STATE OF COLORADO

Jared S. Polis GOVERNOR

Colorado Department of Local Affairs

Signed by:

By:

Maulid Miskell

590E1B45E7884A4...

Maria De Cambra, Executive Director

Date: 8/14/2025 | 9:17 PM MDT

ALL CONTRACTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State contracts. This Option Letter is not valid until signed and dated below by the State Controller or delegate.

STATE CONTROLLER

Robert Jaros, CPA, MBA, JD

Signed by:

By:

Beulah Messick

090ACD88A721474...

Beulah Messick, DOLA Controller Delegate

Effective Date: 8/19/2025 | 5:15 PM MDT

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

1) OPTIONS: Choose all applicable options listed in §1 and in §2

- ☒ a. Option to extend *(use this option for Extension of Time)*
- ☐ b. Change in the Grant Award Amount within the current term *(use this option for an Increase or Decrease in Grant Funds, including Supplemental funding awards)*
- ☐ c. Budget Line Adjustment(s) – reallocation of awarded Grant Funds to Budget Line(s) *(use this Option to redistribute existing Grant Funds between budget lines)*

2) REQUIRED PROVISIONS. All Option Letters shall contain the appropriate provisions set forth below:

a. For use with Option 1(a): In accordance with **Section 2(A)** of the original Intergovernmental Grant Agreement between the State of Colorado, acting by and through the Colorado Department of Local Affairs, and the **City of Ouray**, the State hereby exercises its option for an additional term beginning **September 1, 2025** and ending on **August 31, 2026**. Tables in **Sections 4.3 and 4.5.2 of Exhibit B** are deleted and replaced with the following:

Milestone/Performance Measure/Grantee will:	By:
Put Project out to bid.	Within 30 days after the Effective Date of this Intergovernmental Grant Agreement.
Provide DOLA with Project Timeline.	Within 60 days after the Effective Date of this Intergovernmental Grant Agreement.
Award and finalize subcontract(s).	Within 90 days after the Effective Date of this Intergovernmental Grant Agreement.
Submit predevelopment design/construction documents for review/approval to the DOLA Regional Manager.	At least 30 days prior to Project Closeout.
Submit Quarterly Pay Requests	See §4.5.2 below
Submit Quarterly Status Reports	See §4.5.2 below
Submit Project Final Report	November 29, 2026

Quarter	Year	Due Date	Pay Request Due	Status Report Due
2nd (Apr-Jun)	2024	JULY 15, 2024*	Yes	Yes
3rd (Jul-Sep)	2024	October 30, 2024	Yes	Yes
4th (Oct-Dec)	2024	January 30, 2025	Yes	Yes
1st (Jan-Mar)	2025	April 30, 2025	Yes	Yes
2nd (Apr-Jun)	2025	JULY 15, 2025*	Yes	Yes
3rd (Jul-Sep)	2025	October 30, 2025	Yes	Yes
4th (Oct-Dec)	2025	January 30, 2026	Yes	Yes
1st (Jan-Mar)	2026	April 30, 2026	Yes	Yes
2nd (Apr-Jun)	2026	JULY 15, 2026*	Yes	Yes
3rd (Jul-Sep)	2026	October 30, 2026	Yes	Yes

***State fiscal year runs July 1 – June 30 annually. Grantee must request reimbursement for all eligible costs incurred during a State fiscal year by July 15 annually.**

b. Reserved for use with Option 1(b).

c. Reserved for use with Option 1(c).

3) Effective Date. The effective date of this Option Letter is upon approval of the State Controller or **August 8, 2025**, whichever is later.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

OPTION LETTER #2

SIGNATURE AND COVER PAGE

State Agency Department of Local Affairs (DOLA)	DLG Portal Number EIAF-09849	Option Letter CMS Number 210185
Grantee City of Ouray	Previous CMS #(s) 190278, 201077	
Project Number and Name EIAF 9849 MHN Ouray River Walk Rentals Infrastructure	Grant Amount Initial Award: \$297,450.00 Option Letter #1 08/19/2025: \$0.00 Option Letter #2 07/21/2026: \$0.00 Total Grant Amount: \$297,450.00	
DOLA Regional Manager Dana Hlavac, (970) 903-0230, (dana.hlavac@state.co.us)		
DOLA Regional Assistant Ted Gantzer, (970) 290-2381, (ted.gantzer@state.co.us)		
Funding Account Codes CTGG1 202400003883	Program Name Energy & Mineral Impact Assistance Program (EIAF)	
Prior Grant Agreement Expiration Date August 31, 2026	Current Grant Agreement Expiration Date October 31, 2027	

THE PARTIES HERETO HAVE EXECUTED THIS OPTION LETTER

Each person signing this Option Letter represents and warrants that he or she is duly authorized to execute this Option Letter and to bind the Party authorizing his or her signature.

STATE OF COLORADO

Jared S. Polis GOVERNOR

Colorado Department of Local Affairs

Signed by:

By:

Maulid Miskell

590E1B45E7884A4...

Maria De Cambra, Executive Director

Date: 7/28/2026 | 9:20 PM MDT

ALL CONTRACTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State contracts. This Option Letter is not valid until signed and dated below by the State Controller or delegate.

STATE CONTROLLER

Robert Jaros, CPA, MBA, JD

Caleb Vester

Name: Controller Delegate

Signed by:

Caleb Vester

1B60C795635744E7

Signature: Controller Delegate

Effective Date: 7/30/2026 | 8:49 PM MDT

EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

1) OPTIONS: Choose all applicable options listed in §1 and in §2

- ☒ a. Option to extend *(use this option for Extension of Time)*
- ☐ b. Change in the Grant Award Amount within the current term *(use this option for an Increase or Decrease in Grant Funds, including Supplemental funding awards)*
- ☐ c. Budget Line Adjustment(s) – reallocation of awarded Grant Funds to Budget Line(s) *(use this Option to redistribute existing Grant Funds between budget lines)*

2) REQUIRED PROVISIONS. All Option Letters shall contain the appropriate provisions set forth below:

a. For use with Option 1(a): In accordance with **Section 2(A)** of the original Intergovernmental Grant Agreement between the State of Colorado, acting by and through the Colorado Department of Local Affairs, and the **City of Ouray**, the State hereby exercises its option for an additional term beginning **September 1, 2026** and ending on **October 31, 2027**. Tables in **Sections 4.3 and 4.5.2 of Exhibit B** are deleted and replaced with the following:

Milestone/Performance Measure/Grantee will:	By:
Put Project out to bid.	Within 30 days after the Effective Date of this Intergovernmental Grant Agreement.
Provide DOLA with Project Timeline.	Within 60 days after the Effective Date of this Intergovernmental Grant Agreement.
Award and finalize subcontract(s).	Within 90 days after the Effective Date of this Intergovernmental Grant Agreement.
Submit predevelopment design/construction documents for review/approval to the DOLA Regional Manager.	At least 30 days prior to Project Closeout.
Submit Quarterly Pay Requests	See §4.5.2 below
Submit Quarterly Status Reports	See §4.5.2 below
Submit Project Final Report	January 29, 2028

Quarter	Year	Due Date	Pay Request Due	Status Report Due
2nd (Apr-Jun)	2024	JULY 15, 2024*	Yes	Yes
3rd (Jul-Sep)	2024	October 30, 2024	Yes	Yes
4th (Oct-Dec)	2024	January 30, 2025	Yes	Yes
1st (Jan-Mar)	2025	April 30, 2025	Yes	Yes
2nd (Apr-Jun)	2025	JULY 15, 2025*	Yes	Yes
3rd (Jul-Sep)	2025	October 30, 2025	Yes	Yes
4th (Oct-Dec)	2025	January 30, 2026	Yes	Yes
1st (Jan-Mar)	2026	April 30, 2026	Yes	Yes
2nd (Apr-Jun)	2026	JULY 15, 2026*	Yes	Yes
3rd (Jul-Sep)	2026	October 30, 2026	Yes	Yes
4th (Oct-Dec)	2026	January 30, 2027	Yes	Yes
1st (Jan-Mar)	2027	April 30, 2027	Yes	Yes
2nd (Apr-Jun)	2027	JULY 15, 2027*	Yes	Yes
3rd (Jul-Sep)	2027	October 30, 2027	Yes	Yes
4th (Oct-Dec)	2027	January 29, 2028	Yes	Yes

*State fiscal year runs July 1 – June 30 annually. Grantee must request reimbursement for all eligible costs incurred during a State fiscal year by July 15 annually.

b. Reserved for use with Option 1(b).

c. Reserved for use with Option 1(c).

3) Effective Date. The effective date of this Option Letter is upon approval of the State Controller or **July 21, 2026**, whichever is later.

DOLA - EIAF 9849 MHN Ouray River Walk Rentals Infrastructure

Grant Award Amount	\$	297,450
Retainage Amount	\$	14,872

	Total Project Cost	Grant Funds	Other Funds
Architectural/Engineering Services	\$ 255,500	\$ 158,180	\$ 97,320
Other: Building Permit and Tap Fees	\$ 225,000	\$ 139,270	\$ 85,730
	\$ 480,500	\$ 297,450	\$ 183,050

Architectural/Engineering Services								
Vendor	Invoice Number	Invoice Date	Payment Date	Invoice Amount	Check #		62%	38%
Home Trust of Ouray County	MHN-1-2024	5/8/2024	5/15/2024	3,500.00	59469	Oak St Rentals	2,170.00	1,330.00
Home Trust of Ouray County	MHN-2-2024	7/1/2024	7/10/2024	14,641.47	59717	Oak St Rentals	9,077.71	5,563.76
Home Trust of Ouray County	MHN-3-2024	8/30/2024	9/18/2024	4,751.25	60041	Grant Expenses	2,945.78	1,805.48
Home Trust of Ouray County	MHN-4-2024	10/7/2024	10/23/2024	19,503.75	60180	River Walk Rentals	12,092.33	7,411.43
Home Trust of Ouray County	MHN-5-2024	12/13/2024	12/18/2024	15,223.53	60464	River Walk Rentals	9,438.59	5,784.94
STATE				57,620.00	Construction and Design		35,724.40	21,895.60
RFR #1 -- 2025	35,724.39	22,975.61		58,700.00				57,620.00
				(1,080.00)	Outside Grant Date			

Home Trust of Ouray County	PROJ-1-2024	8/30/2024	9/18/2024	100,000.00	60041	River Walk Rentals
----------------------------	-------------	-----------	-----------	------------	-------	--------------------

Excise Tax on Short Term Rentals

Activity Month	2022	2023	2024	2025	2026	% Change	YTD % Change
January	\$ -	\$ 27,186.20	\$ 29,841.34	\$ 28,977.04	\$ 28,959.06	-0.06%	-0.06%
February	\$ 19,919.38	\$ 61,695.82	\$ 35,691.59	\$ 6,980.18	\$ 6,336.39	-9.22%	-1.84%
March	\$ 35,808.47	\$ 25,677.43	\$ 30,620.10	\$ 43,770.87	\$ 47,312.07	8.09%	3.61%
April	\$ 26,323.87	\$ 23,714.71	\$ 20,014.04	\$ 22,340.44	\$ 22,157.20	-0.82%	2.64%
May	\$ 9,554.95	\$ 7,379.27	\$ 7,883.15	\$ 19,845.73	\$ 10,828.74	-45.44%	-5.18%
June	\$ 23,137.56	\$ 20,874.80	\$ 26,717.31	\$ 34,012.04	\$ 35,343.82	3.92%	-3.20%
July	\$ 65,942.47	\$ 83,161.66	\$ 86,662.10	\$ 96,299.32			
August	\$ 100,852.46	\$ 125,384.52	\$ 143,432.39	\$ 162,600.63			
September	\$ 88,024.59	\$ 102,368.23	\$ 119,132.20	\$ 131,059.58			
October	\$ 85,402.70	\$ 87,887.63	\$ 80,821.11	\$ 110,821.76			
November	\$ 36,225.63	\$ 50,847.41	\$ 50,006.27	\$ 64,306.80			
December	\$ 10,941.87	\$ 49,864.60	\$ (85.01)	\$ 3,353.07			
Grand Total	\$ 502,133.95	\$ 666,042.28	\$ 630,736.59	\$ 724,367.46	\$ 150,937.28		

Revenue by Fund	2022	2023	2024	2025	2026	Cumulative
Affordable/Attainable Housing	\$ 251,066.97	\$ 332,671.58	\$ 307,265.95	\$ 368,872.98	\$ 75,468.61	\$ 1,335,346.09
Water Capital Improvements	\$ 125,533.49	\$ 166,685.35	\$ 161,735.32	\$ 177,747.23	\$ 37,734.34	\$ 669,435.73
Sewer Capital Improvements	\$ 125,533.49	\$ 166,685.35	\$ 161,735.32	\$ 177,747.25	\$ 37,734.34	\$ 669,435.75
Cumulative Total Raised						\$ 2,674,217.57
Total Raised	\$ 251,066.97	\$ 332,671.58	\$ 307,265.95	\$ 368,872.98	\$ 75,468.61	\$ 1,335,346.09
Total Spent	\$ (110,000.00)	\$ (67,849.69)	\$ (144,845.32)	\$ (683,968.60)	\$ (120,840.17)	\$ (1,127,503.78)
Total Remaining	\$ 141,066.97	\$ 264,821.89	\$ 162,420.63	\$ (315,095.62)	\$ (45,371.56)	\$ 207,842.31

Telluride Foundation	50,000.00
Utility Offset	30,000.00
Housing Administrator	8,000.00
Home Trust	21,900.00
Waterview Maintenance	10,050.00
	\$ 109,792.31

Check Date	Payee	Amount	Description
4/20/2022	Home Trust of Ouray County	\$ 10,000.00	2022 Operating funds
1/4/2023	Home Trust of Ouray County	\$ 100,000.00	734 4th St
2/1/2023	Home Trust of Ouray County	\$ 20,000.00	2023 Operating funds
4/26/2023	Economic & Planning Systems Inc	\$ 3,847.50	Housing needs analysis
5/24/2023	Economic & Planning Systems Inc	\$ 3,505.00	Housing needs analysis
6/7/2023	Buckhorn Engineering	\$ 3,426.25	Cascade Park Geohazard Assessment
7/5/2023	Economic & Planning Systems Inc	\$ 1,557.50	Housing needs analysis
8/2/2023	Economic & Planning Systems Inc	\$ 7,692.50	Housing needs analysis
9/6/2023	Buckhorn Engineering	\$ 6,293.75	Cascade Park Geohazard Assessment
9/27/2023	Economic & Planning Systems Inc	\$ 4,237.50	Housing needs analysis
11/1/2023	Economic & Planning Systems Inc	\$ 1,930.00	Housing needs analysis
11/29/2023	Economic & Planning Systems Inc	\$ 9,257.19	Housing needs analysis
1/23/2024	Economic & Planning Systems Inc	\$ 6,102.50	Housing needs analysis
1/23/2024	Home Trust of Ouray County	\$ 30,000.00	2024 Operating funds
4/17/2024	Ouray County Clerk & Recorder	\$ 382.16	Recording fee
8/28/2024	Economic & Planning Systems Inc	\$ 2,500.00	Housing needs analysis
9/18/2024	Home Trust of Ouray County	\$ 100,000.00	River Walk Rentals
12/31/2024	Internal Transfer	\$ 11,963.16	Landlord EQR Credit reimbursement
6/10/2025	Home Trust of Ouray County	\$ 42,655.00	2025 Operating Funds
9/30/2025	Land Title Guarantee Company	\$ 100,000.00	Hank's Place
10/6/2025	Double A Home & Lawn	\$ 2,380.00	Waterview Maint
10/14/2025	Karp Neu Hanlon	\$ 899.00	Ditch Litigation
10/14/2025	Rural Homes	\$ 1,000.00	Management Conversion
10/29/2025	Keenan's Plumbing and Heating	\$ 509.97	Irrigation work
10/29/2025	Rural Homes	\$ 1,000.00	Management Conversion
10/22/2025	San Juan Gardens	\$ 1,850.00	Waterview Landscaping
11/26/2025	Double A Home & Lawn	\$ 300.00	Waterview Maint
11/30/2025	Rural Homes	\$ 1,000.00	Management Conversion
12/31/2025	Rural Homes	\$ 1,000.00	Management Conversion
12/31/2025	Karp Neu Hanlon	\$ 427.50	Ditch Litigation
12/31/2025	Internal Transfer	\$ 315,000.00	Waterview Tap Fees
12/31/2025	Internal Transfer	\$ 13,390.13	Landlord EQR Credit reimbursement
2/18/2026	Karp Neu Hanlon	\$ 100.00	Ditch Litigation
2/18/2026	Karp Neu Hanlon	\$ 6,137.50	Ditch Litigation
3/2/2026	Karp Neu Hanlon	\$ 1,718.00	Ditch Litigation
3/2/2026	Karp Neu Hanlon	\$ 13,430.92	Ditch Litigation
4/1/2026	Karp Neu Hanlon	\$ 354.50	Ditch Litigation
4/1/2026	Karp Neu Hanlon	\$ 38,312.00	Ditch Litigation
4/13/2026	Summit Capital	\$ 22,500.00	Ditch Settlement
4/22/2025	UMB	\$ 33.25	Postage for Settlement Check
5/1/2026	Karp Neu Hanlon	\$ 14,245.00	Ditch Litigation
5/12/2026	CIRSA	\$ 1,000.00	Insurance Deductible
6/19/2026	Unrivaed Plumbing & Heating	\$ 1,109.00	Waterview Irrigation Repair
6/25/2026	Home Trust of Ouray County	\$ 21,900.00	2026 Operating Funds

\$ 1,127,503.78

CITY OF OURAY FUND BALANCE SUMMARY

	GOVERNMENT FUNDS					ENTERPRISE FUNDS					TOTAL NET POSITION	FIRE PENSION
	GENERAL	CONSERV.TRUST	TOURISM	CAP. IMPROV.	BEAUTIFICATION	WATER	SEWER	UTILITIES-CI	REFUSE	PARKS		
2024 AUDITED												
BEGINNING FUND BAL	4,164,656	36,306	1,053,558	1,429,042	126,359	382,261	1,059,718	(3,685,503)	59,238	1,793,688	6,419,323	935,539
ADD: REVENUES	4,309,622	12,308	753,853	842,438	102,745	679,426	852,842	2,123,721	340,308	3,880,705	13,897,968	142,172
LESS: EXPENDITURES	3,990,045	14,250	715,918	637,077	82,764	868,657	875,681	780,721	335,234	4,244,472	12,544,819	47,670
ENDING FUND BALANCE	4,484,233	34,364	1,091,493	1,634,403	146,339	193,030	1,036,879	(2,342,503)	64,312	1,429,921	7,772,471	1,030,041
2025 @ 12/31												
BEGINNING FUND BAL	4,484,233	34,364	1,091,493	1,634,403	146,339	193,030	1,036,879	(2,342,503)	64,312	1,429,921	7,772,471	1,030,041
ADD: REVENUES	4,469,117	11,972	887,468	830,741	112,162	861,708	996,189	4,730,709	352,328	4,250,325	17,502,717	190,149
LESS: EXPENDITURES	5,533,109	-	551,296	627,739	95,588	724,307	904,792	3,092,541	313,894	3,852,268	15,695,534	64,693
ENDING FUND BALANCE	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496
2026 @ 6/31												
BEGINNING FUND BAL	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496
ADD: REVENUES	2,277,617	6,366	278,575	283,156	33,007	458,154	512,296	623,313	175,645	1,795,581	6,443,711	81,035
LESS: EXPENDITURES	1,879,526	-	308,620	50,797	7,950	395,799	446,554	591,350	175,173	1,455,598	5,311,368	46,768
ENDING FUND BALANCE	3,818,331	52,702	1,397,618	2,069,764	187,970	392,786	1,194,018	(672,372)	103,219	2,167,961	10,711,997	1,189,763

TABOR (3% of 2025 Gov Funds Exp)	(204,232)										(204,232)	
Additional Reserves per Council	(1,545,410)		(294,015)			(362,148)	(397,853)			(1,817,423)	(4,416,849)	

Restricted Fund Balance:												
Council Reserves **	-	-	(200,000)	(85,000)	-	-	-	-	-	-	(285,000)	
Affordable Housing Fund	(207,843)										(207,843)	
Cumulative Flume Tax	(757,484)										(757,484)	
	1,103,362	52,702	903,603	1,984,764	187,970	30,638	796,165	(672,372)	103,219	350,538	4,840,589	

Total Fund Balance - Government Funds	4,232,402	Total Fund Balance - Enterprise Funds	608,187	-
---------------------------------------	-----------	---------------------------------------	---------	---

** Resolution 18 - 2021
CIF - \$245,000 (10,000 - Gazebo (10,000+ spent), 65,000 - Pickleball/Basketball Court, 20,000 - Skate Park, 150,000 - Fellin Park Restrooms (150,000+ spent))
TF - \$250,000 - Fellin Park Stage (\$50,000 spent)

Fund Balances = Caselle

LEGEND	
	Revenue > Expense
	Expense > Revenue (unexpected)
	Expense > Revenue (expected)

JUNE 2026	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
AM	No service	No service	No service	No service	No service	No service	No service	No service	No service	No service	No service	No service	No service	No service	No service
PM	No service	No service	No service	No service	No service	No service	No service	No service	4	No service	No service	No service	No service	No service	No service
JUY 2026	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
AM	36	29	2	18	5	2	26	11	5	7	5	11	9	3	21
PM	24	19	6	14	21	22	22	2	4	14	3	4	4	5	17
AUGUST 2026	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
AM	6	4													
PM	14	12													

Notes:

June 1-17: Service was not available due to the fact that the City of Ouray had not received the permit from CDOT

How to read this sheet:

AM- Morning shift. The total number on the specific cell is the total number of passengerrrs that boarded the bus.

PM- Afternoon/evening shift The total number on the specific cell is the total number of passengerrrs that boarded the bus.

Pets are allowed as long as they are leashed and under control. Pets must lay down on the floot and at the owner's feet. They cannot lay down in th moddle aisle.

[illegible]

Future Agenda Items / Work Session Topics

- Work Session: Council Code of Conduct – August 17, 2026 (4 pm)
- Work Session: Capital Improvement Policy / Reserve Policy – August 17, 2026 (5 pm)
- Ceremonial / Informational: 2025 City of Ouray Financial Audit – August 17, 2026
- Discussion: In-Town Shuttle Service (Program Overview) – October 5, 2026
- Work Session: 2027 / 2028 Vision for the City of Ouray – TBD
- Work Session: Ouray Hot Spring Fitness Center – TBD
- Ordinance: City Lighting Code – TBD
- Discussion (Ordinance): Bed & Breakfast / Lodging – TBD
- Work Session: Deed Restriction Template – TBD

2027 Items / Topics

- Discussion: Wayfinding Way Forward – TBD
- Discussion: Tobacco Retail Licensing – TBD

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

7/31/2026

Date: August 3, 2026
To: Ouray City Council
From: Michelle Metteer, City Administrator
Re: City Council Administration Report

July 29 – Flooding / Emergency Event

On July 29th the City of Ouray and surrounding area experienced the impacts of the monsoon rains and corresponding flooding. Areas impacted included Engineer Pass, Ruby Wall near Ironton causing asphalt damage and shutting down HWY 550 at MM 88, Oak St in Ouray causing a closure of the street for debris removal, the Skyrocket drainage, Dexter Creek drainage, Cutler Creek and the Ponderosa Pine area – which included the evacuations. The Cutler Creek / Ponderosa Pines area saw the greatest impact due to the scarring effects from the Gold Mountain fire. I went to the emergency operations center (EOC) that evening where there was a focus on messaging and road closures. From the evacuation, 17 people were assisted out of their homes. Damage assessments will now be conducted.

County Ballot Measure Consideration

At a recent BoCC work session, a discussion took place for the consideration of a 1% sales tax ballot measure for the purpose of building funds to address natural disasters. There is much vetting to be done on this concept and I expect the County to attend an upcoming City Council meeting to review this concept in the spirit of finding ways to become more proactive in the mitigation and recovery in natural disasters. A few days after the BoCC meeting I attended a Zoom call with county and town representatives to discuss the concept further. From this, a white paper will be brought forward so we can establish a basis for the discussion.

Community Discussion – Phil Wiser

I attended a community discussion on Friday, July 31st at Citizen's State Bank where local community members provided feedback to gubernatorial candidate, and current Colorado Attorney General, Phil Wiser, on the recovery process and economic impacts from the Gold Mountain fire.

Small Business Economic Recovery Efforts

The City continues to work toward supporting small business in the aftermath of the Gold Mountain fire. The City's tourism department has created an extensive support program including additional marketing, educational campaigns, increased social media presence, and we are now looking to encourage the implementation of the SBDA's ability to provide low interest disaster recovery loans. We are gathering business revenue data to share with our representatives which will show the loss in revenue year over year. This is what is needed to show the proper authorities the need for this disaster recovery fund. We hope to compile this data and share it with our representatives in the coming weeks with the goal of making these low interest loans available quickly.

Fire Department Report for May, 2026

5/29/26

Chief's Report:

The Gold Mountain Fire took a toll on some of our supplies. The department had a total of over 250 hours put into the fire, let alone around 1000-1500ft of hose in operations for the week. We are in the process of getting a list of what supplies and/or equipment needs replaced or repaired. Ouray Volunteer Fire Department non-profit org raised quite a bit of donations in which I plan to use on wildland fire specific equipment and supplies this year.

The ladder truck remains in repair. The project continues to progress with current work focused on the transmission and powertrain systems.

In the process of going through some officer staffing changes. Also working on member commitments pertaining to the bilaws. Once Bi-laws are finalized we will be having numerous conversations with members and discussing their attendance requirements.

Call report for July is attached.



Ouray Volunteer Fire Department

Call History Report by Date

7/1/2026 - 7/27/2026

Date	Type	Incident #	Incident Type	Primary Action	Address	# Of Attendees	Total Time
Wed 07/01/2026 22:37	Fire	2662115	100 Fire, other	10 Fire control or extinguishment, other		7	00:13
Sat 07/04/2026 21:11	Fire	2662115	651 Smoke scare, odor of smoke		MM85 HIGHWAY 550	2	00:39
Tue 07/07/2026 21:46	Fire	2662115	651 Smoke scare, odor of smoke		790 Oak ST	4	00:13
Thu 07/09/2026 20:30	Fire	2662115	651 Smoke scare, odor of smoke	86 Investigate	1911 Main Street	6	00:40
Fri 07/17/2026 21:30	Fire	2662115	651 Smoke scare, odor of smoke	86 Investigate		5	00:10
Tue 07/21/2026 10:19	Fire	2662115	350 Extrication, rescue, other	22 Rescue, remove from harm	MM1 HWY 361 HWY	7	01:31

Total calls for EMS:	0	
Total calls for Fire:	6	
Total calls for Special Duty:	0	
Total calls:	6	Avg. Call Attendance: 5.17
Total Time:	03:26	



**Public Works July 2026 Update
Report for August 3rd 2026**

Water

- Water Usage Numbers for **June:**
 - Influent (Water from spring) – 41,742,904 Gallons
 - Effluent (Water to town) – 30,016,476 Gallons
 - Ouray Hydroplant – 3,601,874 Gallons
 - Mineral Farms – 224,100 Gallons
- City staff continues to work on cleaning up downed trees and brush at the Water Treatment Plant to reduce fuel in case of a fire.
- Continued sampling source water per new CDPHE sampling scheduling. City staff will be sampling our source water twice a month for a year. Sampling requirements with CDPHE continue to expand and take up more of staff's time.
- After noticing an increase in water usage in town staff conducted a leak survey. After listening to fire hydrants in town staff was able to locate a water leak on a frost free hydrant in the Skyrocket Townhomes. The frost free hydrant was used by the Ouray Trail Group years ago to water the Aspen trees on the hill. According to residents there the hydrant has not been used for multiple years. City staff removed the hydrant and capped the water line. The leak was estimated to be 110 gallons per minute.
- Backflow Update – City staff spent approximately 4 hours this month working on the organization of the backflow program and answering questions from the public. As of now, there are currently 107 devices in the City distribution system that require testing. As of the end of July, we have received 53 test reports of passing devices. That gives the City a compliance ratio of 49.5%.
- The Geothermal Line Replacement Project is scheduled to start on Monday August 17th 2026.
- Replaced a leaking fire hydrant on Chautauqua Lane. This was discovered during the leak survey conducted by staff. This work also included the removal of 8 feet of sidewalk along with pouring a new section of sidewalk.
- Staff distributed red tags for nonpayment of water bills.

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.
- City staff continues to operate the new wastewater treatment facility on a daily basis. Daily rounds are completed along with process adjustments as needed.

- City staff completed the electrical monitoring at the beginning of the month. We expect to have a report from the contractor on what was found soon.
- Cleaned City lift station using Vactor Truck. This is standard maintenance that staff completes on a quarterly basis.
- City staff processed approximately 50,000 gallons from the digesters in July. Staff also was able to empty both digesters separately and cleaned both of them out.

[*See Attached Pictures*](#)

Streets/Miscellaneous

- Worked and coordinated with CDOT to remove two dead trees along Highway 550.
- Cleaned intersections along Highway 550 after rain events.
- Working with Deeply Digital to have fiber boxes moved at the intersection of 2nd St and 9th Ave. Once the fiber boxes are moved City Staff will work on widening 2nd St to create more parking. This was a City Council request from the fall of 2025 that we were not able to complete last year due to the fiber boxes not being moved before winter.
- Asphalt patched holes in the pool parking lot.

Digester #2





Ouray Pool and Fitness center

Lifeguard standards improving – Our aquatics team has been working on a new Standard operating procedure for all things safety at the pool. This will allow us to operate at a higher standard, be more efficient with staff and ensure uniformity in training to maintain that high standard. Big shout out to Zach Root our Swim Safety Coordinator for spearheading this.

Change to Operating hours – Starting on August 3rd we will be changing the pool open hours from 10:00am – 10:00pm (with member hours from 10:00am– 11:00am) to 10:00am – 9:00pm. We have a very hard time keeping enough guards on staff to keep these hours. A large portion of our staff is from Montrose or local high school students. For these folks leaving work at 10:45pm and getting home after 11:00 has proved an issue for retention and recruitment. We feel comfortable with this decision given that the pool costs more to operate after 9:00pm than the revenue accepted.

Life Jackets – This year we implemented a new lifejacket program. This allows younger swimmers to use the activity pool and we have seen success in moving our younger patrons towards utilizing the activity pool. Historically this pool has been largely underutilized so increased activation is a great success. So far we have rented 323 lifejackets at \$5 / child. This has brought in \$1,615.00 and the program has almost completely paid itself off. Kudos to Jordan Wyatt, our Hot Spring Supervisor for improving service to our younger patrons and adding revenue to the organization.

Lead CSA – We hired a new lead CSA to support membership processing, concessions inventory, cashflow management and deposits. Aynsleigh Wood joined us about two weeks ago and has been a huge help.

Gym Update – I have met with contractors about helping to conduct a facilities condition assessment for the pool house. I expect to see the final quotes around July 31st.

Pool Financial update – The pool suffered some significant revenue losses the first half of July due to the Gold Mountain fire compared to last year. Luckily our revenue was strong the first portion of the year and YTD compared to last year we are only down about 4.5%. (YTD information reflects as of July 28th). Our total admission revenue is almost exactly the same as last year so far due

	Pool Revenue Total	Pool Admissions Revenue	Box Cañon Attendance Revenue	Total Box Cañon Revenue
July 2025	\$621,670.88	\$485,288.10	\$167,479.00	\$192,815.72
July 2026	\$432,721.85	\$327,630.50	\$121,427.00	\$136,883.31
YTD 2025	\$2,027,834.00	\$1,464,548. 00	\$351,981.00	\$407,007.82
YTD 2026	\$1,943,468.59	\$1,448,359. 10	\$342,728.00	\$387,588.34

Operations

Parks involvement in The Gold Mountain Fire

Joe Brown and the park operations team were both heavily involved during the Gold Mountain Fire. We were called in for communications needs and implemented the restoration of cell service to Ouray, including both temporary units, the refueling and deployment of a larger unit. We coordinated restroom and trash removal for the fire fighters at wastewater. We also implemented the closure, inspection and reopening of Rotary Park. We partnered with a local contractor to inspect and investigate a rockfall above the climbing wall at Rotary Park. Minimal work was needed. During the fire we decided to open to members and locals only for a day to help give folks a well deserved day of relaxation. This was received very positively. We also moved to a temporary guarded only model at the Via Ferrata. This was an effort to ensure local emergency services were not impacted during the fire. We required in reach devices due to challenging cell coverage and business owners were grateful for this balanced approach.

Via Ferrata Early Numbers

Between May and June we have seen approximately 4,500 climbers on the Via Ferrata. During the same timeframe we saw 3,200 climbers last year. We expect to have our July numbers available in the coming weeks, but anticipate a reduction due to the Gold Mountain Fire. Our rangers have safely navigated preventative risk management through the recent weather and kept climbers off of terrain that is too wet, incoming lightning and prevented numerous unprepared climbers from accessing the route. So far our incidents have been minor in nature, but we have had 3 incidents where Ouray Mountain Rescue recovered climbers that either rolled an ankle or were physically unable to continue. A big shout out to OMR for their support and our rangers from preventing more incidents.

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Mayoral Report: August 03, 2026

Thursday, July 30, 2026, 10:30 a.m.:

A virtual emergency operations meeting was called and attended by those of us required to have initial updated information related to the results of the previous day's flood event. It was a virtual meeting only because posting a 24 hour notice prior to meeting was not functionally feasible. Emergencies don't wait. Glenn Boyd, emergency services manager, and Leo Caselli, Ouray County Attorney, presented a detailed report of damage resulting from flooding, as had been assessed at that time. The report was that the flood and debris damage resulted from overflow of Cutler Creek. As of the time of the meeting, full accounting of damage to personal and real property had not been fully reported. C.D.O.T. had already been on the scene, clearing debris and mud flow on Hwy 550 at the Cutler Creek Hwy crossing. Reportedly, Dexter Creek had contained the flood water sufficiently to prevent overflow. The flood water also created rock fall that caused damage to Hwy 550 South of the City of Ouray, mandating Hwy closure at that point. C.D.O.T. made the proper repairs to the Hwy, and reopened both south and north bound lanes to traffic at Noon, July 31, 2026. In the City, rock fall resulting from the rain event blocked a portion of Oak Street North of 7th Avenue, mandating road closure on Oak Street. I do not have personal knowledge of the extent of the rock fall accumulation, any road damage, or time required to clear the road. This is all of which I am aware of the extent of impact this initial flood had on our City, and immediate County area.

Friday, July 31, 2026, 8:00 a.m.: I was present at a meeting hosted by Doug Price and the Citizens State Bank. The meeting was held in the Citizens State Bank building. The intent and focus of this meeting was to allow gubernatorial candidate Phil Weiser an opportunity to receive updated information from County and City representatives regarding the effects the Gold Mountain fire and the ensuing flood had on our community. His requests for information stemmed from his concerns about how well initial response was handled, impacts on local businesses, as well as how we, community wide, are responding to the needs created by the fire and flood events. Sheriff Perry gave a detailed report of the fire event, beginning with first response and measures taken through evacuations, and oversight of evacuated properties.



Chris Miller, Ridgway Fire Chief, gave a supporting report regarding initial response of the Sheriff Department, and initial response of our local fire departments prior to control by the incident management team. There was a report from Ryan Hein, as Chamber of Commerce President, related to real and possible long term impacts of the events upon local businesses. Telluride Foundation reported on philanthropic monetary advances offered to qualifying applicants. County Commissioners Nauer and Padgett presented reports from Ouray County. Reports followed from John Clark, Mayor of Ridgway, Michelle Metteer, our City Administrator, and I from the City of Ouray. It is important for everyone to recognize that the coordinated response from all entities directly involved in both the fire and flood events would not have been possible without the foresight of Emergency Services Director Glen Boyd. For over the 3 previous years his planning for coordinated response, several table top exercises, and a mock drill, gave understanding of the importance of pre planning, how each entity would work together, and the responsibilities assigned to each. Thank you Glen for your leadership before, during, and after these events.

Friday, July 31, 2026, 10:00 a.m.: I attended the latest cooperative meeting with what is now the 3rd incident management team assigned to the Gold Mountain Fire. The meetings are held at the 4H center in Ridgway. At the time of that meeting the fire encompassed 38,906 acres, was 64% contained, and 543 personnel remained to work the fire event. These meetings were held 5 days per week beginning week one of the fire, 3 days per week for the past two weeks. The question was raised as to the number of weekly meetings cooperators deemed necessary to adequately allow for shared information. It was agreed that the next meeting will be August 05, 2026 at 10:00 a.m. No schedule for meetings beyond that date was determined at that time.

We all need to be prepared for the likelihood of future flooding events resulting from predicted rainfall and burn scar avenues allowing for runoff. No one can predict, with accuracy, the results of such events. Being aware and prepared for the likelihood is all we can and must do.

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

K Schiffer council report for August 3, 2026

On July 27th, I attended a special city council meeting to discuss providing the county with matching funds to support fire recovery efforts, specifically protecting the watersheds of several creeks along the 550 corridor between Ridgway and Ouray. The city council ultimately voted to provide the project with \$125K.

On July 28th, I attended the July monthly TAC meeting. Items discussed included the in town shuttle, the monthly online calendar, and over the highway signage.

Work sessions regarding mineral farms water supplies and fire protection along with EMS/Fire consolidation are scheduled for Aug 3rd.

OEDC has suspended meetings until September.

Thank you.



320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Peggy Lindsey Scott's council report for August 3, 2026

Ouray Beautification Committee (OBC) will meet again on Wednesday, August 5th at 8 a.m. They have been busy with pruning the willows on the river trail and weeding flower beds. It's the busy season.

150th Committee meet on July 21st at 6 pm in the San Juan room and discussed the upcoming events:

August 22, 2026 – Highgraders Holiday, merch canopy.

August meetings will be planning for the Gala Ball @ the Beaumont.

They chose some very nice tickets and invitations for the Gala on October 2nd.



320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Jenny's Council Report 7/20/26-8/2/26

7/28 I met with OTG about the Box Canyon Stair project.

7/28 Home Trust Board Meeting- lots of projects in the works both in Ridgway and Ouray. Eva Henson will be working with the City to reapply for Prop 123 and will need building permit history for 2023-2025. She will present her Q2 report at council on 8/3. HOTC is down on sponsorships and fundraising, but hopes to make up goals by the end of the year. A new LLC has been created for Riverwalk Rentals, and a new partnership was formed with the Montrose County Housing Authority for the tax benefit.

8//2 Home Trust fundraiser- Home Tour in Dallas Meadows

