AGENDA
OURAY CITY COUNCIL

Tuesday, September 8, 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. 2025 City of Ouray Financial Audit
6. CONSENT AGENDA
   a. Approval of Minutes - August 3, 2026
   b. Approval of Minutes - August 17, 2026
   c. Agreement for Credit Card Program (UMB)
   d. Liquor License Renewal - Thai Chili Ouray LLC dba Thai Chili Ouray
   e. Ratification of Letter of Support - FEMA Public Assistance / Hazard Mitigation Grant Program
   f. Ratification of Declaration 3 (2026) - Rescind Stage 2 Fire Restrictions
7. ACTION ITEMS
   a. Resolution 17 (Series 2026) - Amend the Allocation of Supplemental Appropriation Funds Supporting the EWP Grant Match
   b. Letter of Support - GMUG Blue Lakes Fee Proposal
8. DISCUSSION ITEMS
   a. In-Town Shuttle Service (Update)
   b. Home Trust of Ouray County - River Walk Funding Request
   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. Marketing & Communication Update
10. CITY COUNCIL COMMUNICATION
    Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey, Councilor Hart, and Councilor Doherty

11. EXECUTIVE SESSION
    This is 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). The executive session will also be held pursuant to C.R.S. section 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop negotiation strategy, and instruct negotiators. The subject of the executive session is regarding wastewater treatment plant issues.
12. ADJOURNMENT

City of Ouray
Financial Statements and
Independent Auditor's Report
as of
December 31, 2025

City of Ouray
Table of Contents

INDEPENDENT AUDITOR'S REPORT

To the City Council
City of Ouray, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ouray, Colorado, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of Ouray, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ouray, Colorado, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

Certified Public Accountants

105 S.E. Frontier Ave, Suite A Cedaredge, CO 81413 | 970-856-7550 | 970-856-2122 | www.bandacpas.com

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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

Required Supplementary Information

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

Supplementary Information

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

Blair and Associates, P.C.

Cedaredge, Colorado
July 29, 2026

CITY OF OURAY
Management's Discussion and Analysis
Year Ended December 31, 2025

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

FINANCIAL HIGHLIGHTS

As of December 31, 2025

Change in Net Position:		
Total Assets and Deferred Outflows		$ 60,626,510
Total Liabilities and Deferred Resources		36,587,545
Net Position	12/31/25	$ 24,038,965
	12/31/24	24,201,585
Increase (Decrease)		$ (162,620)

Governmental Fund Balance:	1/1/25	12/31/25	Increase (Decrease)
General Fund	$ 4,484,233	$ 3,189,576	$ (1,294,657)
Capital Improvements Fund	1,634,403	1,756,366	121,963
Non-major Funds	1,272,197	1,592,990	320,793
	$ 7,390,833	$ 6,538,932	$ (851,901)

Capital Assets, net of accumulated depreciation:	1/1/25	12/31/25	Increase (Decrease)
Governmental Activities	$ 3,782,394	$ 3,603,132	$ (179,262)
Business-type Activities	42,318,521	42,787,365	468,844
Total Capital Assets	$ 46,100,915	$ 46,390,497	$ 289,582

Cash and Cash Equivalents:	12/31/25
Governmental Activities	$ 6,325,645
Business-type Activities	5,488,894
Total Cash and Cash Equivalents	$ 11,814,539

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-wide Financial Statements

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

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

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

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

Fund Financial Statements

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

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

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

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

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

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

Notes to Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net Position

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the year ended December 31, 2025, the City's combined assets exceeded liabilities by $ 24,038,965. Of this amount, $ 11,398,852 is unrestricted and available to meet the City's ongoing financial obligations.

By far the largest portion of net position is the investment in capital assets (net of related debt) of $ 12,377,913 (47% of net position). This amount reflects the investment in all capital assets (e.g. infrastructure, land, buildings, and equipment) less any related debt used to acquire those assets that are still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of debt, it should be noted that the resources needed to repay this debt must be provided from other sources since capital assets themselves cannot be used to liquidate these liabilities.

The following table summarizes the City's governmental and business-type net position for 2025:

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
ASSETS						
Cash and cash equivalents	$ 7,340,916	$ 6,325,645	$ 679,308	$ 5,488,894	$ 8,020,224	$ 11,814,539
Property taxes receivable	786,997	996,894	-	-	786,997	996,894
Accounts receivables	266,058	459,383	261,305	198,760	527,363	658,143
Other receivables	-	-	6,330,020	96,984	6,330,020	96,984
Due from other governments	460,265	199,813	-	-	460,265	199,813
Prepaid and deposits	28,335	28,335	-	-	28,335	28,335
Inventories	7,321	7,321	25,524	25,524	32,845	32,845
Net pension assets	570,398	358,960	-	-	570,398	358,960
Capital assets, net	3,782,394	3,603,132	42,481,580	42,787,365	46,263,974	46,390,497
Total assets	$ 13,242,684	$ 11,979,483	$ 49,777,737	$ 48,597,527	$ 63,020,421	$ 60,577,010

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Deferred outflows						
Pension Contributions made after measurement date	$ 52,631	$ 49,500	$ -	$ -	$ 52,631	$ 49,500
Total deferred outflows	$ 52,631	$ 49,500	$ -	$ -	$ 52,631	$ 49,500
LIABILITIES						
Accounts payable	600,452	398,816	1,603,417	308,827	2,203,869	707,643
Accrued wages	76,045	46,962	150,458	220,177	226,503	267,139
Performance bonds and deposits	-	-	14,111	16,970	14,111	16,970
Unearned revenue	35,565	35,787	5,181,409	5,181,409	5,216,974	5,217,196
Current portion of debt						
Loans and leases payable	34,057	-	654,579	711,007	688,636	711,007
Bonds payable	-	-	170,000	170,000	170,000	170,000
Compensated absences	129,206	206,680	-	-	129,206	206,680
Long-term liabilities						
Due more than one year:						
Bonds payable	-	-	4,020,000	3,830,000	4,020,000	3,830,000
Loans and lesases payable	-	-	25,050,531	24,338,561	25,050,531	24,338,561
Total liabilities	$ 875,325	$ 688,245	$ 36,844,505	$ 34,776,951	$ 37,719,830	$ 35,465,196
Deferred inflows						
Deferred porperty tax revenue	786,997	996,894	-	-	786,997	996,894
Pension difference between expected and actual experience	365,140	125,455	-	-	365,140	125,455
Total deferred inflows	$ 1,152,137	$ 1,122,349	$ -	$ -	$ 1,152,137	$ 1,122,349
NET POSITION						
Invested in capital assets	3,748,337	3,603,132	12,552,093	8,774,781	16,300,430	12,377,913
Restricted for:						
Emergencies	160,403	262,200	-	-	160,403	262,200
Unrestricted	7,359,113	6,353,057	381,639	5,045,795	7,740,752	11,398,852
Total net position	$ 11,267,853	$ 10,218,389	$ 12,933,732	$ 13,820,576	$ 24,201,585	$ 24,038,965

A portion of net position, $262,200, represents resources that are subject to constitutional restrictions on how they may be used. The unrestricted net position of $11,398,852 (47% of net position) may be used to meet the government's ongoing obligations to citizens and creditors.

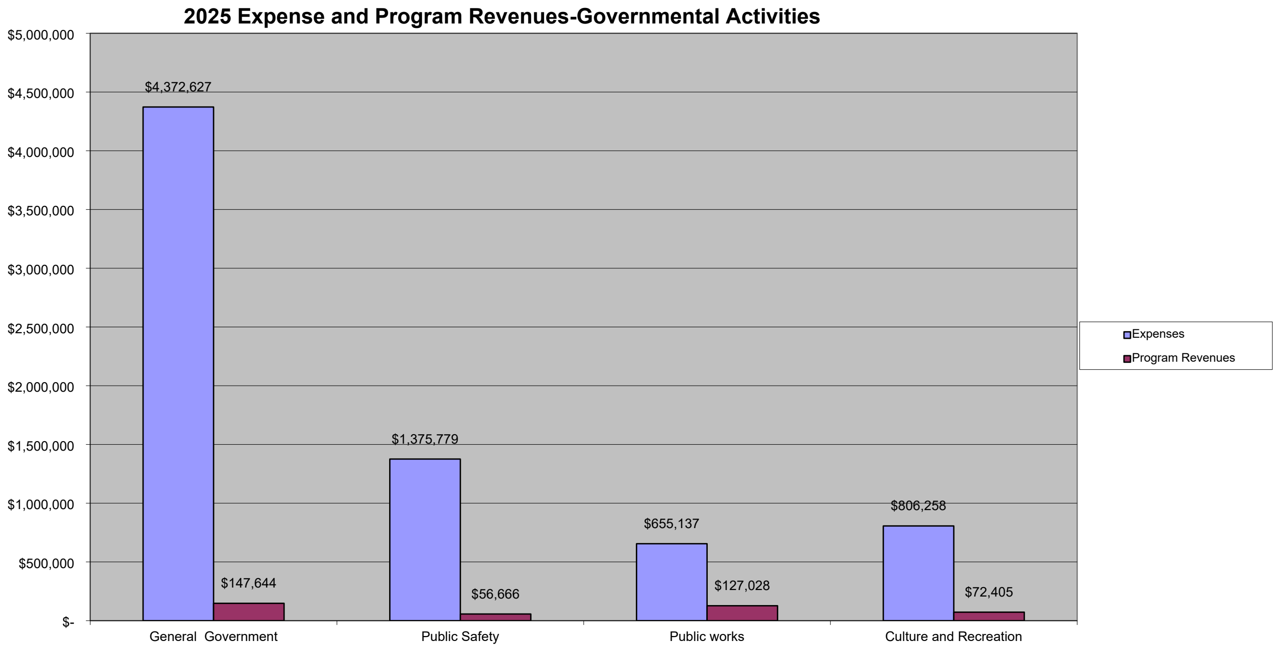
Change in Net Position

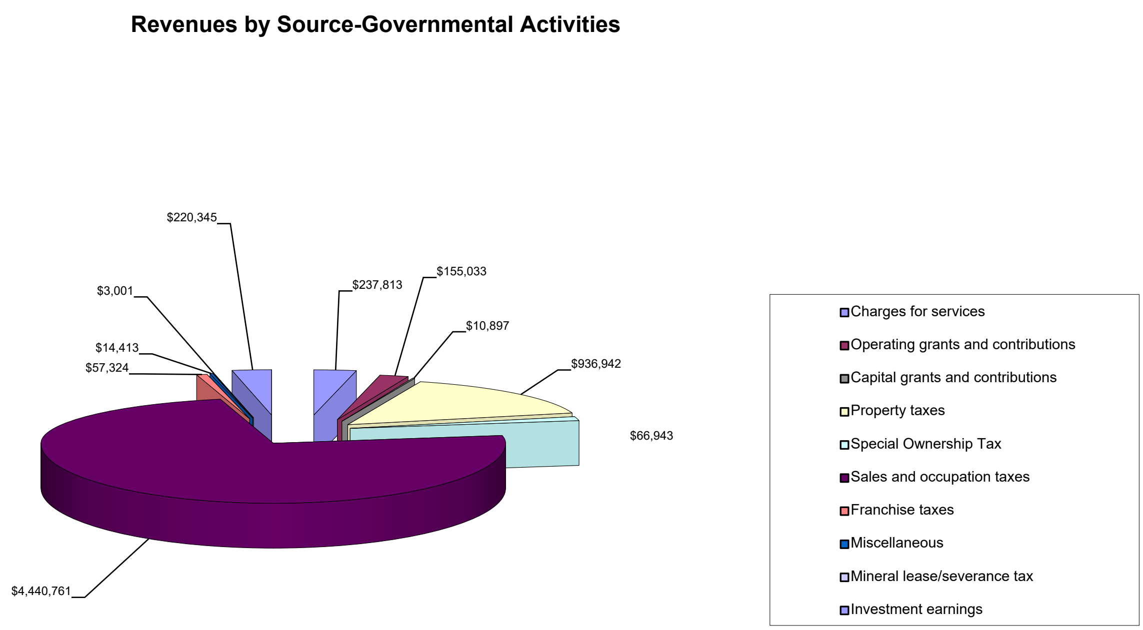
Governmental and business-type activities decreased the City's net position by $162,620 in 2025.

	Governmental Activities		Business-Type Activities		Total	
	2024	2025	2024	2025	2024	2025
Revenues						
Program revenues						
Charges for services	$ 222,093	$ 237,813	$ 7,291,325	$ 8,035,191	7,513,418	8,273,004
Operating grants	323,313	155,033	446,311	-	769,624	155,033
Capital grants	31,193	10,897	23,688	90,000	54,881	100,897
General Revenues						
Property taxes	803,704	936,942	-	-	803,704	936,942
Specific ownership	58,498	66,943	-	-	58,498	66,943
Sales taxes and other	4,212,292	4,440,761	-	-	4,212,292	4,440,761
Franchise taxes	57,714	57,324	-	-	57,714	57,324
Miscellaneous	10,675	14,413	-	2,164	10,675	16,577
Mineral lease/severance tax	42,685	3,001	-	-	42,685	3,001
Investment earnings	164,001	220,345	115,678	44,770	279,679	265,115
Transfers In (Out)	15,766	16,865	(15,766)	(16,865)	-	-
Totals	5,941,934	6,160,337	7,861,236	8,155,260	13,803,170	14,315,597
Expenses						
General government	2,589,360	4,372,627	-	-	2,589,360	4,372,627
Public safety	1,296,918	1,375,779	-	-	1,296,918	1,375,779
Public works	630,763	655,137	7,088,999	7,268,416	7,719,762	7,923,553
Culture and recreation	506,640	806,258	-	-	506,640	806,258
Total Expenses	5,023,681	7,209,801	7,088,999	7,268,416	12,112,680	14,478,217
Changes in net position	918,253	(1,049,464)	772,237	886,844	1,690,490	(162,620)
Beginning	10,349,600	11,267,853	12,161,495	12,933,732	22,511,095	24,201,585
Ending	$ 11,267,853	$ 10,218,389	$ 12,933,732	$ 13,820,576	$ 24,201,585	$ 24,038,965

Governmental Activities

Governmental activities decreased the City's net position by $1,049,464.





Business-type Activities

Business-type activities for the year resulted in an increase in net position of $ 886,844. Charges for services accounted for 98% of total revenues.

FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS

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

As of the end of 2025, the City's governmental funds reported combined ending fund balances of $ 6,538,932, decrease of $851,901 in comparison with the prior year. Of the combined ending fund balances for all governmental funds 36% of this total amount, $ 2,349,596, constitutes unassigned fund balance, which is available for appropriation at the City's discretion; committed fund balance is 59%, or $ 3,873,472, of governmental fund balances. There is $ 46,343 of fund balance that is statutorily restricted to capital spending for parks and recreation. Non-spendable fund balance of $ 7,321 represents inventoried materials. The remaining fund balance is restricted to indicate that it is not available for new spending, because it is already committed to meet a state constitution mandated emergency reserve of $ 262,200.

The City has one major governmental fund, the General Fund, which is the primary operating fund for the City. At the end of 2025, the unassigned fund balance of the General Fund was $ 2,349,596, while the total fund balance was $ 3,189,576. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. The fund balance of the City's General Fund decreased by $ 1,294,657 during 2025.

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

The City has five enterprise funds: Water Fund, Sewer Fund, Refuse/Recycling Fund, Utilities – Capital Improvements Fund, and Parks and Recreation Fund. At the end of 2024, these funds represented the following net position amounts:

Fund:	Water	Sewer	Refuse/Rcycl.	Utilities – CI	Parks & Rec.
Unrestricted net position	335,998	1,134,693	80,253	1,779,968	1,694,883
Total net position	2,828,107	1,996,973	80,253	5,399,542	3,515,701
Increase (decrease) in net position	4,962	23,941	15,941	918,508	(76,507)

GENERAL FUND BUDGETARY HIGHLIGHTS

The City budgeted $ 6,426,469 for 2025 expenditures. Actual expenditures were $ 5,764,897, or 10% less than the budgeted amount.

CAPITAL ASSET AND DEBT ADMINISTRATION

The City's investment in capital assets, net of depreciation, for its governmental and business-type activities as of December 31, 2025, was $ 46,390,497, an increase of $ 289,582 from the prior year, representing $ 1,556,967 of acquisitions offset by $ 1,267,385 of depreciation expense. As required by GASB34, the investment in capital assets includes land, buildings, building improvements, and equipment.

Long-term Debt

As of December 31, 2025, the City had long-term debt as follows:

Governmental Activities	Balance January 1, 2025	Additions	Reductions	Balance December 31, 2025	Due Within One Year
Fire Truck	$ 34,057	$ -	$ (34,057)	$ -	$ -
Accrued compensated absences	129,206	77,474	-	206,680	206,680
Total	$ 163,263	$ 77,474	$ (34,057)	$ 206,680	$ 206,680
Enterprise Activities					
Sales Tax Revenue Bonds	$ 4,190,000	$ -	$ (175,000)	$ 4,015,000	$ 185,000
Loan Water Fund - CWRPDA	6,803,651	-	(164,033)	6,639,618	168,575
Loan Sewer Fund - CWRPDA	16,677,959	-	(391,009)	16,286,950	408,432
Zion Bank Loan	2,223,000	-	(115,000)	2,108,000	119,000
Total	$ 29,894,610	$ -	$ (845,042)	$ 29,049,568	$ 881,007

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

- The City is in good financial condition.

REQUEST FOR INFORMATION

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

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

CITY OF OURAY, COLORADO
Statement of Net Position
December 31, 2025

	Governmental Activities	Business Type Activities	Total
ASSETS			
Cash and cash equivalents	$ 6,325,645	$ 5,488,894	$ 11,814,539
Property taxes receivable	996,894	-	996,894
Accounts receivable	459,383	198,760	658,143
Other receivables	-	96,984	96,984
Due from other governments	199,813	-	199,813
Prepaid and deposits	28,335	-	28,335
Inventories	7,321	25,524	32,845
Net pension assets	358,960	-	358,960
Capital assets, net	3,603,132	42,787,365	46,390,497
Total assets	11,979,483	48,597,527	60,577,010
Deferred outflows of resources			
Contributions subsequent to the measurement date	49,500	-	49,500
LIABILITIES			
Accounts payable	398,816	308,827	707,643
Accrued wages	46,962	220,177	267,139
Performance bonds and deposits	-	16,970	16,970
Unearned revenue	35,787	5,181,409	5,217,196
Current portion of debt			
Loans and leases payable	-	711,007	711,007
Bonds payable	-	170,000	170,000
Compensated absences	206,680	-	206,680
Long-term liabilities			
Bonds payable	-	3,830,000	3,830,000
Loans and leases payable	-	24,338,561	24,338,561
Total liabilities	688,245	34,776,951	35,465,196
Deferred inflow of resources			
Deferred property tax revenue	996,894	-	996,894
Pension difference between expected and actual experience	125,455	-	125,455
Total Deferred inflow of resources	1,122,349	-	1,122,349
NET POSITION			
Invested in capital assets	3,603,132	8,774,781	12,377,913
Restricted for:			
Emergencies	262,200	-	262,200
Unrestricted	6,353,057	5,045,795	11,398,852
Total net position	$ 10,218,389	$ 13,820,576	$ 24,038,965

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Activities
For the Year Ended December 31, 2025

		Program Revenues		
Functions/Programs	**Expenses**	**Charges for Service and Fees**	**Operating Grants and Contributions**	**Capital Grants and Contributions**
Primary government:				
Governmental activities:				
General government	$ 4,372,627	$ 114,474	$ 33,170	$ -
Public Safety	1,375,779	52,810	3,856	-
Public Works	655,137	10,415	116,613	-
Culture and Recreation	806,258	60,114	1,394	10,897
Total governmental activities	7,209,801	237,813	155,033	10,897
Business-type activities:				
Water	860,195	808,885	-	45,000
Sewer	976,865	920,250	-	45,000
Refuse	319,522	352,328	-	-
Utilities-Capital Improvements	810,694	1,729,096	-	-
Parks	4,301,140	4,224,632	-	-
Total business- type activities	7,268,416	8,035,191	-	90,000
Total primary government	$ 14,478,217	$ 8,273,004	$ 155,033	$ 100,897

General Revenues
Taxes:
Property taxes
Specific ownership
Sales taxes and miscellaneous
Franchise taxes
Miscellaneous
Mineral leasing and severance taxes
Investment earnings
Transfers In (out)
Total General Revenues and Transfers

Changes in Net Position
Net Position-January 1
Net Position-December 31

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
$ (4,224,983)	$ -	$ (4,224,983)
(1,319,113)	-	(1,319,113)
(528,109)	-	(528,109)
(733,853)	-	(733,853)
(6,806,058)	-	(6,806,058)
-	(6,310)	(6,310)
-	(11,615)	(11,615)
-	32,806	32,806
-	918,402	918,402
-	(76,508)	(76,508)
-	856,775	856,775
(6,806,058)	856,775	(5,949,283)
936,942	-	936,942
66,943	-	66,943
4,440,761	-	4,440,761
57,324	-	57,324
14,413	2,164	16,577
3,001	-	3,001
220,345	44,770	265,115
16,865	(16,865)	-
5,756,594	30,069	5,786,663
(1,049,464)	886,844	(162,620)
11,267,853	12,933,732	24,201,585
$ 10,218,389	$ 13,820,576	$ 24,038,965

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Governmental Funds
Balance Sheet
December 31, 2025

	General Fund	Capital Improvement Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and cash equivalents	$ 3,054,813	$ 1,659,158	$ 1,611,674	$ 6,325,645
Taxes receivable	996,894	-	-	996,894
Due from other governments	199,813	-	-	199,813
Accounts receivable	368,995	90,388	-	459,383
Inventory	7,321	-	-	7,321
Prepaid expenses	(665)	29,000	-	28,335
Total assets	$ 4,627,171	$ 1,778,546	$ 1,611,674	$ 8,017,391
Liabilities, Deferred inflows of resources and Fund Balance				
Liabilities:				
Accounts payable	$ 366,175	$ 22,180	$ 10,461	$ 398,816
Accrued wages	38,739	-	8,223	46,962
Unearned revenue	35,787	-	-	35,787
Total liabilities	440,701	22,180	18,684	481,565
Deferred inflow of resources				
Deferred property tax revenue	996,894	-	-	996,894
Fund balances:				
Non-spendable	7,321	-	-	7,321
Restricted				
Emergencies	262,200		-	262,200
Parks and recreation	-	-	46,343	46,343
Committed				
Flumes, streets and drainage	570,459		-	570,459
Capital improvements	-	1,756,366	-	1,756,366
Tourism	-	-	1,383,733	1,383,733
Beautification	-	-	162,914	162,914
Unassigned	2,349,596	-	-	2,349,596
Total fund balance	3,189,576	1,756,366	1,592,990	6,538,932
Total liabilities, deferred inflows of resources and fund balance	$ 4,627,171	$ 1,778,546	$ 1,611,674	$ 8,017,391

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Reconciliation of the Governmental Funds Balance
Sheet to the Statement of Net Position
December 31, 2025

Total fund balance, governmental funds		$ 6,538,932
Amounts reported for governmental activities in the Statement of Net Position is different because:		
Capital assets used in governmental activities are not current period expenditures and therefore are not reported in this fund financial statement, but are reported in the governmental activities of the Statement of Net Position.		
Cost of capital assets	$ 12,560,634	
Less accumulated depreciation	(8,957,502)	3,603,132
Some liabilities, (such as Notes Payable, Capital Lease Contract Payable, Long-term Compensated Absences, and Bonds Payable), are not due and payable in the current period and are not included in the fund financial statement, but are included in the governmental activities of the Statement of Net Position.		
Capital leases	$ -	
Compensated absences	(206,680)	(206,680)
Net pension assets and related deferred inflows and outflows of resources are not recorded in the funds.		283,005
Net Position of Governmental Activities in the Statement of Net Position		$ 10,218,389

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General Fund	Capital Improvement Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES				
Property Taxes	$ 936,942	$ -	$ -	$ 936,942
Sales and miscellaneous taxes	2,896,921	724,615	886,168	4,507,704
Fees and fines	20,650	-	-	20,650
Licenses and permits	102,191	-	-	102,191
Intergovernmental	224,938	-	11,853	236,791
Charges for services	26,558	-	-	26,558
Investment earnings	137,639	44,592	38,114	220,345
Miscellaneous	58,996	427	32,868	92,291
Total revenues	4,404,835	769,634	969,003	6,143,472
EXPENDITURES				
Current:				
General government	2,333,519	-	599,670	2,933,189
Public safety	1,219,183	-	-	1,219,183
Public works	452,807	-	-	452,807
Culture and recreation	801,799	-	-	801,799
Debt service payments	34,988	-	-	34,988
Capital outlay	922,601	647,671	-	1,570,272
Total expenditures	5,764,897	647,671	599,670	7,012,238
Excess (deficiency) of revenues over expenditures	(1,360,062)	121,963	369,333	(868,766)
OTHER FINANCING SOURCES (USES)				
Transfers In (out)	65,405	-	(48,540)	16,865
Total other financing sources (uses)	65,405	-	(48,540)	16,865
Net change to fund balance	(1,294,657)	121,963	320,793	(851,901)
Fund balance, January 1	4,484,233	1,634,403	1,272,197	7,390,833
Fund balance, December 31	$ 3,189,576	$ 1,756,366	$ 1,592,990	$ 6,538,932

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities
For the Year Ended December 31, 2025

Net change in fund balances - total governmental funds		$ (851,901)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as deprecation expense. This is the amount by which depreciation exceeded capital outlays in the current period.		
Fixed assets current additions	$ 224,340	
Depreciation expense	(403,603)	
Excess of capital outlay over depreciation		(179,263)
Some expenses reported in the statement of activities do not require the use of current financial resources: therefore, are not reported as expenditures in governmental funds.		(77,474)
Pension expenses reported in the statement of activities do not require the use of current financial resources: therefore, are not reported as expenditures in governmental funds.		25,116
Repayment of long-term debt principal is reported as an expenditure in the governmental funds but reduces long-term liabilities in the statement of net position.		34,057
Change in net position of governmental funds		$ (1,049,465)

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Net Position
Enterprise Funds
December 31, 2025

	Water Fund	Sewer Fund	Utilities-CI Fund
ASSETS			
Current Assets:			
Cash and cash equivalents	$ 387,433	$ 1,173,899	$ 1,786,167
Receivables:			
Accounts	75,645	105,672	-
Other	-	-	96,984
Inventories	19,901	5,319	-
Total current assets	482,979	1,284,890	1,883,151
Capital assets:			
Land and improvements	149,131	-	-
Construction in progress	-	-	31,489,158
Utility system	5,389,260	2,962,576	-
Geothermal wells	-	-	-
Swimming pool	-	-	-
Pool filtration system	-	-	-
Box Cañon	-	-	-
Parks and other assets	-	-	-
Buildings	75,020	14,497	-
Equipment and furniture	268,415	363,732	-
Less accumulated depreciation	(3,389,717)	(2,478,525)	-
Total capital assets	2,492,109	862,280	31,489,158
Total Assets	2,975,088	2,147,170	33,372,309
LIABILITIES			
Current liabilities:			
Accounts payable	31,390	9,746	16,199
Accrued payroll	54,370	68,283	-
Customer deposits	375	-	-
Unearned revenues	60,846	72,168	5,030,000
Current portion of long term debt	-	-	577,007
Total current liabilities	146,981	150,197	5,623,206
Noncurrent liabilities			
Bonds payable	-	-	-
Loans and leases payable	-	-	22,349,561
Total noncurrent liabilities	-	-	22,349,561
NET POSITION			
Invested in capital assets, net of related debt	2,492,109	862,280	3,599,574
Unrestricted	335,998	1,134,693	1,799,968
Total net position	$ 2,828,107	$ 1,996,973	$ 5,399,542

Refuse Fund	Parks Fund	Total Enterprise Funds
$ 103,112	$ 2,038,283	$ 5,488,894
18,029	(586)	198,760
-	-	96,984
-	304	25,524
121,141	2,038,001	5,810,162
-	-	149,131
-	-	31,489,158
-	-	8,351,836
-	167,138	167,138
-	12,756,717	12,756,717
-	5,202	5,202
-	473,224	473,224
-	1,640,594	1,640,594
-	-	89,517
-	-	632,147
-	(7,099,057)	(12,967,299)
-	7,943,818	42,787,365
121,141	9,981,819	48,597,527
22,493	228,999	308,827
-	97,524	220,177
-	16,595	16,970
18,395	-	5,181,409
-	304,000	881,007
40,888	647,118	6,608,390
-	3,830,000	3,830,000
-	1,989,000	24,338,561
-	5,819,000	28,168,561
-	1,820,818	8,774,781
80,253	1,694,883	5,045,795
$ 80,253	$ 3,515,701	$ 13,820,576

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Revenues, Expenses and Changes in Net Position
Enterprise Funds
Year Ended December 31, 2025

	Water Fund	Sewer Fund	Utilities-CI Fund
Operating Revenues			
Charges for services	$ 808,885	$ 920,250	$ 1,729,096
Miscellaneous	610	1,554	-
Total operating revenues	809,495	921,804	1,729,096
Operating Expenses			
Personal services	462,928	525,288	-
Contractual services	89,351	89,822	20
Utilities	28,678	88,306	-
Repairs and maintenance	31,698	68,206	66,052
Other supplies and expenses	82,876	98,421	-
Insurance claims and expenses	26,658	32,950	-
Depreciation	138,007	73,872	-
Total operating expenses	860,195	976,865	66,072
Operating income (loss)	(50,700)	(55,061)	1,663,024
Nonoperating revenues (expenses)			
Interest income	10,662	34,002	106
Operating grants and contributions	-	-	-
Interest expense	-	-	(744,622)
Total nonoperating revenues (expenses)	10,662	34,002	(744,516)
Income (loss) before transfers and and Capital Contributions	(40,038)	(21,059)	918,508
Transfers in (out)	-	-	-
Capital contributions-Investment Fees	45,000	45,000	-
Change in net position	4,962	23,941	918,508
Total net position, January 1	2,823,146	1,973,032	4,481,034
Total net position, December 31	$ 2,828,107	$ 1,996,973	$ 5,399,542

Refuse Fund	Parks Fund	Total Enterprise Funds
$ 352,328	$ 4,224,632	$ 8,035,191
-	-	2,164
352,328	4,224,632	8,037,355
-	1,936,726	2,924,942
319,522	52,320	551,035
-	135,656	252,640
-	244,708	410,664
-	1,034,703	1,216,000
-	25,601	85,210
-	651,901	863,780
319,522	4,081,615	6,304,270
32,806	143,017	1,733,085
-	-	44,770
-	-	-
-	(219,524)	(964,146)
-	(219,524)	(919,376)
32,806	(76,507)	813,709
(16,865)	-	(16,865)
-	-	90,000
15,941	(76,507)	886,844
64,312	3,592,208	12,933,733
$ 80,253	$ 3,515,701	$ 13,820,576

The accompanying notes are an integral part of this statement.

CITY OF OURAY, COLORADO
Statement of Cash Flows
Enterprise Funds
Year Ended December 31, 2025

	Water Fund	Sewer Fund
Cash Flows From Operating Activities		
Cash received from charges for services	$ 806,694	$ 986,314
Cash payments for goods and services	(266,629)	(429,134)
Cash payments to employees for services	(462,928)	(525,288)
Net cash provided (used) by operating activities	77,137	31,892
Cash Flows from Noncapital Financing Activities		
Grants and contributions	-	-
Transfers from (to) other funds	-	-
Net cash provided (used) by noncapital financing activities	-	-
Cash Flows from Capital and Related Financing Activities		
Investment fees	45,000	45,000
Acquisition of capital assets	-	-
Principal paid on loans and leases	-	-
Proceeds from Loans	-	-
Interest expense	-	-
Net cash provided (used) by capital and related financing activities	45,000	45,000
Cash Flows from Investing Activities		
Interest on investments	10,662	34,002
Net increase (decrease) in cash and equivalents	132,799	110,894
Cash balances, January 1	254,634	1,063,005
Cash balances, December 31	$ 387,433	$ 1,173,899
Reconciling of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$ (50,700)	$ (55,061)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation expense	138,007	73,872
Assets (increase) decrease:		
Accounts receivables	(14,696)	48,112
Liabilities increase (decrease):		
Accounts payable	(7,369)	(51,429)
Accrued payroll	11,895	16,398
Unearned revenues	-	-
Total adjustments	127,837	86,953
Net cash provided (used) by operating activities	$ 77,137	$ 31,892

Utilities-CI Fund	Refuse Fund	Parks Fund	Total Enterprise Funds
$ 1,729,096	$ 355,674	$ 4,291,841	$ 8,169,619
(1,414,770)	(323,421)	(1,373,324)	(3,807,278)
-	-	(1,936,726)	(2,924,942)
314,326	32,253	981,791	1,437,399
-	-	-	-
-	(16,865)	-	(16,865)
-	(16,865)	-	(16,865)
-	-	-	90,000
(1,149,134)	-	(20,432)	(1,169,566)
(555,042)	-	(290,000)	(845,042)
6,233,036	-	-	6,233,036
(744,622)	-	(219,524)	(964,146)
3,784,238	-	(529,956)	3,344,282
106	-	-	44,770
4,098,670	15,388	451,835	4,809,586
(2,312,503)	87,724	1,586,448	679,308
$ 1,786,167	$ 103,112	$ 2,038,283	$ 5,488,894
$ 1,663,024	$ 32,806	$ 143,017	$ 1,733,086
-	-	651,901	863,780
-	3,346	25,782	62,544
(1,348,698)	(3,899)	116,805	(1,294,590)
-	-	41,427	69,720
-	-	2,859	2,859
(1,348,698)	(553)	838,774	(295,687)
$ 314,326	$ 32,253	$ 981,791	$ 1,437,399

The accompanying notes are an integral part of this statement.

Note 1 - Summary of Significant Accounting Policies

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

A. Financial Reporting Entity

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

Related Organizations

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

B. Government-wide Financial Statements

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

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

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

C. Fund Financial Statements

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

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

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

The City reports the following major governmental funds:

- The General Fund is the City's primary operating fund. It accounts for all the financial resources of the City, except those required to be accounted for in another fund.

- The Capital Improvement Fund, which accounts for the Town's additional sales tax, is to be used for capital improvements.

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

- The Conservation Trust Fund, which accounts for State of Colorado lottery funds to be used for parks and recreation services and capital investment.

- Beautification Fund, which accounts for lodging tax collections to be used for City beautification projects.

- Tourism Promotion Fund, which accounts for lodging tax collections for the promotion of tourism.

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

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

C. Fund Financial Statements - (continued)

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

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

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

D. Measurement Focus and Basis of Accounting

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

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

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

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

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

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

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

Deferred Outflows / Inflows of Resources

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

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

E. Cash and Cash Equivalents

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

F. Use of Estimates

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

G. Property Taxes

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

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

H. Capital Assets

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

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

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

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

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

I. Long-Term Liabilities

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

J. Compensated Absences

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

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

K. Net Position

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

L. Interfund Transactions

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

M. Encumbrances

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

N. Inventory

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

O. Fund Equity

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

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

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

O. Fund Equity - (continued)

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

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

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

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

Note 3 - Tax, Spending and Debt Limitations

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

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

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

Note 4 - Budgets

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

A. By mid-August of each year, the City Administrator gives public notice of the budget calendar for the next fiscal year. The City Administrator asks that all City departments, boards, commissions, or citizens submit within thirty days from the notice any request for funds under the budget being prepared. The City Administrator, with assistance from the City Treasurer, then prepares a proposed budget for the ensuing fiscal year and submits it to the Council no later than forty-five days prior to any date required by state law for the certification to the County of the tax levy.

B. The budget provides a complete financial plan of all City funds and activities for the ensuing fiscal year indicating anticipated revenues, proposed operating and capital expenditures, a provision for contingencies, and anticipated net surplus or deficit for the ensuing fiscal year.

C. A public hearing on the proposed budget is held by the Council in early November.

D. The Council adopts the budget by resolution on or before the final day established by law for the certification of the ensuing year's tax levy to the County. Adoption of the budget by the Council shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.

E. If during the fiscal year the City Administrator determines that there are expenses in excess of those estimated in the budget, the Council by resolution may make supplemental appropriations for the year up to the amount of such excess. To meet an emergency affecting public property, health, peace or safety, the Council may make emergency appropriations. If at any time during the fiscal year it appears probable to the City Administrator that the revenues available will be insufficient to meet the amount appropriated, the City Administrator reports to the Council, indicating the estimated amount of deficit, any remedial action already taken, and a recommendation as to any other steps to be taken. At any time during the fiscal year the City Administrator may transfer part or all of any unencumbered appropriation balance within a department.

F. Budget appropriations lapse at the end of each year.

G. Expenditures may not exceed appropriations at the fund level. Budget amounts included in the financial statements are based on the final amended budget.

H. Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP), except for long-term receivables and advances and capital lease financing which are budgeted when liquidated rather than when the receivable/liability is incurred. Budgets for enterprise funds are adopted on a basis consistent with the spending measurement focus of the governmental funds.

Note 5 - Deposits and Investments

A. Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40. At December 31, 2025, the bank balance of the City's deposits was $11,601,308 of which $283,301 was covered by federal depository insurance and $11,318,007 was collateralized under PDPA.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. Authorized investments include obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptances of certain banks; commercial paper; local government investment pools; written repurchase agreements collateralized by certain authorized securities; certain money market funds; and, guaranteed investment contracts. The City’s investment policy follows Colorado statutes. At December 31, 2025 the City’s investments included funds held in COLOTRUST.

The City had invested $240,103 in the Colorado Government Liquid Asset Trust (COLOTRUST), an investment vehicle established for local government entities in Colorado to pool surplus funds. COLOTRUST operates similarly to a money market fund and each share is equal in value to $1.00. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal functions of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to and are not registered with the SEC. COLOTRUST’s funds are rated AAA by Standard and Poor’s, Fitch’s, and Moody’s rating services.

Note 5 - Deposits and Investments - (continued)

A. Deposits - (continued)

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

Cash and cash equivalents	
Cash on hand	$ 6,545
Deposits	11,564,158
Cash with county treasurer	3,733
COLOTRUST	240,103
Total	$11,814,539
Statement of Net Position	
Cash and cash equivalents	$11,814,539
Total	$11,814,539

Note 6 - Risk Management

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

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

Note 7 - Long-term Liabilities

Governmental Activities	Balance January 1, 2025	Additions	Reductions	Balance December 31, 2025	Due Within One Year
Fire Truck	$ 34,057	$ -	$ (34,057)	$ -	$ -
Accrued compensated absences	129,206	77,474	-	206,680	206,680
Total	$ 163,263	$ 77,474	$ (34,057)	$ 206,680	$ 206,680
Enterprise Activities					
Sales Tax Revenue Bonds	$ 4,190,000	$ -	$ (175,000)	$ 4,015,000	$ 185,000
Loan Water Fund - CWRPDA	6,803,651	-	(164,033)	6,639,618	168,575
Loan Sewer Fund - CWRPDA	16,677,959	-	(391,009)	16,286,950	408,432
Zion Bank Loan	2,223,000	-	(115,000)	2,108,000	119,000
Total	$ 29,894,610	$ -	$ (845,042)	$ 29,049,568	$ 881,007

Note 7 - Long-term Liabilities – (continued)

Sales Tax Revenue Bonds, Series 2016

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

The following is a breakdown of the payments:

	Principal	Interest	Total
2026	$ 185,000	$ 160,600	$ 345,600
2027	190,000	153,200	343,200
2028	200,000	145,600	345,600
2029	205,000	137,600	342,600
2030	215,000	129,400	344,400
2031-2035	1,210,000	510,600	1,720,600
2036-2040	1,480,000	248,000	1,728,000
2041	330,000	13,200	343,200
	$ 4,015,000	$ 1,498,200	$ 5,513,200

Zion Bank

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

The following is a breakdown of the payments:

	Principal	Interest	Total
2026	$ 119,000	$ 49,222	$ 168,222
2027	123,000	46,425	169,425
2028	127,000	43,535	170,535
2029	125,000	40,550	165,550
2030	129,000	37,613	166,613
2031-2035	694,000	141,040	835,040
2036-2040	791,000	55,625	846,625
	$ 2,108,000	$ 414,010	$ 2,522,010

Note 7 - Long-term Liabilities – (continued)

Loan Water Fund #DBS22F097

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

	Principal	Interest	Total
2026	$ 168,575	$ 181,439	$ 350,014
2027	173,243	176,771	350,014
2028	178,040	171,974	350,014
2029	182,970	167,044	350,014
2030	188,036	161,978	350,014
2031-2035	1,021,221	728,847	1,750,068
2036-2040	1,170,654	579,414	1,750,068
2041-2045	1,341,952	408,116	1,750,068
2046-2050	1,538,317	211,751	1,750,068
2051-2052	676,610	23,417	700,027
	$ 6,639,618	$ 2,810,751	$ 9,450,369

Loan Sewer Fund

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

	Principal	Interest	Service Fee	Total
2026	$ 408,432	$ 407,500	$ 138,642	$ 954,574
2027	417,617	394,500	138,642	950,759
2028	433,176	381,500	138,642	953,318
2029	446,152	368,000	138,642	952,794
2030	461,577	354,250	138,642	954,469
2030-3034	2,504,445	1,557,750	693,212	4,755,407
2035-2039	2,874,717	1,185,250	693,212	4,753,179
2040-2044	3,274,416	797,000	693,212	4,764,628
2045-2049	3,714,235	412,250	632,556	4,759,041
2050-2052	1,752,183	54,500	95,317	1,902,000
	$ 16,286,950	$ 5,912,500	$ 3,500,719	$ 25,700,169

Note 8 - Defined Benefit Pension Plans

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

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

At December 31, 2025, the City reported an asset of $358,960 for its proportionate share of the net pension asset. The net pension asset was measured as of January 1, 2025, and the total pension asset used to calculate the net pension asset was determined by an actuarial study as of December 31, 2024. Standard update procedures were used to roll forward the total pension liability to December 31, 2023. The City's proportion of the net asset was based on City's contributions to FPPA for the calendar year 2025 relative to the total contributions of participating employers to FPPA.

For the year ended December 31, 2025, the City recognized pension expense of $(25,116). At December 31, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ -	$ 125,455
Net difference between projected and actual earnings on pension plan investments	-	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	49,500	-
Total	$ 49,500	$ 125,455

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

Year Ending December 31	Net Deferred Outflows/ (Inflows) of Resources
2024	$ (125,455)
2025	-
2026	-
2027	-
2028	-
Thereafter	-
Total	$ (125,455)

Actuarial assumptions. The total pension asset in January 1, 2025 actuarial valuation was determined using the following actuarial assumptions and other inputs:

Actuarially determined contribution rates are calculated as of January 1 of odd numbered years. The contribution rates have a one-year lag, so the actuarial valuation as of January 1, 2025, determines the contribution amounts for 2024 and 2023.

Note 8 - Defined Benefit Pension Plans – (continued)

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Dollar, Open*
Remaining Amortization Period	20 years*
Asset Valuation Method	5-Year smoothed market
Inflation	3.00%
Salary Increases	N/A
Investment Rate of Return	7.00%
Retirement Age	50% per year of eligibility until 100% at age 65
Mortality	**Pre-retirement:** RP-2000 Combined Mortality Table with Blue Collar Adjustment, 40% multiplier for off- duty mortality. **Post-retirement:** RP-2000 Combined Mortality Table with Blue Collar Adjustment. **Disabled:** RP-2000 Disabled Mortality Table All tables projected with Scale AA

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

Regarding the sensitivity of the net pension liability/ (asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability/ (asset), calculated using a Single Discount Rate of 7.00%, as well as what the plan's net pension liability/ (asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

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

1% Decrease	Current Single Discount Rate Assumption	1% Increase
6.00%	7.00%	8.00%
$ (307,680)	$ (358,960)	$ (410,240)

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

Note 9 - Defined Contribution Plan

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

Under the group retirement plan, the City contributes 3% of eligible employees' base salary, matching the amount contributed by the employees. In 2025 the City's total payroll was $3,662,550. The City's contribution was calculated using a base salary amount of $2,657,781. The City and the covered employees made the following contributions, amounting to $79,733 and $79,733 respectively for a total of $159,466.

Note 10 - Capital Assets

Capital assets activity for the year ended December 31, 2025, was as follows:

Governmental Activities	Balance January 1, 2025	Additions	Dispositions	Balance December 31, 2025
Capital assets not being depreciated				
Land	$ 325,094	$ -	$ -	$ 325,094
Construction in progress	83,775	-	-	83,775
	408,869	-	-	408,869
Capital assets being depreciated				
Buildings	793,318	-	-	793,318
Improvements other than building	12,459	-	-	12,459
Infrastructure	6,908,394	-	-	6,908,394
Equipment and vehicles	4,213,253	224,341	-	4,437,594
	11,927,424	224,341	-	12,151,765
Less accumulated depreciation				
Buildings	(628,657)	(4,853)	-	(633,510)
Improvements	(12,459)	-	-	(12,459)
Infrastructure	(5,576,859)	(165,915)	-	(5,742,774)
Equipment and vehicles	(2,335,924)	(232,835)	-	(2,568,759)
	(8,553,899)	(403,603)	-	(8,957,502)
Capital asset being depreciated, net	3,373,525	(179,262)	-	3,194,263
Total Governmental Activities Capital Assets	$ 3,782,394	$ (179,262)	$ -	$ 3,603,132

Note 10 - Capital Assets – (continued)

Business - Type Activities	Balance January 1, 2025	Additions	Dispositions	Balance December 31, 2025
Capital assets not being depreciated				
Land	$ 149,131	$ -	$ -	$149,131
Construction in progress	30,137,523	1,351,635	-	31,489,158
	30,286,654	1,351,635	-	31,638,289
Capital assets being depreciated				
Utility system	8,351,836	-	-	8,351,836
Geothermal wells	167,138	-	-	167,138
Swimming pool	12,736,285	20,432	-	12,756,717
Pool filtration system	5,202	-	-	5,202
Box Cañon	473,225	-	-	473,225
Other Parks assets	1,680,035	-	(39,441)	1,640,594
Buildings	89,517	-	-	89,517
Equipment and furniture	632,147	-	-	632,147
Less accumulated depreciation	(12,103,518)	(863,782)	-	(12,967,300)
Capital assets being depreciated, net	12,031,867	(843,350)	(39,441)	11,149,076
Total Business-Type Activities Capital Assets	$ 42,318,521	$ 508,285	$ (39,441)	$ 42,787,365

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

General Government	$ 16,033
Public Safety	180,781
Public Works	202,330
Culture and Recreation	4,459
Total depreciation	$ 403,603

Note 11 - Contingent Liabilities

Lawsuits and Claims

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

Note 12 - Transfers

The following are the interfund transfers that occurred in 2025:

Funds	Transfers In	Transfers Out
General Fund	$ 65,405	$ -
Refuse Fund	-	16,865
Beautification Fund	-	48,540
Totals	$ 65,405	$ 65,405

Note 13 – Subsequent events

In 2022, the city started constructing new water and sewer systems, with loans from Colorado Water Resources and Power Development Authority. Total estimated cost of the new water treatment plant will be $12,100,000, and for the new sewer plant will be $18,485,000. As of December 31, 2025, the City has construction in progress of $31,489,158.

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Property taxes	$ 932,469	$ 932,469	$ 936,942	$ 4,473
Sales taxes and other taxes	2,929,486	2,929,486	2,896,921	(32,565)
Licenses and permits	106,500	106,500	102,191	(4,309)
Intergovernmental revenues	258,148	258,148	224,938	(33,210)
Fees and fines	30,500	30,500	20,650	(9,850)
Charges for services	24,785	24,785	26,558	1,773
Miscellaneous revenue	958,920	958,920	58,996	(899,924)
Interest income	62,000	62,000	137,639	75,639
Total revenues	5,302,808	5,302,808	4,404,835	(897,973)
Expenditures				
General government	1,812,303	1,812,303	2,333,519	(521,216)
Capital outlay	309,050	309,050	676,901	(367,851)
Public safety	1,573,853	1,573,853	1,219,183	354,670
Capital outlay	19,000	19,000	28,761	(9,761)
Public works	579,372	579,372	452,807	126,565
Capital outlay	1,075,000	1,075,000	210,074	864,926
Culture and recreation	1,002,502	1,002,502	801,799	200,703
Capital outlay	20,400	20,400	6,865	13,535
Debt service payments	34,989	34,989	34,988	1
Total Expenditures	6,426,469	6,426,469	5,764,897	661,572
Excess of Revenues over (under) Expenditures	(1,123,661)	(1,123,661)	(1,360,062)	(236,401)
Other financing sources (uses)				
Transfers in	122,767	122,767	65,405	(57,362)
Total other financing sources (uses)	122,767	122,767	65,405	(57,362)
Excess of Revenues and sources over or (under) Expenditures and uses	(1,000,894)	(1,000,894)	(1,294,657)	(293,763)
Fund balance, January 1	4,055,182	4,055,182	4,484,233	429,051
Fund balance, December 31	$ 3,054,288	$ 3,054,288	$ 3,189,576	$ 135,288

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Property taxes	$ 932,469	$ 932,469	$ 936,942	$ 4,473
Sales taxes and other taxes	2,929,486	2,929,486	2,896,921	(32,565)
Licenses and permits	106,500	106,500	102,191	(4,309)
Intergovernmental revenues	258,148	258,148	224,938	(33,210)
Fees and fines	30,500	30,500	20,650	(9,850)
Charges for services	24,785	24,785	26,558	1,773
Miscellaneous revenue	958,920	958,920	58,996	(899,924)
Interest income	62,000	62,000	137,639	75,639
Total revenues	5,302,808	5,302,808	4,404,835	(897,973)
Expenditures				
General government	1,812,303	1,812,303	2,333,519	(521,216)
Capital outlay	309,050	309,050	676,901	(367,851)
Public safety	1,573,853	1,573,853	1,219,183	354,670
Capital outlay	19,000	19,000	28,761	(9,761)
Public works	579,372	579,372	452,807	126,565
Capital outlay	1,075,000	1,075,000	210,074	864,926
Culture and recreation	1,002,502	1,002,502	801,799	200,703
Capital outlay	20,400	20,400	6,865	13,535
Debt service payments	34,989	34,989	34,988	1
Total Expenditures	6,426,469	6,426,469	5,764,897	661,572
Excess of Revenues over (under) Expenditures	(1,123,661)	(1,123,661)	(1,360,062)	(236,401)
Other financing sources (uses)				
Transfers in	122,767	122,767	65,405	(57,362)
Total other financing sources (uses)	122,767	122,767	65,405	(57,362)
Excess of Revenues and sources over or (under) Expenditures and uses	(1,000,894)	(1,000,894)	(1,294,657)	(293,763)
Fund balance, January 1	4,055,182	4,055,182	4,484,233	429,051
Fund balance, December 31	$ 3,054,288	$ 3,054,288	$ 3,189,576	$ 135,288

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
General Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance
Revenues	**Original**	**Final**	**Actual**	**Favorable (Unfavorable)**
Property taxes	$ 932,469	$ 932,469	$ 936,942	$ 4,473
Sales taxes and other taxes	2,929,486	2,929,486	2,896,921	(32,565)
Licenses and permits	106,500	106,500	102,191	(4,309)
Intergovernmental revenues	258,148	258,148	224,938	(33,210)
Fees and fines	30,500	30,500	20,650	(9,850)
Charges for services	24,785	24,785	26,558	1,773
Miscellaneous revenue	958,920	958,920	58,996	(899,924)
Interest income	62,000	62,000	137,639	75,639
Total revenues	5,302,808	5,302,808	4,404,835	(897,973)
Expenditures				
General government	1,812,303	1,812,303	2,333,519	(521,216)
Capital outlay	309,050	309,050	676,901	(367,851)
Public safety	1,573,853	1,573,853	1,219,183	354,670
Capital outlay	19,000	19,000	28,761	(9,761)
Public works	579,372	579,372	452,807	126,565
Capital outlay	1,075,000	1,075,000	210,074	864,926
Culture and recreation	1,002,502	1,002,502	801,799	200,703
Capital outlay	20,400	20,400	6,865	13,535
Debt service payments	34,989	34,989	34,988	1
Total Expenditures	6,426,469	6,426,469	5,764,897	661,572
Excess of Revenues over (under) Expenditures	(1,123,661)	(1,123,661)	(1,360,062)	(236,401)
Other financing sources (uses)				
Transfers in	122,767	122,767	65,405	(57,362)
Total other financing sources (uses)	122,767	122,767	65,405	(57,362)
Excess of Revenues and sources over or (under) Expenditures and uses	(1,000,894)	(1,000,894)	(1,294,657)	(293,763)
Fund balance, January 1	4,055,182	4,055,182	4,484,233	429,051
Fund balance, December 31	$ 3,054,288	$ 3,054,288	$ 3,189,576	$ 135,288

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

Last 10 Fiscal Years (to be built prospectively)

Measurement period ending December 31,	2024	2023	2022	2021	2020	2019	2018	2017
Total Pension Liability								
Service Cost	$ 4,109	$ -	$ 1,978	$ 2,113	$ 2,130	$ 2,130	$ 2,130	$ -
Interest on the Total Pension Liability	-	-	-	-	28,351	28,351	28,351	-
Contributions	-	-	-	-	67,599	67,599	67,599	-
Difference between Expected and Actual Experience	-	-	-	-	(29,625)	(29,625)	(29,625)	-
Benefit Payments	-	-	-	-	(24,158)	(24,158)	(24,158)	-
Net Change in Total Pension Liability	4,109	-	1,978	2,113	44,297	44,297	44,297	-
Total Pension Liability - Beginning	311,946	311,979	310,001	307,888	263,591	263,591	263,591	-
Total Pension Liability - Ending (a)	$ 316,055	$ 311,979	$ 311,979	$ 310,001	$ 307,888	$ 307,888	$ 307,888	$ -
Plan Fiduciary Net Position								
Employer Contributions	$ 25,000	$ 25,000	$ 22,631	$ 20,027	$ 20,027	$ 18,000	$ 18,000	$ 18,000
Pension Plan Net Investment Income	-	(11,292)	(25,935)	121,543	93,517	90,654	37,358	43,524
Benefit Payments	-	(21,667)	(19,584)	(20,736)	(20,844)	(21,843)	(23,094)	(22,248)
Pension Plan Administrative Expense	-	(12,409)	(16,440)	(16,305)	(13,356)	(17,022)	(11,185)	(10,497)
State of Colorado supplemental discretionary payment	20,000	20,368	18,024	34,065	-	16,200	15,756	15,843
Net Change in Plan Fiduciary Net Position	45,000	-	(21,304)	138,594	79,344	85,989	36,835	44,622
Plan Fiduciary Net Position - Beginning		882,344	903,648	765,054	685,709	599,720	590,538	545,916
Plan Fiduciary Net Position - Ending (b)	$ 45,000	$ 882,344	$ 882,344	$ 903,648	$ 765,053	$ 685,709	$ 627,373	$ 590,538
Net Pension Liability/(Asset) - Ending (a) - (b)		(570,365)	(570,365)	(593,647)	(457,165)	(377,821)	(319,485)	(590,538)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	14.24%	282.82%	282.82%	291.50%	248.48%	222.71%	203.77%	
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Schedules of Required Supplementary Information

Schedule of Contributions to Pension Plan

Required State Contributions	December 31, 2017	$33,843
Required State Contributions	December 31, 2018	$33,756
Required State Contributions	December 31, 2019	$34,200
Required State Contributions	December 31, 2020	$20,027
Required State Contributions	December 31, 2021	$54,092
Required State Contributions	December 31, 2022	$40,655
Required State Contributions	December 31, 2023	$45,368
Required State Contributions	December 31, 2024	$45,172
Required State Contributions	December 31, 2025	$45,000

CITY OF OURAY, COLORADO
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2025

	Conservation Trust Fund	Tourism Promotion Fund	Beautification Fund	Total Nonmajor Governmental Funds
Assets				
Cash and cash equivalents	$ 46,343	$ 1,402,417	$ 162,914	$ 1,611,674
Accounts Receivable	-	-	-	-
Total assets	$ 46,343	$ 1,402,417	$ 162,914	$ 1,611,674
Liabilities and Fund Balances				
Liabilities:				
Accounts payable	$ -	$ 10,461	$ -	$ 10,461
Accrued payroll	-	8,223	-	8,223
Total liabilities	-	18,684	-	18,684
Fund balances:				
Unreserved:	46,343 -	1,383,733 -	162,914	1,592,990
Total fund balances	46,343	1,383,733	162,914	1,592,990
Total liabilities and fund balances	$ 46,343	$ 1,402,417	$ 162,914	$ 1,611,674

CITY OF OURAY, COLORADO
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
December 31, 2025

	Conservation Trust Fund	Tourism Promotion Fund	Beautification Fund	Total Nonmajor Governmental Funds
REVENUES				
Lodging taxes	$ -	$ 779,603	$ 106,565	$ 886,168
Intergovernmental	10,897	-	956	11,853
Interest earnings	1,082	32,390	4,642	38,114
Miscellaneous	-	32,868	-	32,868
Total revenues	11,979	844,861	112,163	969,003
EXPENDITURES				
Current:				
General government	-	552,621	47,049	599,670
Total expenditures	-	552,621	47,049	599,670
Excess revenues over (under) expenditures	11,979	292,240	65,114	369,333
OTHER FINANCING SOURCES (USES)				
Transfer out	-	-	(48,540)	(48,540)
Total other financing sources (uses)	-	-	(48,540)	(48,540)
Net change to fund balance	11,979	292,240	16,574	320,793
Fund balance, January 1	34,364	1,091,493	146,340	1,272,197
Fund balance, December 31	$ 46,343	$ 1,383,733	$ 162,914	$ 1,592,990

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Conservation Trust Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
State entitlement	$ 16,000	$ 16,000	$ 10,897	$ (5,103)
Interest Income	400	400	1,082	682
Total revenues	16,400	16,400	11,979	(4,421)
Expenditures				
Culture and recreation	-	-	-	-
Total expenditures	-	-	-	-
Excess of Revenues over (under) Expenditures	16,400	16,400	11,979	(4,421)
Fund balance, January 1	17,164	17,164	34,364	17,200
Fund balance, December 31	$ 33,564	$ 33,564	$ 46,343	$ 12,779

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Tourism Promotion Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Taxes	$ 698,664	$ 698,664	$ 779,603	$ 80,939
Interest income	-	-	32,390	32,390
Miscellaneous revenue	38,100	38,100	32,868	(5,232)
Total revenues	736,764	736,764	844,861	108,097
Expenditures				
General government	982,301	982,301	552,621	429,680
Total expenditures	982,301	982,301	552,621	429,680
Excess of revenues over (under) expenditures	(245,537)	(245,537)	292,240	537,777
OTHER FINANCING SOURCES (USES)				
Transfer out	(50,000)	(50,000)	-	50,000
Total other financing sources (uses)	(50,000)	(50,000)	-	50,000
Net change to fund balance	(295,537)	(295,537)	292,240	587,777
Fund balance, January 1	974,624	974,624	1,091,493	116,869
Fund balance, December 31	$ 679,087	$ 679,087	$ 1,383,733	$ 704,646

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Beautification Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Lodging taxes	$ 95,500	$ 95,500	$ 106,565	$ 11,065
Interest income	1,600	1,600	4,642	3,042
Grants and donations	-	-	956	956
Total revenues	97,100	97,100	112,163	15,063
Expenditures				
General government	128,000	128,000	47,049	80,951
Total expenditures	128,000	128,000	47,049	80,951
Excess of Revenues over (under) Expenditures	(30,900)	(30,900)	65,114	96,014
OTHER FINANCING SOURCES (USES)				
Transfer out	(57,000)	(57,000)	(48,540)	8,460
Total other financing sources (uses)	(57,000)	(57,000)	(48,540)	8,460
Net change to fund balance	(87,900)	(87,900)	16,574	104,474
Fund balance, January 1	93,973	93,973	146,340	52,367
Fund balance, December 31	$ 6,073	$ 6,073	$ 162,914	$ 156,841

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance-Budget and Actual
Capital Improvement Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Sales tax	$ 753,999	$ 753,999	$ 724,615	$ (29,384)
Miscellaneous	-	-	427	427
Interest income	-	-	44,592	44,592
Total revenues	753,999	753,999	769,634	15,635
Expenditures				
Capital Improvements	2,188,512	2,188,512	647,671	1,540,841
Total expenditures	2,188,512	2,188,512	647,671	1,540,841
Excess of Revenues over (under) Expenditures	(1,434,513)	(1,434,513)	121,963	1,556,476
Fund balance, January 1	1,598,103	1,598,103	1,634,403	36,300
Fund balance, December 31	$ 163,590	$ 163,590	$ 1,756,366	$ 1,592,776

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Water Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Water services	$ 802,576	$ 802,576	$ 808,885	$ 6,309
Investment fees	39,375	39,375	45,000	5,625
Interest revenue	1,300	1,300	10,662	9,362
Total revenues	843,251	843,251	865,157	21,906
Expenditures				
Salaries and wages	409,376	409,376	354,529	54,847
Taxes and benefits	140,158	140,158	108,399	31,759
Overhead	77,503	77,503	82,538	(5,035)
Operating maintenance	176,250	176,250	175,779	471
Capital expenditures	13,000	13,000	943	12,057
Total expenditures	816,287	816,287	722,188	94,099
Excess of Revenues over (under) Expenditures	26,964	26,964	142,969	116,005
Available resources, January 1	166,860	166,860	193,030	26,170
Available resources, December 31	$ 193,824	$ 193,824	$ 335,999	$ 142,175

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Sewer Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Sewer services	$ 899,779	$ 899,779	$ 920,250	$ 20,471
Investment fees	39,375	39,375	45,000	5,625
Interest	12,492	12,492	34,002	21,510
Total revenues	951,646	951,646	1,000,806	49,160
Expenditures				
Salaries and wages	448,796	448,796	405,776	43,020
Taxes and benefits	152,635	152,635	119,512	33,123
Overhead	133,580	133,580	160,977	(27,397)
Operating maintenance	207,050	207,050	214,333	(7,283)
Capital expenditures	9,500	9,500	2,393	7,107
Total expenditures	951,561	951,561	902,991	48,570
Excess of Revenues over (under) Expenditures	85	85	97,815	97,730
Available resources, January 1	1,128,103	1,128,103	1,036,878	(91,225)
Available resources, December 31	$ 1,128,188	$ 1,128,188	$ 1,134,693	$ 6,505

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Utilities-Capital Improvement Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Water Fund				
Charges for services	$ 576,565	$ 576,565	$ 592,267	$ 15,702
SRF Loan and grant	-	-	3,126,896	3,126,896
EIAF Grant	1,200,000	1,200,000	-	(1,200,000)
Interest Income	3,060,000	3,060,000	106	(3,059,894)
Sewer Fund				
Charges for services	1,081,968	1,081,968	1,136,829	54,861
SRF Loan	-	-	3,109,140	3,109,140
Total revenues	5,918,533	5,918,533	7,965,238	2,046,705
Expenditures				
Capital expenditures/Transfers	5,025,000	5,025,000	1,281,276	3,743,724
Debt service payments	1,299,666	1,299,666	1,299,664	2
Total expenditures	6,324,666	6,324,666	2,580,940	3,743,726
Excess of Revenues over (under) Expenditures	(406,133)	(406,133)	5,384,298	5,790,431
Available resources, January 1	3,827,590	3,827,590	(2,342,503)	(6,170,093)
Principal payments on loans	-	-	555,042	555,042
Accruals	-	-	(1,796,869)	(1,796,869)
Available resources, December 31	$ 3,421,457	$ 3,421,457	$ 1,799,968	$ (1,621,489)

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Refuse Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Refuse collection service	$ 274,901	$ 274,901	$ 292,117	$ 17,216
Recycling	72,458	72,458	57,072	(15,386)
Interest income	-	-	3,139	3,139
Total revenues	347,359	347,359	352,328	4,969
Expenditures				
Contract hauling	350,167	350,167	319,522	30,645
Total expenditures	350,167	350,167	319,522	30,645
Excess of revenues over (under) expenditures	(2,808)	(2,808)	32,806	35,614
Other Financing Sources (Uses)				
Transfers out	(15,766)	(15,766)	(16,865)	(1,099)
Net change to fund balance	(18,574)	(18,574)	15,941	34,515
Available funds, January 1	57,513	57,513	64,312	6,799
Available funds, December 31	$ 38,939	$ 38,939	$ 80,253	$ 41,314

CITY OF OURAY, COLORADO
Schedule of Revenues, Expenditures and Changes in Available Resources-Budget and Actual
Parks Fund
For the Year Ended December 31, 2025

	Budgeted Amounts			Variance with Final Budget Favorable
Revenues	**Original**	**Final**	**Actual**	**(Unfavorable)**
Swimming pool	$ 3,619,748	$ 3,619,748	$ 3,439,330	$ (180,418)
Box Cañon	552,000	552,000	720,273	168,273
Ice rink	16,000	16,000	15,750	(250)
Gym	48,000	48,000	49,279	1,279
Grants and contributions	710,000	710,000	-	(710,000)
Total revenues	4,945,748	4,945,748	4,224,632	(721,116)
Expenditures				
Salaries and wages	1,692,209	1,692,209	1,543,996	(148,213)
Taxes and benefits	444,462	444,462	392,730	(51,732)
Overhead	453,931	453,931	467,366	13,435
Operating maintenance	402,073	402,073	447,432	45,359
Capital expenditures	2,006,000	2,006,000	598,622	(1,407,378)
Debt Service	508,924	508,924	509,524	600
Total expenditures	5,507,599	5,507,599	3,959,670	1,547,929
Excess of Revenues over (under) expenditures	(561,851)	(561,851)	264,962	826,813
Available resources, January 1	933,771	933,771	1,429,921	496,150
Available resources, December 31	$ 371,920	$ 371,920	$ 1,694,883	$ 1,322,963

COLORADO
Department of Transportation

Steps for printing your content and returning to 'Edit Mode

1. Click Ctrl + A on a Windows machine or Command + A on a Mac to select all data.
2. Right-click your mouse and select Print.
3. Confirm that print settings are correct - make sure "selection only" isn't checked.
4. Print hard copy or to PDF.
5. Click "Edit Mode" to return to modifying your data.
6. Remember to click "Save" to save any changes.

Annual Highway Finance Report - CY25

Email address: krhoades@cityofouray.com
City/County: Ouray

Receipts, Disbursements & Costs

II - Receipts for Road & Street Purposes

A. Receipts from local sources		
2. General Fund Appropriations:	$	726,477.00
3. Other local imposts: *from A.3. 'Total' below)*	$	109,900.00
4. Miscellaneous local receipts: *from A.4. 'Total' below)*	$	0.00
5. Transfers from toll facilities	$	0.00
6. Proceeds of sale of bonds and notes		
a. Bonds - Original Issues:	$	0.00
b. ¦Bonds - Refunding Issues:	$	0.00
c. Notes:	$	0.00
d. Total:	$	0.00
7. Total:	$	836,377.00
B. Private Contributions	$	0.00
C. Receipts from State government	$	73,876.00
D. Receipts from Federal government	$	0.00
E. Total Receipts (A.7 + B + C + D)	$	910,253.00

Receipts, Disbursements & Costs

II - Receipts for Road & Street Purposes (Detail)

A.3.¦ Other local imposts

a. Property Taxes &and Assessments	$	0.00
a. Non-property Taxes and Assessments Imposts	$	109,900.00
Total: *(a + b) carried to 'Other local imposts' above)*	$	109,900.00

A.4.¦ Miscellaneous local receipts

a. Interest on Investments:	$	0.00
b. Other Misc. Local Receipts:	$	0.00
Total: *(a through h) carried to 'Misc local receipts' above)*	$	0.00

C. Receipts from State Government

1. Highway User Taxes:	$	69,131.00
3. Other State funds:		
c. Non-State Bond Proceeds:	$	4,745.00
Total: *(1+3c,d,e)*	$	73,876.00

D. Receipts from Federal Government

1. FHWA	$	0.00
2. Other Federal Agencies	$	0.00
Total: *(2a-f)*	$	0.00

Receipts, Disbursements & Costs

III - Disbursements for Road & Street Purposes

A. Local highway disbursements

1. Capital outlay: *(from A.1.d. 'Total Capital Outlay' below)*	$	47,179.00
2. Maintenance:	$	314,660.00
3. Road and street services		
a.¦Snow and ice removal:	$	72,569.00

b. Other & Traffic Control Operations:	$ 42,035.00
c. Total (a + b):	$ 114,604.00
4. General administration and miscellaneous	$ 2,877.00
5. Highway law enforcement and safety	$ 430,933.00
6. Total (A.1-5):	$ 910,253.00

B. Debt service on local obligations

1.¦ Bonds	
a.¦Interest	$ 0.00
b.¦Redemption	$ 0.00
c. Total (a + b):	$ 0.00
2.¦ Notes	
a.¦Interest	$ 0.00
b.¦Redemption	$ 0.00
c. Total (a + b):	$ 0.00
Total: *(1+2)*	$ 0.00
C. Payments to State for Highways:	$ 0.00 The answer you gave was not a correct number
D. Payments to Toll Facilities:	$ 0.00
E. Total Expenditures: *(A6+B3+C+D)*	$ 910,253.00

Receipts, Disbursements & Costs

III - Disbursements for Road & Street Purposes - (Detail)

A.1. Capital Outlay

a. Right-of-way Costs:	$ 0.00
b. Engineering Costs:	$ 0.00
c. Construction Costs:	$ 47,179.00
d. Total: *(a+b+c)*	$ 47,179.00

Receipts, Disbursements & Costs

IV. Local Highway Debt Status

	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
A. Bonds (Total)	$ 0.00	$ 0.00	$ 0.00	$ 0.00
1. Bonds (Refunding Portion)		$ 0.00	$ 0.00	$ 0.00
B. Notes (Total):	$ 0.00	$ 0.00	$ 0.00	$ 0.00

Receipts, Disbursements & Costs

V - Local Road & Street Fund Balance

A. Beginning Balance	B. Total Receipts	C.Total Disbursements	D. Ending Balance	E. Reconciliation
$ 0.00	$ 910,253.00	$ 910,253.00	$ 0.00	$ 0.00

Notes and Comments:

undefined

Please enter your name: Kara Rhoades

Please provide a telephone number where you may be reached: 9703257066

Save | Print Mode | Edit Mode

Please click on the "Save" button before viewing the data in a print format.

Ouray City Council Regular Meeting

Monday, August 3, 2026 6:00 PM
Ouray Community Center, 320 6th Ave, Ouray, CO 81427

Dave Doherty:	Absent
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, and Parks and Recreation Director Joe Brown.

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**

John Hart — inquired about council members allowed absents/zoom sessions. Revisited the parking issue and stated that there are businesses putting up their own non-parking signs. Reminded council that procrastination on concerns that are costly feeds the citizens' worry about the budget.

Antonio Mendez — discussed working on creating a ballot measure for disaster recovery and gave printed materials over the ballot measure.

Paul Smith —expressed concerns over how the LOT fund is being dipped into for emergency and suggested a work session on council creating a max for the tourism fund.

5. **CEREMONIAL/INFORMATIONAL**

a. Home Trust of Ouray County - Eva Henson, Housing Services Director (10 minutes)

Eva Henson, Housing Services Director, presented the highlights from the quarterly report in the packet.

6. **CONSENT AGENDA**

Motion to Approve the Consent Agenda as presented. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.
Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

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

Motion to approve Resolution No. 16 (Series 2026) Adopting the Colorado Municipal Records Retention Schedule and to allow Director Rhoades to submit the Declaration of Adoption to the Colorado States Archives. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.
Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

8. **DISCUSSION ITEMS**

a. Home Trust of Ouray County - River Walk Project (20 minutes)

Andrea Sokolowski, Executive Director of Home Trust, presented a summarized memo.
Council advised administration staff to reconnect with Ms. Sokolowski as soon as possible.

Councilor Lindsey Scott, had contacted previous City Administrator Silas Clarke prior to the meeting. Clarke informed the councilor of the following: (1)The Home Trust memo reports $178,913 in project expenditures to date, but has only requested $58,700 from the City in relation to the DOLA EIAF grant. (2) The Home Trust needs to provide a full reconciliation, including supporting documents of their stated project cost, to verify whether additional eligible expenses exist for submission to DOLA. Additional expenses could reduce the current funding gap. (3) The Home Trust provides a full accounting of which portions of the $5,735,085 have been received, obligated or expended. So the city can evaluate their potential financial role and ensure there is responsible stewardship of public funds. (4) Home Trusts provide an analysis of the expenditures required to complete the project and how the DOLA EIAF grant requires spending $480,500 in total eligible project costs. So, they'll be met, so the grant will be reimbursed and can be received, because you've got to spend those funds to get those funds. Finally, the Home Trust submits a building permit application and water-sewer connection application, so the city can calculate the actual building permit TAP fees. That could be submitted towards that grant reimbursement.

Josh Smith, addressed council for clarification over funds used for the Waterview tap fees.

b. In-Town Shuttle Service (20 minutes)

Andy Michelich, of Western Slope Rides, provided a printed handout of current ride-share data.

Mayor Pro Tem Schiffer inquired if the data displays the shuttle is being used more by locals or visitors. Michelich answered visitors and will be sending ideas on ways to improve the shuttle ahead of the next council meeting.
Mayor Underwood requested the provider return every 30 days from now till October to discuss ride-share data.

John May, stated that businesses need more education on the shuttle and the problem with parking that it is trying to fix. Also stated that the website needs more information over the shuttle and shuttle stop signs should have numbers on them to indicate where it is in the route. As well as more advertising.

Michael Monahan, a visitor from Boulder, stated that the bus helped him and was quite useful and thanked council for it.

Susan Warynick replayed her experience with the shuttle, and asked if the drivers could announce the upcoming stop for riders.

Councilor Lindsey Scott asked City Administrator Metteer to make a small map shuttle route with QR code for hotels to give out to guests.

Michelich agreed that announcing stops was a good idea and stated he is taking feedback and adding it to a plan for next council packet.

Paul Smith shared his experience of the shuttle, and aired his grievances over how the shuttle experience is being handled. Shared feedback from driver, update the sign for every hour not every 45 minutes. Then lastly stated the contract has a no-fault cancellation. So the city could cancel.

Kim Chenu, stated the efforts of the Tourism Advisory Committee did go around to the hotels and different places to let them know about the shuttle. Explained something like this takes repetition.

Josh Smith, explained the shuttle has looked into an app to show where the shuttle is and cited funds and staff turnover halted the app. Explained that the education campaign should be what does the shuttle solve. Then reminded everyone, that not everyone likes walking the hills of Ouray to get to attractions.

c. Future Agenda Items

Mayor Pro Tem Schiffer asked for an update on the Home Trust Conversation from Director Rhoades at the August 17th council meeting for a discussion item.
Councilor Hart requested the disaster recovery ballot measure be an action item for the August 17th meeting.

The parking plan item was decided for a date to be determined.

9. **DEPARTMENT REPORTS**

a. City Administrator Metteer

Report in packet.

b. Fire Chief Kunz

Report in packet.

c. Public Works Director Coleman

Report in packet.

d. Parks and Recreation Director Brown

Report in packet.

e. Finance and Administration Director Rhoades

Director Rhoades outlined how the budget talks will be handled moving forward and the expected timeline of a much more streamlined approach for budget discussions.

10. **CITY COUNCIL COMMUNICATION**
Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey, Councilor Hart, and Councilor Doherty

Reports in packet.

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.

Motion to enter Executive session at 8:15pm. Once the executive session adjourns, the regular meeting will also adjourn. No decisions or further action will be taken following the executive session. This motion, made by Kevin Schiffer and seconded by Jenny Hart, Carried.
Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

12. **ADJOURNMENT**

Meeting adjourned at 9:05pm.

____
Michael Underwood, Mayor

ATTEST:

____
Kara Rhoades, City Clerk

<u>CERTIFICATION</u>
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, August 3, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, August 3, 2026.

____
Kara Rhoades, City Clerk

CITY OF OURAY COLORADO

Ouray City Council Regular Meeting

Monday, August 17, 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 6:02pm.

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

4. **CITIZENS' COMMUNICATION**

Mary Witt - brought concerns over the amphitheater road having a lack of signage for both speed and pedestrians, and reminded the council it was not striped this year.

5. **CEREMONIAL/INFORMATIONAL**

Postponed to the next council meeting, due to the presenter being unable to attend.

a. 2025 City of Ouray Financial Audit

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 - July 27, 2026 Special Meeting

b. Liquor License Renewal (Bed & Breakfast) - BBM Hospitality Group LLC dba Black Bear Manor

c. Liquor License Renewal - Western Hotel Ouray LLC dba The Western Hotel & Spa

7. **ACTION ITEMS**

a. Red Mountain Fire Rescue Authority

The council discussed their concerns about moving forward with the fire authority, citing lack of transparency in funding and efficiency in improvement for coverage of City of Ouray in current paperwork over the proposed fire authority.
Councilor Doherty discussed a letter he received from a citizen disclosing their personal experience and

opinions with a consolidated fire authority.
Councilor Hart and Mayor Pro Tem Schiffer stated favor over fire authority. However, current paperwork is not clear enough to support this fire authority.
Councilor Lindsey Scott showed curiosity in staff working on finding more information, but voiced lack of support over the presented fire authority paperwork.

Motion to direct staff to pursue an IGA for the formation of the fire authority known as the Red Mountain Fire Rescue Authority and to bring back to Council an IGA for Council's consideration at the next regular Council meeting. This motion, made by Michael Underwood and seconded by Peggy Lindsey Scott, Failed.
Dave Doherty: Nay, Jenny Hart: Nay, Peggy Lindsey Scott: Yea, Kevin Schiffer: Nay, Michael Underwood: Yea

b. Letter of Commitment for Colorado Tourism Office Tourism Marketing Grant

Motion to approve Letter of Commitment for Colorado Tourism Office Tourism Marketing Grant. This motion, made by Jenny Hart and seconded by Peggy Lindsey Scott, Carried.
Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

8. **DISCUSSION ITEMS**

a. Ouray County: Ballot Issue 1A - Disaster Recovery and Resilience Sales Tax

Antonio Mendez, County Manager, gave a presentation on the disaster ballot measure and informed the council that the tax would not sunset, rather reduce to .3%
Glenn Boyd, Ouray County Emergency Manager, explained the costs of the Gold Mountain Fire and the reimbursement timeframe from state and federal funds. He also explained that having a disaster fund insures that other funds can stay under their intended purpose without fear of a disaster need emptying other accounts. Boyd informed the council that while making decisions to fight the Gold Mountain Fire, the question was posed: "can we afford it?"

Council members voiced concerns about the tax burden on citizens, the proposed distribution split, and the necessity of such a measure, while acknowledging the importance of being financially prepared for disasters.

Mayor Pro Tem Schiffer stated opposition to raising the sales tax and cited that the City of Ouray is already above the state's average sales tax.
Councilor Lindsey Scott voiced support of tax and trust in the county.

b. Ouray County: County-Wide Road & Bridge Use Tax

The council reviewed a potential construction use tax proposal to support disaster recovery efforts, with staff noting that further discussion is required to understand the mechanism and its impact on the city.
Councilor Doherty inquired over enforcement of the tax.
City Administrator Metteer advised further discussion.
Michelle Nauer, County Commissioner, thanked council for understanding the need for disaster fund and the collaborative effort to work together.

c. Future Agenda Items

Councilor Hart inquired about a date to discuss the Hot Springs/gym.
Councilor Doherty stated he was under the impression the citizens wanted it back to how it was.
The council discussed a work session for the 2027-2028 vision of Ouray scheduled for September 8th at

5pm and a placeholder for Mineral Farms on September 21st.

9. **DEPARTMENT REPORTS**

a. City Administrator Metteer

Report in packet.

b. Finance and Administration Director Rhoades

Report in packet.

10. **CITY COUNCIL COMMUNICATION**
Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey, Councilor Hart, and Councilor Doherty

Reports in packet.
Councilor Hart gave an oral report on her attendance of the following: Ouray Back Country on Aug 4th, and the Wild Fire Resiliency Collaboration Committee on Aug 5th, the community flood open house on Aug 11th, worked with Brooke Warren on letter of support of the Placemaking Grant on Aug 13th and the special Board of County Commissioners meeting on Aug 17th.

11. **ADJOURNMENT**

Motion to adjourn at 8:36pm. This motion, made by Peggy Lindsey Scott and seconded by Kevin Schiffer, Carried.
Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

____
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, August 17, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, August 17, 2026.

____

Kara Rhoades, City Clerk

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To:	Mayor & City Council
From:	Kara Rhoades, Finance and Administration Director
Date:	September 8, 2026
Agenda Item:	(Consent Agenda) Agreement for Credit Card Program (UMB)

INTRODUCTION:
UMB Bank requires municipalities to maintain an updated Organization Resolution Form whenever administrative changes occur in credit card oversight or authorized contacts. The form certifies the individual who lawfully maintains custody of the City's official records. Approval of this form ensures continued compliance with UMB Bank's requirements

ANALYSIS:
UMB Bank requires this documentation each time an administrative update is necessary. Approval ensures the City's credit card program remains compliant and that authorized contacts are properly documented.

BUDGET / STAFF IMPACT:
No direct budget impact. Staff impacts are limited to routine administrative duties.

ORGANIZATIONAL ALIGNMENT:
This item supports the City's strategic goals related to:

- Responsible financial administration,
- Maintenance of clear internal controls, and
- Compliance with external banking requirements.

RECOMMENDED ACTION OR PROPOSED MOTION:
As part of the Consent Agenda, I recommend approval of the Agreement for Credit Card Program (UMB).

ATTACHMENT(S):

- UMB Bank Organization Resolution Form
- Exhibit A – Designated Officer(s)

ORGANIZATION RESOLUTION AND AGREEMENT
FOR CREDIT CARD PROGRAM

Kara Rhoades, who is the undersigned Recordkeeper for the City of Ouray, (the *"Organization"*), a home rule municipality *(type of entity)* organized under the laws of Colorado (*state*), does hereby certify:

1. That he/she is the Secretary or Assistant Secretary, or an officer, partner, owner, principal, manager, member or other person having lawful custody of the official records of the above Organization (the "*Recordkeeper"*) and is authorized to provide this document to UMB Bank, n.a. (*"Bank"*).

2. That at a meeting of the governing body of the Organization duly held on August 17, 2026 (*date)* and at which a quorum was present and acting throughout, or pursuant to the unanimous written consent of its members, the following Resolution and Agreement was duly adopted and approved and is currently in full force and effect, and has not been amended or rescinded:

RESOLVED, that a credit card authority for this Organization be established by the Designated Officer named in the section immediately below with UMB Bank, n.a., and that separate accounts and credit cards ("Cards") under said authority be opened and issued by Bank in the name of this Organization for use by employees and agents of this Organization who are identified from time to time by the Designated Officer, or by any successor to the Designated Officer identified from time to time by the Recordkeeper (or by the successor to the Recordkeeper), and that the Organization authorizes the use of the Cards in accordance with the Cardholder Agreement that is sent by Bank with the Cards; and

RESOLVED FURTHER, that each of the person(s) listed on the attached Exhibit A is a Designated Officer referred to in the above section of this Resolution, and that the Designated Officer or any successor to the Designate Officer designated in writing by the Recordkeeper (or by a successor Recordkeeper) may from time to time: request that Cards be issued in the name of this Organization; request that the credit limits and purchase controls be changed on existing Cards issued in the name of this Organization; designate additional persons authorized to use Cards issued by Bank in the name of this Organization; request termination of use of existing Cards; and communicate other pertinent information to Bank; and

RESOLVED FURTHER, that the forgoing resolution shall remain in full force and effect until written notice of an amendment or rescission thereof is delivered to and receipted for by Bank; and

RESOLVED FURTHER, that the Recordkeeper be and he/she is hereby authorized and directed to certify to Bank this resolution and that the Recordkeeper signing this Resolution and Agreement or any person designated in writing by the Recordkeeper, is authorized to certify to the Bank the names and signatures of persons authorized to act on behalf of the Organization under the foregoing Resolution and Agreement, and from time to time hereafter, as additions to or changes in the identity of said Recordkeeper are made, such Recordkeeper or designee shall immediately report, furnish and certify such changes to the Bank, and shall submit to Bank a new incumbency certificate or other document reflecting such changes in order to make such changes effective; and

RESOLVED FURTHER, that the foregoing resolution was adopted in accordance with the governing documents of the Organization, and that such resolution is now in full force and effect.

IN WITNESS WHEREOF, the undersigned Recordkeeper has subscribed his or her name and, if appropriate or required, applied the seal of the Organization to this Resolution and Agreement as of this 8 day of September, 2026.

RECORDKEEPER	ADDITIONAL OFFICER
Signature by Secretary, Assistant Secretary, or other Person certifying to this Resolution and Agreement	**Signature by Second Person, certifying to incumbency of Recordkeeper**
Signature	Signature
Name: Kara Rhoades	Name: Michelle Metteer
Title: Finance and Administration Di	Title: City Administrator

Affix Seal, if required by Organization's governing documents.

Additional Signatures of Members, Partners or Other Required Persons

The undersigned persons, being Members, General Partners, or other persons required under the governing documents of the foregoing Organization Resolution and Agreement for Credit Card Program, hereby consent to the adoption thereof.

Signature Name: Title:	Signature Name: Title:
Signature Name: Title:	Signature Name: Title:
Signature Name: Title:	Signature Name: Title:
Signature Name: Title:	Signature Name: Title:

Guidelines for Completion for Customers that are U.S. legal entities:

- Corporation: The Recordkeeper signing above should be the corporate secretary or assistant secretary. The second person may be the Chairman, President, CEO, a Board member, the Treasurer or the CFO.

- Partnership, Limited Liability Partnership, Limited Liability Company, or Sole Proprietor: All general partners, all members, or the sole proprietor must sign this form, unless Organization's governing documents specify that a manager, managing general partner or other person may act. In any event, a second general partner or member must sign in the second place. Sole proprietors do not require a second signature.

- Governmental Entity: The Treasurer must sign in the first place, unless the Organization's charter specifies otherwise. The entity's Chairperson, Vice Chairperson, or Counsel must sign in the second place.

Exhibit A

Designated Officer(s) as outlined below:

Name: Kara Rhoades ______________________

Title: Finance and Administration Director ______

Signature: ______________________________

Name: Lindsey Root ______________________

Title: Accounting Specialist ________________

Signature: ______________________________

Name: _________________________________

Title: _________________________________

Signature: ______________________________

Name: _________________________________

Title: _________________________________

Signature: ______________________________

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

THAI CHILI OURAY
P.O. BOX 735
Ouray CO 81427

Ck# 2072
Cty# 175.00

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	750.00
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
☒ Paid Online

Uploaded to MoveIt on Date: 8/15/2026

Licensee Name: THAI CHILI OURAY LLC

Doing Business As Name (DBA): THAI CHILI OURAY

Liquor License Number: [redacted]

License Type: Hotel & Restaurant (city)

Sales Tax License Number: [redacted]

Expiration Date: 11/30/2026

Due Date: 10/16/2026

Business Address

Street Address: 740 MAIN STREET

Phone Number: 9703254100

City, State, ZIP Code: Ouray CO 81427

Mailing Address

Street Address: P.O. BOX 735

City, State, ZIP Code: Ouray CO 81427

Email: thaichiliouray@gmail.com

Operating Manager: Natakit Bourrod

Date of Birth: [redacted]

Home Address

Street Address	Phone Number
[redacted]	[redacted]

City	State	ZIP Code
Ouray	CO	81427

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

Are the premises owned or rented? ○ Owned ⊗ Rented*

*If rented, expiration date of lease: December 2034

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.

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

Tax Check Authorization, Waiver, and Request to Release Information

I, NA

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

(the "Applicant/Licensee")

Natakit Bourrod

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.

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

Natakit Bourrod

Title

Owner

Signature

Date (MM/DD/YY)

8/15/2026

Report & Approval of City or County Licensing Authority

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

Therefore this application is approved.

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

Name (Individual/Business)

Natakit Bourrod

Social Security Number/Tax Identification Number	Home Phone Number	Business/Work Phone Number
[redacted]	-	970-325-4100

Street Address

746 Main Street

City	State	ZIP Code
Ouray	CO	81427

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

Natakit Bourrod

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)	Date Signed
	8/15/2026

Privacy Act Statement

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

(This page intentionally left blank)

CITY OF
OURAY
ADMINISTRATION

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

August 25, 2026

The Honorable Donald J. Trump
The President of the United States
The White House
1600 Pennsylvania Ave N.W.
Washington, D.C. 20500

Dear President Trump,

As members and leaders representing the communities in southwestern Colorado impacted by the Gold Mountain Fire and subsequent post-fire flash flooding and debris flows, we write to you in strong support of the State of Colorado's Major Disaster Declaration request submitted on August 24, 2026, and urge you to approve this much-needed federal financial aid.

The Gold Mountain Fire started on June 27, 2026. To date, the fire burned 39,691 acres and is still burning with 87% containment. The fire started northeast of Ouray and severely impacted our communities. The fire damaged our infrastructure and the post-fire flooding has severely impacted our public infrastructure, mountain transportation networks, and local economy.

Most tragically, this incident claimed the life of firefighting helicopter pilot Nicholas Dale on July 12 while supporting fire suppression operations. We owe an immense debt of gratitude to those who responded, but the ongoing hazards from this disaster continue to endanger our residents and emergency personnel.

Repeated post-fire debris flows out of the Cutler Creek and Dexter Creek drainages have buried county roads and clogged major culverts. Crucially, debris flows and mudslides off the burn scar have repeatedly severed U.S. Highway 550 between Ouray, Ridgway, and Silverton, the sole transportation artery through this mountain corridor. Each closure isolates our residents from emergency medical care, employment, and critical services, while shutting down our tourism-dependent economy at the peak of the summer season. On July 29 alone, seventeen people required emergency rescue from Cutler Creek debris flows, and properties in Ponderosa Village were rendered uninhabitable.

In addition to public infrastructure damage, private properties below the burn scar face uncompensated losses. Standard homeowners policies in Colorado do not cover flood or mudflow damage, meaning properties damaged or rendered uninhabitable by post-fire debris flows, such as those in Ponderosa Village, and on Dexter Creek, have no private policy in force to pay for damages.

Because the hydrophobic burn scar will continue to shed massive amounts of rock, mud, and timber during monsoonal rains for the next 3 to 5 years, our small rural local governments face recurring, crippling costs for road clearance and infrastructure stabilization that far exceed local budgets.

President Trump, our mountain communities cannot carry the burden of this multi-year disaster recovery alone. We respectfully ask for your swift approval of the Major Disaster Declaration for Ouray County to unlock FEMA Public Assistance (Categories A-G) and Hazard Mitigation Grant Program funding to repair our transportation corridors, clear ongoing debris hazards, and protect our communities from future flooding.

Sincerely,

Michael Underwood
Mayor
Ouray, Colorado

A DECLARATION OF CITY OF OURAY, COLORADO
RESCINDING STAGE 2 FIRE RESTRICTIONS
(DECLARATION NO. 3, 2026)

WHEREAS, the Mayor of the City of Ouray, Colorado (Mayor) pursuant to the City of Ouray Charter Section 2.3 (A) and City of Ouray Code Section 2-8 has the authority to declare a local disaster emergency to exist when, in the Mayor's opinion, there is an occurrence or imminent threat of widespread or severe damage, injury, loss of life or property, resulting from any cause of human origin, including but not limited to fire,

WHEREAS, the Mayor of the City of Ouray, Colorado instituted Stage 2 Fire Restrictions with Declaration No. 2, 2026 on June 29, 2026 at 12:01 am; and

WHEREAS, the City Council of the City of Ouray, Colorado ratified Declaration No. 2 2026 at the Special Council Meeting on June 30, 2026; and

WHEREAS, recent precipitation and improved fuel moisture conditions have reduced the immediate wildfire risk within Ouray County. Based on current and forecasted weather conditions, fuel moisture levels, fire danger indices, and consultation with local, state, and federal fire management partners, conditions no longer warrant Stage 2 Fire Restrictions; and

WHEREAS, wildfire potential remains present, and fuels can quickly dry with warmer temperatures, lower humidity, and wind. Maintaining Stage 1 Fire Restrictions remains appropriate to reduce the risk of human-caused wildfire while aligning restrictions with current conditions.

NOW, THEREFORE, BE IT DECLARED BY THE MAYOR OF THE CITY OF OURAY, COLORADO, that: the City Council of the City of Ouray hereby rescinds Stage 2 Fire Restrictions effective September 3, 2026 at 12:01am and the City will revert to Stage 1 Fire Restrictions.

CITY OF OURAY, COLORADO

By ______________________
Michael Underwood, Mayor

ATTEST:

____
Kara Rhoades, City Clerk

9.1.26

Karp Neu Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: September 2, 2026

TO: Ouray City Council

FROM: Karp Neu Hanlon, P.C.

RE: Tourism Fund – Resolution Modification

This memorandum summarizes the purposes for which the City's Tourism Fund may be used and describes a proposed modification to Resolution No. 15, Series 2026, appropriating funds to support Ouray County in wildfire recovery efforts.

A. Resolution No. 15, Series 2026

On July 27, 2026, the City Council adopted Resolution No. 15, Series 2026, which provided for a supplemental appropriation of $125,000.00 to support Ouray County's participation in the U.S. Department of Agriculture's Natural Resources Conservation Service Emergency Watershed Program (the "EWP"). While the recitals to the resolution identified the supplemental appropriation would derive from the City's general reserve funds, Exhibit A to the resolution stated the supplemental appropriation would be comprised of $100,000.00 from the General Fund and $25,000.00 from the Tourism Fund.

B. The Tourism Fund

The Ouray Municipal Code (the "Code" or "OMC") provides that the Tourism Fund is a special fund with revenues derived from the Lodging Occupation Tax (the "LOT"). Section 3-1-G. All expenditures of the Tourism Fund must be used for one or more of the following purposes: promoting tourism; advertising the community; attracting conferences, conventions, and meetings; or for other purposes related to attracting tourist and visitor business to the City. Pursuant to the ballot language establishing the LOT, the Tourism Fund exists solely for the purposes of destination marketing, management, and development to attract visitors to and enhance the visitor experience within the City of Ouray.

C. Analysis

To comply with TABOR, use of revenue from the Tourism Fund must be within the scope of the purposes provided for in the tax ballot language and the Code. Use of City funds to contribute to recovery efforts from the Gold Mountain Fire may be said to enhance the visitor experience by helping to keep Highway 550 open and ensure the City remains accessible to visitors. As such, the City Council's appropriation of $25,000.00 from the Tourism Fund to support fire recovery efforts may be justifiable. However, to ensure the City's use of Tourism Funds remains squarely within the purposes for which it was established, the proposed Resolution, attached hereto, would amend Exhibit A to Resolution No. 15, Series 2026 by specifying that 100% of the supplemental appropriation of $125,000.00 would be from the General Fund.

D. Conclusion and Recommendation

Fire recovery efforts may ultimately attract visitors by helping to ensure the safety of and accessibility to the community. However, because the primary purpose of such recovery efforts is not to advertise the community or attract tourist and visitor business, the City's financial contribution to such recovery efforts would best be supported by deriving from the General Fund and not the Tourism Fund. As a result, staff recommends approving the attached Resolution to amend Resolution No. 15, Series 2026, Exhibit A to specify that the entire amount of the supplemental appropriation to support fire recovery efforts derives from the General Fund.

RESOLUTION NO. 17 (Series 2026)

A RESOLUTION OF THE CITY OF OURAY, COLORADO, AMENDING RESOLUTION NO. 15, SERIES 2026 TO REFLECT A MODIFICATION IN THE FUNDS USED FOR THE SUPPLEMENTAL APPROPRIATION AS APPROVED BY RESOLUTION NO. 15, SERIES 2026.

WHEREAS, the City of Ouray (the "City") is a Colorado home-rule municipality, duly organized and existing under the City's Home Rule Charter (the "Charter") adopted pursuant to Article XX of the Constitution of the State of Colorado; and

WHEREAS, Section 9.5 of the Charter authorizes the City Council to make supplemental appropriations by resolution; and

WHEREAS, by Resolution No. 26, Series of 2025, the City Council adopted its annual budget for the fiscal year 2026; and

WHEREAS, at the time the 2026 annual budget was adopted, certain revenue and expenses were not completely known; and

WHEREAS, pursuant to Resolution No. 15, Series 2026 the City Council amended the 2026 budget and provided for a supplemental appropriation of $125,000.00 to support Ouray County's participation in the U.S. Department of Agriculture's Natural Resources Conservation Service Emergency Watershed Program (the "EWP"); and

WHEREAS, Exhibit A to Resolution No. 15, Series 2026 identified the supplemental appropriation would be comprised of an appropriation of $100,000.00 from the General Fund and $25,000.00 from the Tourism Fund; and

WHEREAS, the Tourism Fund exists for the purposes of promoting tourism; advertising the community; attracting conferences, conventions, and meetings; and for other purposes related to attracting tourist and visitor business to the City; and

WHEREAS, use of funds to contribute to recovery efforts for the Gold Mountain Fire and support Ouray County's participation in the EWP does not fall squarely within the purposes of the Tourism Fund; and

WHEREAS, the City Council wishes to amend Exhibit A to Resolution No. 15, Series 2026 to reflect that the full amount of the $125,000.00 supplemental appropriation is from the General Fund, and no amount is taken from the Tourism Fund, as set forth in **Exhibit A**; and

WHEREAS, the City Council finds this action is immediately necessary to preserve the life, health, safety, and welfare of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, that:

1. Recitals. The foregoing recitals are incorporated herein as findings of the City Council.

2. Amendment to Exhibit A of Resolution No. 15, Series 2026. The City Council hereby amends Exhibit A to Resolution No. 15, Series 2026 and approves the appropriation of $125,000.00 from the General Fund, as set forth in **Exhibit A**.

3. Ratification. All actions heretofore taken by the City Administrator, and the other officers, employees, and agents of the City in connection with the subject matter of this Resolution are hereby ratified, approved, and confirmed in all respects. Further, the City Council authorizes and directs the City Administrator to take such steps as are necessary to implement this Resolution and expenditure of the funds.

4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

ADOPTED this 8th day of September, 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

____
Michael Underwood, Mayor

ATTEST:

____
Kara Rhoades, City Clerk

Exhibit A

Supplemental Budget Appropriation Pursuant to CRS 29-1-109

Purpose

This Exhibit establishes a supplemental budget appropriation authorizing additional 2026 expenditures needed to support Ouray County's participation in the USDA-NRCS Emergency Watershed Program (EWP) following the Gold Mountain Fire.

Funds Affected

Appropriations are as follows:

- **General Fund** – The amount of $ 125,000.00 is hereby appropriated.

Nature of the Budget Amendment

This supplemental budget appropriation is required because the City intends to expend funds not anticipated or assured at the time the 2026 budget was adopted on November 25, 2025, pursuant to CRS 29-1-109. This action increases the total appropriations for the General Fund and Tourism Fund above the amounts originally adopted in Resolution No. 26, Series 2025.

Detail

- Description of Expenditure: City contribution toward non-federal match requirements for EWP emergency watershed protection measures
- Total Supplemental Appropriation: $ 125,000.00 (General Fund)

Notes

No expenditures shall occur in excess of the original appropriation until adoption of this supplemental budget and appropriation

Use of reserves will comply with the City's financial policies, including minimum fund balance requirements.

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Region 2 Recreation Fee Board
USDA Forest Service – Rocky Mountain Region
1617 Cole Blvd., Bldg. 17
Lakewood, CO 80401

Dear Members of the Region 2 Recreation Fee Board,

The City of Ouray respectfully submits this letter in support of the Grand Mesa, Uncompahgre and Gunnison National Forests' Blue Lakes Fee Proposal. Blue Lakes is one of the most cherished natural destinations for residents and visitors of Ouray, contributing significantly to our community's recreation economy, outdoor heritage and quality of life.

Ouray has observed a marked increase in visitation to the area over the past several years. While this interest underscores the beauty and draw of the Mount Sneffels Wilderness, it has also resulted in overcrowding, site degradation, sanitation issues, trail impacts, and challenges to preserving wilderness character. We appreciate the Forest Service's proactive efforts to address these concerns through a structured permit and fee system that supports sustainable recreation management.

The City recognizes that the proposed fees would:

- Provide essential funding for trail and site maintenance;
- Support restoration of damaged areas and improved sanitation;
- Increase ranger presence and visitor education;
- Protect ecological values while ensuring high-quality recreation experiences; and
- Reinforce a sustainable and equitable management framework.

We also value that at least 80% of fee revenue will remain on the GMUG to directly support improvements in the Blue Lakes area. This reinvestment aligns with the community's priorities and ensures that funds address on-the-ground needs where impacts are occurring.

The City of Ouray appreciates the Forest Service's ongoing communication and stakeholder engagement, including outreach to local elected officials, partner organizations and the broader community. This collaborative approach has helped residents understand the need for sustainable management and has reaffirmed local support for the proposal. Earlier communications from City leadership have already expressed alignment with the Forest Service's objectives, and we are pleased to formalize that support through this letter.

For these reasons, the City of Ouray formally supports the Blue Lakes Fee Proposal and encourages its approval by the Region 2 Recreation Fee Board. We look forward to continued collaboration with the Forest Service as implementation proceeds and we steward one of Colorado's most iconic natural landscapes.

Thank you for your consideration and for your commitment to sustainable public land management.

Sincerely,

Michael Underwood
Mayor

Cc: Dana Gardunio, USFS Ouray District Ranger; Chad Stewart, USFS GMUG Forest Supervisor

JUNE 2026	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday
	1	2	3	4	5	6	7	8	9
AM	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
JUY 2026	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday
	1	2	3	4	5	6	7	8	9
AM	36	29	2	18	5	2	26	11	5
PM	24	19	6	14	21	22	22	2	4

AUGUST 2026	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	1	2	3	4	5	6	7	8	9
AM	6	4	6	2	4	14	9	5	14
PM	14	12	7	4	4	10	8	7	5

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 passengerrs that boarded the bus.

PM- Afternoon/evening shift The total number on the specific cell is the total number of passengerrs 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 middle aisle.

Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10	11	12	13	14	15	16	17	18	19	20
No service	No service	No service	No service	No service	No service	No service	No service	0	2	5
No service	No service	No service	No service	No service	No service	No service	No service	1	0	11

Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
10	11	12	13	14	15	16	17	18	19	20
7	5	11	9	3	21	3	4	5	6	7
14	3	4	4	5	17	4	16	9	16	9

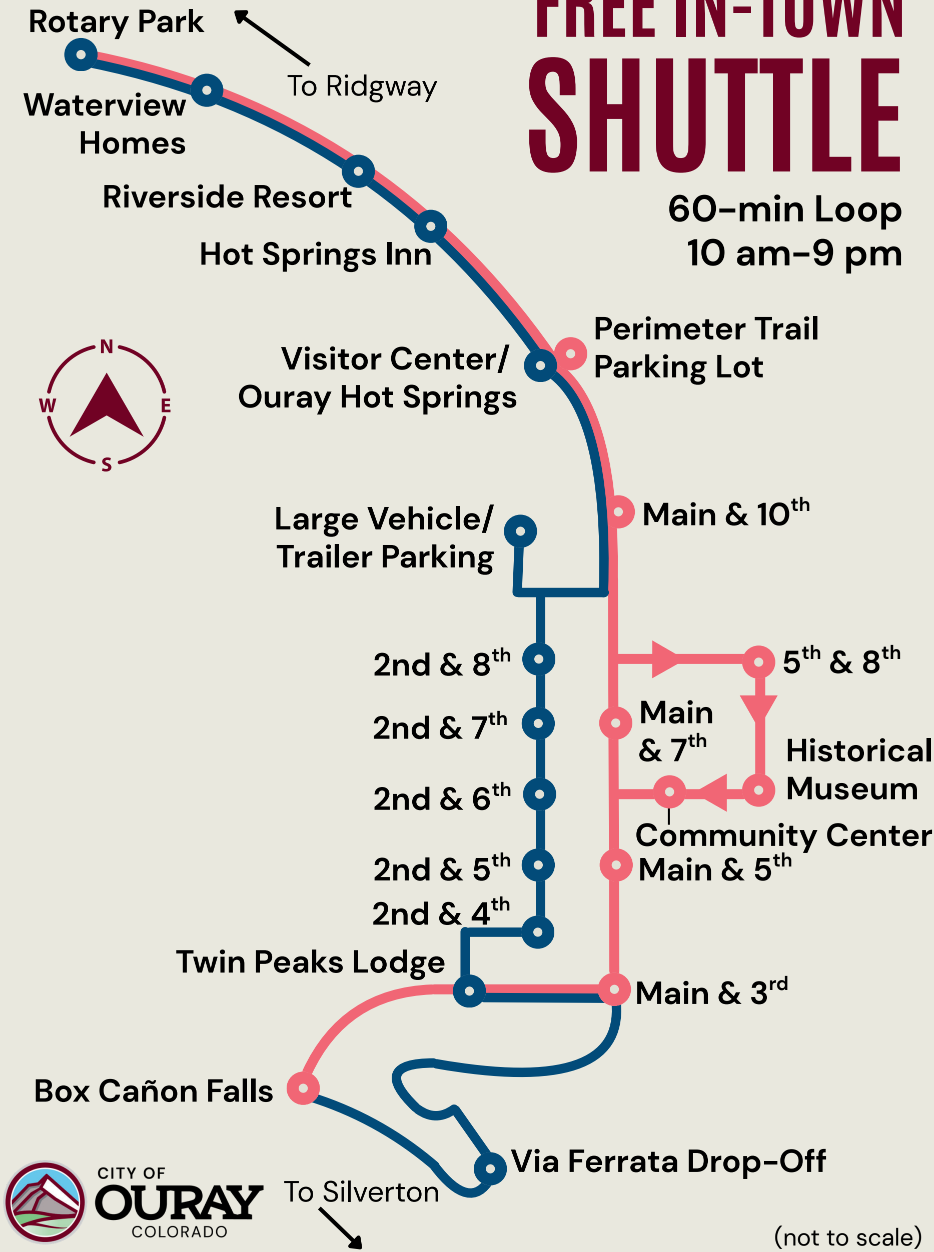
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday
10	11	12	13	14	15	16	17	18	19	20
14	19	7	2	4	20	10	14	13	6	18
11	4	15	5	7	15	2	9	5	32	19

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
21	22	23	24	25	26	27	28	29	30	31
14	12	12	6	2	4	21	0	SUSPENDED	0	0
12	4	14	7	7	5	15	0	SUSPENDED	0	0
Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
21	22	23	24	25	26	27	28	29	30	31
9	9	8	7	1	29	4	9	5	4	10
6	7	4	7	5	22	8	14	12	9	21

Friday	Saturday	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	Monday
21	22	23	24	25	26	27	28	29	30	31
16	11	21	6	1	12	7	8	8	10	11
5	2	7	4	9	11	6	14	15	2	4

FREE IN-TOWN SHUTTLE

60-min Loop
10 am–9 pm



CITY OF OURAY COLORADO

IN-TOWN SHUTTLE
Schedule & Stops

Time*	South Route
:00	Rotary Park
:02	Waterview Homes
:05	Riverside Resort
:07	Hot Springs Inn
:09	Visitor Center/ Ouray Hot Springs
:12	Large Vehicle/ Trailer Parking
:14–:21	2nd & 8th – 4th
:23	Twin Peaks Lodge & Hot Springs
:26	Via Ferrata Drop-off

Time*	North Route
:30	Box Cañon Falls
:33	Main St. & 3rd
:35	Main St. & 5th
:37	Main St. & 7th
:40	5th & 8th (Ouray School/Cascade Falls)
:42	Historical Museum
:44	Community Center/ City Hall/Library
:48	Main & 10th
:50	Perimeter Trail Parking Lot

**All times are approximate and may vary slightly depending on traffic or loading delays.*

- Drivers wait **1 minute** at each stop.
- Rotary Park departures are at the **top of each hour.**
- The full loop frequency is about **60 minutes.**
- The shuttle runs from **10 am–9pm.**

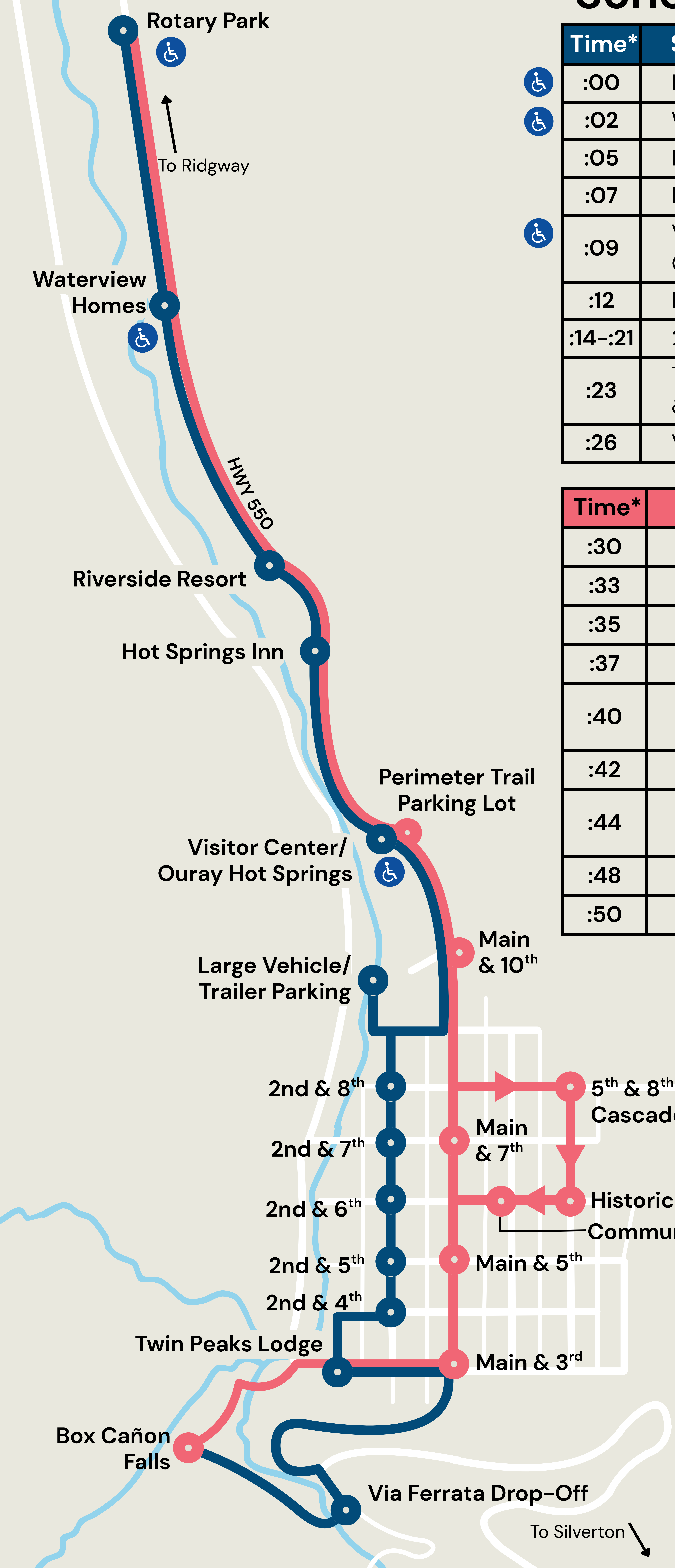
FREE IN-TOWN SHUTTLE

Schedule & Stops

Time*	South Route
:00	Rotary Park
:02	Waterview Homes
:05	Riverside Resort
:07	Hot Springs Inn
:09	Visitor Center/ Ouray Hot Springs
:12	Large Vehicle/Trailer Parking
:14-:21	2^{nd} & 8^{th} – 4^{th}
:23	Twin Peaks Lodge & Hot Springs
:26	Via Ferrata Drop-off

Time*	North Route
:30	Box Cañon Falls
:33	Main St. & 3^{rd}
:35	Main St. & 5^{th}
:37	Main St. & 7^{th}
:40	5^{th} & 8^{th} (Ouray School/ Cascade Falls)
:42	Historical Museum
:44	Community Center/ City Hall/Library
:48	Main & 10^{th}
:50	Perimeter Trail Parking Lot

ADA-accessible



All times are approximate and may vary slightly depending on traffic or loading delays.

- Drivers wait **1 minute** at each stop.
- Rotary Park departures are at the **top of each hour.**
- The full loop frequency is about **60 minutes.**
- The shuttle runs from **10 am-9pm.**

CITY OF OURAY COLORADO

OURAY IN-TOWN SHUTTLE

Ridership Measurement and Actionable Reporting Framework

Corrected ridership baseline, practical stop-level data collection, mountain-town cost comparisons, automated Excel reporting, and complete illustrative management reports.

Submitted to	Submitted by
Michelle Metteer City Administrator City of Ouray 320 6th Avenue P.O. Box 468 Ouray, Colorado 81427 970-325-7211 mmetteer@cityofouray.com	Paul Smith 315 2nd Street, #848 Ouray, Colorado 81427 [redacted]

August 6, 2026

Transmittal Letter

Paul Smith
315 2nd Street, #848
Ouray, CO 81427
[redacted]

August 6, 2026

Michelle Metteer
City Administrator
City of Ouray
P.O. Box 468
Ouray, CO 81427

Re: Ouray In-Town Shuttle Ridership Measurement and Actionable Reporting Framework

Dear Michelle:

Please accept this citizen submission concerning the City of Ouray in-town shuttle. The purpose is not to prejudge whether the service should continue. It is to give the City a practical way to determine whether the shuttle can be improved into a demonstrably worthwhile use of public funds - or whether the service, as configured and priced, is not cost-effective.

The corrected ridership log records 850 public-service passenger boardings through August 2, 2026: 154 from June 18 through June 30, 660 during July, and 36 on August 1 and 2. That establishes total use, but the log does not identify where passengers boarded or exited, which loops and times were productive, how much scheduled service was actually delivered, or whether a change in route, schedule, signs, or outreach improved results.

This package proposes a right-sized system for one bus and two drivers. Drivers record quick Boarded/Exited entries at each safely stopped location. The operator compiles those entries in one protected Excel workbook. City staff receives concise reports at agreed intervals rather than daily driver forms. A standardized ChatGPT Project can then turn the validated workbook into consistent charts and written analysis with limited staff time.

The sample weekly, biweekly, monthly, and seasonal reports use fictitious data solely to demonstrate the proposed reporting structure. They are not representations of actual Ouray shuttle performance. The separate Excel workbook is a functional illustrative model.

I prepared this analysis independently as a citizen submission. If the City determines that outside implementation support would be beneficial, I would be interested in discussing a limited engagement to assist with system configuration, testing, staff training, and final handoff. Any such engagement would remain subject to the City's normal procurement, contracting, disclosure, and conflict-review requirements.

Sincerely,

Paul Smith

Contents

1. Executive Summary

Decision objective

Create enough reliable evidence to improve the shuttle into a money-well-spent public service - or to support a defensible decision that the service is not cost-effective.

850	660	$47.36	$4.40-$8.93
Corrected passengers through Aug. 2, 2026	Passengers recorded in July 2026	Conditional July cost per passenger	Observed 2024 comparator range

The current workbook is a useful ridership log, but it is not a performance-management system. It can show total passengers by date and broad shift. It cannot show which stops, loops, or operating periods are effective; whether passengers remain onboard through several circuits; how reliably service was delivered; or whether a corrective action changed performance.

What should change	Recommended approach	Result
Source data	Boarded and Exited counts by stop and loop, with limited service fields	Stop, time, load, and reliability analysis
Reporting cadence	Operator compiles daily source records; City receives weekly/biweekly and monthly/seasonal reports	Timely action without daily City workload
Cost context	Use cost per passenger with five mountain-town comparisons and adopted service goals	Consistent fiscal screening
Reporting production	One Excel workbook plus a standardized ChatGPT Project	Repeatable charts and narrative with limited staff time

Recommended next step: approve a short pilot that confirms the stop list, data fields, definitions, workbook, and reporting cadence; test the process for two to four weeks; then use the first complete season of reliable data to adopt performance targets and decide the service's future.

2. Corrected Ridership Baseline

For this work, one passenger equals one boarding. The same individual boarding five times counts as five passengers. The current log records passenger activity, not distinct individuals. This follows the transit-industry convention of counting each unlinked passenger trip separately.[2]

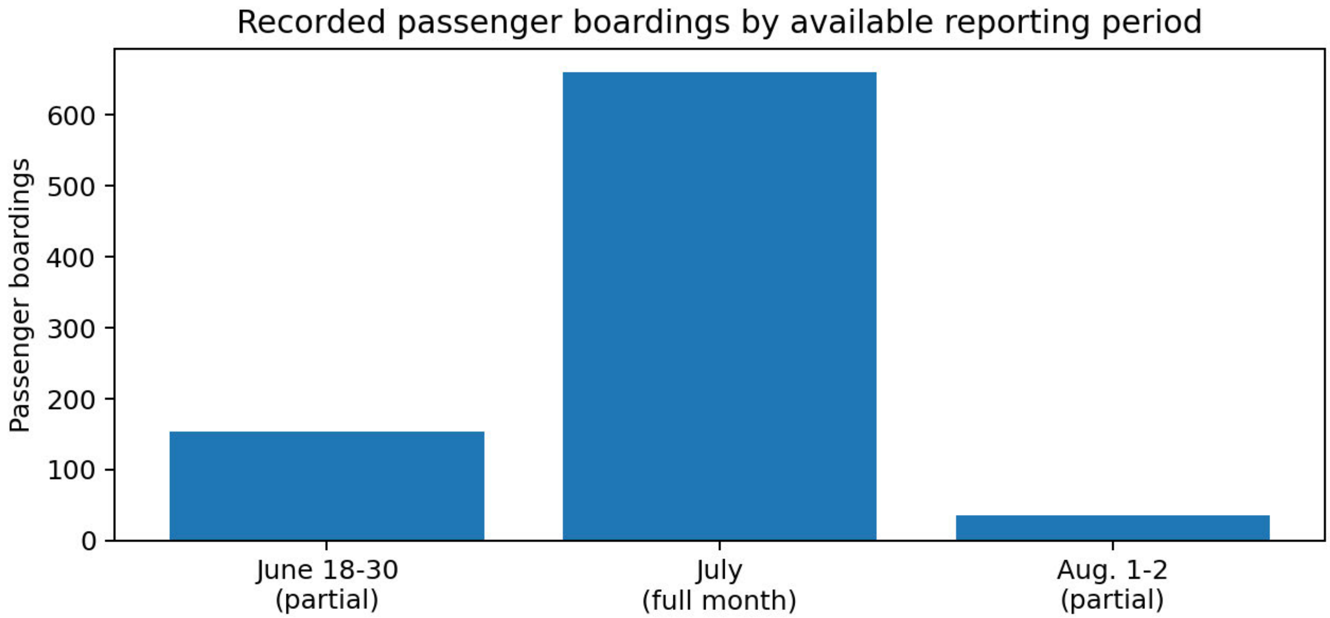


Figure 1. June and August are partial periods and should not be read as full-month comparisons.

Period	Passengers	Days represented	Boardings per day	Qualification
June 18-30, 2026	154	13	11.8	Partial; permit delay and fire disruption
July 1-31, 2026	660	31	21.3	Only complete reported month
August 1-2, 2026	36	2	18.0	Two reporting days only
Corrected total through Aug. 2	850	46	18.5	June 9 training/test entry excluded

Corrections and limitations

Item	Treatment
June 9 entry of four	Excluded because the workbook comment identifies training and test driving rather than public service.
June 1-17	No public service while the CDOT permit was pending.
June 29-30	Fire-related suspension, restrictions, or cancellation affect interpretation.
Invalid June 31 column and July heading error	Do not change the corrected total, but support the need for a controlled template.

What the 850 figure does not reveal

It cannot identify stop effectiveness, time-of-day demand, passenger load, through-riders, completed service, revenue hours, revenue miles, trip purpose, or the effect of operational changes.

3. What the Current Log Can and Cannot Support

Management question	Current log	Needed source data
Which stops are effective?	No	Boarded and Exited counts by stop; completed stop visits
Which times are effective?	Only broad shift totals	Loop departure or consistent time block
How many riders remain onboard?	No	Continuous Boarded/Exited sequence across loop boundaries
Was scheduled service delivered?	No	Completed, shortened, or cancelled loop; reason
What is the cost per unit of service?	Only with assumptions	Verified cost, revenue hours, revenue miles, passengers
Did a change work?	No	Before/after data using the same definitions
Why did demand change?	No	Short structured surveys and coded feedback

The current log remains useful for documenting total passengers by date and broad shift. It should be preserved as the baseline record. The problem is not that the City has no data; it is that the existing fields cannot support route design, schedule changes, stop evaluation, or a defensible cost-effectiveness decision.

Practical consequence

Without stop, loop, time, service-delivery, and cost fields, weak performance cannot be diagnosed. The City cannot tell whether the cause is route design, schedule, signs, lodging outreach, operator reliability, public awareness, or insufficient demand.

4. Cost per Passenger: Comparable Systems and a Preliminary Screen

Earlier project work compared five Colorado mountain-town bus systems using 2024 Federal Transit Administration National Transit Database profiles. These systems differ in size, service span, funding, and maturity; they are useful screening references, not direct guarantees of what a one-bus Ouray service should cost.[3]

Figure 2. 2024 bus-mode operating expense per passenger boarding.

System	Bus passengers	Bus operating expense	Cost per passenger
Crested Butte - Mountain Express	600,507	$2,641,638	$4.40
Winter Park - The Lift	477,864	$2,105,545	$4.41
Black Hawk shuttle	147,361	$744,877	$5.05
Telluride - Galloping Goose	137,932	$1,109,533	$8.04
Estes Park transit	86,819	$775,624	$8.93

Preliminary screening bands

Screen	Cost per passenger	Management posture
Within observed range	At or below $9	Review service quality and public benefit; continue and optimize if adopted goals are met.
Above observed range	$9.01-$18	Run focused tests involving route, schedule, signs, lodging outreach, marketing, or contract terms.
Immediate cost review	Above $18	More than twice the highest comparator; require prompt operational and fiscal review.

Current conditional reference point

If the full $31,257 monthly maximum applied to July, 660 passengers would equal approximately $47.36 per passenger. That is about 5.3 times the highest 2024 comparator. The calculation remains conditional until the July invoice, credits, service delivered, and amount paid are verified.

5. Recommended Measurement Model for a Continuous Circulator

Critical operating principle

The shuttle route is a continuous loop, not a starting line and finish line. Riders may remain onboard through one or more loop boundaries or through the driver handoff. The passenger load carries forward until each rider exits. No loop-end reset or loop-end boarding/exiting balance should be required.

Driver clipboard entry

Driver entry	Meaning	Excel entry
2/1	Two boarded; one exited	Boarded = 2; Exited = 1
0/3	No one boarded; three exited	Boarded = 0; Exited = 3
-	No passenger movement	Boarded = 0; Exited = 0

The driver records only while safely stopped. The driver does not calculate totals, identify individual through-riders, or write narratives during normal service. The operator enters Boarded and Exited as separate numeric fields in Excel. The workbook calculates the running onboard load continuously across stops, loop boundaries, and the driver handoff.

Minimum quantitative data set

Field	Where captured	Why it matters
Date, driver, shift times	Form header	Day-of-week and shift analysis
Loop number and scheduled departure	Preprinted	Time and loop productivity
Boarded / Exited at each stop	Every safely stopped location	Stop use and continuous passenger load
Completed, shortened, or cancelled loop	Checkbox or code	Service reliability and fair interpretation
Material exception code	Only when needed	Separates external disruption from operator issue
Revenue hours and miles	Operator or formula	Passengers and cost per unit of service
Verified cost basis	Operator / City finance	Cost per passenger, hour, and mile

Qualitative evidence

Once each month, use a brief representative passenger survey and coded feedback from lodging operators, the Visitor Center, businesses, and drivers. The questions should stay simple: visitor/local/seasonal worker, trip purpose, how the rider learned about the shuttle, general origin/destination, and the stop or time change that would make the service more useful. Do not collect names, room numbers, telephone numbers, or exact home addresses.

6. Collection Frequency Is Not Reporting Frequency

Stage	Who	Timing	What moves forward	Direct City workload
Collect	Driver	Every stop while safely stopped	Boarded / Exited slash entries	None
Compile	Bus operator	End of shift; enter daily or next day	Validated master workbook	None
Manage	Operator to City staff	Weekly during startup; biweekly review	Concise trend and action report	10-25 minutes
Account	City and operator	Monthly and seasonal	Formal performance and cost report	25-120 minutes

The distinction

Daily collection does not require daily reporting to City Hall. Drivers create source records, the operator compiles them, and City staff receives a concise report at the agreed interval.

Why 30-45 days is too slow during startup

A 30- to 45-day delay consumes a large share of a short summer season. By the time a weak stop, ineffective morning period, sign problem, or repeated service failure becomes visible, several weeks of corrective opportunity may be lost. Weekly reporting during the first 8 to 12 weeks allows small, reversible tests while time remains to measure the result. Normal route or schedule changes should generally rely on at least three consecutive weeks unless a safety, capacity, legal, or severe reliability issue requires immediate action.

7. Report Products and Estimated Staff Time

Report	Primary question	Core contents	Recommended timing
Weekly	What changed, and what needs attention now?	Scorecard; stop/time performance; service issues; immediate actions	Within two business days
Biweekly	Is the pattern persistent, and are tests working?	Two-week trend; before/after tests; action decisions	Every two weeks
Monthly	Is effectiveness improving, and what is the cost?	Cost; reliability; stop/time/day trends; qualitative findings	Within five business days
Seasonal	Did the service deliver enough public value?	Full-season cost, service, trends, corrective results, options	Immediately after season

Estimated direct City staff time after setup

Report	Estimated direct staff time	Typical staff action
Weekly	10-20 minutes	Upload the operator workbook; review the generated summary and key figures.
Biweekly	15-25 minutes	Review the trend and results of corrective tests.
Monthly	25-45 minutes	Review the formal cost, service, and management conclusions.
Seasonal	60-120 minutes	Review full-period conclusions and decision options.

These are planning estimates, not guarantees. They assume the operator submits a complete, standardized workbook and the report format has already been configured. The intended result is less staff production time and more consistent analysis - not an added daily administrative burden.

8. How the Evergreen Master Workbook Works

The rebuilt workbook is a versioned service-plan system rather than a static route spreadsheet. It contains 26 connected worksheets, 1,151 illustrative loop records, and 14,596 stop-visit records. The operator enters validated service facts; Excel organizes the calculations; ChatGPT can then produce consistent management interpretation and revised operating materials when an approved plan changes.

Workbook layer	Primary function	Management value
Service Plans / Plan Stops	Stores effective dates, active stops, hours, frequency, mileage, cost, and parent plan.	A route or seasonal change becomes a new plan instead of overwriting history.
Loop Operations	One row per scheduled loop, including cancelled service, hours, miles, cost, and passenger totals.	Service supplied is measured with ridership.
Stop Visit Entry	One row per stop visit with Boarded, Exited, and continuous passenger load.	Any number or order of stops can be supported without redesigning fixed columns.
Plan-aware reports	Weekly, biweekly, monthly, event, comparison, stop, and seasonal views.	Changed periods are separated and compared using normalized measures.
Release / Change Registers	Records version, parent version, effective date, reason, status, and review date.	Supports rollback, audit history, and controlled testing.

Evergreening approved service ideas

Management-level process

1. Staff describes an approved change in plain language - for example, remove specified stops, revise hours, or add an Ice Fest route for defined dates.

2. ChatGPT structures the change, identifies missing details, and creates a new draft version with revised schedules, stop lists, workbook controls, and driver logs.

3. Each service record carries the plan ID and version. Reports automatically place results in the correct operating context, while the prior approved package remains available for rollback.

Practical result

A reusable management system

The City can test ideas, quantify the results, retain what works, revise what does not, and continue improving the service without contaminating earlier data or rebuilding the reporting framework from scratch.

9. Decision Framework and Implementation

Status	Evidence pattern	Management response
Performing	Adopted targets met	Continue and optimize.
Improving	Below target, but trend and corrective tests are positive	Continue defined improvements and measure again.
Corrective action	Cost, use, stop, time, or reliability remains weak	Test route, schedule, signs, outreach, marketing, or contract terms.
Not cost-effective	High cost and weak use persist after reasonable tests	Modify, reduce, rebid, suspend, or discontinue through a Council policy and budget decision.

Three-phase implementation

Phase	Work	Completion test
1. Standardize	Confirm stop order, loop times, definitions, cost basis, driver forms, workbook, and reporting cadence.	Written City/operator agreement
2. Pilot	Use fictitious and real data for two to four weeks; correct workflow and formula problems.	Reports reconcile to source forms
3. Operate and evaluate	Produce routine reports, track corrective actions, and complete the seasonal assessment.	Council receives a defensible funding and service recommendation

Contract point: the operator's reporting duties, source-data delivery, deadlines, correction process, and City access to the underlying records should be written into the service requirements rather than left to informal practice.

Sources and Methodology

[1] Ouray Free in-town shuttle log.xls. User-supplied City ridership workbook used for the corrected 2026 baseline and service notes.

[2] Federal Transit Administration, National Transit Database Glossary. Used for passenger, vehicle revenue hour, and vehicle revenue mile terminology. FTA glossary.

[3] Federal Transit Administration, 2024 Annual Agency Profiles. Bus-mode boardings, operating expense, and operating expense per passenger for Mountain Express (Crested Butte), Winter Park, Black Hawk, Telluride, and Estes Park. NTD agency profiles.

[4] Transportation Research Board, TCRP Report 88. Used as a general performance-measurement framework emphasizing goals, measures, reporting, and management use. TCRP Report 88 record.

Method note. The five cost comparisons are screening references, not adopted Ouray targets. Their scale, maturity, funding structure, service hours, and local purposes differ. Any final Ouray standard should be adopted after reliable local service and cost data are available.

Appendix A. Sample Weekly Management Report

ILLUSTRATIVE EXAMPLE - FICTITIOUS DATA

Reporting period: July 20-26, 2027 | Service plan: SUMMER-B | Purpose: immediate operating review.

742	+2.1%	100.0%	$10.38
Passengers	Change from prior week	Service completion	Cost per passenger

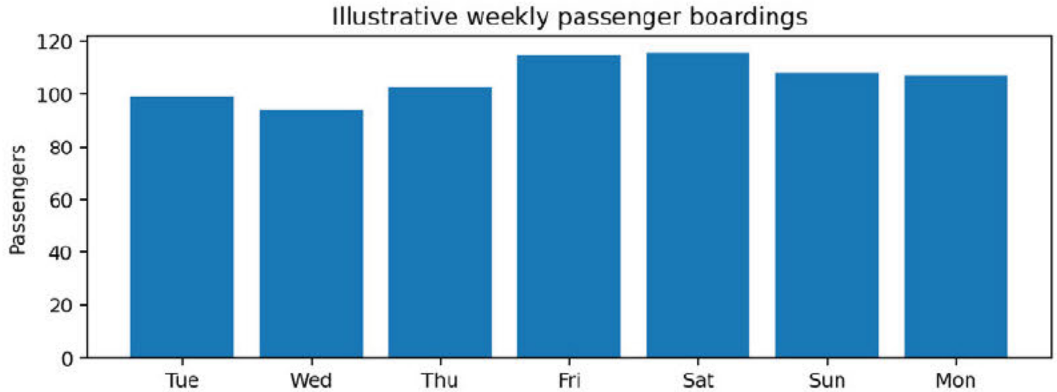


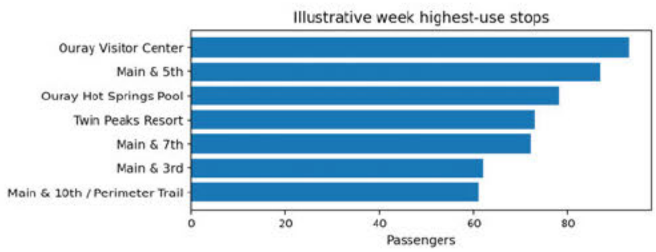
Figure A-1. Daily volume was strongest on Friday and Saturday.

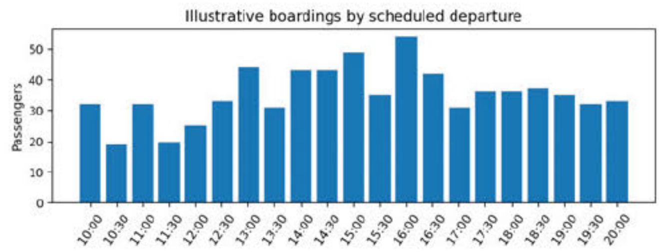
Management interpretation summary

Passenger use was stable within SUMMER-B, service was fully delivered, and cost per passenger was $10.38. The week does not by itself justify another route change. Management should preserve the current plan long enough to establish a reliable trend, monitor the highest-use afternoon periods, and review access effects from the five inactive stops.

Measure	Current week	Prior week	Interpretation
Passengers	742	727	+2.1%
Passengers / revenue hour	10.1	9.9	Stable productivity
Service completion	100.0%	100.0%	No missed loops
Cost / passenger	$10.38	$10.59	Still above observed range
Peak load	8	7	No capacity breach

Stop and time performance





Figures A-2 and A-3. Stop and departure data identify where and when the service is being used.

How management uses this page

The weekly report highlights normal operating patterns: high-use stops, productive departure times, reliability, cost, and capacity. Route changes are not assumed. A stop or time period is considered for change only after a persistent pattern is confirmed and access consequences are reviewed.

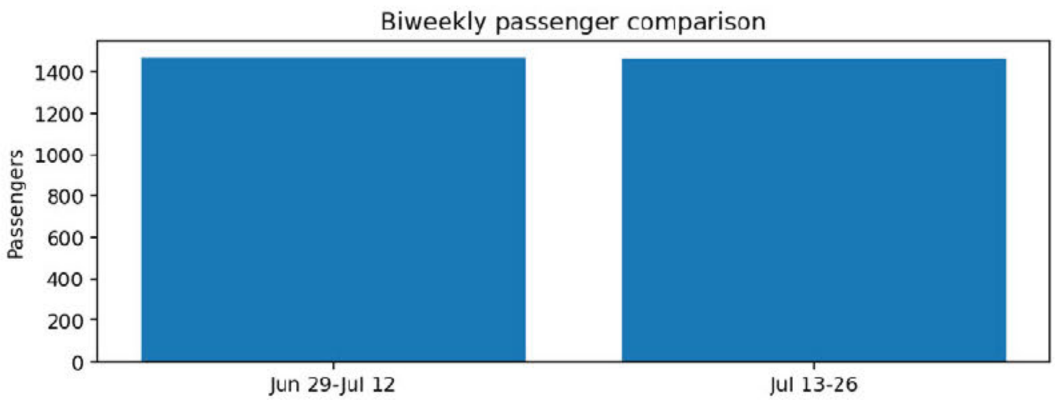
Finding	Evidence	Management response
Demand remained concentrated	742 passengers; highest use on Friday and Saturday	Maintain service and confirm the pattern over additional weeks.
Afternoon departures were strongest	Peak departure activity occurred during the second shift.	Protect reliability during the productive period before expanding weaker hours.
Stop activity was uneven	Ouray Visitor Center led the week with 93 boardings.	Review low-use stops over several weeks; do not treat one week as a removal decision.
Capacity remained adequate	Peak load reached 8.	Continue observation; no capacity expansion is justified.

Appendix B. Sample Biweekly Trend Report

ILLUSTRATIVE EXAMPLE - FICTITIOUS DATA

Comparable SUMMER-B periods: June 29-July 12 versus July 13-26, 2027.

1,469	-0.3%	$10.48	10.0
Passengers in latest period	Change from prior period	Cost per passenger	Passengers / revenue hour



Management interpretation summary

The two comparable SUMMER-B periods were essentially stable: passenger volume changed -0.3%, productivity remained near 10.0 passengers per revenue hour, and cost per passenger was $10.48. Management should treat the route as stable rather than growing or declining and continue collecting enough data to distinguish a durable trend from ordinary variation.

Measure	Prior period	Latest period	Direction
Passengers	1,474	1,469	-0.3%
Passengers / revenue hour	10.1	10.0	Stable
Cost / passenger	$10.45	$10.48	Stable
Service completion	99.7%	100.0%	Reliable
Peak load	8	8	Capacity adequate

How a service-plan change is measured

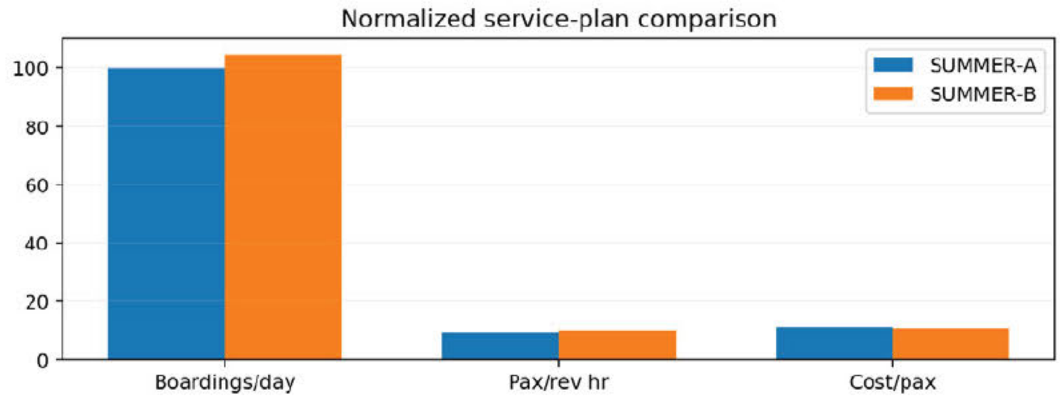


Figure B-2. Normalized measures prevent a shorter route or higher frequency from creating misleading conclusions.

Illustrative change on June 29

SUMMER-B made five stops inactive, reduced route mileage from 6.75 to 4.90 miles, and increased departures from hourly to every 30 minutes. The workbook preserved SUMMER-A and created a new version, new schedules, new driver logs, and plan-aware reports.

Measure	SUMMER-A	SUMMER-B	Management meaning
Boardings / day	99.7	104.9	Daily use increased modestly.
Boardings / completed loop	9.1	5.0	More frequent service reduced use per departure.
Passengers / revenue hour	9.1	10.0	Hourly productivity improved.
Passengers / revenue mile	1.35	1.02	Shorter route carried fewer passengers per mile.
Cost / passenger	$11.03	$10.49	Financial performance improved slightly.

Management conclusion

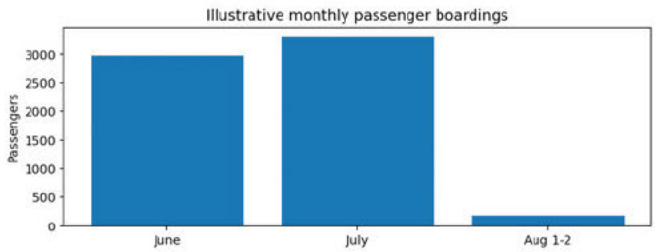
The route change produced mixed results. The City can continue the pilot, modify it, or roll back to the prior approved version. The decision is based on normalized performance and access impacts - not raw passenger totals alone.

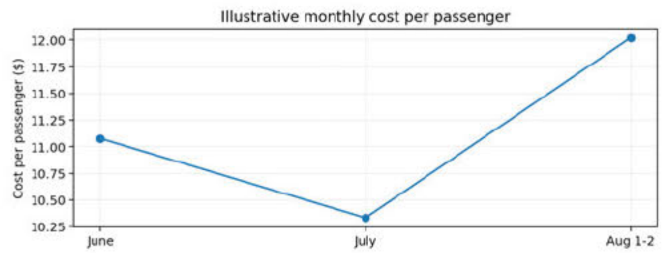
Appendix C. Sample Monthly Performance Report

ILLUSTRATIVE EXAMPLE - FICTITIOUS DATA

Reporting month: July 2027 | Governing plan: SUMMER-B.

3,300	$10.33	99.8%	10.2
Monthly passengers	Cost per passenger	Service completion	Passengers / revenue hour





Figures C-1 and C-2. July is a complete SUMMER-B month; June includes two service plans and is secondary context.

Management interpretation summary

July recorded 3,300 passengers with 99.8% service completion and a cost of $10.33 per passenger. Productivity was 10.2 passengers per revenue hour. The trend is operationally stable, but cost remains above the observed mountain-town range. Because the route changed on June 29, the formal before-and-after conclusion belongs in the service-plan comparison rather than a simple June-to-July total.

Measure	July result	Management meaning
Passengers	3,300	Strong full-month volume under SUMMER-B.
Passengers / revenue hour	10.2	Productivity should be tracked against the same plan.
Service completion	99.8%	Reliable delivery.
Cost / passenger	$10.33	Improved from SUMMER-A but still above comparison range.
Peak load	8	No capacity breach.

Stop, day, and time findings

Rank	Stop	Passengers	Share of July
1	Ouray Visitor Center	412	12.5%
2	Main & 5th	357	10.8%
3	Main & 7th	350	10.6%
4	Ouray Hot Springs Pool	334	10.1%
5	Twin Peaks Resort	326	9.9%
6	Main & 3rd	296	9.0%
7	Main & 10th / Perimeter Trail	280	8.5%

Pattern	Evidence	Management meaning
Stop concentration	Ouray Visitor Center generated 412 boardings.	Protect access and information at productive stops.
Day-of-week concentration	Friday generated 565 passengers.	Use staffing and reliability attention where demand is strongest.
Strongest scheduled departure	16:00 recorded 229 July boardings.	Monitor load and dwell time before expanding service.
Cost trend	SUMMER-B cost averaged $10.49 per passenger.	Improved, but still above the observed range.

Reading stop data after a route change

Stops removed from SUMMER-B are marked inactive after June 28. They are not assigned zero boardings in July. Their SUMMER-A history remains available, while July stop rankings contain only stops actually served under SUMMER-B.

Illustrative qualitative findings

Source	Illustrative result	Actionable meaning
112 passenger survey responses	46% learned about the shuttle from lodging staff; 24% from the Visitor Center; 18% from signs.	Lodging and Visitor Center information remain important awareness channels.
Passenger requests	19 cited hard-to-see signs; 14 requested clearer hotel directions; 11 raised access concerns about removed stops.	Address information and access issues before another route reduction.
Business and lodging feedback	Most repeated issue was uncertainty about exact stop locations after the service-plan change.	Use one current map and plan-effective stop list across the City, hotels, and operator.

Recommended actions for the next month

Action	Owner	Measure
Standardize the SUMMER-B stop map and lodging information	City tourism staff and operator	Stop-specific boardings and passenger feedback
Review access effects of the five inactive stops	City and operator	Requests, walking distance, accessibility, and alternate coverage
Maintain reliability at productive periods	Operator	Completed loops, delay minutes, and peak load
Continue the plan through the review date	City and operator	Before/after normalized measures and cost per passenger
Preserve v1.0 for rollback	City records control	Approved package remains available if the pilot is reversed

Evergreen reporting principle

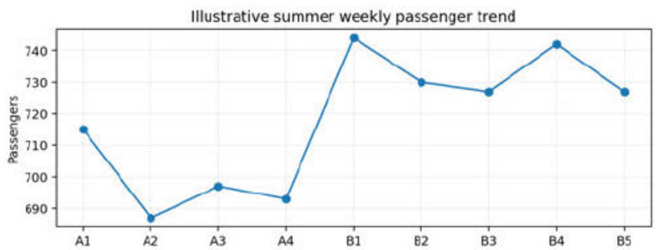
When the City changes a route, schedule, seasonal date range, or event service, the workbook creates a new plan segment. Reports identify the effective date and explain the effect. This keeps normal reporting consistent while making each approved change measurable.

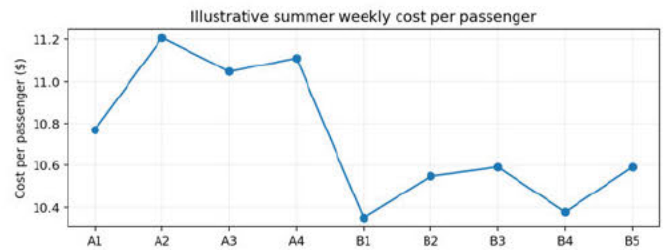
Appendix D. Sample Seasonal Evaluation

ILLUSTRATIVE EXAMPLE - FICTITIOUS DATA

Illustrative summer: June 1-August 2, 2027 | Plans SUMMER-A and SUMMER-B reported separately and combined.

6,462	$10.72	99.8%	9.6
Summer passengers	Summer cost per passenger	Service completion	Passengers / revenue hour





Management interpretation summary

The illustrative summer carried 6,462 passengers with 99.8% service completion and a combined cost of $10.72 per passenger. SUMMER-B modestly improved boardings per day, passengers per revenue hour, and cost per passenger, but reduced passengers per loop and passengers per mile. Management should classify the change as mixed but promising, continue only with defined cost and access conditions, and retain SUMMER-A for rollback. Ice Fest is evaluated separately and is not included in these summer totals.

Measure	SUMMER-A	SUMMER-B	Interpretation
Passenger boardings	2,792	3,670	Different durations; use normalized measures.
Boardings / day	99.7	104.9	Modest increase.
Passengers / revenue hour	9.1	10.0	Improved.
Cost / passenger	$11.03	$10.49	Improved but above observed range.
Service completion	99.7%	99.9%	Reliable under both plans.

Stop, plan, and special-event performance

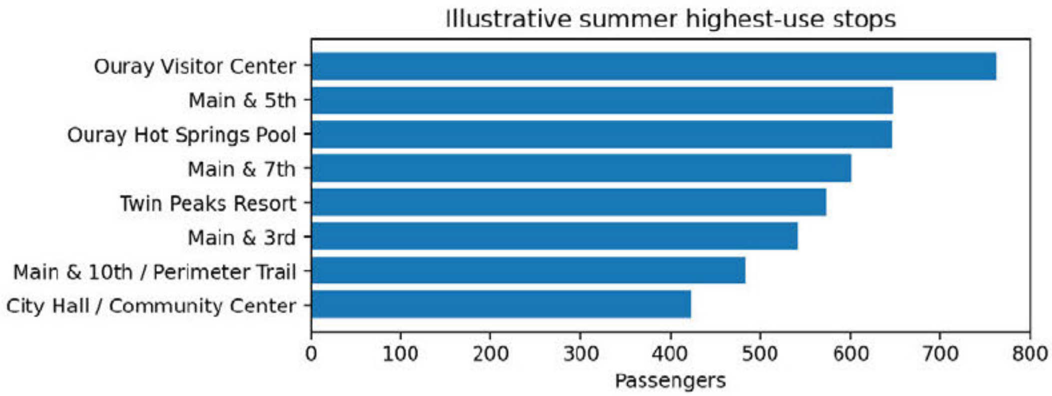


Figure D-3. Summer stop totals include only dates when each stop was active under the governing plan.

Stop	Summer passengers	Planning note
Ouray Visitor Center	762	Served under both plans
Main & 5th	647	Served under both plans
Ouray Hot Springs Pool	646	Served under both plans
Main & 7th	601	Served under both plans
Twin Peaks Resort	573	Served under both plans
Main & 3rd	541	Served under both plans
Main & 10th / Perimeter Trail	484	Served under both plans
City Hall / Community Center	423	Served under both plans

Separate Ice Fest evaluation

ICEFEST-01 carried 623 passengers over four event days at $19.26 per passenger and 11.5 passengers per revenue hour. Because the dates, stops, hours, route miles, cost, and demand conditions differ from summer service, the event is reported separately. The City can repeat, modify, or discontinue the event plan without changing the summer record.

Corrective actions and measured results

Action	Evidence before	Evidence after	Assessment
Improve sign and lodging outreach at large-vehicle parking stop	Weeks 1-4 averaged 8.0 boardings per week	Weeks 5-9 averaged 24.4 boardings per week	Positive; retain and verify next season
Publish the final two scheduled departure times	Weeks 1-5 averaged 47.8 boardings per week	Weeks 6-9 averaged 73.0 boardings per week	Positive; review cost and customer need
Protect afternoon service	Peak use concentrated from 3:15-5:30 p.m.	Reliability remained high during growth	Continue
Monitor cost per passenger	Week 1: $12.71	Week 9: $9.24	Improving; near comparator ceiling

Seasonal decision assessment

Decision factor	Result	Weight
Use and trend	Passenger use grew and the strongest weeks were sustained.	Positive
Reliability	99.8% of scheduled loops completed.	Positive
Capacity	Peak illustrative load of 15 remained within capacity.	Neutral / positive
Cost	Seasonal cost of $10.99 per passenger remained above the observed comparator range.	Unresolved
Corrective actions	Both measured tests produced meaningful gains.	Positive

Decision options for City Council

Option	When justified	Primary condition
Continue as configured	Targets are met and improvement is sustained.	Maintain reporting and annual review.
Continue with conditions	Trend is positive but one or more targets remain unmet.	Adopt corrective actions, deadlines, and a cost target.
Modify or reduce	Weak stops or times remain after measured tests.	Reallocate hours or route coverage without sacrificing essential access.
Rebid or renegotiate	Service delivery is acceptable but contract cost is not.	Use verified service and ridership data in procurement.
Suspend or discontinue	High cost and weak use persist after reasonable corrective efforts.	Document alternatives, public benefit, and budget tradeoffs.

The purpose of the measurement system is not to force a particular answer. It is to ensure that continuation, modification, or termination is based on reliable evidence rather than incomplete totals, isolated anecdotes, or delayed reporting.

Appendix E. Standardized Driver Log - First Shift

ILLUSTRATIVE DRIVER FORM

Date: __________________ **Driver:** __________________ **Actual shift start:** _________ **Actual shift end:** _________

Record only while safely stopped. Use Boarded/Exited slash notation: 2/1 means two boarded and one exited. The route is continuous. Riders may remain onboard through a loop boundary or driver handoff. Do not identify individual through-riders and do not reset the passenger count at the end of a loop.

Stop	Location	10:00	10:45	11:30	12:15	13:00	13:45	14:30	Exception
S01	Rotary Park								
S02	Waterview Houses								
S03	Ouray Riverside Resort								
S04	Ouray Hot Springs Inn								
S05	Ouray Visitor Center								
S06	Large Vehicle / Trailer Parking								
S07	2nd Street Intersections								
S08	Twin Peaks Resort								
S09	Horseshoe Parking Lot								
S10	Box Canon Falls Park								
S11	Main & 3rd								
S12	Main & 5th								
S13	Main & 7th								
S14	Ouray School / Cascade Falls								
S15	Historical Museum								
S16	City Hall / Community Center								
S17	Main & 10th / Perimeter Trail								

Shift handoff / end: passengers currently onboard (single count, for reconciliation only) ______ Cancelled or shortened loop(s) ______ Exception code(s) ______ Driver initials ______

Appendix E. Standardized Driver Log - Second Shift

ILLUSTRATIVE DRIVER FORM

Date: ________________ **Driver:** ________________ **Actual shift start:** ________ **Actual shift end:** ________

Record only while safely stopped. Use Boarded/Exited slash notation: 2/1 means two boarded and one exited. The route is continuous. Riders may remain onboard through a loop boundary or driver handoff. Do not identify individual through-riders and do not reset the passenger count at the end of a loop.

Stop	Location	15:15	16:00	16:45	17:30	18:15	19:00	19:45	20:30	Exception
S01	Rotary Park									
S02	Waterview Houses									
S03	Ouray Riverside Resort									
S04	Ouray Hot Springs Inn									
S05	Ouray Visitor Center									
S06	Large Vehicle / Trailer Parking									
S07	2nd Street Intersections									
S08	Twin Peaks Resort									
S09	Horseshoe Parking Lot									
S10	Box Canon Falls Park									
S11	Main & 3rd									
S12	Main & 5th									
S13	Main & 7th									
S14	Ouray School / Cascade Falls									
S15	Historical Museum									
S16	City Hall / Community Center									
S17	Main & 10th / Perimeter Trail									

Shift handoff / end: passengers currently onboard (single count, for reconciliation only) _____ Cancelled or shortened loop(s) _____ Exception code(s) _____ Driver initials _____

Appendix F. Data Dictionary and Formula Standards

Term	Definition / formula	Interpretation
Passenger / boarding	One person boarding one time.	Repeat use is counted again.
Exited	One passenger leaving at a stop.	Separate numeric field from Boarded.
Continuous passenger load	Prior load + Boarded - Exited.	Carries across loop boundaries and driver handoff; no loop reset.
Loop	One scheduled route circuit.	An analytical and schedule marker, not a passenger start/finish line.
Zero-boarding loop	Completed loop with no new boardings.	The bus may still carry through-riders.
Vehicle revenue hour	Time operated in passenger revenue service.	Exclude training, tests, deadhead, and non-revenue activity.
Vehicle revenue mile	Miles operated in passenger revenue service.	Use verified mileage and completed service.
Passengers / revenue hour	Passengers divided by revenue hours.	Primary service-productivity measure.
Passengers / revenue mile	Passengers divided by revenue miles.	Route-productivity measure.
Stop productivity	Boardings at stop divided by completed visits.	Compares use with service opportunity.
Service completion	Completed loops divided by scheduled loops.	Separate external and operator-controlled causes.
Cost / passenger	Applicable cost divided by passengers.	Label invoiced, approved, paid, or allocated cost.

Suggested exception codes

Code	Meaning
T	Traffic or congestion
M	Mechanical issue
W	Weather
F	Fire, emergency, or road closure
P	Passenger assistance or accessibility delay
C	Loop cancelled - reason required
S	Stop inaccessible or skipped - reason required
O	Other - brief explanation required

MEMORANDUM

UPDATED SHUTTLE RIDERSHIP AND COST-PER-BOARDING ANALYSIS

TO	City Administrator Michelle Metteer and Ouray City Council
FROM	Paul Smith
DATE	September 3, 2026
SUBJECT	Updated shuttle ridership and cost-per-boarding analysis

Thank you for sending the revised workbook. The new August stop-level worksheet is a meaningful improvement because it begins to show where boardings occurred. However, the workbook still contains a material discrepancy that must be resolved before Council can rely on it.

The daily AM/PM worksheet reports **576 August boardings**, while the stop-level worksheet totals **776** - a difference of 200 boardings, or 34.7%. At the $31,257 monthly contract cost, those totals produce substantially different results: **$54.27 per boarding** using 576 and **$40.28** using 776. Both cannot represent the same service period without explanation and reconciliation.

The stop-level data does provide useful insight: Stops #1, #3, and #8 account for 430 of the 776 reported boardings, or approximately **55%** (see Addendum A). However, the worksheet lacks dates, shifts, individual loops, or time periods connected to its eleven directional entries. The City therefore cannot trace the 776 total to particular operating days or reconcile it with the daily AM/PM totals.

These shortcomings are readily fixable. A standard driver record should identify the date, shift, loop or approximate time, boarding stop, and number of boardings. Weekly and monthly reports should then reconcile directly to those underlying records. The route and counting process already exist, and the City has previously been provided with proposed driver logs designed to capture this information safely and efficiently.

The contract requires a management report but does not define its contents in detail. That does not make minimal reporting sufficient. The City is not expected to become a transportation specialist and prescribe every routine data field. The lack of detailed specifications instead increases the City's reliance on the contractor's professional judgment, industry knowledge, and ability to provide useful and verifiable performance reporting.

Cost per boarding should remain central to Council's evaluation. For illustration, using July's 660 boardings and the higher August figure of 776 produces an average of **718 boardings per month** and an estimated cost of **$43.53 per boarding**. If the monthly contract price were reduced by $10,000 - from $31,257 to $21,257 - the same ridership would cost approximately **$29.61 per boarding**, a 32% reduction. Achieving that result through ridership growth alone, while retaining the current price, would require approximately **1,056 boardings per month** - about 47% above the illustrative average. Reaching $18 per boarding would require approximately 1,737 monthly boardings at the current price or 1,181 at the reduced price.

This demonstrates that Council has two legitimate financial levers: increase boardings and reduce the contract cost. A balanced decision should evaluate both rather than assuming ridership growth alone will make the program financially reasonable.

I recommend that the City require reconciliation of the August totals, contractor confirmation of the stop-number index, immediate use of a standardized driver log, and a defined cost-per-boarding objective. Any decision concerning another season should be based on complete, internally consistent, and verifiable information.

Respectfully submitted,

Paul Smith

ADDENDUM A

ILLUSTRATIVE STOP-LOCATION CROSS-REFERENCE

The August worksheet identifies Stop #1 through Stop #9 but does not define their geographic locations. The cross-reference below is inferred from the workbook's directional sequence, Exhibit B of the shuttle agreement, and the published Visit Ouray stop order. It has not been confirmed by the City or contractor and may not match the numbering used by drivers. Contractor confirmation or correction is required before the locations are treated as verified data.

Important: The same stop number appears to represent a different location depending on the direction of travel.

Stop	Southbound location	Boardings	Northbound location	Boardings
1	Rotary Park	39	Box Canon Falls Park	111
2	Waterview Homes	19	Main Street and 3rd Avenue	16
3	Ouray Riverside Resort	112	Main Street and 5th Avenue	27
4	Ouray Hot Springs Inn	40	Main Street and 7th Avenue	64
5	Ouray Visitor Center	59	5th Street and 7th Avenue - School/Cascade Falls	27
6	Large-Vehicle/Trailer Parking Area	17	Historical Museum	9
7	2nd Street intersections through 4th Avenue	47	City Hall/Community Center	12
8	Twin Peaks Lodge and Hot Springs	85	Main Street and 10th Avenue	56
9	Via Ferrata drop-off	30	Perimeter Trail parking lot	6
TOTAL		448		328

Combined reported boardings: 776

Sources

1. Contractor workbook, August 2026 - pax p stop worksheet.

2. Exhibit B, Route and Stops, Professional Services Agreement.

3. Visit Ouray, Ouray's In-Town Shuttle Service: https://www.visitouray.com/shuttle

The contractor should provide the City with an authoritative stop-number index and include actual location names in future reports.

Home Trust of Ouray County

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.

Home Trust of Ouray County

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.

<u>A CALL TO ACTION:</u>
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.

Home Trust of Ouray County

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

Home Trust of Ouray County

City of Ouray | August 3, 2026

River Walk Affordable Rentals Project

- **13 new permanently affordable workforce rental units**
- **Affordable to households earning ≤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 (4th 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.

1. Contribute the remaining match for the EIAF More Housing Now grant - $151,761.89

2. Contributing $216,875 for the water/sewer tap fees and building permit costs out of the Affordable Housing Fund

And could delay the payment until 2027, taking the full amount out of the Affordable Housing Fund

3.Waiving the water and sewer tap fees and building permit costs for the project

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

Home Trust of
Ouray County

Revised V3 Prop123-AHFF-Equity-Applicationv1.21 — Saved to my Mac

rmulas | Data | Review | View | Automate

B	Interest Rate	Term (Months)	
1,900,000	6.500%	12	If the construction loan is variable rate, use the average rate over the term of the construction loan.
			If one of the perm sources will also be used in construction, list it here.
			If one of the perm sources will also be used in construction, list it here.
1,900,000			

B	Interest Rate	Term (Years)	Amortization (Years or I/O)	Initial I/O Period	Reduced Debt Service	Amortizing Debt Service
1,900,000	6.500%	20	30		$ -	$ 144,111.51
					$ -	$ -
					$ -	$ -
					$ -	$ -
1,900,000	33%	% of Capital Stack	Overall DCR for Hard Debt should be above 1.20 for Option 2, and 1.10 for Option 1.			

B	Interest Rate	Term (Years)	% of Cashflow	Soft Pay?	Forgivable?	Year 1 Debt Service
						$ -
						$ -
						$ -
						$ -
-	0%	% of Capital Stack				

B		
715,000		
297,450		
200,000		
121,500		
1,333,950	23%	% of Capital Stack

B		
2,419,485		
81,650		
2,501,135	44%	% of Capital Stack

Fully complete the P123 Equity Considerations table to the right. The assumed holding period is 30 years, at which point there will be a sale or refinance. If you expect to exit the deal prior to year 30, indicate "Sale" in F34. If your financing requires refinancing prior to year 30, select "Refi" in F34. Indicate the year of Sale or Refi F35.

P123 Equity Considerations	Option 1	
Sale or Refi before Year 30?	Refi	Make sure the P123 Balance in cell N16 or N33 shows $0.
Estimated Sale or Refi Year	20	Sponsors may sell no sooner than Year 3. Refi may occur whenever needed.
Estimated Cap Rate in Sale/Refi Year	5.5%	Utilized to determine value at sale.
P123 CF Participation Rate	65%	Amount of cashflow to P123 Program. Start with an % assumption that is reasonably equal to the portion of overall equity contributed by P123.
Sponsor Pref. Return IRR	6%	Annual Return on Sponsor Equity that may be accumulated; Max 10% under Option 1 investment, Max 12% (or 15% with sale by year 5) under Option 2 investment.
Use Dev. Fee in IRR Calc?	No	

of Funds		
-	0%	% of Capital Stack

5,735,085.00	
5,735,085.00	
-	

Financial Performance

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 Pri
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 Repa

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		
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 Pri
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 Repa

on | 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

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

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 Affair's (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@hometrustoc.org

THANK YOU.

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

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

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 Uncompaghre 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

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

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@hometrustoc.org

THANK YOU.

paid 5/2/2024
Alpine chk # 0444

TOMMY TSUNAMI DESIGN

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	Project:
5/15/2024	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@hometrustoc.org

THANK YOU.

TOMMY TSUNAMI DESIGN

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

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

	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@hometrustoc.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 (7/1/24-7/315/24)	1,001.25

paid 8/30/2024
Alpine 7106 chk# 0506
Oak St Construction: Design
Due from City of Ouray (More Housing Now grant)
↳ EAIF

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@hometrustoc.org

THANK YOU.

TOMMY TSUNAMI DESIGN

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

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@hometrustoc.org

THANK YOU.

TOMMY TSUNAMI DESIGN

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

paid 12/9/2024
CSB acct 3297
Chk #1004
Architectural drawings/design
$15,223.53 Due from DOLA EIAF grant

Thank you for your business.	**Total** $25,366.26

Home Trust of Ouray County

River Walk Affordable Rentals Project

Financial Analysis & EIAF More Housing Now Grant

Home Trust of Ouray County

City of Ouray | August 3, 2026

River Walk Affordable Rentals Project

- **13 new permanently affordable workforce rental units**
- **Affordable to households earning ≤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 (4th 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.

1. Contribute the remaining match for the EIAF More Housing Now grant - $151,761.89

2. Contributing $216,875 for the water/sewer tap fees and building permit costs out of the Affordable Housing Fund

And could delay the payment until 2027, taking the full amount out of the Affordable Housing Fund

3.Waiving the water and sewer tap fees and building permit costs for the project

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

Home Trust of Ouray County

River Walk Capital Project Budget
As of 8.3.2026

CAPITAL PROJECT INCOME

Source	Status	Projected Amount	Notes
Nuvista	Pledged	1,900,000	
Division of Housing Gap Funding	Pending	715,000	Receive award in August 2026
Colorado Housing and Finance Authority	Awarded/Underwriting	2,419,485	
Department of Local Affairs MHN Grant	Pending	297,450	Awarded in 2024 to the City
City of Ouray	Received	100,000	
Ouray County	Received	100,000	
Telluride Foundation	Pledged	50,000	
WCCF	Received	50,000	
OCCF	Received	3,000	
SMPA	Received	10,000	
Basin	Received	5,000	
Ouray Chamber	Received	3,000	
ROCC	Received	500	
Sponsor Equity	Pending	81,650	$2500 Received; $57,500 pledged
TOTAL		**5,735,085**	

PROJECT EXPENDITURES

Project Budget Line Items:	Total Cost
Land	675,000
Construction	3,920,013
Professional Fees	214,998
Construction Interim Costs	410,110
Soft Costs	56,475
Developer Fees	356,647
Project Reserves	101,842
TOTAL	**5,735,085**
Income less expenditures	-

Date	Amount	Memo	Contact Company Name	Contact
7/8/2026	$300.00	Check 1011 Check	Land Title Guarantee LLC	Land Title Guarantee LLC
3/9/2026	$6,000.00	CHECK - LOCAL ITEM 178- Market Study for Equity Grant	Urban Rural Continuum	Urban Rural Continuum
2/23/2026	$1,500.00	Check 1010 Check- Invoice 26002, HTO-006 1505 Oak St	Corn and Associates	Corn and Associates
2/3/2026	$338.19	CO DEPT OF LOCAL AFFAIRS Property Tax Exemption Filing Fee	Colorado Department of Local Affairs	Colorado Department of Local Affairs
10/20/2025	$373.75	CHFA Equity Grant Writing Consulting	Forthwrite LLC	Forthwrite LLC
10/13/2025	$3,000.00	CHECK - INCLEARING ITEM 143- Built As Appraisal	Legg Appraisals, LLC	Legg Appraisals, LLC
8/12/2025	$140.00		Dufford Waldeck	Dufford Waldeck
6/17/2025	$56.00		Dufford Waldeck	Dufford Waldeck
4/1/2025	$504.00		Dufford Waldeck	Dufford Waldeck
3/25/2025	$3,419.41		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
12/9/2024	$25,366.26		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
10/18/2024	$19,503.75		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
8/30/2024	$4,751.25	Tommy Tsumani	Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
8/8/2024	$1,092.00		Dufford Waldeck	Dufford Waldeck
5/10/2024	$1,203.11		Dufford Waldeck	Dufford Waldeck
5/2/2024	$4,190.00	DOLA EIAF grant starts April 16th so this invoice is split. Work prior to 4/16 cannot be counted against the grant but work after can. MF $690 will be paid for by City of Ouray when we get $100k in August.	Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
4/29/2024	$800.00		City of Ouray	City of Ouray
4/18/2024	$3,000.00	Apply to City of Ouray ($100k) grant once it comes in August 5th.	Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
4/16/2024	$25.00		Deluxe	Deluxe
4/5/2024	$48,058.75		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
2/26/2024	$459.96			Ouray County Assessor
2/13/2024	$258.75	Saul's Creek Engineering Copy Fees	Dufford Waldeck	Dufford Waldeck
2/1/2024	$500.00	PUD Application Fee	City of Ouray	City of Ouray
2/1/2024	$23,691.25		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
1/12/2024	$8,154.74		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
12/6/2023	$8,700.00		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
11/1/2023	$4,900.00		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
10/31/2023	$6,000.00		Tommy Tsunami Designs LLC	Tommy Tsunami Designs LLC
8/10/2023	$2,102.23	Construction surveys and assessments		
5/25/2023	$350.00		Colorado Department of Local Affairs	Colorado Department of Local Affairs
5/25/2023	$175.00		Colorado Department of Local Affairs	Colorado Department of Local Affairs
Total	**$178,913.40**			

Future Agenda Items / Work Session Topics

- Work Session: 2027 Budget + Capital Requests – September 21, 2026 (9 am to 3 pm)
- Discussion: Mineral Farms – September 21, 2026
- Ceremonial / Informational: South Ouray Erosion Control Project (UWP) – October 5, 2026
- Discussion: In-Town Shuttle Service (Program Overview) – October 5, 2026
- Ordinance: City Lighting Code – TBD
- Discussion (Ordinance): Bed & Breakfast / Lodging – TBD
- Discussion: Parking Plan – TBD
- Work Session: Ouray Hot Spring Fitness Center – TBD
- Work Session: Deed Restriction Template – TBD
- Work Session: 2027 / 2028 Vision for the City of Ouray – 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.

9/4/2026

CITY OF
OURAY
ADMINISTRATION

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

Date: August 17, 2026
To: Ouray City Council
From: Michelle Metteer, City Administrator
Re: City Council Administration Report

Disaster Declaration Declared

On Tuesday, September 1, the President granted a Major Disaster Declaration for Colorado, triggering the release of federal funds to help Ouray, Dolores, Custer, and Pueblo Counties recover from this summer's massive, devastating wildfires and subsequent flooding.

The City of Ouray is excited that both Senator Bennet and Hickenlooper supported this effort and Congressman Hurd personally walked from the House of Congress to the White House with the letters of support in an effort to get the Declaration passed. Congressman Hurd followed up this effort by personally calling the City on Friday, Sept 9th with this exciting news and wanted to pass along to the City Council that his office will continue to work for the individual assistance and hazard mitigation opportunities still underway.

Short Term Rental Program Review

I met with members of the Administrative and Community Development teams to determine how the City can provide a more understandable and streamlined process for the short term rental program. Two things became evident from this discussion:

1. The City can do a better job of upholding the code and not allowing inappropriate adjustments to property classifications.
2. Definitions are needed for the following terms:
    a. Bed & Breakfast
    b. Hostel
    c. Hotel/Motel
    d. Inn
    e. Lodge

Community Resource Officer

We are excited to announce the City has hired Joe Gillman as the new Community Resource Officer. This position will oversee the office duties inherent with a Community Development Department as well as code compliance functions.

Joe comes to the City with Community Development Management experience including overseeing community development department functions, planning, zoning, housing, economic development initiatives, code compliance, policy implementation, public speaking, public presentations and community engagement and grant writing among many of his skillsets that directly relate to this position.

OurWay Transportation

I met with representatives of the Town and County to discuss the ongoing OurWay services and the current grant being utilized for this function. Currently the grant for these services is expected to run through mid 2027. It was brought to our attention that the program will require the purchase of an additional shuttle vehicle by the beginning of 2027. The Council will need to determine if the City wishes to continue utilizing this program beyond the current grant funding. If so, this will come at an approximate cost of $96,188 (with the assumption of a grant award for a portion of the new shuttle's expense) for the 2027 budget. I anticipate this will be addressed as part of the 2027 Budget Work Session.

AARP Age Friendly Community Center
The Mayor and I met with a representative from ROCC to discuss the opportunity of a Senior Center within Ouray County. This opportunity would be a pilot program held on Tuesdays and Thursdays from 9:00 AM to 2:00 PM with options for physical activity, games, social hour and meals. Currently the option of utilizing the 4H Center is being considered.

Mineral Farms Amended Agreement Follow-Up
City Staff met to review the draft Amended Agreement and has follow up feedback for the Mineral Farms team. The City is now working to redline the amended agreement with the goal of scheduling a meeting between the two groups to discuss and find common ground. The City's goal remains to create an amended agreement that will provide benefit to the entire community.

Senator Hickenlooper Wildfire Mitigation Visit
I participated in the Box Cañon site visit by Senator Hickenlooper and his team on Friday, August 28th. The Senator was interested in hearing stories from the group assembled that would help him communicate our region's financial need at the Congressional level. I will hope to have a short editorial to the Senator in the coming weeks that will convey my positive experience of working in the Emergency Operations Center and the immediate collaboration of the group to support the needs of residents and visitors during the Gold Mountain Fire.

CITY OF
OURAY
COLORADO

Public Works August 2026 Update
Report for September 8th 2026

Water

- Water Usage Numbers for **July:**
  Influent (Water from spring) – 48,656,752 Gallons
  Effluent (Water to town) – 32,449,526 Gallons
  Ouray Hydroplant – 3,936,526 Gallons
  Mineral Farms – 170,500 Gallons
- City staff continues to work on cleaning up downed trees and brush at the Water Treatment Plant.
- 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.
- Multiple locate requests for excavation work being done in the City Right of Way.
- Backflow Update – City staff is continues to work on the organization of the backflow program and answering questions from the public. Currently at the end of August, we have received 72 test reports of passing devices giving the City a compliance ratio of 67.2%. CDPHE requires a compliance ratio of 90% by the end of the year.

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.
- Preventative maintenance was performed on all three blowers for the MBBR. This includes oil being changed and filters for all units being cleaned out.
- City staff processed approximately 60,000 gallons from the digesters in August. Staff continues to make improvements in the solids handling process.

Streets/Miscellaneous

- A preconstruction meeting was held on August 12th with Morton Electric, PST Engineering and CDOT in regards to the Ouray RMS project. The project is scheduled to start on September 14th.
- The Geothermal Line Replacement Project started on Monday August 17th 2026. Williams construction has mobilized equipment, had materials delivered and is working on potholing utilities. They have started working on the excavation for the concrete

work that needs to take place for the river crossing. More updates to come as this project moves forward.

- Cleaned out City yard of mud and debris from flooding, approximately 5 dump trucks of mud were hauled out.
- Hauled material from the catch basin that was hauled there when crews were cleaning Oak St during the rain event that caused a mudslide.
- City staff spent time during the month of August cleaning out storm drains with the Vactor truck.
- Cleaned intersections along Highway 550 after rain events.
- Cleaned out the catch basin located in Fellin’ Park, this is a yearly maintenance task completed by Public Works.
- Graded roads and pool parking lot as needed.
- Pedestrian crossing signs were installed on Amphitheater Road.

CITY OF
OURAY
PARKS AND RECREATION

Ouray Pool and Fitness Center

Winter Hours – Winter hours will begin Tuesday, September 8. This includes the seasonal closure of the activity pool, slides, and shallow pool. The Hot Pool, Lap Pool, and Overlook Pool will remain open from 10:00 a.m. to 8:00 p.m.

Gym Update – I met with Stryker Construction to discuss conducting a facilities condition assessment for 333 6th Ave. The company had agreed to complete a facility assessment to support the potential relocation of the gym for $13,336.00. This assessment would help guide the scope of work and provide cost estimates for relocating the gym to 333 6th Ave. Unfortunately, Stryker withdrew this offer as of September 2, 2026. I will restart the process of obtaining quotes for this scope of work.

On August 18, Parks issued an RFP for a comprehensive facility condition assessment of the Ouray Hot Springs Pool House. We conducted a site walk with seven contractors on September 1, 2026, and expect proposals by the September 11, 2026, closing date. The RFP is included in the packet, along with the preliminary quote for 333 Main Street.

After-Hours Teen Takeover – Our new Recreation Supervisor, Zack Root, has been working to implement an event at the hot springs exclusively for teens in Ouray County. This event aims to build a stronger sense of community around the pool, create excitement among local youth, and encourage young people to become more involved with the facility and potentially shape our next generation of staff. We are approximately 75% through the planning phase for the City’s first-ever Teen Takeover at the Ouray Hot Springs, with tentative trial dates of October 25 and November 15. The concept is to offer a “teen-only” night where parents can drop off their teenagers while participants enjoy a fun and safe evening with their peers. We will also reach out to local businesses to develop partnerships and direct parents to special offerings that support our local businesses and economy. We are now finalizing the cost analysis, budget, and revenue projections to bring the proposal to completion.

Membership Overhaul – We are planning a new membership structure for 2027. The goals are to limit the number of add-on memberships an individual may have, improve offerings for families, and reduce associated expenses. We also plan to introduce a family membership option. In addition, we plan to implement a policy defining resident memberships, student memberships, and complimentary memberships, including those provided to City employees, firefighters, volunteers, City Council members, and other approved recipients, so these can be more accurately accounted for in our expense lines. For example, we hope to make slide access part of the overall experience rather than an additional charge at entry. At this time, we do not intend to offer three- or six-month packages because they may erode our daily attendance revenue stream and are too easily taken advantage of. We believe our membership fees are fair and that an annual renewal commitment is a reasonable expectation for the price.

Water Aerobics – This year, our water aerobics program experienced significant changes and growth. Participation has increased considerably since our swim safety coordinator at the time implemented curriculum changes. We received multiple calls and emails from members expressing gratitude for the program and advocating for continued investment. We will revisit the Water Aerobics program in 2027.

Overlook Pool Resurfacing – Beginning September 14, the Ouray Hot Springs will close for resurfacing work. The entire facility will be closed September 14–21, with the Overlook Pool remaining closed until September 28. We have met regularly with Mid-America Pools regarding this work and are confident in the current schedule and budget.

Pool Financial Update

	Pool Revenue Total	Pool Admissions Revenue	Box Cañon Attendance Revenue	Total Box Cañon Revenue
August 2025	$506,923.37	$404,742.90	$116,294.00	$134,214.89
August 2026	$390,080.35	$304,037.70	$110,946.00	$124,889.56
YTD 2025 (9/2/2026)	$2,611,074.42	$1,929,103.80	$482,411.50	$557,633.51
YTD 2026 (9/2/2026)	$2,402,240.89	$1,803,493.50	$467,456.00	$528,045.45

Park Operations

Recreation Supervisor Transition – Zach Root has been in the Recreation Supervisor role for the past several weeks. All facility reservations and private event booking responsibilities will transition from Melissa Martin to Zach in the coming weeks. We are grateful for the work Melissa has done in this area over the past two years and are excited for the continued growth Zach will provide. Facility reservations include all rentable spaces within our parks, Community Center, and Hot Springs. Staff has been reminded that the department hosting a City meeting is responsible for setup and cleanup and must check the calendar and coordinate with Zach before using a space. Zach typically works Monday through Friday and also oversees all CSA staff, programs, concessions, and internal events. Email communication is preferred. Please contact Zach at Zroot@cityofouray.com for facility reservation needs.

Ouray Day focused on bringing our community together around the Highgrader Holidays. We had excellent attendance, even though the weather turned on us around 2:30 p.m. The event featured the Woman's Club chili cook-off, Highgrader Holidays activities, and fundraising for Parks programs. A special shout-out goes to the school district: many teachers volunteered for our dunk tank and helped raise $611 for Parks programming. We also had a local business owner donate bounce houses, and the Hot Springs engaged the public by sharing information about lifeguarding opportunities and the many offerings available at the pool and fitness center. This event was particularly meaningful because many local nonprofits participated and the event truly lived up to its name by bringing together multiple parts of our community. During Ouray Day, we also engaged the community through activities and surveys to help us better understand priorities for the Parks Department. The Parks survey is now active and has received approximately 40 responses. Residents can take the survey using the attached QR code. Survey results will be provided at the first October City Council meeting. In addition to the survey, we gave participants of all ages Monopoly money and asked them to prioritize which park they believed should receive the highest level of investment. This exercise was intended to help us understand how residents believe we should prioritize resources and capital improvements identified in the Parks Master Plan.

Monopoly Money Exercise:

Rotary Park – $1,200

Lee's Ski Hill – $900

Ice Park – $900

Fellin Park – $500

Woman's Park – $300

Dog Park – $300

Trails – $100

Ouray Parks and Recreation Priority Survey

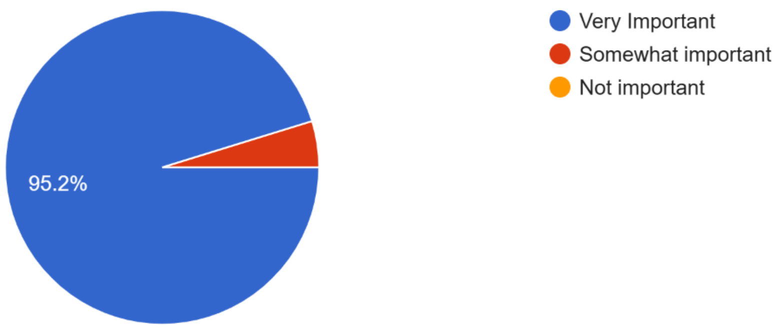
Woman's Park – Woman's Park has seen a significant amount of work over the last month. This season, we have experienced significant irrigation issues, in addition to the need to improve the flower garden and general condition of the park. Over the last month, we have repaired major irrigation breaks, replaced and repaired picnic tables, removed broken signage that will soon be replaced, and excavated and completely replaced the flower garden retention area. This spring, we plan to replace the flowers and repair sections of grass with support from the Woman's Club.

Ice Rink – Next week (September 7), the Parks team will shift its focus to the Rotary Park Ice Rink. The scope of work includes repairing walls, repainting the rink, grading and compacting the base, and installing the liner. While the weather remains warm, we hope to complete a significant portion of the work before shifting our attention to Lee's Ski Hill.

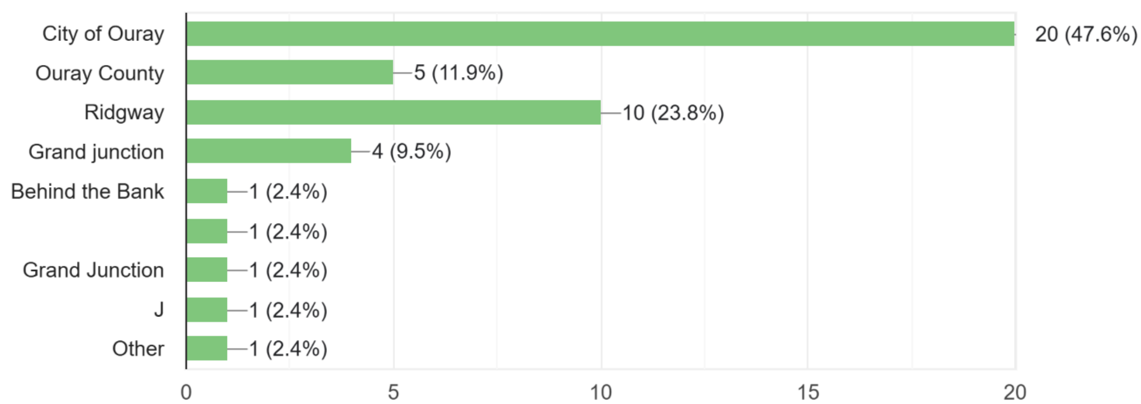
Call for Program Leaders – The Parks Department is seeking community members with special skills or hobbies who are interested in leading public programs. We are looking for individuals willing to volunteer their time and expertise to lead programs in an effort to expand our program offerings with minimal overhead costs. Empowering qualified residents to lead public programs will support community interests, strengthen community connections, and provide healthy recreational opportunities. We encourage artists, musicians, athletes, and individuals with a wide range of expertise to apply. The City will provide facilities, operational support, and marketing support to qualified program leaders following an interview process. See the attached flyer for details.

Preliminary Samples of the Parks Survey

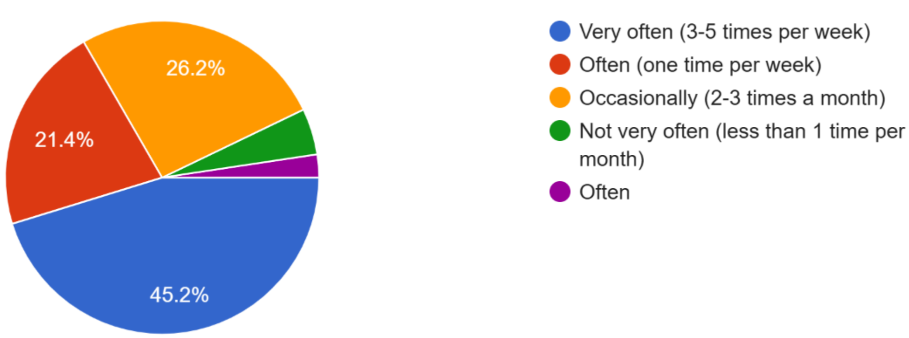
How important do you think the Ouray Parks and Recreation System is to the quality of life in Ouray?
42 responses



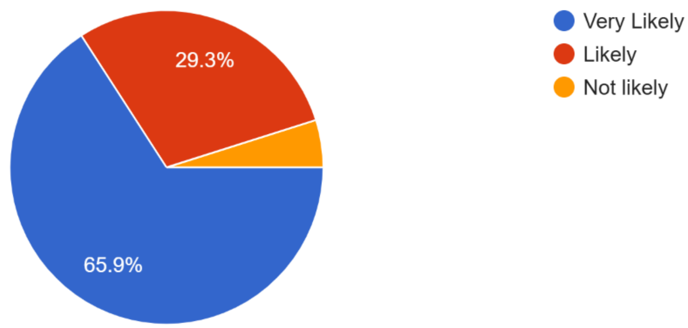
What part of Ouray County do you live in?
42 responses



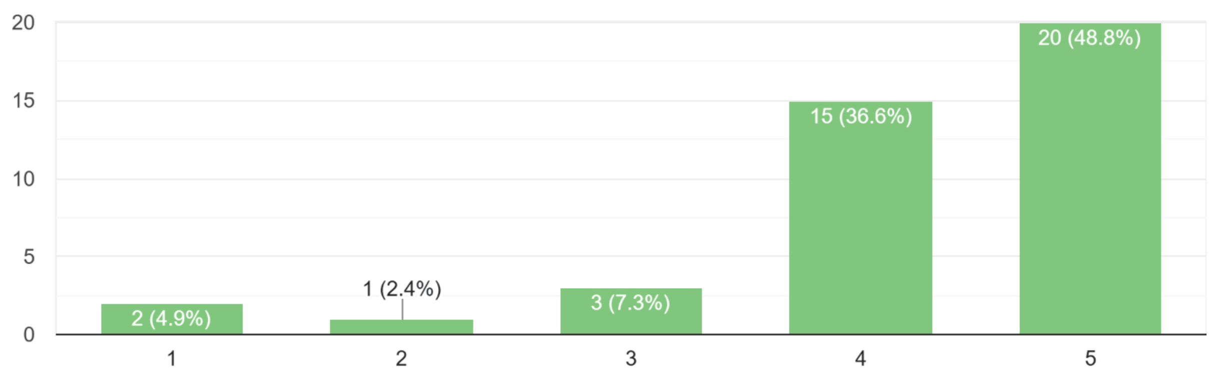
How often do you visit a park space in Ouray?
42 responses



How likely are you to recommend someone to take advantage of Parks and Recreation Programs?
41 responses



Overall, how satisfied are you with the services provided by the Ouray Parks and Recreation system?
41 responses



CITY OF OURAY

REQUEST FOR PROPOSALS

OURAY HOT SPRINGS POOL HOUSE FACILITY CONDITIONS ASSESSMENT

PARKS & RECREATION DEPARTMENT

RFP No.	2026-02-50
Issue Date	8/18/2026
Proposal Due Date	9/11/2026
Issued By	City of Ouray Parks & Recreation Department P.O. Box 468 | 320 6th Avenue | Ouray, CO 81427

1. INTRODUCTION

The City of Ouray, Colorado ("City") is soliciting proposals from qualified multidisciplinary architectural and engineering firms to conduct a comprehensive evaluation of the Ouray Hot Springs Pool house, with particular emphasis on a detailed review of all accessible structural components and all Mechanical, Electrical, and Plumbing (MEP) systems. This review should be comprehensive and identify all future maintenance needs and the expected timeline.

The selected consultant shall evaluate existing condition, performance, capacity, safety, anticipated remaining useful life, and replacement or rehabilitation needs. The assessment shall result in a comprehensive inventory of deficiencies and recommended improvements, with a separate planning-level price estimate for every identified line item, repair, replacement, or recommended capital improvement.

The City intends to use the completed assessment to support maintenance planning, capital budgeting, grant applications, project prioritization, and development of a multi-year Capital Improvement Plan (CIP). This assessment will help guide the city's decision to either replace or renovate the existing pool house.

2. PROJECT BACKGROUND

The Ouray Hot Springs Pool is a significant City-owned recreational and tourism facility serving residents and visitors. The Pool house is a critical component of the overall facility and supports changing areas, restrooms, showers, administrative and support spaces, and associated building infrastructure.

Due to the facility's age, continuous public use, and exposure to a high-moisture and potentially corrosive aquatic environment, the City seeks a thorough professional assessment of its structural, mechanical, electrical, plumbing, recommended occupancy, ADA compliance and other major building systems.

3. PROJECT OBJECTIVES

- Conduct a comprehensive assessment of the pool house and its major building systems.
- Review and evaluate all accessible structural components of the facility.
- Review and evaluate all accessible Mechanical, Electrical, and Plumbing (MEP) systems serving the facility.
- Identify deficiencies, deterioration, deferred maintenance, operational concerns, and potential safety issues.
- Assess system capacity, performance, condition, and anticipated remaining useful life.
- Provide a recommended repair, rehabilitation, replacement, or further investigation for each identified deficiency.
- Provide a separate planning-level cost estimate for every individual recommended line item.
- Develop prioritized five-year and ten-year capital improvement plans.
- Identify opportunities to improve energy efficiency, water efficiency, reliability, maintainability, and lifecycle value.
- Consider accessibility, life-safety, and apparent code-related concerns.

4. REQUIRED SCOPE OF SERVICES

4.1 Project Initiation and Existing Information Review

- Conduct a kickoff meeting with City staff.
- Interview appropriate City staff regarding recurring maintenance issues, known deficiencies, and operational concerns.
- Develop a detailed project schedule and coordinate site access.
- Document assumptions, inaccessible systems, unavailable information, and limitations of the assessment.

4.2 Comprehensive Structural Systems Review

The consultant shall provide a detailed review of all accessible structural components of the pool house. The structural assessment shall evaluate, as applicable:

- Foundations, foundation walls, and accessible substructure components.

- Footings where accessible or where conditions can reasonably be evaluated.
- Structural slabs, elevated floor systems, floor framing, and structural supports.
- Bearing walls, columns, beams, girders, headers, posts, bracing, and structural connections.
- Roof framing, trusses, rafters, beams, supporting members, and accessible roof deck components.
- Concrete, steel, wood, masonry, and other structural materials present within the facility.
- Signs of settlement, movement, cracking, deflection, spalling, corrosion, rot, decay, moisture damage, or other deterioration.
- Conditions associated with prolonged exposure to humidity, moisture, mineral content, and the aquatic environment.

For every identified structural deficiency, the consultant shall provide the location, condition description, severity/risk, recommended action, recommended timeframe, estimated remaining useful life where applicable, and an individual planning-level cost estimate.

4.3 Comprehensive Mechanical Systems Review

The consultant shall provide a comprehensive evaluation of all accessible mechanical systems serving the pool house, including:

- Boilers, furnaces, heat pumps, unit heaters, hydronic and radiant systems.
- Air handling units, supply, return, make-up air, and exhaust systems.
- Ductwork, fans, dampers, louvers, controls, sensors, pumps, valves, and associated equipment.
- Heating, ventilation, humidity control, condensation, air movement, and moisture management.
- Equipment capacity, condition, apparent performance concerns, maintenance issues, and replacement-part availability.
- Manufacturer, model number, approximate age, capacity, current condition, and estimated remaining useful life where available.
- Whether major systems appear adequate for current occupancy, facility use, heating, and ventilation demands.

Special attention shall be given to humidity management and the effects of moisture and corrosion on mechanical systems and adjacent building components. Each identified mechanical repair, replacement, or improvement shall receive a separate planning-level cost estimate.

4.4 Comprehensive Electrical Systems Review

The consultant shall provide a comprehensive evaluation of all accessible electrical systems serving the pool house, including:

- Main electrical service, service equipment, transformers, switchgear, distribution panels, subpanels, and disconnects.
- Feeders, branch circuits, wiring methods, conduit, receptacles, and equipment connections.
- Grounding, bonding, and apparent surge protection provisions.
- Interior and exterior lighting serving the pool house, lighting controls, emergency lighting, and exit signage.
- Emergency and backup power systems where applicable.
- Available capacity, apparent loading concerns, obsolete equipment, moisture or corrosion-related deterioration, safety concerns, and maintenance issues.
- Recommended upgrades and energy-efficiency opportunities.

Each identified electrical deficiency or recommended improvement shall receive a separate planning-level cost estimate.

4.5 Comprehensive Plumbing Systems Review

The consultant shall provide a comprehensive evaluation of all accessible plumbing systems serving the pool house, including:

- Incoming water service and domestic cold-water systems.
- Domestic hot-water systems, water heaters, storage tanks, distribution piping, pumps, and valves.
- Toilets, urinals, sinks, showers, faucets, and associated piping.
- Sanitary sewer, waste, vent, floor drains, cleanouts, drainage systems, sump pumps, and associated equipment.
- Backflow prevention devices and apparent cross-connection concerns.
- Leaks, corrosion, mineral buildup, deteriorated piping, aging equipment, drainage concerns, and recurring maintenance issues.

Special consideration shall be given to the effects of hot springs water, mineral content, moisture, and other conditions unique to the facility. Every identified plumbing repair, replacement, or capital improvement shall receive a separate planning-level cost estimate.

4.6 Other Building Systems

The consultant shall evaluate significant accessible conditions associated with roofing, building envelope, exterior walls, windows and doors, waterproofing, interior finishes, ceiling and flooring systems, fire and life-safety systems, egress, and accessibility. Significant deficiencies shall be identified and individually priced where corrective action is recommended.

4.7 Documentation of Existing Infrastructure

As part of this evaluation the City hopes to receive a full plan set of the existing infrastructure including floor plans, utilities and all MEP assets identified for future use. This document should serves as an “As Built” document for future renovations or replacement.

5. REQUIRED LINE-ITEM COST ESTIMATES

A primary deliverable of this RFP is a comprehensive list of recommended projects and improvements with an individual price estimate assigned to every line item. The consultant shall not combine unrelated deficiencies into a single lump-sum recommendation unless specifically approved by the City.

For every recommended line item, provide:

- Unique line-item number.
- Discipline/system category.
- Specific location.
- Description of deficiency or concern.
- Recommended action.
- Priority level.
- Recommended implementation timeframe.
- Estimated remaining useful life, where applicable.
- Individual planning-level opinion of probable cost.
- Basis and assumptions for the estimate.
- Recommended phasing and anticipated operational impact.
- Whether temporary closure or operational disruption may be required.

6. REQUIRED SYSTEMS INVENTORY AND CAPITAL ASSESSMENT MATRIX

ID	Discipline	System / Component	Location	Condition	Deficiency	Recommended Action	Priority	Remaining Useful Life	Recommended Year	Individual Cost Estimate	Operational Impact
[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]
[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]
[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]
[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]	[To Be Completed]

7. PRIORITIZATION

Priority	Definition	Recommended Timing
1 – Immediate / Critical	Significant safety risk, major failure risk, substantial secondary damage potential, or immediate operational concern.	Immediately or as soon as practical
2 – High Priority	Near-term action needed to prevent significant deterioration, failure, increased costs, or operational disruption.	Approximately 1–2 years

Priority	Definition	Recommended Timing
3 – Medium Priority	Repairs, rehabilitation, or replacement anticipated in the mid-term.	Approximately 3–5 years
4 – Long-Term / Planned Capital	Not immediately required but anticipated based on condition or remaining useful life.	More than 5 years

8. CAPITAL IMPROVEMENT PLAN

The consultant shall develop prioritized five-year and ten-year capital improvement plans identifying all recommended projects, individual project costs, recommended year of implementation, priority, system category, sequencing, potential project bundling opportunities, and estimated annual capital needs. The plans shall include annual and cumulative totals. This plan should also account for necessary maintenance items and the corresponding frequency.

9. COST ESTIMATING REQUIREMENTS

- Estimates shall be planning-level opinions of probable cost based on professional experience and current market conditions.
- State the date or basis of pricing and any escalation assumptions.
- Identify contingency assumptions.
- State whether contractor overhead and profit are included.
- State whether design, engineering, permitting, testing, investigation, or other soft costs are included.
- Identify known exclusions and significant assumptions.
- Where practical, distinguish construction cost, professional services/design cost, testing/investigation cost, contingency, and total project cost.

10. REQUIRED DELIVERABLES

A. Draft Assessment Report

- Executive summary and assessment methodology.
- Documents reviewed and site observations.
- Complete structural systems assessment.
- Complete mechanical systems assessment.
- Complete electrical systems assessment.
- Complete plumbing systems assessment.
- Assessment of other applicable building systems.
- Photographic documentation and systems inventory.
- Deficiency list, recommendations, and estimated remaining useful life.
- Individual cost estimate for each recommended line item.
- Draft five-year and ten-year capital improvement plans.

B. Final Comprehensive Assessment Report

The final report shall incorporate City comments and clearly identify immediate needs, short-term needs, long-term capital needs, structural concerns, MEP concerns, individual project costs, and recommended timing.

C. Editable Capital Improvement Spreadsheet

Provide an editable Excel workbook or City-approved equivalent containing the complete systems inventory, all deficiencies, all recommended projects, individual cost estimates, priority ratings, recommended implementation years, five-year and ten-year plans, annual totals, and cumulative totals.

D. Executive Summary and Presentation

Provide a concise executive summary identifying overall facility condition, major structural concerns, major MEP concerns, immediate risks, highest-priority projects, and estimated immediate, five-year, and ten-year capital needs. Provide at least one presentation to City staff and/or City Council.

11. REQUIRED CONSULTANT QUALIFICATIONS

- Structural engineering and existing building assessments.
- Mechanical engineering.
- Electrical engineering.
- Plumbing engineering.
- Building condition assessments and capital planning.
- Municipal, public, recreation, aquatic, or high-moisture facilities.
- Corrosion, material deterioration, HVAC, humidity control, lifecycle analysis, and cost estimating.

Experience with hot springs facilities, pools, aquatic centers, natatoriums, pool house, or similar high-humidity facilities is strongly preferred. The proposal shall clearly identify the licensed or qualified professionals responsible for structural and each MEP discipline.

12. PROPOSAL REQUIREMENTS

- Cover letter.
- Firm qualifications and relevant experience.
- Proposed project team and discipline leads.
- Relevant structural and MEP assessment experience.
- Experience with aquatic or high-moisture facilities.
- At least three comparable projects and references.
- Detailed project methodology and schedule.
- Detailed fee proposal.
- Description of the firm's approach to individual line-item cost estimating and capital planning.
- List of assumptions, exclusions, and optional services.

13. PROPOSAL EVALUATION CRITERIA

Evaluation Criteria	Points
Experience Conducting Comprehensive Structural Assessments	15
Experience Evaluating Mechanical, Electrical, and Plumbing Systems	20
Experience with Aquatic, High-Moisture, or Corrosive Environments	15
Qualifications of Proposed Multidisciplinary Team	15
Understanding of the Project and Proposed Methodology	15
Approach to Individual Line-Item Cost Estimating and Capital Planning	10
Fee Proposal and Overall Value	10
TOTAL	**100**

14. CITY RIGHTS AND RESERVATIONS

- Reject any or all proposals.
- Waive minor informalities.
- Request additional information or clarification.
- Conduct interviews.
- Negotiate scope and fees.
- Modify or cancel the RFP.

- Select the proposal determined to provide the best overall value to the City.

The lowest-cost proposal will not necessarily be selected.

APPENDIX A – MINIMUM REQUIRED LINE-ITEM COST SCHEDULE

ID	Discipline	Component	Location	Condition	Recommendation	Priority	Timing	Est. RUL	Construction Cost	Soft Costs	Contingency	Total Project Cost
STR-01	Structural	Beam	[Location]	Poor	Repair/Replace	1	Immediate	0 Years	$XX,XXX	$X,XXX	$X,XXX	$XX,XXX
MEC-01	Mechanical	AHU	[Location]	Poor	Replace	1	2027	0 Years	$XX,XXX	$X,XXX	$X,XXX	$XX,XXX
ELE-01	Electrical	Panel	[Location]	Fair	Replace	2	2028	2 Years	$XX,XXX	$X,XXX	$X,XXX	$XX,XXX
PLB-01	Plumbing	Water Heater	[Location]	Poor	Replace	1	2027	0 Years	$XX,XXX	$X,XXX	$X,XXX	$XX,XXX

EVERY IDENTIFIED REPAIR, REPLACEMENT, REHABILITATION, OR CAPITAL PROJECT SHALL RECEIVE AN INDIVIDUAL LINE-ITEM NUMBER AND INDIVIDUAL ESTIMATED COST.

CALL FOR
PROGRAM LEADERS

INTERESTED IN SHARING A SKILL OR HOBBY?

The Ouray Parks and Recreation Department is building new programs and we're looking for community members to lead or assist with classes and activities.

ANYTHING GOES!

Whether your passion is outdoor recreation, arts and crafts, games, science, photography, music, or another passion, we'd love to hear from you.

SIGN UP OR GET MORE INFO!

970-318-1003

seanhart@cityofouray.com

tinyurl.com/ourayprogramleaders

CITY OF
OURAY
PARKS AND RECREATION

VISIT OURAY COLORADO

970.596.7837
KRhoten@CityofOuray.com
VisitOuray.com

Media Manager

City Communications

- City Council agenda notice X2
- Work Session notice X1
- Filmed and edited Mayor's City Council updated X2
- Shared County notice about Aug. 11 community meeting on website, newsletter, social media, plus updates that included virtual options
- Updated In-town Shuttle Webpage to include approximate times for stops
- Shared news about ribbon cuttings in July on social
- Created a simplified shuttle map with stop times and other key information
- Created new rack cards with map and stop times for businesses to share, as well as flyers to put around town
- Purchased stickers to edit existing shuttle signage and placed stickers on all signs
- City Newsletter for September
- Exported visitor data for each week post-fire through summer

Committees

- Shared organic post about Gala on Oct. 2 for 150th Committee
- Shared Yard of the month nomination notice for Beautification Committee
- Shared grant updates and other resources with Tourism Advisory Committee

Website

- Added new Building Official contact to Building Services Page
- Updated the City Council Page with new file retention system to make public records viewable
- Met with Deputy Clerk to revise Council and Clerk webpages and make a game plan for re-organizing public records documents
- Reorganized and redesigned City Council pages on the City website
- Started a re-organization of Public Records so that important information is easier to find
- Updated GMF Info Pages with updates Public Land closure map and order

Parks and Recreation

- Shared updates about the softball league championship
- Created QR code and flyer for Parks Improvement Survey to distribute at Ouray Day
- Created QR and signs for donating to Parks Programs, Door Prize, and Dunk Tank for Ouray Day
- Recovered photos from flower basket hanging and delivered to Parks team for training manual
- Met with new Recreation Supervisor to discuss marketing for October/November teen programs
- Added Parks Priority Survey to City Website on pop-up, Parks Dept Page, and Activities page

970.596.7837
KRhoten@CityofOuray.com
VisitOuray.com

Media Manager

Visit Ouray

- Shared information about drone photography options with Jamey Stillings, photographer for The New Yorker magazine while TFR is in place
- Interview with writer for Group Travel Leader about Ouray's destination highlights, provided photos and links to group travel activities in Ouray
- Shared information about the Colorado time capsule with businesses and locals
- Updated Highgraders Holiday calendar listing to make it a "conference" so all 3 days of the event would show on the calendar
- Updated Do Ouray Right marketing campaign for the rest of the season through October
- Updated VisitOuray.com menu to include 3 columns for easier reading and accessibility
- Coordinated with CSA to develop 4 "San Juan Skyway" posts in August that explain history and ecology of the San Juan region with branded imagery
- Meeting with Tres Barbatelli, new executive director of the Ouray Ice Park, about how we can share information to help with winter marketing
- Meeting with new Wiesbaden owner about digital marketing and visitation trends
- Updated imagery of the Wiesbaden on Visit Ouray listings
- Visitor newsletter for September
- Booked lodging and meals for AAA journalist coming Sept. 19-20 for San Juan Skyway Roadtrip tour
- Meeting with Ridgway Community Initiatives Facilitator to discuss potential partnership for combined destination marketing to expand reasons for people to visit either town

Hot Springs

- Notice that pool closed for maintenance notice for Aug. 3
- Meeting with Joe Brown to discuss updating pool temps and access to Ouray Hot Springs social media
- Coordinated with IT to establish an admin account for Ouray Hot Springs that is separate from Ouray Municipality login
- Created notice and press release about pool closures for the season due to staffing changes.
- Updated City pop-up and Hot Springs website with notice that pool will be closed Sept. 14-21 to resurface the Overlook Pool, also drafted a social media notice
- Filmed Water Aerobics class and interviews
- Photographed all rooms in the Poolhouse for RFP development
- Built a new Hot Springs Members newsletter to update members about closures, activities, events and more

Training

- When Minutes Matter: Alert and Warning Technical Assistance Workshop with FEMA

970.596.7837
KRhoten@CityofOuray.com
VisitOuray.com

Media Manager

Photo/ Video Capture

- Photos and video of Ouray Alchemist, sent selects to Colorado Life Magazine for a story
- Photos and video of Ouray Day
- Photos and video of Woman's Club Chili Cookoff (and rainstorm)
- Photos and video of Highgraders Holiday

Grants

- Wrote and edited a grant proposal with Mission 2 Market for a FY2027 Tourism Marketing Grant
- Met with Dave Santucci from M2M about edits and clarifications to the grant proposal
- Reached out to 6+ business/non-profit partners for Letters of Support to submit with the grant proposal
- Wrote Agenda Item for City Council asking for a Letter of Commitment, contingent on grant being awarded
- Reached out to 3 different local and expert production companies for quotes for content production for the grant proposal
- Applied to the CTO Marketing Grant through the OEDIT portal, adjusting drafted copy to fit character limits
- Reached out to stakeholders who had not yet been interviewed to remind them of the opportunity to help shape the future direction of marketing in Ouray
- Reached out to additional community stakeholders to conduct pre-workshop interviews

Paid Campaigns

- Initiated Do Ouray Right Campaign
- Updated Free Shuttle Campaign with new pictures and copy

Community Calendar

- 2 meetings to discuss community calendar budget, changes and improvements for next year, building survey, building newsletter, etc

970.596.7837
KRhoten@CityofOuray.com
VisitOuray.com

Guest Services Manager

Visitor Center Data

- Show below is data from 2025 full month and 2026, up to the report due date.
    - 2025 Visitor Count: 3684 | 2026 Visitor Count: 2337
    - 2025 Phone Count: 212 | 2026 Phone Count: 308
    - 2025 Mail Count: 54 | 2026 Mail Count: 124

Gift Shop

- Finished labeling updated prices on products
- Purchased snacks & drinks to celebrate Colorado Day
- Updated Rack cards/Gift Shop contact list
- Restocked Perimeter Trail Plaques & updated inventory
- Restocked more Gift bags
- Restocked Trucker Hats
- Adjusted OurWay Bus Passes

Do Ouray Right

- Partnered with Uncompahgre Watershed for highlighting their survey on river recreation for joint booth day
- Took photos of Ouray Perimeter Trail on LNT ethics.
- Set up booth for volunteer at Cascade Falls Park(42 people talked to)
- Updated data sheet

Visitor Center Staff

- Attended Staff funtivity educational tour to The Ouray Alchemist
- Coordinated staff schedules
- Staff & Volunteers restocked rack cards & gift shop

Visitor Center

- Pasted Ouray sticker on bus stop at VC and City Hall. "Passes available at the Visitor Center"
- Drafted Million Dollar Highway scenic stop brochure
- Created new Ouray Perimeter Trail Map
- Entered Visitor Data to spreadsheet
- Mailed Visitor guides & deposited bank deposits
- Updated Restaurant menu

Concierge Program

- Delivered gift card & congrats packet to winners who completed the Ouray Concierge Program
- Checked in with O'toys on progress
    - Completed Aug 30

970.596.7837
KRhoten@CityofOuray.com
VisitOuray.com

Guest Services Manager

Ouray Ridgway Calendar

- Emailed information to Amy from Yankee Girl Cafe on how to promote events in the region
- Edited Wright Opera House RSS Feed
- Submitted feature request form to Localist IT dept.
- Created public feedback survey
- Contacted Wright Opera House to add filters on events
- Acquired Developer Theming Quote from Concept3D
- Updated events with new filter classification
- Checked pending events & accuracy of live events
- Added event for The Yankee Girl
- Edited The Wright Opera House filters & start times

Visit Ouray Website

- Contacted Kat from Wald & Feld to add business on website
- Delivered feedback for AI bot
- Added In-Town shuttle link to parking page

Misc

- Delivered maps to Ouray Mountain Sports
- Created FAM(familiarization) Tour itinerary
  - Booked hotel
  - Wrote Itinerary for things to do for the day
- Booked Main Street Summit hotel rooms

Main Street Committee

- Sent monthly email for a check-in with the team
- Updated Quarter 3 Quarter Report
- Created business survey flyer to hand out
- Booked room for Main Street Summit Conference
- Watched Section 106 Webinar
- Studied Main Street website to gain knowledge of the department and committee

Meetings

- Met with Traci-COMS(Colorado Main Street) for monthly check-in
- Ouray County Backcountry committee
- Attended Main Street Community Conversation
- Hosted August Staff Meeting
- Ouray Ridgway Calendar 2026 Evaluation meeting
- Met Calendar Collaboration team for next steps on 2026 Evaluation

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

September 08, 2026

August 19, 2026: I fulfilled a request from Colorado 500 to address the group on the 50th Anniversary of their operation, and stays in Ouray. The highlight of the evening was their presentation of checks to local organizations, including School, Fire, Police, Rescue, and others. Many in the group made a point of telling me how much they love Ouray, and the time spent here through the years.

August 28, 2026: That morning I was interviewed in front of City Hall by TV Station KREX from Grand Junction. The twelve minute interview provided for me an opportunity to focus my message of strength and resiliency that exists in our community, particularly after our wildfire event. Also that morning, and afternoon as well, I had the privilege of engaging in dialogue with our Senator John Hickenlooper. The purpose of his visit to our community was to gain information regarding the physical and economic impact the Gold Mountain Wildfire had on our community. This first meeting, held in Box Canyon Park, included representatives from The Forest Service, Wildfire Team Members, City Staff, and a County Commissioner. The second meeting, held in Ridgway, focused solely on the economic struggles facing Businesses County wide currently resulting from loss of revenue due to winter weather conditions, and the wildfire this summer. Those in attendance included a cross range of business owners throughout the County. Also representing local governments were County Commissioner Nauer, Town Manager Preston Neil, and I representing the City of Ouray.

August 31, 2026: I met with Ridgway Mayor and County Commission Chair in Ridgway for two hours to discuss matters of mutual interest and concern affecting our respective citizens. My goal is to instill interest in further such discussions on a regular basis. This to promote respective understanding, and establish collaboration where possible.

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

970.325.7211
Fax 970.325.7212
info@cityofouray.com

K Schiffer council report for September 8, 2026

On August 22, I participated in Ouray Day at Felin Park. I had the priveledge of spending 30 minutes in the dunk tank. Local residents, friends and family members enjoyed the opportunity to dunk me and we raised funds for the Parks and Rec Dpt. A big shout out to Joe Brown and his team for putting on a spectacular event. Although the weather didn't cooperate, we did manage to have a great time before the rain.

On August 25th, I attended a TAC meeting. Janelle Arthur joined the committee. Discussion items included the In-town Shuttle, marketing of the city for all season, the submission of the place making grant to COT, ongoing discussion of TAC's values, and support for local businesses that are struggling to recover economically after the gold mountain fire. The next TAC meeting will be September 22.

On August 28th, I attended a meet and greet with Senator Hickenlooper. It was a wonderful event and an opportunity to showcase the region and reiterate our need for federal assistance after the Gold Mountain Fire and subsequent flooding.

On September 2nd, I attended an appreciation luncheon for the city staff hosted and catered by counselor Lindsey-Scott. Special thanks to Peggy for her generosity and for putting out a wonderful spread.

OEDC continues its summer hiatus. No new meetings are scheduled at this time.

On September 6th, the Music and Makers festival is being held at Felin Park

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

Council report for Peggy Lindsey Scott, September 8, 2026

Beautification Committee met on September 3rd. We had a representative from the Ice Park there to ask for help funding a fence to create some privacy around the ice park memorial. Frank Roberts updated us on his meeting with Public Works and Parks regarding potential locations for the fence. They requested a contribution between $15,000 and $20,000. The group discussed the flowers at length. The city will use the same grower as last year. They will go out for bid for the 2028 season. The next meeting will be October 7th at 8 am in the San Juan room.

The 150th Committee has sent out the invitations for the Gala at the Beaumont Hotel. They look forward to finalizing their list of activities on October 3rd at the Big Head Todd concert. This committee really needs some kudos. They have had event after event and have done a marvelous job. I wondered when John Wood proposed this to the council in 2023 if it would really come to fruition. It requires a lot of work and organization and this committee has done it so well. Congratulation to every member!

I made a pulled pork luncheon with all the salads for a staff appreciation day. We had a great turn out in the park. It was good weather and the pool staff were able to attend between their guarding shifts which hasn't happened when the events were held in the San Juan room of City Hall. I appreciate our staff and want to thank each member for their contribution. Ed Witherspoon got a gift certificate to Kristopher's Culinaire and Kara Rhoades got a gift certificate to High Country Leather. Congratulations to you both and thanks for all your hard work! We have a lovely staff and it is nice to get together and break some bread once in a while.

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 for 8/18/26-9/8/26

9/2 attended the Staff lunch hosted by Peggy Lindsay Scott. Thank you, Peggy.

9/2 Met with Jake Niece, County Commissioner, regarding current issues such as Fire Authority, affordable housing, and advocacy for the disaster fund tax question.

9/2 Review of Home Trust of Ouray reports for August. This group meets every other month, so on off months, we review staff reports offline.

9/3 Met with Scot Hunn, new planning consultant, to help him get up to speed with our community.

9/6 Attended Maker's Fair to assist with the Home Trust booth.