AGENDA
OURAY CITY COUNCIL

Monday, September 21, 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. CONSENT AGENDA
    a. Approval of Minutes - September 8, 2026
    b. Resolution No. 18 (Series 2026) Authorizing Access for Financial Staff
    c. Ratification of Declaration 4 (2026) - Rescind State 1 Fire Restrictions
    d. Liquor License Renewal - JTP Inc. dba Ouray Riverside Resort - Inn and Cabins
6. ACTION ITEMS
    a. Resolution No. 19 (Series 2026) Financial Support Home Trust of Ouray County
    b. Resolution No. 20 (Series 2026) Proposition 123 2027-2029 Commitment Cycle
    c. Waste Water Treatment Plant Demand Notices
    d. Memorandum of Understanding - City of Ouray and Telluride Foundation (DPA Program)
7. LIQUOR LICENSE
    a. Liquor License Application - JTG, LLC dba Alpenglow Treat Co.
8. DISCUSSION ITEMS
    a. 333 6th Avenue Property
    b. Poolhouse Assessment Review
    c. Future Agenda Items
9. DEPARTMENT REPORTS
    a. City Administrator Metteer
    b. Finance and Administration Director Rhoades
    c. Community Development
10. CITY COUNCIL COMMUNICATION
    Mayor Underwood, Mayor Pro Tem Schiffer, Councilor Lindsey Scott, Councilor Hart, and Councilor Doherty

11. EXECUTIVE SESSION
    For Discussion of a Personnel Matter under C.R.S. 24-6-402(4)(f) regarding Annual Review of the City Administrator
12. ADJOURNMENT

CITY OF OURAY COLORADO

Ouray City Council Regular Meeting

Tuesday, September 8, 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 Administrator Michelle Metteer, Finance Director Kara Rhoades, Public Works Director Joe Coleman and Parks and Recreation Director Joe Brown. Attended via zoom, City Attorney Mike Sawyer.

1. **CALL TO ORDER**

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

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

   The Pledge Of Allegiance was recited.

4. **CITIZENS' COMMUNICATION**

   Administrator Metteer responded from a previous meeting citizen's communications comment: issues on the Amphitheater road. Explained that the road is split between county and city, and the city has responsibility up to the bridge. Public works did put out temporary pedestrian crosswalk signs. Speed bumps, potholes and re-striping were not addressed at that time.

5. **CEREMONIAL/INFORMATIONAL**

   a. 2025 City of Ouray Financial Audit

   Director Rhoades highlighted specific areas of the attached 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 - 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

City Administrator Metteer gave the history behind Resolution 17 (Series 2026) — Amend the Allocation of Supplemental Appropriation Funds Supporting the EWP Grant Match. Explained due to potential legal challenge fees over use of the tourism fund, instead of just using the general fund, it would be overall cheaper to just pull from the general fund.

Councilor Doherty aired concerns over the allocated funds from the county, whether the county received funding from the state, and if money from the city was still needed.

County Manager Mendez reminded that even if there was a match from the state, the county would still like to benefit from funds to help with recovery from the Gold Mountain Fire from the City of Ouray.

Motion to Approve Resolution 17 (Series 2026) - Amend the Allocation of Supplemental Appropriation Funds Supporting the EWP Grant Match. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.
Dave Doherty: Nay, Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

b. Letter of Support - GMUG Blue Lakes Fee Proposal

Motion to approve Letter of Support - GMUG Blue Lakes Fee Proposal. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.
Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

8. **DISCUSSION ITEMS**

a. In-Town Shuttle Service (Update)

Paul Smith explained that Telluride's ride-share cost per rider is $5-$15 and the Ouray ride-share cost per rider is $47. He explained his research on how to do an in-town shuttle and said that it would take work to get the ride-share cost down per rider.

Councilor Hart aired appreciation for the work Paul Smith has done. Hart stated improvement in communication has been working. That the expected times communicated to the riders upon departure, have riders now waiting to ride the bus from stops where they were dropped off. Lastly, inquired why the cost is one thousand dollars per day.

City Administrator Metter explained the need for new semi-permanent shuttle signs. As the current temporary signs are not recommended to be kept as they need to have updated information. Informed the council that the KOA requested to become a stop. Reminded that a new program has hurdles to overcome, such as education of a new free program, and the decision is if the city can absorb the cost to maintain the shuttle program through financial cost. Staff seeks to understand during the budget season discussions if council wants to move forward as this is an operating cost from the tourism operating budget for 2027. Informed that the estimated amount for funding this program is $135,000 if not more. Stated the program is outsourced and did not advise on putting more on staff.

Councilor Doherty inquired if LOT funds the shuttle and if there is anything else to fund if we do not move

forward with this.
City Administrator Metteer stated the need for LOT funds to have both a plan and a reserve.

Wayne Dempsey inquired if the bus shuttle service is defined as a revenue generator program, and if the council knows where they want to go with this program.

Mayor Underwood gave direction to City Administrator Metteer to bring answers to Councilor Hart questions pertaining to future finances of the shuttle program.

b. Home Trust of Ouray County - River Walk Funding Request

Andrea Sokolowski, Home Trust Director, stated there is reconciliation in the packet per Councilor Lindsey Scott's request from the previous presentation. Informed that the City of Ouray sent the cost of the new TAP and sewer fees and building permit fee. They quoted the 2024 housing affordable assessment that showed the need for more affordable housing, included hope that the 13 new housing units will meet the assessed needs.

Multiple council members discussed the Home Trust finances and history with the City of Ouray.

The direction to staff was to bring a resolution as an action item to the next council meeting.

c. Future Agenda Items

Councilor Hart directed staff to have Paul Major come and talk about Waterview phase two. As well as to bring the vision of Ouray back after budget season. Added the potential need to discuss bear-proof trash can accountability.

Councilor Hart and Lindsey Scott requested to discuss the STR/Lodging verbiage.

Councilor Doherty asked if Mineral Farms could be a discussion item for October 5th.

9. **DEPARTMENT REPORTS**

a. City Administrator Metteer

Report in packet.

Councilor Doherty asked if his ask for the EQR's would be reviewed.

b. Fire Chief Kunz

Report in packet.

Informed the council that, due to voting down, the fire authority the Ouray County EMS, joined the Ridgway Fire and may not continue the bay lease.
City Administrator Metteer invited Ridgway Fire to come have a discussion with the City of Ouray.

c. Public Works Director Coleman

Report in packet.

d. Parks and Recreation Director Brown

Report in packet.

e. Marketing & Communication Update

Report in packet.

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

Reports in packet.

Councilor Doherty — no report.

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.

Motion to enter into executive session at 9:15pm. 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 Dave Doherty, Carried.
Dave Doherty: Yea, Jenny Hart: Yea, Peggy Lindsey Scott: Yea, Kevin Schiffer: Yea, Michael Underwood: Yea

12. **ADJOURNMENT**

The meeting adjourned at 10:15pm.

____
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 Tuesday, September 8, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Tuesday, September 8, 2026.

____

Kara Rhoades, City Clerk

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To:	Mayor & City Council
From:	Kara Rhoades, Finance and Administration Director
Date:	September 21, 2026
Agenda Item:	(Consent Agenda) Resolution No. 18 (Series 2026)

REQUEST:
Consider Resolution No. 18 (Series 2026) – Authorizing Staff Access and Administrative Authority for Financial Institution Accounts

INTRODUCTION:
This agenda item formalizes staff access levels for all City financial institution accounts. The Resolution identifies the positions authorized to perform administrative and informational banking functions necessary for daily operations, while reaffirming that only Council-designated signers may obligate or disburse City funds. This clarification strengthens internal controls and ensures consistent direction to the City's financial institutions.

ANALYSIS:
This Resolution is a housekeeping measure that documents the administrative banking access required for routine financial work. The Finance & Administration Director, Deputy Clerk/Treasurer, and Accounting Specialist must have the ability to review account activity, obtain statements, authorize stop payments, and communicate with financial institutions to complete daily tasks. The Resolution confirms these access permissions while maintaining that transactional authority remains solely with Council-designated signers.

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: (1) strengthen internal controls and (2) ensure access needed to perform financial tasks.

RECOMMENDED ACTION OR PROPOSED MOTION:
As part of the Consent Agenda, I recommend approval of Resolution No. 18 (Series 2026).

ATTACHMENT(S):

- Resolution No. 18 (Series 2026) Authorized Access

RESOLUTION NO. 18 (SERIES 2026)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO ESTABLISHING AUTHORIZED STAFF ACCESS AND ADMINISTRATIVE AUTHORITY FOR ALL FINANCIAL INSTITUTION ACCOUNTS

WHEREAS, the City of Ouray maintains bank accounts for the purpose of conducting official financial operations, including deposits, payments, reconciliation, and financial oversight; and

WHEREAS, the City recognizes the need for designated staff to have sufficient administrative and informational access to effectively perform daily financial duties, maintain accurate records, and ensure proper financial management; and

WHEREAS, the City Council desires to clearly define the scope of authority for staff members who require access to account information and communication with the City's financial institutions; and

WHEREAS, the City Council affirms that certain staff members must be able to perform all administrative and informational functions necessary for municipal financial operations, while maintaining appropriate internal controls by limiting transactional authority to authorized signers only; and

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

Section 1. Authorized Administrative Access.

The following City positions are authorized to access bank account information and perform administrative and informational functions necessary for financial operations:

- Finance and Administration Director (City Clerk / Treasurer)
- Deputy Clerk / Treasurer
- Accounting Specialist

These individuals may:

- View deposits, cleared checks, and full account activity;
- Access statements, transaction details, and online banking information;
- Authorize stop payments;
- Obtain cash using a check signed by an authorized signer;
- Communicate with bank personnel regarding deposits, returned items, account activity, and other administrative matters;

- Request information or clarification necessary for reconciliation, reporting, or financial oversight.

Section 2. Limitation of Authority

The individuals listed in Section 1 are not authorized signers and shall not be permitted to:

- Sign checks;
- Execute any transaction that moves, obligates, or disburses City funds.

Section 3. Authorized Signers

Only individuals formally designated by the City Council as authorized signers may execute financial transactions, sign checks, or otherwise obligate City funds.

Section 4. Direction to Financial Institutions

The Finance & Administration Director is hereby authorized and directed to provide this Resolution to the City's financial institutions and to take any necessary administrative steps to ensure staff access and authority are configured in accordance with this Resolution.

Section 5. Effective Date

This Resolution shall take effect immediately upon approval by the City Council.

ADOPTED this 21st day of September 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

By________________________________

Michael Underwood, Mayor

ATTEST:

____

Kara Rhoades, City Clerk

A DECLARATION OF CITY OF OURAY, COLORADO RESCINDING STAGE 1 FIRE RESTRICTIONS (DECLARATION NO. 4, 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 1 Fire Restrictions with Declaration No. 3, 2026 on September 3, 2026 at 12:01 am; and

WHEREAS, the City Council of the City of Ouray, Colorado ratified Declaration No. 3 2026 at the Regular Council Meeting on September 8, 2026; and

WHEREAS, after comprehensive consultation with regional partners - including local Fire Chiefs, the U.S. Forest Service, the Bureau of Land Management (BLM), the National Weather Service, Interagency Dispatch, the National Park Service, and the counties within the zone - it has been determined that fire restrictions can be safely rescinded; and

WHEREAS, this determination is based on a thorough review of a wide range of factors, including recent and forecasted weather, precipitation, fuel moisture levels, fire danger indices, human-caused fire starts, fire behavior and spread on current incidents, availability of firefighting resources, and other conditions affecting wildfire risk throughout the region; and

WHEREAS, the City affirms that fire restrictions are not based on any single factor, but rather on the overall conditions and the best available fire-weather and fuels information, which now indicate that immediate wildfire risks have sufficiently mitigated; and

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 1 Fire Restrictions effective September 18, 2026 at 12:01am.

CITY OF OURAY, COLORADO

By: ______________________

Michael Underwood, Mayor

ATTEST:

____

Kara Rhoades, City Clerk

9.17.2026

X:\Clerk\Council\Declarations\2026\Declaration 4 2026 Rescind Stage 1 Fire Restrictions.docx

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

Submit to Local Licensing Authority

**OURAY RIVERSIDE
RESORT - INN & CABINS
PO BOX 526
Ouray CO 81427**

State ck# 1150
$ 346.50

City ck# 1152
$ 303.75

Fees Due	
Annual Renewal Application Fee	$
Renewal Fee	346.25
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:

Licensee Name: JTP INCORPORATED

Doing Business As Name (DBA): OURAY RIVERSIDE RESORT - INN & CABINS

Liquor License Number: [redacted]

License Type: Fermented Malt Beverage and Wine (city)

Sales Tax License Number: [redacted]

Expiration Date: 09/08/2026

Due Date: 07/25/2026

Business Address

Street Address: 1804 NORTH MAIN STREET

Phone Number: 7049989888

City, State, ZIP Code: Ouray CO 81427

Mailing Address

Street Address: PO BOX 526

City, State, ZIP Code: Ouray CO 81427

Email: [redacted].com

Operating Manager: Amber Perkins

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

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

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

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

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

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

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

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

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

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

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

If yes, attach a detailed explanation.

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

If yes, attach a detailed explanation.

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

If yes, attach a detailed explanation. See attached license for Smokehouse Restaurant in Ouray 03-20674

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: Amber D. Perkins

Title: Owner- Ouray Riverside Resort

Signature: Amber D Perkins

Date (MM/DD/YY): 9/8/26

Report & Approval of City or County Licensing Authority

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

Therefore this application is approved.

Local Licensing Authority For:

Title:

Attest:

Signature:

Date (MM/DD/YY):

DR 8400 05/05/25 APPLICANT ID: 750990

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, Amber D. Perkins

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

(the "Applicant/Licensee")

JTP Incorporated

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

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

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

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

Name (Individual/Business)

Amber Perkins

Social Security Number/Tax Identification Number

[redacted]

[redacted]

Business/Work Phone Number

[redacted]

Street Address

[redacted]

City

Ouray

State

CO

ZIP Code

81427

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

Amber D Perkins

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

Amber D Perkins

Date Signed

9/8/26

Privacy Act Statement

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

(This page intentionally left blank)

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (07/01/2012)

STATE OF COLORADO
DEPARTMENT OF REVENUE

LIQUOR ENFORCEMENT DIVISION
1707 Cole Blvd, Suite 300
Lakewood, CO 80401

JTP INCORPORATED
dba OURAY RIVERSIDE RESORT - THE SMOKEHOUSE
1700 MAIN STREET
Ouray CO 81427

ALCOHOL BEVERAGE LICENSE

Liquor License Number	License Expires at Midnight
03-20674	**April 30, 2027**
License Type: **HOTEL & RESTAURANT (CITY)**	
Authorized Beverages: **MALT, VINOUS AND SPIRITUOUS LIQUOR**	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 4/24/2026 LH

Michelle Stone-Principato

Michelle Stone-Principato, Division Director

Heidi Humphreys

Heidi Humphreys, Executive Director

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To: Mayor & City Council
From: Kara Rhoades, Finance and Administration Director
Date: September 21, 2026
Agenda Item: Resolution No. 19 (Series 2026)

REQUEST:
Consider Resolution No. 19 (Series 2026), a Resolution amending the 2026 Budget and providing for a supplemental appropriation to support the Home Trust of Ouray County's River Walk Affordable Rentals project.

INTRODUCTION:
Home Trust of Ouray County (HTOC) is developing the River Walk Affordable Rentals project to expand affordable housing opportunities within the City of Ouray. HTOC has requested financial support from the City to assist with water and sewer tap fees and building permit fees associated with the project.

The City administers the Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) – More Housing Now Infrastructure grant, identified as EIAF 9849 – MHN River Walk Rentals Infrastructure, with a grant award amount of $297,450. The grant includes two cost categories:

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**	

ANALYSIS:
HTOC's River Walk Affordable Rentals project represents a significant addition to the community's affordable housing inventory. The City's participation would support eligible fee costs associated with water and sewer tap fees and building permit fees.

Under EIAF 9849 – MHN River Walk Rentals Infrastructure, the City is eligible to receive 62% reimbursement for qualifying expenditures within the grant's "Other: Building Permit and Tap Fees" category, which totals $225,000. This results in an expected reimbursement of $139,270, with the remaining $85,730 representing the City's net contribution from housing program expenses (General Fund).

The City Council may choose to authorize an amount greater than $225,000; however, any amount above $225,000 is not eligible for reimbursement under the DOLA grant and would be fully funded by the City's housing program expenses (General Fund).

To date, the City has contributed $122,975.61 to this project, not including this proposed transaction. This includes:

- $58,700 reimbursed to HTOC, for which the City received $35,724.39 from the State; and
- $100,000 contributed to the project in August 2024.

Please note that the City will not utilize the full $297,450 awarded under EIAF 9849. Once the City processes the water and sewer tap fees and the building permit fees and submits the associated documentation, the grant will be fully expended for its intended purpose and may be closed out.

Adoption of Resolution No. 19 will amend the 2026 Budget and authorize the expenditure of funds as detailed in Exhibit A.

BUDGET / STAFF IMPACT:
The supplemental appropriation will allocate $_______________ from the City's housing program expenses (General Fund) to support eligible fee costs for the River Walk Affordable Rentals project.

The City will seek reimbursement for eligible expenditures through EIAF 9849, up to the maximum reimbursable amount of $139,270 associated with the $225,000 fee category. Any amount authorized by Council above $225,000 will be fully absorbed by the City and will not be reimbursable under the grant.

Staff impact is limited to administrative coordination with HTOC, DOLA, and internal departments.

ORGANIZATIONAL ALIGNMENT:
This agenda item aligns with the City's adopted housing priorities and supports implementation of strategic goals related to community livability, workforce stability, and the expansion of affordable housing options.

RECOMMENDED ACTION OR PROPOSED MOTION:
Move to approve Resolution No. 19 (Series 2026), amending the 2026 Budget and providing for a supplemental appropriation to support the Home Trust of Ouray County's River Walk Affordable Rentals project.

ATTACHMENT(S):

- Resolution No. 19 (Series 2026)
- Exhibit A – Supplemental Budget Appropriation Pursuant to CRS 29-1-109

RESOLUTION NO. 19 (Series 2026)

A RESOLUTION OF THE CITY OF OURAY, COLORADO, AMENDING THE 2026 BUDGET AND PROVIDING FOR A SUPPLEMENTAL APPROPRIATION TO SUPPORT THE HOME TRUST OF OURAY COUNTY'S RIVER WALK AFFORDABLE RENTALS PROJECT

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, Home Trust of Ouray County ("HTOC") is developing the River Walk Affordable Rentals project to expand affordable housing opportunities within the City of Ouray; and

WHEREAS, HTOC has requested financial support from the City to assist with water and sewer tap fees and building permit fees associated with the project, in an amount not to exceed $_______________; and

WHEREAS, the City administers the Department of Local Affairs (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) – More Housing Now Infrastructure grant, which provides reimbursement for eligible project expenses at a rate of 62%, subject to grant requirements and documentation standards; and

WHEREAS, the City's financial participation described herein is intended to be applied toward eligible fee costs for the River Walk Affordable Rentals project, with reimbursement sought through the DOLA EIAF grant to the extent permitted by the grant award; 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, the City Council wishes to amend the 2026 annual budget and approve changes to the appropriations set forth in **Exhibit A** in order to ensure effective and fiscally responsible administration of City business; and

WHEREAS, the City Council wishes to approve a supplemental appropriation from the City's housing program expenses (General Fund) for the allocation and expenditure of such funds to support eligible fee costs for the River Walk Affordable Rentals project; and

WHEREAS, the City Council finds this action supports the City's housing priorities and contributes to the effective administration of programs that facilitate the development of needed affordable housing within the community.

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. Supplemental Appropriation and Authorization of Expenditure. The City Council hereby amends the 2026 budget and approves the additional appropriations set forth in **Exhibit A** for fiscal year 2026 related to the revenues and expenditures set forth therein. The City Council further authorizes the expenditure of $_______________ from such supplemental appropriation from the City's housing program expenses (General Fund) to support eligible costs for the River Walk Affordable Rentals project.

3. Grant Reimbursement. The City shall administer the expenditure of funds in accordance with the requirements of the DOLA EIAF More Housing Now Infrastructure grant, and shall seek reimbursement for eligible expenses at the applicable 62% reimbursement rate.

4. 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.

5. 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 21st day of September, 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

____
Michael Underwood, Mayor

ATI'EST:

____
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 the Home Trust of Ouray County's River Walk Affordable Rentals project through eligible fee assistance for water and sewer tap fees and building permit fees. The City intends to seek reimbursement for eligible expenditures through the DOLA EIAF More Housing Now Infrastructure grant.

Funds Affected

Appropriations are as follows:

- **Housing Program Expenses (General Fund)** – The amount of $_______________ 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

- City financial participation to support eligible water and sewer tap fees and building permit fees for the River Walk Affordable Rentals project.
- Total Supplemental Appropriation: $_______________

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.

Home Trust of Ouray County

To: City of Ouray City Council

From: Eva Henson, Housing Services Director

Date: September 21, 2026

RE: Proposition 123 Opt-In Cycle (2027-2029) and Building Permit Data for City of Ouray

---

Upcoming Proposition 123 Opt-In Cycle

PURPOSE

The purpose of this memorandum is to provide an overview of the City of Ouray's proposed participation in Colorado's Proposition 123 Affordable Housing Program for the 2027–2029 cycle and to summarize new residential construction building permit data collected for calendar years 2023 through 2025.

The City of Ouray previously opted into Proposition 123 through an Intergovernmental Agreement (IGA) with Ouray County and the Town of Ridgway in August 2023. The regional IGA established a collaborative approach among the three jurisdictions for meeting Proposition 123 affordable housing commitments and coordinating efforts related to affordable housing development throughout the region.

As the City considers participation in the 2027–2029 Proposition 123 cycle, City building permit activity for 2023 through 2025 has been collected and is included to provide an updated picture of residential development within the City of Ouray. This information is intended to support an evaluation of recent housing activity, establish relevant baseline information, and inform the City's proposed Proposition 123 commitment for the upcoming cycle.

This memorandum provides background on the City's previous Proposition 123 participation, presents the City's 2023–2025 building permit data, and outlines considerations for the City's proposed opt-in for the 2027–2029 cycle.

Home Trust of Ouray County

Proposition 123 Overview

BACKGROUND

In August 2023, the City of Ouray entered into a Proposition 123 Intergovernmental Agreement (IGA) with Ouray County and the Town of Ridgway. The IGA established a regional partnership for meeting the participating jurisdictions' Proposition 123 affordable housing commitments and provided for the proportional sharing of affordable housing units among the three jurisdictions.

For the **2024–2026 commitment period**, the regional partnership established a combined commitment of **25 affordable housing units**, with the units proportionally allocated among the participating jurisdictions as follows:

2024-2026	
Jurisdiction	**Unit Commitment**
Town of Ridgway	10
Ouray County	6
City of Ouray	9
Regional Total **25**	

Through the IGA, the three jurisdictions were able to collectively meet the 25-unit Proposition 123 commitment. The Ouray Regional Partnership achieved its unit count commitment as of January 30, 2026, becoming the first regional partnership in the state to successfully fulfill its commitment, nearly one year ahead of the December 31, 2026 deadline, as announced in a February 2026 press release.

The participating jurisdictions subsequently also completed the Proposition 123 fast-track compliance process on the following dates:

- Town of Ridgway on December 12, 2025
- Ouray County on December 22, 2025
- City of Ouray on June 18, 2026

By achieving the required unit count and completing the fast-track compliance process, all three jurisdictions are fully compliant with their initial Proposition 123 commitments and are eligible to opt into the next Proposition 123 commitment cycle. The IGA applies to the initial Proposition 123 cycle and expires December 31, 2026.

Proposition 123 2027-2029 Cycle

The next Proposition 123 commitment cycle covers 2027–2029. The City of Ouray is eligible to opt into the new cycle based on its successful completion of the prior commitment and compliance requirements.

For the 2027–2029 cycle, the City must establish a new Proposition 123 commitment based on the applicable state requirements and its housing development activity. As part of this process, City staff have collected building permit data for 2023, 2024, and 2025 to evaluate new residential construction activity within the City of Ouray and provide information to inform the City's proposed unit commitment. The building permit information is included (Attachment 1).

Under the existing IGA, the three participating jurisdictions were able to proportionally share units and collectively meet the regional Proposition 123 commitment. Continuing a similar regional approach for the 2027–2029 cycle would require coordination among the City of Ouray, Ouray County, and the Town of Ridgway regarding proposed commitments, the proportional allocation of future affordable housing units, and the terms of any new or amended intergovernmental agreement.

The Proposition 123 opt-in deadline for the 2027–2029 cycle is November 1, 2026. To provide clear direction and authorization for participation in the 2027–2029 cycle, the City Council may consider adopting the attached resolution (Attachment 2) establishing the City of Ouray's Proposition 123 commitment and authorizing the appropriate City staff member or designee to complete and submit the required opt-in documentation

HB26-1313 & Building Permit Data

In 2026, the Colorado General Assembly enacted **House Bill 26-1313 (HB26-1313), Adjust Requirements Statewide Affordable Housing Fund,** which changes the methodology for local governments participating in Proposition 123 beginning with the 2027–2029 commitment cycle. The legislation replaces the previous requirement for participating local governments to increase affordable housing units by 3% annually with a new target increase methodology based, in part, on recent residential building permit activity.

Under the new methodology, the target increase is based on the average annual number of permits for new housing units, or functional equivalents of permits for new housing units, issued during the preceding three years. The calculation also incorporates the number of years in the commitment cycle and an applicable percentage based on county job growth. The legislation establishes three potential percentages—10%, 15%, or 20%—depending on the applicable job growth category.

For Ouray County, the Town of Ridgway, and the City of Ouray, the applicable percentage is 15% for the 2027–2029 commitment cycle.

As a result of the revised methodology, the City has collected building permit data for calendar years 2023, 2024, and 2025. The three-year permit history provides the residential development data necessary to calculate and evaluate the City's potential target increase for the 2027–2029 Proposition 123 commitment cycle.

The permit data identifies residential development activity within the City of Ouray during the three-year period and will be used to determine the average annual number of new housing units permitted. This information, together with the applicable 15% factor, will inform the City's proposed Proposition 123 commitment for the 2027–2029 cycle.

The building permit data should not be interpreted to mean that all permitted residential units qualify as affordable housing units under Proposition 123. Rather, the data is used to establish the level of residential development activity to which the HB26-1313 methodology is applied in determining the City's Proposition 123 commitment.

2023-2025	
Year	**# of New Residential Units**
2023	9
2024	32
2025	5
Total	**46**

Based on the City's numbers:

- 2023–2025 total permitted units: **46**
- Average annual permitted units: 46 ÷ 3 = **15.33**
- Applicable job growth factor: **15%**
- Annual target: 15.33 × 15% = 2.30
- 2027-2029 Three-year commitment: 2.30 × 3 **=** 6.9 (round up) **7-unit commitment**
- Note – minor differences of ± 1 unit may occur due to rounding at intermediate steps of the calculation

Based on this calculation, the City of Ouray's proposed Proposition 123 commitment for the 2027–2029 cycle is 7 affordable housing units. This calculation provides the basis for the City's consideration of continued participation in Proposition 123 and will inform discussions with the Town of Ridgway and Ouray County regarding the proposed regional partnership and proportional sharing of units.

2027-2029 Regional					
Jurisdiction	**2023-2025 Permitted Units**	**Average Annual Units**	**Job Growth Factor**	**2027-2029 cycle**	**Unit Count Commitment**
Ouray County	111	37	15%	3	18
Town of Ridgway	85	28	15%	3	13
City of Ouray	46	15	15%	3	7
Regional Total 38					

Based on the 2023–2025 building permit data and the HB26-1313 methodology, the proposed 2027–2029 commitments for the three jurisdictions total **38 units**, consisting of 18 units for Ouray County, 13 units for the Town of Ridgway, and 7 units for the City of Ouray. This represents an increase of 13 units from the previous regional commitment of 25 units.

Next Steps

The 2023–2025 building permit data has been collected and reviewed, and I'm coordinating with Ouray County and the Town of Ridgway to evaluate the proposed 2027–2029 Proposition 123 commitments and determine next steps for each jurisdiction and the regional partnership. I also met with the DOLA Proposition 123 team on September 14, 2026, to discuss the new requirements, submission portal, and adjustment waiver process included in HB26-1313.

The existing August 2023 Proposition 123 IGA expires on December 31, 2026. The City Attorney assisted with drafting the previous IGA, and renewal or amendment of the agreement is anticipated to be addressed before the December expiration.

As the Regional Housing Services Director, I am seeking direction from the City Council on:

- **Proposition 123 Opt-In:** Direction to proceed with the City of Ouray's proposed 7-unit commitment and opt-in to the 2027–2029 Proposition 123 commitment cycle based on the 2023–2025 building permit data. The proposed commitment is preliminary and subject to final review and determination by the Colorado Department of Local Affairs (DOLA) Proposition 123 Management Team.

- **City Council Authorization:** Consideration of the attached resolution authorizing the City's Proposition 123 opt-in and designating the appropriate City staff member or designee to complete and submit the required DOLA documentation.
- **Submission Deadline:** The applicable opt-in deadline is November 1, 2026. Because November 1 falls on a Sunday, the submission should be completed no later than Friday, October 30, 2026.
- **Regional Partnership and IGA:** The existing regional partnership with Ouray County and the Town of Ridgway will continue through the current commitment cycle. A new or amended IGA addressing the 2027–2029 commitment cycle will be brought back to City Council for consideration prior to the December 31, 2026 expiration of the current agreement.
- **OEDIT Affordable Housing Financing Fund:** The recently released Colorado Office of Economic Development and International Trade (OEDIT) Affordable Housing Financing 2027 Funding Plan provides additional context regarding State affordable housing financing resources and recent funding adjustments associated with the State's budget balancing efforts. The plan is provided for City Council's information and reference and may be useful in considering the broader State funding environment related to Proposition 123 and affordable housing.

ATTACHMENT

1. City Ouray Building Permits for Filing Commitment_2023-2025 FINAL
2. Resolution Prop 123 2027-2029 No. XX (SERIES 2026)
3. Prop 123 Building Permit and Unit Count PPT_FINAL

Date Issued	Permit Number	Permit Type	Address	Number of Residential Units
1/17/2023	BP 2023-05	Building	127 Ouray Vista Lane	1
8/22/2023	2023021	Building	215 9th Avenue	1
6/14/2023	2023037	Building	460 N. Pinecrest Drive	1
8/29/2023	2023026	Building	736 5th Street	1
9/29/2023	2023028	Building	912 Main Street	1
2/20/2023	BP 2023-14	Building	915 Potosi Place	1
6/27/2023	BP 2023-45	Building	1495 Oak Street	1
7/27/2023	202314	Building	1512 Oak Street	1
2/22/2023	BP 2023-12	Building	660 Oak Street	1
2023 Total				**9**
10/4/2024	2024081	Building	145 4th Avenue	1
3/21/2024	2024007	Building	151 Fedel Court	2
7/2/2024	2024063	Building	175 10th Avenue	2
8/5/2024	2024013	Building	319 N. 2nd Avenue	1
5/22/2024	2024003	Building	739 5th Sreet	1
9/13/2024	2024069	Building	811 2nd Street	1
8/5/2024	2024073	Building	832 5th Street	1
9/19/2024	2024079	Building	1574 Hinkson Terrace	1
1/2/2024	2024001	Building	2001 Main Street	1
5/9/2024	2024043	Building/PUD	250/251 Uncompahgre Street	21
2024 Total				**32**
2/28/2025	2025004	Building	107 7th Avenue	1
9/18/2025	2025050	Building	423 4th Avenue	1
7/24/2025	2024003 (original #)	Building	739 5th Street	1
7/22/2025	2025038	Building	835 2nd Street	2
2025 Total				**5**

RESOLUTION NO. 20 (SERIES 2026)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, EXPRESSING THE CITY'S INTENT TO PARTICIPATE IN THE PROPOSITION 123 2027–2029 COMMITMENT CYCLE AND TO CONTINUE REGIONAL COORDINATION WITH THE TOWN OF RIDGWAY AND OURAY COUNTY

WHEREAS, the City of Ouray, Town of Ridgway, and Ouray County entered into a Proposition 123 Intergovernmental Agreement dated August 2023 establishing a regional framework for participation in the initial Proposition 123 commitment cycle; and

WHEREAS, the existing Proposition 123 Intergovernmental Agreement expires December 31, 2026; and

WHEREAS, Colorado Proposition 123 provides state funding and other resources intended to support local government efforts to increase and preserve affordable housing and requires participating local governments to make specified commitments related to affordable housing; and

WHEREAS, statutory requirements applicable to the Proposition 123 commitment cycle beginning January 1, 2027, include updated requirements and methodologies for establishing local government commitments; and

WHEREAS, the city desires to proactively evaluate and prepare for participation in the Proposition 123 commitment cycle covering January 1, 2027, through December 31, 2029 (the "2027–2029 Commitment Cycle"); and

WHEREAS, preparation for the 2027–2029 Commitment Cycle will include review of applicable building permit and housing data, evaluation of the city's anticipated commitment, identification of potential affordable housing opportunities, and review of applicable state guidance; and

WHEREAS, the city recognizes the benefit of continued coordination with the Town of Ridgway and Ouray County regarding regional affordable housing priorities, unit-count methodologies, qualifying projects, and implementation of Proposition 123 commitments; and

WHEREAS, the city anticipates that the participating jurisdictions may consider renewal, amendment, or replacement of the existing Proposition IGA before the expiration on December 31, 2026, to establish the regional framework for the 2027–2029 Commitment Cycle; and

WHEREAS, the city desires to provide sufficient time for staff and regional partners to evaluate the 2027–2029 requirements and coordinate preliminary unit-count information; and

WHEREAS, participation in the 2027–2029 Commitment Cycle remains subject to applicable statutory requirements, state guidance, final commitment calculations, and formal action required by the city and other participating jurisdictions; and

WHEREAS, this Resolution is intended to authorize and support proactive planning and coordination to facilitate the city's opt-in to the Proposition 123 2027–2029 Commitment Cycle by the November 1, 2026, deadline; and

---

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

1. **Intent to Participate.** The City Council expresses its intent to participate in the Proposition 123 2027–2029 Commitment Cycle and directs city staff to undertake the necessary preparation and coordination.

2. **Building Permit Data and Methodology.** City staff is directed to review and compile the city's applicable 2023–2025 building permit data using the methodology established by House Bill 26-1313 ("HB 26-1313"), as enacted, and applicable Colorado Department of Local Affairs ("DOLA") requirements and guidance, for purposes of evaluating the city's Proposition 123 commitment.

3. **DOLA Submission and Authorization.** The City Administrator, or the city's designee, and appropriate city staff are authorized to submit the city's building permit data and related information through the DOLA portal on or before November 1, 2026. The city acknowledges that DOLA will review and determine the applicable qualifying unit count and target for purposes of the city's Proposition 123 commitment. The City Administrator, or designee, is authorized to provide supplemental information and take such administrative actions as may be reasonably necessary to complete the opt-in process.

4. **Regional Coordination.** City staff are authorized to coordinate with the Town of Ridgway, Ouray County, Home Trust of Ouray County, and other appropriate partners regarding Proposition 123 requirements, housing and building permit data, potential qualifying activities, and regional implementation.

ADOPTED this 21st day of September 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

____
Michael Underwood, Mayor

ATTEST:

____
Kara Rhoades, City Clerk

Home Trust of Ouray County

Proposition 123

Opt-In Cycle 2027-2029 | Building Permit Data and New Unit Count Methodology

Eva Henson

Housing Services Director

What does Filing an Initial Commitment mean?

Three practical implications for participating jurisdictions

01

Unit Growth Commitment

Local government commits to meeting its unit goal.

02

Fast Track Process

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

03

Access to Funding

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

Proposition 123 – Colorado State Affordable Housing Fund

Current status and next-cycle eligibility

- ✓ Adopted Fast-track (expedited review) Processes: all three jurisdictions adopted fast-track policy
- ✓ Unit Count Commitments: the region also achieved the required 25-unit count commitment consisting of:

  Town of Ridgway – 10 units
  City of Ouray – 9 units
  Ouray County – 6 units
- ✓ Fully Compliant: The Town, City, and Ouray County are fully compliant with Proposition 123 requirements
- ✓ Next Cycle Eligibility: All three jurisdictions are eligible to opt in to the next Prop 123 funding cycle (2027-2029)
- ✓ Opt-in Deadline: Before November 1, 2026 deadline

HB26-1313 – New Proposition 123 Unit Count Methodology

Calculation to determine unit goal

15%
Town, City, Ouray County

01

Average Building Permits per Year

Past three years: 2023-2025

02

Job Growth Factor

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

03

3-Year Cycle

Number of years committed 2027-2029

04

Three-Year Unit Goal

Minimum of 3 units

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

City of Ouray

Proposition 123 unit-count calculation | 2023–2025 permitted units

2023–2025 Residential New Construction Permitted Units	Average Building Permits Past 3 Years	Job Growth Factor 15%	3 Year Cycle 2027-2029	3 Year Unit Goal (Minimum 3 Units)
2023 – 9 2024 - 32 2025 – 5 Total = 46	Average 15 (46 ÷ 3 = 15.33)	x 15%	x 3 years	7 units

City of Ouray | Three-year commitment: 7 units

Note: Minor differences of ±1 unit may occur due to rounding at intermediate steps of the calculation.

Town of Ridgway

Proposition 123 unit-count calculation | 2023–2025 permitted units

2023–2025 Residential New Construction Permitted Units	Average Building Permits Past 3 Years	Job Growth Factor 15%	3 Year Cycle 2027-2029	3 Year Unit Goal (Minimum 3 Units)
2023 – 31 2024 - 38 2025 – 16 Total = 85	Average 28 (85 ÷ 3 = 28.33)	x 15%	x 3 years	13 units

Town of Ridgway | Three-year commitment: 13 units

Note: Minor differences of ±1 unit may occur due to rounding at intermediate steps of the calculation.

Ouray County

Proposition 123 unit-count calculation | 2023–2025 permitted units

2023–2025 Residential New Construction Permitted Units	Average Building Permits Past 3 Years	Job Growth Factor 15%	3 Year Cycle 2027-2029	3 Year Unit Goal (Minimum 3 Units)
2023 – 24 2024 - 44 2025 – 43 Total = 111	Average 37 (111 ÷ 3 = 37)	x 15%	x 3 years	18 units

Ouray County | Three-year commitment: 18 units

Note: Minor differences of ±1 unit may occur due to rounding at intermediate steps of the calculation.

Regional Unit Count

Town of Ridgway | City of Ouray | Ouray County

2027-2029					
	2023-2025 Permitted Units	Average Annual Units	Job Growth Factor	2027-2029 cycle	Unit Count Commitment
Town of Ridgway	85	28	15%	3	13
City of Ouray	46	15	15%	3	7
Ouray County	111	37	15%	3	18
Regional Unit Count Total 38					

Regional estimates are preliminary and subject to final determination and review by Department of Local Affairs DOLA – Proposition 123 Management Team.

COLORADO
Department of Local Affairs

Next Steps

Opt-in by November 1, 2026

Authorize staff

Authorize staff or designee to submit building permit data through the DOLA Prop 123 portal.

Note - November 1 falls on a Sunday.

Regional participation matters

All jurisdictions in the region must opt in to preserve the region's eligibility for Prop 123 funding

State review and final determination

DOLA will review the submitted information and make the final determination.

Formal notifications

Final determinations will be formally communicated to participating jurisdictions.

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 21, 2026
Agenda Item:	MOU –City of Ouray and Telluride Foundation (DPA Program)

REQUEST:

Consider approval of a Memorandum of Understanding (MOU) between the City of Ouray and the Telluride Foundation to collaborate on a Down Payment Assistance (DPA) program supporting qualifying members of the regional workforce purchasing homes in the City of Ouray.

INTRODUCTION:

This agenda item presents an MOU establishing a partnership between the City of Ouray and the Telluride Foundation to support the Foundation's Shared Equity Down Payment Assistance program. City Council previously approved a $50,000 Housing Fund allocation during the FY 2026 budget process to provide down payment assistance for eligible workforce homebuyers. The MOU outlines the roles of each party and the structure for managing and deploying these funds within City limits.

ANALYSIS:

The MOU formalizes how the City's $50,000 contribution will be administered and deployed. Funds will be placed in a dedicated "HOF-OURAY" account at the Foundation and distributed through the program administrator, Impact Development Fund. The Foundation will manage program operations, ensure regulatory compliance, and provide quarterly reporting on loan activity and outcomes. Repaid loan proceeds will return to HOF-OURAY to support future assistance. The agreement also establishes fund-use parameters, conditions for additional contributions, and procedures for program or MOU termination. This structure enables the City to support workforce homeownership through an established regional housing partner.

BUDGET / STAFF IMPACT:

The City's financial commitment is $50,000, already budgeted in the Housing Fund. Staff impact is limited to coordination and review of reports.

ORGANIZATIONAL ALIGNMENT:

This item supports the City's goals related to: (1) housing stability, (2) community sustainability, and (3) multi-agency collaboration.

RECOMMENDED ACTION OR PROPOSED MOTION:

Move to approve the Memorandum of Understanding between the City of Ouray and the Telluride Foundation to collaborate on a Down Payment Assistance Program.

ATTACHMENT(S):

- MOU – City of Ouray and Telluride Foundation (DPA Program)
- Exhibit A – Program Guidelines

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF OURAY AND THE TELLURIDE FOUNDATION TO COLLABORATE ON A DOWN PAYMENT ASSISTANCE PROGRAM TO SUPPORT QUALIFYING MEMBERS OF THE REGIONAL WORKFORCE PURCHASING HOMES IN THE CITY OF OURAY

This Memorandum of Understanding ("MOU") is made and entered into on this 21st day of September, 2026 ("Effective Date"), by and between the Telluride Foundation, acting by and through its Board of Directors ("FOUNDATION"), and the City of Ouray, State of Colorado ("CITY"), collectively referred to as the "Parties." The Parties agree as follows:

PURPOSE

The purpose of this MOU is to establish a collaborative framework for the CITY's financial support of the FOUNDATION's Shared Equity Down Payment Assistance (DPA) program, designed to expand access to homeownership for eligible members of the regional workforce in the City of Ouray.

RECITALS

WHEREAS, this MOU is entered into by and between the FOUNDATION and the CITY, each party being authorized by the governing body of the respective signatory; and

WHEREAS, FOUNDATION qualifies under the Internal Revenue Code as a public, nonprofit, Section 501(c)(3) organization; and

WHEREAS, the Parties are interested in the CITY providing funding to the FOUNDATION to supplement its fundraising and grant-seeking efforts to support the FOUNDATION's DPA program; and

WHEREAS, the Parties recognize that the FOUNDATION has the expertise and experience necessary to effectively fundraise, design, and manage the DPA program; and

WHEREAS, the Parties desire to act cooperatively to provide the DPA program to the regional workforce in the City of Ouray; and

WHEREAS, this cooperative action supports the regional workforce in alignment with both the FOUNDATION's mission and the CITY's goals; and

WHEREAS, while the program name may change, any change to the program's structure or objectives will require written approval from both Parties.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the Parties agree as follows:

Goals of the DPA Program The goal of the DPA program is to expand access to homeownership by offering education and down payment assistance to eligible members of the regional workforce. Detailed information about the DPA program, including eligibility criteria and key metrics for success, is provided in Exhibit A – Program Guidelines ("Exhibit A").

Specific Use of Funds Received from CITY Unless otherwise approved by the CITY, all funds received from the CITY to support the DPA program will be used solely to support real estate sales located within the incorporated limits of the City of Ouray and in accordance with IRS rules governing 501(c)(3) organizations.

Responsibilities of CITY

- Provide $50,000 to support the DPA program in the City of Ouray.
- Assist in promoting the program to members of the workforce living and working in the City of Ouray.

Responsibilities of the FOUNDATION

- Accept the CITY's financial contribution for the DPA program as outlined in this MOU.
- Oversee all aspects of the DPA program, ensuring all federal and state regulations are adhered to and that program goals are achieved.
- Submit quarterly reports to the CITY detailing the utilization of CITY-contributed funds, including the number of down payment assistance loans disbursed, total funds deployed, and the impact on homeownership in the City of Ouray.

Gift/Fund Structure

- Funds provided by the CITY will be held in a separate fund at the FOUNDATION titled "HOF-OURAY."
- Funds deposited into HOF-OURAY will be held in cash to allow for distribution as needed.
- The FOUNDATION will ensure that all funds in HOF-OURAY are managed in accordance with IRS nonprofit regulations and distributed solely for the purposes outlined in this MOU.
- The FOUNDATION will charge a 0% administrative fee to manage HOF-OURAY.
- As qualifying loans are approved, funds will be transferred from HOF-OURAY to the DPA Program Administrator (Impact Development Fund "IDF") to cover the cost of qualifying down payment assistance loans.
- As loans are repaid, original principal amounts plus any interest or shared appreciation earned will be deposited back into HOF-OURAY to support program growth and homeownership in the City of Ouray.
- If HOF-OURAY is depleted before the end of 2026 and additional qualifying loans are requested, the CITY may elect to contribute additional funds.
- If the CITY's $50,000 commitment is not fully utilized in 2026, the CITY agrees to allow remaining funds to carry over into subsequent years for deployment through the DPA program.

Program Termination Should the DPA program terminate for any reason:

- All down payment assistance loans awarded from HOF-OURAY will remain intact until the homebuyer sells or refinances their home or otherwise repays the loan. Repayment proceeds will be deposited back into HOF-OURAY.

- Ultimately, all funds held in or returned to HOF-OURAY will be returned to the CITY unless the CITY elects to transfer them to another FOUNDATION housing program.

Time Frame This MOU is effective for two (2) years from the Effective Date. Upon mutual written agreement, the term may be extended under the same or amended terms. This MOU shall not be construed to constitute a debt of the CITY beyond any current fiscal year and is subject to annual appropriation by the CITY.

Notice Notice shall be sent to the Parties at the addresses below by U.S. First Class Mail, postage prepaid, return receipt requested, or by personal delivery. Notice is effective upon receipt.

TELLURIDE FOUNDATION
Jason Corzine
220 E. Colorado Avenue
PO Box 4222
Telluride, CO 81435

CITY OF OURAY
Michelle Metteer
320 6th Avenue
PO Box 468
Ouray, CO 81427

MOU Termination This MOU may be terminated by either Party upon authorization by its governing body, with written notice provided at least sixty (60) days prior to the effective termination date. Termination may not take effect sooner than one year from the Effective Date.

Signatures We, the undersigned, have read and agree to the terms of this MOU.

TELLURIDE FOUNDATION

____ ____________________

Jason Corzine, President & CEO Date

CITY OF OURAY

____ ____________________

Michelle Metteer, City Administrator Date

Exhibit A
Housing Opportunity Fund - Program Guidelines

Program Summary: The Foundation's **"Housing Opportunity Fund"** program (a 2-year pilot program) is a comprehensive effort designed to offer both education and financial support to regional workers, helping them purchase a home. Working with families at or below 150% AMI, the initiative aims to strengthen the resilience of the regional workforce and enhance the long-term sustainability of our region.

Revolving Fund: All funds deployed will be in the form of a loan ultimately repaid back into the fund (with incentives to the homeowner do that as soon as possible) so that the funds can be redeployed to other qualifying members of our regional workforce.

The Need: Affordable workforce housing in our region has been and remains a key concern for the resilience and sustainability of our community. The cost of housing in the region, combined with today's high interest rates, is making a challenging housing situation even more difficult.

The Foundation's Role: The Foundation will act as the convener for this pilot program. We will bring stakeholders together to help support the program then leverage/match those funds with other sources of funding with a proposed budget of $2.4M for the 2-year pilot program.

The Pilot Program will offer two distinct programs:

1. **Home Buyer Education:** We recognize that there are a multitude of programs to assist homebuyers with the purchase of a home. The challenge often is that homebuyers are unaware of the programs available to them. The Foundation will launch a homebuyer education program to help members of our regional workforce better prepare for purchasing their first home as well as provide information about all the programs available in our region that provide financial assistance.
   Proposed Goal: Over the 2-year pilot program, provide education to 100 potential homebuyers to help them prepare for their first home purchase as well as access existing mortgage assistance programs offered by private and public institutions.

2. **Down Payment Assistance (DPA):** In the form of a shared equity loan, the program will provide financial support (up to 20% of the cost of a home – not to exceed $50k for any one household) to help qualifying families with their required down payment allowing them to access the lowest possible interest rate, avoid paying Private Mortgage Insurance and come to the closing table with the funds they need to purchase a home. With support from regional governments and taxing districts, applicants who live and work in, or for a particular region or taxing district, may qualify for an additional $50k in support.

Proposed Goal: Serve 30 households over the course of the 2-year pilot program helping them purchase a home and remain in the community.

Program Guidelines

Eligible Homeowners:

- Borrower (at least one borrower in a co-borrower situation) must work full-time (no less than 1,400 hours annually) in the Telluride Foundation's service area for at least the past 12 months.
- Borrower(s) may not presently own any other property (residential, commercial, improved or land)
- Borrower(s) may not have liquid assets more than one time their household income. Liquid assets do not include retirement accounts.
- Borrower(s) must have a household income at or below the following income limits (150% Area Median Income). In Ouray County that is:
    - One Person: $118,050
    - Two People: $135,000
    - Three People: $151,000
    - Four People: $168,600
    - Five + People: $182,100

Eligible Properties:

- Must be a residence (single family home, townhome, condominium)
- Vacant Land does NOT qualify for this program
- Home purchase price may not exceed $850,000.
- Home must be, and remain, the borrower's primary residence.
- Home must be or become "Deed Restricted:

Administration: The Impact Development Fund (IDF), a nonprofit CDFI (Community Development Financial Institution) will administer the program. IDF will qualify the applicants, process, underwrite, originate and carry the loans on their balance sheet (IDF will be the Lender of Record). IDF will provide quarterly statements documenting each outstanding loan, detailing all payments and balances. IDF will also service all loans working directly with the homebuyers as well as collect final amounts due upon sale or refinance. When loans are repaid, funds will stay with IDF until re-deployed. Should the program terminate for any reason, IDF will return all funds to the Foundation as loans are repaid.

The Future: We are confident that this program will offer valuable insight into our regional housing assistance needs. During the 2-year pilot, we will closely track the program's impact, gathering data on both its successes and challenges. As we are near the end of the pilot, this data will guide us through a thoughtful evaluation to determine the best path forward.

RECEIVED

AUG 14 2026

CITY OF OURAY

DR 8404 (05/29/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Colorado Liquor Retail License Application

*** Note that the Division will not accept cash** ☐ **Paid by Check** ☐ **Paid Online** **Date Uploaded to MoveIt**

☐ **New License** ☒ **New-Concurrent** ☐ **Transfer of Ownership** ☐ **State Property Only** ☐ **Master file**

- **All answers must be printed in black ink or typewritten**
- **Applicant must check the appropriate box(es)**
- **Applicant should obtain a copy of the Colorado Liquor and Beer Code:** SBG.Colorado.gov/Liquor

Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other ☐ Corporation ☐ Partnership (includes Limited Liability and Spouse or Partner in a Civil Union

Applicant Name If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation
JTG, LLC

FEIN Number
41-5233038

State Sales Tax Number
[redacted]

Trade Name of Establishment (DBA)
ALPENGLOW TREAT CO.

Business Telephone
214-529-1783

Address of Premises (specify exact location of premises, include suite/unit numbers)
630 MAIN ST. UNIT B

City: OURAY
County: OURAY
State: CO
ZIP Code: 81427

Mailing Address (Number and Street)
PO BOX 1086

City or Town: OURAY
State: CO
ZIP Code: 81427

Email Address
alpenglowtreatco@gmail.com

If the premises currently has a liquor or beer license, you **must** answer the following questions.

Present Trade Name of Establishment (DBA)

Present State License Number | Present Class of License | Present Expiration Date

Section A Nonrefundable application fees*

- [ ] Application Fee for New License........$1,100.00
- [x] Application Fee for New License with Concurrent Review........$1,200.00
- [ ] Application Fee for Transfer........$1,100.00

Section B Liquor License Fees*

- [ ] Add Optional Premises to H & R........$100.00 X ____ Total ____
- [ ] Add Sidewalk Service Area........$75.00
- [ ] Arts License (City)........$308.75
- [ ] Arts License (County)........$308.75
- [ ] Beer and Wine License (City)........$351.25
- [ ] Beer and Wine License (County)........$436.25
- [ ] Brew Pub License (City)........$750.00
- [ ] Brew Pub License (County)........$750.00
- [ ] Campus Liquor Complex (City)........$500.00
- [ ] Campus Liquor Complex (County)........$500.00
- [ ] Campus Liquor Complex (State)........$500.00
- [ ] Club License (City)........$308.75
- [ ] Club License (County)........$308.75
- [ ] Distillery Pub License (City)........$750.00
- [ ] Distillery Pub License (County)........$750.00
- [ ] Entertainment Facility License (City)........$500.00
- [ ] Entertainment Facility License (County)........$500.00
- [x] Hotel and Restaurant License (City)........$500.00
- [ ] Hotel and Restaurant License (County)........$500.00
- [ ] Hotel and Restaurant License with one optional premises (City)........$600.00
- [ ] Hotel and Restaurant License with one optional premises (County)........$600.00
- [ ] Liquor–Licensed Drugstore (City)........$227.50
- [ ] Liquor–Licensed Drugstore (County)........$312.50
- [ ] Lodging Facility License (City)........$500.00
- [ ] Lodging Facility License (County)........$500.00

Section B Liquor License Fees* (Continued)

- ☐ Manager Registration - H & R $30.00
- ☐ Manager Registration - Tavern $30.00
- ☐ Manager Registration - Lodging & Entertainment $30.00
- ☐ Manager Registration - Campus Liquor Complex $30.00
- ☐ Optional Premises License (City) $500.00
- ☐ Optional Premises License (County) $500.00
- ☐ Racetrack License (City) $500.00
- ☐ Racetrack License (County) $500.00
- ☐ Resort Complex License (City) $500.00
- ☐ Resort Complex License (County) $500.00
- ☐ Related Facility - Campus Liquor Complex (City) $160.00
- ☐ Related Facility - Campus Liquor Complex (County) $160.00
- ☐ Related Facility - Campus Liquor Complex (State) $160.00
- ☐ Retail Gaming Tavern License (City) $500.00
- ☐ Retail Gaming Tavern License (County) $500.00
- ☐ Retail Liquor Store License - Additional (City) $227.50
- ☐ Retail Liquor Store License - Additional (County) $312.50
- ☐ Retail Liquor Store (City) $227.50
- ☐ Retail Liquor Store (County) $312.50
- ☐ Tavern License (City) $500.00
- ☐ Tavern License (County) $500.00
- ☐ Vintners Restaurant License (City) $750.00
- ☐ Vintners Restaurant License (County) $750.00

Questions? Visit: *SBG.Colorado.gov/Liquor* for more information

Do not write in this space - For Department of Revenue use only

Liability Information

License Account Number	Liability Date
License Issued Through (Expiration Date)	**Total**
	$

Application Documents Checklist and Worksheet

Instructions: This checklist should be utilized to assist applicants with filing all required documents for licensure. **All** documents must be properly signed and correspond with the name of the applicant exactly. **All** documents must be typed or legibly printed. Upon final State approval the license will be mailed to the local licensing authority. Application fees are nonrefundable.
Questions? Visit: *SBG.Colorado.gov/Liquor* **for more information**

Items submitted, please check all appropriate boxes completed or documents submitted

I. Applicant information

- [x] Applicant/Licensee identified
- [x] State sales tax license number listed or applied for at time of application
- [x] License type or other transaction identified
- [ ] Return originals to local authority (additional items may be required by the local licensing authority)
- [ ] All sections of the application need to be completed
- [ ] Master file applicants must include the Application for Master File form DR 8415 and applicable fees to this Retail License Application

II. Diagram of the premises

- [ ] No larger than 8½" X 11"
- [ ] Dimensions included (does not have to be to scale). Exterior areas should show type of control (fences, walls, entry/exit points, etc.)
- [ ] Separate diagram for each floor (if multiple levels)
- [ ] Return originals to local authority (additional items may be required by the local licensing authority)
- [ ] Kitchen - identified if Hotel and Restaurant
- [ ] Bold/Outlined Licensed Premises

III. Proof of property possession (One Year Needed)

- [ ] Deed in name of the applicant (or) (matching Applicant Name provided on page 1) date stamped / filed with County Clerk
- [ ] Lease in the name of the applicant (or) (matching Applicant Name provided on page 1)
- [ ] Lease assignment in the name of the applicant with proper consent from the landlord and acceptance by the applicant
- [ ] Other agreement if not deed or lease. (matching Applicant Name provided on page 1)

IV. Background information (DR 8404-I) and financial documents

- [x] Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)
- [x] Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State

  Do not complete fingerprint cards prior to submitting your application.
  The Vendors are as follows:
  IdentoGO
  Appointment Scheduling Website: https://uenroll.identogo.com/workflows/25YQHT
  Phone: 844-539-5539 (toll-free)
  IdentoGO FAQs: https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs
  State Liquor Code for IdentoGO: 25YQHT
  Colorado Fingerprinting
  Appointment Scheduling Website: http://www.coloradofingerprinting.com/cabs/
  Phone: 720-292-2722 833-224-2227 (toll free)
  State Liquor Code for Colorado Fingerprinting: C030LIQI

- [ ] Purchase agreement, stock transfer agreement, and/or authorization to transfer license
- [ ] List of all notes and loans (Copies to also be attached)

V. Sole proprietor/Spouse or partners in a civil union (if applicable)

- [ ] Form DR 4679 Lawful Presence Affidavit
- [ ] Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

- [ ] Certificate of Incorporation
- [ ] Certificate of Good Standing
- [ ] Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

- [ ] Partnership Agreement (general or limited).
- [ ] Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

- [x] Copy of articles of organization
- [x] Certificate of Good Standing
- [x] Copy of Operating Agreement (if applicable)
- [ ] Certificate of Authority if foreign LLC (out of state applicants only)

IX. Manager registration for Hotel and Restaurant, Tavern, Lodging & Entertainment, and Campus Liquor Complex licenses when included with this application

- [ ] $30.00 fee
- [ ] If owner is managing, no fee required

1. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years? ○ Yes ● No

2. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):

   a. Been denied an alcohol beverage license? ○ Yes ● No

   b. Had an alcohol beverage license suspended or revoked? ○ Yes ● No

   c. Had interest in another entity that had an alcohol beverage license suspended or revoked? ○ Yes ● No

   If you answered yes to a, b or c above, explain in detail on a separate sheet.

3. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? ○ Yes ● No

If "yes", explain in detail.

4. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ○ Yes ● No

or

Waiver by local ordinance? ○ Yes ○ No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,0000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ○ Yes ● No

6. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,0000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS. ☐ Yes ☒ No

For additional Retail Liquor Store only.

a. Was your Retail Liquor Store License issued on or before January 1, 2016? ☐ Yes ☐ No

b. Are you a Colorado resident? ☐ Yes ☐ No

7. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current financial interest in said business including any loans to or from a licensee. ☐ Yes ☒ No

8. Does the applicant, as listed on line 2 of this application, **have legal possession of the premises by ownership**, lease or other arrangement? ☒ Yes ☐ No

☐ Ownership ☒ Lease ☐ Other (Explain in detail)

a. If leased, list name of landlord and tenant, and date of expiration, **exactly** as they appear on the lease:

Landlord	Tenant	Expires
	TODD + JEN GRASSI	

b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question on page 9. ☐ Yes ☒ No

c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8½" X 11".

9. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.

Last Name	First Name

Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage

Last Name	First Name

Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage

Last Name	First Name

Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage

Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

10. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?.......... ○ Yes ● No

Number of additional Optional Premise areas requested. (See license fee chart) ______

For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

11. Liquor Licensed Drugstore (LLDS) applicants, answer the following:

a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?.. ○ Yes ○ No

If "yes" a copy of license must be attached.

12. Club Liquor License applicants answer the following: **Attach a copy of applicable documentation**

a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?...................... ○ Yes ○ No

b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?...................... ○ Yes ○ No

c. How long has the club been incorporated?..................................

d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?.................................. ○ Yes ○ No

13. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:

a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)... ○ Yes ○ No

14. Campus Liquor Complex applicants answer the following:

a. Is the applicant an institution of higher education?... ○ Yes ○ No

b. Is the applicant a person who contracts with the institution of higher education to provide food services?.. ○ Yes ○ No

If "yes" please provide a copy of the contract with the institution of higher education to provide food services.

15. For all on-premises applicants.

a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit an Manager Permit Application - DR 8000 and fingerprints.

Last Name of Manager	First Name of Manager
GRASSI	TODD

16. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number.. ○ Yes ● No

Name

Type of License	Account Number

17. Related Facility - Campus Liquor Complex applicants answer the following:

a. Is the related facility located within the boundaries of the Campus Liquor Complex?........ ○ Yes ○ No

If yes, please provide a map of the geographical location within the Campus Liquor Complex.

If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex.

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager	First Name of Manager

18. Entertainment Facility License

If Applicant is applying for an Entertainment Facility License, you affirm that your business model and aligns with the statutory privileges and requirements:.......... ○ Yes ○ No

Pursuant to 44-3-103(15.5) C.R.S., an Entertainment Facility means an establishment in which the primary business is to provide the public with sports or entertainment activities within its licensed premises; and that, incidental to its primary business, sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

If Applicant is applying for a Lodging Facility License, you affirm that your business model and aligns with the statutory privileges and requirements:.......... ○ Yes ○ No

Pursuant to 44-3-103(29) C.R.S., a Lodging Facility means an establishment in which the primary business is to provide the public with sleeping rooms and meeting facilities; and that sells and serves alcohol beverages at retail for consumption on the licensed premises; and has sandwiches and light snacks available for consumption on the licensed premises.

19. Tax Information.

a. 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

b. 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

If applicant is a corporation, partnership, association or limited liability company, applicant must list all **Officers, Directors, General Partners, and Managing Members**. In addition, applicant must list any stockholders, partners, or members with **ownership of 10% or more in the applicant. All persons listed below** must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.

Name	Date of Birth (MM/DD/YY)
TODD GRASSI	[redacted]

Street Address
[redacted]

City	State	ZIP Code	Position	% Owned
OURAY	CO	81427	OWNER	50

Name	Date of Birth (MM/DD/YY)
JENNIFER GRASSI	[redacted]

Street Address
[redacted]

City	State	ZIP Code	Position	% Owned
OURAY	CO	81427	OWNER	50

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

** If applicant is owned 100% by a parent company, please list the designated principal officer on above.

** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable)

** If total ownership percentage disclosed here does not total 100%, applicant must check this box:

☒ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.

I would like to apply for a Two-Year Renewal.. ○ Yes ○ No

Oath Of Applicant

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. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name	Title
TODD GRASSI	OWNER

Authorized Signature	Date (MM/DD/YY)
	07/29/26

Report and Approval of Local Licensing Authority (City/County)

Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)

For Transfer Applications Only - Is the license being transferred valid?........................ ○ Yes ○ No

The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:

☐ Fingerprinted

☐ Subject to background investigation, including NCIC/CCIC check for outstanding warrants

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license

(Check One)

○ Date of inspection or anticipated date

○ Will conduct inspection upon approval of state licensing authority

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?.. ○ Yes ○ No

☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?.. ○ Yes ○ No

NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.

☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?.. ○ Yes ○ No

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. **Therefore, this application is approved.**

Report and Approval of Local Licensing Authority (Continued)

Local Licensing Authority approves the Temporary Permit ○ Yes ○ No

Approval Date of the Temporary Permit	Expiration Date of the Temporary Permit

*If the temporary permit expires or an extension is required, the state liquor licensing authority should be notified of the status of the temporary permit.

**If the temporary permit information is not filled out for the transfer of ownership, the Transfer Application will not be accepted and processed.

Local Licensing Authority Approves this license for a two-year renewal ○ Yes ○ No

If "No", please cite the law, regulation, local ordinance or resolution that gives the local licensing authority the ability to deny the applicant and grounds for denial. Also, please provide any and all investigative reports, and administrative or criminal action that relate or justify this denial.

Proof of Violation

Local Licensing Authority for	Telephone Number	○ Town, City ○ County

Printed Name	Title
Signature	**Date (MM/DD/YY)**
Printed Name	**Title**
Signature	**Date (MM/DD/YY)**

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

Tax Check Authorization, Waiver, and Request to Release Information

I, TODD GRASSI

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter

"Waiver") on behalf of

(the "Applicant/Licensee")
JTG, LLC

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

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

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

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

Name (Individual/Business)

JTG, LLC DBA: ALPENGLOW TREAT CO.

Social Security Number/Tax Identification Number	Home Phone Number	Business/Work Phone Number
[redacted]	[redacted]	214-529-1783

Street Address

630 MAIN ST. UNIT B

City	State	ZIP Code
OURAY	CO	81427

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

TODD GRASSI

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information)	Date Signed
	7/29/26

Privacy Act Statement

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

DR 8404-I (03/20/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application**. (Please attach a separate sheet if necessary to enable you to answer questions completely)

1. Name of Business JTG, LLC	Home Phone Number —	Cellular Number 214-529-1783
2. Your Full Name (last, first, middle) GRASSI, TODD, RAYMOND	3. List any other names you have used	
4. Mailing address (if different from residence)	[redacted]	

5. List current residence address. Include any previous addresses within the last **five** years. (Attach separate sheet if necessary)

Street and Number	City, State, Zip	From	To
[redacted]			

6. List all employment within the last **five** years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business	Address (Street, Number, City, State, Zip)	Position Held	From	To
[redacted]				

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative	Relationship to You	Position Held	Name of Licensee

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.) ☐ Yes ☒ No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.) ☐ Yes ☒ No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)	☐ Yes ☒ No
11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)	☐ Yes ☒ No
12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)	☐ Yes ☒ No

Personal and Financial Information

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth	b. Social Security Number	c. Place of Birth	d. U.S. Citizen ☒ Yes ☐ No
[redacted]			

e. If Naturalized, state where	f. When	g. Name of District Court

h. Naturalization Certificate Number	i. Date of Certification	j. If an Alien, Give Alien's Registration Card Number	k. Permanent Residence Card Number

l. Height	m. Weight	n. Hair Color	o. Eye Color	p. Gender	q. Do you have a current Driver's License/ID? If so, give number and state. ☐ Yes ☐ No # ______ State ______

14. Financial Information.

a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other.
[redacted]

b. List the total amount of the **personal** investment , made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. $ [redacted]

*** If corporate investment only please skip to and complete section (d)**
**** Section b should reflect the total of sections c and e**

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount
[redacted]			

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount

e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

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

Authorized Signature	Print Signature	Title	Date
	TODD GRASSI	OWNER	7/29/20

DR 8404-I (03/20/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
(303) 205-2300

Individual History Record

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant, Tavern and Lodging and Entertainment class of retail license

Notice: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.** (Please attach a separate sheet if necessary to enable you to answer questions completely)

1. Name of Business Alpenglow Treat Co.	Home Phone Number [redacted]
2. Your Full Name (last, first, middle) Grassi Jennifer Hart	3. List any other names you have used Dawn, Adkins, Hart
[redacted]	[redacted]

5. List current residence address. Include any previous addresses within the last five years. (Attach separate sheet if necessary)

Street and Number	City, State, Zip	From	To
[redacted]			

6. List all employment within the last five years. Include any self-employment. (Attach separate sheet if necessary)

Name of Employer or Business	Address (Street, Number, City, State, Zip)	Position Held	From	To
[redacted]				

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

Name of Relative	Relationship to You	Position Held	Name of Licensee

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? (If yes, answer in detail.) ☐ Yes ☒ No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? (If yes, explain in detail.) ☐ Yes ☒ No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)	☐ Yes ☒ No
11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (If yes, explain in detail.)	☐ Yes ☒ No
12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)	☐ Yes ☒ No

Personal and Financial Information

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth	b. Social Security Number	c. Place of Birth	d. U.S. Citizen ☒ Yes ☐ No
[redacted]			

e. If Naturalized, state where	f. When	g. Name of District Court

h. Naturalization Certificate Number	i. Date of Certification	j. If an Alien, Give Alien's Registration Card Number	k. Permanent Residence Card Number

l. Height	m. Weight	n. Hair Color	o. Eye Color	p. Gender	q. Do you have a current Driver's License/ID? If so, give number and state.
[redacted]					

14. Financial Information.

a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. [redacted] ______

b. List the total amount of the **personal** investment , made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. $ [redacted]

*** If corporate investment only please skip to and complete section (d)**

**** Section b should reflect the total of sections c and e**

c. Provide details of the personal investment described in 14b. You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount
[redacted]			

d. Provide details of the corporate investment described in 14 (a). You must account for all of the sources of this investment. (Attach a separate sheet if needed)

Type: Cash, Services or Equipment	Loans	Account Type	Bank Name	Amount

e. Loan Information (Attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

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

Authorized Signature	Print Signature	Title	Date
Jennifer Grassi	Jennifer Grassi	Owner	

COMMERCIAL LEASE AGREEMENT

THIS LEASE dated May 1, 2026 **BETWEEN:**

630 Main Street Ouray LLC ("Landlord")

AND

JTG, LLC, Todd Grassi and Jen Grassi ("Tenant")

Premises: 630 Main St, Unit B, C, and D, Ouray, CO 81427. Middle floor, south side units.

Term: One (1) year beginning May 1, 2026 and ending April 30, 2027.

Rent: $1,300/month due on the 1st. 5-day grace period. Late fee: $35 + $5/day after day 5.

Renewal Option: Tenant may renew for five (5) additional years provided rent is paid in full on time ~~or within five (5) days of each month.~~ WITH RENTAL INCREASES TO BE DETERMINED

Utilities: Landlord pays all utilities through April 30, 2027. Beginning May 1, 2027 utilities will be fixed rate or separately metered at Landlord discretion.

Permitted Use: Retail / Food Service in compliance with all laws.

Hallway Use: Maximum of two (2) two-person tables. Must not obstruct hallway access at any time.

Trash: Tenant must provide a locking dumpster. Dumpster must remain locked when not in use.

Wildlife Clause: Cleanup required within 2 hours of 8:00 AM if disturbed. $25/hour billed if not completed.

Signage: Subject to Property Manager approval and discretion.

General: All other original lease terms remain in full force and effect.

SIGNATURES

Landlord: ______________________

Tenant (JTG, LLC): ______________________

Todd Grassi: ______________________

Jen Grassi: Jennifer Grassi

LANDLORD CONSENT FOR LIQUOR LICENSE APPLICATION

August 2, 2026

To: City of Ouray Liquor Licensing Authority

RE: JTG, LLC – 630 Main Street, Units B, C, and D, Ouray, Colorado 81427

David McHenry Family Trust, as owner of the property located at 630 Main Street, Units B, C, and D, Ouray, Colorado 81427, hereby consents to and authorizes JTG, LLC, Todd Grassi and Jen Grassi, their successors and assigns, to apply for, obtain, and maintain all liquor licenses and permits required by the State of Colorado, the City of Ouray, and any other applicable regulatory authority for the sale, service, and consumption of malt, vinous, and spirituous liquors at the above-referenced premises.

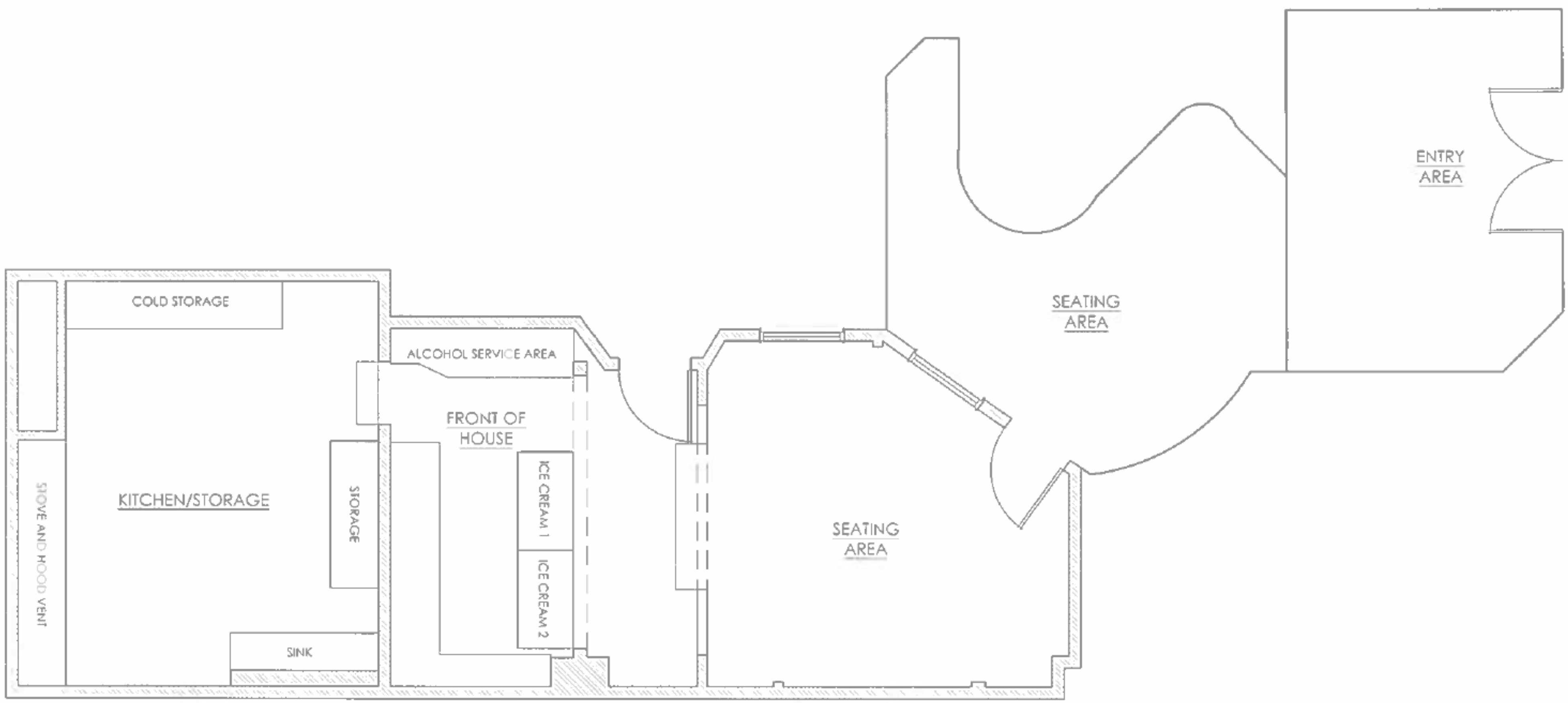
The property owner has no objection to the issuance of a liquor license for the premises and authorizes the use of the property address in connection with all applications, inspections, hearings, filings, and related licensing requirements.

This consent is provided in support of JTG, LLC's liquor license application and shall remain effective unless revoked in writing by the property owner.

Respectfully submitted,

/s/ Logan Tyler

Logan Tyler
Authorized Property Manager
For David McHenry Family Trust
630 Main Street
Ouray, Colorado 81427



[ALPENGLOW TREAT CO.]
AUGUST 06, 2026

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

JTG LLC

is a

Limited Liability Company

formed or registered on 03/25/2026 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20261368809 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/29/2026 that have been posted, and by documents delivered to this office electronically through 08/02/2026 @ 11:30:19 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/02/2026 @ 11:30:19 in accordance with applicable law. This certificate is assigned Confirmation Number 18856499 .

Jena Griswold

Secretary of State of the State of Colorado

End of Certificate

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

DR 0140 (02/16/11)
DEPARTMENT OF REVENUE
DENVER CO 80261-0013

Must collect taxes for:

SALES TAX LICENSE

STATE	COUNTY	CITY
COLORADO	OURAY	OURAY

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION					ISSUE DATE			LICENSE VALID TO DECEMBER 31
	county	city	industry	type	liability date	month	day	year	
[redacted]				L	050126	Apr	09	26	2027

THIS LICENSE IS NOT TRANSFERABLE

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION IN A CONSPICUOUS PLACE: 630 MAIN ST OURAY CO 81427-9903

JTG LLC
PO BOX 1086
OURAY CO 81427-1086

Executive Director
Department of Revenue

Operating Agreement

JTG LLC,
a Colorado Limited Liability Company

THIS OPERATING AGREEMENT of JTG LLC (the "Company") is entered into as of the date set forth on the signature page of this Agreement by each of the Members listed on Exhibit A of this Agreement.

A. The Members have formed the Company as a Colorado limited liability company under the Colorado Limited Liability Company Act. The purpose of the Company is to conduct any lawful business for which limited liability companies may be organized under the laws of the state of Colorado. The Members hereby adopt and approve the Articles of Organization of the Company filed with the Colorado Secretary of State.

B. The Members enter into this Agreement to provide for the governance of the Company and the conduct of its business, and to specify their relative rights and obligations.

ARTICLE 1: DEFINITIONS

Capitalized terms used in this Agreement have the meanings specified in this Article 1 or elsewhere in this Agreement and if not so specified, have the meanings set forth in the Colorado Limited Liability Company Act.

"Agreement" means this Operating Agreement of the Company, as may be amended from time to time.

"Capital Account" means, with respect to any Member, an account consisting of such Member's Capital Contribution, (1) increased by such Member's allocated share of income and gain, (2) decreased by such Member's share of losses and deductions,
(3) decreased by any distributions made by the Company to such Member, and
(4) otherwise adjusted as required in accordance with applicable tax laws.

"Capital Contribution" means, with respect to any Member, the total value of (1) cash and the fair market value of property other than cash and (2) services that are contributed and/or agreed to be contributed to the Company by such Member, as listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement.

"Exhibit" means a document attached to this Agreement labeled as "Exhibit A," "Exhibit B," and so forth, as such document may be amended, updated, or replaced from time to time according to the terms of this Agreement.

"Manager" means each Person who has authority to manage the business and affairs of the Company pursuant to this Agreement; such Persons are listed on Exhibit B, as may be updated from time to time according to the terms of this Agreement. A Manager may be, but is not required to be, a Member.

"Member" means each Person who acquires Membership Interest pursuant to this Agreement. The Members are listed on Exhibit A, as may be updated from time to time according to the terms of this Agreement. Each Member has the rights and obligations specified in this Agreement.

"Membership Interest" means the entire ownership interest of a Member in the Company at any particular time, including the right to any and all benefits to which a Member may be entitled as provided in this Agreement and under the Colorado Limited Liability Company Act, together with the obligations of the Member to comply with all of the terms and provisions of this Agreement.

"Ownership Interest" means the Percentage Interest or Units, as applicable, based on the manner in which relative ownership of the Company is divided.

"Percentage Interest" means the percentage of ownership in the Company that, with respect to each Member, entitles the Member to a Membership Interest and is expressed as either:

A. If ownership in the Company is expressed in terms of percentage, the percentage set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement; or

B. If ownership in the Company is expressed in Units, the ratio, expressed as a percentage, of:

(1) the number of Units owned by the Member (expressed as "MU" in the equation below) divided by

(2) the total number of Units owned by all of the Members of the Company (expressed as "TU" in the equation below).

$$\text{Percentage Interest} = \frac{MU}{TU}$$

"Person" means an individual (natural person), partnership, limited partnership, trust, estate, association, corporation, limited liability company, or other entity, whether domestic or foreign.

"Units" mean, if ownership in the Company is expressed in Units, units of ownership in the Company, that, with respect to each Member, entitles the Member to a Membership Interest which, if applicable, is expressed as the number of Units set forth opposite the name of each Member on Exhibit A, as may be adjusted from time to time pursuant to this Agreement.

ARTICLE 2: CAPITAL CONTRIBUTIONS, ADDITIONAL MEMBERS, CAPITAL ACCOUNTS AND LIMITED LIABILITY

2.1 **Initial Capital Contributions**. The names of all Members and each of their respective addresses, initial Capital Contributions, and Ownership Interests must be set forth on Exhibit A. Each Member has made or agrees to make the initial Capital Contribution set forth next to such Member's name on Exhibit A to become a Member of the Company.

2.2 **Subsequent Capital Contributions**. Members are not obligated to make additional Capital Contributions unless unanimously agreed by all the Members. If subsequent Capital Contributions are unanimously agreed by all the Members in a consent in writing, the Members may make such additional Capital Contributions on a pro rata basis in accordance with each Member's respective Percentage Interest or as otherwise unanimously agreed by the Members.

2.3 **Additional Members.**

A. With the exception of a transfer of interest (1) governed by Article 7 of this Agreement or (2) otherwise expressly authorized by this Agreement, additional Persons may become Members of the Company and be issued additional Ownership Interests only if approved by and on terms determined by a unanimous written agreement signed by all of the existing Members.

B. Before a Person may be admitted as a Member of the Company, that Person must sign and deliver to the Company the documents and instruments, in the form and containing the information required by the Company, that the Managers deem necessary or desirable. Membership Interests of new Members will be allocated according to the terms of this Agreement.

2.4 **Capital Accounts**. Individual Capital Accounts must be maintained for each Member, unless (a) there is only one Member of the Company and (b) the Company is exempt according to applicable tax laws. Capital Accounts must be maintained in accordance with all applicable tax laws.

2.5 **Interest**. No interest will be paid by the Company or otherwise on Capital Contributions or on the balance of a Member's Capital Account.

2.6 **Limited Liability; No Authority.** A Member will not be bound by, or be personally liable for, the expenses, liabilities, debts, contracts, or obligations of the Company, except as otherwise provided in this Agreement or as required by the Colorado Limited Liability Company Act. Unless expressly provided in this Agreement, no Member, acting alone, has any authority to undertake or assume any obligation, debt, or responsibility, or otherwise act on behalf of, the Company or any other Member.

ARTICLE 3: ALLOCATIONS AND DISTRIBUTIONS

3.1 **Allocations**. Unless otherwise agreed to by the unanimous consent of the Members any income, gain, loss, deduction, or credit of the Company will be allocated for accounting and tax purposes on a pro rata basis in proportion to the respective Percentage Interest held by each Member and in compliance with applicable tax laws.

3.2 **Distributions**. The Company will have the right to make distributions of cash and property to the Members on a pro rata basis in proportion to the respective Percentage Interest held by each Member. The timing and amount of distributions will be determined by the Managers in accordance with the Colorado Limited Liability Company Act.

3.3 **Limitations on Distributions**. The Company must not make a distribution to a Member if, after giving effect to the distribution:

A. The Company would be unable to pay its debts as they become due in the usual course of business; or

B. The fair value of the Company's total assets would be less than the sum of its total liabilities plus the amount that would be needed, if the Company were to be dissolved at the time of the distribution, to satisfy the preferential rights upon dissolution of Members, if any, whose preferential rights are superior to those of the Members receiving the distribution.

ARTICLE 4: MANAGEMENT

4.1 **Management**.

A. **Generally**. Subject to the terms of this Agreement and the Colorado Limited Liability Company Act, the business and affairs of the Company will be managed by the Board of Managers, as further described below.The Members initially nominate and elect the Person(s) set forth on Exhibit B to serve as the Manager(s) of the Company.

B. **Approval and Action**. Unless greater or other authorization is required pursuant to this Agreement or under the Colorado Limited Liability Company Act for the Company to engage in an activity or transaction, all activities or transactions must be approved by the Members, to constitute the act of the Company or serve to bind the Company, but if the Managers cannot reach a majority vote, the dispute will be submitted to the Members to be resolved by the affirmative vote of the Members holding at least a majority of the Voting Interest of the Company. With such approval, the signature of any Managers authorized to sign on behalf of the Company is sufficient to bind the Company with respect to the matter or matters so approved. Without such approval, no Managers acting alone may bind the Company to any agreement with or obligation to any third party or represent or claim to have the ability to so bind the Company.

C. **Certain Decisions Requiring Greater Authorization**. Notwithstanding clause B above, the following matters require unanimous approval of the Members in a consent in writing to constitute an act of the Company:

(i) A material change in the purposes or the nature of the Company's business;

(ii) With the exception of a transfer of interest governed by Article 7 of this Agreement, the admission of a new Member or a change in any Member's Membership Interest, Ownership Interest, Percentage Interest, or Voting Interest in any manner other than in accordance with this Agreement;

(iii) An amendment to the Articles of Organization;

(iv) The merger of the Company with any other entity or the sale of all or substantially all of the Company's assets; and

(v) The amendment of this Agreement.

4.2 **Meetings of Managers**. Regular meetings of the Managers are not required but may be held at such time and place as the Managers deem necessary or desirable for the reasonable management of the Company. Meetings may take place in person, by conference call, or by any other means permitted under the Colorado Limited Liability Company Act. In addition, Company actions requiring a vote may be carried out without a meeting if.

4.3 **Officers**. The Managers are authorized to appoint one or more officers from time to time. The officers will have the titles, the authority, exercise the powers, and perform the duties that the Managers determine from time to time. Each officer will continue to perform and hold office until such time as (a) the officer's successor is chosen and appointed by the Managers; or (b) the officer is dismissed or terminated by the Managers, which termination will be subject to applicable law and, if an effective employment agreement exists between the officer and the Company, the employment agreement. Subject to applicable law and the employment agreement (if any), each officer will serve at the direction of Managers, and may be terminated, at any time and for any reason, by the Managers.

ARTICLE 5: ACCOUNTS AND ACCOUNTING

5.1 **Accounts**. The Company must maintain complete accounting records of the Company's business, including a full and accurate record of each Company transaction. The records must be kept at the Company's principal executive office and must be open to inspection and copying by Members during normal business hours upon reasonable notice by the Members wishing to inspect or copy the records or their authorized representatives, for purposes reasonably related to the Membership Interest of such Members. The costs of inspection and copying will be borne by the respective Member.

5.2 **Records**. The Managers will keep or cause the Company to keep the following business records.

(i) An up to date list of the Members, each of their respective full legal names, last known business or residence address, Capital Contributions, the amount and terms of any agreed upon future Capital Contributions, and Ownership Interests, and Voting Interests;

(ii) A copy of the Company's federal, state, and local tax information and income tax returns and reports, if any, for the six most recent taxable years;

(iii) Minutes of any special or annual meetings ordered pursuant to Colorado law;

(iv) A copy of the Articles of Organization of the Company, as may be amended from time to time ("Articles of Organization"); and

(v) An original signed copy, which may include counterpart signatures, of this Agreement, and any amendments to this Agreement, signed by all then-current Members.

5.3 **Income Tax Returns.** Within 45 days after the end of each taxable year, the Company will use its best efforts to send each of the Members all information necessary for the Members to complete their federal and state tax information, returns, and reports and a copy of the Company's federal, state, and local tax information or income tax returns and reports for such year.

5.4 **Subchapter S Election**. The Company may, upon unanimous consent of the Members, elect to be treated for income tax purposes as an S Corporation. This designation may be changed as permitted under the Internal Revenue Code Section 1362(d) and applicable Regulations.

5.5 **Tax Matters Member**. Anytime the Company is required to designate or select a tax matters partner or partnership representative, pursuant to Section 6223 of the Internal Revenue Code and any regulations issued by the Internal Revenue Service, the Members must designate one of the Members as the tax matters partner or partnership representative of the Company and keep such designation in effect at all times.

5.6 **Banking**. All funds of the Company must be deposited in one or more bank accounts in the name of the Company with one or more recognized financial institutions. The Managers are authorized to establish such accounts and complete, sign, and deliver any banking resolutions reasonably required by the respective financial institutions in order to establish an account.

ARTICLE 6: MEMBERSHIP VOTING AND MEETINGS

6.1 **Members and Voting Rights**. The Members have the right and power to vote on all matters with respect to which the Articles of Organization, this Agreement, or the Colorado Limited Liability Company Act requires or permits. Unless otherwise stated in this Agreement (for example, in Section 4.1(c)) or required under the Colorado Limited Liability Company Act, the vote of the Members holding at least a majority of the Voting Interest of the Company is required to approve or carry out an action.

6.2 **Meetings of Members**. Annual, regular, or special meetings of the Members are not required but may be held at such time and place as the Members deem necessary or desirable for the reasonable management of the Company. Meetings may be called by any Member or Members, holding 10% or more of the Percentage Interests, for the purpose of addressing any matters on which the Members may vote. A written notice setting forth the date, time, and location of a meeting must be sent at least ten (10) days but no more than sixty (60) days before the date of the meeting to each Member entitled to vote at the meeting. A Member may waive notice of a meeting by sending a signed waiver to the Company's principal executive office or as otherwise provided in the Colorado Limited Liability Company Act. In any instance in which the approval of the Members is required under this Agreement, such approval may be obtained in any manner permitted by the Colorado Limited Liability Company Act, including by conference call or similar communications equipment. Any action that could be taken at a meeting may be approved by a consent in writing that describes the action to be taken and is signed by Members holding the minimum. Voting Interest required to approve the action. If any action is taken without a meeting and without unanimous written consent of the Members, notice of such action must be sent to each Member that did not consent to the action.

ARTICLE 7: WITHDRAWAL AND TRANSFERS OF MEMBERSHIP INTERESTS

7.1 **Withdrawal**. Members may withdraw from the Company prior to the dissolution and winding up of the Company (a) by transferring or assigning all of their respective Membership Interests pursuant to Section 7.2 below, or (b) if all of the Members unanimously agree in a written consent. Subject to the provisions of Article 3, a Member that withdraws pursuant to this Section 7.1 will be entitled to a distribution from the Company in an amount equal to such Member's Capital Account.

7.2 **Restrictions on Transfer; Admission of Transferee.** A Member may transfer Membership Interests to any other Person without the consent of any other Member. A person may acquire Membership Interests directly from the Company upon the written consent of all Members. A Person that acquires Membership Interests in accordance with this Section 7.2 will be admitted as a Member of the Company only after the requirements of Section 2.3(b) are complied with in full.

ARTICLE 8: DISSOLUTION

8.1 **Dissolution.** The Company will be dissolved upon the first to occur of the following events:

(i) The unanimous agreement of all Members in a consent in writing to dissolve the Company;

(ii) Entry of a decree of judicial dissolution under Colorado Limited Liability Company Act;

(iii) At any time that there are no Members, unless and provided that the Company is not otherwise required to be dissolved and wound up, within 90 days after the occurrence of the event that terminated the continued membership of the last remaining Member, the legal representative of the last remaining Member agrees in writing to continue the Company and (i) to become a Member; or (ii) to the extent that the last remaining Member assigned its interest in the Company, to cause the Member's assignee to become a Member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining Member;

(iv) The sale or transfer of all or substantially all of the Company's assets;

(v) A merger or consolidation of the Company with one or more entities in which the Company is not the surviving entity.

8.2 **No Automatic Dissolution Upon Certain Events**. Unless otherwise set forth in this Agreement or required by applicable law, the death, incapacity, disassociation, bankruptcy, or withdrawal of a Member will not automatically cause a dissolution of the Company.

ARTICLE 9: INDEMNIFICATION

9.1 **Indemnification**. The Company has the power to defend, indemnify, and hold harmless any Person who was or is a party, or who is threatened to be made a party, to any Proceeding (as that term is defined below) by reason of the fact that such Person was or is a Member, Manager, officer, employee, representative, or other agent of the Company, or was or is serving at the request of the Company as a director, Governor, officer, employee, representative or other agent of another limited liability company, corporation, partnership, joint venture, trust, or other enterprise (each such Person is referred to as a "Company Agent"), against Expenses (as that term is defined below), judgments, fines, settlements, and other amounts (collectively, "Damages") to the maximum extent now or hereafter permitted under Colorado law. "Proceeding," as used in this Article 9, means any threatened, pending, or completed action, proceeding, individual claim or matter within a proceeding, whether civil, criminal, administrative, or investigative. "Expenses," as used in this Article 9, includes, without limitation, court costs, reasonable attorney and expert fees, and any expenses incurred relating to establishing a right to indemnification, if any, under this Article 9.

9.2 **Mandatory.** The Company must defend, indemnify and hold harmless a Company Agent in connection with a Proceeding in which such Company Agent is involved if, and to the extent, Colorado law requires that a limited liability company indemnify a Company Agent in connection with a Proceeding.

9.3 **Expenses Paid by the Company Prior to Final Disposition**. Expenses of each Company Agent indemnified or held harmless under this Agreement that are actually and reasonably incurred in connection with the defense or settlement of a Proceeding may be paid by the Company in advance of the final disposition of a Proceeding if authorized by a vote of the Members that are not seeking indemnification holding a majority of the Voting Interests (excluding the Voting Interest of the Company Agent seeking indemnification). Before the Company makes any such payment of Expenses, the Company Agent seeking indemnification must deliver a written undertaking to the Company stating that such Company Agent will repay the applicable Expenses to the Company unless it is ultimately determined that the Company Agent is entitled or required to be indemnified and held harmless by the Company (as set forth in Sections 9.1 or 9.2 above or as otherwise required by applicable law).

ARTICLE 10: GENERAL PROVISIONS

10.1 **Notice**. (a) Any notices (including requests, demands, or other communications) to be sent by one party to another party in connection with this Agreement must be in writing and delivered personally, by reputable overnight courier, or by certified mail (or equivalent service offered by the postal service from time to time) to the following addresses or as otherwise notified in accordance with this Section: (i) if to the Company, notices must be sent to the Company's principal executive office; and (ii) if to a Member, notices must be sent to the Member's last known address for notice on record. (b) Any party to this Agreement may change its notice address by sending written notice of such change to the Company in the manner specified above. Notice will be deemed to have been duly given as follows: (i) upon delivery, if delivered personally or by reputable overnight carrier or (ii) five days after the date of posting if sent by certified mail.

10.2 **Entire Agreement; Amendment**. This Agreement along with the Articles of Organization (together, the "Organizational Documents"), constitute the entire agreement among the Members and replace and supersede all prior written and oral understandings and agreements with respect to the subject matter of this Agreement, except as otherwise required by the Colorado Limited Liability Company Act. There are no representations, agreements, arrangements, or undertakings, oral or written, between or among the Members relating to the subject matter of this Agreement that are not fully expressed in the Organizational Documents. This Agreement may not be modified or amended in any respect, except in a writing signed by all of the Members, except as otherwise required or permitted by the Colorado Limited Liability Company Act.

10.3 **Governing Law; Severability**. This Agreement will be construed and enforced in accordance with the laws of the state of Colorado. If any provision of this Agreement is held to be unenforceable by a court of competent jurisdiction for any reason whatsoever, (i) the validity, legality, and enforceability of the remaining provisions of this Agreement (including without limitation, all portions of any provisions containing any such unenforceable provision that are not themselves unenforceable) will not in any way be affected or impaired thereby, and (ii) to the fullest extent possible, the unenforceable provision will be deemed modified and replaced by a provision that approximates the intent and economic effect of the unenforceable provision and the Agreement will be deemed amended accordingly.

10.4 **Further Action**. Each Member agrees to perform all further acts and execute, acknowledge, and deliver any documents which may be reasonably necessary, appropriate, or desirable to carry out the provisions of this Agreement.

10.5 **No Third Party Beneficiary**. This Agreement is made solely for the benefit of the parties to this Agreement and their respective permitted successors and assigns, and no other Person or entity will have or acquire any right by virtue of this Agreement. This Agreement will be binding on and inure to the benefit of the parties and their heirs, personal representatives, and permitted successors and assigns.

10.6 **Incorporation by Reference**. The recitals and each appendix, exhibit, schedule, and other document attached to or referred to in this Agreement are hereby incorporated into this Agreement by reference.

10.7 **Counterparts**. This Agreement may be executed in any number of counterparts with the same effect as if all of the Members signed the same copy. All counterparts will be construed together and will constitute one agreement.

[Remainder Intentionally Left Blank.]

IN WITNESS WHEREOF, the parties have executed or caused to be executed this Operating Agreement and do each hereby represent and warrant that their respective signatory, whose signature appears below, has been and is, on the date of this Agreement, duly authorized to execute this Agreement.

Dated: 3/25/21

Signature of Todd R Grassi

Jennifer D. Grassi

Signature of Jennifer D Grassi

EXHIBIT A
MEMBERS

The Members of the Company and their respective addresses, Capital Contributions, and Ownership Interests are set forth below. The Members agree to keep this Exhibit A current and updated in accordance with the terms of this Agreement, including, but not limited to, Sections 2.1, 2.3, 2.4, 7.1, 7.2, and 10.1.

Members	Capital Contribution	Percentage Interest
Todd R Grassi 630 Main Street Ouray, Colorado 81427	______________	50
Jennifer D Grassi 630 Main Street Ouray, Colorado 81427	______________	50

EXHIBIT B
MANAGERS

Manager(s) of the Company are set forth below.

- Todd R Grassi
- Jennifer D Grassi

Colorado
Secretary of State

Colorado Secretary of State
ID#: 20261368809
Document #: 20261368809
Filed on: 03/25/2026 07:43:24 AM
Paid: $50.00

Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is JTG LLC

The principal office street address is

630 Main Street
Ouray CO 81427
US

The principal office mailing address is

630 Main Street
Ouray CO 81427
US

The name of the registered agent is TODD RAYMOND GRASSI

The registered agent's street address is

630 Main Street
Ouray CO Ouray
US

The registered agent's mailing address is

630 Main Street
Ouray CO Ouray
US

The person above has agreed to be appointed as the registered agent for this entity.

The management of the limited liability company is vested in Managers

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Todd R Grassi
630 Main Street
Ouray CO 81427
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Todd McReynolds
11501 Domain Dr Ste 200
Austin TX 78758
US

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To:	Mayor & City Council
From:	Michelle Metteer
Date:	September 21, 2026
Agenda Item:	333 6th Ave Building Update

REQUEST:

Council to provide direction to staff on the following items:

- Does the Council wish to continue exploring the option of a temporary gym facility at 333 6th Ave? (yes or no)
- Does the Council wish to consider 333 6th Ave for the utilization of workforce housing? (yes or no)
- Does the Council wish to maintain the option of utilizing 333 6th Ave for a future Police Department at an estimated cost (first floor only) of $1,642,482? See Ouray Facility Assessment PD pg 7 of 37 Alternate 1 attached. (yes or no)
- If all of the above answers are no - does the Council wish to sell 333 6th Ave? (yes or no)

INTRODUCTION:

333 6th Ave was purchased in 2025 for the purpose of a police department and possible upper-floor workforce housing. Since that time, an assessment was conducted on the building providing an estimate of costs for creating a first-floor police department which came in at substantially-higher than originally anticipated. Additionally, an ongoing community conversation has taken place to understand the best path forward with how to handle community policing options (rebuild an in-house police department or contract with the Sheriff's Office) as well as how to address gym facility needs and potential temporary gym location options. All the while, the building has sat empty, not being utilized for either police department purposes or to bring in workforce housing rental revenue.

For the option of housing a temporary gym, staff was tasked with providing a cost assessment to better understand the estimate of needed repairs and improvements to bring the first floor up to code for a commercial gym operation. Staff was also to research the zoning and code requirements for housing a gym facility at this location.

ANALYSIS:

Contract planner Scot Hunn has provided the following analysis of the zoning as well as parking and ADA requirements for housing a gym at this location:

1. *From a zoning perspective, the building is owned by the City and located within the C1 Zone District. Therefore, the property is considered a "Government Facility." Government facilities - without regard for what the City's intended use(s) are for that facility - within the C1 Zone Districted are permitted uses - by right.*
2. *However, when looking at the City's parking requirements, a few things are of concern:*
   - *My interpretation of the Code is that parking requirements <u>are</u> applicable due primarily to the change of ownership (from private to governmental) as well as the corresponding change in use of the building which constitutes a "new use." The Code is clear that the parking requirements apply to "new" uses.*
   - *The Code requires off-street (onsite) parking for any potential use of the property. With the exception of one (1) space that the Code allows to be accommodated on-street, there is no available land area on the property to accommodate required parking (whether for residential or commercial purposes).*
   - *The Code requires ADA accessible parking; again, this will be difficult to achieve on-street or onsite.*
   - *The Code does exempt parking for properties on Main Street or within 1/2 city block from Main Street. Unfortunately, the property is located more than 1/2 city block from the intersection of Main Street.*
3. *The property appears to pre-date the City's current parking requirements and therefore should be considered pre-existing, nonconforming.*

It appears that two things are true at the same time: the property can be used for governmental purposes AND whatever uses are proposed, parking will likely not comply with the City's minimum requirements.

The anticipated assessment team City staff was planning to use for providing a cost estimate to bring the building to code for the use of a commercial gym is no longer an option, thus setting back the timeline. If Council still wishes to obtain an assessment, staff anticipates a 6-week or more turnaround time and costs to exceed $20k (based on the cost estimates for a poolhouse assessment).

The PD Facility Assessment by architect Jim Keo outlines the costs associated with creating a first-floor police department at this location. The City has been discussing the value of saving for capital improvements in order to pay with cash. This may be a situation whereby if the Council wishes to maintain this option, they set up an annual plan to save toward this capital improvement for future construction. Another option might be to consider a future PD in a new location.

Workforce housing could be utilized at this location as the original use of the property was residential. The Council could choose to create workforce housing at this location for the use by City employees, first responders and other government service level-positions if desired.

If none of the above options are selected, staff recommends the Council consider selling the property.

BUDGET / STAFF IMPACT: Tbd based on Council direction. Staff recommends a "save first, then spend" approach for any option requiring financial investment.

ORGANIZATIONAL ALIGNMENT: Each of these options can align with organizational goals.

RECOMMENDED ACTION OR PROPOSED MOTION:
Staff recommends selecting one option and providing direction to the staff.

ATTACHMENT(S):

- Police Department Facility Assessment.

CITY OF OURAY COLORADO

FACILITY NEEDS ASSESSMENT

POLICE DEPARTMENT **ADDENDUM 1 & 2 11/ 17/2025**

KEO studioworks

TABLE OF CONTENTS

Assessment Summary Police Department	1-2
Concept Design and Planning	3-6
EOPC - Preliminary Estimates	7
Department Data Sheets Parks Public Works	8-11
333 6th Ave Facility Engineering Reports	12-37
Structural	13-23
MEP	24-37

Police Facility Assessment Summary

The current Police Department facility, located within City Hall, consists of a single room of approximately 500 square feet accessed directly from a public corridor. This space lacks the fundamental operational, security, training, and workspace requirements necessary to support a safe, functional, and professional law enforcement environment. These deficiencies also contribute to challenges in officer retention, operational efficiency, and workplace safety.

Through the course of this assessment, it became evident that both the size and the location of the existing space significantly hinder the department's ability to perform core functions. The limited space, absence of secure zones, and inadequate proximity to essential support areas negatively impact daily operations and long-term department growth.

Security Deficiencies

- No secure barrier between public access and officer areas
- No bullet-resistant construction at the front windows, lobby, or service counter
- Limited or no security features:
  - Panic alarms
  - Bullet resistance in Lobby/ Secure area
  - Adequate surveillance cameras
  - Street front barrier protection
- Public entry point and lobby are unprotected

Space & Functional Deficiencies

- **No private offices** for the Chief or Sergeant
- **No squad room** for officer coordination
- **No interview room** with required adjacent restroom
- **No holding cell** or temporary holding area
- **No sally port** for secure prisoner transfer
- **No armory** for weapons storage and cleaning
- **No training space**
- **No break area** or locker room
- Officer lockers are isolated and insufficient
- Radios, equipment, and weapons are not stored in dedicated or co-located spaces
- Public restrooms are used by officers—this is not secure or appropriate
- Inadequate mail, desk, and workspace areas
- **Storage** is limited and not secure
- **Armory needed**
- **Evidence** is comingled with City Hall storage spaces, and lacks space and facilities for proper processing. Adjacent plubming lines lack of dedicated HVAC is a current hazard.

General Building Deficiencies

- ADA Compliance
- Energy Code Compliance

Overall Assessment

The facility is **critically undersized, insecure, and outdated**, posing safety risks and severely limiting functionality. Immediate plans for relocation are strongly recommended.

CRITICAL FACILITY PRIORITIES

1

Security Risks

Current facility provides no secure separation, force protection, or controlled access.

2

Operational Space Shortfall

Essential police functions cannot be performed due to severe space limitations.

3

Evidence Risk

Holding, transfer, storage, and processing cannot be conducted safely or properly.

4

Unsafe Working Conditions

Environment threatens safety, retention, and operational readiness.

Recent Acquisition for Police Department

Total interior livable area: 3,112 sqft
1,481 sqft lot
Built in 1982
Three Story

With the City's acquisition of the property at **333 6th Avenue**, we evaluated its potential as a dedicated site for a new police facility. Conceptual planning efforts explored a building footprint and layout capable of supporting required program spaces, secure and public access points, moderate force protection strategies, and facility security systems appropriate for modern policing needs.

The findings from this work have informed a conceptual construction budget and a formal Space Needs Assessment. Together, these deliverables provide the City and the Police Department with a clear, actionable framework for pursuing critical facility upgrades.

CONTEXT MAP
N.T.S.

OURAY POLICE DEPATMENT SPACE NEEDS ANYLISIS

Milestones		2025		2030		2035		2040		25	30	35	40		2025	2030	2035	2040
		Staffing Projection								Number of Spaces				Space Code	Area Totals	Area Totals	Area Totals	Area Totals
full time-part time		FT	PT	FT	PT	FT	PT	FT	PT									
POLICE DEPARTMENT																		
ENTRY LOBBY										1	1	1	1	100	100	100	100	100
FRONT OFFICE - ADMIN. ASSIST.		1		1		1		1		1	1	1	1	120	120	120	120	120
CHIEF OFFICE		1		1		1		1		1	1	1	1	160	160	160	160	160
SQUAD ROOM (OFFICERS)		4	2	4	2	4	2	4	2	1	1	1	1	280	280	280	280	280
STAFF/ OFFICER PART -TIME										2	2	2	2	80	160	160	160	160
REPORT WRITING										1	1	1	1	80	80	80	80	80
LOCKERS/ SHOWER										1	1	1	1	120	120	120	120	120
EQUIPT. STORAGE - IMM										1	1	1	1	80	80	80	80	80
SECURE ENTRY (SALLY P.)										1	1	1	1	80	80	80	80	80
INTERVIEW ROOM										1	1	1	1	100	100	100	100	100
ARMORY										1	1	1	1	100	100	100	100	100
JUV. INTERVIEW/ REPORT										1	1	1	1	80	80	80	80	80
RESTROOM - INTERVIEW- JUV.										1	1	1	1	80	80	80	80	80
STAFF RESTROOMS M/W (2)										1	1	1	1	128	128	128	128	128
T. HOLDING CELL W/ RESTRM										1	1	2	2	180	180	180	360	360
EVIDENCE STORAGE - HVAC SEPARATE										1	1	1	1	180	180	180	180	180
EVIDENCE PROCESSING - HVAC SEPARATE										1	1	1	1	80	80	80	80	80
JANITOR CLOSET										1	1	1	1	15	15	15	15	15
TRAINING ROOM- TBD																		
Subtotals		0	0	0	0	0	0	0	0						2,123	2,123	2,303	2,303
Circulation	25%														531	531	576	576
Net Area															2,654	2,654	2,879	2,879

ADDITOINAL PROGRAM CONTEXT

City of Ouray Police Department Regional Leadership and Training Initiative

The Ouray Police Department has an opportunity to take on a collaborative leadership role in shaping a regional approach to public safety within Ouray County. As part of this initiative, a strong emphasis has been placed on integrating a training component into the overall program. This is envisioned to enhance staff and patrol experience, pull together the regions police and public safety entities, and increase existing and new staff retention.

Interest has been expressed in incorporating a dedicated training element within the proposed new facility. This concept will be further explored to determine how such a component can be effectively integrated into the property located at 333 6th Avenue. In parallel, the Police Chief will pursue grant opportunities and evaluate the feasibility of securing additional space suitable for developing a regional training facility.

This initiative aims to enhance regional public safety capacity, foster inter-agency collaboration, and support ongoing professional development for law enforcement and emergency services personnel throughout the county.

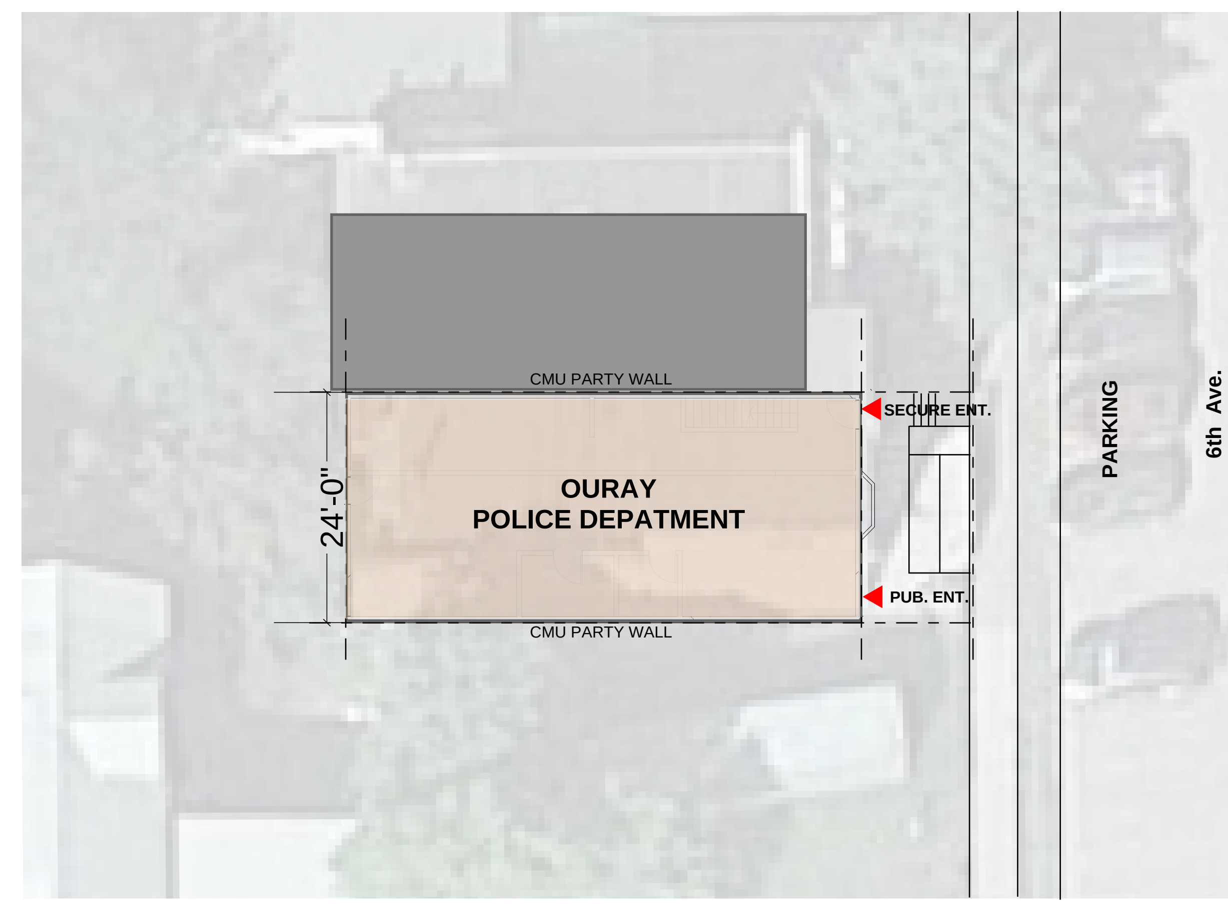
PROGRAM DISTRIBUTION

1st floor
Interview room/report writing
Training/Conference/Community Policing Room
break room
Holding cell(s)
public reception

2nd floor
Evidence storage
Evidence Processing/submission area
Departmental Armory/weapon storage
Equipment Storage
Patrol briefing room
locker/changing rooms
shower/decontamination

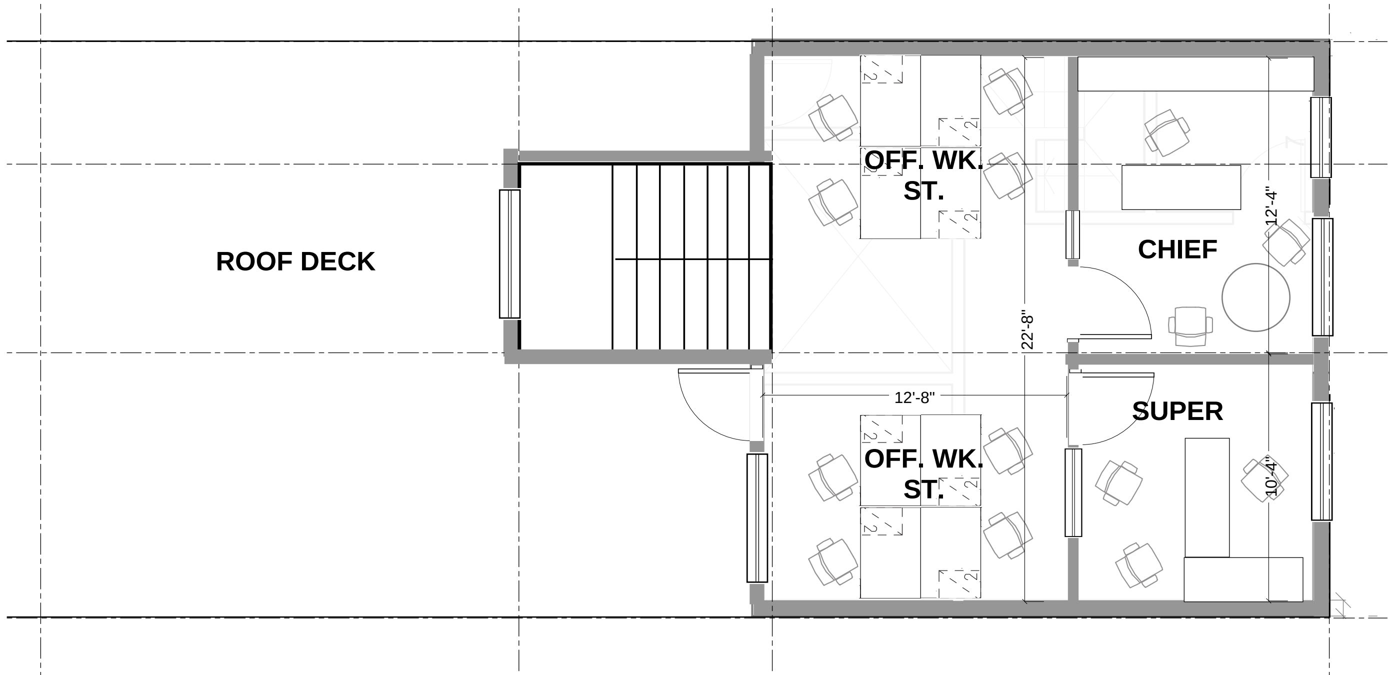
3rd floor
Chief's Office
Supervisor's Office
Officer work stations

CONTEXT MAP
N.T.S.

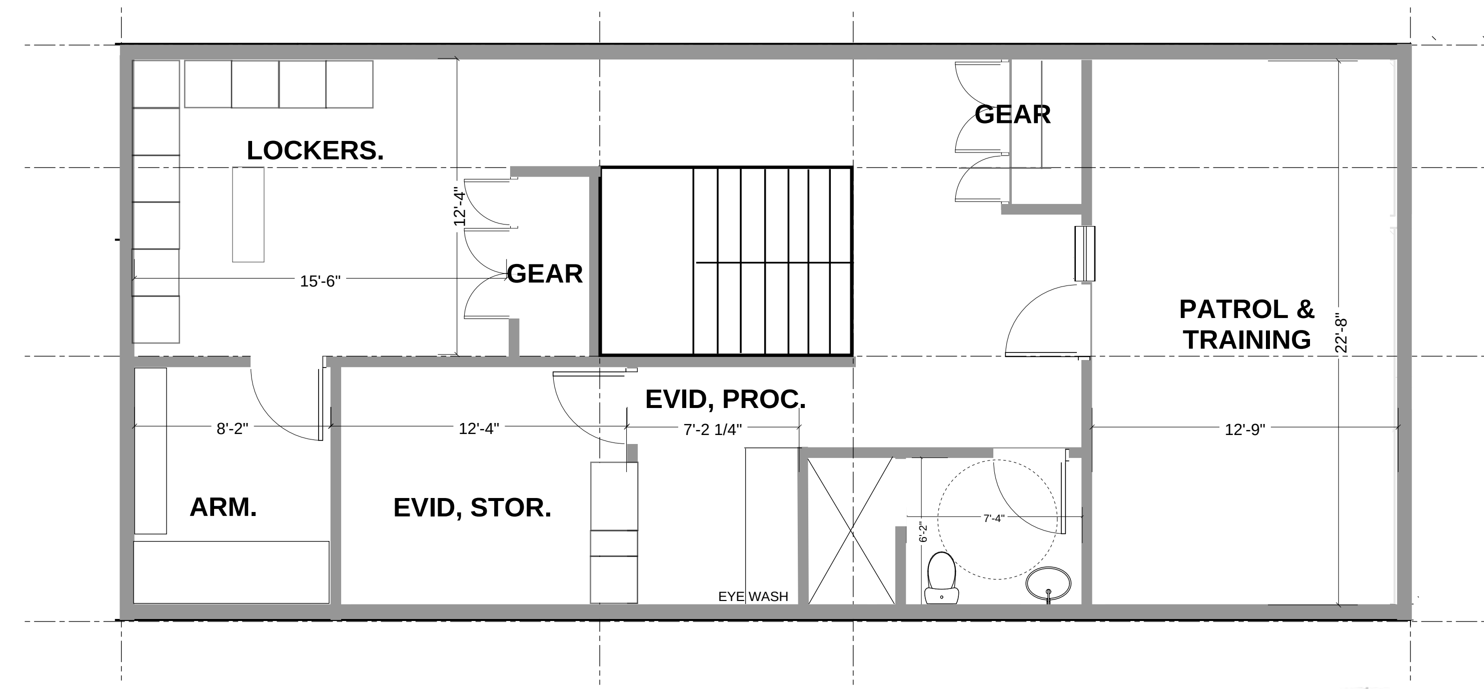


SITE DIAGRAM
1: 10

SITE PLAN
1: 10



THIRD LEVEL PLAN
1/8" = 1'-0"

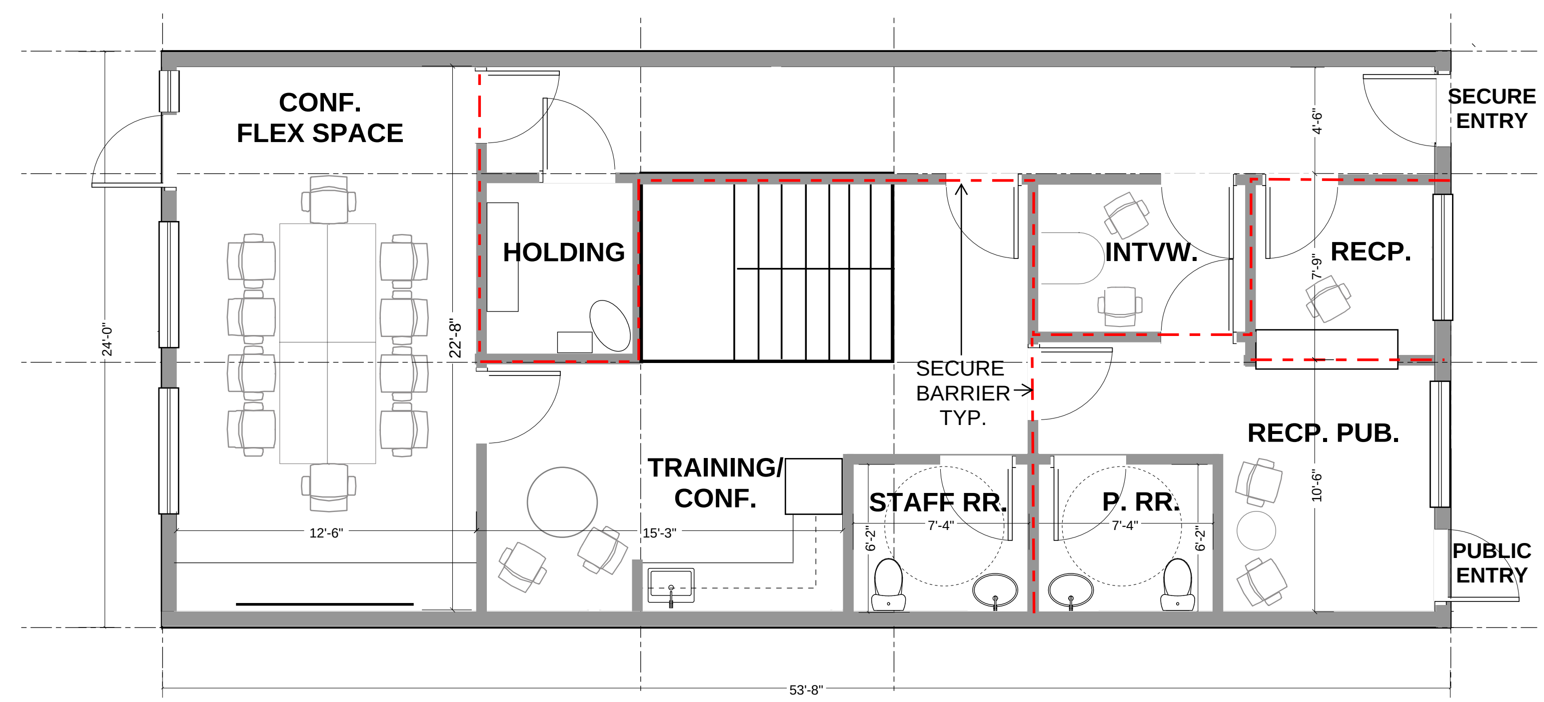


SECOND LEVEL PLAN
1/8" = 1'-0"

1st floor
Interview room/report writing
Training/Conference/Community Policing Room
break room
Holding cell(s)
public reception

2nd floor
Evidence storage
Evidence Processing/submission area
Departmental Armory/weapon storage
Equipment Storage
Patrol briefing room
locker/changing rooms
shower/decontamination

3rd floor
Chief's Office
Supervisor's Office
Officer work stations

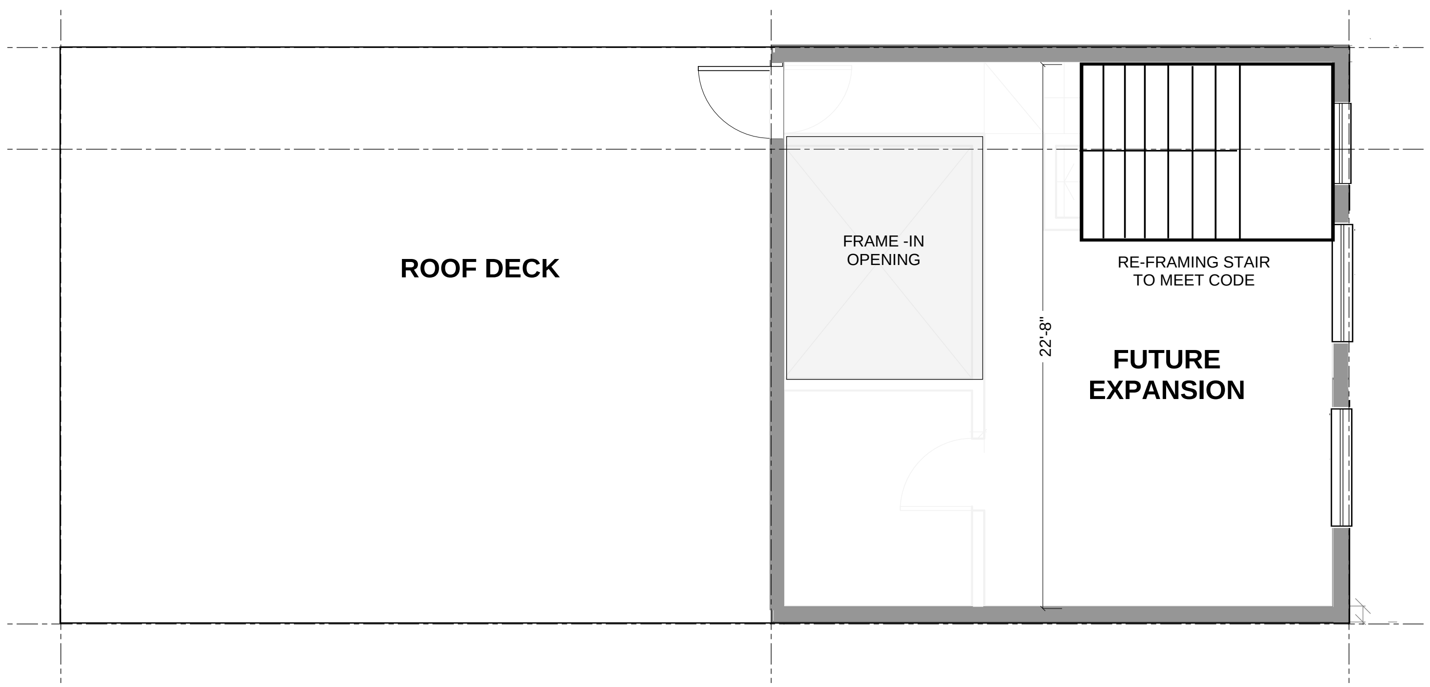


FIRST LEVEL	1,294	SF
SECOND LEVEL	1,294	SF
THIRD LEVEL	678	SF
TOTAL GROSS	3,266	SF

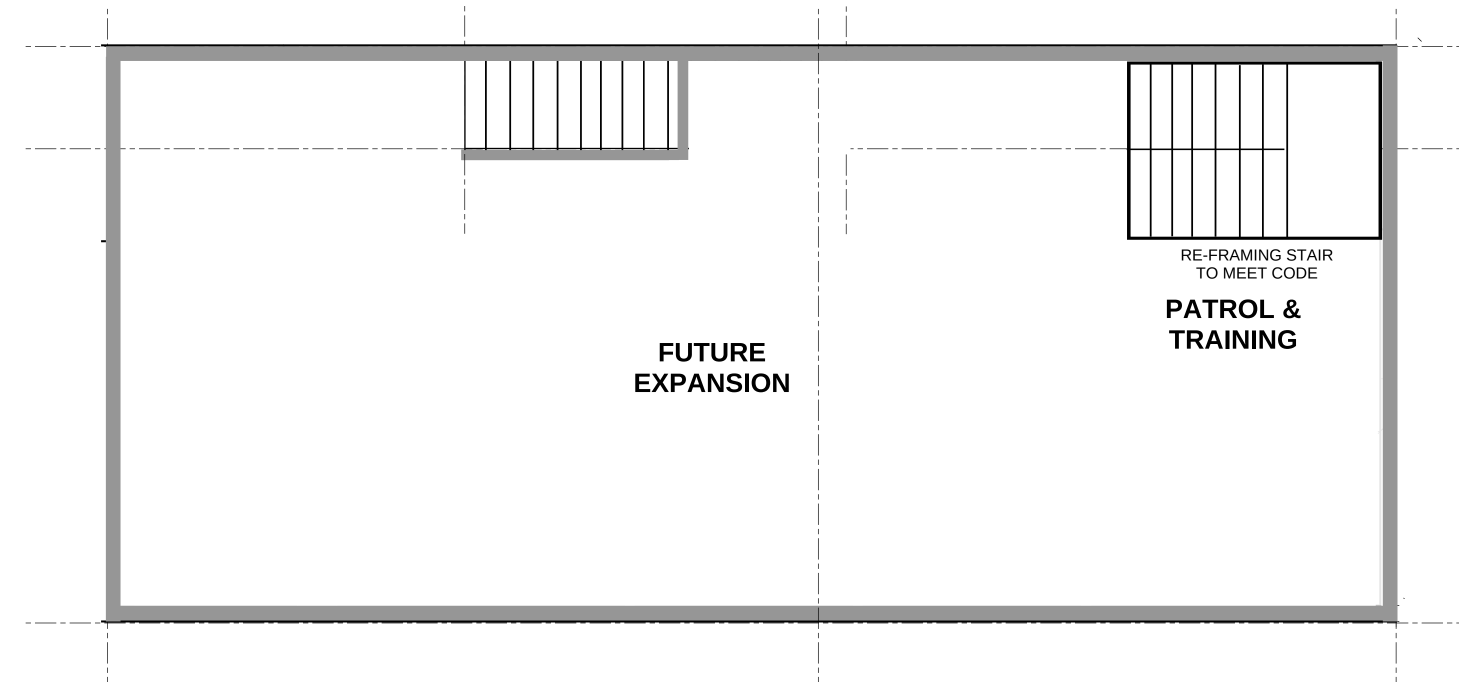
FIRST LEVEL PLAN
1/8" = 1'-0"

KEO
studioworks

POLICE DEPT. - CONCEPT DESIGN & PLANNING



THIRD LEVEL PLAN
1/8" = 1'-0"

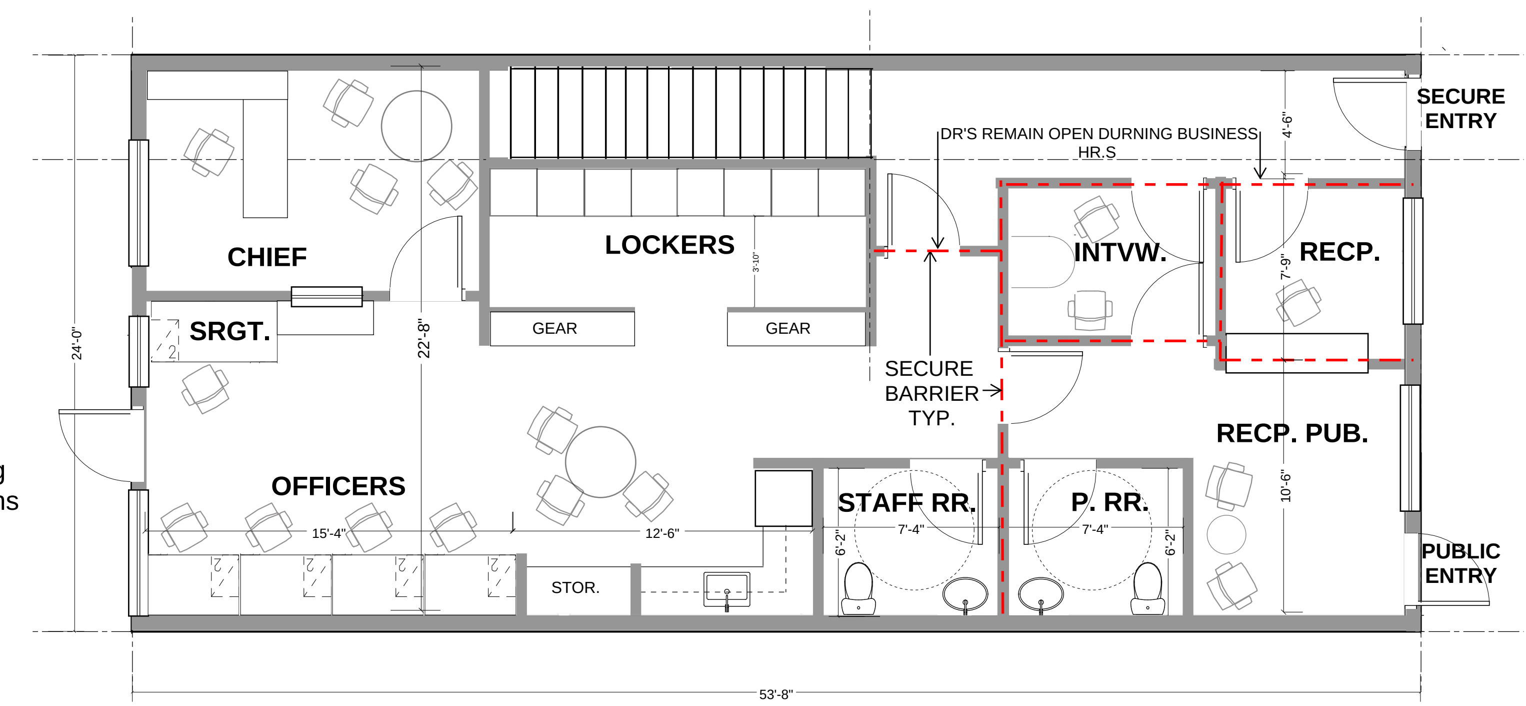


SECOND LEVEL PLAN
1/8" = 1'-0"

1st floor
Interview room/report writing
Officer/ Sargent work stations
Chief office
Break area
Lockers
Public reception
Secure Entry

2nd floor
Future

3rd floor
Future



FIRST LEVEL	**1,294**	**SF**	**POLICE DEPT.**
SECOND LEVEL	1,294	SF	FUTURE
THIRD LEVEL	678	SF	FUTURE
TOTAL GROSS	3,266	SF	

FIRST LEVEL PLAN
1/8" = 1'-0"

KEO
studioworks

POLICE DEPT. - CONCEPT DESIGN & PLANNING

Alternate 1

ESTIMATE OF PROBABLE COST

10/27/2025		
Square Footage for PD Dept. Buildout: 1,294 sf (1st. Floor only)		
Square Footage for Future Buildout: 1,927 sf		
Total: 3,266 sf		
		$/sf
Building		
Demolition:	$261,280	$80.00
Architectural - Exterior, interior (1st floor only)	$168,220	$130.00
Specialties- Bullet Res.; Evid. Lkrs; Security Hardware etc. (1st floor only)	$38,820	$30.00
Structural- Reframe 3rd fl roof, roof deck, stair relocate	$202,492	$62.00
HVAC Bldg; HVAC, Evidence, ERV, VRF, ducting (1st floor only)	$97,050	$75.00
Plumbing: New upsized water tap and plumbing (1st floor only)	$46,584	$36.00
Electric: New 3 phase power, full elec rewire (1st floor only)	$80,228	$62.00
Communications & Security 1st fl. (1st floor only)	$28,468	$22.00
Civil- Entry approach ramp, sidewalks, barriers	$48,990	$15.00
Upper floors Future Buildout- Stub in MEP/ Drywall	$74,936	$38.00
Note: No Fire Prot. incld. (Sprinklers estimate: $250,000)		
Sub Total	$1,047,068	
General Conditions (12%)	$125,648	
Contingency (15%)	$157,060	
Sub Total	**$1,329,776**	$407.16
General Contractor Cost		
Performance and Payment Bond (.8%)	$9,308	
Warranty Reserve: (.5%)	$6,649	
General Liability Insurance (1.00%)	$13,298	
Contracotr FEE (8%)	$93,084	
Contracor Contingency (2.5%)	$33,244	
Sub Total	**$155,584**	
Construction Subtotal	**$1,485,360**	$454.79
Architectural & Engineering Fee (Estimates)		
Architectural	$89,122	
Structural	$30,000	
MEP	$25,000	
Civil	$7,000	
Police Security and Specialty Consultant	$6,000	
Sub Total	**$157,122**	
PROJECT Total	**$1,642,482**	$502.90

ESTIMATE OF PROBABLE COST

Square Footage - 3,266 sf		
10/24/2025		
		$/sf
Building		
Demolition	$261,280	$80.00
Architectural - Exterior & interior finish	$424,580	$130.00
Specialties- Bullet Res.; Evid. Lkrs; Security Hardware etc.	$97,980	$30.00
Structural- Reframe 3rd fl roof, roof deck, stair & Fnd's	$261,280	$80.00
HVAC Bldg; HVAC, Evidence, ERV, VRF, ducting	$244,950	$75.00
Plumbing: New upsized water tap and plumbing	$117,576	$36.00
Electric: New 3 phase power, full elec rewire, generator	$202,492	$62.00
Communications & Security	$71,852	$22.00
Civil- Entry approach ramp, sidewalks, barriers	$48,990	$15.00
Commisioning for Commercial IBC	$15,000	
Note: No Fire Prot. incld. (Sprinklers estimate: $250,000)		
Sub Total	$1,745,980	
General Conditions (12%)	$209,518	
Contingency (15%)	$261,897	
Sub Total	**$2,217,395**	$678.93
General Contractor Cost		
Performance and Payment Bond (.8%)	$15,522	
Warranty Reserve: (.5%)	$11,087	
General Liability Insurance (1.00%)	$22,174	
Contracotr FEE (8%)	$155,218	
Contracor Contingency (2.5%)	$55,435	
Sub Total	**$259,435**	
Construction Subtotal	**$2,476,830**	$758.37
Architectural & Engineering Fee (Estimates)		
Architectural	$123,841	
Structural	$30,000	
MEP	$45,000	
Civil	$7,000	
Police Security and Specialty Consultant	$32,000	
Sub Total	**$237,841**	
PROJECT Total	**$2,714,671**	$831.19

APPENDIX

DEPARTMENT DATA SHEETS

DEPARTMENT DATA SHEETS

POLICE DEPARTMENT

1. Staff:
    a. 1- Chief of Police
    b. 4- Officers
    c. Growth can be expected as Ouray Tourism increases over the years
2. Operational Adjacencies:
    1. Communications and Community Engagement
    2. Accounting Specialist
3. Storage:
    1. Secure storage is inadequate
    2. Office file cabinets: 5 Vertical general, and 1 Vertical chief
    3. Gun Cabinet
    4. General storage is inadequate
4. Equipment:
    1. Computers: 1- public counter workstation; 3 Squad workstations; 1- chief workstation
    2. 1- Printer/ copier, 1- shredder
    3. Vehicles and trailers: 3-SUV's, 3-Jeeps; 1-Pick-up truck; 1-ATV and Trailer; 1- Radar trailer
5. Observations & Deficiencies
    1. Police entry from the main corridor is a security concern.
    2. Public service window & lobby not secure
    3. No ballistic-proof construction: front windows/ walls and lobby area front counter
    4. No Chief's office
    5. No Sergeant's office
    6. No Squad Room
    7. Record storage is not adequate
    8. Storage of radios and equipt. is not adequate
    9. Use of public restrooms is not adequate
    10. No armory: gun storage and cleaning- Storage of weapons and gear is insufficient and not co-located.
    11. Officer lockers are not adequate, isolated.
    12. No break area, lockers, mail counter/ boxes
    13. No training space
    14. No Interview room w/ adjacent restroom required
    15. No Holding Cell (with secure separate access from Sally Port)
    16. No consolidated vehicle yard for security and ease of access.

Police Department entryway and front counter


Front counter and officer work area

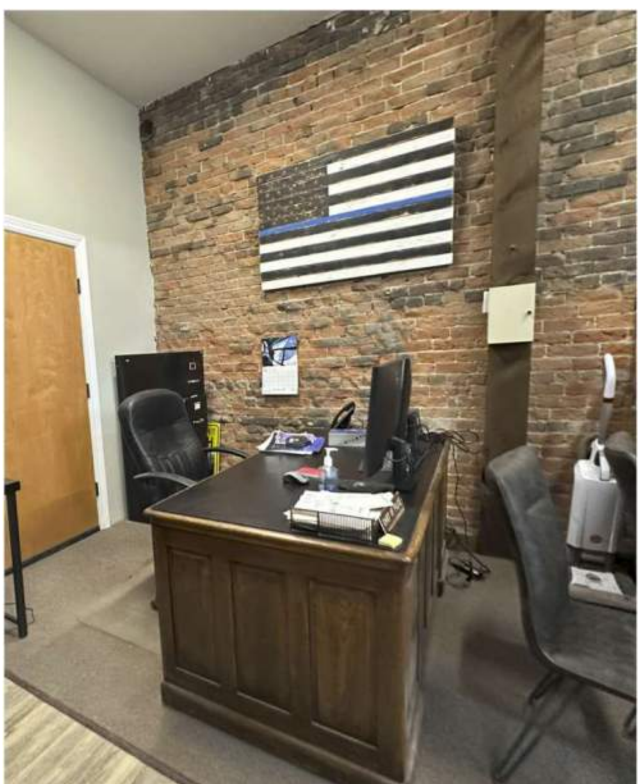
DEPARTMENT DATA SHEETS

POLICE DEPARTMENT

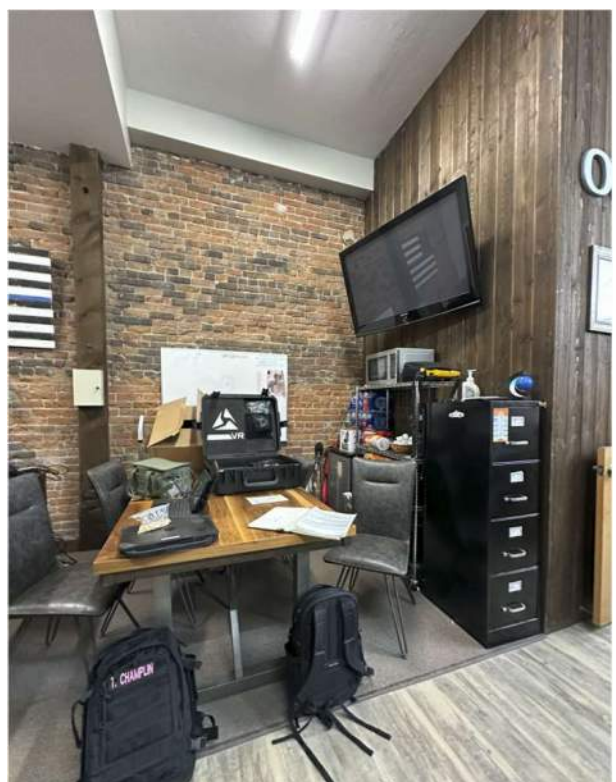
16. Evidence transfer from the Squad car to the evidence lockers is not secure.
17. No Sally-port (a secure access from squad car for interview and evidence and staff)
18. Parking areas for police vehicles are commingled with public

General circulation with files and furniture obstructions

Supply area w/ mailboxes, in the open hallway area not ideal



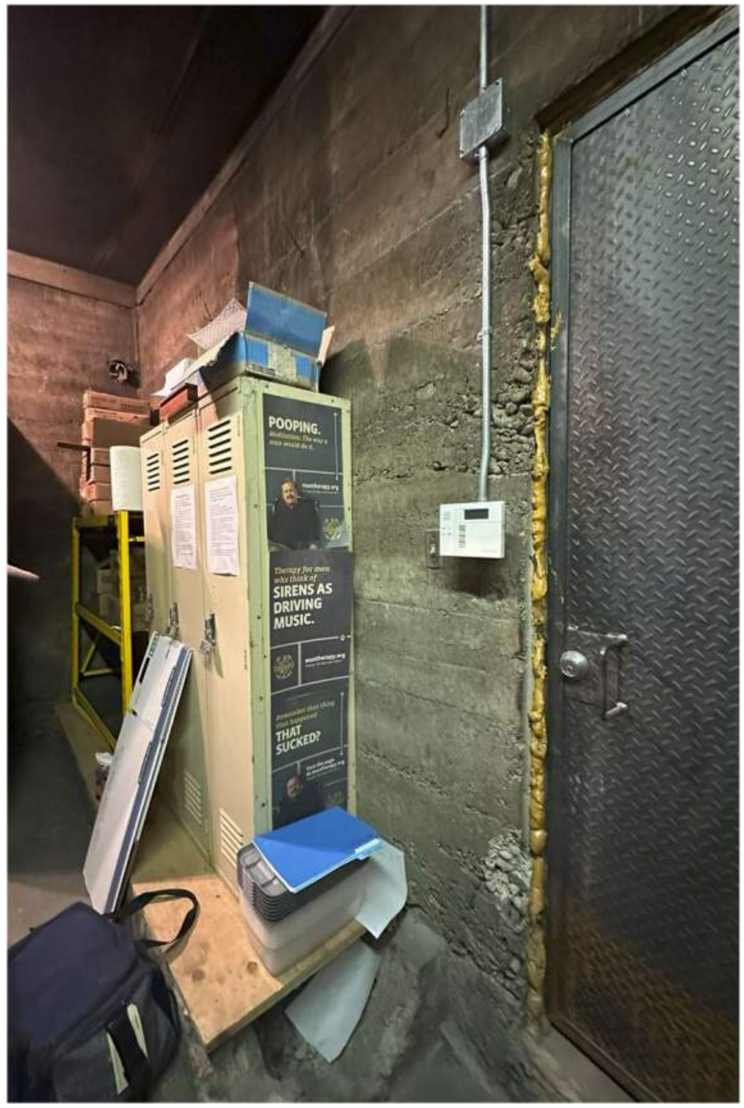
Circulation to offices w/ storage boxes housed in the Space.



Break area shelving co-mingled with files, equipment, and storage.

DEPARTMENT DATA SHEETS
CLERK & FINANCE

General circulation to the evidence room was obstructed and general storage at capacity, no room to organize



Evidence room access and lockers

333 6TH AVE EXISING FACILITY REPORTS
STRUCTURAL & MEP

GOFF
ENGINEERING + SURVEYING INC

Goff Engineering & Surveying, Inc. - 126 Rock Point Drive, - Suite A - Durango, CO 81301

To:	Jim Kehoe- Keo Studioworks		
From:	Bill Hickam	CC:	File
Date:	10/24/2025	Goff Proj. No.:	25-174
Project:	Ouray Police Department Ouray, Colorado	Re:	Structural Assessment

Goff Engineering & Surveying performed a visual structural assessment of the structure located at 333 6Th Avenue and a visual assessment of the existing Police Department located in the City Administration Building located on the ground floor at 320 6th Avenue, both in Ouray, Colorado. The assessment was performed as part a feasibility analysis for the relocation of the Police Department from the City Administration Building (320 6th Avenue) to 333 6th Avenue.

SITE OBSERVATIONS

I conducted a site visit on Tuesday, October 7th to observe the structures. The intent was to assess the condition of the building with specific emphasis on the following:

1. General structural condition of 333 6th Avenue.
2. The suitability for renovation and reuse of 333 6th Avenue as the Ouray Police Department as shown in preliminary plans prepared by Keo Studioworks.
3. The suitability for renovation and reuse of the existing Ouray Police Department as city offices and a break room.

333 6th Avenue

General

In general, 333 6th Avenue is a three-story residential townhome structure framed as follows:

1. The ground level floor is a concrete slab-on-grade. Reviewed information indicated that the slab-on-grade was an existing slab that was re-used when the current structure was built. While this could not be confirmed through direct observation, the unevenness of the ground level slab and the transition to exposed brick in the rear of the ground level supported the theory that the slab may have been constructed at a different time than the rest of the building.
2. The structure was observed to have a wood framed second floor, third floor, and roof. Limited observation indicated that the second floor, third floor, and roof are conventionally framed wood construction.
3. Load-bearing concrete masonry unit (CMU) sidewalls supporting the floors and roof. Existing drawings indicated that the west wall was in place prior to the construction of the subject building and may be shared with the adjacent building.
4. Wood framed end walls (front and back).

Reviewed documentation indicated the following:

1. The ground level slab-on-grade was existing when the rest of the building was constructed. The condition of the slab and the reason for salvage and reuse of the slab is unknown.
2. One bearing wall located adjacent to the ground level stairs was salvaged and reused for bearing. The condition and reason for reuse of the wall is unknown.
3. Slab-on-grade and wood framing was built adjacent to the structure located to the west (331 6th Avenue). The reviewed construction documents indicate that the subject structure has a load path independent of the neighboring structure. The framing could not be observed and any connection or tie between the buildings could not be confirmed.

Framing and Structure

The ground level framing and structure was observed from the interior and exterior as follows:

1. Slab-on-grade finishes and coverings were observed. The slab on grade appeared to be uneven and have slopes and steps. The slab-on grade was not observed directly.
2. The portion of the ground floor in the rear of the building was observed to be brick. It was not determined if the brick was bearing directly on earth or if there was a concrete slab underneath.

Finishes and coverings of the second level framing were observed from the interior of the home with the following exception:

1. A portion of the ground level ceiling had been removed near the rear of the structure that exposed wood I-joists and floor sheathing from below. Existing drawings indicated joists to be 16" deep wood I joists @ 16" oc (Figure 2)

Second level finishes indicated that the second level framing was performing acceptably. Evidence of water intrusion and damage to second level framing was observed at the rear of the building (Figure 2).

Finishes and coverings of the third floor and roof were observed from the interior of the building. The following was observed:

1. Damage to the second level ceiling was observed near the kitchen wall and below the rear third level wall (Figures 3 & 4). The cause of the damage could not be determined with accuracy, but it appeared to be a combination of water damage and excessive deflection/ inadequate framing below the third floor rear wall.
2. Cracking and damage to the third floor ceiling indicated excessive deflection and/ or inadequate framing of the roof level (Figures 5-7). Cracking was observed in the ceiling and at the tops of several interior walls. The location and pattern of the cracking indicated that the roof framing may deflecting under snow load and loading the interior walls.
3. Damage to the framing and finishes around the front bay window was observed (Figures 8 & 9). Framing appeared to be damaged and deteriorating due to exposure to the elements and water intrusion.

The exterior load-bearing CMU walls were observed from the exterior and appeared to be in very good condition, with no evidence of distress or differential movement observed (Figures 10 & 11). Bond beams were observed at framing levels, and threaded rods were observed placed at thirty two inches (32") on center at the exterior.

Discussion and Recommendations

It is my opinion that:

1. The ground level slab is performing acceptably, although the surface could not be observed during the site visit.
2. The second level framing is performing acceptably based on my site observations.
3. The third floor framing is performing but the condition of the third floor is unknown based on the following:
    3.1. The framing under the third floor rear wall exhibited signs of deflection and/or inadequate strength. It was unclear if the framing was originally undersized, has been damaged due to water infiltration, or both.
    3.2. Cracking at the tops of partition walls was observed. It was unclear if the third floor framing was inadequate, or if load from the roof was being transferred through the partition walls to the third floor.
4. Based on site observations, it appeared the roof framing was deflecting more than is acceptable and imparting load on the interior walls below and, subsequently, on the third floor framing. It was unclear if the framing does not have adequate strength, or if it has sufficient strength but deflections are too high.

5. Several areas of framing were observed that indicated damage to the framing from water infiltration and exposure to the elements. The most notable location was the area around the bay window.

Based on my field observations, and the anticipated reuse of the building, I recommend and anticipate the following:

1. Second level framing is adequate for the current loading, but will need alteration and/ or upgrade as follows:
   1.1. Exposure, repair, and assessment of locations exhibiting signs of water damage.
   1.2. Partial demolition, reframing, and supplemental framing around the new proposed central stair.
   1.3. Assessment of the in-place I-joists and coordination with the proposed use of the second floor. The reclassification of spaces as lobbies, assembly, or storage areas will require analysis for increased floor load and will likely require strengthening of the floor framing in those areas.
2. Third floor framing exhibits signs of excessive deflection and damage to framing. The extent of damage to the framing could not be determined at the time of the site visit, but repair and strengthening of the third floor framing is anticipated. Due to the need for infill of the existing opening in the third floor and reframing, replacement of the third floor framing may be the most economical and effective option.
3. The low roof (roof deck) appeared to be performing acceptably, but will need alteration and/ or upgrade as follows:
   3.1. Exposure, repair, and assessment of locations exhibiting signs of water damage.
   3.2. Partial demolition, reframing and supplemental framing around the new proposed central stair.
   3.3. Strengthening of the framing supporting the rear wall of the third floor and surrounding area.
4. The roof appeared to be experiencing deflection resulting in cracking and/ or loading of the partition walls below. The roof framing shall be assessed for current snow loading and one of two options is anticipated:
   4.1. Strengthening of roof framing and isolation of roof framing to allow for deflection and provide adequate performance of the roof system.
   4.2. Removal and replacement of the roof framing.

Summary

Based on our site visit and assessment, it is our opinion that the following items will need to be reinforced or upgraded as part of the subject project:

1. It shall be determined if the slab-on-grade is acceptable for the proposed use and floor finishes, or if partial or full replacement is required to meet project goals.
2. Framing at second and third level will need to be partially demolished, altered, and reinforced to accommodate the proposed central stair. Columns and new footing to support stair framing will likely be required at the ground level.
3. The second floor framing will be assessed for any changes in use based on the proposed change in space classification. Any areas classified as lobbies, assembly areas, or storage will require strengthening of the floor framing to accommodate increased code loading.
4. Third level and high roof framing will need to be exposed and assessed. Based on our observations, it is anticipated that the third level and high roof framing will need to be strengthened or removed and replaced.
5. All locations exhibiting water damage and damage from the elements shall be exposed and assessed for repair of framing and structural members.

GOFF
ENGINEERING + SURVEYING INC

Figure 1- Overall view of Project Locations.

Figure 2- Exposed second level framing and evidence of water damage.


Figure 3- Damage to third floor framing at rear wall as viewed from the kitchen.


Figure 4- Damage to third floor framing at rear wall as viewed from the kitchen.

Figure 5- Damage to third floor ceiling.

Figure 6- Damage to third floor ceiling.

Figure 7- Damage to third floor ceiling.

Figure 8- Damage at third floor bay window.

Figure 9- Damage at third floor bay window.

Figure 10- Exterior load-bearing CMU wall.

Figure 11- Exterior load-bearing CMU wall.

Figure 13- Example of main level framing in basement. Note charred beam and column.

Figure 14- Upgraded column in basement. Note stone basement wall in background.

Figure 15- Upgraded framing in basement. Column locations correspond to hallway bearing walls above.

Proposed Ouray Police Department Building MEP Assessment and Recommendations

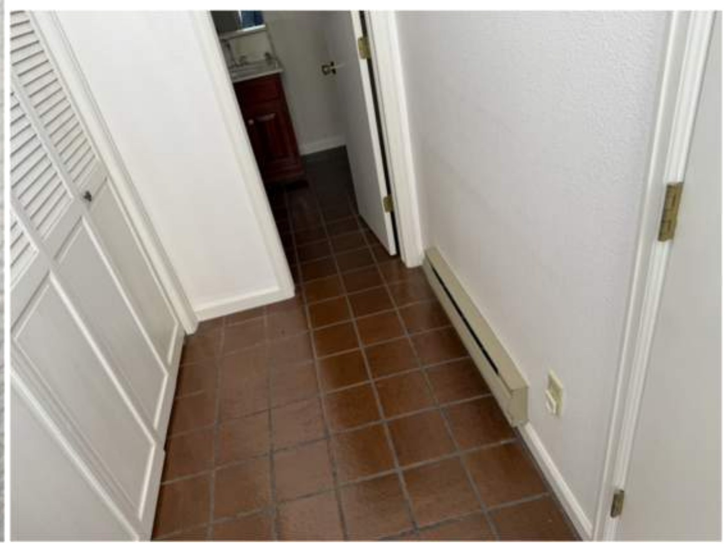
Date On Site: Wednesday October 1, 2025

This project includes an assessment of the existing mechanical, electrical, and plumbing systems serving the newly acquired 3-story, 3,112 ft^2 building built in 1982 and located at 333 6th Avenue. Recommendations for upgrading, replacing, or adding to the existing equipment follow the assessment portion of this report.

Existing Conditions Assessment

Existing Mechanical & Plumbing Systems

The building is currently heated through the use of electric baseboard heaters located throughout the spaces and predominantly located on the exterior walls. The electric baseboard heaters are controlled by local wall mounted thermostats. Additional heat is provided by a wood burning stove located on the upper level.

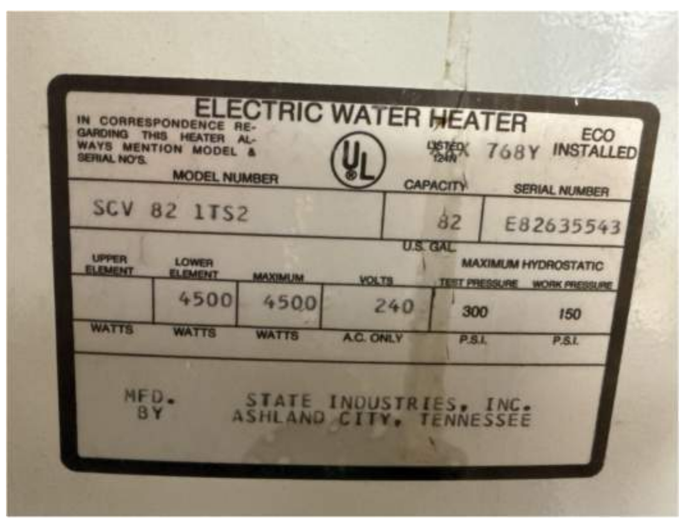




An existing ceiling fan located on the upper level provides minimal air circulation.

There is no air conditioning or evaporative cooling equipment installed as the existing building is currently not cooled.

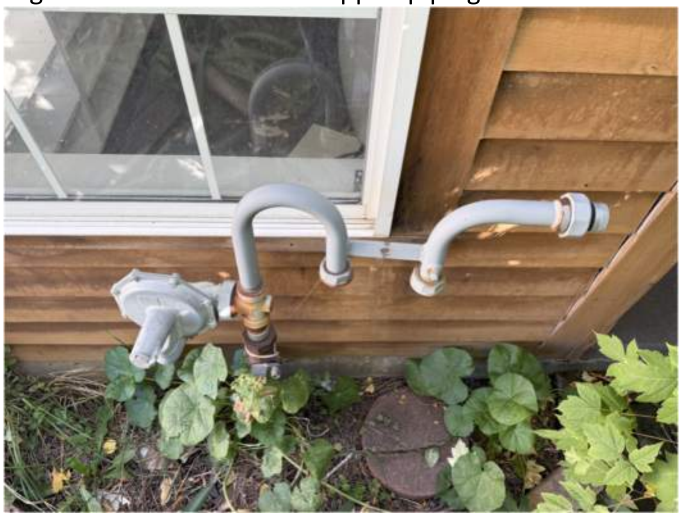
The domestic hot water is provided by an electric, tank-type water heater that was part of a solar hot water preheat system and an additional undercounter, electric, tank-type water heater.



The residential plumbing fixtures in the building are showing wear commensurate with their age.


Styrofoam

At one point in time the building was served by natural gas but the gas meter has been removed only the regulator and extraneous capped piping remain.



The sanitary sewer main exists the building toward the front under the deck and an existing clean-out is located adjacent to an existing downspout drain.

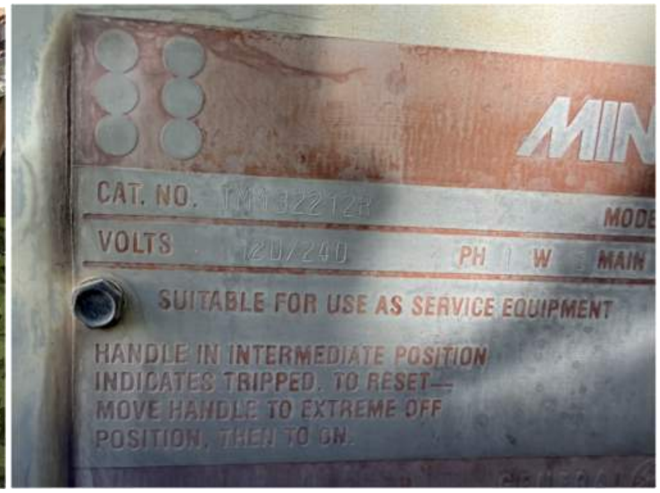
It is assumed that the existing domestic water entry into the building is 3/4” but a photo of the entry was not able to be taken during the site walk.

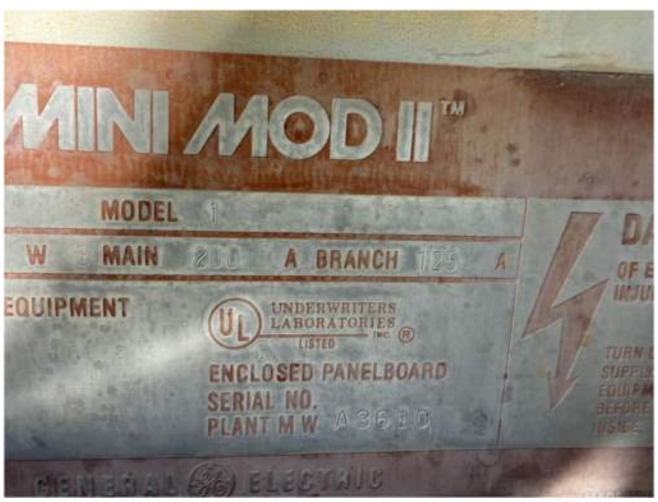
Existing Fire Protection

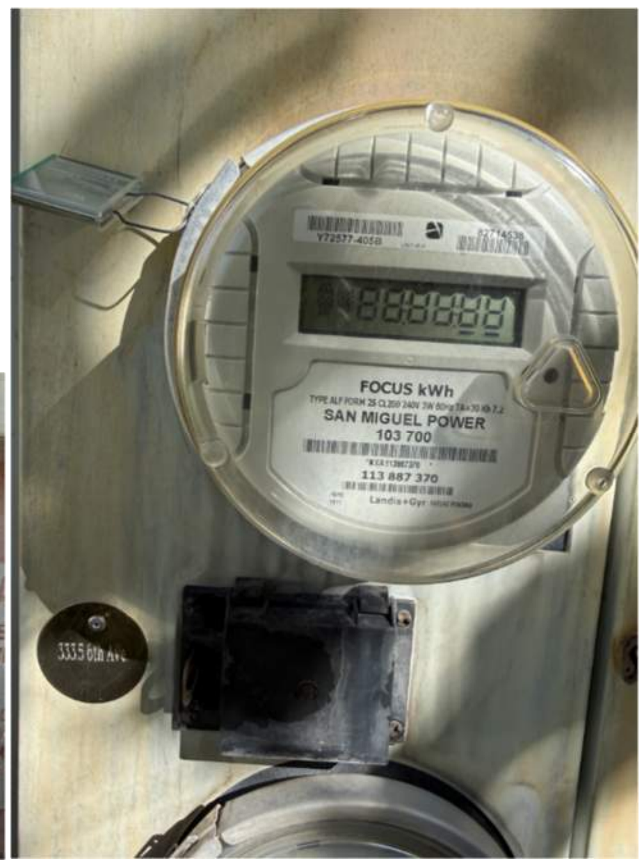
There is no sprinkler/fire protection system installed in the building.

Existing Electrical Distribution

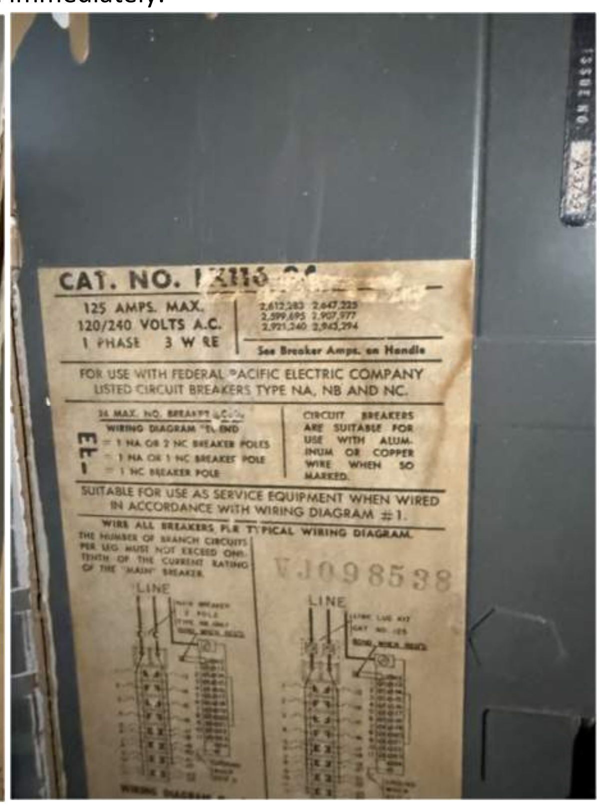
The building's existing electrical distribution is fed from a San Miguel Power electrical service located at the back of the structure and is complete with two separate meters. The service is 120/240V, 1Ø3W, 200-amp.

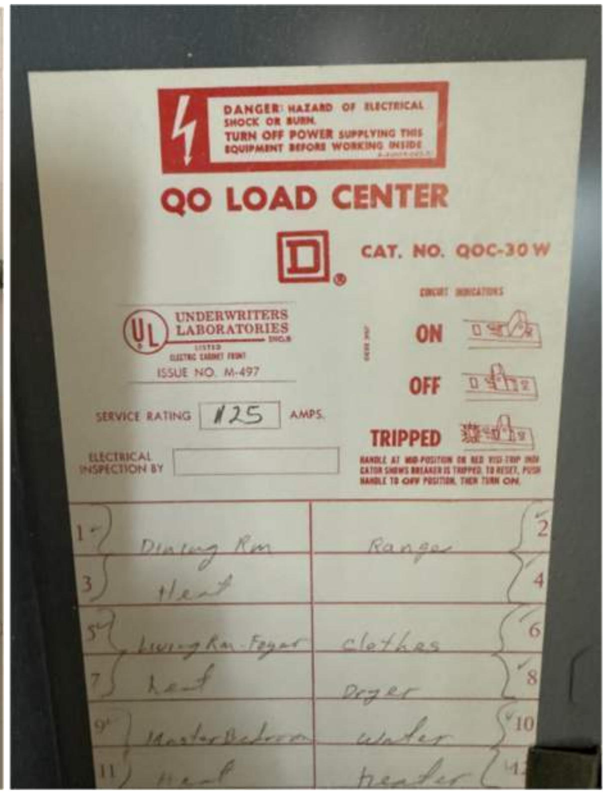






The electrical distribution is fed from two subpanels within the building. Each panel is coupled with a utility meter. One panel is a Federal Pacific Stab-Lok which has a known fire risk due to breakers that fail to trip when overloaded. This panel should be replaced immediately.





At the back of the building an in-ground electrical box was found to have multiple wires fed from a common point. Further investigation is required to determine what is served by this assembly.

Existing Lighting

The existing light fixtures are residential in nature and are a combination of surface mounted, undercounter, track, ceiling fan, and recessed style lights with a combination of fluorescent and LED lamps.

Existing Fire Alarm System

The building is not equipped with a fire alarm system and has no area detection or pull stations.

Comments/Recommendations

Plumbing

1. The building should be considered for a fire protection sprinkler system. This would involve a new 4" fire protection main routed to the building depending on the fire water flow and pressure available.

2. The building domestic water tap size needs to be increased from 3/4" to 1-1/4" to accommodate the proposed commercial plumbing fixtures. The water entry will be provided with a code required reduced pressure backflow preventer and pressure reducing valves.

3. The existing plumbing fixtures need to be replaced. The fixtures are in various states of repair, and all are past their expected end of life usefulness. New plumbing fixtures will be standard grade, commercial quality. The water closets will be high efficiency 1.28 gpf flush valve, floor mounted water closets. Urinals will be 0.125 gpf high efficiency style. Flush valves will be manual or sensor type. Lavatory faucets will be 0.3 gpm sensor type with battery power. All plumbing fixtures shall be low flow to maximize sustainability.

4. Any new drain, waste and vent piping will be solid-wall PVC pipe complying with ASTM D 2665 combined with PVC socket fittings made to ASTM D 3311 patterns. Domestic water piping will be Type-L copper or crosslinked polyethylene (PEX) tubing complying with ASTM F877. All domestic cold, hot, and recirculation water will be insulated with fiberglass insulation according to the adopted version of the IECC.

Mechanical

1. The building should be considered for an upgrade with a new commercial mechanical system. The residential electrical baseboard system is not conducive for a building supporting a Police Department and none of the existing mechanical equipment should be considered for reuse. In addition, the building has limited active ventilation. The IMC and IBC require specific ventilation rates for building occupants to ensure good air quality. It is probable that air quality standards are not being met.

2. A recommended system to improve the thermal comfort and air quality in the building is a new variable refrigerant flow (VRF) system. This system incorporates air-to-air heat pumps with a heat recovery feature. The defining characteristic of this system is the variable speed compressor technology and, along with the heat recovery feature, makes this system very efficient for simultaneous heating and cooling. This system is easily integrated into existing, older construction; requires minimal ductwork; is extremely quiet; and offers flexible zoning. A new energy recovery ventilation (ERV) system should be considered to provide the code required fresh air and exhaust. The ERV shares energy between the exhaust and outside air streams thereby preheating or precooling the air being supplied to the occupied areas. Tempered ventilation air will be routed either directly to the occupied spaces or to the connections on the indoor VRF units.

3. The system will be comprised of high efficiency outdoor heat pump condensing units, indoor heat pump air handlers, branch circuit controllers, refrigerant piping and controls. The VRF manufacturer will provide a dedicated web-based enabled direct digital control (DDC) system for the building's mechanical system.

Electrical:

Electrical:

1. An electrical service upgrade will be required to accommodate the renovation. The existing single phase electrical services were adequate when the building was classified as residential and the mechanical system was comprised of the electric baseboard. To support the Police Department functionality and to accommodate the mechanical system upgrade, a new three phase electrical service upgrade should be considered to accommodate the new equipment as well as maximize efficiency.

2. The new electrical service gear will be sized at 400 amps, 208/120V, 3-phase and will be planned as an exterior installation and exterior service metering. This service size will be confirmed during the design phase. The electrical distribution gear will have protection against transients (TVSS). The electrical system will be designed to handle the demands of a Police Station. Electrical panels will be distributed around the building to locate distribution points nearest circuit dense regions where space allows for the installation. The design will incorporate GFCI protection for all areas required by code. The design will also incorporate floor receptacle outlets in conference rooms, and convenience receptacle outlets with USB charging in common areas, at Owner approved locations.

3. The system will be designed to incorporate provisions for a Photovoltaic (PV) connection with appropriate conduit and available breaker spaces. Please note the PV design will be done by others.

4. The lighting system for the building should be updated and will include the most energy efficient lighting available with consideration from a maintenance standpoint to provide the most compatible light fixtures. None of the existing light fixtures should be considered for reuse. The lighting should be updated to an LED based system complete with lighting controls, to reduce energy consumption and maintenance costs. The existence of the windows in the outer portions of the building will allow daylight harvesting to be considered in those areas, which will allow for even larger energy savings. Occupancy sensors will be provided in all rooms required per the adopted version of the IECC. Most of the areas will have lighting controls and dimming capabilities in conjunction with the LED light fixtures.

5. The existing building does not have a fire alarm system and should be considered for fire alarm installation. The system shall monitor all smoke detectors and the flow/tamper switches of the fire protection system. The fire alarm system will use voice evacuation speakers and strobes.

6. Performance specifications outlining a delegated design will be issued for the Data and Access Control systems. Rough-in data locations will be identified on the electrical design drawings.

ASHRAE Equipment Life Expectancy chart

ASHRAE is the industry organization that sets the standards and guidelines for most all HVAC-R equipment. For additional info about ASHRAE the website is www.ashrae.org .

Equipment Item	Median Years
Air conditioners	
Window unit	10
Residential single or Split Package	15
Commercial through-the wall	15
Water-cooled package	15
Heat Pumps	
Residential air-to-air	15
Commercial air-to-air	15
Commercial water-to-air	19
Roof-top air conditioners	
Single-zone	15
Multi-zone	15
Boilers, hot water (steam)	
Steel water-tube	24 (30)
Steel fire-tube	25 (25)
Cast iron	35 (30)
Electric	15
Burners	21
Furnaces	
Gas- or oil-fired	18
Unit heaters	
Gas or electric	13
Hot water or steam	20
Radiant Heaters	
Electric	10
Hot water or steam	25

Equipment Item	Median Years
Air terminals	
Diffusers, grilles, and registers	27
Induction and fan coil units	20
VAV and double-duct boxes	20
Air washers	17
Ductwork	30
Dampers	20
Fans	
Centrifugal	25
Axial	20
Propeller	15
Ventilating roof-mounted	20
Coils	
DX, water, or steam	20
Electric	15
Heat Exchangers	
Shell-and-tube	24
Reciprocating compressors	20
Packaged chillers	
Reciprocating	20
Centrifugal	23
Absorption	23
Cooling towers	
Galvanized metal	20
Wood	20
Ceramic	34

Equipment Item	Median Years
Air-cooled condensers	20
Evaporative condensers	20
Insulation	
Molded	20
Blanket	24
Pumps	
Base-mounted	20
Pipe-mounted	10
Sump and well	10
Condensate 15	
Reciprocating engines	20
Steam turbines	30
Electric motors	18
Motor starters	17
Electric transformers	30
Controls	
Pneumatic	20
Electric	16
Electronic	15
Valve actuators	
Hydraulic	15
Pneumatic	20
Self-contained	10

KEO Studioworks extends its sincere gratitude to the City Administration, Staff, and City Council for the opportunity to contribute to this important initiative. We are honored to be part of this first step toward enhancing city services and improving the workplace environment.

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To:	Mayor & City Council
From:	Joe Brown Parks and Recreation Director
Date:	9/21/2026
Agenda Item:	Facility Condition Assessment for the Ouray Pool House

REQUEST:
Example: Consider discussing the need for a supplemental appropriation approving up to $ 85,000.00 to complete a FCA for the Ouray Hotsprings Pool House

INTRODUCTION:
The Purpose of this FCA is to articulate the condition and corresponding costs of our facility should we choose to remodel instead of replacing the facility.

ANALYSIS:
The Parks and Recreation department issued an RFP to assess the facility condition, cost estimate improvements and repairs. This was a direction from the council following a work session to understand the benefit of a remodel v/s replacement.

BUDGET / STAFF IMPACT:
Up to $85,000 in supplemental appropriations for a qualified firm to assess our utilities, structure, mechanical, electrical, plumbing, and all other system conditions at the Ouray Hotsprings pool and fitness center

ORGANIZATIONAL ALIGNMENT:
This assessment will help us prioritize a 10 year CIP for maintaining our existing facility and offer the cost of a complete remodel.

RECOMMENDED ACTION OR PROPOSED MOTION:
I recommend that Council Direct Staff approve the supplemental appropriation of $85,000 from reserves into this year's budget to move forward with the Facility conditions assessment.

ATTACHMENT(S):
Facility Conditions Assessment RFP

CITY OF
OURAY
PARKS AND RECREATION

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.

CITY OF
OURAY
PARKS AND RECREATION

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.

Future Agenda Items / Work Session Topics

- Work Session: 2027 Budget + Capital Requests – September 30, 2026 (9 am to 3 pm)
- Work Session (Joint with Commissioners): Ouray County Sheriff Contract – October 5, 2026 (4 pm)
- Ceremonial / Informational: South Ouray Erosion Control Project (UWP) – October 5, 2026
- Ceremonial / Informational: Preliminary 2027 Budget – October 5, 2026
- Discussion: Mineral Farms – October 5, 2026
- Discussion: In-Town Shuttle Service (Program Overview) – October 5, 2026
- Ceremonial / Informational: 150th Anniversary (Kevin Bommer – CML) – October 19, 2026
- Action: Ouray County Sheriff Contract – October 19, 2026
- Ordinance: City Lighting Code – TBD
- Discussion: Waterview Phase II (Paul Major – Rural Homes) – 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.

9/17/2026

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

Waterview Project
Joe Coleman and I met with representatives for the Waterview Project to discuss the recently awarded $1.4M in Congressional Directed Spending. We were informed these funds would be used to pay off the loan on the land but in order for this to be accomplished, the City must commit to being the Responsible Entity (RE) and therefore the City staff would need to conduct the environmental assessment process. I do not fully understand this requirement and need to learn more about what the City would have to commit to in order to take on this task.

Update from prior Council meeting: A request was made to have Paul Major attend a future Council meeting for providing an update on Phase II of the Waterview project. After speaking with Paul, and in order to have the most successful project possible for a Phase II given what may be a lack of housing demand at this time, we discussed the need to better understand the current market, how many potential buyers there are in the region, the ability to build homes below market price (many "affordable housing" project sale prices and rental rates are coming in close to current market rates) which led to the option of potentially holding a work session to define expectations and current housing needs.

Amphitheatre Road
Follow up from a prior Council meeting: we continue to research the maintenance obligations of Amphitheatre Road. As best as we have found thus far, the County may have an Agreement in place with the USFS for the Maintenance of the road. County Manager Mendez is looking into this further to better understand any prior agreements and the current obligations.

Ice Park Board Meeting
I attended the Ice Park Board meeting on Wednesday, September 16th. We were introduced to Tres Barbatelli, the new executive director of the Ice Park. I look forward to working with Tres on a variety of matters including the review of the Management Agreement as it pertains to insurance coverage.

Free Shuttle Feedback
We discussed at the last meeting the need for the Council to identify what other information you need to be comfortable making a decision on the free shuttle program for 2027. Please email me any additional questions or requests for data at your earliest convenience so we can have this information prepared in advance of making a final decision.

Emergency Medical Services
The City is working on a draft MOU with the Ridgway Fire Protection District so we can solidify how the RFPD and the Ouray Volunteer Fire Department will work together to support local emergency medical services. As EMS has been saying for quite some time, the funding isn't available to support the current services and cuts will need to be made to stay within budget. This was one reason for the desire to create a Fire Authority and consolidate costs. This is not

a removal of services but rather an effort to find efficiency and reduce costs. One way we believe a cost savings can be found will be to downsize the lease at the Ouray Firehouse location. EMS will need to utilize one bay instead of three. The City and RFPD can review the prior lease agreement and amend as appropriate to find a cost savings while maintaining EMS services in the area. I am hopeful a comprehensive MOU can come before the Council in the coming months to solidify how these organizations can work cooperatively toward emergency responses in our community.

October 5 Joint Work Session
The City currently has a short-term contract for coverage of policing services with the Ouray County sheriff. Over the summer, the Council directed the staff to work with the Sheriff to bring forward an IGA for a longer-term contracted policing services option. Due to the Gold Mountain Fire, this effort was delayed but we are now working on a draft IGA to bring before the Council, BoCC and the public for review. We expect this first review to take place during a joint work session to be held on October 5th from 4:00 - 6:00 PM at the Ouray City Hall San Juan room.

FEMA Public Assistance
I attended the FEMA Public Assistance briefing on September 14. This is directly related to the Gold Mountain Fire. There is an October 1 deadline for eligible entities to request the assistance which may cover a variety of costs. No private entities or individuals are eligible to sign up for this assistance. Here is the presentation from the meeting.

Colorado Water Conservation Board (CWCB) - Ice Park; Our Water Our Future Grant
Ouray Ice Park Inc. (OIPI) has been working to complete their funding goals for the installation of the pump as part of the Our Water Our Future campaign. The City originally supported this effort by supporting a prior grant for this work and has been administering that grant on behalf of OIPI. Recently OIPI applied for a CWCB grant and was awarded $75k in funds to one of the final gaps in funding to make this project happen. After being awarded the grant, OIPI learned the City would have to be the grant awardee and administer the grant. This is another situation, similar to the Waterview project where the City is being asked to provide staff bandwidth for third party projects, yet because the City previously supported this project and has already set a precedent in administering grants for this project, I have agreed to personally administer this grant to ensure the funding can be received. I eventually hope the City can get away from the model of administering third party grants. I have included a brief memo from the new Ice Park Executive Director Tres Barbatelli summarizing this effort.

September 21, 2026

To whom it may concern,

"Our Water Our Future" is a $1.4 million capital campaign project launched by Ouray Ice Park, Inc (OIPI) to secure a sustainable water source for our world-renowned ice climbing facility. The Ice Park has historically relied on overflow from the City of Ouray's municipal water system. During periods of drought or limited water availability, this reliance can restrict the amount of climbable ice we are able to farm. The Our Water Our Future project addresses this challenge through the construction of dedicated infrastructure, including an in-river vault, turbine pump, and thousands of feet of piping that will allow the Ice Park to draw water directly from Canyon Creek. Once completed, this critical infrastructure will allow Ouray Ice Park Inc to be less reliant on the municipal water supply.

While Ouray Ice Park, Inc has secured funding to proceed with the final phase of construction, we respectfully requests the following:

- The City of Ouray accepts the Colorado Water Conservation Board grant on behalf of OIPI
    - The City of Ouray will be listed as the grantee, this is important because OIPI cannot meet the general liability insurance requirements to accept the grant.
    - OIPI will carry all financial responsibility regarding providing the matching funds required for the grant.
    - OIPI will assist the City by fulfilling the grant's reporting requirements.

We respectfully request that the City of Ouray accept the grant award on our behalf, so that we can proceed with the final phase of construction. Thank you for your consideration and continued partnership with the Ouray Ice Park.

Sincerely,

Tres Barbatelli
Ouray Ice Park Inc-Executive Director
tbarbatelli@ourayicepark.com
414.303.2461

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Date: September 21, 2026
To: Ouray City Council
From: Kara Rhoades, Finance and Administration Director / City Clerk - Treasurer
Re: City Council Update

Staff continue to manage core operations while adjusting to recent organizational changes. The departure of the Deputy Treasurer prompted a review of internal workflows, and the Finance and Administration team has implemented additional Caselle services to support STR payment tracking and utility management.

The 2027 budget remains the primary focus of the Finance and Administration Director. Coordination with department directors is ongoing ahead of the draft budget's presentation to Council in early October. Although all three Finance and Administration staff members have joined the City within the past ten months, the team continues to build capacity, strengthen internal systems, and maintain continuity of service during this period of transition.

Work on the EQR update is temporarily paused while the Administration Office and Community Development coordinate next steps. The 2025 audit has been submitted to the State, all required entries have been finalized, and staff are awaiting auditor confirmation that the City's financials align with year-end audit figures.

The Clerk's Office has continued work on document updates, process improvements, and website revisions. Recruitment is underway for an Administrative Assistant to provide front-counter coverage and general administrative support.

The IT team supported a wide range of operational needs during the period:

- Moved Caselle to the cloud and are testing excel add-on to boost productivity
- Worked alongside Zachery Root with his pool CSA training for memberships
- Shifted computers around and setup additional workstations both at the pool and admin department
- Updated quick dial list to help pool CSAs reach various pool staff
- Applied for grant to maintain our endpoint protection at 40% upfront cost
- Completed server and network security updates
- Completed onboarding and offboarding for employees
- Assisted staff with many various technical issues

CITY OF OURAY FUND BALANCE SUMMARY

	GOVERNMENT FUNDS					ENTERPRISE FUNDS						
	GENERAL	CONSERV.TRUST	TOURISM	CAP. IMPROV.	BEAUTIFICATION	WATER	SEWER	UTILITIES-CI	REFUSE	PARKS	TOTAL NET POSITION	FIRE PENSION
2024 AUDITED												
BEGINNING FUND BAL	4,164,656	36,306	1,053,558	1,429,042	126,359	382,261	1,059,718	(3,685,503)	59,238	1,793,688	6,419,323	935,539
ADD: REVENUES	4,309,622	12,308	753,853	842,438	102,745	679,426	852,842	2,123,721	340,308	3,880,705	13,897,968	142,172
LESS: EXPENDITURES	3,990,045	14,250	715,918	637,077	82,764	868,657	875,681	780,721	335,234	4,244,472	12,544,819	47,670
ENDING FUND BALANCE	4,484,233	34,364	1,091,493	1,634,403	146,339	193,030	1,036,879	(2,342,503)	64,312	1,429,921	7,772,471	1,030,041
2025 @ 12/31												
BEGINNING FUND BAL	4,484,233	34,364	1,091,493	1,634,403	146,339	193,030	1,036,879	(2,342,503)	64,312	1,429,921	7,772,471	1,030,041
ADD: REVENUES	4,469,117	11,972	887,468	830,741	112,162	861,708	996,189	4,730,709	352,328	4,250,325	17,502,717	190,149
LESS: EXPENDITURES	5,533,109	-	551,296	627,739	95,588	724,307	904,792	3,092,541	313,894	3,852,268	15,695,534	64,693
ENDING FUND BALANCE	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496
2026 @ 7/31												
BEGINNING FUND BAL	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496
ADD: REVENUES	2,793,824	6,366	394,242	347,146	48,103	534,035	595,905	775,039	204,636	2,424,860	8,124,156	81,035
LESS: EXPENDITURES	2,281,113	-	406,431	50,797	17,727	457,470	522,829	1,072,353	204,965	1,767,565	6,781,250	46,768
ENDING FUND BALANCE	3,932,952	52,702	1,415,475	2,133,754	193,289	406,996	1,201,352	(1,001,649)	102,417	2,485,273	10,922,561	1,189,763
TABOR (3% of 2025 Gov Funds Exp)	(204,232)										(204,232)	
Additional Reserves per Council	(1,545,410)		(294,015)			(362,148)	(397,853)			(1,817,423)	(4,416,849)	
Restricted Fund Balance:												
Council Reserves **	-	-	(200,000)	(85,000)	-	-	-	-	-	-	(285,000)	
Affordable Housing Fund	(264,907)										(264,907)	
Cumulative Flume Tax	(788,127)										(788,127)	
	1,130,275	52,702	921,460	2,048,754	193,289	44,848	803,499	(1,001,649)	102,417	667,850	4,963,445	

Total Fund Balance - Government Funds 4,346,481

Total Fund Balance - Enterprise Funds 616,964 -

** Resolution 18 - 2021

CIF - $245,000 (10,000 - Gazebo (10,000+ spent), 65,000 - Pickleball/Basketball Court, 20,000 - Skate Park, 150,000 - Fellin Park Restrooms (150,000+ spent))

TF - $250,000 - Fellin Park Stage ($50,000 spent)

Fund Balances = Caselle

LEGEND

- Revenue > Expense
- Expense > Revenue (unexpected)
- Expense > Revenue (expected)

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	419,562.34	1,783,420.05	3,553,573.00	1,770,152.95	50.2
GRANTS/CONTRIBUTIONS	5,000.00	409,364.99	756,000.00	346,635.01	54.2
PERMITS & FEES	18,316.73	117,501.87	163,350.00	45,848.13	71.9
OTHER REVENUES	41,086.26	340,058.71	481,511.18	141,452.47	70.6
COMMUNITY CENTER	1,075.00	6,300.00	7,000.00	700.00	90.0
OTHER PARKS REVENUES	530.00	7,508.32	78,350.00	70,841.68	9.6
PROPERTY TAXES -FLUMES	30,643.09	129,670.45	154,671.00	25,000.55	83.8
	516,213.42	2,793,824.39	5,194,455.18	2,400,630.79	53.8
EXPENDITURES					
GENERAL GOVERNMENT EXPENSES:					
SALARIES AND WAGES	33,060.71	276,367.98	542,910.08	266,542.10	50.9
TAXES & BENEFITS	12,529.05	87,744.51	187,541.90	99,797.39	46.8
OVERHEAD	18,283.47	67,738.30	90,326.00	22,587.70	75.0
OPERATING MAINTENANCE	56,107.02	383,656.41	775,785.00	392,128.59	49.5
CAPITAL EXPENDITURES	28,924.50	43,474.49	27,050.00	(16,424.49)	160.7
EMERGENCY SERVICES CENTER	24,461.96	123,346.06	124,950.00	1,603.94	98.7
	173,366.71	982,327.75	1,748,562.98	766,235.23	56.2
POLICE DEPT. EXPENSES:					
SALARIES AND WAGES	13,612.16	142,357.24	748,295.52	605,938.28	19.0
TAXES & BENEFITS	10,405.05	69,076.53	285,353.43	216,276.90	24.2
OVERHEAD	31,047.20	101,400.32	150,299.00	48,898.68	67.5
OPERATING MAINTENANCE	66,922.34	285,032.00	184,082.00	(100,950.00)	154.8
CAPITAL EXPENDITURES	.00	.00	7,400.00	7,400.00	.0
	121,986.75	597,866.09	1,375,429.95	777,563.86	43.5

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
FIRE DEPT. EXPENSES:					
SALARIES AND WAGES	3,085.61	24,494.43	40,000.00	15,505.57	61.2
TAXES & BENEFITS	1,435.18	6,250.16	7,727.00	1,476.84	80.9
OVERHEAD	4,443.82	22,507.66	31,166.00	8,658.34	72.2
OPERATING MAINTENANCE	2,652.65	38,694.01	125,300.00	86,605.99	30.9
CAPITAL EXPENDITURES	.00	.00	19,100.00	19,100.00	.0
	11,617.26	91,946.26	223,293.00	131,346.74	41.2
PUBLIC WORKS DEPT. EXPENSES:					
SALARIES AND WAGES	13,684.80	105,311.35	191,917.17	86,605.82	54.9
TAXES & BENEFITS	7,151.70	33,831.95	75,516.00	41,684.05	44.8
OVERHEAD	4,900.67	36,113.45	38,971.00	2,857.55	92.7
OPERATING MAINTENANCE	5,488.80	112,713.45	259,194.00	146,480.55	43.5
CAPITAL EXPENDITURES	3,199.00	8,315.25	717,500.00	709,184.75	1.2
CAPITAL IMPRV - FLUMES/STREETS	.00	.00	170,000.00	170,000.00	.0
	34,424.97	296,285.45	1,453,098.17	1,156,812.72	20.4
COMMUNITY CENTER EXPENSES:					
SALARIES AND WAGES	6,025.06	29,709.26	68,673.79	38,964.53	43.3
TAXES & BENEFITS	2,715.39	15,940.35	34,595.08	18,654.73	46.1
OVERHEAD	2,720.48	12,497.21	24,592.00	12,094.79	50.8
OPERATING MAINTENANCE	324.77	6,827.32	18,540.00	11,712.68	36.8
CAPITAL EXPENDITURES	.00	.00	8,000.00	8,000.00	.0
	11,785.70	64,974.14	154,400.87	89,426.73	42.1
OTHER PARKS EXPENSES:					
SALARIES AND WAGES	15,234.90	79,814.80	193,814.94	114,000.14	41.2
TAXES & BENEFITS	3,665.49	24,725.31	55,062.01	30,336.70	44.9
OVERHEAD	876.83	16,639.08	29,608.00	12,968.92	56.2
OPERATING MAINTENANCE	22,019.37	91,681.81	178,900.00	87,218.19	51.3
CAPITAL EXPENDITURES	.00	1,402.12	32,000.00	30,597.88	4.4
	41,796.59	214,263.12	489,384.95	275,121.83	43.8

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
SKI TOW EXPENSES:					
SALARIES AND WAGES	525.04	5,925.92	19,906.83	13,980.91	29.8
TAXES & BENEFITS	576.54	2,021.62	5,733.72	3,712.10	35.3
OVERHEAD	57.26	1,236.22	3,322.00	2,085.78	37.2
OPERATING MAINTENANCE	.00	507.61	9,100.00	8,592.39	5.6
	1,158.84	9,691.37	38,062.55	28,371.18	25.5
ICE RINK/ROTARY PARK EXPENSES:					
SALARIES AND WAGES	846.57	8,436.68	17,269.58	8,832.90	48.9
TAXES & BENEFITS	671.55	3,944.33	7,634.18	3,689.85	51.7
OVERHEAD	95.16	4,287.32	9,467.00	5,179.68	45.3
OPERATING MAINTENANCE	3,836.73	7,090.40	18,400.00	11,309.60	38.5
	5,450.01	23,758.73	52,770.76	29,012.03	45.0
	401,586.83	2,281,112.91	5,535,003.23	3,253,890.32	41.2
	114,626.59	512,711.48	(340,548.05)	(853,259.53)	150.6

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
CUSTOMER REVENUE	75,880.51	530,935.01	948,399.00	417,463.99	56.0
OTHER REVENUES	.00	3,099.96	19,650.00	16,550.04	15.8
	75,880.51	534,034.97	968,049.00	434,014.03	55.2
EXPENDITURES					
WATER EXPENSES:					
SALARIES AND WAGES	26,453.15	213,493.22	388,735.42	175,242.20	54.9
TAXES & BENEFITS	10,847.33	72,974.65	136,525.00	63,550.35	53.5
OVERHEAD	10,151.35	46,783.45	69,681.00	22,897.55	67.1
OPERATING MAINTENANCE	11,066.05	119,435.92	269,395.00	149,959.08	44.3
CAPITAL EXPENDITURES	3,152.67	4,782.73	13,000.00	8,217.27	36.8
	61,670.55	457,469.97	877,336.42	419,866.45	52.1
	61,670.55	457,469.97	877,336.42	419,866.45	52.1
	14,209.96	76,565.00	90,712.58	14,147.58	84.4

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
	REVENUE					
	CUSTOMER REVENUE	83,608.86	586,436.84	1,034,230.00	447,793.16	56.7
	OTHER REVENUES	.00	9,468.10	37,150.00	27,681.90	25.5
		83,608.86	595,904.94	1,071,380.00	475,475.06	55.6
	EXPENDITURES					
SEWER EXPENSES:						
	SALARIES AND WAGES	29,729.07	236,282.29	426,356.11	190,073.82	55.4
	TAXES & BENEFITS	10,990.28	77,376.47	142,755.99	65,379.52	54.2
	OVERHEAD	18,990.65	88,392.91	158,225.00	69,832.09	55.9
	OPERATING MAINTENANCE	16,565.13	120,777.44	282,800.00	162,022.56	42.7
	CAPITAL EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
		76,275.13	522,829.11	1,021,137.10	498,307.99	51.2
		76,275.13	522,829.11	1,021,137.10	498,307.99	51.2
		7,333.73	73,075.83	50,242.90	(22,832.93)	145.5

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

REFUSE/RECYCLE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
REFUSE REVENUE	24,255.53	171,497.73	295,754.00	124,256.27	58.0
RECYCLE REVENUE	4,735.09	33,137.93	58,730.00	25,592.07	56.4
	28,990.62	204,635.66	354,484.00	149,848.34	57.7
EXPENDITURES					
REFUSE EXPENSES:					
OPERATING MAINTENANCE	24,916.02	170,890.80	302,128.00	131,237.20	56.6
	24,916.02	170,890.80	302,128.00	131,237.20	56.6
RECYCLE EXPENSES:					
OPERATING MAINTENANCE	4,876.31	34,074.03	65,228.00	31,153.97	52.2
	4,876.31	34,074.03	65,228.00	31,153.97	52.2
	29,792.33	204,964.83	367,356.00	162,391.17	55.8
	(801.71)	(329.17)	(12,872.00)	(12,542.83)	(2.6)

UTILITY - CI FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
WATER REVENUES	52,042.60	228,553.33	501,745.00	273,191.67	45.6
SEWER REVENUES	99,683.20	546,485.26	1,071,432.00	524,946.74	51.0
	151,725.80	775,038.59	1,573,177.00	798,138.41	49.3
EXPENDITURES					
UTILITY-CI WATER EXPENSES:					
CAPITAL EXPENDITURES	.00	13,040.00	.00	(13,040.00)	.0
DEBT SERVICE	.00	91,294.74	350,014.00	258,719.26	26.1
	.00	104,334.74	350,014.00	245,679.26	29.8
UTILITY-CI SEWER EXPENSES:					
CAPITAL EXPENDITURES	3,716.00	13,444.02	.00	(13,444.02)	.0
DEBT SERVICE	477,287.23	954,574.46	954,574.00	(.46)	100.0
	481,003.23	968,018.48	954,574.00	(13,444.48)	101.4
	481,003.23	1,072,353.22	1,304,588.00	232,234.78	82.2
	(329,277.43)	(297,314.63)	268,589.00	565,903.63	(110.7)

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
CAPITAL IMPROVEMENT REVENUES	63,989.51	347,145.96	807,130.00	459,984.04	43.0
	63,989.51	347,145.96	807,130.00	459,984.04	43.0
EXPENDITURES					
CAPITAL IMPROVEMENT EXPENSES:					
CAPITAL EXPENDITURES	.00	50,797.08	2,159,500.00	2,108,702.92	2.4
	.00	50,797.08	2,159,500.00	2,108,702.92	2.4
	.00	50,797.08	2,159,500.00	2,108,702.92	2.4
	63,989.51	296,348.88	(1,352,370.00)	(1,648,718.88)	21.9

PARKS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
POOL REVENUES	482,034.55	1,998,866.25	3,626,398.00	1,627,531.75	55.1
BOX CANON REVENUES	144,022.89	394,533.71	741,500.00	346,966.29	53.2
GYM REVENUES	3,120.00	24,380.00	46,000.00	21,620.00	53.0
ICE PARK REVENUES	.00	.00	16,000.00	16,000.00	.0
VIA FERRATA REVENUES	.00	7,080.00	43,500.00	36,420.00	16.3
	629,177.44	2,424,859.96	4,473,398.00	2,048,538.04	54.2
EXPENDITURES					
POOL EXPENSES:					
SALARIES AND WAGES	115,051.30	657,940.68	1,224,606.61	566,665.93	53.7
TAXES & BENEFITS	37,361.19	169,477.82	375,311.00	205,833.18	45.2
OVERHEAD	53,399.05	240,106.25	402,859.00	162,752.75	59.6
OPERATING MAINTENANCE	34,234.35	202,857.91	391,815.00	188,957.09	51.8
CAPITAL EXPENDITURES	4,962.50	(19,436.71)	903,322.00	922,758.71	(2.2)
DEBT SERVICE	.00	104,910.79	513,822.00	408,911.21	20.4
	245,008.39	1,355,856.74	3,811,735.61	2,455,878.87	35.6
BOX CANON EXPENSES:					
SALARIES AND WAGES	12,505.23	55,207.10	128,528.21	73,321.11	43.0
TAXES & BENEFITS	3,244.47	18,109.83	38,872.76	20,762.93	46.6
OVERHEAD	7,777.64	38,644.00	49,432.00	10,788.00	78.2
OPERATING MAINTENANCE	8,001.12	24,210.02	28,600.00	4,389.98	84.7
CAPITAL EXPENDITURES	.00	30,200.00	20,000.00	(10,200.00)	151.0
	31,528.46	166,370.95	265,432.97	99,062.02	62.7

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

PARKS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
GYM EXPENSES:					
SALARIES AND WAGES	1,216.33	6,986.44	17,050.18	10,063.74	41.0
TAXES & BENEFITS	1,754.29	4,435.80	6,117.95	1,682.15	72.5
OVERHEAD	331.41	1,779.19	2,760.00	980.81	64.5
OPERATING MAINTENANCE	.00	2,634.35	15,600.00	12,965.65	16.9
CAPITAL EXPENDITURES	2,002.04	2,002.04	.00	(2,002.04)	.0
	5,304.07	17,837.82	41,528.13	23,690.31	43.0
ADMINSTRATION EXPENSES:					
SALARIES AND WAGES	13,282.62	127,129.88	239,121.64	111,991.76	53.2
TAXES & BENEFITS	4,492.67	40,938.87	78,256.70	37,317.83	52.3
OPERATING MAINTENANCE	530.74	11,112.86	30,000.00	18,887.14	37.0
	18,306.03	179,181.61	347,378.34	168,196.73	51.6
ICE PARK EXPENSES:					
OVERHEAD	.00	.00	72.00	72.00	.0
OPERATING MAINTENANCE	94.42	14,849.31	15,928.00	1,078.69	93.2
	94.42	14,849.31	16,000.00	1,150.69	92.8
VIA FERRATA EXPENSES:					
SALARIES AND WAGES	5,676.30	18,933.93	49,179.20	30,245.27	38.5
TAXES & BENEFITS	723.29	3,383.29	8,437.94	5,054.65	40.1
OPERATING MAINTENANCE	5,325.80	11,151.43	6,500.00	(4,651.43)	171.6
	11,725.39	33,468.65	64,117.14	30,648.49	52.2
	311,966.76	1,767,565.08	4,546,192.19	2,778,627.11	38.9
	317,210.68	657,294.88	(72,794.19)	(730,089.07)	903.0

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

TOURISM FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
REVENUE	115,688.42	372,071.05	799,903.00	427,831.95	46.5
GRANTS/CONTRIBUTIONS	.00	22,170.62	.00	(22,170.62)	.0
	115,688.42	394,241.67	799,903.00	405,661.33	49.3
EXPENDITURES					
TOURISM EXPENSES:					
SALARIES AND WAGES	18,739.96	134,504.70	231,666.41	97,161.71	58.1
TAXES & BENEFITS	4,520.11	33,047.26	59,345.65	26,298.39	55.7
OVERHEAD	3,693.96	22,404.95	27,379.00	4,974.05	81.8
OPERATING MAINTENANCE	70,856.70	215,974.30	601,951.00	385,976.70	35.9
CAPITAL EXPENDITURES	.00	500.00	5,000.00	4,500.00	10.0
	97,810.73	406,431.21	925,342.06	518,910.85	43.9
	97,810.73	406,431.21	925,342.06	518,910.85	43.9
	17,877.69	(12,189.54)	(125,439.06)	(113,249.52)	(9.7)

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

BEAUTIFICATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES & INTEREST	15,096.24	47,825.37	105,058.00	57,232.63	45.5
GRANTS/DONATIONS/OTHER	.00	277.89	.00	(277.89)	.0
	15,096.24	48,103.26	105,058.00	56,954.74	45.8
EXPENDITURES					
BEAUTIFICATION EXPENSES:					
OPERATING MAINTENANCE	9,776.38	17,726.85	105,446.30	87,719.45	16.8
CAPITAL EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
	9,776.38	17,726.85	120,446.30	102,719.45	14.7
	9,776.38	17,726.85	120,446.30	102,719.45	14.7
	5,319.86	30,376.41	(15,388.30)	(45,764.71)	197.4

CITY OF OURAY
FUND SUMMARY
FOR THE 7 MONTHS ENDING JULY 31, 2026

CONSERVATION TRUST FUND

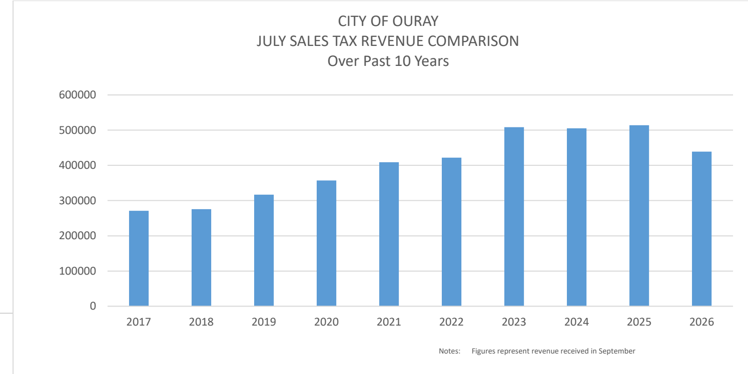
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
STATE REVENUE & INTEREST	.00	6,366.36	12,600.00	6,233.64	50.5
	.00	6,366.36	12,600.00	6,233.64	50.5
EXPENDITURES					
	.00	.00	.00	.00	.0
	.00	6,366.36	12,600.00	6,233.64	50.5

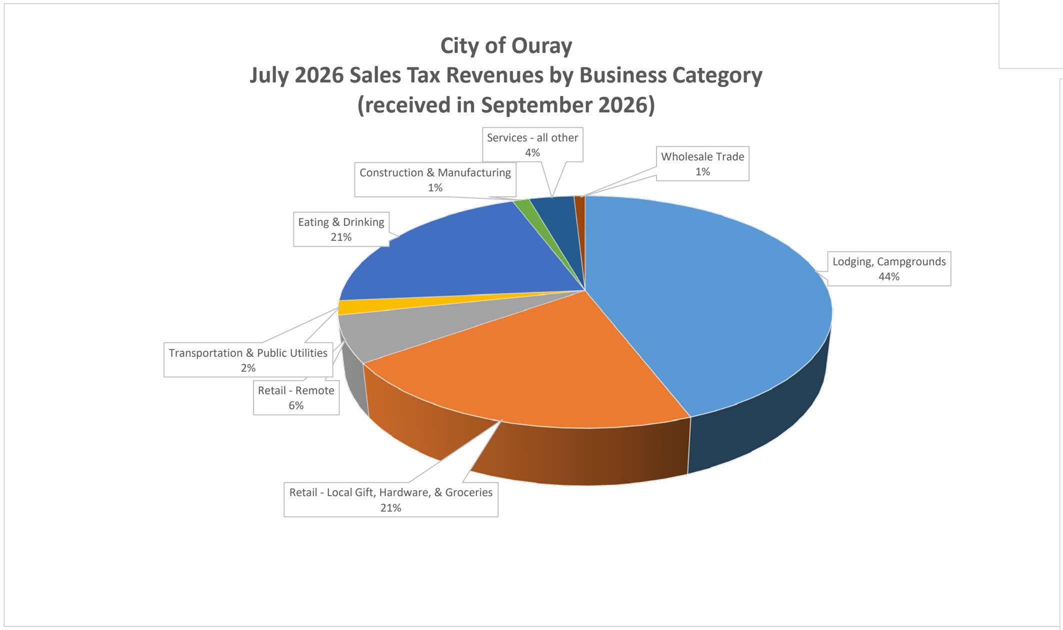
FIREMEN'S PENSION FUND

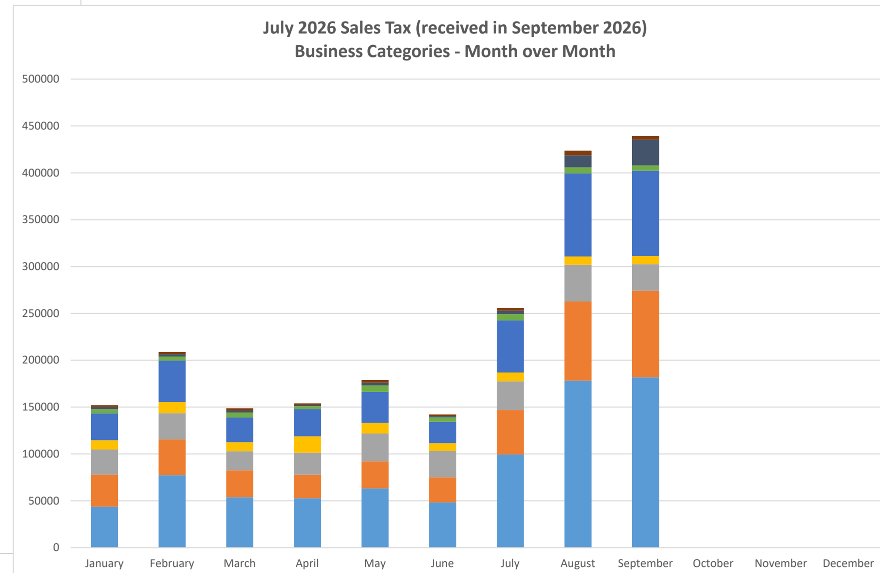
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
CONTRIBUTIONS & EARNINGS	.00	81,034.82	122,000.00	40,965.18	66.4
	.00	81,034.82	122,000.00	40,965.18	66.4
EXPENDITURES					
FIREMEN'S PENSION EXPENSES:					
OVERHEAD	.00	46,768.05	56,400.00	9,631.95	82.9
	.00	46,768.05	56,400.00	9,631.95	82.9
	.00	46,768.05	56,400.00	9,631.95	82.9
	.00	34,266.77	65,600.00	31,333.23	52.2

Sales Tax Dashboard

			Percentage Change
September 2025 Revenue	$	514,063.50	-14.55%
September 2026 Revenue	$	439,275.53	
2025 Revenue	$	2,031,993.27	3.52%
2026 Revenue	$	2,103,535.30	







	September 2026	Year-to-Date	Budget Forecast
General Fund (75%)	329,456.65	1,577,651.48	2,342,191.00
Capital Improvement Fund (25%)	109,818.88	525,883.82	780,730.00

67.36%

Ouray Lodging Occ. Tax Collection Summary

ROOMS	2022	2023	2024	2025	2026	26 vs 25
January	7,718	7,799	7,339	7,199	4,951	-31.23%
February	7,776	5,906	6,696	6,280	5,357	-14.70%
March	6,782	7,341	6,304	5,575	5,468	-1.92%
April	4,172	3,836	4,255	4,159	3,852	-7.38%
May	10,002	9,580	8,772	9,838	9,742	-0.98%
June	16,180	17,520	16,633	16,344	15,230	-6.82%
July	16,791	20,105	20,061	20,176	17,028	-15.60%
August	17,825	19,086	19,073	18,805		
September	18,930	18,960	18,474	15,410		
October	12,080	12,945	14,295	11,180		
November	3,196	3,856	3,902	3,648		
December	3,998	5,174	5,458	4,033		
Total Rooms	125,450	132,108	131,262	122,647	61,628	-11.42%

DOLLARS	2022	2023	2024	2025	2026	26 vs 25
January	$ 29,038.01	$ 37,429.39	$ 35,591.95	$ 39,148.42	$ 30,257.17	-22.71%
February	$ 36,283.87	$ 30,376.67	$ 33,782.48	$ 34,290.79	$ 28,054.61	-18.19%
March	$ 30,334.49	$ 30,553.93	$ 29,592.29	$ 29,590.27	$ 28,594.92	-3.36%
April	$ 18,466.04	$ 17,063.40	$ 18,170.76	$ 19,436.94	$ 21,680.62	11.54%
May	$ 43,130.72	$ 40,051.26	$ 48,072.09	$ 57,895.95	$ 59,661.79	3.05%
June	$ 98,839.14	$ 110,643.24	$ 113,601.55	$ 116,968.10	$ 122,681.42	4.88%
July	$ 133,896.81	$ 149,839.07	$ 164,777.76	$ 177,200.21	$ 147,818.64	-16.58%
August	$ 122,777.99	$ 131,560.65	$ 143,738.30	$ 145,148.21		
September	$ 119,098.58	$ 129,568.22	$ 134,598.28	$ 125,783.55		
October	$ 74,824.25	$ 78,991.57	$ 87,841.82	$ 72,554.29		
November	$ 14,565.84	$ 16,442.22	$ 19,570.50	$ 18,596.98		
December	$ 23,554.00	$ 28,903.63	$ 31,293.53	$ 28,019.57		
Total Dollars	$ 744,809.74	$ 801,423.25	$ 860,631.32	$ 864,633.28	$ 438,749.17	-7.54%

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

Excise Tax on Short Term Rentals

Activity Month	2022	2023	2024	2025	2026	% Change	YTD % Change
January	$ -	$ 27,186.20	$ 29,841.34	$ 28,977.04	$ 28,959.06	-0.06%	-0.06%
February	$ 19,919.38	$ 61,695.82	$ 35,691.59	$ 6,980.18	$ 6,336.39	-9.22%	-1.84%
March	$ 35,808.47	$ 25,677.43	$ 30,620.10	$ 43,770.87	$ 47,312.07	8.09%	3.61%
April	$ 26,323.87	$ 23,714.71	$ 20,014.04	$ 22,340.44	$ 22,157.20	-0.82%	2.64%
May	$ 9,554.95	$ 7,379.27	$ 7,883.15	$ 19,845.73	$ 10,828.74	-45.44%	-5.18%
June	$ 23,137.56	$ 20,874.80	$ 26,717.31	$ 34,012.04	$ 35,343.82	3.92%	-3.20%
July	$ 65,942.47	$ 83,161.66	$ 86,662.10	$ 96,299.32	$ 115,899.23	20.35%	5.79%
August	$ 100,852.46	$ 125,384.52	$ 143,432.39	$ 162,600.63			
September	$ 88,024.59	$ 102,368.23	$ 119,132.20	$ 131,059.58			
October	$ 85,402.70	$ 87,887.63	$ 80,821.11	$ 110,821.76			
November	$ 36,225.63	$ 50,847.41	$ 50,006.27	$ 64,306.80			
December	$ 10,941.87	$ 49,864.60	$ (85.01)	$ 3,353.07			
Grand Total	**$ 502,133.95**	**$ 666,042.28**	**$ 630,736.59**	**$ 724,367.46**	**$ 266,836.51**		

Revenue by Fund	2022	2023	2024	2025	2026	Cumulative
Affordable/Attainable Housing	$ 251,066.97	$ 332,671.58	$ 307,265.95	$ 368,872.98	$ 133,418.26	**$ 1,393,295.74**
Water Capital Improvements	$ 125,533.49	$ 166,685.35	$ 161,735.32	$ 177,747.23	$ 105,084.43	**$ 736,785.82**
Sewer Capital Improvements	$ 125,533.49	$ 166,685.35	$ 161,735.32	$ 177,747.25	$ 105,084.43	**$ 736,785.84**
Cumulative Total Raised						**$ 2,866,867.40**
Total Raised	$ 251,066.97	$ 332,671.58	$ 307,265.95	$ 368,872.98	$ 133,418.26	**$ 1,393,295.74**
Total Spent	$ (110,000.00)	$ (67,849.69)	$ (144,845.32)	$ (683,968.60)	$ (122,144.67)	**$ (1,128,808.28)**
Total Remaining	$ 141,066.97	$ 264,821.89	$ 162,420.63	$ (315,095.62)	$ 11,273.59	**$ 264,487.46**

Telluride Foundation		50,000.00
Utility Offset		30,000.00
Housing Administrator		8,000.00
Home Trust	21,900.00	
Waterview Maintenance		10,050.00
		$ 166,437.46

Check Date	Payee	Amount	Description
4/20/2022	Home Trust of Ouray County	$ 10,000.00	2022 Operating funds
1/4/2023	Home Trust of Ouray County	$ 100,000.00	734 4th St
2/1/2023	Home Trust of Ouray County	$ 20,000.00	2023 Operating funds
4/26/2023	Economic & Planning Systems Inc	$ 3,847.50	Housing needs analysis
5/24/2023	Economic & Planning Systems Inc	$ 3,505.00	Housing needs analysis
6/7/2023	Buckhorn Engineering	$ 3,426.25	Cascade Park Geohazard Assessment
7/5/2023	Economic & Planning Systems Inc	$ 1,557.50	Housing needs analysis
8/2/2023	Economic & Planning Systems Inc	$ 7,692.50	Housing needs analysis
9/6/2023	Buckhorn Engineering	$ 6,293.75	Cascade Park Geohazard Assessment
9/27/2023	Economic & Planning Systems Inc	$ 4,237.50	Housing needs analysis
11/1/2023	Economic & Planning Systems Inc	$ 1,930.00	Housing needs analysis
11/29/2023	Economic & Planning Systems Inc	$ 9,257.19	Housing needs analysis
1/23/2024	Economic & Planning Systems Inc	$ 6,102.50	Housing needs analysis
1/23/2024	Home Trust of Ouray County	$ 30,000.00	2024 Operating funds
4/17/2024	Ouray County Clerk & Recorder	$ 382.16	Recording fee
8/28/2024	Economic & Planning Systems Inc	$ 2,500.00	Housing needs analysis
9/18/2024	Home Trust of Ouray County	$ 100,000.00	River Walk Rentals
12/31/2024	*City of Ouray (GF to Water/Sewer)*	$ 11,963.16	Landlord EQR Credit reimbursement
6/10/2025	Home Trust of Ouray County	$ 42,655.00	2025 Operating Funds
9/30/2025	Land Title Guarantee Company	$ 100,000.00	Hank's Place
10/6/2025	Double A Home & Lawn	$ 2,380.00	Waterview Maint
10/14/2025	Karp Neu Hanlon	$ 899.00	Ditch Litigation
10/14/2025	Rural Homes	$ 1,000.00	Management Conversion
10/29/2025	Keenan's Plumbing and Heating	$ 509.97	Irrigation work
10/29/2025	Rural Homes	$ 1,000.00	Management Conversion
10/22/2025	San Juan Gardens	$ 1,850.00	Waterview Landscaping
11/26/2025	Double A Home & Lawn	$ 300.00	Waterview Maint
11/30/2025	Rural Homes	$ 1,000.00	Management Conversion
12/31/2025	Rural Homes	$ 1,000.00	Management Conversion
12/31/2025	Karp Neu Hanlon	$ 427.50	Ditch Litigation
12/31/2025	*City of Ouray (GF to Water/Sewer)*	$ 315,000.00	Waterview Tap Water/Sewer Fees
12/31/2025	*City of Ouray (GF to Water/Sewer)*	$ 13,390.13	Landlord EQR Credit reimbursement
2/18/2026	Karp Neu Hanlon	$ 100.00	Ditch Litigation
2/18/2026	Karp Neu Hanlon	$ 6,137.50	Ditch Litigation
3/2/2026	Karp Neu Hanlon	$ 1,718.00	Ditch Litigation
3/2/2026	Karp Neu Hanlon	$ 13,430.92	Ditch Litigation
4/1/2026	Karp Neu Hanlon	$ 354.50	Ditch Litigation
4/1/2026	Karp Neu Hanlon	$ 38,312.00	Ditch Litigation
4/13/2026	Summit Capital	$ 22,500.00	Ditch Settlement
4/22/2025	UMB	$ 33.25	Postage for Settlement Check
5/1/2026	Karp Neu Hanlon	$ 14,245.00	Ditch Litigation
5/12/2026	CIRSA	$ 1,000.00	Insurance Deductible
6/19/2026	Unrivaled Plumbing & Heating	$ 1,109.00	Waterview Irrigation Repair
6/25/2026	Home Trust of Ouray County	$ 21,900.00	2026 Operating Funds
7/31/2026	Karp Neu Hanlon	$ 885.00	Ditch Litigation
7/31/2026	Karp Neu Hanlon	$ 419.50	Ditch Litigation
		$ 1,128,808.28	

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

(Source: Point of Sale Software)

VISITORS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change from 2025
January	36	9,392	8,553	8,149	4,961	5,258	6,871	7,152	7,958	8,583	7.85%
February	13	7,342	5,970	7,836	4,824	6,660	5,599	5,592	7,369	6,591	-10.56%
March	58	10,468	9,118	3,638	7,697	8,621	7,148	8,426	10,250	10,750	4.88%
April	16	7,048	5,481	-	7,104	5,249	4,693	6,578	6,626	7,398	11.65%
May	2,984	13,346	11,397	-	11,580	9,549	10,602	11,201	12,418	10,612	-14.54%
June	18,175	24,764	24,525	1,540	25,977	20,156	23,206	22,419	23,465	20,569	-12.34%
July	37,483	35,943	36,986	6,416	30,994	26,286	32,117	32,654	29,525	20,977	-28.95%
August	25,486	23,936	23,274	12,622	22,179	19,101	21,170	20,874	22,395		
September	16,065	16,397	14,833	11,946	13,612	14,652	15,634	15,208	13,944		
October	9,834	8,771	9,596	10,699	9,368	10,135	11,035	12,238	10,436		
November	7,077	7,043	6,920	4,644	6,782	5,354	6,326	6,851	7,444		
December	10,753	9,046	8,174	4,439	6,317	6,510	8,152	8,816	9,420		
TOTAL YEAR	**127,980**	**173,496**	**164,827**	**71,929**	**151,395**	**137,531**	**152,553**	**158,009**	**161,250**	**85,480**	

REVENUE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change from 2025
January	$ 2,189.00	$ 89,885.46	$ 95,701.53	$ 99,306.81	$ 66,989.85	$ 63,150.43	$ 96,783.56	$ 121,260.10	$ 140,810.60	$ 170,998.52	21.44%
February	$ 724.00	$ 70,970.13	$ 65,918.59	$ 97,215.12	$ 61,086.55	$ 85,924.20	$ 112,926.04	$ 105,565.18	$ 153,097.35	$ 130,324.84	-14.87%
March	$ 1,012.00	$ 102,232.15	$ 108,526.39	$ 47,810.30	$ 106,419.45	$ 126,759.01	$ 120,467.93	$ 145,888.18	$ 190,605.89	$ 226,066.62	18.60%
April	$ 2,234.00	$ 72,957.12	$ 62,025.47	$ -	$ 98,819.49	$ 152,003.71	$ 133,097.92	$ 119,178.58	$ 132,369.64	$ 171,448.12	29.52%
May	$ 123,474.60	$ 155,881.40	$ 138,237.34	$ -	$ 162,720.12	$ 143,279.82	$ 208,335.74	$ 275,871.30	$ 253,207.30	$ 303,477.76	19.85%
June	$ 166,974.02	$ 317,542.31	$ 311,093.17	$ 19,273.04	$ 352,538.72	$ 321,377.13	$ 469,321.85	$ 469,363.01	$ 534,623.93	$ 508,395.18	-4.91%
July	$ 479,802.39	$ 455,519.84	$ 474,330.32	$ 74,169.01	$ 428,489.09	$ 452,460.99	$ 646,348.28	$ 660,284.72	$ 672,522.79	$ 487,778.95	-27.47%
August	$ 326,151.96	$ 308,882.04	$ 295,953.46	$ 165,977.58	$ 312,872.14	$ 316,183.52	$ 419,353.80	$ 423,754.26	$ 506,952.42	$ -	
September	$ 184,807.92	$ 200,777.07	$ 188,131.33	$ 158,666.78	$ 186,412.51	$ 238,796.90	$ 283,459.93	$ 278,649.03	$ 299,291.45	$ -	
October	$ 82,537.92	$ 99,235.68	$ 120,843.43	$ 145,302.53	$ 131,806.01	$ 170,555.12	$ 211,284.83	$ 223,633.93	$ 226,736.40	$ -	
November	$ 62,435.74	$ 84,885.49	$ 83,976.37	$ 58,403.16	$ 88,639.21	$ 84,930.60	$ 107,867.28	$ 119,193.83	$ 153,734.11	$ -	
December	$ 112,212.40	$ 111,645.98	$ 105,050.32	$ 60,304.81	$ 79,891.78	$ 94,844.99	$ 156,882.10	$ 163,777.30	$ 227,237.30	$ -	
TOTAL YEAR	**$ 1,544,555.95**	**$ 2,070,414.67**	**$ 2,049,787.72**	**$ 926,429.14**	**$ 2,076,684.92**	**$ 2,250,266.42**	**$ 2,966,129.26**	**$ 3,106,419.42**	**$ 3,491,189.18**	**$ 1,998,489.99**	

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

VISITORS

	2022		2023		2024		2025		2026		Incr./Decr. Visitors	26 vs. 25 %
MAY	7619		6044		8269		9408		10668		1,260	13.39%
JUNE	17165		18154		21202		21475		21084		(391)	-1.82%
JULY	20702		25595		27765		28270		18313		(9,957)	-35.22%
AUGUST	14428		16211		17802		19038					
SEPTEMBER	13207		14331		14698		14033					
OCTOBER	9416		9727		11019		11180					
TOTAL VISITORS	**82,827**		**90,062**		**100,755**		**103,404**		**50,065**		**(9,088)**	

REVENUES

	2022		2023		2024		2025		2026		Incr./Decr.	26 vs. 25
	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	Adm.	Conc.	$	%
MAY	$ 33,477.00	$ 4,754.40	$ 37,736.00	$ 3,803.27	$ 51,247.50	$ 5,375.13	$ 58,268.50	$ 9,271.25	$ 75,240.00	$ 9,584.13	$ 17,284.38	25.59%
JUNE	$ 72,989.00	$ 8,865.86	$ 111,214.00	$ 13,288.56	$ 130,034.00	$ 12,849.07	$ 130,777.50	$ 18,230.59	$ 147,784.00	$ 17,245.40	$ 16,021.31	10.75%
JULY	$ 87,714.00	$ 10,907.87	$ 157,280.91	$ 16,153.30	$ 169,685.00	$ 10,291.93	$ 171,495.00	$ 23,085.75	$ 128,886.00	$ 14,607.53	$ (51,087.22)	-26.26%
AUGUST	$ 61,701.00	$ 8,385.38	$ 100,420.32	$ 11,353.36	$ 110,588.50	$ 7,754.67	$ 116,294.00	$ 16,209.17				
SEPTEMBER	$ 56,163.00	$ 7,721.29	$ 89,131.98	$ 9,911.90	$ 91,123.00	$ 9,619.60	$ 84,729.00	$ 11,596.82				
OCTOBER	$ 41,064.00	$ 5,773.08	$ 60,297.50	$ 5,516.12	$ 67,778.00	$ 8,870.30	$ 67,230.50	$ 9,013.41				
TOTAL $	**$ 354,402.00**	**$ 46,439.77**	**$ 556,080.71**	**$ 60,026.51**	**$ 620,456.00**	**$ 54,760.70**	**$ 628,794.50**	**$ 87,406.99**	**$ 351,910.00**	**$ 41,437.06**	**$ (17,781.53)**	

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

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2023			2024			2025			2026			Incr./Decr.	26 vs. 25
	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV		
January	$ 228.95	$ 53.00	$ -	$ 284.11	$ 25.00	$ -	$ 149.25	$ 95.00	$ -	$ 119.50	$ 110.00	$ -	$ (14.75)	-6%
February	$ 150.89	$ 85.95	$ -	$ 438.62	$ 36.00	$ -	$ 519.70	$ 140.00	$ -	$ 124.00	$ -	$ -	$ (535.70)	-81%
March	$ 395.38	$ 4.00	$ -	$ 773.27	$ 111.00	$ -	$ 764.72	$ 95.00	$ -	$ 1,351.42	$ 35.00	$ 26.25	$ 552.95	64%
April	$ 403.25	$ 2.00	$ 50.50	$ 713.73	$ 25.00	$ -	$ -	$ -	$ -	$ 1,556.30	$ 190.00	$ 236.25	$ 1,982.55	Closed APR 2025
May	$ 1,098.28	$ 611.60	$ 126.25	$ 2,281.10	$ 88.00	$ 126.25	$ 1,362.42	$ 150.00	$ 75.75	$ 3,637.11	$ 385.00	$ 183.75	$ 2,617.69	165%
June	$ 1,627.77	$ 690.75	$ 202.00	$ 3,035.75	$ 498.00	$ 325.25	$ 3,100.22	$ 120.00	$ 505.00	$ 4,556.11	$1,025.00	$ 1,076.25	$ 2,932.14	79%
July	$ 2,517.75	$ 664.60	$ 782.75	$ 3,369.09	$ 277.00	$ 252.50	$ 5,390.44	$ 175.00	$ 1,338.25	$ 3,495.93	$ 560.00	$ 1,128.75	$ (1,719.01)	-25%
August	$ 2,669.69	$ 648.85	$ 378.75	$ 2,360.70	$ 387.00	$ 378.75	$ 4,788.44	$ 320.00	$ 1,161.50					
September	$ 2,834.91	$ 698.00	$ 75.75	$ 3,482.57	$ 360.00	$ 277.75	$ 5,710.05	$ 340.00	$ 1,085.75					
October	$ 1,096.11	$ 253.00	$ 227.25	$ 1,636.08	$ 225.00	$ 50.50	$ 2,867.51	$ 230.00	$ 75.75					
November	$ 354.94	$ 40.00	$ -	$ 160.37	$ 60.00		$ 601.55	$ 65.00	$ 50.50					
December	$ 233.25	$ -	$ -	$ 477.79	$ -		$ 176.97	$ 20.07	$ -					
TOTAL $	**$ 13,611.17**	**$ 3,751.75**	**$ 1,843.25**	**$ 19,013.18**	**$ 2,092.00**	**$ 1,411.00**	**$ 25,431.27**	**$ 1,750.07**	**$ 4,292.50**	**$ 14,840.37**	**$2,305.00**	**$ 2,651.25**	**$ 5,815.87**	
			$19,206.17			$22,516.18			$31,473.84			$19,796.62		
percent of sales earning profit			71%			84%			81%			75%		

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Community Development Department Update
September 21, 2026

Mayor and City Council Members:

As the new consulting Community Development Department Director for the City of Ouray, I am pleased to provide you with a summary of activities that the Community Development Department has focused on as well as significant transitions occurring in the months of August and September.

- I officially commenced my contracting/consulting role with the City in August, working remotely with City Administrator Meteer, City Attorney Sawyer, and Planner Technician Martin to address ongoing and outstanding land use applications, zoning inquiries, and policy issues affecting the City of Ouray Municipal Code.
- I was in Ouray September 3rd – 5th holding office hours, meeting with City staff members, and getting acquainted with City facilities and offices. Importantly, I met with Mayor Underwood, Mayor Pro Tem Schiffer, as well as Council Members Hart, and Lindsey. Thank you for taking time to meet me, to share what you love about Ouray, and for giving me such a warm welcome!
- While in Ouray, I also met with Planning Commission Member Wood, as well as important community members who have experience living and working in the City as developers, property owners, and design professionals. Each of these visits – including tours around the City and the sharing of critical feedback regarding the City's development code and processes – provided me with the information and context I need to be successful in my service to the community. Again, thank you to Commission Member Wood as well as those community members who took time out of their days to meet with me!
- I want to extend a special thank you to Melissa Martin. She is a consummate professional and public servant - an absolute asset to the City – who will be missed. She has been nothing but supportive of me as I transition into my new role and she transitions out of hers. My best to Martini in her next chapter!
- We also welcome Joe Gillman to the Community Development Department who's first day at the City was Tuesday, September 8th. Joe will take over for Melissa as the Comm. Dev. Department Community Resource Officer and arrives with years of experience in public sector land use planning, management, economic development, and administration. I am excited to work with Joe and will look forward to his insight and perspective on planning and zoning matters, policy evaluation, and code enforcement.
- Through these transitions, the Community Development Department continues to administer daily functions of the office, including:
  - Responses to general planning inquiries such as zoning, businesses, and housing.
  - Scheduling remote and on-site building inspections with building inspection consultants.
  - Development permit applications.

- Future amendments to the Ouray Municipal Code along with policy evaluation projects that the Community Development Department has been working on - in collaboration with the City Administrator, City Attorney, Planning Commission, and staff - include:
    - Minor revisions to Chapter 7 (Sec. 7-4 - *Definitions*) to address inconsistencies and loopholes regarding types of lodging and commercial uses, including bed and breakfasts.
    - Minor revisions to Chapter 2 (Sec. 2-12 – *Planning Commission*) to update terms of
- The City of Ouray Planning Commission's regularly scheduled meeting was held on September 8, 2026. Items on the agenda included:
    - Code Amendment - OMC Sec. 2-12 - *Planning Commission*: Consideration of a code amendment to establish a process for appointments of up to two (2) alternate members. This proposal was not recommended by the Planning Commission; however, direction was provided to revise Sec. 2-12 to restrict the Mayor or Council members from serving concurrently on the Planning Commission.
    - Introduction and discussion of potential code amendments to regulate Psilocybin (Natural Medicine) business uses following the passage by Colorado voters in 2022 of Proposition 122.
    - General Department updates.

While I continue to acclimate to the City as an organization and to the City itself – the place, the people, their shared history and their vision and concerns for the future – I will continue to view my role as one of support as a privileged guest in your community. My goal is to listen, to learn, and to be a contributing member to City staff in service to the community.

With Gratitude,

Scot D. Hunn
Consulting Community Development Director

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 21, 2026

September 10, 2026, 7:00 a.m.: April and I delivered food to the 4H Center in Ridgway for the First Responders appreciation breakfast, provided by the Woman's Club of Ouray. This was provided to express gratitude for all responders to the Gold Mountain Fire. My invitation to attend the breakfast was due to my involvement in the event as Mayor. I shared breakfast at the table with law enforcement from the County, and State Patrol. Many people were served throughout the two hour event. The number I do not know. Our appreciation goes to the Woman' Club for, yet, another example of all they do as an organization to support our community.

September 10, 2026: 3:30-5:00p.m.: As per request from Doug Price of Citizens State Bank, I attended an event at the Western Hotel to represent the City in support of the importance of the work of Colorado Preservation, Inc. The Western Hotel was receiving recognition from Colorado Preservation, Inc. for its renovation, and rehabilitation efforts throughout the entire hotel building. My brief remarks focused on the unique quality of Ouray, as represented by the Western Hotel.

September 11, 2026, 5:00 p.m.: Many of us from our community walked with our Fire Department volunteers to honor those who sacrificed their lives, directly or indirectly, in the attacks on the World Trade Center twenty-five years ago. It was a somber event. Deeply personal.

September 14, 2026, 11:00a.am.-4:00p.m.: As City liaison, I attended the Sneffels Energy Board Summer Summit in Telluride. This event was organized by Eco Action Partners, celebrating twenty years of work. The entire meeting was centered on their efforts in energy conservation, best usage, and alternative power sources. San Miguel Power Association gave a lengthy presentation, showing graphs and charts to indicate their preparedness for upcoming increase demand on electric supply in their 3600 square mile service area. The town of Ridgway announced it is receiving a 1.34 Million Dollar State funded grant called Local Impact Accelerator Grant. This grant money to be used to fund efforts for the town's movement toward single source energy to their community. This contingent upon Town Council approval in autumn, 2028.

September 16, 2026, 6:00p.m.: OIPI Board meeting. Tres Barbatelli has been welcomed to the organization, having been selected by the Board to serve as executive director of OIPI. His term officially began September 07, 2026, and has begun in earnest the task before him. OIPI has received a grant from the Colorado Water Conservation Board to move the organization closer to their Our Water Our Future goal. Councilor Schiffer and City Administrator Metteer can give a more detailed report. I did meet two new residents to our community who are directly involved in Ice Park efforts. One of whom is a world class ice climbing competitor.

This concludes my report.

****

320 6th Avenue
PO Box 468
Ouray, Colorado 81427

CITY OF OURAY COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

K Schiffer council report for September 21, 2026

On September 10th, I attended a meeting with OCEMS, Ridgway Fire Protection District, and BOCC member Jake Niece to understand OCEMS's financial challenges, and work to establish an MOU between Ouray Volunteer Fire Department and the Ridgway Fire Protection District. This will be the stepping stone to an eventual fire authority in the future.

Also on September 10th, I took a tour of the Ouray library to discuss city support of the library's fund request for the planned facility expansion. Aimee Vann was extremely informative in helping explain the library's role in the community and how it supports both our local residents and guests who visit from out of town.

On September 16th, I attended a meet and greet with the new Ice Park director Tres Barbatelli. Ouray residents who are also members of the Team USA's ice climbing team were also in attendance. Park priorities, marketing and communication efforts and potential collaborations with the city and athletes were discussed. OIPI did not have a quorum of members present so no decisions were made.

On September 17th, I met with Michelle Metteer and counselor Jenny Hart to discuss a draft of an MOU between Ouray Fire Department and Ridgway Fire Protection District to formalize collaboration efforts that are already in practice.

Also on September 17th, I toured the city owned property at 333 6th ave. The building is in terrible shape after years of neglect. I feel the only way forward is to tear it down and build a new facility that can better serve the city's needs. Any money spent evaluating or renovating it will be wasted. I support keeping the asset, and we should be working towards a decision on how to use it effectively going forward.

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

Jenny's Council Report for 9/8/26-9/20/26

9/5/26 Library tour with Aimee to learn about the library expansion.

9/10/26 Women's Club breakfast for first responders. Thank you, Ladies!

9/10/26 I met with Kevin, Nate McCullough, Barthold Lichtenbelt, and Chris Miller about next steps for cooperation between the City of Ouray, OCEMS, and RFD. We want to keep lines of communication open so we can coordinate going forward.

9/16/26 I attended the Ice Park meeting to meet Tres Ettore, the new director of the Ice Park.

9/17/26 Met with Kevin and Michelle to discuss a new MOU agreement with OFD, RFD, and OCEMS. We need more information about expected roles and responsibilities so we meet with success. We hope to meet with Adam Kunz and Chris Miller soon to discuss details.