

**AGENDA
OURAY CITY COUNCIL**

Monday, July 7, 2025 - 6:00 PM

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

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

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

Ouray City Council Regular Meeting

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CEREMONIAL/INFORMATIONAL - Telluride Foundation Down Payment Assistance Program
5. CITIZENS' COMMUNICATION
6. CITY COUNCIL REPORTS/INFORMATION - Tamara Gulde, Peggy Lindsey, Michael Underwood, Josh Smith, and Ethan Funk
7. DEPARTMENT REPORTS
 - a. City Administrator
 - b. Interim Police Chief
 - c. Fire Chief
 - d. Public Works Director
 - e. Parks and Recreation Director
 - f. Tourism and Destination Marketing Director
 - g. Finance and Administration Director
8. ACTION ITEMS
 - a. Ratification of Declaration 1, Series 2025 - Declaring Stage I Fire Restrictions in the City of Ouray
 - b. Bathhouse Contract for design development, construction documents and construction administration services by Collab Architecture, LLC, with exhibits
 - c. Resolution 12, Series 2025 - Organizational Chart Review & Approval
 - d. San Miguel Power Association Easement for Woman's Park Restrooms
 - e. Special Noise Permit Application from Pat Light, Straylight Music LLC, in Fellin Park for August 2, 9, 16, and 23, 2025
9. DISCUSSION ITEMS
 - a. EQR Definitions - Factory
 - b. Affordable Housing Services Administrator IGA Draft
 - c. Future Agenda Items
10. ADJOURNMENT



Telluride Foundation - Down Payment Assistance

\$2.6M 2-Year Pilot Program

Breaking Barriers to Homeownership in Ouray County

Two Assistance Programs Available

Fund Sources

- Telluride Foundation Operating Fund
- Charitable Donations
- Federal & State Grants
- Regional Governments & Taxing Districts
- Regional Employers

Homebuyer Education

- Homebuyer Education classes will be offered and are mandatory for the Shared Appreciation Loan program.
- Homebuyer Education is not required for the Forgivable Loan Program.

• Shared Appreciation Loans

- Loans up to 20% of the cost of the home
- Max Loan Amount \$50k
- 0% Interest Rate with no payments due for the life of the loan
- No prepayment penalty
- Loan is due when home is sold or refinanced; then the full amount loaned is due PLUS a pro-rata share of the home's appreciation

• Forgivable Small Loans

- To help with "last mile" closing costs
- Max Loan Amount \$5k
- Loan is forgiven if Homebuyer retains ownership for two years

* Programs can not be combined

Who Qualifies?

- Full-time Workers in the Foundations Service Area (min 1,400 hrs annually)
- At or below 150% AMI
- May NOT own any other real estate
- Net asset limits also apply

Eligible Properties

- Max home price \$850k
- Must be primary residence
- Must be in the Telluride Foundation's service area
- Must be (or become) deed-restricted



Telluride Foundation Workforce Housing Initiative: First 3 shared Appreciation Loans

OVERVIEW/GOAL: Increase access to affordable housing opportunities for the workforce across the Foundation's service area.



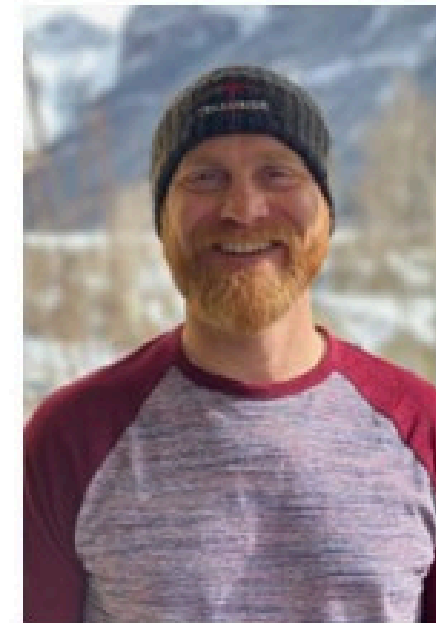
Patton Family: Lori, Brian, Sloan & Hunter

Employment: Town of Ridgway & Artistic Solutions/Telluride
Years in the Region: 7
New Home: Ridgway
Home Purchase Price: \$330,000
Loan Amount: \$50k (fully funded by TF)



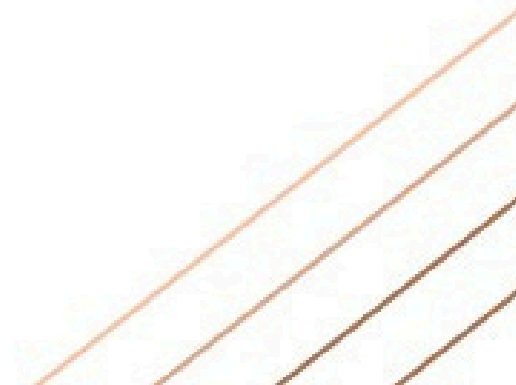
The Latta Family: Trevor, Erin & Catcher

Employment: Artisan Bakery/Ouray
Years in the Region: 21
New Home: Waterview/Ouray
Home Purchase Price: \$445,000
Loan Amount: \$50k (\$25k Prop 123 funding)



Darin Graber

Employment: Town of Telluride
Years in the Region: 3
New Home: Entrada/Telluride
Home Purchase Price: \$291,659
Loan Amount: \$58,331.80 (\$25k Prop 123 Funding)





Telluride Foundation Workforce Housing Initiative

Forgivable Loan Program

Recipient Profiles - 17 Loans

Norwood

- 5 Loans Deployed
- 2 Single Parent Households
- All First Time Home Buyers
- Teacher, 2 Small Business Owners, Land Surveyor, Restaurant Worker, Welder

Ouray

- 4 Loans Deployed
- 1 Single Parent Household
- All First Time Home Buyers
- Teacher, Grocery Store, County Clerks Office, Voyager Youth Program,

Forgivable Small Loans

- To help with “last mile” closing costs
- Max Loan Amount \$5k
- Loan is forgiven if Homebuyer retains ownership for two years

Ridgway

- 2 Loans Deployed
- Both First Time Home Buyers
- Health Worker, Property Manager

Telluride

- 6 Loans Deployed
- All 2 Person Households
- All First Time Home Buyers
- Public Library, Teacher, Health Worker, Non Profit, 2 Ski Company





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

Date: July 7, 2025
To: Ouray City Council
From: Michelle Metteer, City Administrator
Re: City Council Administration Report

Colorado Municipal League Conference

I had the pleasure of attending the 103rd Colorado Municipal League Conference June 25th -27th. I received a scholarship from the Colorado Main Streets DOLA program and so my conference registration and hotel costs were covered. Of particular interest to me were the sessions at the conference covering mental health, short term rental regulations, and innovation around the RFP process. Additionally, the time spent connecting with fellow town managers and getting to know City Council members brought particular value.

Colorado FLAP US 550 County Grant

It was brought to my attention that in 2019 Ouray County was awarded a grant for creating/improving parking areas for the purpose of improving access to the surrounding backcountry areas. As part of this grant, the horseshoe parking area will see improvements. The City and County are now working together to ensure the City's RMS CDOT grant and the FLAP grant are well aligned in functionality (alignment of crosswalk area with ingress/egress of paved horseshoe area, etc.). The FLAP grant is tentatively expected to break ground in 2028.

In-Town Shuttle Service

We continue to work toward getting the in-town shuttle service underway. Tellurides is now in the process of procuring a new 14-passenger shuttle and the City needs to create signage for the shuttle stops. More to come.

Wayfinding Signage

Production for phase 2 of the wayfinding signage has been paused until after Tangram Designs is able to conduct their site visit later this month. They will be reviewing all aspects of the currently installed signs and paying particular attention to the height of the signs. As many know, much regarding the signage is dictated by CDOT as it pertains to signage permitting in a State Highway right of way.

Bath House Financing

Joe Brown and I had the opportunity to review the draft memo for potential bath house funding mechanisms provided by Troy Bernberg with Northland Public Finance. Troy provided two primary options for initial consideration and will now be revising the memo after staff questions and feedback. Once the final version of the memo is provided, we will share with the Council and expect to schedule a work session for discussion.



Fire Department Report for June, 2025

6/27/25

Authority still in works. BOCC Meeting was held for more answers. I was unable to attend due to fire

Prepping for 4th of July. Rebuild work being conducted on fireworks trailer. Fireworks have been ordered. New tubes, and racks are in process

Watching the precipitation forecast prior to 4th. Will have a meeting with County chiefs and Sheriff beginning of the week. As for right now my personal recommendation, there is no need for fire restrictions at this time.

Snowshed Fire is complete. USFS has been keeping watch on it for any possible flare ups. OVFD had over 200 man hours on suppression and water supply in 3 days. USFS and SO will update on investigation and concerns in the next week

Calls for June

6/1	MVA	4ffs	2hrs
6/1	EMS Assist	1ffs	1hr
6/4	Crash Det	4ffs	1hr
6/5	Smoke	3ffs	1hrs
6/6	EMS assist	1ffs	1hrs
6/13	Livestock	3ffs	3hr
6/13	MVA	2ffs	1hr
6/13	Fire	6ffs	1hr
6/14	Accident	2ffs	3hrs
6/15	Fire	10ffs	2hrs
6/18	Crash Det	4ffs	1hr
6/20	Accident	2ffs	1hr
6/21	Fire	7ffs	3hrs
6/22	Fire	12ffs	26hrs
6/22	Crash Det	3ffs	1hr
6/23	EMS Assist	1ff	1hr
6/25	Crash Detr	2ffs	1hr



Public Works June 2025 Update Report for July 7, 2025 City Council

Water

- Water Usage Numbers for **May:**
 - Influent (Water from spring) – 64,974,826 Gallons
 - Effluent (Water to town) – 19,942,095 Gallons
 - City of Ouray Hydro Plant – 1,044,952 Gallons
 - Mineral Farms – 56,500 Gallons
- Continued monitoring and sampling for chlorine residuals and turbidity levels at the entry point of the distribution system. The minimum chlorine level was lowered by CDPHE from 0.9 mg/l to 0.6 mg/l. We are still waiting for CDPHE to allow us to go back to 0.2 mg/l. The City has been in compliance and meeting all CDPHE requirements.
- Multiple water turn on requests completed as people continue to come to town for the summer season.
- Onsite meeting with CDPHE and Element Engineering to walkthrough the new water treatment facility. Members from CDPHE were very impressed with the new facility and spoke highly of what we were able to build.
- City staff worked with Element Engineering to submit our eligibility survey to qualify for SRF Funding for our Spring Box Rehabilitation Project.
- City staff collected the third round of samples from the Uncompahgre River since the new wastewater treatment plant became operational for the measureable results program conducted by CDPHE. The Measurable Results Program systematically and scientifically measures the water quality improvement derived from the implementation of new treatment technologies funded through the SRF (State Revolving Fund). The program has already monitored the Uncompahgre River and wastewater effluent prior to the new Wastewater Treatment Plant and is now conducting a similar monitoring strategy now that the new Wastewater Treatment Plan is operational. Data collected in both phases will be compared to determine water quality changes. The City will benefit from the water quality characterization of their receiving stream, receive all data collected and could potentially be showcased as a success story.

Sewer

- City staff continues to work with Aslan Construction on warranty issues at the new Wastewater Treatment Facility. Most of the warranty issues are with equipment in the facility as well as the lack of growth from the hydroseeding outside the facility. All of the issues are currently being addressed. The biological process seems to be doing well, staff successfully made biosolids (cake) in the beginning of June and continue to stay within compliance.
- City staff has been busy with locates now that construction season is here.
- Continue taking wastewater samples on a weekly basis.

Streets/Miscellaneous

- Mag Chloride was applied to City roads June 10 and 12.
- Multiple emails have been sent to CXT trying to get a delivery date for the bathroom at Women's Park. Site prep still needs to take place, this includes leveling a spot for the bathroom, a new electric service account to be set up along with power to be installed to the new facility. Water and sewer taps will also have to be completed along with service lines for both run to the bathroom.
- Installed speed bumps on Oak St.
- Replaced bridge over cascade flume.
- Graded parking spots along 6th Ave to improve drainage.
- Went through town and pruned trees and shrubs that were causing line of sight issues for drivers.
- Replaced multiple light bulbs along HWY 550 that were burnt out.



CITY OF **OURAY** PARKS AND RECREATION

Parks

- The parks system is being heavily utilized and basic services such as restroom cleaning, and trash disposal, plant watering are dominating our time.
- Set up for mountain air music series was smooth and seamless. We allowed MAMS to keep the tent up and this saved them money, time and damage to our park. This is money that can be committed to the stage.
- Trail work on the river front with OTG happened. We had about 15 folks continuing to work on the river trail resurfacing. We plan to continue this project once we get through July.
- Park programs continues to see growth and attendance. Teen Adventure Tuesday is almost full, our wild flower hike included 15 attendees.
- Softball has not gown, but we continue to hear from folks without a team that they would like to join. We will look at this closely next year.
- I am working on a revising a contract with the selected designer/ fabricator for the new park entry signage.
- Flower install happened in early June. This went smoothly, but has room to improve. I will be recommending we switch vendors to someone more regionally and peruse a grow to order contract
- Landscape at the visitor center is completed on the south side. Irrigation replacement needs to occur on the north side prior to install.
- Irrigation repairs at the park have been mostly successful. The parks team put a ton of time into repairing many years of damage, depressed sprinklers, and broken lines. We still have one bad zone wire, but it has largely improved.
- Tree removal on the river trail has been implemented
- Increased facility reservations across the board including the parks and community center.
- Parks is working on getting a new electrical service for the restroom install at Woman's park
- The Via Ferrata restroom has been challenging. Vendors are telling us they are unwilling to pump out the vault as the road is to challenging for their equipment. I am closing the restroom on 7/3 until we can get a contract in place for improving the road and a vendor willing to do it.
- Parks is all hands on deck for the 4th of July

Box Cañon

- Box Canon continues to see increased visitation and revenue.

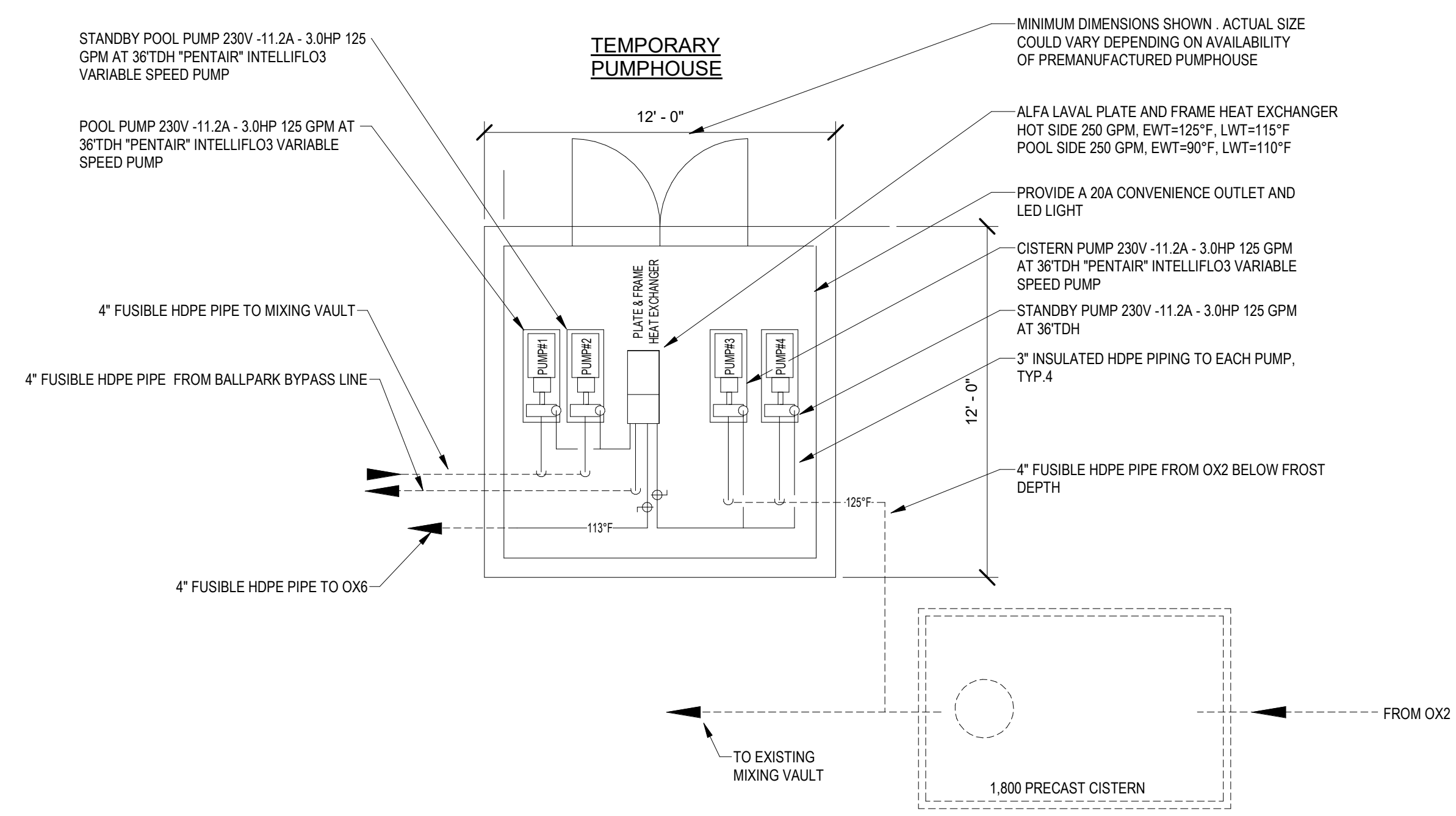
Ouray Hot Springs

- The pool continues to see increased visitation and revenue.
- We have been measuring the heat loss from Box Canon geothermal source compared to the temperature coming into our system.
- We will be consolidating some vacant maintenance positions and contracts to help increase our FTE maintenance staff at the hot springs maintenance team. This will have a priority on filling the building maintenance, pool cleaning, and gym maintenance.

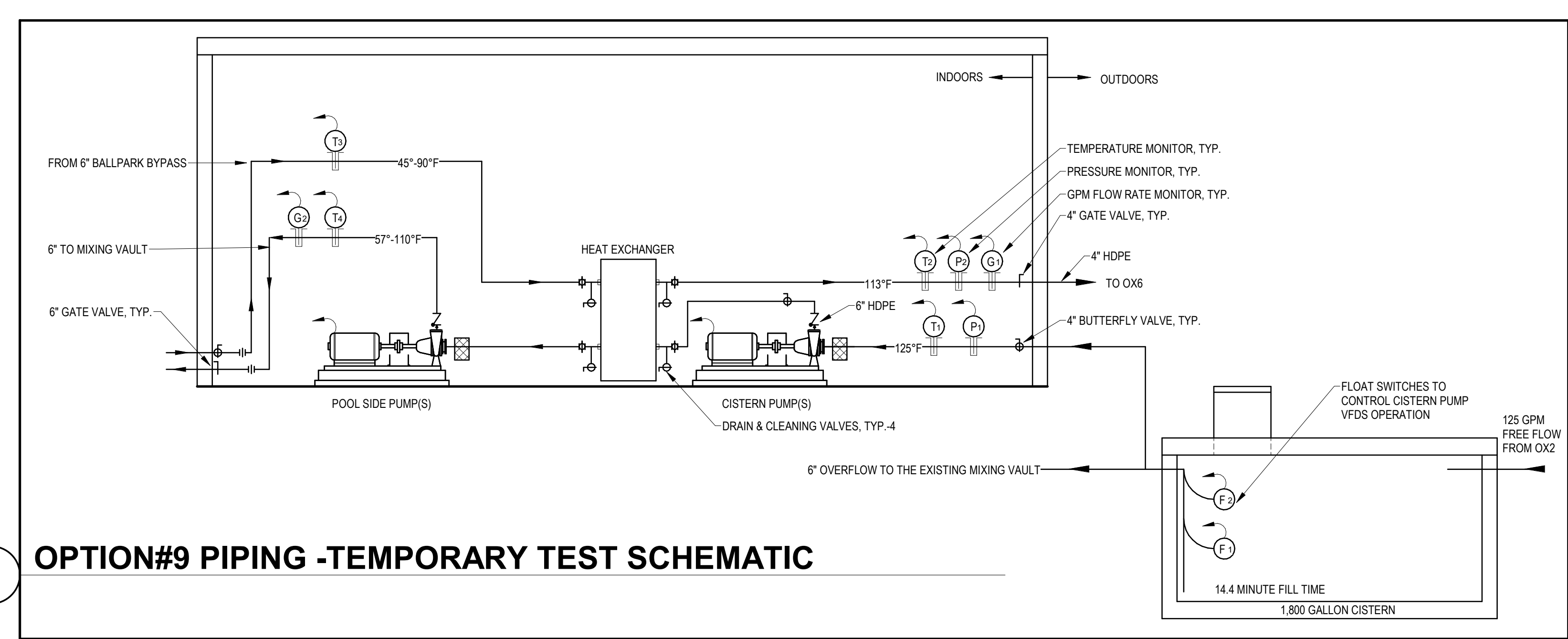


CITY OF
OURAY
PARKS AND RECREATION

- We installed a new chain per CIRSA's request between our two water slides to detour people from crossing over the slides.
- Guards have been busy with additional cleaning suites around the facility and our increased bather load.
- We have been hard at work on the design of OX2 heat exchanger and made some monumental strides towards cost savings and operational efficiency. We have found a way to divert the water directly to our pump station without going over the deck. This means no boring or trenching. We have also found a way to run 3 phase power to our new pumps without expanding or adding a service. These two items alone will save us conservatively \$250,000 on the project.



2 **OPTION#9 - OX2 HEAT EXCHANGER - TEMPORARY TEST PLAN**



1 **OPTION#9 PIPING - TEMPORARY TEST SCHEMATIC**

GENERAL NOTES

1. PROVIDE AND INSTALL ALL MATERIAL AND EQUIPMENT AS REQUIRED BY IPC, IMC, NFPA, LIFE SAFETY CODE, GAS CODE, AND ALL OTHER LOCAL CODES AND ORDINANCES THAT APPLY. WHERE THERE IS A DISCREPANCY BETWEEN THE CODES OR ORDINANCES AND THE DRAWINGS, THE MORE STRINGENT APPLICATION SHALL APPLY.
2. LAYOUT AND INSTALL COMPLETE AND FUNCTIONAL SYSTEMS, INCLUDING TEMPORARY CUTOFF OF EXISTING UTILITIES. PERFORM ALL CUTTING, PATCHING, AND REPAIR ASSOCIATED WITH INSTALLING THE SYSTEMS.
3. VIBRATIONALLY ISOLATE ALL EQUIPMENT AND PIPING FROM THE BUILDING STRUCTURE.
4. VERIFY THAT ALL EQUIPMENT SPECIFIED IS CORRECT FOR FIELD INSTALLATION BEFORE ORDERING OR FABRICATING. PROVIDE A WRITTEN REQUEST FOR INFORMATION TO THE ENGINEER FOR A RULING ON HOW TO PROCEED IF CONDITIONS EXIST THAT WILL NOT ALLOW FOR THE INSTALLATION OF THE EQUIPMENT SPECIFIED.
5. PROVIDE AND INSTALL ALL EQUIPMENT, TRANSFORMERS, RELAYS, AND OTHER ELEMENTS NECESSARY FOR A COMPLETE OPERATING SYSTEM. COMPLETE ALL 24 VOLT CONTROL WIRING AND EQUIPMENT TO THE ABOVE. ALL LINE VOLTAGE WIRING TO THE ABOVE SHALL BE COMPLETED BY THE ELECTRICAL CONTRACTOR. REFER TO COORDINATION SCHEDULE ON ELECTRICAL DRAWINGS.
6. PROVIDE ONE UNION AT ALL VALVES OR SUITABLE MEANS OF REMOVAL WITHOUT PIPE CUTTING ON SCREWED PIPING.

SEQUENCE OF OPERATION

PUMP#1: PRIMARY POOL PUMP SHALL START/STOP WITH THE ACTIVATION OF THE PRIMARY CISTERN PUMP. THE ONBOARD VFD SHALL VARY THE PUMP'S FLOW RATE BASED ON AN ANALOG OUTPUT FROM THE FLOAT SWITCH (SENSOR F1) IN THE CISTERN. THE HIGHER THE FLOAT THE FASTER THE PUMP FLOWS.

PUMP#2: FUTURE POOL PUMP SHALL START/STOP WITH THE ACTIVATION OF THE SECONDARY CISTERN PUMP. THE ONBOARD VFD SHALL VARY THE PUMP'S FLOW RATE BASED ON AN ANALOG OUTPUT FROM THE FLOAT SWITCH (SENSOR F2) IN THE CISTERN.

PUMP#3: PRIMARY CISTERN PUMP SHALL START/STOP BASED ON THE POSITION OF THE FLOAT SWITCH (SENSOR F1). WHEN OX2 IS ACTIVELY FLOWING INTO THE CISTERN THE FLOAT SWITCH RISES AND ACTIVATES THE PUMP. THE ONBOARD VFD SHALL VARY THE PUMP'S FLOW RATE BASED ON AN ANALOG OUTPUT FROM THE FLOAT SWITCH (SENSOR F1) IN THE CISTERN.

PUMP#4: SECONDARY CISTERN PUMP SHALL START/STOP BASED ON THE POSITION OF THE FLOAT SWITCH (SENSOR F2). WHEN OX2 IS ACTIVELY FLOWING INTO THE CISTERN AND FLOAT SWITCH F1 IS AT ITS HIGHEST LEVEL THE SENSOR F2 WILL RISES AND ACTIVATE THE SECONDARY CISTERN PUMP. THE ONBOARD VFD SHALL VARY THE PUMP'S FLOW RATE BASED ON AN ANALOG OUTPUT FROM THE FLOAT SWITCH (SENSOR F2) IN THE CISTERN.



Schematic Design for the Ouray Hot Springs Bathhouse

Summary Report

PRODUCED BY COLLAB ARCHITECTURE

June 16, 2025



OURAY
COLORADO



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Phase 1 Introduction

The Ouray Hot Springs Bathhouse project officially kicked off on October 21, 2024. Since then, we have completed foundational activities to deepen our understanding of the existing facility, its uses, its user groups, and its role within the greater context of the Ouray community.

As a storied asset integral to Ouray's identity, the bathhouse holds a special place in the hearts of residents and visitors alike.

We are excited to begin writing its next chapter with you, building on its rich history to create a vision for its future.



Activities



Site Visit & Analysis



Virtual Public Outreach Presentation



Stakeholder Review Meetings



Survey & Geotechnical Services



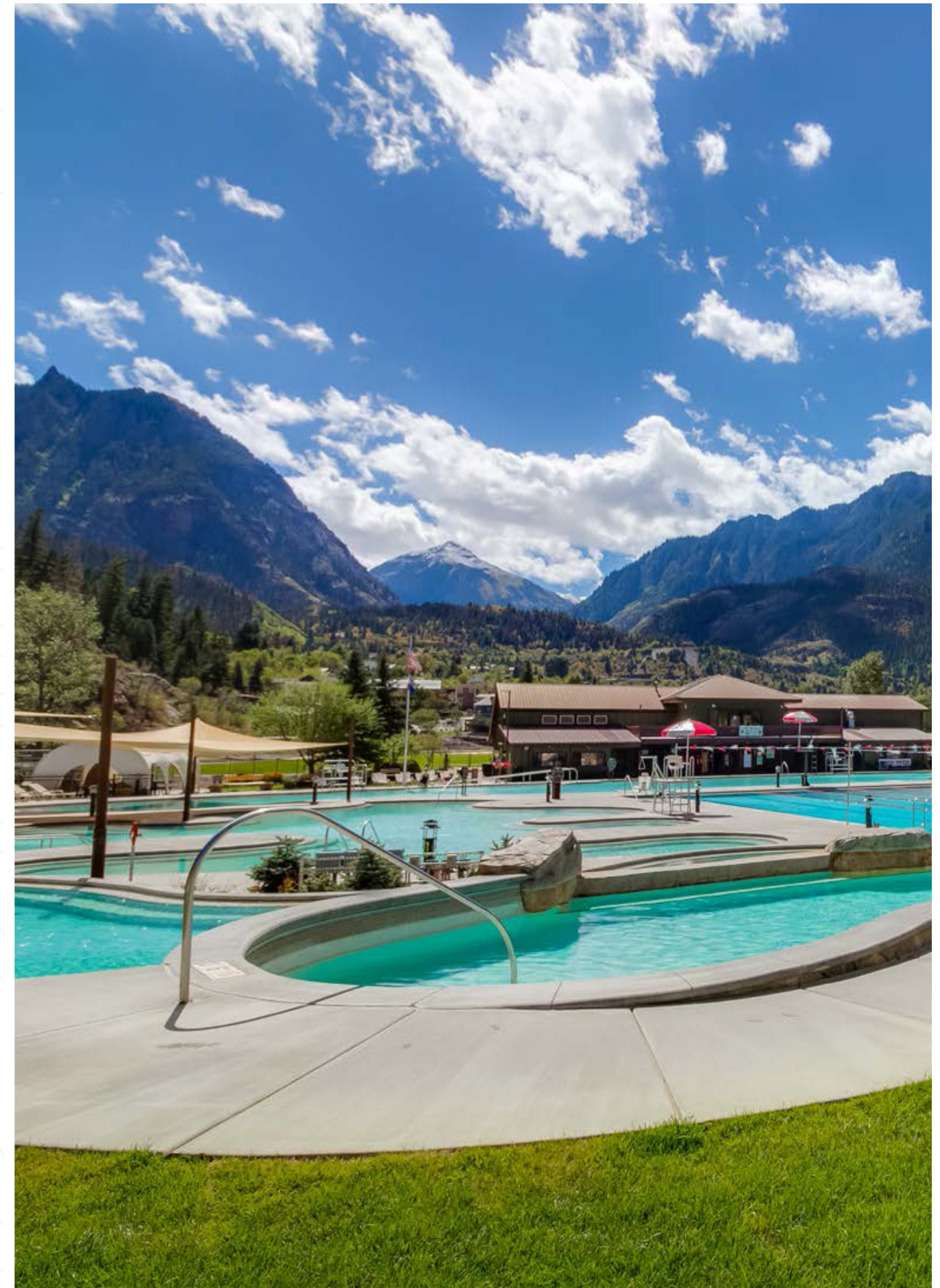
Council Meeting & Presentation



Student Public Outreach



In-Person Public Outreach Presentation



The Context of Our Work.

The City of Ouray's geothermal hot springs have been central to its identity and well-being for centuries, offering healing and rejuvenation to the Ute Indians, early settlers, and modern visitors. These springs, recognized as a unique natural treasure, continue to shape Ouray's cultural and economic vitality.

The new Hot Springs Bathhouse will build on this legacy, serving as the gateway to one of the community's most cherished resources. Guided by the 2021 Ouray Community Plan and 2024 Parks and Trails Strategic

Plan, the project will integrate modern amenities while promoting health, wellness, and cultural preservation.

Designed to honor Ouray's historic charm, the bathhouse will reflect the city's vision of being a "City within a Park" and will enhance its standing as a premier destination for recreation and wellness.

Balancing tradition with progress, this project will ensure the hot springs remain a source of pride and vitality for generations to come.

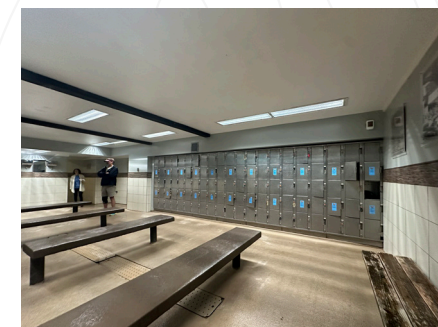
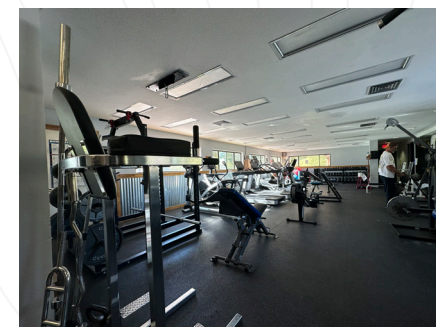
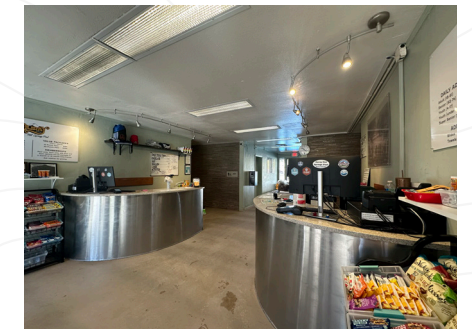


Site Visit & Analysis

Summary: As part of Phase 1, the architectural team conducted two site visits on **October 21, 2024** and **November 11, 2024** to thoroughly analyze the existing facility, gather insights from staff on operational and user challenges, and review programming, systems, and building/site conditions.

Observations:

- ENTRY SEQUENCE: BOTTLENECKS CREATE A POOR VISITOR EXPERIENCE
- LOCKER ROOMS: UPGRADES ARE NEEDED TO BETTER SERVE USERS
- OFFICES AND LIFEGUARD STATIONS NEED FUNCTIONAL IMPROVEMENTS
- FITNESS AMENITIES NEED EXPANSION AND IMPROVEMENT
- IMPROVE GATHERING SPACES & SHADE AREAS
- PARKING: IMPROVE CONNECTION AND WAY-FINDING TO THE ENTRY
- ADJACENCIES: THE PARK AND PLAYGROUND IMPACT SITE FLOW
- ENSURE NEW BATHHOUSE PRESERVES / ENHANCES VIEWS



Stakeholder Review Meetings

Understanding the Daily Operations

Summary: During our site visits, the architectural team engaged with a variety of stakeholders to understand how the bathhouse facilities are used and how different groups interact with the building, the site, and the hot springs.

Using an online project dashboard, we facilitated structured interviews with each stakeholder group, guided by a curated list of questions. Responses were recorded interactively on sticky notes, allowing for clear organization and visualization of feedback.

Outcome: These discussions provided valuable perspectives on operational needs, visitor experiences, and community priorities, helping to identify key opportunities for improvement. Stakeholders emphasized the importance of creating a community-oriented space with features that cater to both locals and visitors.

Key Findings:

1. A continued family-friendly environment.
2. An improved and more efficient entry experience.
3. Consideration for a separate entry for locals.
4. Enhanced fitness amenities to meet demand.
5. New revenue opportunities, such as merchandise sales and concessions.
6. A need for a dedicated community gathering space.

This feedback will guide the design process to ensure the new facility meets the diverse needs of its users while aligning with the community's goals and vision.



Above: Stakeholder Review Meeting

STAKEHOLDER GROUPS



Stakeholder Activity Overview

Community Partners

- Overall VIBE - Very kid friendly. Identity! Maintain the connection to the culture of Ouray.
- The View! It is very important for the view to be visible from the pool. Keeping it Family friendly is very important. Keep the space safe and visibility.
- The Gym! the adjacency of the gym to the lockers is not ideal. Think of Acoustics and the relationship to the public facing
- The Flow! How do people get to their amenities. What is the user experience? This is a destination space that serves many more people

Ouray Hot Springs Staff

- Locals - Ease of Access. Look at dedicated access and provide more amenities. Need more Winter activity opportunities.
- Spa is not a high priority. There are already competitors that offer this. Prioritize the fun aspect of the facility. Multi-purpose space would be critical for both!
- Parking! The entry sequence is not clear and easily delineated. Need multi purpose space that can host a variety of activities.
- Locals - Have an hour in the morning before it is open to the public. Make it more of a club feel - more amenities and updated facility. More programmable space for kids

Friends of Ouray Hot Springs (FOHS)

- Need this to feel like this is a community orientated space. The fitness space is way too small. Don't make it feel like a hotel/resort space
- Would find value in a members only area. Specifically for fitness users.
- The View! Think of experience from both pool users and people in the facility.
- Uniqueness of Natural Hot Springs.

Council Meeting & Presentation

Summary: On October 21, we met with City Council to review and confirm the project's scope of work, schedule, and budget.

Outcome: Approval of the project's budget and schedule was secured, along with valuable feedback from Council members to guide planning and

ensure alignment with the city's vision for the bathhouse. Recognizing the fast-tracked nature of this project, we are eager to get started and committed to delivering a thoughtful and efficient design process that meets the community's goals within the accelerated timeline.

In-Person Public Outreach

Understanding the User Experience

Summary: On November 11, the architectural team hosted an in-person public engagement session at City Hall to gather community input. The event, advertised in the newspaper and on the City's website, featured a collaborative workshop with interactive activities, including "Postcard from the Future," Design Storytelling, and Mentimeter polling. These activities encouraged discussions about the bathhouse's current use, challenges, and future aspirations.

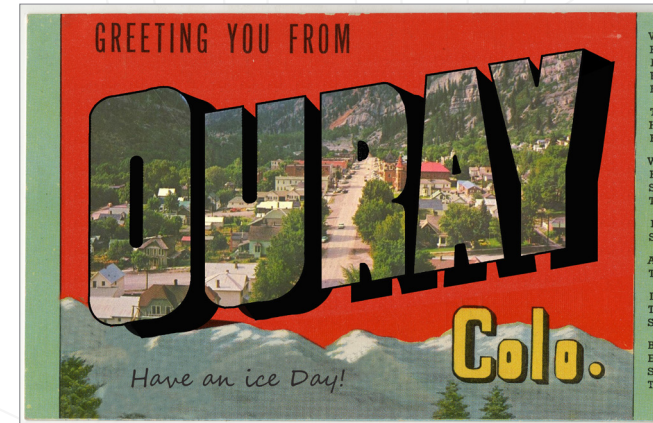
Outcome: With over 50 community members participating, the session marked the first opportunity for residents to engage in a community-wide discussion about the bathhouse. Participants clearly understood the potential vision and areas where improvements are needed, leaving with an appreciation of the project's opportunities within the constraints of a budget.

The session generated positive feedback, built excitement around the design process, and encouraged continued community involvement. The energy and enthusiasm demonstrated by attendees helped initiate a new chapter for the project, laying the groundwork for meaningful progress. This input will play a critical role in shaping a design that addresses both current needs and long-term aspirations.



Above: Public Outreach Flyer

Postcard from the Future:



During the public engagement session, participants took part in the "Postcard from the Future" activity, which prompted them to imagine their ideal experience at the new bathhouse. By envisioning what they would write home about after visiting the space, attendees shared their aspirations for amenities, atmosphere, and overall experience. This exercise helped capture the community's vision for a facility that enhances their connection to the hot springs while creating lasting, positive impressions.

“Wow! Finally, a true wellness center in Ouray, where friends, colleagues, and family members look forward to gathering. I love the relaxing, soothing ambiance and the healthy food options like smoothies and vegetable-based dishes that you can't find elsewhere in town. It's a great place for networking as a wellness provider.”

“Greetings! Just had a lovely day in Ouray. I went for a climb up in the Red Mountain Pass, & afterward visited the rec center to do some physical therapy—it's so nice the gym here is affordable! Then, I hopped in the hot spring pools & relaxed to soak in the view. Afterwards, some weather came in, so I some time in the Community Center café. I noticed there was an open space to stretch out, so I did some stretching. I ran into some other climbers from town, which always makes this community feel connected.”

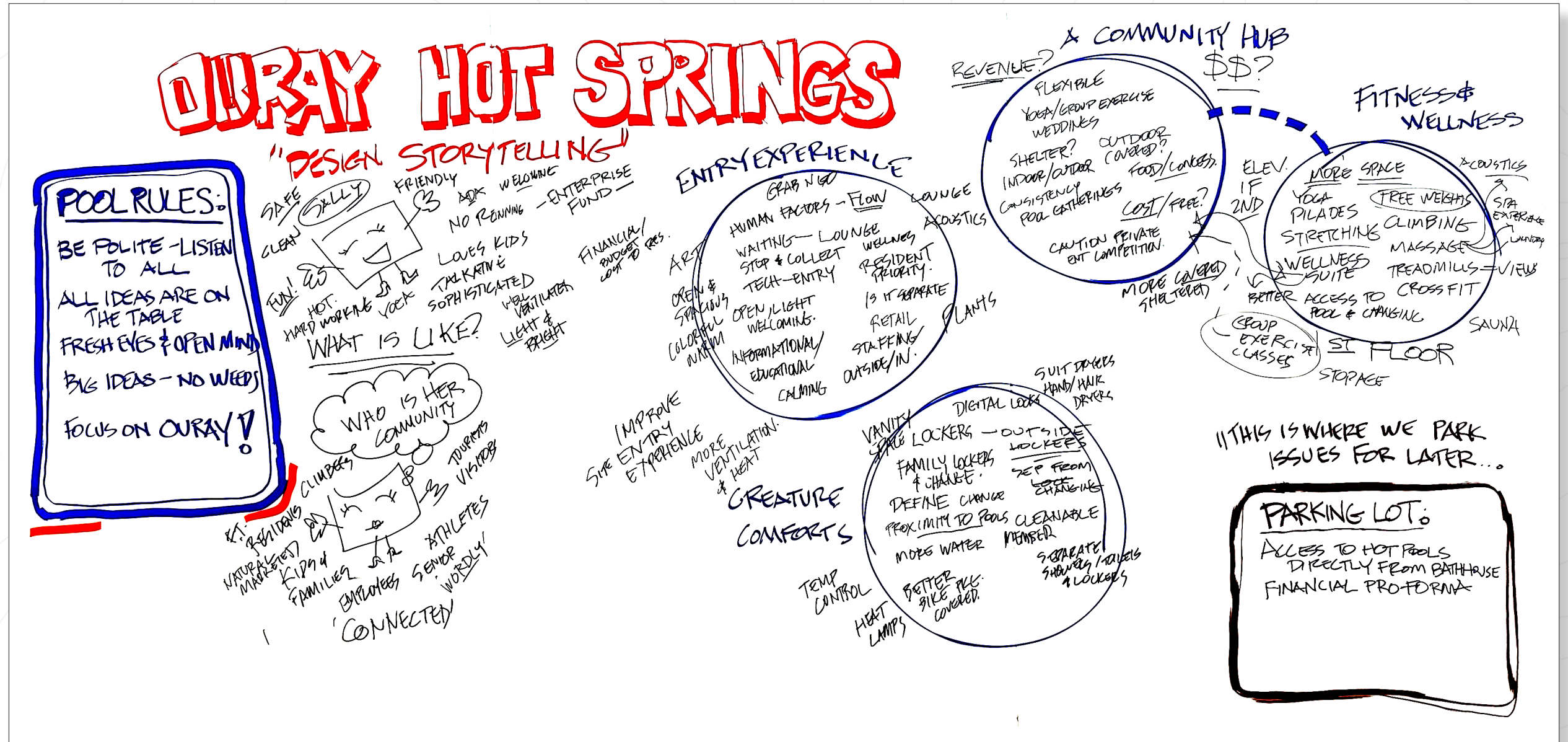
“Dear Hot Springs, I loved the convenient check-in and the friendly CSAs who greeted me. The information about the history and the mineral content of the water. The dressing room was so clean and well-equipped. I could dry my suit and my hair. It was so nice to be able to shop for Hot Springs merchandise. The special area for my yoga class is most appreciated!”

Design Storytelling:

Design Storytelling is a creative exercise that begins by personifying the project to explore its character, identity, and role within the community. Participants imagine the building as a person: Who would they be? What personality traits would they have? How would they interact with the people around them? This approach encourages participants to think of the facility as a living entity with a unique presence and purpose.

From there, the exercise transitions into describing specific aspects of the facility through this imaginative lens. Participants explore key elements, such as the "entry experience," envisioning how it feels to approach and enter the space. They consider the "creature comforts"—the amenities and details that make the facility welcoming and enjoyable.

By thinking about the facility in these narrative and descriptive ways, Design Storytelling opens up new perspectives, allowing participants to articulate their vision and priorities in a creative and engaging medium.



Above: Design Storytelling Outcome



Above: Public Outreach Session



Key Themes

Most Needed Improvements



Favorite Thing About the Hot Springs

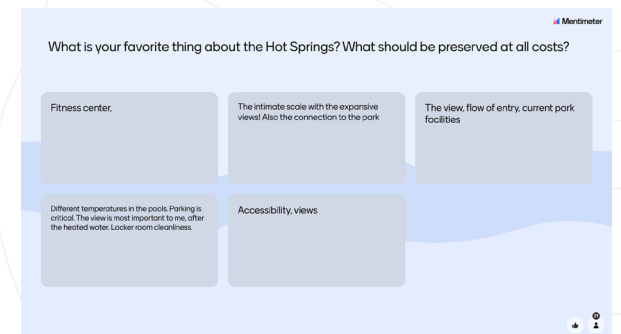
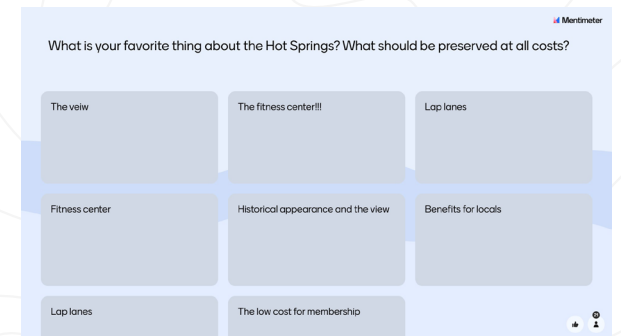
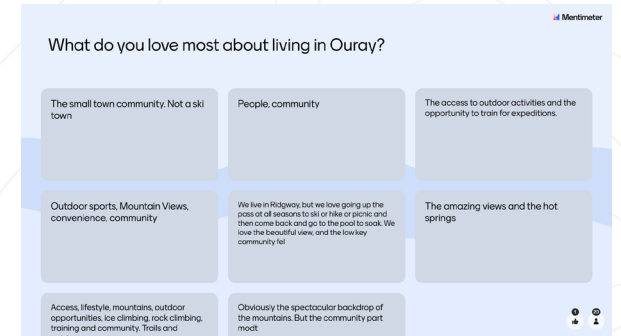
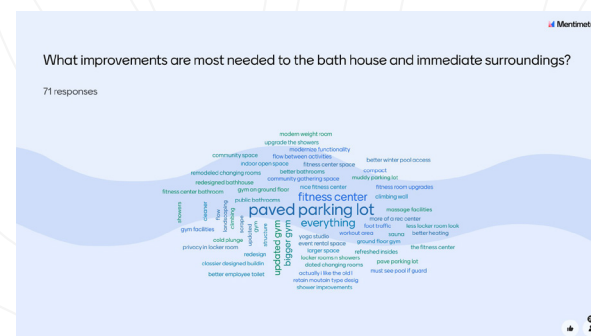
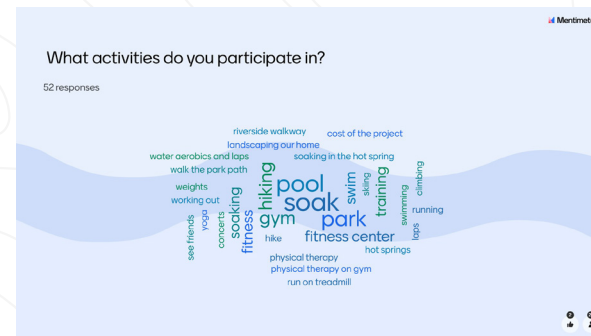
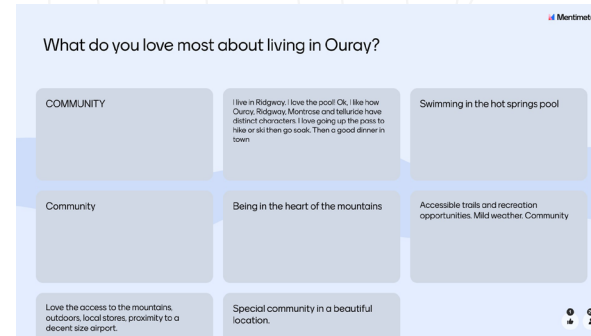


Mentimeter Polling:

Mentimeter polling is an interactive tool that allows participants to provide real-time input using their smartphones or other devices. Through live polls, quizzes, word clouds, or ranking activities, attendees can share their thoughts and preferences instantly. The results are displayed dynamically, fostering engagement and encouraging discussion. This method is particularly effective for gathering diverse perspectives and identifying trends within a group.

Topics:

- WHAT DO YOU LOVE MOST ABOUT OURAY?
- HOW OFTEN DO YOU VISIT THE HOT SPRINGS?
- WHAT SEASON DO YOU VISIT MOST OFTEN?
- WHAT ACTIVITIES DO YOU PARTICIPATE IN?
- FAVORITE THING ABOUT THE HOT SPRINGS?
- WHAT SHOULD BE PRESERVED AT ALL COSTS?
- WHAT IMPROVEMENTS ARE MOST NEEDED?
- WHAT ISSUES NEED TO BE CONSIDERED?



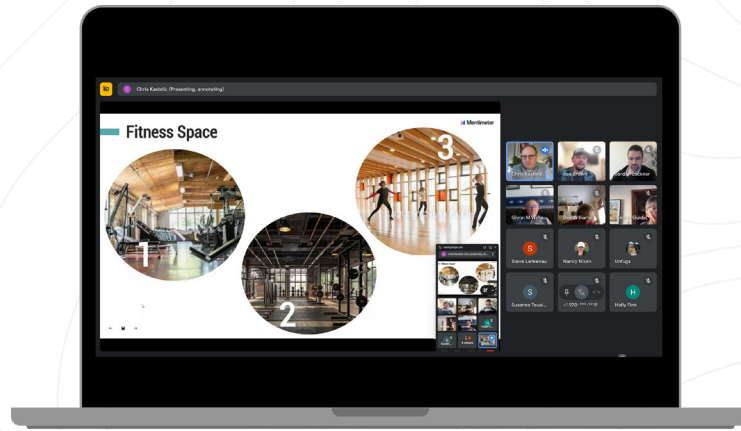
Common Themes from Resident / Visitor Discussions:

- Preserve affordability
- Control traffic
- Consider a local/member entry
- Maintain cleanliness
- Welcome visitors while being considerate of the impacts

Virtual Public Outreach

Understanding the User Experience

Summary: The second phase of public engagement took place virtually on November 25 at 10 a.m. using a video conferencing platform. Building on the momentum of the initial in-person session, this virtual workshop revisited key activities with a fresh perspective. Participants engaged in interactive exercises such as Mentimeter polling, Postcards from the Future, and a new Design Temperature activity.



This session focused on more specific questions about programming and elements of the bathhouse. Through Mentimeter polling, we gathered targeted feedback on priorities and preferences, while the Design Temperature activity provided insight into how participants felt about various design features and aesthetics.

Outcome: Attendance for the virtual session was lower than the initial in-person workshop, with approximately 12 participants. Despite the smaller turnout, the session reinforced many of the key themes and overall vision identified during the first engagement. Attendees provided valuable targeted feedback, particularly on fitness priorities and design aesthetics, helping to refine specific elements of the bathhouse. This input confirmed alignment with the community's broader goals while offering insights to enhance the design further.



Survey & Geotechnical Services

A thorough investigation of the site is currently underway through survey and geotechnical services. These efforts are critical to understanding the physical characteristics of the site, including topography, soil conditions, and subsurface features. The findings

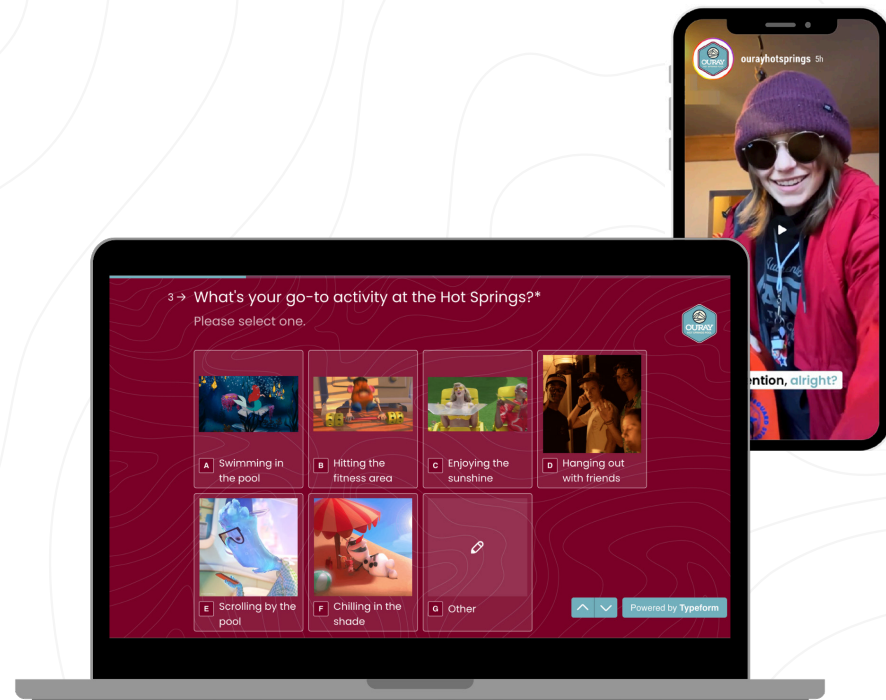
from these studies will play a key role in influencing design decisions during the next phase, ensuring that the project is built on a strong foundation and optimized for the site's unique conditions.

Student Public Outreach

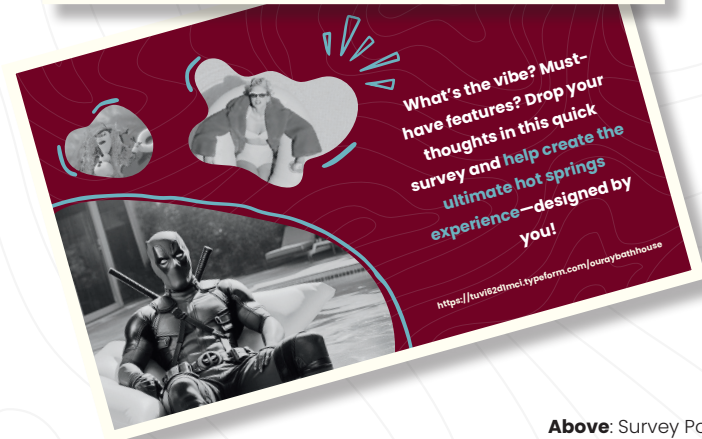
Engaging Ouray's Future Generations

Summary: For the student engagement portion of this phase, we utilized a trending social media format called #GRWM (Get Ready With Me) to create a fun, relatable video introducing the project to Ouray's students. The video highlighted the importance of the project and encouraged students to share their voices in shaping the future features of the facility. Following the video, we launched an online survey designed to be engaging and entertaining, incorporating memes and gifs to resonate with students. The survey aimed to paint a picture of the student persona, their activities, and their aspirations for the new facility.

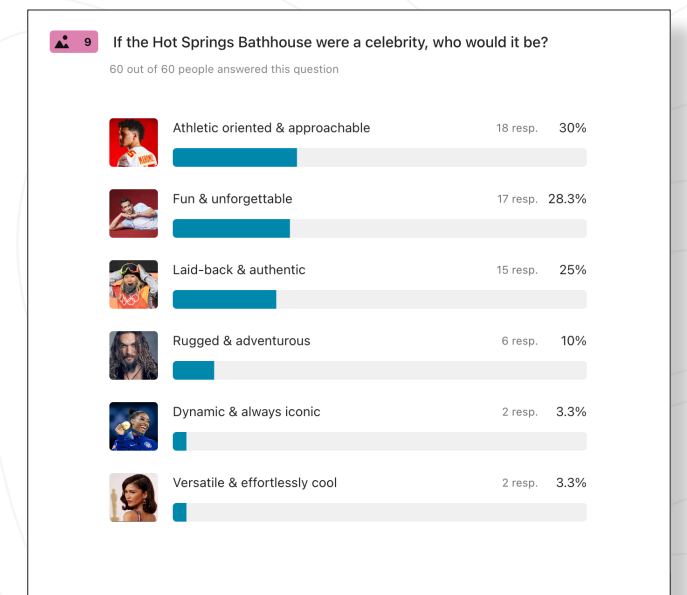
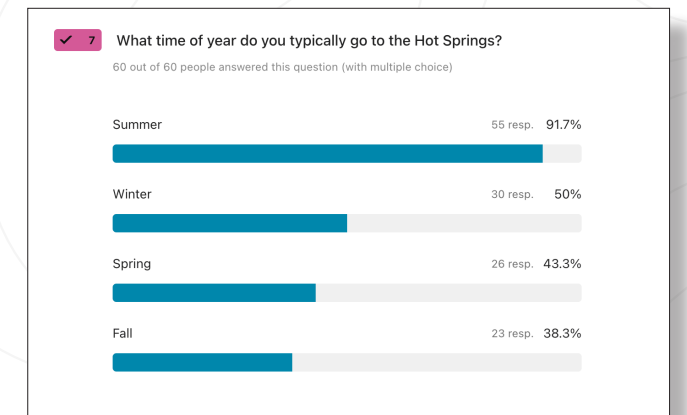
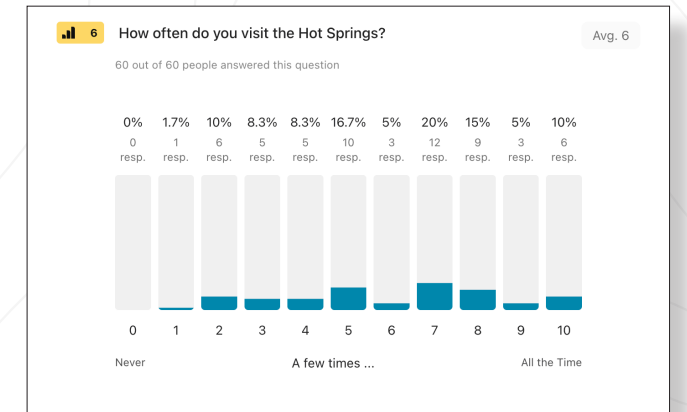
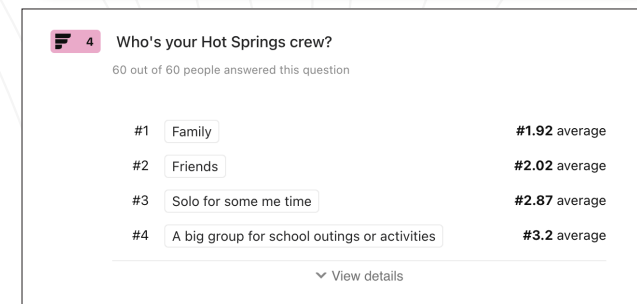
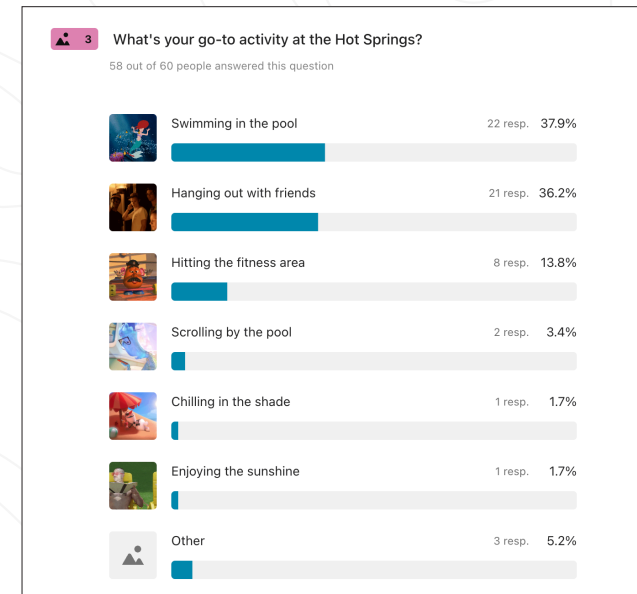
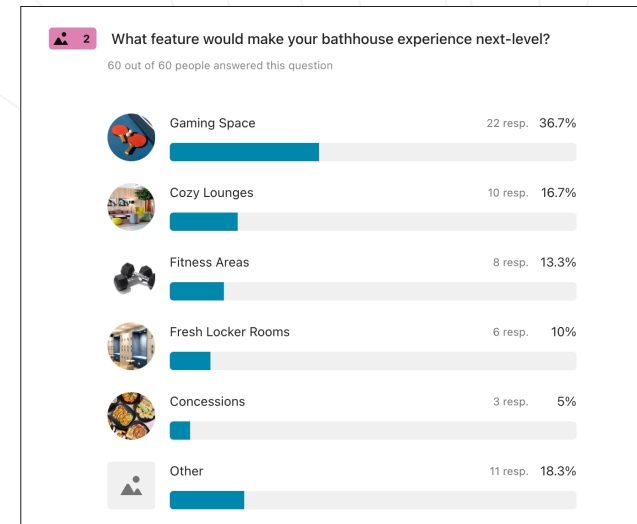
Outcome: The outreach resulted in over 60 survey responses, most completed on-site, with additional submissions via QR-code postcards for at-home participation. The survey revealed key insights: students prioritize enhanced fitness and recreation spaces, social areas for connection, and modern amenities that support active lifestyles. The feedback emphasized a desire for an inclusive and engaging facility tailored to their needs.



Above: Student Survey & #GRWM Video



Above: Survey Postcard



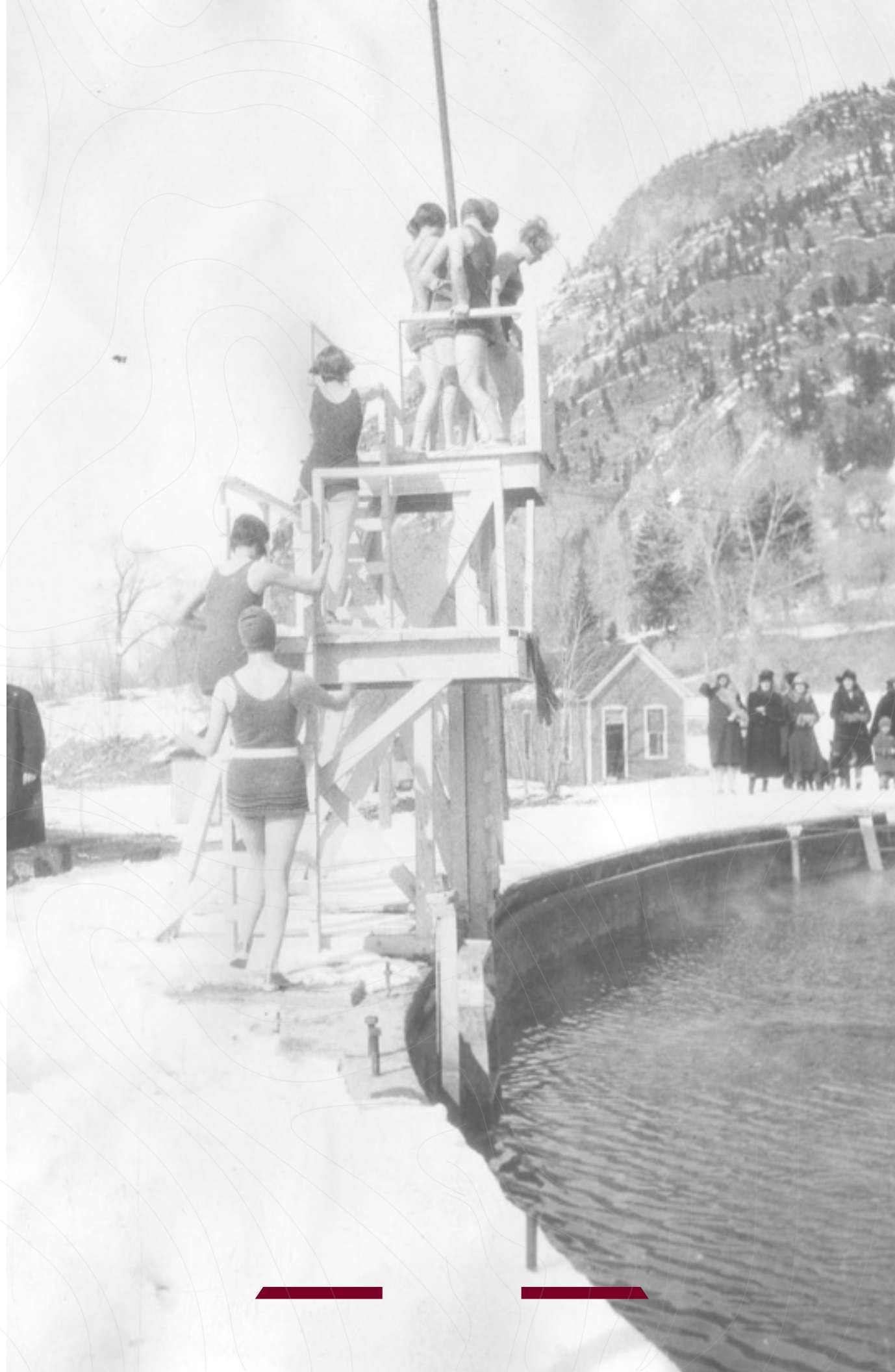
Phase 1 Conclusion

Phase 1 of the project established a strong foundation for the future of the Ouray Hot Springs Bathhouse. During this phase, we completed thorough site and building investigations, stakeholder review meetings, and public engagement through both in-person and virtual sessions. Survey and geotechnical services are also underway to inform the next phase of design.

Through this collaborative process, several **key themes** emerged:

1. The need for a community-oriented space that provides much needed gathering and activity space.
2. An improved entry experience to address current bottlenecks and enhance user flow.
3. Expanded and enhanced fitness amenities to support health and wellness goals.
4. Improvements to locker rooms and the addition of family changing rooms.
5. Opportunities to increase revenue streams through concessions and retail.
6. A focus on preserving and celebrating the historic and cultural identity of the bathhouse.

This work has clarified the community's vision and priorities, building excitement and momentum for the project. With these insights, we are well-positioned to move into the next phase, ensuring the design reflects the needs and aspirations of the Ouray community while celebrating the unique character and rich history that make Ouray truly special.



Next Steps...

As we move into the next phase of the project, our focus will shift to conceptual design development, building on the insights and feedback gathered during Phase 1. In January, we will present initial conceptual options, providing opportunities for public input to refine and respond to these ideas.

Key Deliverables for the Next Phase:

1. **Conceptual Options:** Initial design concepts that explore the layout, programming, and aesthetic direction for the bathhouse.
2. **Public Engagement:** Conduct Collaborative Design Workshops to gather community feedback on the conceptual options.
3. **Focus Group Feedback:** Insights from FOHS, stakeholder groups, and City Council to ensure alignment with priorities.
4. **Updated Project Presentation:** A comprehensive update summarizing progress, feedback, and next steps for approval and continued collaboration.

This next phase will continue to emphasize collaboration and transparency, ensuring that the design evolves in alignment with the community's vision and aspirations.



1880's



1927



1930



1974



1988



2025

Origins of the Site

Francis Carney, a contractor and stone mason, established a brickyard at the future site of the Ouray Hot Springs Pool. During excavation, hot springs formed natural ponds, sparking the area's early recreational use and laying the groundwork for the bathhouse's historical significance.

Construction of Pool Begins

Community efforts and innovative funding from the Recreation Association led to the construction of the pool. Hot spring water was piped to the site, and the pool opened on July 4, 1927, marking a pivotal moment in Ouray's tourism and community identity.

The City Takes Ownership

After financial struggles during the Great Depression, the City of Ouray took ownership of the pool, ensuring its continued operation as a vital community asset. This marked the beginning of the pool's formal integration into the city's long-term plans.

A New Bathhouse

With community donations and funding, a new alpine-style bathhouse was completed in 1974. This facility modernized amenities while retaining the hot springs' importance as a hub for recreation and wellness.

Fire & Rebuilding

A devastating fire destroyed part of the bathhouse. The community rallied again, rebuilding and expanding the facility to include more dressing rooms, a larger lobby, and a fitness center. This resilience highlighted the enduring importance of the hot springs to Ouray's identity.

Shaping the Future

As we embark on the replacement of the Ouray Hot Springs Bathhouse, we honor its storied past while envisioning a vibrant future. This new facility will not only preserve the legacy of the hot springs but also provide modern amenities that meet the evolving needs of the community and visitors.

Phase 2 Introduction

Following the discovery and visioning completed in Phase 1, the project team shifted focus to concept development—translating priorities, ideas, and technical findings into a range of design directions for the Ouray Hot Springs Bathhouse.

Through an iterative and collaborative process, we explored multiple architectural options that respond to the community's goals, reflect

the site's unique character, and build on the bathhouse's historical significance.

As these concepts take shape, we look forward to continuing the conversation—refining ideas, gathering feedback, and moving closer to a shared vision for this iconic destination.



Activities



Phase 2
Kick-Off



Material & Concept
Development



Technical
Investigations



Community
Engagement



Design Creation

Phase 2 Kick-Off

Grounding Design in Purpose

We launched Phase 2 by revisiting the priorities and conditions of satisfaction identified in Phase 1, grounding the design process in the lived experiences and aspirations of the full community—from school-aged children to senior citizens. These themes served as functional drivers, reinforcing a form follows function approach as we began shaping early concepts for the bathhouse.

To support steady progress and accountability, we also established a working calendar of touchpoints, including scheduled reviews with City staff, facility maintenance teams, and key stakeholder groups. This ensured that feedback remained integrated throughout the phase and that the design stayed aligned with both community needs and operational realities.

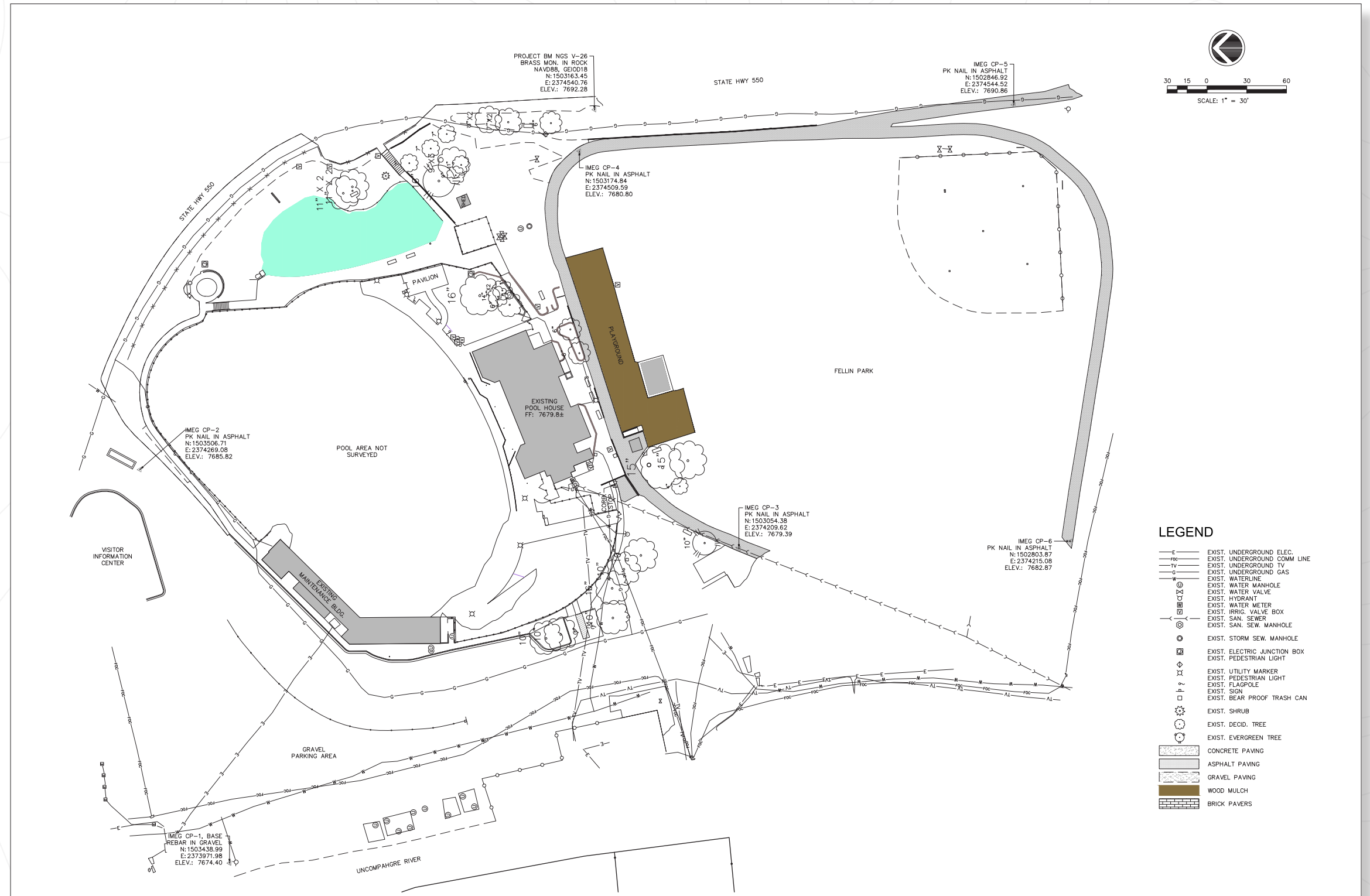
“Form follows function.”

Technical Investigations

Site & Utility Analysis

Summary: As part of Phase 2, the design team—working in close coordination with our civil engineering partners and the City of Ouray—completed site and utility studies to assess existing conditions and inform the physical framework of future improvements. This included review of existing infrastructure, utility capacity, easements, and site constraints. A full site survey was also completed to support accurate planning. Additional analysis of topography, solar orientation, and view corridors provided critical insight into how the bathhouse fits within its natural context.

Outcome: This investigation directly informed the creation of an initial site plan, identifying utility locations, spatial adjacencies, parking, and site circulation. These findings also helped shape early passive design strategies—such as optimizing sun exposure, planning for shading and shadow, and preserving key mountain views—all of which guided the initial concept development.



Design Creation

Spatial Logic & Early Concepts

Summary: The project team led the design creation by prioritizing programming and functional planning. Drawing from Phase 1 outreach, the team identified core program needs and operational priorities to shape an approach grounded in practicality and end-user experience. Early design efforts focused on iterating two primary layout strategies—a linear “straight” plan and an “L-shaped” configuration—each exploring different approaches to spatial adjacencies, circulation, and flow. Both schemes proposed a two-story solution to preserve site area and better manage community-facing spaces. Throughout the process, careful consideration was given to how the building interacts with the surrounding site, including access points, topography, and potential connections to adjacent amenities.

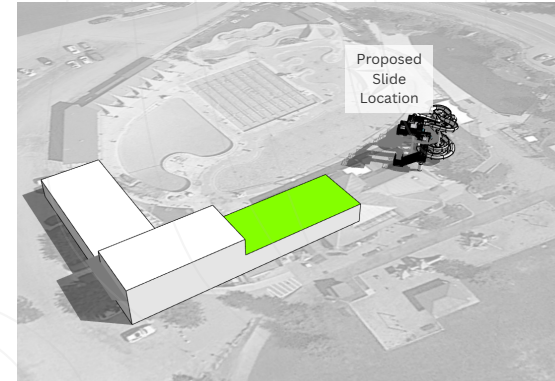
Outcome: Feedback from stakeholders guided which concepts would be carried forward based on how well they supported operational needs and integrated with the site. The two concepts shown to the right were selected for further development and exploration. Each illustrates the overall building program, internal circulation, and how the facility could relate to the surrounding site—providing a clear framework for the next phase of design.



Above: Aerial Image of Site

ITERATION 1 Two Story Opportunity

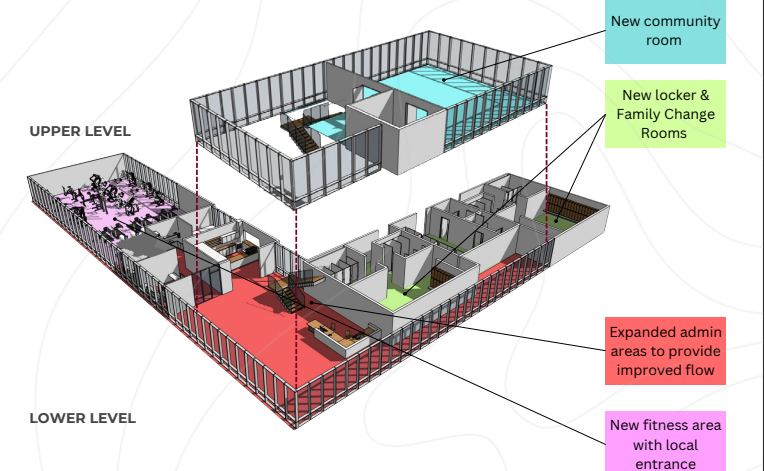
OPT. 1 - New Building Program					
Date:	15-Jan-2025	Quantity	EXISTING PROGRAM (SF)	NEW PROGRAM (SF)	AREA DIFFERENTIAL
EXISTING ACTIVITIES/FUNCTIONS					
Visitor Entry/Office/Reception/Detail	1	298	1900	1602	
Individual/Employee Restrooms	1	44	75	31	
Open Lockers - Gathering Space	1	0	860	860	
Locker Room - Men's	1	377	1895	818	
Locker Room - Women's	1	720	1350	630	
Locker Room - Family	1	0	830	830	
Cafe/Retail Space	1	1000	400	-590	
Lifeguard Room	1	244	350	106	
Laundry	1	44	150	106	
Offices	2	357	400	43	
New Weight Room with Lockers/RR	1	1300	2800	1500	
Event Space/Flex Area	1	0	1885	1885	
Mech/Elec. Room	1	101	100	-1	
Storage	2	283	200	-83	
Geothermal Room	1	0	150	150	
Green Rooftop	1	0	3075		
Program Subtotal	17	4538	12965	7427	
Potential Walkable Rooftop	1	0	3075		



CONCEPTUAL BLOCKING - SITE PLAN



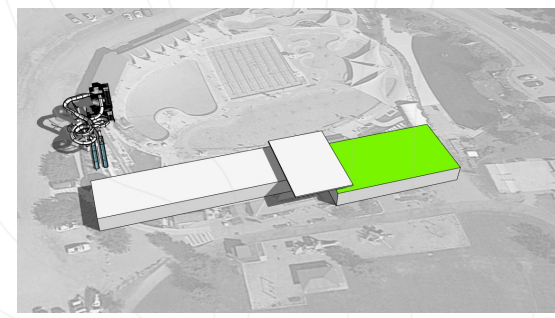
- Area Color Code**
- Fitness Area
 - Admin Areas
 - Locker Rooms & Family Change Rooms
 - Community Spaces



CITY OF OURAY - BUILDING PROGRAM

ITERATION 3 Single Story Opportunities

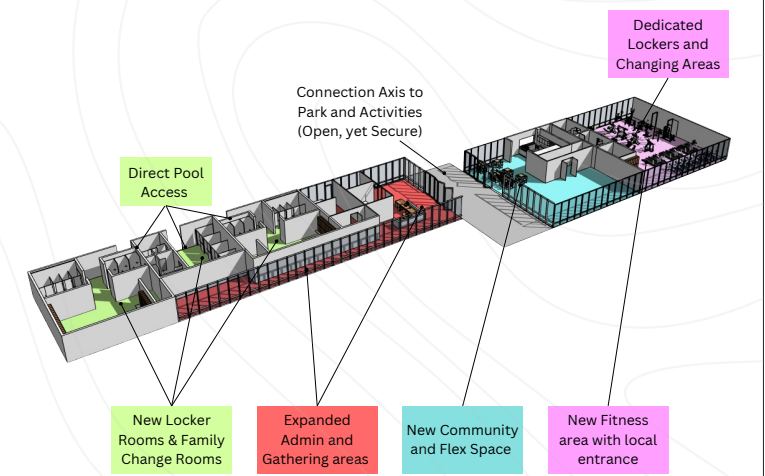
OPT. 3 - New Building Program					
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EXISTING ACTIVITIES/FUNCTIONS					
Visitor Entry/Office/Reception/Detail	1	298	1130	832	
Individual/Employee Restrooms	1	44	75	31	
Open Lockers - Gathering Space	1	0	860	860	
Locker Room - Men's	1	377	1895	818	
Locker Room - Women's	1	720	1350	630	
Locker Room - Family	1	0	830	830	
Cafe/Retail Space	1	1000	400	-600	
Lifeguard Room	1	244	350	106	
Laundry	1	44	150	106	
Offices	2	357	370	13	
New Weight Room with Lockers/RR	1	1300	2800	1500	
Event Space/Flex Area	1	0	2100	2100	
Mech/Elec. Room	1	101	100	-1	
Storage	2	283	200	-83	
Geothermal Room	1	0	150	150	
Green Rooftop	1	0	1250		
Program Subtotal	17	4538	11720	7182	
Potential Walkable Rooftop	1	0	1250		



CONCEPTUAL BLOCKING - SITE PLAN



- Area Color Code**
- Fitness Area
 - Admin Areas
 - Locker Rooms & Family Change Rooms
 - Community Spaces



CITY OF OURAY - BUILDING PROGRAM

Design Creation

Program Alignment

Summary: Following initial review and continued collaboration with stakeholders, the linear “straight” layout was identified as the preferred direction. This decision was driven by a stronger fit with the site, more intuitive circulation patterns, a better relationship to adjacent uses, and the ability to maintain the waterslide in a similar location—an aspect that aligned well with operational preferences and site flow. Stakeholder input played a critical role in refining the design, particularly around key adjacencies and user experience.

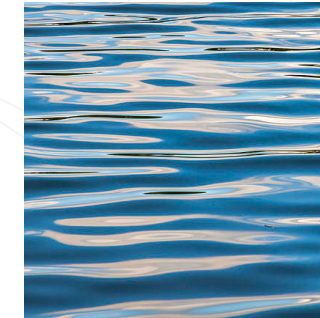
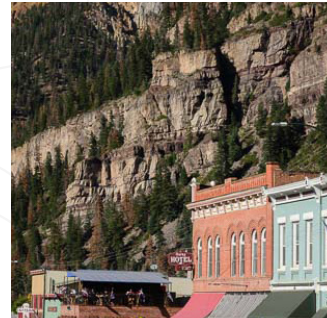
Locker rooms were strategically positioned closer to the warm pool to allow for quicker access during colder months. The existing slide, currently positioned in an active zone near the entry, is being shifted to improve the arrival experience—removing the need to walk around it and allowing for a more inviting, direct connection to the building. The alignment of the entry with the café component enhances the shared relationship between the park and hot springs, creating a welcoming and functional hub for both user groups. Additionally, the extension of the building will help block prevailing winds, improving comfort throughout the site. Important emphasis was given to ensuring that the building blends naturally into its surroundings, aligning with the character of the site and community expectations.

Outcome: These refinements reflect a careful balance of functional planning, stakeholder priorities, and site-specific considerations. The preferred layout improves circulation, enhances user comfort, and strengthens the relationship between indoor and outdoor spaces—all while supporting the vision of a building that feels integrated with its environment.

Ouray Bathhouse Plan Updates

February 24, 2025





the ouray chalet

the house of earth & sky

the ripple effect

Material & Concept Development

Elevating Design through Detail

Summary: The concept evaluation process began with eight distinct design stories, each exploring a different way to reflect the site’s character and respond to stakeholder input. Through a collaborative review process, three concepts emerged as front-runners—Ouray Chalet, House of Earth and Sky, and Ripple Effect—each rooted in a unique narrative and spatial experience. These concepts were shaped by community feedback, selected programming, and spatial planning priorities, with an emphasis on preserving views, enhancing connections to the hot springs, and complementing the natural topography.

A community desire for rooftop gathering and overlook space also emerged during the process, with the House of Earth and Sky concept best

reflecting this aspiration through its elevated design and strong visual orientation. As the process progressed, the team focused on refining each concept to better express its architectural identity and connection to place. Material palettes were introduced to ground the concepts in the local context, incorporating natural elements such as stone, wood, and earth-toned finishes that reflect the geology, landscape, and historic character of Ouray. Transparency, orientation, and structural detailing were used to connect interior experiences to the site and reinforce each design’s narrative. These refinements also incorporated operational feedback to ensure that durability, maintenance, and user experience were thoughtfully balanced with design intent.

Outcome: Each of the three concepts now represents a fully developed architectural approach—rooted in program, context, and character. Updated plans, elevations, and material strategies convey how each design could function, feel, and endure within the hot springs environment. Together, they form a compelling foundation for the next phase of design and a meaningful basis for continued community dialogue.

Community Engagement

Understanding the User Experience

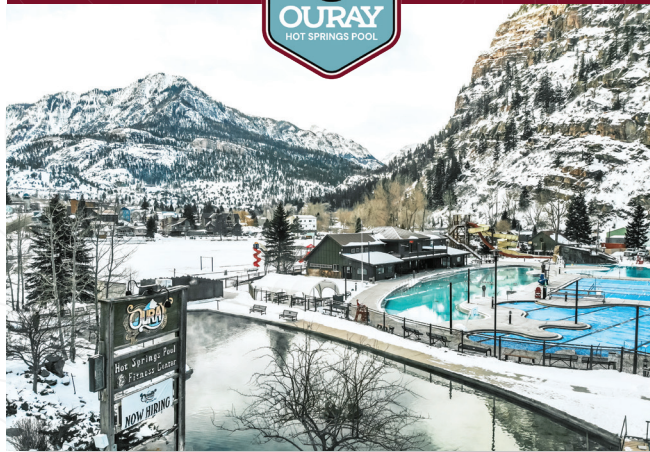
Summary: To ensure continued transparency and public participation, a community meeting and concept review was held on April 22, 2025. The session was promoted through multiple channels, including an announcement and feature article in the Ouray County Plaindealer, which helped generate strong awareness and interest in the evolving design concepts. As part of this outreach, the team created videos to accompany each proposed concept. These were intended to provide a more interactive experience and allow community members and stakeholders to gain a more intimate understanding of each design's relationship to the site and its functionality. The meeting was well-attended and served as a constructive forum where community members provided thoughtful feedback on the three refined concepts.

Outcome: The engagement session strengthened community connection to the project and helped identify a clear front-runner among the proposed concepts. Key priorities included capturing views, creating a timeless design, establishing intuitive flow from entry to interior spaces, and balancing active and quiet community zones.

Explore What's Next for the Ouray Hot Springs Bathhouse

Please join us for our final public engagement meeting...
Tuesday, April 22nd from 6pm-8pm at City Hall

The City of Ouray's Parks and Recreation Team is continuing the redesign process for the Bathhouse building at the Ouray Hot Springs. We are now exploring conceptual options that expand services to include community space, multi-purpose rooms, and improved concessions. The City invites all residents of Ouray County to review these concepts as we work to enhance the Bathhouse's role as a recreational hub focused on health, wellness, and connectedness.



Above: Newspaper Feature

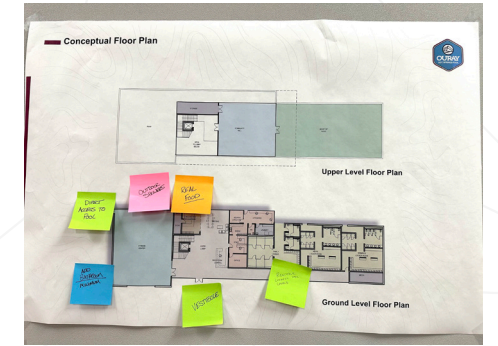
Community Feedback



Concept Presentation



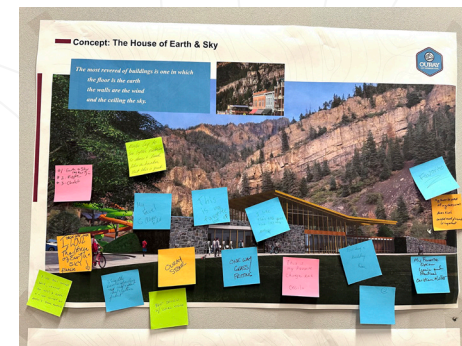
Community Review and Input



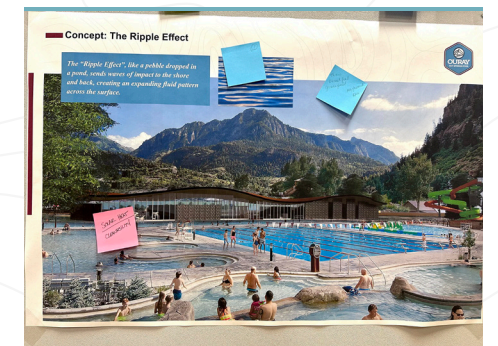
Floorplan Feedback



The Ouray Chalet Feedback



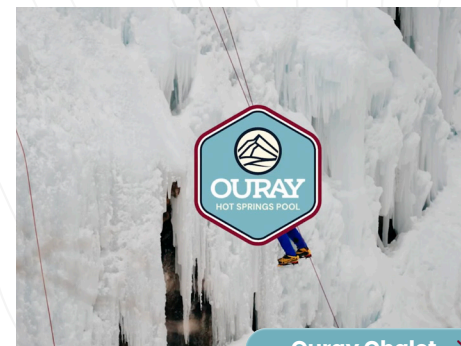
The House of Earth & Sky Feedback



The Ripple Effect Feedback

Experience the Concepts

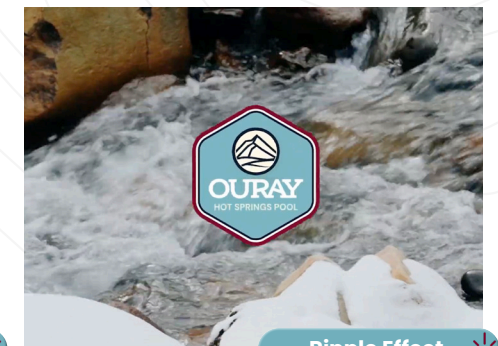
See the Vision Come to Life! Watch the concept videos below to get a closer look at each design.



Ouray Chalet



Earth & Sky



Ripple Effect

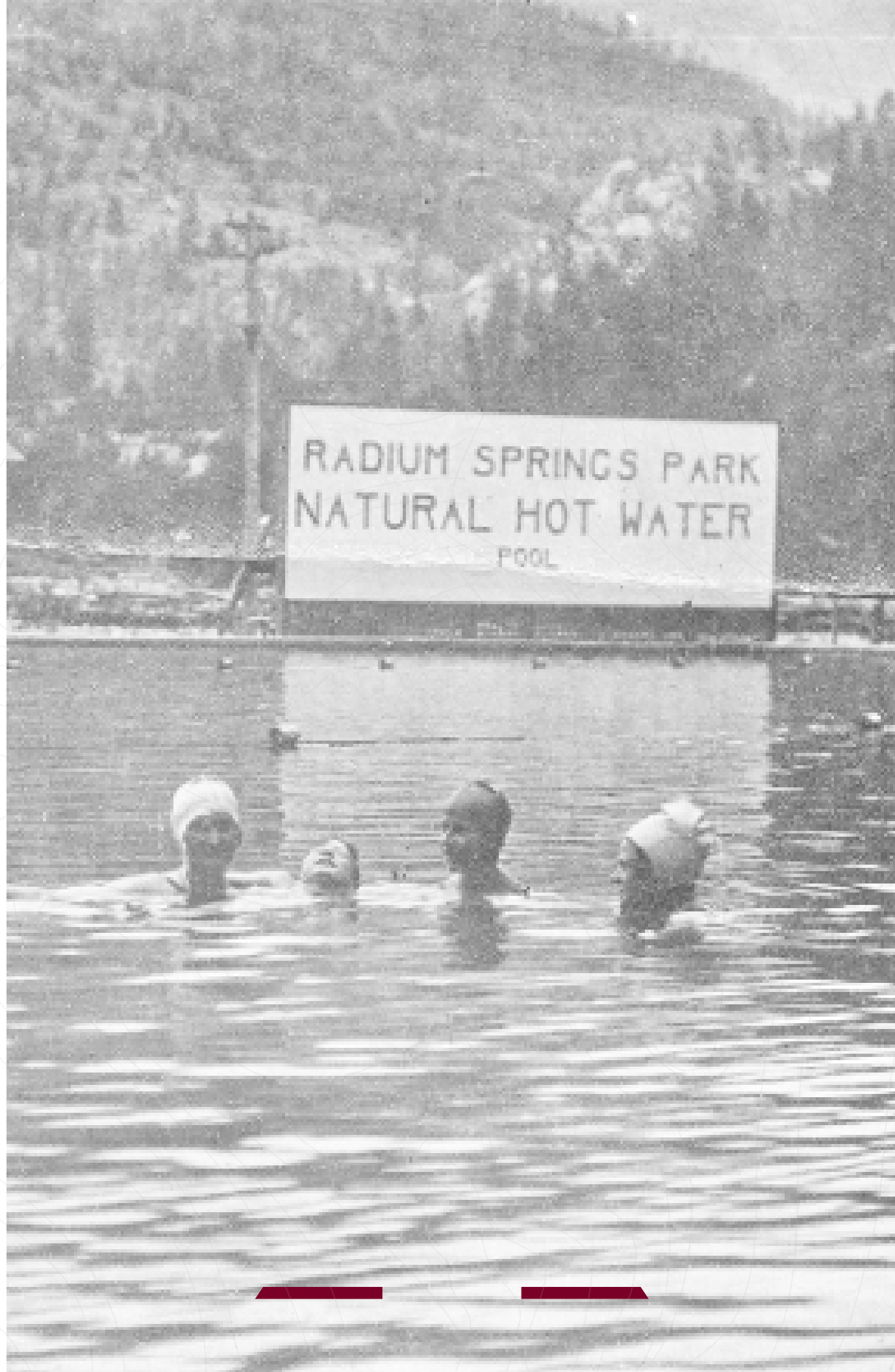
Phase 2 Conclusion

Phase 2 of the project built upon the foundation established in Phase 1, advancing both the technical and design creation of the Ouray Hot Springs Bathhouse. During this phase, final survey and geotechnical data were completed and used to inform site layout, grading, and building integration. The team thoroughly explored and refined multiple design strategies through ongoing stakeholder meetings, City Council discussions, and a well-attended community engagement session.

Through this collaborative process, several **key themes** emerged:

1. The importance of fitting the building naturally within the site, respecting topography and preserving views.
2. Finalizing a floorplan that supports intuitive flow and clear zoning for active and calming areas.
3. Retaining the waterslide in an active zone to minimize disruption to wellness-focused spaces.
4. Enhancing the entry sequence by reengaging the parking lot and improving arrival clarity.
5. Balancing views, transparency, and visibility while reinforcing connections to the park and hot springs.
6. Incorporating rooftop gathering and overlook spaces to create moments of opportunity and community use.
7. Selecting timeless, durable materials that allow the building to complement—rather than compete with—the natural beauty of the hot springs.

This phase clarified a preferred concept and floorplan supported by public input, technical studies, and community priorities.



Next Steps...

As we move into the final phase of schematic design, the focus will be on refining and completing the overall design direction based on the input gathered throughout the project. This phase will synthesize planning, community feedback, and technical coordination into a cohesive and buildable concept.

Key Deliverables for the Next Phase:

1. Final Schematic Design: A complete site plan, floor plan, and building layout that considers natural light, circulation, flow, and the full range of amenities proposed for the facility.
2. Visual Representation: Renderings, exterior elevations, and material palettes that illustrate the architectural character and spatial experience.
3. Cost Estimation: A refined cost model aligned with the finalized schematic design to support budgeting and future funding efforts.
4. Final Report: A comprehensive document summarizing the design, community input, and next steps to guide the transition into design development.

This phase will bring the design vision into focus—ensuring the project is aligned with community priorities, operational goals, and the unique identity of the Ouray Hot Springs Bathhouse.

Phase 3 Introduction

Following the concept development and community engagement in Phase 2, the project team shifted focus to refinement—transforming the selected concept into a fully developed schematic design for the Ouray Hot Springs Bathhouse.

This phase centered on advancing the preferred direction into a complete design package, including detailed floorplans, elevations, material selections, visual renderings, and cost estimation.

Each element has been informed by prior feedback and technical studies, ensuring the final design reflects both the community's vision and the functional needs of the project.



Phase 3 Kick-Off

Defining the Design

We kicked off Phase 3 by aligning around the selected concept and setting a clear path toward schematic design development.

Throughout this phase, the project team maintained consistent touchpoints with City staff, facility teams, and key stakeholders through a series of virtual review sessions. These conversations were instrumental in confirming that

the selected concept continued to align with the goals identified in Phase 1—particularly with regard to schedule, cost, and logistical feasibility. Ongoing input also guided early decisions around rooftop gathering spaces, transparency, and site integration, ensuring that the schematic design evolved in a way that remained both visionary and achievable.

Activities



Phase 3 Kick-Off



Finalized Schematic Design Package



Selected Concept



Selected Design Concept

The House of Earth & Sky

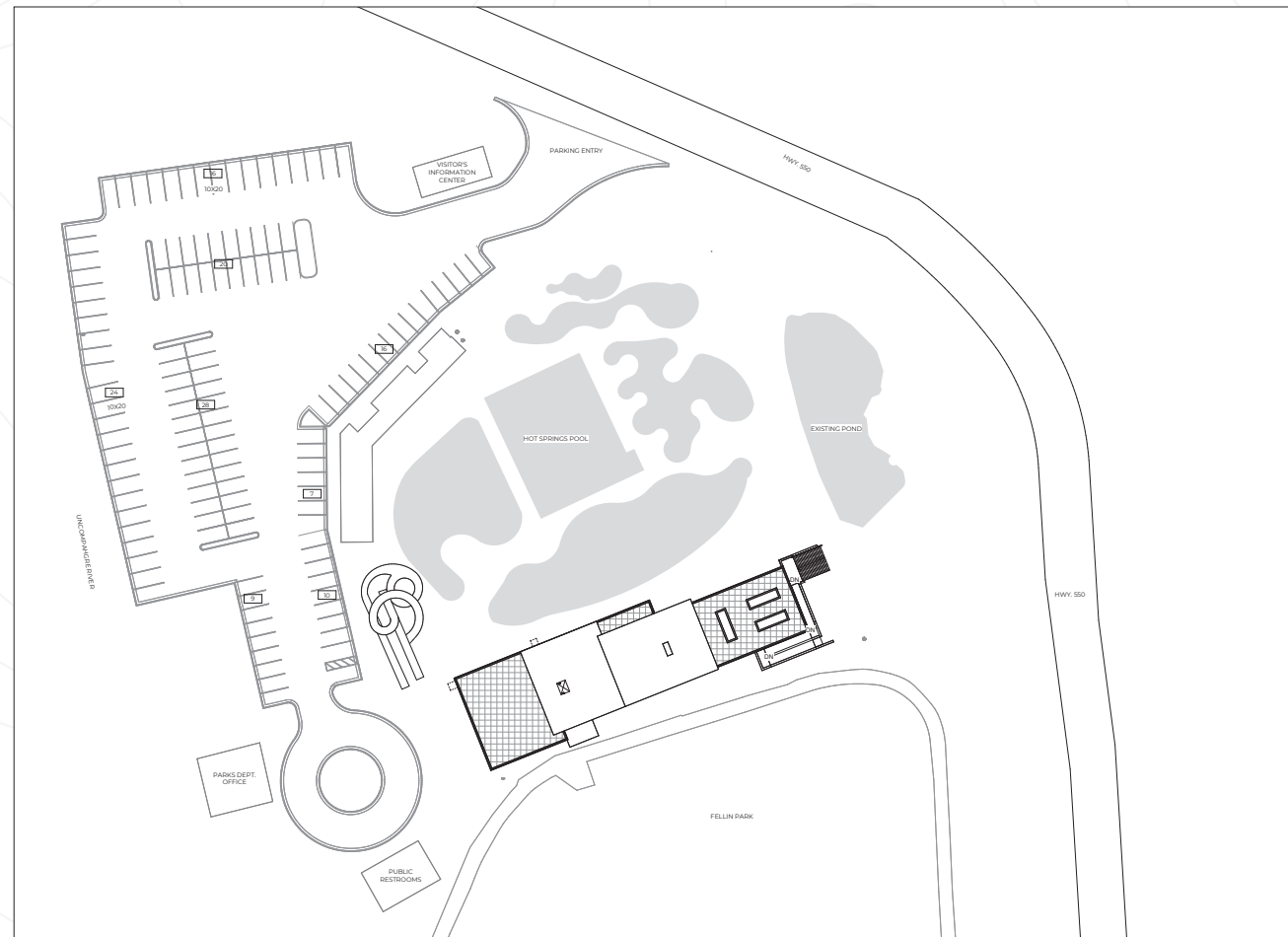
Summary: Through an in-depth review process that included internal evaluation, stakeholder input, and community engagement, one concept clearly emerged as the front-runner among the three proposed options. Each concept was evaluated against key project priorities—such as circulation, site integration, transparency, and connection to the surrounding landscape. One design consistently stood out for its ability to balance functional performance, community identity, and overall design vision.

Outcome: The House of Earth and Sky was selected as the preferred concept. It most effectively addressed the project's functional requirements—offering intuitive circulation and spatial flow both within the building and across the site. The concept fosters strong connections to adjacent amenities, including the park and hot springs, while maintaining a thoughtful response to topography. Its emphasis on structure and transparency celebrates surrounding views, anchoring the building in its setting while creating an inviting and open experience for users.

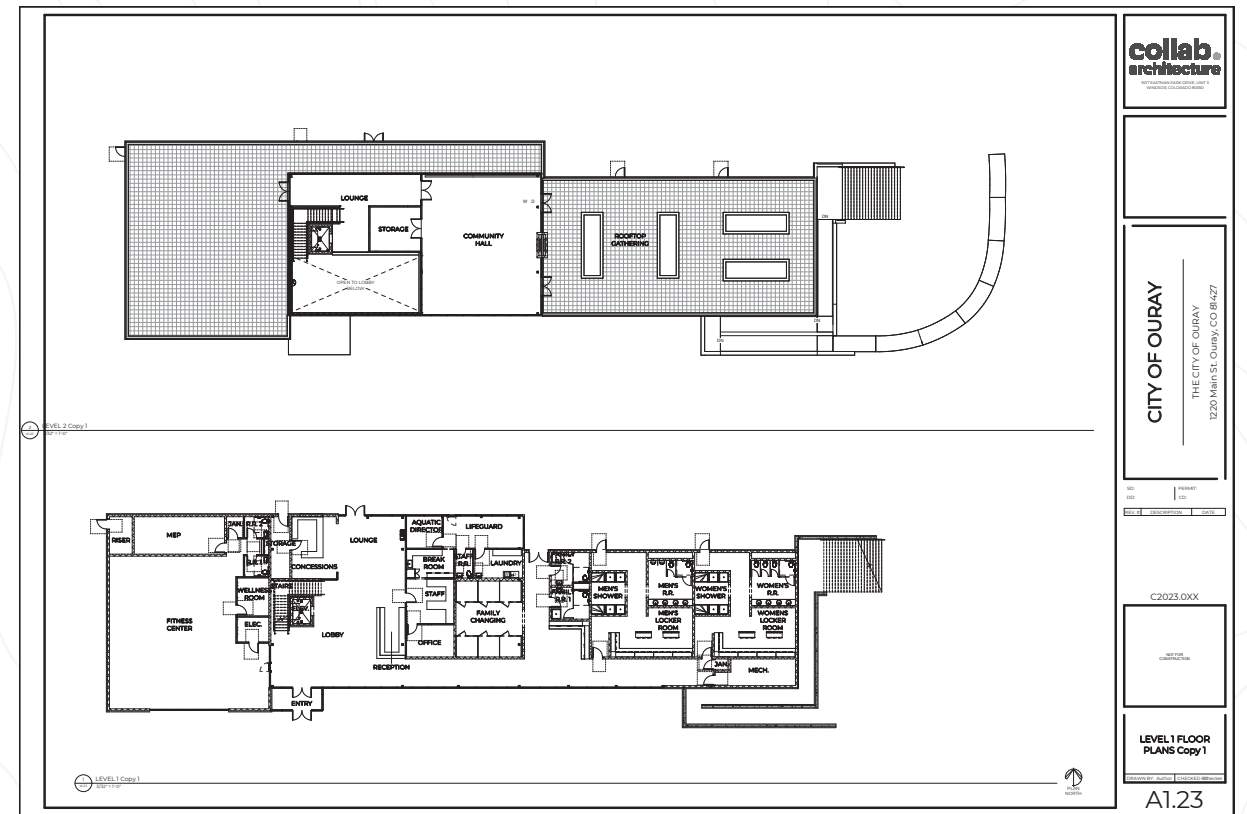


Finalized Schematic Design Package

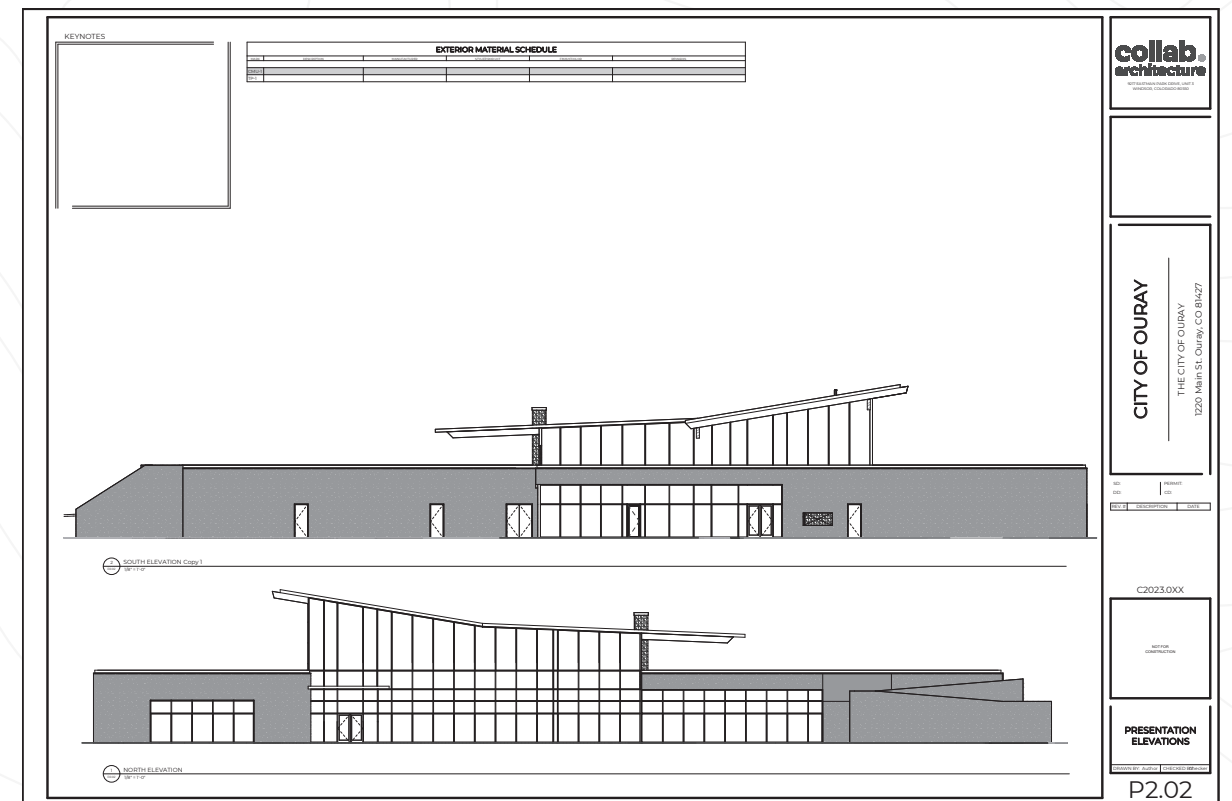
Summary: With the selected concept confirmed, the project team moved into detailing the design—translating ideas into a complete schematic package. This final deliverable includes a site plan, floor plan, exterior elevations, and a full visual presentation with renderings, capturing both the intent and experience of the proposed bathhouse.



Site Plan



Floorplans



Elevations



Renderings



Renderings

Project Conclusion

Through a thorough process of engagement, design refinement, and technical evaluation, the project team has developed an approximately 12,200 SF facility that reflects the priorities of the Ouray community and responds to the unique character of its natural setting. The design balances functionality and experience while aligning with the City's long-term goals for wellness, recreation, and connectivity.

Building Features

The proposed facility includes a well-rounded mix of programs and amenities to support diverse users and year-round activity. These include:

- A fitness center
- Concession and lounge area
- Administrative and staff offices
- Lifeguard support space
- Family changing rooms
- Men's and women's locker rooms
- A flexible community room
- A wellness room for restorative programming
- Rooftop outdoor opportunities to extend use, views, and seasonal programming

Site Features

In addition to the building itself, the project proposes several site upgrades aimed at improving user access, circulation, and integration with the surrounding environment. These include:

- Improved site circulation and user flow
- Redesigned and expanded parking with additional stalls and defined drop-off zones
- Enhanced visual and physical connections to Fellin Park
- Transparent building layout to preserve view corridors to the mountains
- New entry sequence that creates a more welcoming arrival experience

Together, these building and site enhancements ensure the new facility fits seamlessly into the fabric of Ouray—responding to its setting, its people, and its evolving community needs.






Next Steps...

As the schematic design phase concludes, the project now moves toward implementation. The next steps will focus on advancing the design, preparing for construction, and supporting the City of Ouray in building momentum for delivery and funding.

Key Next Steps Include:

1. Approval for Design Development: Transitioning the finalized schematic design into more detailed documentation, including systems coordination, material refinement, and constructability review.
2. Approval for Construction Documentation: Completing full construction drawings and specifications to support permitting, bidding, and construction execution.
3. Project Delivery Strategy and Contractor Selection: Identifying the preferred delivery method and initiating the process for selecting a qualified general contractor.
4. Funding Strategy Support: Assisting the City of Ouray in identifying and pursuing funding opportunities to support project implementation.
5. Construction: Upon approvals and funding alignment, the project will move into construction, bringing the vision of the new bathhouse to life.



970.596.7837 
KRhoten@CityofOuray.com 
VisitOuray.com 

VISIT OURAY / COMMUNICATIONS

Website

- Fixed the pop-up banner on the city site to be easier to read
- Updated the 4th of July page on the CityofOuray.com
- Created the 150th page
- Updated the meetings page to be "Facility Reservations" and added Fellin Park and Rotary Park
- Updated staff contact list for the directory
- Updated the accessibility statement on Visit Ouray
- Uploaded a new blog post about visiting Ouray with a pet
- Updated events for live music

Do Ouray Right

- Organized information received from the Love Your Trail event
- Created the meeting minutes from the May 29th, June 2nd, and June 11th meetings for the Backcountry Group
- Created the agenda for the next group meeting on June 26
- Shared data with the Colorado Tourism Office because they are submitting an article to the Destination Stewardship Center and wanted to include our successes
- The Uncompahgre Watershed Partnership group borrowed the booth materials to have presence at the Ridgway Riverfest event. There were 45 people that stopped by the booth and they reported they were able to get about 4-5 new people to help with volunteering on trail and river projects.

Newsletters

- City Newsletter – July
- Tourism Newsletter – July

Business Assistance/ Collaborations

- Ouray Trail Group – Defender Grant Application Assistance
- San Juan Mountain Guides/ Red Mountain Alpine Lodge
- Ouray Mercantile
- Cahoots Tavern
- Ouray County Sheriff's Office
- Ridgway Chamber of Commerce
- Closet Potter
- St. Elmo Hotel/ St. Elmo Tavern
- Ouray County/ Ouray County Sheriff's Office



VISIT OURAY / COMMUNICATIONS

Social Media

- Scheduled reminders of mag chloride on Facebook and Instagram
- Posted results of the Love Your Trail event
- Created templates for the police department, parks, city, and public works for easier access to graphics for issues that may arise

4th of July

- Created the 4th of July event on Facebook
- Updated to include the link to the website for more information on linktree
- Scheduled out eight posts between the schedule and tips for a good Fourth of July on Instagram and Facebook
- Created and submitted an ad to the Plaindealer for the 4th of July schedule
- Created a parking map for all the parking lot locations (included new ones)
- Created posts for all the parking locations and have them scheduled to go out the week of the 4th multiple times and shared with the community if they would like to use this as well
- Joined the last group meeting for last discussion items and needs
- Scheduled closure notice for city offices for the Fourth of July

Media




- Had a phone call with Kelly from A&E in regards to their inquiry about a potential show they want to do in Ouray
- Created a newspaper ad for the Yard of the Month to run in the Plaindealer
- Created a press release sheet to give to media outlets and for IPW
- Uploaded photo and video content of the Bachelor Syracuse Mine and the Alpine Loop to share with media

Police Department

- Scheduled bear aware materials to post on Instagram and Facebook
- Picked up business cards from Scotts Printing
- Created templates for incidents that may happen for quick social media posts
- Created posts to go along with the Red Mountain Wildfire incident
- Picked up example ID cards for sampling
- Worked on the ID Badges for the sworn officers





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VISIT OURAY / COMMUNICATIONS

Tourism Advisory Committee

- Did not meet in June, will resume in August

Main Street Committee

- DOLA Main Street Video project is completed

Visitor Center

- Purchased snacks for staff and volunteers
- Helped the team fold and stamp notices for the administration team
- Created a QR Code to go to our Visitor Profile Survey for those that are in Ouray to gather more data about our visitation
- Mary Mitchel Celebration
- Finishing getting all the hanging photos done in the Visitor Center
- Ordered more scavenger hunt cards
- Taking over the info@visitouray.com email for responding
- Assisted with front desk coverage
- Addressed and mailed multiple guides to requests
- We have been approved to be the Colorado Tourism Office's Community Partner for the Ouray Visitor Center. This is a new program to improve status of visitor centers and encourage collaboration across the state. We were one of ten selected.
- Met with Taren from the Colorado Tourism Office to do on-boarding for the community partner program
- Ordered more gift shop materials
- Mailed out multiple visitor guides and information packets
- Staff and volunteers went on a Jeep tour for the monthly funtivity
- Had a farewell gathering for Loren's last day



VISIT OURAY / COMMUNICATIONS

Non-Project Based Updates

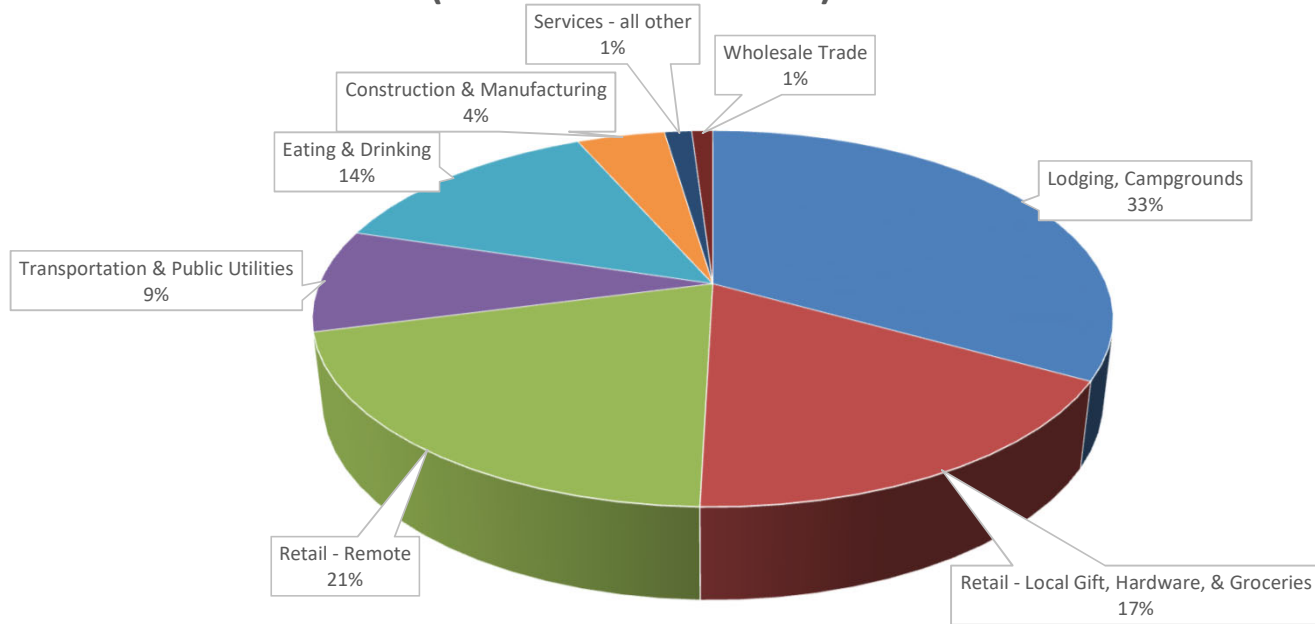
- Created an SMS alert for the Ouray area to mention the mag chloride spread
- Met with staff to discuss fee structures
- Met with Ridgway to discuss final details for moving forward with a county-wide calendar
- Registered for the 2026 Go West Summit
- Met with the Ouray Backcountry Group to discuss the Jeep Removal in Yankee Boy Basin
- Created a flyer to promote the winter promotion to be placed around the visitor center
- Organized the grant application for the Ouray Trails Group to start gathering data to formulate the answers
- Met with the Colorado Tourism Office for the booth partners call for the IPW conference
- Emailed winners of prizes for taking the visitor profile survey
- Met with the regional partners to discuss happenings for the summer season
- Created a digital business card for IPW
- Met with staff to discuss job postings
- Met with Sgt. Linnell to go over the backcountry committee materials
- Did final wrap call with Colorado Tourism Office for the Destination Mentor program
- Nominated Ouray's Do Ouray Right program for a Destination Stewardship award from the Governor's Office.
- Met with the Colorado Tourism Office for the website quarterly task force
- Met with Localist for final proposal of event calendars
- Created and sent the check request for the \$6,000 awarded small tourism grant to Ouray Made for their music and makers festival
- Submitted our 2024 Winter Marketing Campaign for the Governor's Tourism Marketing Campaign (Small Budget) Award
- Ordered more stickers for Box Cañon Falls Park
- Met with new Quality Inn owners
- Prepped all materials for IPW
- Met with new St. Elmo owners
- Met with Jake Poteat from A&E Network to discuss a potential show that may come to Ouray
- Had 37 appointments at IPW in Chicago, IL
- Tested the In-Town Shuttle with fellow staff members and council
- Created a certificate for the winner of the Yard of the Month program
- Met with the calendar collaboration team to go over the memos, presentation, and management plan
- Met with the Ouray Trail Group about progress on their grant application
- Scheduled interviews for the City and Tourism Media position
- Scheduled interviews for the Seasonal Lead CSA position for the Visitor Center
- Met with the Ouray Backcountry Committee to learn new opportunities and ways we can help. The focus was on hiking trails in town and in the backcountry.



Type of Business	Business	Region Served	Name	Email	Phone	Discussion	Receptives Used	Interests/ Ideas	Group Size Expected/ audience	Booking Timeline	Average Trip Duration	Follow Up	Contracts	Businesses Contacted	Results	Contacted as follow up
International Buyer	Reimatours	Italy	Paolo Cesaretti	paolo@reimatours.it	39 06 529 7146	Tour Operator, B2B customizable itineraries, usually come Spring through Fall, NO WINTER.	ATI, Bonotel, Rocky Mountain Holiday Tours		families, or 10-15 people per group	1 year in advanced		Send itineraries, images, and videos				<input type="checkbox"/>
International Buyer	Little Travel Group	Germany	Robert Eekman Rooda	robert@littletavel.eu	31 6 4713 9274	Looking for boutique, cabins (2-3 properties are ideal). Interested in jeep tour companies. Requested us at IITP.	Books directly with hotels	Western Hotel, Clipper Inn, Red Mountain Alpine Lodge, Duray Siderside Resort, jeep tour company, mine tour, e-bikes		4-12 Months in advanced		Send photos and videos	Do not request room holds			<input type="checkbox"/>
International Buyer	Dertouristik Deutschland GmbH - Dertour	Germany	Laura König	laura.koenig@dertouristik.com	49 69 9588 3741	Wanting to do a campaign	New World Travel, Choice Hotels	Quality Inn								<input type="checkbox"/>
International Buyer	Penta Reizant	Belgium	Pieter Demyynck	pieter.demyynck@pentareizen.com	32 51 33 33 13	Tour operator,		Mine Tour								<input type="checkbox"/>
International Buyer	USA Travel Consultants	Belgium	Olivier Vandembroucke	olivier@ustravel.be	32 02 734 97 00	B2B and B2C, fluid itinerary, need positive news	Rocky Mountain Holiday Tours	Stay Two Nights Get Third Night Free								<input type="checkbox"/>
International Buyer	Sierra Madre Operadora	Mexico	Diego Ontanon	diego.ontanon@operadorsieramadre.com		Ski locations, looking for summer activities		Connect Telluride and Ouray for winter								<input type="checkbox"/>
International Buyer	Bike the Best	Germany	Michaela Kem	m.kem@bikethebest.de	49 0 22 47 92 37 444	They have a trip Las Vegas to Denver. July and August is their main months of travel. Looking for a Colorado map itinerary.	Expedia Group	National Parks loop, Hot spring properties, distillery, brewery, san juan skyway	2-20		6-8 Nights					<input type="checkbox"/>
International Buyer	Hotelplan Suisse	Switzerland	Esther Kalt	esther.kalt@travelhouse.ch		Would like to make an additional itinerary	Bonotel, ATI,	The Western Hotel	2-5 people		2-3 Weeks	Marcel, how many people booked the Duray Trip?		We made their website from a FAM trip they did in 2022. It is a 2 night stay in Ouray		<input type="checkbox"/>
International Buyer	Les Maisons du Voyage	France	Nadège Ruiz-Brousseau	nruizbrousseau@lesmaisonsduvoyage.com	33 01 56 63 13 44	Culture and sustainability is priority, they have travel agents, they work with top media group.	New World Travel, Rocky Mountain Holiday Tours, ATI	They book both activities and hotels								<input type="checkbox"/>
International Buyer	Lookinside Travel Services	Mexico	Gabriel Gomez Carlos	gabriel.gomez@lookinside.com.mx	479 220 8589	B2B and B2C, looking for us to do seminars or classes to help their agents learn.		National Parks, museums, mine tour, jeep tours, hot springs	45 guests, 25 rooms 50's market		2 Weeks	Send jeep tour and hot springs				<input type="checkbox"/>
International Buyer	Titan Travel	United Kingdom				Like history and culture, tour groups, looking for a 2 week itinerary	Destination America									<input type="checkbox"/>
International Buyer	Worldia	France	Kevin Prudhomme	kprudhome@worldia.com	33 1 84 80 74 62	B2B and B2C. They also work with Germany and Mexico. Mainly FIT's. They are the ones creating the itinerary for both lodgers and activities.	Hotel Beds, Expedia Group, Bonotel						No additional contracts needed once they work with the OTA or Receptive Operator			<input type="checkbox"/>
International Buyer	fly2america.de	Germany	Thorsten Freimuth	TF@fly2america.de	49 540496 080	FIT and Small Groups (18 max). They sell drive interested in Music tours.		Mountain Air Music Series	2-4 or max of 18		10-12 days					<input type="checkbox"/>
International Buyer	Premier Holidays	United Kingdom	Jayne White	jayne.white@premierholidays.co.uk	01223 535223	B2B. USA is #4 in the market.	Rocky Mountain Holiday Tours									<input type="checkbox"/>
International Buyer	Expression Voyages	Canada	Sandra Oscar	sandra@expressionvoyages.com	819 866 1421	Groups of seniors by bus. They are looking to start generating itineraries for younger people		Bus info, lodging, and activity	30-35 group size		6-7 days					<input type="checkbox"/>
International Buyer	DMCI Inc	Canada	Saleem Zafar	saleem@dmci.ca	416 425 8001	Receptive B2B. High end and luxury packages. Wow factors		The Western Hotel, Red Mountain Alpine Lodge, Gold Mountain Ranch	ages 30 - 50			Looking for links to properties				<input type="checkbox"/>
International Buyer	Discover North America	United Kingdom	Steven Donovan	steve@discovernorthamerica.co.uk	44 01 15 989 0934	B2C and B2C.	Rocky Mountain Holiday Tours, ATI, Travel Mappers				2-3 Months in advanced					<input type="checkbox"/>
International Buyer	Travel USA Limited	New Zealand	Sean Gay	sean@travelusa.co.nz	64 09 304 6040	Small group tours, self driving, they currently have Durango featured. \$600 to be featured and be on social media and radio campaign.	Expedia Tap, Viator	National Parks	Small Group		3 weeks					<input type="checkbox"/>
International Buyer	Faszination Ferne	Germany	Manuela Duebler	m.duebler@faszinationferne.de		She came out on a FAM tour	Rocky Mountain Holiday Tours, ATI, New World					Follow up with Marcel on reporting				<input type="checkbox"/>
International Buyer	Marco Vasco	France	Florence Cusset	fcusset@marcovasco.fr	01 76 64 72 83	B2C, FIT, tailor made. Lifestyle lodging, outdoor activities. Summer man interest	Rocky Mountain Holiday Tours	Summer activities and lodging								<input type="checkbox"/>
International Buyer	Americareisen.at	Austria	Alex Kohlenberg	alex.kohlenberg@america-unlimited.de	49 0 511 37 444 776	Owned by america unlimited. Fly drive market. Mid 30's to mid 60's age. Lodging and activities	ATI, Bonotel, Hotelbeds		30's to 60's		2 1/2 - 3 weeks	Send images of lodging and activities				<input type="checkbox"/>
International Buyer	Connections Eurotrain NV	Belgium	Sarah Vandemaesen	sarah.vandemaesen@connections.be	32 0 497 49 44 77	We met at Go West Summit. FIT and group. Self-drive tours. Are now getting 2nd and 3rd time visitors looking for new places to go. Wide range of ages. Mainly looking for July/ August timeline while school is out.	Rocky Mountain Holiday Tours, Travelco, LIT, ATI		Wide range of ages.		2-3 week long stays					<input type="checkbox"/>
International Media	Boutique Adventure	United Kingdom	Amanda O'Brian	theboutiqueadventurer@gmail.com		Media: Tik Tok 250,000, Web 80,000. Go after the 'old is new' theme. Her followers are well traveled. Not families. She seeks unique and boutique. 1) Hotels 5 places to stay. 2) Food and Wine 3) Soft adventure ideas										<input type="checkbox"/>
International Media	Brikrae - Reise, Sport, Kultur	Germany	Margit Brinke	brikrae@aol.com	49 821 311565	She creates guidebooks. Looking for a western Colorado. Tours to take, where to stay, American Journal.		Unique places and the brewery								<input type="checkbox"/>
International Buyer	Doets Reizen	Netherlands	Marloes Severnhuisen	m.severnhuisen@doetsreizen.nl	31 072 575 33 58	Spring and summer season travelers. Boutique hotels and unique. Prefer direct contacts for contracts	Direct or Bonotel, ATI	Via Ferrata, Ice Climbing, National Parks								<input type="checkbox"/>
International Buyer	Elite Sports Tours	Canada	Tim Macdonell	tim@elitesportstours.ca	888 908 1042	Tag on activities for outside of the sports game. Soft-extreme adventure activities. Recommendations are a part of the online portal. Pre-planned itineraries. FIT	Expedia	Golf, ski,				photos, itinerary, flying information for Montrose Airport				<input type="checkbox"/>
International Buyer	Flight Centre AU	Australia	Amanda Carroll	amanda.carroll@flightcentre.com	61424 976 716	Groups and FIT. 10 night itinerary that is pre-made		Western Hotel, Beaumont, Red Mountain Alpine Lodge								<input type="checkbox"/>
Inbound Tour	Bonotel Exclusive	United States	Hylton Fothergill	hylton.fothergill@bonotel.com		Luxury / Boutique. They are a receptive operator. FIT. Needs images. They create and help implement itineraries. They tried to do contracts with Alpine Scenic						Itinerary that is existing				<input type="checkbox"/>
International Buyer	Joker	Belgium	Ludwig Verbruggen	ludwig.verbruggen@joker.be	32 015 40 75 30	Tours and San Juan Mountain Tours. Did book San Juan horseback. There is a Joker itinerary for a 2 night stay after a FAM Tour										<input type="checkbox"/>
International Buyer	Lasciati Viaggiare	Italy	Cristina Caretti	cristina@lasciatiiviaggiare.it	059 8375000	High end traveler. Receptives and direct. Summer mainly. Soft adventure.		Soft adventure during the summer				Videos of the area				<input type="checkbox"/>

Type of Business	Business	Region Served	Name	Email	Phone	Discussion	Receptives Used	Interests/ Ideas	Group Size Expected/ audience	Booking Timeline	Average Trip Duration	Follow Up	Contracts	Businesses Contacted	Results	Contacted as follow up
International Buyer	Gold Medal Travel Group	United Kingdom	Ross Sinclair	rsr@goldmedal.co.uk		82B and 82C. They do groups and contracting			Ages 36 - 55							<input type="checkbox"/>
OTA	Despegar Mexico S.A de C. V.	Mexico	Daniel Maltrana	daniel.maltrana@despegar.com		82B and 82C. Leisure, FIT. Hotels and activities. Brazil, Mexico, and Colombia. Winter market mainly.	HotelDo Viator	Ice climbing, kids winter activities, red mountain alpine lodge, hot springs, winter promotion.		45 - 60 days in advance						<input type="checkbox"/>
International Buyer	Simi Reizen BV	Netherlands	Chesko Woldendorp	info@avontro.nl	31 6 23753129	18 - 32 in age. Direct contracts. Colorado would be a new product. Lodgers and activities. Soft adventure.			15 - 20 people. 18 - 32 in age.		12 days minimum	Send link to industry partners page				<input type="checkbox"/>
International Media	Big Daddy Kreativ	Canada	Craig Silva	craig73@gmail.com	416 407 3622	Guaranteed placement		Moxie Mountain Guides, Paradox Ice Fest, All In Ice Fest								<input type="checkbox"/>
International Buyer	Amerikabu.nl	Netherlands	Bart Verhoeff	bart@amerikanu.nl	31 073 205 09 56	Tour operator. Summer and families. No winter. May to October stays			30 - 80 years old.							<input type="checkbox"/>
International Media	Deutsche Presse-Agentur GmbH	Germany	Heike Schmidt Windhoff	Heikewschmidt@gmail.com	1 303 884 6935	Lives in Denver. Media. Looking for whats new.						Send press release list of what's new.				<input type="checkbox"/>
																<input type="checkbox"/>
																<input type="checkbox"/>
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City of Ouray
April 2025 Sales Tax Revenues by Business Category
(received in June 2025)

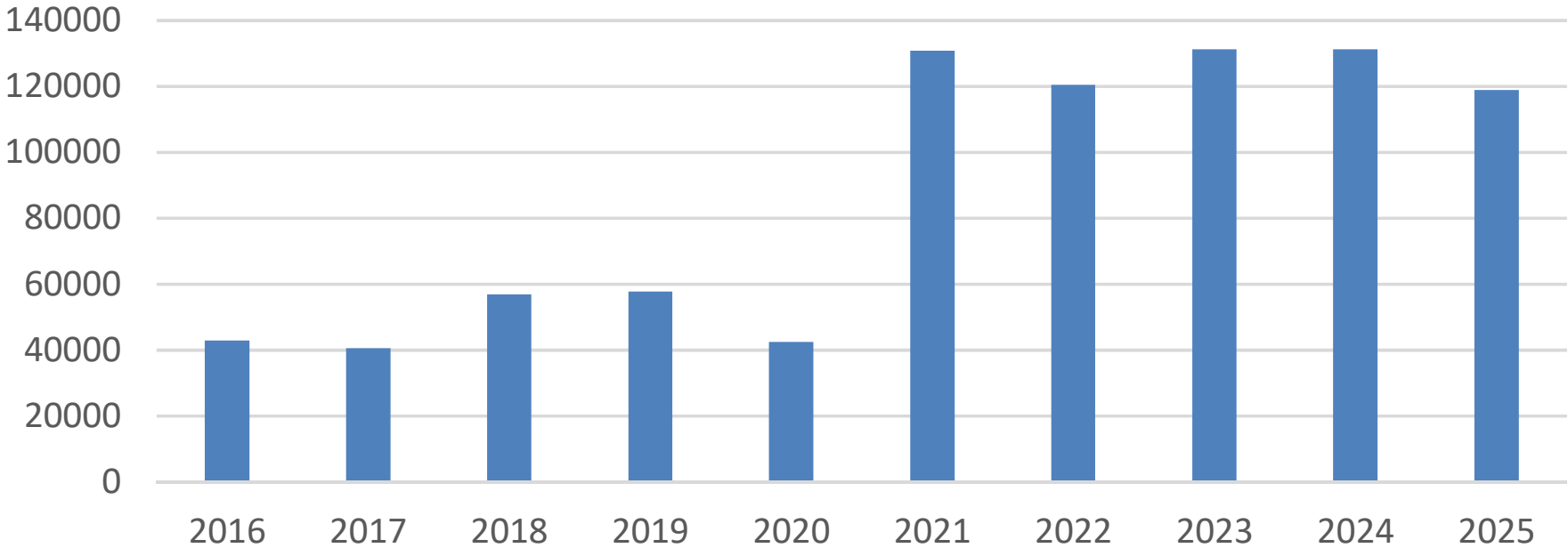


CITY OF OURAY
2025 MONTHLY SALES TAX REVENUES BY BUSINESS CATEGORY

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

2025 SALES TAX REVENUES BY BUSINESS CATEGORY							
(1) Funds received by City in: July (mostly re: May)							
Business Category	January	February	March	April	May	June	
Lodging, Campgrounds	\$ 32,707.60	\$ 61,038.62	\$ 52,880.88	\$ 47,165.36	\$ 53,355.64	\$ 39,389.08	
Retail - Local Gift, Hardware, & Groceries	\$ 27,124.53	\$ 33,924.66	\$ 29,458.68	\$ 28,756.14	25,277.20	\$ 20,566.19	
Retail - Remote	\$ 22,614.06	\$ 31,898.09	\$ 24,812.28	\$ 22,337.10	20,371.33	\$ 24,363.75	
Transportation & Public Utilities	10,901.88	13,647.55	14,514.51	13,677.96	12,126.16	10,515.25	
Eating & Drinking	18,360.30	27,751.32	28,404.66	23,271.59	23,548.03	16,249.14	
Construction & Manufacturing	7,048.89	6,716.06	4,621.87	6,097.70	7,755.39	5,042.42	
Services - all other	1,882.55	3,060.50	2,443.60	1,598.30	2,643.93	1,562.54	
Wholesale Trade	1,038.43	1,568.99	1,779.29	1,518.80	1,801.78	1,207.52	
TOTAL	\$ 121,678.24	\$ 179,605.79	\$ 158,915.77	\$ 144,422.95	\$ 146,879.46	\$ 118,895.89	
Business Category	July	August	September	October	November	December	Year-to-date
Lodging, Campgrounds							\$ 286,537.18
Retail - Local Gift, Hardware, & Groceries							\$ 165,107.40
Retail - Remote							\$ 146,396.61
Transportation & Public Utilities							75,383.31
Eating & Drinking							137,585.04
Construction & Manufacturing							37,282.33
Services - all other							13,191.42
Wholesale Trade							8,914.81
TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 870,398.10

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



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

CITY OF OURAY
SALES TAX REVENUES BY BUSINESS CATEGORY 2016-2025

SALES TAX REVENUES BY BUSINESS CATEGORY

Business Category	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Lodging, campgrnds.	\$ 7,959.86	\$ 9,353.06	\$ 15,781.67	\$ 11,514.27	\$ 2,831.80	\$ 33,563.58	\$ 28,128.12	\$ 38,687.23	\$ 40,374.35	\$ 39,389.08
Retail - Local Gift, Hardware, & Groceries				13,537.82	8,465.09	21,834.25	21,674.57	19,727.70	21,524.69	20,566.19
Retail - Remote				8,713.63	16,707.24	28,992.24	23,101.37	21,954.01	27,500.20	24,363.75
Retail - groceries, liquor, candy, hardw	8,745.64	8,387.46	10,046.92							
Retail - gift, souvenir, variety, books	2,507.83	2,681.75	3,943.88							
Trans & Pub. Util.	6,940.37	6,413.38	6,840.62	7,682.91	8,448.08	9,972.94	10,377.29	17,675.31	10,756.15	10,515.25
Eating & Drinking	10,148.08	7,961.21	13,890.19	9,778.52	2,444.33	24,070.59	27,580.09	26,319.69	19,476.14	16,249.14
Const. & Manufacturing	5,467.05	3,839.77	5,196.67	5,063.81	2,075.69	8,061.11	6,415.68	4,033.77	8,002.01	5,042.42
Services - all other	869.00	1,352.58	764.53	616.97	1,344.14	1,836.37	1,714.48	1,284.88	1,496.88	1,562.54
Finance, Ins. Real Estate	256.98	497.65	275.38							
Wholesale Trade	141.45	94.49	240.45	970.54	129.34	2,535.90	1,476.27	1,688.72	2,109.23	1,207.52
Mining										
All Other	-	-	-							
TOTAL	\$ 43,036.26	\$ 40,581.35	\$ 56,980.31	\$ 57,878.47	\$ 42,445.71	\$ 130,866.98	\$ 120,467.87	\$ 131,371.31	\$ 131,239.65	\$ 118,895.89
			\$11,527.28 out-of-period	\$2,826.22 out-of-period	\$7,507.37 out-of-period	\$3,491.16 out-of-period	\$6,974.01 out-of-period	\$16,790.35 out-of-period	\$3,545.56 out-of-period	\$1,416.21 out-of-period

Year to Date Sales Tax Comparison

Percentage Change
from 2024

April 2024 Activity	\$	131,239.65	
April 2025 Activity	\$	118,895.89	-9.41%
Jan-Apr 2024 Activity	\$	600,833.72	
Jan-Apr 2025 Activity	\$	569,114.07	-5.28%

Ouray Lodging Occ. Tax Collection Summary

ROOMS	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	25 vs 24
Month												
January	5712	5826	5113	5782	6196	6245	5936	7718	7799	7339	7199	-1.91%
February	4816	5226	4509	5085	5593	4641	7189	7776	5906	6696	6280	-6.21%
March	3394	3638	3499	4763	4152	1952	7113	6782	7341	6304	5575	-11.56%
April	2236	2660	2411	3080	2857	32	4941	4172	3836	4255	3321	-21.95%
May	5047	5850	5939	7396	7894	3111	11093	10002	9580	8772	8368	-4.61%
June	12015	13521	14494	14578	15026	12736	17520	16180	17520	16633		
July	19171	19960	20248	19802	19482	20444	20509	16791	20105	20061		
August	16477	16949	17344	17613	18629	16919	20798	17825	19086	19073		
September	15478	16149	16526	17743	18498	17564	13517	18930	18960	18474		
October	7937	7691	7762	7462	9407	12877	12038	12080	12945	14295		
November	2141	2113	2674	2856	3237	3864	3199	3196	3856	3902		
December	3656	3382	4226	5038	4268	5153	5237	3998	5174	5458		
Total Rooms	98080	102965	104745	111198	115239	105538	129090	125450	132108	131262		-7.86%

DOLLARS												
January	\$15,867	\$15,819	\$13,795	\$16,294	\$22,444	\$25,204	\$27,107	\$29,038	\$37,429	\$35,592	\$38,885	9.25%
February	\$12,468	\$13,908	\$12,648	\$14,021	\$19,580	\$18,464	\$28,191	\$36,284	\$30,377	\$33,782	\$34,291	1.50%
March	\$9,240	\$9,505	\$9,529	\$12,884	\$14,526	\$6,834	\$27,858	\$30,334	\$30,554	\$29,592	\$29,590	-0.01%
April	\$5,701	\$6,633	\$6,294	\$8,090	\$8,312	\$107	\$18,324	\$18,466	\$17,063	\$18,171	\$17,456	-3.93%
May	\$13,876	\$15,372	\$15,734	\$19,031	\$22,068	\$7,922	\$41,033	\$43,131	\$40,051	\$48,072	\$52,627	9.48%
June	\$31,431	\$34,498	\$36,654	\$36,236	\$62,392	\$51,634	\$100,852	\$98,839	\$110,643	\$113,602		
July	\$47,884	\$49,767	\$50,344	\$49,371	\$110,244	\$114,230	\$138,864	\$133,897	\$149,839	\$164,778		
August	\$41,643	\$41,801	\$42,090	\$43,236	\$90,952	\$92,809	\$127,157	\$122,778	\$131,561	\$143,738		
September	\$40,336	\$41,704	\$41,965	\$44,480	\$79,505	\$93,050	\$98,575	\$119,099	\$129,568	\$134,598		
October	\$21,385	\$20,717	\$20,355	\$19,711	\$37,511	\$60,690	\$54,480	\$74,824	\$78,992	\$87,842		
November	\$5,136	\$5,802	\$7,079	\$7,000	\$10,367	\$15,399	\$14,134	\$14,566	\$16,442	\$19,571		
December	\$9,571	\$9,590	\$11,882	\$13,622	\$17,593	\$24,892	\$29,038	\$23,554	\$28,904	\$31,294		
Total Dollars	\$254,538	\$265,116	\$268,369	\$283,976	\$495,494	\$511,234	\$705,613	\$744,810	\$801,423	\$860,631		4.62%

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

OURAY LODGING OCCUPANCY TRENDS
Based on Lodging Occupation Tax Collections

	2022				2023				2024				2025			
	Avail. Rooms	Rooms Rented	Occ.%	Exempt Rooms	Avail. Rooms	Rooms Rented	Occ.%	Exempt Rooms	Avail. Rooms	Rooms Rented	Occ.%	Exempt Rooms	Avail. Rooms	Rooms Rented	Occ.%	Exempt Rooms
	+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins				+ RVs, Unfurnished Cabins			
January	18142	7718	42.5%	0	20654	7799	37.8%	469	19899	7339	36.9%	304	20343	7199	35.4%	321
February	16580	7776	46.9%	0	17183	6022	35.0%	386	18428	6696	36.3%	357	18562	6280	33.8%	261
March	17657	6782	38.4%	7	19519	7341	37.6%	341	19081	6304	33.0%	92	20321	5575	27.4%	233
April	16620	4172	25.1%	31	18168	3836	21.1%	0	17185	4255	24.8%	47	16054	3321	20.7%	91
May	21206	10002	47.2%	57	21420	9580	44.7%	110	21773	8772	40.3%	212	19019	8368	44.0%	100
June	20577	16180	78.6%	13	21651	17520	80.9%	122	21435	16633	77.6%	212				
July	20956	16791	80.1%	432	22063	20105	91.1%	499	22226	20061	90.3%	205				
August	21613	17825	82.5%	53	22062	19086	86.5%	481	22709	19073	84.0%	213				
September	21327	18930	88.8%	47	21905	18960	86.6%	413	21753	18474	84.9%	390				
October	20398	12080	59.2%	10	20931	12945	61.8%	261	21194	14295	67.4%	305				
November	15776	3196	20.3%	260	17123	3856	22.5%	254	17890	3902	21.8%	87				
December	18107	5270	29.1%	4	18157	5174	28.5%	215	20140	5458	27.1%	41				
Total	228959	126722	53.2%	914	240836	132224	52.9%	3551	243713	131262	52.0%	2465	94299	30743	32.3%	1006

Data represents rooms for month in which lodging activity occurred.
 LOT report and payment are due by 20th of following month.
 "Rooms Rented" columns includes exempt rooms.
 "Exempt Rooms" columns are for memo purposes only.

2025 Lodging Occupation Tax, By Business Category

AVAILABLE ROOMS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	13,164	11,899	12,540	12,211	12,586								62,400
Bed and Breakfast	713	786	841	507	848								3,695
House, Townhouse, Condo (1)	3,614	3,301	3,499	3,336	3,570								17,320
RV Space, Unfurnished Cabin	2,573	2,324	2,573	-	2,015								9,485
Total Rooms	20,064	18,310	19,453	16,054	19,019	-	-	-	-	-	-	-	92,900
													Prior YTD 92,544

ROOMS RENTED	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	5,079	4,650	4,203	2,953	6,484								23,369
Bed and Breakfast	341	214	88	39	286								968
House, Townhouse, Condo (1)	1,076	908	660	329	1,035								4,008
RV Space, Unfurnished Cabin	513	410	431	-	563								1,917
Total Rooms	7,009	6,182	5,382	3,321	8,368	-	-	-	-	-	-	-	30,262
													Prior YTD 31,832

DOLLARS	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Hotel, Motel	\$ 25,898.46	\$ 24,156.19	\$ 22,138.64	\$ 15,415.87	\$ 40,983.74								128,593
Bed and Breakfast	\$ 1,059.49	\$ 842.27	\$ 351.31	\$ 168.74	\$ 1,466.49								3,888
House, Townhouse, Condo (1)	\$ 10,332.71	\$ 7,878.04	\$ 5,296.83	\$ 1,871.77	\$ 8,897.92								34,277
RV Space, Unfurnished Cabin	\$ 992.57	\$ 722.29	\$ 705.42	\$ -	\$ 1,278.80								3,699
Total Dollars	\$ 38,283.23	\$ 33,598.79	\$ 28,492.20	\$ 17,456.38	\$ 52,626.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,457.55
													Prior YTD 155,418.71

(1) For a property that is marketed as a stand-alone short-term rental, for which there are no hotel/motel amenities offered.
 Data represents rooms for month in which lodging activity occurred.
 LOT report and payment are due by 20th of following month.
 "Rooms Rented" column includes exempt rooms.

Excise Tax on Short Term Rentals

Activity Month	2022	2023	2024	2025	% Change from 2024	YTD % Change
January	\$ 27,661.19	\$ 37,085.48	\$ 35,761.19	\$ 39,148.42	9.5%	9.5%
February	\$ 32,883.88	\$ 27,662.57	\$ 28,192.46	\$ 28,043.85	-0.5%	5.1%
March	\$ 28,220.99	\$ 23,074.54	\$ 21,027.21	\$ 19,456.70	-7.5%	2.0%
April	\$ 7,217.41	\$ 6,674.51	\$ 7,558.36	\$ 6,915.92	-8.5%	1.1%
May	\$ 23,933.67	\$ 21,653.38	\$ 27,989.28	\$ 33,794.11	20.7%	5.7%
June	\$ 72,625.26	\$ 84,017.25	\$ 89,007.15			
July	\$ 109,220.30	\$ 128,885.01	\$ 141,496.13			
August	\$ 90,863.82	\$ 99,257.44	\$ 118,757.19			
September	\$ 83,065.86	\$ 92,170.25	\$ 87,286.84			
October	\$ 41,028.93	\$ 55,796.90	\$ 49,490.66			
November	\$ 9,274.82	\$ 13,210.01	\$ 10,581.26			
December	\$ 29,333.34	\$ 29,200.58	\$ 27,874.27			
Grand Total	\$ 555,329.47	\$ 618,687.92	\$ 645,022.01	\$ 127,359.00		

Revenue by Fund	2022	2023	2024	2025	Cumulative
Affordable/Attainable Housing	\$ 277,664.74	\$ 309,343.96	\$ 322,511.00	\$ 63,679.50	\$ 973,199.20
Water Capital Improvements	\$ 138,832.37	\$ 154,671.98	\$ 161,255.50	\$ 31,839.75	\$ 486,599.60
Sewer Capital Improvements	\$ 138,832.37	\$ 154,671.98	\$ 161,255.50	\$ 31,839.75	\$ 486,599.60
Cumulative Total Raised					\$ 1,946,398.40

Affordable Housing Revenue and Expenses	2022	2023	2024	2025	Cumulative
Total Raised	\$ 277,664.74	\$ 309,343.96	\$ 322,511.00	\$ 63,679.50	\$ 973,199.20
Total Spent	\$ (110,000.00)	\$ (67,849.69)	\$ (132,882.16)	\$ -	\$ (310,731.85)
Total Remaining	\$ 167,664.74	\$ 241,494.27	\$ 189,628.84	\$ 63,679.50	\$ 662,467.35

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

**A DECLARATION OF CITY OF OURAY, COLORADO STAGE I FIRE RESTRICTIONS
(DECLARATION NO. 1, 2025)**

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 believes there is a need to declare Stage I Fire Restrictions as declared earlier today by the Ouray County Sheriff; and

WHEREAS, these restrictions will remain in place for 7 days or until further notice after Council ratification and unless otherwise revised or rescinded by City Council; and

NOW, THEREFORE, BE IT DECLARED BY THE MAYOR OF THE CITY OF OURAY, COLORADO, that:

THE FOLLOWING ACTIVITIES ARE BANNED UNDER STAGE 1 FIRE RESTRICTIONS:

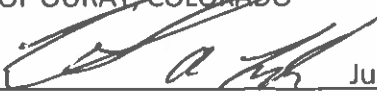
1. Building, maintaining, attending or using a campfire except in designated and signed campgrounds or developed recreation sites with provided fire grates.
2. Open burning of any kind including burning of trash or debris, burning of ditches, open charcoal or wood fires.
3. Use of all personal fireworks and all use of explosives.
4. Smoking, except in an enclosed vehicle, trailer, building or tent, a developed recreation site, or while stopped in a barren or cleared area at least 3 feet in diameter, and disposal of cigarette butts anywhere outdoors.
5. Operating a chainsaw, without an approved spark arrester and without a chemical pressurized fire extinguisher and pointed shovel, kept within immediate reach of the operator.
6. Welding or use of torch with open flame except in a barren or area cleared of all flammable materials at least 10 feet on all sides from the equipment.

THE FOLLOWING ACTIVITIES ARE PERMITTED UNDER STAGE 1 FIRE RESTRICTIONS:

1. Cooking on manufactured charcoal, liquid fuel or propane gas grills or other manufactured liquid fuel cook stoves.
2. Campfires with flame length not exceeding two feet in height in pre-fabricated concrete or metal fire enclosures in established campgrounds (USFS, NPS, privately owned).
3. Fires in chimney-type manufactured enclosures on private property.
4. Campers and drivers are asked to limit travel to designated roads and trails as much as possible, to avoid igniting sparks on grass and brush.

Now, therefore, I, Ethan Funk, Mayor of the City of Ouray, hereby declare: STAGE I FIRE RESTRICTIONS effective July 2, 2025 at 12:01 am.

CITY OF OURAY, COLORADO

By  July 1, 2025
Ethan Funk, Mayor Date

ATTEST:


Melissa M. Drake, City Clerk

CITY OF OURAY

Service Agreement

THIS AGREEMENT is entered into effective June 16, 2025, by and between the **CITY OF OURAY**, a Colorado municipal corporation (City) and **COLLAB ARCHITECTURE, LLC**, with its principal place of business being 9217 Eastman Park Drive Ste 3, Windsor Colorado 80550 (the Contractor).

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

1. SCOPE OF CONTRACTOR SERVICES. The Contractor agrees to provide design development services for the Ouray Hot Springs Bathhouse in accordance with the Scope of Work attached and incorporated as **Exhibit A** which details the design development work plus the addition of parking lot and site design services.
2. TERM OF AGREEMENT. The term of this agreement shall be completed no later than **September 30, 2025**, at which time this agreement may be extended in writing only for good cause shown.
3. FEES FOR SERVICES. In consideration of the services to be performed pursuant to this agreement, City will pay the Contractor a sum not to exceed **\$374,995.00** which includes \$315,495.00 for design development services plus \$59,500.00 for parking lot and site design.
4. PAYMENT FOR SERVICES. The Contractor shall submit a detailed invoice at the completion of Scope of Work describing the professional services rendered. The invoice shall document the hours spent on the project identifying by work category and subcategory the work performed. The City shall have access to backup payroll documentation identifying individual employee, date, and hours worked upon request. The City shall pay the invoice within thirty (30) days of receipt unless the work or the documentation therefore is unsatisfactory. Payments made after thirty (30) days may be assessed and an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation, therefore. To the extent applicable, any out-of-pocket expenses shall be paid without a markup and providing adequate documentation evidencing such expense is submitted to the City.
5. PROJECT MANAGER AND SUBCONTRACTORS. The Contractor, as soon as practicable after mutual execution of this Agreement, shall furnish to the City in writing a list of the names of the subcontractors, if any, proposed for the principal portions of the Work along with a Project Manager who shall be the single point of communication between the City Representative and the Contractor. The Contractor shall not employ any project manager or subcontractor to whom the City has a reasonable objection.

The Contractor shall not be required to employ any subcontractor to whom it has a reasonable objection. Contracts between the Contractor and a subcontractor shall be in accordance with the terms of this Agreement and shall include all insurance requirements, insofar as applicable

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

(\$2,000,000). The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests' provision.

- c. Comprehensive Automobile Liability. Contractor shall provide Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence with respect to each of the Contractor's owned, hired, or non-owned vehicles assigned to or use in the performance of services. The policy shall contain a severability of interests' provision.
 - d. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, duration, or types.
 - e. Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this contract, or at its discretion the City may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by the Contractor upon demand, or the City may offset the cost of the premiums against any monies due to the Contractor.
 - f. The Contractor shall be responsible for any deductible under any policy required above.
9. TERMINATION BY THE CONTRACTOR. If the City fails to pay in invoice following submission from Contractor through no fault of the Contractor, or if the City fails to make payment thereon for a period of thirty (30) days, the Contractor may, upon five (5) days written notice to the City and the City Representative and without prejudice to any other remedy it may have, terminate this Agreement and recover from the City payment for all Work executed except no recovery for any consequential damages shall be had.
10. TERMINATION BY THE CITY. If the Contractor defaults or neglects to carry out the Work or fails to perform any provision of this Agreement, and Contractor fails to cure such event within five (5) days following written notice from the City, or if such cure cannot reasonably be completed within five (5) days, if Contractor fails to commence

such cure within five (5) days and diligently prosecute the same to completion, the City may, after fifteen (15) days written notice to the Contractor and without prejudice to any other remedy it may have, terminate this Agreement and take possession of all materials, drawings, and any other work product produced by the Contractor for the City and may finish the Work by whatever method it may deem expedient, and if the unpaid balance of the Contract Sum exceeds the expense of finishing the Work, such excess shall be paid to the Contractor, but if such expense exceeds such unpaid balance, the Contractor shall pay the difference to the City. These rights and remedies are in addition to any right to damage or other rights and remedies allowed by law.

11. GOVERNMENTAL IMMUNITY. The Contractor understands and acknowledges that the City relies on and does not waive or intend to waive by any portion of this agreement any provision of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*
12. INDEMNIFICATION. To the fullest extent permitted by law, The Contractor shall agree to indemnify and hold harmless the City, its officers, employees, and insurers from any and all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Contract, if such injury, loss or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of the Contractor, any subcontractor of the Contractor, or any officer, employee, representative, or agent of the Contractor or of any subcontractor of the Contractor, or any which arise out of any worker's compensation claim of any employee of the Contractor or of any employee of any subcontractor of the Contractor. The Contractor agrees to investigate, handle, respond to, and to provide defense for and defend against, any such liability, claims, or demands at the sole expense of the Contractor. The Contractor also agrees to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.
13. ASSIGNMENT. The Contractor shall neither assign any responsibilities nor delegate any duties arising under this agreement without the prior written consent of the City.
14. PAYMENTS BY CITY. Any and all payments of money by the City pursuant to this agreement shall be subject to the annual appropriations of money. If payments are not appropriated for any fiscal year, then this Agreement shall terminate. This Agreement shall not be construed to be a financial obligation extending beyond the current fiscal year, or a general obligation debt of the City. If termination is required due nonappropriation, then City shall provide thirty (30) days written notice to Contractor.

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

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

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

16. LEGAL COMPLIANCE. The Contractor shall comply with all laws, ordinances, rules and regulations relating to the performance of this agreement, use of public places and safety of persons and property.

17. FURTHER ASSURANCES. Each party agrees to take such actions and sign such documents, certificates and instruments reasonably requested by the other party in order to complete the transactions contemplated by this agreement and to enable the requesting party to enjoy the full benefits conferred upon such party by this agreement.

18. ENTIRE AGREEMENT. This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that are not contained in this written contract shall be valid or binding. This contract may not be enlarged, modified, or altered except in writing signed by the parties and endorsed on this agreement.

19. BINDING EFFECT. This agreement shall inure to the benefit of and be binding on the parties, their heirs, executors, administrators, assignees, and successors.

20. SEVERABILITY. If any part, term, or provision of this contract is held by the courts to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the contract did not contain the particular part, term or provision held to be invalid.

21. GOVERNING LAW. This agreement shall be governed by the laws of the State of Colorado, both to interpretation and performance. The courts of the State of Colorado shall have exclusive jurisdiction to resolve any disputes arising out of this agreement and the venue shall be in Ouray County, Colorado.

22. WAIVER. No waiver of any breach of this agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided therein or by law.

23. COUNTERPARTS. This agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.

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

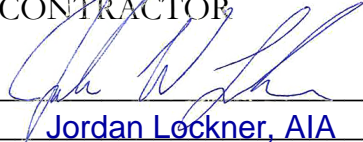
CITY OF OURAY:

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

CONTRACTOR



Jordan Leckner, AIA, Member



Phase 1 Letter Proposal – Contract Addendum

We are pleased to present the following proposal for the Ouray Hot Springs Bathhouse project in Ouray, Colorado. Below is a breakdown of the overall scope of work, fee by phase, and includes the current wage rates for the 2025 year.

SCOPE OF WORK:

Project Information:

The project consists of the continuation of the feasibility and Schematic Design study of the Ouray Hot springs Bathhouse. The scope of this work is for the Design Development, Construction Documentation, and the Construction Administration for the project. Per the initial phase, the design will develop the “House of Earth and Sky” option that was selected by the City of Ouray and its community. The project is anticipated to need a full Site and building permit submittal through the City of Ouray. Below is a breakdown of the “Phase 1” breakdown to take the drawings to a bid set or completion of the Design Development phase

Additional information on the scope of work can be found in the previous (3) phase summary report that was performed from late 2024 through early 2025.

Scope:

The scope of this proposal covers the **Architectural** portion of the Scope of Work, along with **Civil, Structural, Mechanical, Plumbing, and Electrical** engineering work. The fees for these services have been included in the project fee at the owner's request. Any additional disciplines, services, or engineering can be added through a change order with written client approval. Further details can be found in the preliminary schedule below.

Scope of Work includes:

General Notes/Meetings

Conduct bi-weekly meetings with City Staff and/or their representatives and CM/GC, to be selected, with meeting minutes published by Collab Architecture within (3) three business days following each meeting

Meetings with review of design efforts with City review agencies including Planning and Zoning, development review, Building department, Fire Department and Public Works.

Minimum 2-week owner review of drawings at each design phase and follow up meeting to discuss concepts.

- 1. Conceptual Design Phase (Completed in Previous Phase)**
- 2. Schematic Design Phase (Completed in Previous Phase)**
- 3. Design Development Phase (Phase 1 - Proposed Bid Set)**
 - a. Architectural Services**
 - i. Proceed with Owner Approved Schematic Design
 - ii. Includes the following architectural drawings:
 1. General Notes
 2. Typical Floor, Wall, Ceiling, and Roof Assembly
 3. Code Plan
 4. Demolition Plan
 5. Building Floor Plan(s)
 6. Reflected Ceiling Plan(s)

7. Roof Plan(s)
 8. Exterior Elevations
 9. Building Sections
 10. Enlarged Plans
 11. Typical Wall Sections
 12. Details
 13. Interior Elevations
 14. Finish Floor Plan(s)
 15. Finish Schedules
 16. Door, Window, and Hardware Schedule
 17. Equipment Plan
- iii. Updates to exterior renderings depicting any changes to the design
 - iv. Updates to interior renderings depicting any changes to the design
 - v. Prepare site approval submittal package
 - vi. Meet and document review of project with City Building Department and local Fire Department
 - vii. Update Code Analysis
 - viii. Quality Control documentation and verification
 - ix. Sustainability tracking of accepted design measures and documentation of systems
 - x. Interior design workshop, present material, color and finish selections and incorporate into the design documents. Includes interior and exterior graphics concepts.
 - xi. Discuss any program for purchase or selection of public art
 - xii. Update furnishings, fixtures and equipment schedule. Select fitness equipment, office furnishings, building furniture, and other major purchases.
 - xiii. Full CSI technical specifications
 - xiv. Potential early Bid Package for site grading, utilities and foundation (at end of this phase or within Construction Document Phase development)

b. Site Design/Civil Services

- i. Civil grading plans with cut/fill calculations and drainage design
- ii. Site utility plans and calculations, horizontal control
- iii. Civil utility details

c. Structural Design

- i. Preliminary design criteria, code information and basic systems description
- ii. Concept foundation design system description based on findings in geotechnical investigation.
- iii. Preliminary floor and roof framing plans
- iv. Full CSI specifications for steel, concrete and structural masonry design.

d. Mechanical, Plumbing and Electrical Design

- i. HVAC and Plumbing system design criteria and mechanical equipment schedules.
- ii. HVAC and Plumbing system plans depicting equipment locations, duct size and routing, and devices.
- iii. Energy usage calculations
- iv. Mechanical and plumbing details.
- v. Fire sprinkler performance design specification
- vi. Electrical narrative stipulating design criteria, calculations and system explanation

- vii. Electrical system power plans for all levels
- viii. Lighting design with fixture locations and specifications cut sheets.
- ix. Plans for low voltage systems including Information technology (IT), Audio/Video (A/V) and security devices and systems
- x. Full mechanical, plumbing and electrical specifications

Additional Services not included in the base Scope of Services, but could be added for negotiated additional fee

- Building system commissioning
- LEED Certification submittal
- Wetlands surveying and/or mitigation
- Existing pool design, pool filtration and mechanical design
- Fire Protection Design Services
- AV/IT Design
- Architectural Lighting Design
- Landscape Architecture and associated Irrigation Design
- Building Façade design

Services specifically excluded from our services

- Survey and abatement of hazardous materials of any existing structures on subject properties
- Brownfield site analysis or mitigation
- Design of public utilities beyond the boundaries of the subject property
- Special inspection, and review of contractor’s means and methods

Phase 1 Project Fee

Project Fee Breakdown

It is anticipated that this project will be divided into (3) phases, and the billing for the project will mimic the (3) design phases. Below is a breakdown of the phase 1 fixed fee, and some additional information regarding the full design team phase 1 fee.

The Phase 1 “Fixed Fee” for the project shall be **Three Hundred Fifteen Thousand Four Hundred Ninety Five dollars (\$315,495.00)**. Invoicing will be separated according to the percentages as follows:

Design Development Phase (Phase 1)	\$ 315,495.00
Total	\$ 315,495.00

The above phase is estimated to be about 45% of the overall project contract and will be used for the purpose of billing, based on estimated completion of each phase.

Project Fee by Discipline:

Collab Architecture:	\$ 252,495.00
Civil Engineering:	\$ 48,500.00
Structural Engineering:	\$ 28,750.00
Mechanical/Plumbing Engineering:	\$ 33,400.00
Electrical Engineering:	\$ 9,850.00

SCHEDULE:

The schedule is tentative, as outlined below. A project Schedule will be created and updated as the project proceeds. The tentative project schedule below is intended to match the budget timing and requested bid set completion from the City of Ouray.

ITEM	TENTATIVE DATE
<ul style="list-style-type: none"> • Project Commencement (PC) <ul style="list-style-type: none"> a. Upon execution of Agreement 	Anticipated May
<ul style="list-style-type: none"> • Completion of Design Development Phase (DD) <ul style="list-style-type: none"> a. Based on Approved Schematic Design 	16 Weeks + PC

BILLING RATES

The following billing rates are current for the year of the Effective Date of this Contract and through 2025 and are subject to an increase of up to three percent (3%) annually on the first day of January of subsequent years.

Principal	\$ 225 / hr
Project Architect / Manager	\$ 185 / hr
Senior Interior Designer	\$ 145 / hr
Designer	\$ 135 / hr
Drafter	\$ 125 / hr



SCHEDULE:

The schedule is tentative, as outlined below. A project Schedule will be created and updated as the project proceeds. The tentative project schedule below is intended to match the budget timing and requested bid set completion from the City of Ouray.

ITEM	TENTATIVE DATE
<ul style="list-style-type: none"> • Project Commencement (PC) <ul style="list-style-type: none"> a. Upon execution of Agreement 	Anticipated May
<ul style="list-style-type: none"> • Completion of Design Development Phase (DD) <ul style="list-style-type: none"> a. Based on Approved Schematic Design 	16 Weeks + PC
<ul style="list-style-type: none"> • Completion of Construction Documents (CD)* <ul style="list-style-type: none"> a. Based on Approved Design Development 	12 Weeks + DD
<ul style="list-style-type: none"> • Completion of Construction Administration (CA) <ul style="list-style-type: none"> a. Based on Approved Design Development 	TBD

** The tentative schedule above does not include any Authorities Having Jurisdiction (AHJ) review times or additional requests.*

BILLING RATES

The following billing rates are current for the year of the Effective Date of this Contract and through 2025 and are subject to an increase of up to three percent (3%) annually on the first day of January of subsequent years.

Principal	\$ 225 / hr
Project Architect / Manager	\$ 185 / hr
Senior Interior Designer	\$ 145 / hr
Designer	\$ 135 / hr
Drafter	\$ 125 / hr



Overall Project Fee

Project Fee Breakdown

It is anticipated that this project will be divided into (3) phases, and the billing for the project will mimic the (3) design phases. Below is a breakdown of the full project fixed fee, and the anticipated phases that the project will be broken out into.

The Total "Fixed Fee" for the entire project shall be **Seven Hundred One Thousand One Hundred dollars (\$701,100.00)**. Invoicing will be separated according to the percentages as follows:

Design Development Phase (Phase 1)	45%	\$ 315,495.00
Construction Documents Phase (Phase 2)	45%	\$ 315,495.00
Construction Administration Phase (Phase 3)	10%	\$ 70,110.00
Total	100%	\$ 701,100.00

The above estimated percentages are used for the purpose of billing, based on estimated completion of each phase. They do not necessarily represent the percentage of total hours or effort expended in each phase.

Project Fee by Discipline:

Collab Architecture:	\$ 450,000.00
Civil Engineering:	\$ 48,500.00
Structural Engineering:	\$ 98,000.00
Mechanical/Plumbing Engineering:	\$ 75,750.00
Electrical Engineering:	\$ 28,850.00

Option Design Services with Associated Fees (Not included in the total above):

Fire Protection Design Services:	\$ 5,750.00
AV/Information Technology Design:	\$ 21,750.00
Architectural Lighting:	\$ 22,425.00
Landscape Architecture:	\$ 55,950.00
Irrigation Design:	\$ 5,500.00
Building Facade Design:	\$ 34,500.00
Sustainability Design:	\$ 38,500.00

Requested Design Alternates:

It was requested that (2) design alternates be broken out and included in the proposal. These numbers have not been included in the total fixed fee above, but can be added per the owner's request.

- Alternate #1 – Parking Lot and Site Design – \$59,500.00
- Alternate #2 – Relocation of Playground Park Structure (Redesign) - \$34,000.00

RESOLUTION NO. 12 (SERIES 2025)

**A RESOLUTION OF CITY COUNCIL OF THE CITY OF OURAY,
COLORADO ADOPTING A NEW ORGANIZATION CHART FOR
CITY STAFF.**

WHEREAS, Ouray City Council adopts a current organizational chart proposed by the City Administrator from time to time when changes warrant it; and

WHEREAS, the City Administrator has made changes to the City's organizational structure such that City Council must adopt A new organization chart; and

WHEREAS, the City Council finds that the proposed City's organization chart advances the health, safety, and welfare of the public.

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

1. The Organization Chart attached hereto as Exhibit A is hereby adopted and made part of the City's personnel regulations.

ADOPTED this 7th day of July 2025 by the Ouray City Council.

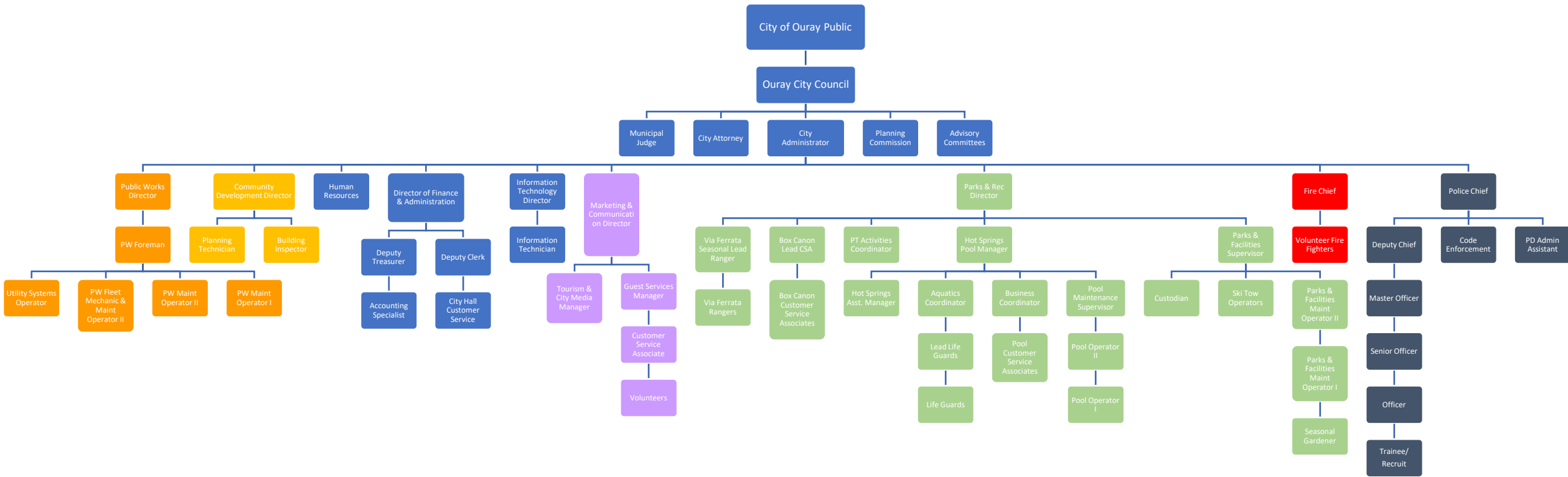
CITY OF OURAY, COLORADO

Ethan Funk, Mayor

ATTEST:

Melissa M. Drake, City Clerk

2025 Organizational Chart



EASEMENT FOR UNDERGROUND POWER LINE AND RELATED FACILITIES

This is a conveyance of an easement for an underground power line and related facilities from the individual(s), corporation(s), partnership(s), or other entity(ies), named below as **GRANTOR** to **SAN MIGUEL POWER ASSOCIATION, INC.**, a Colorado Corporation (**SMPA**) whose address is P.O. Box 817, Nucla, Co. 81424.

The **GRANTOR** hereby sells and conveys to **SMPA** an easement, described below, and **GRANTOR** warrants the title to the easement as hereinafter provided.

GRANTOR: _____
Last, first, middle initial, Last, first, middle initial,

LOCATION AND DESCRIPTION OF EASEMENT:

Parcel ID# _____, County _____ State of _____

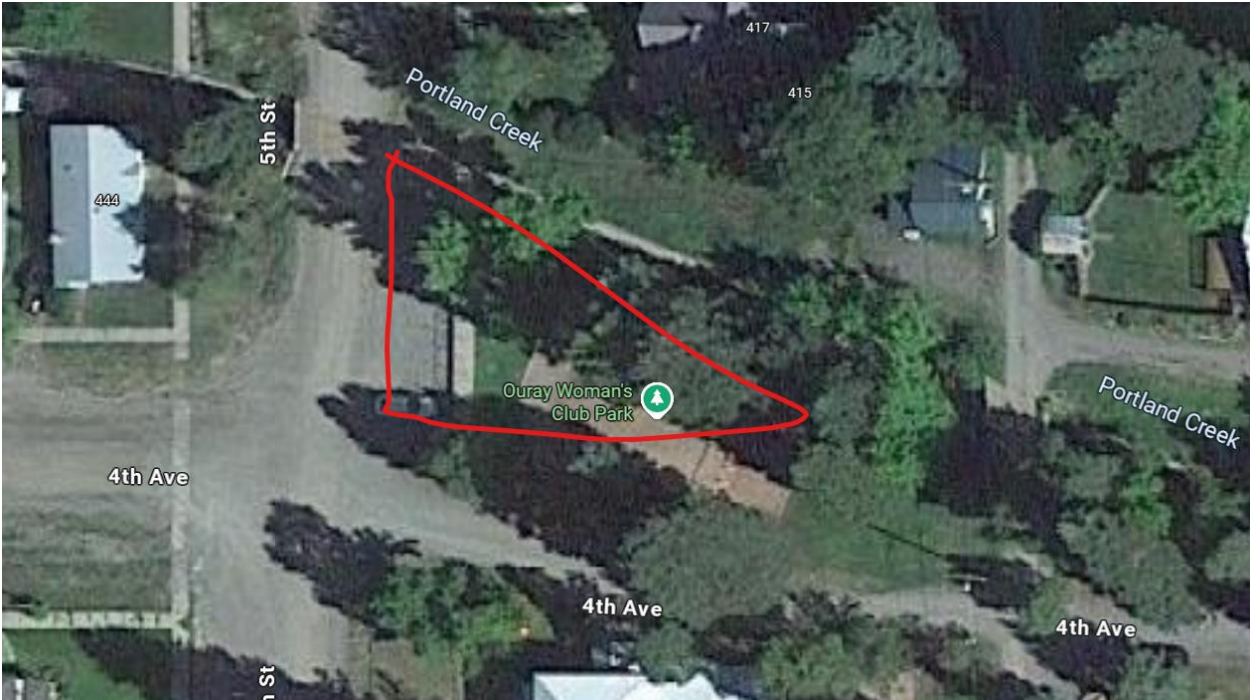
EASEMENT IS 10' WIDE (5' EITHER SIDE OF INSTALLED SMPA FACILITIES).

SEE ATTACHED FOR PROPERTY DESCRIPTION, ATTACHED HERETO AND MADE PART HEREOF AS EXHIBIT "A"

RIGHTS AND TERMS GRANTED:

1. The right to construct, reconstruct, replace, remove, maintain, upgrade to meet changing needs, and use an underground electrical distribution line and related electrical facilities, and facilities, equipment and systems used or useable for the transmission or provision of commercial telecommunications and fiber optic services (including the transmission of voice, video and data signals and the transfer or shared use of dark fiber strands), with the right to inspect, alter, repair, maintain, upgrade, and remove the same in whole or in part at any time, within the above-described easement area.
2. The right of reasonable access to and from the above-described easement area, over and across the adjoining land of **GRANTORS**, by means of existing roads, if any, or otherwise by such route or routes as will minimize any damage or inconvenience to **GRANTOR**. Such right of access shall include the right to install, maintain and use gates in any fences which now cross or shall hereafter cross the above-described easement area.
3. All cable, conduit, or other electrical or telecommunication or fiber optic facilities installed within the easement area shall remain the property of **SMPA** and shall only be relocated or removed at the sole option of **SMPA**.
4. The consideration for the grant of easement is one and no/100 dollars (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **GRANTOR**.

Exhibit A to SMPA Easement



320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
www.cityofouray.com

SPECIAL NOISE PERMIT APPLICATION

APPLICANT/PERMITEE:

Pat Light

Applicant Name
PO Box 1073

Mailing Address
Ouray CO 81427

City, State and Zip Code

Straylight Music LLC

Business Name, if Applicable
229 6th Ave, Ouray CO 81427

Physical Address
916.320.7823 pat@djstraylight.com

Phone E-mail

ACTIVITY INFORMATION:

Concert Series

Type of Activity Creating Noise
August 2, 9, 16, 23

Dates for Activity

Fellin Park, Ouray

Physical Address of Activity
6:30pm to 11:00pm

Times of Activity

Description of how this activity may violate the City Code:


The stereo system in use for this concert series is capable of outputting sound in excess of levels set out in city code. An acceptably "exciting" sound level for the concertgoers is difficult to completely control as it moves out from the park.

Per Section 10-2-Y-4 of the Ouray City Code, City Council or its duly authorized representative may grant a Special Noise Permit specifying all appropriate terms, limits, and conditions in the following circumstances:

- a) Additional time is necessary for the permittee to alter or modify his activity or operation to comply with this section; or
- b) The activity, operation or noise source will be of a temporary duration, and cannot be done in a manner that would comply with this section; or
- c) No other reasonable alternative is available to the permittee

Describe how one or more of the above circumstances applies to the proposed activity:
When serving 100+ concertgoers outdoors with professional sound, the general target for sound pressure level (SPL) on the dancefloor can tend to exceed the limit set out in city code for allowable SPL at the edge of the property. Even when targeting the sweet spot that includes both "loud enough for a good event" and "quiet enough for the neighbors," it is not always reasonable to be below 60-70db at the property line.

If necessary, describe other details relevant to the proposed activity and noise:
The volume of the stereo system can be turned down; unlike, say, construction equipment, we can mitigate our decibel level with relative ease.

Applicant/Permittee Signature: 

Date Signed: 7/1/2025

*****For City Use Only*****

Receipt of Complete Application:

City Staff Member

Date

OURAY MUNICIPAL CODE

9-10

B. Rate Structure

TYPE OF FACILITY	PER UNIT/SPACE	SERVICE FEE	ADDITIONAL EQR
Single-Family Dwelling	1.00	\$36.00 per property	
Multiple-Family Dwellings/Duplex/Condominium	1.00 per unit	\$36.00 per unit	.25 per public washing machine
Mobile Home Park	1.00 per space	\$36.00 per property	
Recreation Vehicle (RV) Park	1.00 per Manager's Unit; .22 per space with sewer hookup; .11 per all other spaces	\$36.00 per property	.25 per washing machine/1.00 per dump station
Lodging Business	1.00 per Manager's Unit/.16 per bed/.02 per kitchen facility	\$36.00 per property	.05 per 1,000 gallons for swimming pools, hot tubs, etc./.25 per public washing machine/.03 per bed linens laundered on site
Hospitals	.20 per bed	\$36.00 per property	
Nursing Homes			
Churches	1.00 per parsonage/.01 per seat	\$36.00 per property	.70 per social area or kitchen facility
Private Clubs	.01 per seat	\$36.00 per property	.70 per social area or kitchen facility/1.00 per bar
Schools	.06 per student	\$36.00 per property	
Offices, Retail, Medical Center	.30 per 1,500 sq. ft.	\$36.00 per property	
Industrial, Manufacturing	.50 per 1,000 sq. ft.	\$36.00 per property	

Theaters/Arenas	.50 per 1,000 sq. ft.	\$36.00 per property	
Grocery Store Market	.30 per 1,000 sq. ft.	\$36.00 per property	
Service Station and Convenience Store	1.00	\$36.00 per property	
Car Wash	1.20 per wash bay	\$36.00 per property	
Laundry (*Public)	.25 per machine	\$36.00 per property	
Taverns/Bar/Tasting Room	1.00 per 1st 20 seats/.60 per additional 10 seats	\$36.00 per property	
Restaurants/Food Service	2.00 per 1st 20 seats/.60 per additional 10 seats (both indoor and outdoor)	\$36.00 per property	
Deli, Ice Cream Parlor	1.00 per 1st 20 seats/.30 per additional 10 seats	\$36.00 per property	
Beauty/Barber Shop	1.00 per facility	\$36.00 per property	
Not-For-Profit Museums	1.00 per facility	\$36.00 per property	
Daycare	.02 per child capacity	\$36.00 per property	
Emergency Response Facility	1.00 per facility	\$36.00 per property	

*Public laundry facilities or public washing machines means those that are open to the public and used by people not affiliated with a particular property.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
TOWN OF RIDGWAY, CITY OF OURAY, AND OURAY COUNTY,
ESTABLISHING AN AFFORDABLE HOUSING SERVICES ADMINISTRATOR**

THIS AGREEMENT is entered into effective this 17 day of December, 2024, by and between: the Town of Ridgway, Colorado (Ridgway); and the City of Ouray, Colorado (Ouray), both of which are home rule municipalities within Ouray County, Colorado; and Ouray County, Colorado (County), a statutory county in the State of Colorado, (collectively the Parties or individually the Party).

Purpose of Agreement

- A. Article XIV, Section 18(2)(A) of the Colorado Constitution, and C.R.S. § 29-20-101 enable the Parties to enter into Intergovernmental Agreements (IGA) and authorize each of the Parties to perform the functions described herein, as provided in C.R.S. § 29-20-105.
- B. Intergovernmental Agreements that provide functions or services, including the sharing of costs of such services or functions, by political subdivisions of the State of Colorado, are specifically authorized by C.R.S. § 29-1-203 and encouraged in order that the inhabitants of such political subdivisions may thereby secure high quality governmental services. Any such agreement shall set forth fully the purposes, powers, rights, obligations, and the responsibilities, financial and otherwise, of the contracting parties. C.R.S. § 29-1-203(2). Any such agreement may provide for the joint exercise of the function, service, or facility, including the establishment of a separate legal entity to do so. C.R.S. §29-1-203(4).
- C. C.R.S. § 29-32-105(3)(d)(II), titled “Affordable Housing Commitments,” further provides, “Regional partnership is encouraged. Local governments . . . may enter into written agreements . . . that allow each jurisdiction to receive partial credit towards the local government’s growth requirements for the purpose of calculating whether the local government . . . has met the requirements of subsection (1) of this section. The sum of the total units credited to the local governments . . . shall not exceed the number of units produced through the collaboration.”
- D. The Parties recognize the need for fiscal, policy, legal, and administrative benefits for entering into this Agreement, and hereby want to memorialize such understanding herein, due to: (1) the limited initial supply of affordable housing within their jurisdictions; (2) the need to pool total initial baseline and housing increase numbers among all Parties with the potential for upcoming affordable housing projects that may occur sporadically as specific projects come online under Proposition 123; (3) increasing development pressures coupled with a severe lack of affordable housing for the local workforce and local community; and (4) the benefits of collaborative pooling of any available fiscal, legal, policy, and administrative expertise and resources among the Parties in furtherance of mutually beneficial affordable housing objectives.
- E. C.R.S. § 29-26-101(1)(c) further provides that, “As an initial step in fostering the establishment of affordable housing dwelling unit programs that will satisfy the housing

needs of all the residents of a particular jurisdiction, it is appropriate for the general assembly to authorize local governments to establish affordable housing dwelling unit advisory boards.” This type of formal advisory board may be established by ordinance, under C.R.S. § 29-26-103(1).

- F. C.R.S. § 29-26-104.5(8) provides that a multi-jurisdictional housing authority “established by contracting member governments shall, if the contract so provides, be the successor to any nonprofit corporation, agency, or other entity theretofore organized by the contracting member governments to provide the same function, service, or facility, and such authority shall be entitled to all the rights and privileges and shall assume all the obligations and liabilities of such other entity under existing contracts to which such other entity is a party.”

In consideration of the covenants and conditions contained herein and the mutual benefits to be derived hereby, the Parties agree as follows.

I. DEFINITIONS

1. Administrator: Affordable Housing Services Administrator
2. Affordable Housing: Defined in C.R.S. § 29-32-101(2), as amended.
3. Agreement: This Inter-Governmental Agreement.
4. County: Ouray County
5. Ouray: City of Ouray
6. Ridgway: Town of Ridgway
7. Local Government Executives: The Ouray County Manager, Ridgway Town Manager, and Ouray City Administrator, or designee(s).
8. Parties: County, Ouray, and Ridgway.

II. AFFORDABLE HOUSING SERVICES ADMINISTRATOR

1. **Affordable Housing Services Administrator.** The Parties agree that in the interests of promoting affordable housing availability and the efficient administration of affordable housing projects and services in the unincorporated Ouray County, in the City of Ouray, and in the Town of Ridgway, this Agreement hereby creates a joint Affordable Housing Services Administrator (“Administrator”). The Administrator shall perform the duties and functions as prescribed herein and such other duties and functions as may from time to time be required by the Local Government Executives and/or the Parties’ governing bodies, and as more fully described in the Administrator Scope of Work in Exhibit A, and which is fully incorporated into this Agreement. The Parties agree that the Administrator may also provide services specific to Ouray, Ridgway, or Ouray County that do not overlap with the combined affordable housing needs of the Parties, and that any such services shall be identified in the Scope of Work or a separate addendum between the Administrator and any Party or Parties.
 - a. **Role.** The Administrator is a separate entity and is not an employee of Ouray, Ridgway, or the County. The Administrator shall perform its duties under this Agreement and the

Scope of Work, as may be amended, as an independent contractor and not as an employee of the County, Ouray, or Ridgway. Neither the Administrator nor any employee of the Administrator shall be deemed to be an agent of any of the Parties, unless as specifically authorized herein. The Administrator and her/his employees are not entitled to unemployment insurance or workers' compensations benefits through the Parties, and the Parties shall not pay for or otherwise provide such coverage. The Administrator shall provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, and the Administrator shall be solely responsible for its acts and those of its employees and agents.

b. Finances and Accounting.

- i. *Budget.* The Administrator shall annually consult and cooperatively work with the Local Government Executives and the Parties' governing bodies, to prepare proposed budgets for the Parties relating to affordable housing services in their respective jurisdictions, and/or on a shared central basis. The Local Government Executives, upon reviewing the annual work plan and budget as presented by the Administrator, shall decide whether to recommend, modify, and/or deny the adoption of the work plan and/or budget to the Parties' governing bodies.
- ii. *Affordable Housing Funds Provided.* The Administrator shall annually consult and cooperatively work with the Local Government Executives to ensure the proper care and custody of all Administrator funds, the prompt payment of all obligations of the Administrator, and the keeping of regular books of accounts showing receipts and expenditures of the Administrator. The Administrator shall render to the Local Government Executives and the Parties at their regular meetings as requested, for annual renewals, or sooner if requested, an account of Administrator transactions and also of the financial condition of the Administrator funds, in order to prepare budget requests and/or for other purposes.
- iii. *Accounting, Payroll, and Audit.* All accounting, payroll, and audit services for the Administrator shall be performed by an independent entity or entities approved by the Local Government Executives.
- iv. *Cost sharing.* For each fiscal year that this Agreement is in effect, the Parties shall engage in cost-sharing of one-third (1/3) per Party of Central Duties, described more fully in Exhibit A below, unless as otherwise determined in any amendment to this Agreement and/or any applicable service contract between the Parties and the Administrator. This shall include services provided under this Agreement for such normal operating expenses as guidelines development, qualifying applicants, enforcement, property management, and other items as more fully described in the Operations section below and the Administrator Scope of Work in Exhibit A, as may be amended.
- v. *Payment.* Each Party shall pay for services described herein to the Administrator, subject to the execution of a separate professional services agreement (i.e. service contract) between the Parties and the Administrator, following procurement of the Administrator. Each Party shall approve any increases to the expense budget.
- vi. *Reconciliation.* On or before June 15 of each fiscal year, the actual Administrator operations for the immediately preceding fiscal year may be reviewed by each

Local Government Executive with the Administrator to determine any necessary final reimbursements (and therefore, necessary supplemental appropriations of monies by the Parties) as a result of any non-budget appropriation of Administrator expenditures, in excess of any specified “not-to-exceed” maximum contractual amounts. The Parties may, but are not required to, make all necessary appropriations within a reasonable time to reconcile the final appropriations of each entity.

c. Operations – see also, Administrator Scope of Work, Exhibit A.

- i. *Strategic Plan and Annual Work Plan/Budget*. In the first year of this Agreement, the Administrator will work with the Local Government Executives to create a strategic plan defining the overall mission, vision, values, and key objectives of the Administrator. The strategic plan may be ratified by the Parties’ respective governing bodies and shall be updated at least every five (5) years. Changes to the strategic plan may also be ratified by the Parties’ respective governing bodies. Pursuant to the approved strategic plan, the Administrator, working with the Local Government Executives, shall prepare an annual work plan and budget that specifies goals, tasks, responsible employees or entities, timelines, and required budget for the operations of the Administrator. The annual work plan and budget shall include a summary detailing progress made in the implementation of objectives set forth in the Administrator’s strategic plan, including an estimate of hours needed, and an hourly rate, for all services provided under this Agreement. The annual work plan and budget shall also include an overall not-to-exceed budget for services provided. Following the initial approval of the annual work plan by the Local Government Executives, the Administrator shall then meet with the Parties’ respective governing bodies to finalize any Annual Work Plan and requested budget. The Annual Work Plan shall be presented in August for the following calendar year and shall be the basis of the Administrator and Local Government Executives’ funding request to each Party’s respective governing bodies. The Administrator shall provide detailed financial reporting and accounting to the Local Government Executives and to the Parties’ respective governing bodies. See Scope of Work, Exhibit A.
- ii. *Affordable Housing Guidelines*. If the Parties do not already have Affordable Housing Guidelines in place, the Administrator and Local Government Executives may develop Affordable Housing Guidelines, if necessary, that apply to the administration of affordable housing services under this Agreement, subject to review by the Local Government Executives and/or Parties. If approved Guidelines already exist, the Administrator shall review the Guidelines when necessary, including updates and recommendations for changes that:
 - 1) Identify category qualifications for ownership and rental housing within Ouray, Ridgway, and/or the unincorporated property of the County for the population segments identified by the Administrator as required by existing agreements and land use regulations.
 - 2) The Local Government Executives shall review the Affordable Housing Guidelines, including deletions and additions, as submitted by the Administrator. Final approval of guideline changes shall be recommended by

the Local Government Executives, and approved, modified, or denied by the respective governing bodies of the Parties.

2. **Affordable Housing Services Administrator Selection and Immediate Contact Points.**

The Parties hereby designate the County Manager, Ouray City Administrator, and Ridgway Town Manager, as the Local Government Executives. The Local Government Executives will be responsible for procuring the Administrator, providing support and guidance to the Administrator, and serving as a liaison between the Parties and the Administrator throughout the duration of the Administrator's term. The Local Government Executives shall be responsible for the following duties:

- a. **Request for Proposals.** Following the initial effective date of this Agreement, the Local Government Executives shall confer and submit a request for proposals ("RFP") for the Affordable Housing Services Administrator. The Local Government Executives may, but are not required to, submit any proposed RFP to any Party's governing body for approval and/or other input, prior to its issuance. The RFP shall include a description of Administrator functions and duties as more fully described in the Scope of Work in Exhibit A, and shall request any proposals to submit an approximate percentage of Administrator's time spent for each sub-item (A through E) in the Scope of Work, as may be amended. The initial term for the Administrator's service contract contemplated by the Parties will be for one (1) year, which may renew for additional term(s) as described herein.
- b. **Procurement, Selection, and Contracting.** The procurement of the Administrator shall be in accordance with the Ouray County Policy and Procedure Manual for Purchasing and Contracting. Ouray County shall issue a Request for Proposals (RFP) for Administrator Services, subject to approval of the Local Government Executives. The Local Government Executives shall review proposal(s) submitted and recommend selection to the Parties' governing bodies. Services for the Parties shall begin upon final execution of a service contract between the Parties and the Administrator.
- c. **Program Support.** During the first year, the Local Government Executives shall meet informally with the Administrator on a regular basis to provide and/or request support and guidance in program development and the administration of affordable housing services and to ensure that the goals of this Agreement are being implemented. The Local Government Executives and Parties' governing bodies shall provide additional support and guidance as needed or requested.
- d. **Advice and Oversight.** The Local Government Executives shall reasonably and regularly monitor and review the Administrator's activities, including grant management and Proposition 123 compliance. The Local Government Executives shall have access to any information or documents necessary from the Administrator to perform its duties. The Local Government Executives and Administrator may update the Parties' governing bodies at reasonable intervals and upon the request of any Party.

3. **Term-Withdrawal.** The term and withdrawal provisions applicable to this Agreement are as follows:

- a. *Initial term and Renewal.* The term of this Intergovernmental Agreement shall be from the effective date hereof through December 31, 2025, and shall automatically renew for successive one-calendar-year periods thereafter, subject to the appropriation and availability of funding. As part of any annual renewal, the Parties shall specify in a writing signed by the County Manager, City of Ouray Administrator, and the Town of Ridgway Manager any mutually agreed upon modifications to this Agreement necessary to accomplish the Services identified herein, including any updated financial requirements. The deadline for any modifications shall be as soon as reasonably practicable, in accordance with the Annual Work Plan and Budget requirements in Section 1.c.i, but may also require modifications to the service contract between the Parties and the Administrator.
 - b. *Withdrawal.* Any Party may terminate this Agreement, with or without cause, upon thirty (30) days' written notice to the other Parties.
 - c. Notwithstanding the one-year term of this agreement, given the ability of any Party to opt out, participation in this Agreement shall not constitute a multiyear fiscal obligation.
4. **Legal Assistance.** The Administrator may retain independent legal counsel, as needed, for day-to-day consultation and legal advice. The Parties are not financially obligated for any legal services rendered to the Administrator, unless such obligation was approved in writing by any applicable Party, in consultation with the Parties' respective Attorney(s), and was made prior to the provision of such legal services. The Parties may, but are not required to, furnish additional legal assistance for matters that affect the Parties' rights, obligations, and duties, including but not limited to grievances, appeals, exemptions and/or exceptions authorized or determined by the Parties' governing bodies.
5. **Affordable Housing Dwelling Unit Advisory Board.** The Parties agree and acknowledge that the creation of an Affordable Housing Dwelling Unit Advisory Board may be a shared future potential goal and that any such jointly established advisory board may later supplement the role of the Affordable Housing Services Administrator and the Parties. Specifically, Colorado law provides, "To further the purposes of this article, as specified in section 29-26-101, the governing body of any local government may, by ordinance, establish an affordable housing dwelling unit advisory board. Any such board or similar entity in effect prior to July 1, 2001, shall continue to be in full force and effect after that date." C.R.S. § 29-26-103(1).
6. **Multi-Jurisdictional Housing Authority.** The Parties agree and acknowledge that the creation of a Multi-Jurisdictional Affordable Housing Authority between the Parties may be a shared future potential goal and that any such Housing Authority may be the successor-in-interest to the Administrator entity and functions specified herein, if authorized contractually and legally by the Parties. The Parties may, but are not required to, authorize contracting with a nonprofit entity to perform the functions of the Administrator, in furtherance of these potential goals. Specifically, C.R.S. § 29-26-104.5(8) provides that a multi-jurisdictional housing authority "established by contracting member governments shall, if the contract so provides, be the successor to any nonprofit corporation, agency, or other entity theretofore organized by the contracting member governments to provide the

same function, service, or facility, and such authority shall be entitled to all the rights and privileges and shall assume all the obligations and liabilities of such other entity under existing contracts to which such other entity is a party.”

III. SPECIAL PROVISIONS

7. **Assignability**. This Agreement is not assignable by any party.
8. **Modification of this Agreement**. Except as otherwise provided herein, this Agreement may be changed or modified only in writing by an agreement approved by the Board of County Commissioners, Ouray City Council, and the Ridgway Town Council, acting separately and signed by authorized officers.
9. **Entire Agreement**. This Agreement contains the entire and only agreement between the Parties, and no oral statements or representations regarding this matter which are not contained in this Agreement shall be of any force or effect between the Parties.
10. **Severability**. Should any one or more sections or provisions of this Agreement be judicially adjudged invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Agreement, the intention being that the various sections and provisions hereof are severable.
11. **Notice**. Any notice required or permitted under this Agreement shall be in writing and shall be provided by electronic delivery to the email addresses set forth below and by one of the following methods: 1) hand-delivery; or 2) registered or certified mail, postage pre-paid to the mailing addresses set forth below. Each party by notice sent under this paragraph may change the address to which future notices should be sent. Electronic delivery of notices shall be considered delivered upon receipt of confirmation of delivery on the part of the sender. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

To: Ouray County
County Manager
P.O. Box C
Ouray, CO, 81427
chunt@ourayco.gov

With copies to:
Ouray County Attorney
P.O. Box C
Ouray, CO 81427
lcaselli@ourayco.gov

To: City of Ouray
City Administrator
320 6th Ave.
P.O. Box 468
Ouray, CO 81427

With copies to:

To: Town of Ridgway
Town Manager
P.O. Box 10
Ridgway, CO 81432
pneill@town.ridgway.co.us

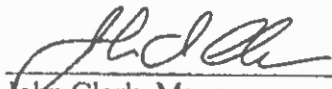
With copies to:
Town Attorney
152 Colorado Ave.
Montrose, CO 81402
bo@coloradowestlaw.com

12. **Governmental Immunity and Insurance.** The Parties agree and understand that each Party is relying on and does not waive, by any provision of this Agreement, the monetary limitations or terms or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., as from time to time may be amended or otherwise available to the parties or any of their officers, agents, or employees. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions contained in these statutes and other applicable law.
13. **Current Year Obligations.** The Parties acknowledge and agree that any payments provided for hereunder or requirements for future appropriations shall constitute only currently budgeted expenditures of the parties. The Parties' obligations under this Agreement are subject to each individual party's annual right to budget and appropriate the sums necessary to provide the services set forth herein. No provision of this Agreement shall be construed or interpreted as creating a multiple fiscal year direct or indirect debt or other financial obligation of either or both parties within the meaning of any constitutional or statutory debt limitation.
14. **Binding Rights and Obligations.** The rights and obligations of the Parties under this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns.
15. **Waiver.** The waiver by any party to this Agreement of any term or condition of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.
16. **No Third-Party Beneficiaries.** Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give any person other than the Parties hereto, any right, remedy or claim, under or by reason of this Agreement.
17. **Governing Law.** This Agreement shall be governed by the laws of the State of Colorado, both as to interpretation and performance. The courts of the State of Colorado shall have exclusive jurisdiction to resolve any disputes arising out of this Agreement and venue for any action shall be in the District Court in and for Ouray County, Colorado.
18. **Dispute Resolution.** If a disagreement or dispute arises between the Parties, the Parties shall attempt to confer and resolve the matter informally in good faith, and then the matter shall be submitted to mediation. The mediation shall be conducted by one mediator selected by the Parties, who will share the costs equally, subject to the appropriation and availability of funds.

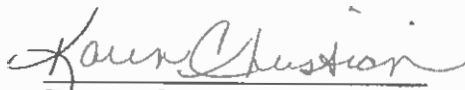
19. **Attorney Fees and Costs.** If legal action is necessary to enforce any of the provisions of this Agreement, each Party shall be responsible for their own costs, expenses, and reasonable attorney fees.
20. **Confidentiality Clause.** The Parties intend to require the Administrator to hold confidential commercial, financial, proprietary, or other confidential or privileged information, under confidentiality pursuant to the terms of a service contract executed between the Parties and Administrator.
21. **Approval and Ratification.** This Agreement may be executed in counterparts, electronically or otherwise, which shall be fully binding upon the Parties.

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


TOWN OF RIDGWAY:


 John Clark, Mayor
 Date Signed: 12/10/2024

Attest:


~~Pam Kraft, Town Clerk~~
 Karen Christian, Deputy Clerk


CITY OF OURAY:


 Ethan Funk, Mayor
 Date Signed: 12/10/24

Attest:


 Melissa Drake, City Clerk

OURAY COUNTY:


 Michelle Nauer, Board of County Commissioners
 Date Signed: 12-17-24

Attest:


 Cristy Lynn, County Clerk and Recorder

AFFORDABLE HOUSING SERVICES ADMINISTRATOR SCOPE OF WORK – EXHIBIT A

ADMINISTRATOR ROLE. The Administrator is a separate nonprofit, private entity and is not an employee of Ouray, Ridgway, or the County. The Administrator shall perform its duties under this Agreement and the Scope of Work, and any additional service contract between the Parties and the Administrator, as may be amended, as an independent contractor and not as an employee of the County, Ouray, or Ridgway.

ADMINISTRATOR DUTIES AND SERVICES

I. FINANCES, STRATEGIC PLAN, AFFORDABLE HOUSING GUIDELINES, AND REPORTING.

These functions are further described in Section 1 above.

II. CENTRAL DUTIES. The Administrator shall perform the following duties and services for the Parties:

A) Affordable Housing Program Administration, Information, and Inventory Management

- i. **“One-stop shop.”** Serve as a local presence for homebuyers and renters to be a “one-stop shop” for affordable housing information and applications in Ouray, Ridgway, and within the unincorporated County.
 - a. Develop and maintain public website with information and resources.
- ii. **Affordable Housing Program**
 - a. **Fines and Fees.** Subject to approval by the Parties, the Administrator shall review the fine and/or fee schedules at least once every five (5) years and shall submit any recommended changes to the fine and/or fee schedule to the Parties.
 - b. **Buyer/Renter Qualification.** Develop qualification requirements for housing projects.
- iii. **Property Inventory.** Develop and maintain inventory of any City, County, Town and/or special district property that may be suitable for Affordable Housing development.
- iv. **Housing Inventory.** Develop and maintain inventory of all deed restrictions, ground leases, rent controls and other Affordable Housing cost control mechanisms. Identify necessary cost control measures, and other necessary contingencies or similar measures for ongoing operational and maintenance expenses for rentals.

B) Deed Restriction Management and Compliance

- i. **Oversight.** Oversee the day-to-day administration of deed restrictions and guidelines.
- ii. **Administration.** Administer and/or enforce the guidelines and deed restrictions in accordance with fair housing standards and other requirements. Grant reasonable accommodations. Ongoing compliance and

verification checks and measures. Require employment verification, including third-party verification of self-employed applicants, if necessary. Work with the Parties in the event of a violation, to determine the appropriate enforcement measures and/or compliance actions. Certify business owner(s) who own a housing unit.

- iii. Exceptions, Exemptions, and Appeals. Review and determine and/or recommend any exceptions in the form of applications to modify deed restrictions, including permitting capital improvement requests. Review requests for exemptions, prepare an impact report, and approve or deny or recommend the same. Review any grievances with the actions of the Administrator and prepare response(s) to the same.
- iv. Workforce Housing Program Management and Certification. Certify essential response, health care, school district, or government personnel, and government employees.
- v. Household leave of absence. Review and determine whether to approve written requests for household leaves of absence.
- vi. Qualification. Perform application qualification screenings. Hire outside accounting expertise to evaluate household income and assets, if necessary.
- vii. Lottery and Buyer Selection. Oversee lottery process and point ranking system; select buyer.
- viii. Sale and Resale. Ensure that initial sale and/or resale processes are in accordance with the deed restriction, ground lease, or other cost control measures. Determines Maximum Sales Price (MSP).

C) Grant assistance, application, and management. The Administrator shall assist the Parties in identifying, applying for, managing, complying with, and reporting requirements for any affordable housing grants, or specific housing initiatives. The Administrator shall also provide individuals with any relevant grant information after consultation with the Parties or Local Government Executives and as otherwise allowed by law and the applicable service contract between the Parties and the Administrator.

D) Homebuyer Education. Facilitate homebuyer education classes required for first time homebuyers through Housing Resource of Western Colorado or other applicable partner(s). Host classes designed to offer prospective buyers some fundamental knowledge about the home-buying process. It could cover various topics, including budgeting, lending, down payment assistance, real estate processes, homeowners' associations, and post-purchase information. Beyond the class, the administrator could provide prospective buyers with resources designed to educate individuals interested in purchasing a home and provide specific guidance on navigating the complexities of deed-restricted properties.

E) Proposition 123 compliance and reporting

- i. Perform or arrange for required housing needs assessments as required (every 3 years).

- ii. Assist in petitioning for higher Rural Resort AMIs (140%), or other AMI update(s).
- iii. Advise on other Proposition 123 compliance requirements, including “fast track”, available at: <https://engagedola.org/prop-123#:~:text=Compliance,units%20by%203%25%20each%20year>.

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Home Trust of
Ouray County

May 28, 2025

Affordable Housing Services Administrator **Proposal**

Prepared for

Ouray County Administration

Presented by:
Andrea Sokolowski
director@hometrusted.org
970-309-9314

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



A: Cover Letter

Home Trust of Ouray County
95 Meadows Circle
Ridgway, CO 81432
May 21, 2025

Ouray County Administration
541 4th Street
Ouray CO 81427

RE: Affordable Housing Services Administrator Position

Dear Ouray County Administration,

The Home Trust of Ouray County is writing to express interest in the Affordable Housing Services Administrator position.

The Home Trust of Ouray County is a 501(c)(3) non-profit organization for affordable housing and community development based in Ouray County.

The mission of the Home Trust of Ouray County is to grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related resources to low-and moderate- income households in Ouray County through the stewardship of community assets.



Home Trust of
Ouray County

Since our inception in late 2018, our organization has been busy preserving and building affordable housing in the county. We acquired and renovated a 6-unit rental property at 734 4th Street in Ouray in March of 2023 which preserved existing affordable housing and kept the local workforce from being displaced. We completed construction of a duplex in Ridgway's Parkside subdivision which provided two local families homeownership opportunities. We are closing on a 3-unit rental property at 835 2nd Street in Ouray in June which will be renovated into a 5-plex providing additional workforce housing. We have completed the design of River Walk Rentals, a 13-unit affordable rental project in Ouray and we are currently fundraising for Sherman Street Community Building, a mixed-use project at 660 Sherman Street which is anticipated to include affordable rentals and various community services.

By 2028, Home Trust's affordable housing portfolio is expected to expand from 8 to 43 units benefiting 130 people. And over the next decade, the Home Trust plans on growing the affordable housing stock to be in line with Region 10's 2023 Workforce Housing Needs Assessment for Ouray County.

In addition to developing affordable housing, the Home Trust would like to provide housing services for Ouray County. We feel that we are ideally positioned as a local organization to be the most successful at providing housing services and providing the most impact to our communities. Over time, we have grown in expertise and capacity. We have increased our in-house and contracted staff and will further do so if we are chosen to be the Affordable Housing Services Administrator for Ouray County. We are poised to engage in a hiring process for the ideal candidate for this position. The hiring of this position is crucial to the success of the county's affordable housing efforts, and we commend our local governments for being proactive and forward-thinking.

We see our organization as an asset to Ouray County and would be proud to provide a valuable service to our communities. We are confident that, upon hiring a staff member devoted to this position, that we will ensure that Ouray County achieves its affordable housing goals.

Thank you for your time and consideration,

Andrea Sokolowski
Executive Director
Home Trust of Ouray County
director@hometrusted.org
(970) 309-9314



B: Cost Proposal Fee Schedule

Cost Assumptions

The total not-to-exceed fixed fee and detailed cost breakdown are presented for a one-year contract term, based on the 1-75 affordable housing unit tier.

The Annual Administration Fee of \$91,887.14 comprehensively covers all labor costs required to perform the Scope of Services, including wages, taxes, and benefits. This fee reflects HTOC's current 2025 operating budget wages, which includes the hiring of a Housing Services Director, supplemented by proportionate time from existing experienced HTOC staff as detailed in the "Resume."

Labor costs are allocated to tasks based on the "Approximate Time" percentages specified in our proposal under Central Duties. The remaining labor cost is allocated to foundational activities (Finances, Strategic Plan, Guidelines, Reporting).

Detailed Cost Breakdown

Annual Office Expenses of \$8,269.84 are included in the total fee to cover standard operational costs such as office supplies, communication systems, software, printing, postage, local mileage/travel, insurance (workers' compensation, unemployment), and other essential administrative support functions required for this role. This line item addresses the need for materials and standard office equipment to perform services.

The Annual Administration Fee (Labor) of \$91,887.14 is allocated across the various tasks identified in the Scope of Services. The personnel contributing to these tasks, their specific hourly rates, and respective time allocations are detailed on the Fee Schedule of HTOC's proposal. The primary labor component is a dedicated Housing Services Director (\$49.00/hr for 89% of their time allocated to these services), supported by allocated time from HTOC's Executive Director (\$55.54/hr), Community Outreach Director (\$55.54/hr), Marketing & Event Assistant (\$28.56/hr), and Business Manager (\$52.73/hr).

HTOC's fee structure is tiered based on the number of units administered, as detailed on the Fee Schedule of our proposal.



Home Trust of
Ouray County

Fee Schedule

NUMBER OF UNITS *UNIT = DWELLING UNIT	ANNUAL ADMIN FEE	ANNUAL OFFICE EXPENSES	TOTAL
1-75	\$91,887.14	\$8,269.84	\$100,156.98
76-151	\$119,453.28	\$9,556.26	\$129,009.55
152-277	\$155,289.27	\$10,870.25	\$166,159.52
* ANNUAL FEE IS BASED ON A CONTRACT YEAR.			

****Percent of Time Spent Per Year**

TASKS	HOUSING SERVICES DIRECT.	WAGES	EXEC DIRECT.	WAGES	COMMNTY OUTREACH DIRECTOR	WAGES	MARKTNG ASSIST.	WAGES	BUSINESS MNGR	WAGES
STRATEGIC PLANNING AND PROGRAM GROWTH AFFORDABLE HOUSING PROGRAM ADMINISTRATION, INFORMATION, AND INVENTORY MANAGEMENT PROPERTY INVENTORY HOUSING INVENTORY DEED RESTRICTION AND COMPLIANCE GRANT ASSISTANCE, APPLICATION, AND MANAGEMENT HOMEBUYER EDUCATION PROPOSITION 123 COMPLIANCE AND REPORTING	89%	\$83,736.32	3%	\$3,199.38	3%	\$2,399.53	2%	\$274.18	3%	\$2,277.74
HOURLY		\$49.00		\$55.54		\$55.54		\$28.56		\$52.73
MONTHLY		\$7,840.48		\$8,887.15		\$6,665.37		\$1,142.41		\$6,327.06
ANNUALLY		\$94,085.75		\$106,645.84		\$79,984.38		\$13,708.87		\$75,924.66
TOTAL WAGES \$91,887.14										

* Wages include taxes and benefits

**Wages reflect HTOC's current 2025 operating budget wages which includes hiring of a Housing Services Director.



C: Approach To Service

Our approach is congruent with the needs of our communities and local governments. We are flexible and able to adapt to whatever future tasks present themselves. Our service is not just about managing units, but about fostering thriving, inclusive communities and ensuring the long-term success and well-being of their residents.

At the core of our approach is proactive and comprehensive resident support. HTOC prioritizes gathering community input, engaging effectively with potential residents, and providing robust support for existing tenants. This means more than just addressing issues as they arise; it involves actively building relationships, understanding resident needs, and connecting them with necessary resources, thereby fostering a stable and supportive living environment. Our experience in creating and implementing a successful Homebuyer Selection Program shows our commitment to fair, transparent, and supportive processes for those seeking housing.

The diverse career paths of our team members equip us with a rich blend of transferable skills and insights crucial for effective housing service administration. This collective experience allows us to develop a holistic understanding of community needs and to diligently evaluate the practical viability of future housing initiatives.

In summary, HTOC's approach to service as a housing service administrator is one of active engagement, responsible management, financial prudence, and strategic vision, all driven by a fundamental mission to provide and maintain affordable housing and support the families and individuals who call it home.

AFFORDABLE HOUSING SERVICES ADMINISTRATOR SCOPE OF WORK –

ADMINISTRATOR ROLE. The Home Trust of Ouray County (HTOC) is a separate nonprofit, private entity and is not an employee of Ouray, Ridgway, or the County. HTOC is prepared to perform its duties under this Agreement and the Scope of Work, and any additional service contract between the Parties and HTOC, as may be amended, as an independent contractor and not as an employee of the County, Ouray, or Ridgway.



ADMINISTRATOR DUTIES AND SERVICES

I. FINANCES, STRATEGIC PLAN, AFFORDABLE HOUSING GUIDELINES, AND REPORTING.

Subtask I.1 Strategic Plan Development

- *In collaboration with the parties, we will draft a strategic plan to identify the mission, values and goals of The Affordable Housing Services Administrator and create a schedule as to how often to review/update this strategic plan.*

Subtask I.2: Budget Development and Financial Management

- Through collaboration with the parties, review and update the agreed “not-to exceed” budget on a yearly basis.
- Ensure funds are properly handled and recorded in the bookkeeping software with specific program identification/class.
- Payroll is currently through a third-party for internal control measures and will remain the same in this role.
- Provide financial reports on a yearly basis in regards to the program.
- Manage cost sharing mechanisms.

Subtask 1.3: Affordable Housing Guidelines Development and Review

- *Create policies and procedures specifically for affordable housing guidelines to be filed internally and updated every fiscal year.*

Subtask I.4: Reporting

- *Establish a regular reporting schedule to the parties on all aspects of the Affordable Housing Administrator’s Services, including financial status, progress on strategic objectives, and operational activities*

II. CENTRAL DUTIES. HTOC shall perform the following duties and services for the Parties:

A) Affordable Housing Program Administration, Information, and Inventory Management. Approximate Time: 5%

- i. “One-stop shop.” Serve as a local presence for homebuyers and renters to be a “one-stop shop” for affordable housing information and applications in Ouray, Ridgway, and within the unincorporated County.



Subtask A.i.: "One-Stop Shop" Development and Maintenance

- *As the local housing organization in Ouray County, HTOC is, to a degree, currently acting as a "one-stop shop" by fielding inquiries from the public, assisting locals in finding housing, and interfacing with local governments. We can expand this service as the Affordable Housing Services Administrator. We have developed and regularly maintain a website to display affordable housing information for the public. We will expand and add more detail to our website as related to the Affordable Housing Program as needed.*

ii. Affordable Housing Program

Subtask A.ii : Affordable Housing Program Management

Hire a Housing Service Director to lead the following:

- *Review the fine and/or fee schedules at least once every five (5) years and submit any recommended changes to the fine and/or fee schedule to the Parties.*
- *Develop qualification requirements for housing projects. Through our experience with this in both homeownership and rental projects. We will tailor those qualifications to individual projects in the future and track the different project qualifications.*

iii. Property Inventory.

Develop and maintain inventory of any City, County, Town and/or special district property that may be suitable for Affordable Housing development.

Subtask A.iii: Property Inventory Management

- *Discuss potential sites in both the city of Ouray and the town of Ridgway with local government officials and staff. We will create a document or page on our website to reflect those conversations and those potential sites.*

iv. Housing Inventory. Develop and maintain inventory of all deed restrictions, ground leases, rent controls and other Affordable Housing cost control mechanisms. Identify necessary cost control measures, and other necessary contingencies or similar measures for ongoing operational and maintenance expenses for rentals.

Subtask A. iv.: Housing Inventory

- *We will develop an inventory of all deed restrictions, ground leases, rent controls, and cost control mechanisms by address. Currently we have an inventory of affordable housing projects in the county on our website but we will create a more detailed inventory for monitoring deed restrictions.*

B) Deed Restriction Management and Compliance. Approximate Time: 35%

i. Oversight. Oversee the day-to-day administration of deed restrictions and guidelines.



Subtask B.i: Oversight of Deed Restrictions

- *Our new staff member, the Housing Services Director, will be tasked with this responsibility, along with many other subtasks in this section. Our new hire will have experience in managing deed restrictions or will be trained by someone who is experienced in managing deed restrictions. We will create a new program expressly for this purpose. Our organization has experience in buyer selection and the sale of homes and compliance with state regulatory and use covenants.*

ii. Administration. Administer and/or enforce the guidelines and deed restrictions in accordance with fair housing standards and other requirements. Grant reasonable accommodations. Ongoing compliance and verification checks and measures. Require employment verification, including third-party verification of self-employed applicants, if necessary. Work with the Parties in the event of a violation, to determine the appropriate enforcement measures and/or compliance actions. Certify business owner(s) who own a housing unit.

Subtask B.ii: Administration and Enforcement

- *Administer and enforce guidelines and deed restrictions in strict accordance with fair housing standards and other legal/regulatory requirements.*
- *Develop and implement procedures for granting reasonable accommodations.*
- *Establish and execute ongoing compliance and verification checks, including employment verification (with third-party verification for self-employed applicants if needed).*
- *Collaborate with the Parties in the event of a violation to determine appropriate enforcement measures and/or compliance actions.*
- *Develop and manage a process to certify business owner(s) who own a housing unit under applicable programs.*

iii. Exceptions, Exemptions, and Appeals. Review and determine and/or recommend any exceptions in the form of applications to modify deed restrictions, including permitting capital improvement requests. Review requests for exemptions, prepare an impact report, and approve or deny or recommend the same. Review any grievances with the actions of HTOC and prepare response(s) to the same.



Subtask B.iii: Exceptions, Exemptions, and Appeals Management

- *Establish a clear process to review and determine (or recommend action on) applications to modify deed restrictions, including capital improvement requests.*
- *Develop a protocol to review requests for exemptions, prepare impact reports, and approve, deny, or recommend action on such requests.*
- *Manage a grievance process for individuals to appeal actions of the Administrator, including preparing formal responses.*

iv. Workforce Housing Program Management and Certification. Certify essential response, health care, school district, or government personnel, and government employees.

Subtask B.iv: Workforce Housing Program Management and Certification

- *Develop and implement a system for certifying essential response personnel, health care workers, school district employees, government personnel, and other government employees for eligibility in workforce housing programs.*

v. Household leave of absence. Review and determine whether to approve written requests for household leaves of absence.

Subtask B.v: Household Leave of Absence Management

- *Establish criteria and a process for reviewing and determining whether to approve written requests for household leaves of absence from program requirements.*

vi. Qualification. Perform application qualification screenings. Hire outside accounting expertise to evaluate household income and assets, if necessary.

Subtask B.vi: Application Qualification Screening

- *Perform thorough application qualification screenings for all affordable housing programs.*
- *If necessary, engage and oversee outside accounting expertise to evaluate complex household income and asset scenarios.*

vii. Lottery and Buyer Selection. Oversee lottery process and point ranking system; select buyer.

Subtask B.vii: Lottery and Buyer Selection Process Management

- *Oversee and manage the lottery process for affordable housing units, ensuring fairness and transparency.*
- *Administer any point ranking systems used in buyer selection.*
- *Execute the buyer selection process according to established guidelines and program rules.*



viii. Sale and Resale. Ensure that initial sale and/or resale processes are in accordance with the deed restriction, ground lease, or other cost control measures. Determines Maximum Sales Price (MSP).

Subtask B.viii: Sale and Resale Process Management

- *Ensure all initial sale and subsequent resale processes for affordable housing units strictly adhere to the terms of the applicable deed restriction, ground lease, or other cost control measures.*
- *Calculate and determine the Maximum Sales Price (MSP) for resales in accordance with program guidelines.*

C) Grant assistance, application, and management. **Approximate Time: 25%**

Subtask C: Grant assistance, application, and management

- *HTOC has years of experience with grant applications, management, and reporting.*
- *HTOC shall assist the Parties in identifying, applying for, managing, complying with, and reporting requirements for any affordable housing grants, or specific housing initiatives.*
- *HTOC shall also provide individuals with any relevant grant information after consultation with the Parties or Local Government Executives and as otherwise allowed by law and the applicable service contract between the Parties and HTOC.*

D) Homebuyer Education. **Approximate Time: 5%**

Subtask D: Homebuyer Education

- *HTOC will facilitate homebuyer education classes required for first time homebuyers through Housing Resources of Western Colorado or other applicable partner(s). HTOC partnered with Housing Resources of Western Colorado for income and asset verification and homebuyer education for our 2025 duplex homebuyers.*
- *HTOC will facilitate classes designed to offer prospective buyers some fundamental knowledge about the home-buying process if necessary. Classes could cover various topics, including budgeting, lending, down payment assistance, real estate processes, homeowners' associations, and post-purchase information.*
- *HTOC will provide prospective buyers with resources designed to educate individuals interested in purchasing a home and provide specific guidance on navigating the complexities of deed-restricted properties.*



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E) Proposition 123 compliance and reporting. Approximate Time: 10%

- i. Perform or arrange for required housing needs assessments as required (every 3 years).
- ii. Assist in petitioning for higher Rural Resort AMIs (140%), or other AMI update(s).
- iii. Advise on other Proposition 123 compliance requirements, including “fast track”

Subtask E: Proposition 123 compliance and reporting

- *HTOC will approach Prop 123 compliance and reporting in a proactive and timely manner. HTOC has worked with and assisted the city of Ouray in petitioning for higher AMIs. We have a good understanding of housing needs assessments and can assist with securing a contractor to perform such work ensuring a successful product.*



Home Trust of
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D: Resume & Qualifications

Home Trust of Ouray County (HTOC)
95 Meadows Circle, Ridgway, CO 81432
970-309-9314
director@hometrusted.org | hometrusted.org

Introduction

The Home Trust of Ouray County (HTOC) is a dedicated organization committed to addressing the affordable housing crisis in Ouray County through innovative new construction and strategic preservation initiatives. Led by a passionate and experienced team, HTOC develops and preserves quality, affordable homes for local families and the workforce. Our projects such as the recently completed Parkside Duplex in Ridgway and the upcoming Riverwalk Apartments in Ouray, exemplify our commitment to providing sustainable housing solutions. Through initiatives like the preservation of the Ouray 6-Plex, HTOC prioritizes preventing displacement and maintaining affordability for vulnerable populations. Our team actively engages the community, builds crucial partnerships, and has demonstrated significant success in cultivating diverse funding streams to ensure long-term organizational sustainability.

Mission & Values

- Mission: To grow an inclusive, economically diverse community by providing permanently affordable housing and housing-related resources to modest income households in Ouray County through the stewardship of community assets.
- Core Values: Community Focus, Collaboration, Innovation, Sustainability, Equity, Responsible Stewardship.





Capabilities & Expertise

- **Affordable Housing Development:** Expertise in all stages of new construction, from concept to completion, spearheaded by the Executive Director.
- **Affordable Housing Preservation:** Proven ability to acquire, stabilize, and renovate existing affordable housing stock, with expertise from the Executive Director.
- **Community Outreach & Engagement:** Comprehensive strategies for gathering community input, engaging potential residents, and supporting existing tenants, led by the Community Outreach Director.
- **Partnership Development & Fundraising:** Strong track record of building and maintaining relationships with key stakeholders and securing diverse funding streams.
- **Financial Sustainability:** Demonstrated ability to cultivate diverse revenue streams, including rental income, ground lease fees, resale transaction fees, and developer fees, alongside successful grant writing and fundraising.
- **Property Management:** In-house property management capabilities, including tenant screening, rent collection, maintenance, and customer service.
- **Marketing & Communications:** Effective development of marketing materials and presentations to raise awareness and support, managed by the Marketing & Event Asst.
- **Feasibility Studies & Site Assessments:** Expertise in evaluating potential future affordable housing projects, overseen by the Executive Director.

Organizational Impact & Achievements

- Secured over \$1M in funding and developed two affordable homeownership opportunities for local families through the Parkside Duplex project.
- Created a Homebuyer Selection Program and successfully conducted our first homebuyer selection process.
- Secured two low-interest DOLA loans to acquire two properties in Ouray County (Riverwalk Apartments and Sherman Street Community Building).
- Applied for and was awarded CHFA-SHIP program technical assistance for two projects and successfully completed conceptual plans for Riverwalk Apartments and the Sherman Street Community Building.



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Organizational Impact & Achievements, cont.

- Secured over \$1M in funding for Riverwalk Apartments and completed necessary pre-development work for shovel readiness in July-August 2025.
- Secured over \$1M in funding to preserve six affordable rental units in Ouray, preventing displacement of vulnerable tenants.
- Gained valuable expertise and resources through participation in Enterprise Community Partners's Preservation Next Colorado Cohort.
- Contracted Ouray Property Management Company to ensure effective management and tenant support for the Ouray 6-Plex.
- Actively engage the community to gather input on housing needs and preferences.
- Built and maintained key partnerships with funders, developers, government agencies, and local governments under the leadership of the Executive Director.
- Raised awareness and built community support for affordable housing initiatives and our organization.
- Recognized by other housing organizations as a leader in the industry.

Grant Writing Experience

Our organization possesses a robust and proven capability in comprehensive grant assistance, successfully navigating the full lifecycle from identification and application to diligent management and compliance for significant funding initiatives, including those pertinent to housing.

Our expertise in identifying and strategically applying for grants is clearly evidenced by securing \$1,277,513 in diverse grants in 2024 alone. This includes successfully obtaining critical operating funds and substantial restricted capital grants essential for housing-related projects, from entities like DOLA, the Department of Housing (DOH), and the Colorado Housing and Finance Authority (CHFA), alongside various community foundations.

This track record demonstrates our proficiency in managing complex applications and fostering relationships with a wide array of funders. HTOC has the sustained ability to not only apply for but also effectively manage and maintain grant funding, aligning directly with the requirements for a Housing Service Administrator.



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Our Team

Andrea Sokolowski, Executive Director

Andrea has been an advocate for affordable housing and community sustainability since joining the Ouray County Housing Committee in 2018. She has been committed to cultivating the Community Land Trust (CLT) model in Ouray County after attending Grounded Solutions Network's 2018 annual conference. She holds a certificate of nonprofit management from Fort Lewis College and a certificate of commercial real estate development from Cornell University. She possesses over eight years of real estate development and four years of affordable housing experience in Ouray County. Her primary responsibilities include real estate development, project management for new construction and preservation projects, building and maintaining key partnerships, securing funding, and interfacing with local governments.

Heather Becker, Business Manager

Resident of the Western Slope since 1998 with a Bachelor's Degree in Business Administration (Accounting) from Colorado Mesa University. Possesses extensive experience in bookkeeping, financial statement preparation, and grant management gained through roles ranging from Accounting Clerk in municipal settings to Director of Finance at a local integrated health clinic. Heather expertly manages the organization's financial records, oversees grant administration, and handles critical business-related functions, ensuring sound fiscal stewardship and operational efficiency.

Kelly Goodin,

Community Outreach Director

Kelly leads community outreach and engagement efforts, identifying and connecting with program-eligible residents while supporting existing tenants and providing ongoing homeowner assistance. She also builds relationships with community organizations serving low-income households, ensuring eligible tenants and homeowners have access to vital housing resources and support. Additionally, Kelly works closely with our Latinx tenants, translating documents and information into Spanish while ensuring that DEI standards are consistently upheld. She also assists with Tenant-Property Management communication. Kelly led the development of the Homebuyer Selection Program, designing a system for homebuyer selection and built partnerships with lenders and homebuyer education and assistance programs.

Jennifer Turner,

Marketing & Events Coordinator

A dynamic marketing professional and event producer with expertise in event production, brand partnerships, and project management. Jenn holds a Bachelor of Science in Advertising & Public Relations and Spanish from Texas Christian University and is fluent in both English and Spanish. She plays a key role in community engagement by preparing marketing materials and presentations to raise awareness about HTOC's mission and projects, build community support for housing initiatives, and educate the public on the importance of affordable housing. Assists with community outreach and event planning.



Home Trust of
Ouray County

References

- **Andrew Atchley**
Housing Development Team
Manager, Division of Housing, DOLA
andrew.atchely@state.co.us
(719) 298-2903
- **Shelly Dackonish**
Attorney, Partner at Dufford
Waldeck Law
dackonish@dwmk.com
(970) 248-5863
- **Sarah Burr**
Homebuyer, HTOC Parkside Duplex
sarahburr1@hotmail.com
(970)310-3374
- **Edgar Acosta**
Tenant, HTOC Ouray 6-plex
edgaracosta862@gmail.com
(970)318-1307





E: Examples of Previous Work

Parkside Duplex, Ridgway (Homeownership)

This project demonstrates our ability to develop new affordable housing and partner effectively with organizations like Habitat for Humanity. We successfully constructed two energy-efficient, all-electric 1550 sq ft, 3-bedroom homes on donated land, providing homeownership opportunities for two local families at 100% and 80% Area Median Income (AMI). This involved managing the development process from construction to sale, and was completed well under budget. This showcases our experience in:

- Developing buyer qualification requirements.
- Managing the sale process of deed-restricted properties.

Riverwalk Apartments, Ouray (Affordable Workforce Rental Project)

Anticipated Groundbreaking: 2026 (Construction Phase). This is a 13-unit affordable workforce rental project in Ouray. This project demonstrates our ability to:

- Conduct community outreach, plan and coordinate design
- Secure funding
- Conduct competitive bid processes for architect and general contractor
- Currently awaiting a \$3.2M funding award to commence construction.

Sherman Street Community Building, Ridgway (Mixed-Use Development)

Sherman Street Community Building is a mixed-use development in Ridgway (November 2022 – Ongoing). In this role, we have successfully conducted extensive community outreach to ensure local needs inform the project vision, meticulously planned and coordinated the design development, and facilitated the completion of conceptual plans by leveraging resources like the CHFA-SHIP program. This initiative showcases our capability to guide complex projects from initial stakeholder engagement through critical planning milestones. This project demonstrates our ability to:

- Successfully manage the critical pre-development phases
- Design and execute comprehensive community outreach strategies
- Lead strategic planning and meticulously coordinate multi-faceted design processes
- Facilitate productive collaboration among diverse partners



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Ouray 6-Plex, Ouray

This project highlights our expertise in preserving existing affordable housing and our capacity for property management. We purchased this 6-unit affordable rental property to ensure its continued affordability for residents (targeting households at or below 80% AMI), demonstrating our strategic approach to maintaining affordable rentals in the community. Our work here goes beyond ownership; we have actively invested in renovations to upgrade and repair the property, with additional energy efficient renovations. We stabilized rents and prevented displacement of four multigenerational Latinx families and one disabled person, with ongoing tenant support provided by our Community Outreach Director. This project demonstrates our experience in:

- Property management, including overseeing renovations and working with contractors.
- Tenant relations and ensuring compliance with housing standards.
- Securing and managing funding (e.g., grants), including participation in Enterprise Community Partners's Preservation Next Colorado Cohort, which provided crucial capacity building for preservation efforts.
- Administering rent controls and cost control mechanisms.

Triplex, Ouray (Affordable Workforce Rental Project)

Demonstrating our ongoing commitment to expanding affordable rental options, HTOC is actively working on the Triplex project in Ouray. With an anticipated closing date in June 2025, this project is currently in the pre-development phase. HTOC has worked closely with the current owners for over a year on the acquisition, coordinated architectural and structural plans for renovations, conducted cost estimating, and secured a general contractor and funding. This project is anticipated to be renovated into a 5-plex, adding two additional affordable housing units to the Ouray community. This project demonstrates our ability to:

- Acquire properties for affordable housing development.
- Coordinate the planning and execution of renovations.
- Secure necessary funding for projects.



Attachment B

Company Information Form

Signature:  Date: 3/25/2025

Printed Name: Andrea Sokolowski

Title: Executive Director

Consulting Firm's Name: Home Trust of Ouray County

Address: 95 Meadows Cir

City: Ridgway State, Zip: CO 81432

Telephone: (970) 309-9314

Cell: same

Fax: —

Email: director@hometrsta.org



G: Potential Conflicts of Interest:

Potential conflicts of interest include the participation of three local government officials serving on the Home Trust Board of Directors: Josh Smith, Jake Niece, and Preston Neil. Local governments have funded the Home Trust of Ouray County's operations and projects in the past.

H: Miscellaneous - 1

Job Description for selection of Housing Services Director:

Job Description - Housing Services Director

Organization: The Home Trust of Ouray County

Job Title: Housing Services Director

Reports To: Executive Director

Position Summary:

The Housing Services Director will serve as a dedicated employee of The Home Trust of Ouray County. This person is responsible for implementing and managing affordable housing initiatives for Ouray County, the City of Ouray, and the Town of Ridgway, as established by their Intergovernmental Agreement (IGA). This role will involve a wide range of responsibilities, including program development and administration, financial management, stakeholder collaboration, compliance oversight, and resident support services. The Housing Services Director will play a crucial role in increasing affordable housing options and supporting the housing needs of Ouray county.

Responsibilities:

• **Program Development and Administration:**

- Develop, implement, and manage affordable housing programs and initiatives in alignment with the goals of Ouray County, the City of Ouray, and the Town of Ridgway.
- Establish and maintain program guidelines, application processes, and eligibility criteria for various affordable housing services.
- Coordinate the intake, review, and approval processes for affordable housing applications.
- Manage waitlists and ensure fair and equitable access to housing opportunities.
- Develop and maintain relationships with property owners, developers, and other housing providers.
- Oversee the administration of deed-restricted properties, ensuring compliance with regulations and agreements.



- **Financial Management and Reporting:**

- Assist in management of the program budgets, track expenditures, and ensure fiscal responsibility.
- Assist Business Manager in identifying and securing funding opportunities from various sources, including grants and Proposition 123 funds.
- Assist Business Manager to prepare financial reports and provide regular updates to the participating jurisdictions as related to housing services.

- **Stakeholder Collaboration and Communication:**

- Work the Community Outreach Director Serve with affordable housing inquiries from residents, developers, and other stakeholders.
- Collaborate effectively with the Executive Director of HTOC as well as the Ouray County, the City of Ouray, and the Town of Ridgway staff and elected officials.
- Facilitate communication and coordination among various housing-related organizations and agencies as related to housing services.

- **Resident Support and Education:**

- Develop and deliver educational workshops and resources for prospective homebuyers, covering topics such as budgeting, lending, down payment assistance, and the home-buying process.
- Provide guidance to individuals navigating the complexities of deed-restricted properties.
- Connect residents with relevant support services and resources as needed.

- **Compliance and Reporting (Proposition 123):**

- Ensure compliance with all applicable federal, state, and local regulations and guidelines related to affordable housing programs.
- Perform or arrange for required housing needs assessments as required (every 3 years).
- Assist in petitioning for higher Rural Resort AMIs (140%), or other AMI updates.
- Advise on other Proposition 123 compliance requirements.
- Prepare and submit required reports to funding agencies and participating jurisdictions.

Qualifications:

- Demonstrated experience in affordable housing program administration, community development, or a related field.
- Strong understanding of affordable housing principles, funding mechanisms, and regulations.
- Experience with financial management, budgeting, and grant administration.
- Excellent communication, interpersonal, and presentation skills.
- Ability to work independently and collaboratively with diverse stakeholders.
- Strong organizational, time management skills, and ability to manage multiple priorities
- Proficiency in relevant software and technology.



H: Miscellaneous - 2

Additional Evidence of Ability to Provide Services: Community Impact

The Home Trust's successful preservation acquisition of the 6-plex at 734 4th Street is a heartwarming story that changed lives. When the property went on the market, there was a real possibility that a market-rate buyer would not maintain the affordable rents, putting all 16 of the long-term residents and integral members of the City's workforce at risk of displacement.

One of the residents at the Home Trust's Six-Plex in Ouray, Colorado, has called his one-bedroom apartment home for many decades. He knows all of the other residents of the property and they have become like a second family over the years. When he learned that the property was up for sale his heart sank. He was facing the possibility of losing not only his home, but also his job and the community he considered family. Home Trust was able to purchase the property in the spring of 2023, through a mix of State and private funding, and all the residents are still residing there on affordable leases. HomeTrust is also working toward securing funding for greatly needed renovations on the 50 year property.

The resident mentioned above shared, "The Home Trust buying this property was life-changing for us all to be able to stay here. Everyone that lives here works in Ouray and even if we could have afforded a place in Montrose we wouldn't have been able to make that drive to our jobs every day. I knew I would have to leave the State if I lost my home, which is the last thing I would want to do. This has been my home for almost 30 years. It would have been impossible for the residents here to stay in Ouray and we would have lost our homes and our jobs. I know it is hard for businesses to find workers and it would have hurt the town too for all of us to have left."

The Home Trust was successful in building a duplex on North Laura Street in Ridgway, selling the units for approximately \$330,000. It is another project that changed lives.

Ridgway Duplex Homebuyer Feedback:

"My family and I are incredibly grateful for the vision and implementation of the Home Trust of Ouray County. From those who donated the land to the builders and contractors who poured their hearts and souls into this project, thank you for making our dreams come true!! Our next step was to leave (the County) due to the mounting pressure of the cost of housing, which would have devastated our family, but HTOC delivered more than a home, they delivered understanding, compassion, and humanization. Thank you HTOC!!"

Future Agenda Items/Work Sessions

- Hazard Mitigation Plan (awaiting FEMA approval)
- Joint Work Session with OIPI on Water Agreement & Ice Park Long-term Planning– (July) 21
- Community Calendar – August 4
- Review of City Committees – August
- Dark Sky Ordinance – September
- Fees and Fine Schedule/Enforcement – Budget Season
- Bed & Breakfast Discussion – wait for Community Development Director
- Ouray Recreational Buildings & Facilities 501(c)(3) Work Session
- Landlord Water and Sewer Credit Program