

**AGENDA
OURAY CITY COUNCIL**

Monday, June 15, 2026 - 6:00 PM

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

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

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

Ouray City Council Regular Meeting

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

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. REMOTE PARTICIPATION PER RESOLUTION 14, SERIES 2022
 - a. Consideration of a Request from Mayor Pro Tem Schiffer to Participate in this Meeting Remotely
5. CITIZENS' COMMUNICATION
6. CONSENT AGENDA
 - a. Approval of Minutes - May 4, 2026
 - b. Approval of Minutes - May 18, 2026
 - c. Ratification of Request for Extension of EIAF Grant
 - d. Reappoint members of the Beautification Committee: - Lori Leo - Frances C. Tisdel
- Robert M. Stoufer - Lou Hart
- Karisa Hoover - Curtis Hagger
7. ACTION ITEMS
 - a. Resolution No. 09 (Series 2026) Adopting Bob's Rules of Order (15 minutes)
 - b. Resolution No. 10 (Series 2026) Amendment to LPC Grant 25-070 - Incentive Funding (5 minutes)
 - c. Ordinance 6, Series 2026 - Colorado Wildfire Resiliency Code (FIRST READING) (15 minutes)
 - d. Ratification of Declaration 1 (2026) - Stage I Fire Restrictions (5 minutes)
 - e. Construction Management Services with Element Engineering (5 minutes)
 - f. 2026 Ouray Economic Development Committee Micro-Grant Award (5 minutes)
 - g. Letter of Support for Regional 10 Economic Zone Boundary Amendment (5 minutes)
8. LIQUOR LICENSE
 - a. Liquor License Application - Edder Food Service LLC dba Maggies Kitchen
9. DISCUSSION ITEMS
 - a. Ouray Library District - Expansion Project
 - b. Future Agenda Items
10. DEPARTMENT REPORTS
 - a. City Administrator Metteer

b. Director of Finance and Administration Rhoades

11. CITY COUNCIL COMMUNICATION

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

12. EXECUTIVE SESSION

Ouray City Council will enter an executive session for the purposes of receiving legal advice from the City's Attorney, in accordance with C.R.S. section 24-6-402(4)(b), involving current litigation involving the City, specifically Troxell v. City of Ouray, Ouray District Court, Case no. 2026CV30008 . The executive session will also be held pursuant to C.R.S. 24-6-402(4)(e) to determine positions relative to matters that may be subject to negotiations, develop negotiation strategy, and instruct negotiators regarding this pending litigation.

13. ADJOURNMENT



Ouray City Council Regular Meeting

Monday, May 4, 2026 6:00 PM

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

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

Also present were: City Administrator Michelle Metteer, Finance and Administration Director Kara Rhoades, Public Works Director Joe Coleman, Parks and Recreation Director Joe Brown, Community Development Director Dan Murphy, Destination Marketing Director Kailey Rhoten, and City Attorney Harper Powell.

1. CALL TO ORDER

Mayor Underwood called the meeting to order at 6:03 pm.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. CITIZENS' COMMUNICATION

Lou Hart - Thanked the city crew for promptly grading 5th Avenue and expressed appreciation for the administrative staff. Speaking on behalf of the Beautification Committee, Hart noted that the Yard of the Month program will resume in June and asked the City to notify residents about the upcoming cleanup day so those with cluttered yards can use the disposal opportunity.

Phyllis Fagrelus - Urged the Council to adopt the Colorado Wildfire Resiliency Code, citing parents' experience during the 2020 Troublesome Fire in Grand Lake, where significant loss of trees, homes, and lives occurred. Fagrelus asked the City to take all possible steps to improve community wildfire safety.

Josh Smith - Encouraged Council and the public to reset after the prior meeting, emphasizing that concerns about employees should go through the City Administrator and warning that public criticism can harm workplace morale. Smith pleaded constructive input over complaints and noted that affordable housing programs provide stability and protection from market pressures, and emphasized that true affordability requires significant City financial support.

Eric Endert - Asked Council to consider the impact of fire mitigation decisions on residents who live and work in the community, emphasizing that insurance consequence is real and can affect who is able to remain in Ouray.

Bruce Ward - Joined virtually from Nepal to thank those involved in the wildfire resiliency process, praised Aaron Johnson's responses to prior questions, and expressed appreciation for the meeting.

5. CEREMONIAL / INFORMATIONAL

- a. Colorado Wildfire Resiliency Code (20 minutes)

Aaron Johnson, a representative of the Division of Fire Prevention and Control, explained the purpose of the Colorado Wildfire Resiliency Code and emphasized that enforcement can be flexible and locally designed and that vegetation requirements are not intended as clear cutting but can be adapted to site-specific conditions.

Following Johnson's presentation, Council and attendees participated in a question and answer session to address specific concerns about the code.

b. Land Rover National Rally (10 minutes)

Ouray citizen John Wood introduced the topic and explained the Land Rover National Rally's long history and its return to Ouray, marking the event's seventh year in Ouray County. Representatives Dan Matheson and James Jenista of the Solihull Society outlined the club's nonprofit status, the expected attendance, and the event schedule.

6. CONSENT AGENDA

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

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

- a. Liquor License Renewal - Ouray Brewery LLP dba Ouray Brewery
- b. Liquor License Renewal - St. Elmo LLC dba St. Elmo
- c. Liquor License Renewal - The Outlaw Tradition LLC dba Outlaw Restaurant

6. ACTION ITEMS

a. Ordinance 4, Series 2026 - Amending Section 7-7 - Review Process for Affordable Housing (FIRST READING) (15 minutes)

Motion to approve Ordinance 4, Series 2026. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

b. Ordinance 5, Series 2026 - Amending Section 9-19 - Back-flow and Cross Connections (FIRST READING) (15 minutes)

Motion to approve Ordinance 5, Series 2026. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

c. Northland Securities, Inc. - Engagement Letter (5 minutes)

Motion to approve the engagement letter with Northland Securities, Inc. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

d. Ruegsegger Simons & Stern, LLC - Retention of Services (5 minutes)

Motion to approve the retention of services for Ruegsegger Simons & Stern, LLC. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

e. Ouray Art Walk - Street Closure Permit (5 minutes)

Motion to approve the street closure permit for the Ouray Art Walk. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

f. Ouray Art Walk - Special Event Permit (5 minutes)

Motion to approve the special event permit for the Ouray Art Walk. This motion, made by Kevin Schiffer and seconded by Jenny Hart, Carried.

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

g. Mountain Air Music Series - Noise Permit (5 minutes)

Motion to approve the noise permit for the Mountain Air Music Series. This motion, made by Jenny Hart and seconded by Peggy Lindsey Scott, Carried.

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

h. Appointment of Lou Hart to the Park & Recreation Committee

Motion to approve the appointment of Lou Hart to the Park and Recreation Committee. This motion, made by Kevin Schiffer and seconded by Peggy Lindsey Scott, Carried.

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

7. LIQUOR LICENSE

a. Liquor License Application - 726 Tavern LLC dba The Tavern

Council reviewed the liquor license application for 726 Main LLC (The Tavern). Staff reported that three items remain outstanding: a finalized lease agreement, fingerprint/background results, and an updated premise map. The revised map removes the deck and hotel room areas.

Citizen Jen Donovan expressed concern about the liquor license request for 726 Main Street, noting extensive exterior and interior construction occurring at the property.

Staff clarified that the liquor license review and the building permit process are mutually exclusive, meaning each proceeds under its own requirements and timelines.

Motion to approve the liquor license application for 726 Tavern LLC dba The Tavern pending the completion of the fingerprints, lease agreement, and the formalized modification of the map. This motion, made by Kevin Schiffer and seconded by Jenny Hart, Carried.

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

b. Liquor License Application - Full Tilt Saloon LLC dba Full Tilt Saloon

Motion to approve the liquor license application for Full Tilt Saloon LLC dba Full Tilt Saloon. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

8. DISCUSSION ITEMS

a. Ouray Free In-Town Shuttle: Best Practices (20 minutes)

Andy Michelich of Western Slope Rides provided an update on the upcoming in-town shuttle, summarizing the planned route, stops, hours, vehicle capacity, and the metrics that will be used to evaluate success.

Public comment was received from Josh Smith, who emphasized the shuttle's role in reducing parking congestion by encouraging visitors to park once and rely on transit, and from Tamara Gulde, who highlighted the value of the service for seniors and local residents and the need for multi-year evaluation.

b. Future Agenda Items

Councilor Hart requested that the ordinance adopting the Colorado Wildfire Resiliency Code return to Council for action on June 15, noting the statutory July 1 deadline and raised the need for a discussion on parking in the Catchment Basin, scheduled for June 1. Councilor Lindsey Scott asked that a community survey be conducted to gather resident input on the Wildfire Resiliency Code.

9. DEPARTMENT REPORTS

a. City Administrator Metteer

Report in packet.

Administrator Metteer highlighted that the Fire Authority is now at the stage where political representatives are needed, noting that meetings occur the first Thursday of each month at 2 pm. Councilor Hart volunteered to represent the City in those discussions.

b. Fire Chief Kunz

Report in packet.

Councilor Hart thanked Fire Chief Kunz for the significant effort put into organizing the first open house and for the collaborative work underway to identify potential fire-mitigation projects within the city.

c. Public Works Director Coleman

Report in packet.

Council requested historical influent data and an explanation for high March usage at Mineral Farms.

d. Parks and Recreation Director Brown

Report in packet.

Director Brown added that the Via Ferrata and Box Canyon will open on May 1. The 150th Art Walk is scheduled for May 23 from 1 to 7 pm. Community Cleanup Day will be held on June 6, with the introduction of a green-waste chipping program. Spring softball training is underway on Sundays through May, with league play beginning June 2. The Volunteers for Outdoor Colorado Trail Work Day is set for May 30, and the City's Love Your Trail volunteer day will take place June 6. Swim class skill assessments will be offered May 5 and 7, and the activity pool, snack shack, slides, and shallow pool will open the Friday before Memorial Day.

e. Destination Marketing Director Rhoten

Report in packet.

10. CITY COUNCIL REPORTS

Reports in packet.

11. ADJOURNMENT

Motion to adjourn at 8:36 pm. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

CERTIFICATION

I, Kara Rhoades, do hereby certify that I am the City Clerk of the City of Ouray, Ouray County, State of Colorado, and that the above minutes are a true and correct summary of the meeting of the Ouray City Council held on Monday, May 4, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, May 4, 2026.

Kara Rhoades, City Clerk



Ouray City Council Regular Meeting

Monday, May 18, 2026 6:00 PM
Ouray Community Center, 320 6th Ave, Ouray, CO 81427

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

Staff also in attendance, City Admin Michelle Metteer, Director of Finance and Administration Kara Rhoades, and Director of Public Works Joe Coleman. In attendance via zoom, Director of Community Development Dan Murphy and City Attorney Harper Powell.

1. CALL TO ORDER

Mayor Underwood called the meeting to order at 6:20 pm.

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

6. CEREMONIAL/INFORMATIONAL

a. Peace Jam International - Ouray School

Mayor Underwood recognized Keaton Nelson for extensive service as a member of Peace Jam, highlighting Keaton's two years of participation, significant volunteer work on community projects and youth service activities, and contributions to cultural and service efforts.

4. PUBLIC HEARINGS

a. Ordinance 4, Series 2026 - Amending Section 7-7 - Use Regulations of the Ouray Municipal Code to Update the City's Review Process for Affordable Housing Development Applications (Murphy)

Mayor Underwood opened the floor for the public hearing. Since there were no comments, Mayor Underwood closed the floor.

b. Ordinance 5, Series 2026 - Amending Section 9-19 - Back-Flow and Cross Connections of the Ouray Municipal Code to Allow Right of Entry for Testing (Coleman)

Mayor Underwood opened the floor for the public hearing.

Mary Cockle – asked whether the required annual device testing could be reduced in cost if the City were to take over the testing.

John Wood – stated concerns over the ordinance language that could allow any City representative to enter private property without clear limits, raising potential overreach by unqualified personnel.

City Attorney Powell added that the ordinance language reflects state requirements for backflow compliance and clarified that any right-of-entry provisions are limited to authorized personnel.

Mayor Underwood closed the floor.

5. CITIZENS' COMMUNICATION

John Hart – suggested considering making the Fire Chief a full-time position to include code-enforcement duties, noting this could improve responsiveness and efficiency in addressing property maintenance concerns.

David Gilmore – shared his background as a retired fire chief and code-enforcement officer and noted that code enforcement has limited effectiveness without police authority. Gilmore emphasized that the primary reason for addressing the council was the delay in the liquor license process for Full Tilt, stating the business is struggling financially and urging the City to expedite the approval.

Scott Yale – urged the City to expedite the liquor license process for Full Tilt, noting the business has been without a license and is experiencing financial hardship.

City Attorney Powell stated that the City has completed its approval of the liquor license application and that the remaining delay is due to the State's required processing of the previous license relinquishment. Powell noted that because this is a new application rather than a transfer, the timeline is now entirely in the State's hands.

Kathy Hall – inquired whether the State would also be responsible for fire mitigation efforts on surrounding lands if municipalities are required to adopt mitigation codes.

John Wood – expressed concern about the high cost of implementing the proposed Wildfire Resiliency Code and questioned the accuracy of the State's wildfire risk mapping. Wood cautioned that the code could have broader long-term impacts and urged the City to proceed carefully.

Mary Cockle – advocated for the City to actively push the State to move the Full Tilt liquor license process forward.

David Gilmore – questioned if Full Tilt could allow people to bring their own alcohol into the establishment until approved by the State.

Mark Montoya – stated there appeared to be a disconnect between City and State over the Full Tilt license.

Jacob McNeil – commented that the City should have issued a temporary liquor license for Full Tilt and expressed frustration with what was viewed as inaction by the City.

Don Funkhouser – sought clarification on how the Wildfire Resiliency Code would apply to existing homes, noting that requirements only take effect when owners remodel or build new structures. Funkhouser stated that if few properties undergo such changes, overall community fire risk could remain largely unchanged.

7. CONSENT AGENDA

Motion to approve the Consent Agenda as presented. This motion, made by Jenny Hart and seconded by Peggy Lindsey Scott, Carried.

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

- a. Approval of Minutes - April 6, 2026
- b. Reappoint PARC member Trisha Johnson

8. ACTION ITEMS

- a. Resolution 8, Series 2026 - Adopting the 2026 Colorado Maximum Rent Calculation for Affordable, Attainable or Workforce Housing Regulations - OMC 7-7-K (10 minutes)

Motion to approve Resolution 8, Series 2026. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Died.

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

Housing Administrator Henson noted an error on the Resolution in the maximum rent figure. The updated AMI for a two-person household is \$108,000, and applying the 30% affordability standard results in a corrected maximum monthly rent of \$2,700.

Motion to approve Resolution 8, Series 2026 adopting the 2026 Colorado Maximum Rent Calculation not to exceed \$2,700 per month. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

b. Ordinance 4, Series 2026 - Amending Section 7-7 - Use Regulations of the Ouray Municipal Code to Update the City's Review Process for Affordable Housing Development Applications (SECOND READING)

Motion to approve the SECOND READING of Ordinance 4, Series 2026. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

c. Ordinance 5, Series 2026 - Amending Section 9-19 - Back-Flow and Cross Connections of the Ouray Municipal Code to Allow Right of Entry for Testing (SECOND READING)

City Administrator Metteer requested that for any enforcement references in the ordinance be amended to specifically identify the Public Works Director or designee, ensuring that the individual responsible for administering the program is also the one authorized to enforce it.

Councilor Doherty sought clarification on whether backflow protection is required at the service entry or at individual points of use, noting that larger properties may have multiple entry points.

Motion to approve the SECOND READING of Ordinance 5, Series 2026 with an amendment replacing references to "City of Ouray" with "Public Works Director or designee" wherever enforcement authority is cited. This motion, made by Jenny Hart and seconded by Peggy Lindsey Scott, Carried.

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

d. Standard Form of Agreement between City of Ouray and Morton Electric, Inc. for Construction Services (10 minutes)

Motion to approve agreement between City of Ouray and Morton Electric, Inc. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

e. Appointment of Kim Schinew to the Park & Recreation Committee

Motion to approve the appointment of Kim Schinew to the Park and Recreation Committee. This motion, made by Jenny Hart and seconded by Kevin Schiffer, Carried.

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

9. DISCUSSION ITEMS

a. Future Agenda Items

Council agreed to have a work session on Council Parliamentary Policy (Bob's Rules of Order) on June 1 at 5 pm, and to schedule additional work sessions on the 2028 Vision for the City, the Capital Improvement Plan, and deed restriction templates to better align with the Town of Ridgway and Ouray County, with staff to determine the dates.

11. CITY COUNCIL UPDATES

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

Councilor Lindsey Scott – Beautification Committee met on May 6 to review upcoming summer projects, including continued work on the River Trail and preparation for seasonal plantings. Lindsey Scott noted the parent and student volunteers recently assisted with refreshing the school garden beds and participated in the highway cleanup. Next meeting will be June 3. Lindsey Scott also attended the May 12 Council Retreat and appreciated the discussion on improving Council efficiency and effectiveness. Noted that the 150th Committee met that same day to finalize details for the May 23 Art Walk. Lindsey Scott reported attending the Ouray County CARES meeting on May 12, where the organization thanked donors and highlighted its financial assistance programs supporting families and children participating in local activities and camps.

Mayor Pro Tem Schiffer – Parks Committee met on May 5, with the upcoming softball season as the primary topic and expressed appreciation for volunteer support. IPAT met on May 8 to discuss community communication and future Ice Park funding. Schiffer attended the May 12 Council Retreat and thanked staff for organizing a productive session. OEDC rescheduled its May 14 microgrant meeting to May 19 and will pause over the summer to recruit additional members. Schiffer also participated in the May 15 countywide mock evacuation exercise and announced plans to attend the June 15 Council meeting remotely.

Councilor Hart – Participated in National Forest Foundation interviews on May 4 regarding the Blue Lakes fees and permits program. Noted ongoing Home Trust reporting review and attended the May 6 Colorado Wildfire Resiliency Code Peer Exchange, highlighting that jurisdictions opting out of adoption will have no wildfire code by default. Main Street meeting on May 11, where the committee discussed reorganizing its structure and gathering baseline data. Participated in the May 12 Council Retreat, the May 15 countywide evacuation exercise, and the May 17 Wildfire Open House – thanking all those who organized and attended.

Councilor Doherty – Participated in National Forest Foundation interviews on May 4 regarding the Blue Lakes fees and permits program and noted that a public comment session is expected in June. They also met with the Parks Director to discuss the direction of the Parks and Recreation Department, including revisiting the adopted master and strategic plans to identify potential capital projects for future budget consideration, such as improvements at the north end of town and upgrades to the ice rink area.

Mayor Underwood – Reported plans to meet with the Region 10 Director next week to discuss City needs and upcoming opportunities. Attend the Colorado Municipal League Policy Review Committee meeting to review final policy positions. Underwood highlighted the May 12 Council Retreat, expressing appreciation for staff and noting the value of shared learning and strengthening Council effectiveness and emphasized the importance of ongoing communication and collaboration among Council members.

10. DEPARTMENT REPORTS

a. City Administrator Metteer

Report in packet.

Administrator Metteer added that staff was unsuccessful in finding an alternative entertainment option for the Fourth of July.

b. Director of Finance and Administration Rhoades

Report in packet.

Citizen Parker Fagrelus asked whether historical actual versus budget comparisons are available, noting concerns about water revenue trends and requesting additional context from prior years. Fagrelus also asked why written Council reports were not provided in advance and expressed that receiving them beforehand supports more informed public comment. Additionally encouraged consistent enforcement of public comment time limits for all speakers.

c. Community Development Director Murphy

Report in packet.

12. ADJOURNMENT

Motion to adjourn at 7:53 pm. This motion, made by Peggy Lindsey Scott and seconded by Jenny Hart, Carried.

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

Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

CERTIFICATION

I, Kara Rhoades, do hereby certify that I am the City Clerk of the City of Ouray, Ouray County, State of Colorado, and that the above minutes are a true and correct summary of the meeting of the Ouray City Council held on Monday, May 18, 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this Monday, May 18, 2026.

Kara Rhoades, City Clerk

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

June 4, 2026

email: dana.hlavac@state.co.us

Dana Hlavac
Division of Local Government
Department of Local Affairs

Re: EIAF 9849 / MHN Riverwalk Rentals Infrastructure Grant Extension Request

Dear Mr. Hlavac,

On behalf of the City of Ouray, I respectfully request an extension of the performance period for the **EIAF 9849 – More Housing Now Riverwalk Rentals Infrastructure Grant**.

The City remains fully committed to the successful completion of the Riverwalk Rentals infrastructure improvements and the development of additional workforce housing opportunities that this grant was intended to support. The project continues to align closely with both state housing objectives and the City's long-term goals of increasing attainable housing options for local workers and residents.

Since the grant award, efforts have been ongoing to bridge the funding gap. We are pleased to report with the eligibility of \$2.4M in CHFA Equity funding, the project will now move forward later this fall.

The requested extension will provide the additional time necessary to allow the implementation of the CHFA Equity funds. Without an extension, the City risks losing critical funding that is essential to delivering housing units that will serve Ouray's workforce and help address the region's housing shortage.

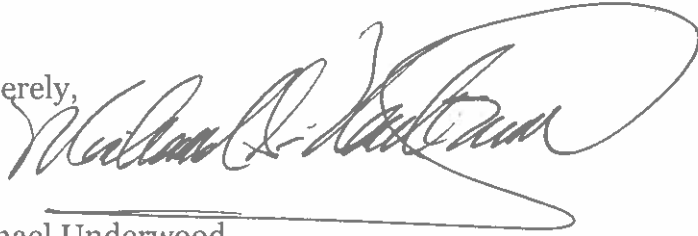
The City respectfully requests an extension of the grant term through **December 31, 2026**. During the extension period, the City anticipates completing the remaining components of the EIAF grant.

We appreciate the State of Colorado's continued partnership in addressing housing needs across rural communities and remain committed to ensuring that the public investment made through the More Housing Now program results in a successful and

sustainable housing project for Ouray.

Please let us know if additional documentation, updated project schedules, or progress reports are needed to support this request. We would welcome the opportunity to discuss the project status and extension request further.

Sincerely,

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

Michael Underwood

Mayor

Ouray, Colorado



Application for Participation on a City Committee

Thank you for your interest in applying to serve on a City Committee.

Please complete the following on your background.

This information will allow us to select and appoint a balanced membership for each of our committees.

Full Name: Lori Leo

Physical Address: [Redacted]

Mailing Address: [Redacted]

Email Address: [Redacted]

Home Telephone Number: [Redacted] Business Telephone Number: _____

Present Job Title: _____

Present Employment is: Full Time Part Time

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

Which committee do you want to be appointed for? OBC

How long have you lived in Ouray? 29 years

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

How do you envision your contribution to the committee?

Signature Lori Leo

Printed Name Lori Leo

Date 6-3-26



Application for Participation on a City Committee

Thank you for your interest in applying to serve on a City Committee.

Please complete the following on your background.

This information will allow us to select and appoint a balanced membership for each of our committees.

Full Name:

Frances C. Tisdale

Physical Address:

[Redacted]

Mailing Address:

[Redacted]

Email Address:

[Redacted]

Home Telephone Number:

[Redacted]

Business Telephone Number:

0

Present Job Title:

Retired public health nurse

Present Employment is:

Full Time

Part Time

May we contact you at work for committee related issues?

Yes

No

Which committee do you want to be appointed for?

Beautification

How long have you lived in Ouray?

honeymoon 1966, moved 1974

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

How do you envision your contribution to the committee?

muscle!

Signature

F. Tisdale

Printed Name

Frances C. Tisdale

Date

6/3/2026



Application for Participation on a City Committee

Thank you for your interest in applying to serve on a City Committee.

Please complete the following on your background.

This information will allow us to select and appoint a balanced membership for each of our committees.

Full Name: Robert M. Stoufer

Physical Address: [REDACTED]

Mailing Address: [REDACTED]

Email Address: [REDACTED]

Home Telephone Number: [REDACTED] Business Telephone Number: _____

Present Job Title: _____

Present Employment is: Full Time Part Time

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

Which committee do you want to be appointed for? OBC

How long have you lived in Ouray? 49 years

What do you think are the major issues affecting our City?
growth, balancing financial issues, dealing with influx of visitors vs. needs of citizens of Ouray

How do you envision your contribution to the committee?
hands on working, running meetings

Robert M. Stoufer
Signature

Robert M. Stoufer
Printed Name

6/3/26
Date



Application for Participation on a City Committee

Thank you for your interest in applying to serve on a City Committee.

Please complete the following on your background.

This information will allow us to select and appoint a balanced membership for each of our committees.

Full Name: Lou Hart

Physical Address: [Redacted]

Mailing Address: [Redacted]

Email Address: [Redacted]

Home Telephone Number: [Redacted] Business Telephone Number: _____

Present Job Title: Retired

Present Employment is: Full Time Part Time

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

Which committee do you want to be appointed for? Beautification

How long have you lived in Ouray? 7 yrs

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

How do you envision your contribution to the committee?
Participation in committee tasks

[Signature]
Signature

Lou Hart
Printed Name

6/3/26
Date



Application for Participation on a City Committee

Thank you for your interest in applying to serve on a City Committee.

Please complete the following on your background.

This information will allow us to select and appoint a balanced membership for each of our committees.

Full Name: Karisa Hoover

Physical Address: [Redacted]

Mailing Address: [Redacted]

Email Address: [Redacted]

Home Telephone Number: [Redacted] Business Telephone Number: [Redacted]

Present Job Title: music teacher

Present Employment is: Full Time Part Time

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

Which committee do you want to be appointed for? Beautification

How long have you lived in Ouray? approximately 9 yrs.

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

- Balancing tourism + local needs/values
- encouraging younger adults + families to be more involved in city decision making, committees, + projects

How do you envision your contribution to the committee?

continue to help with group + community projects, planting flowers, garden maintenance, connecting the school with committee projects, etc.

Karisa Hoover
Signature

Karisa Hoover
Printed Name

6/3/26
Date



Application for Participation on a City Committee

Thank you for your interest in applying to serve on a City Committee.

Please complete the following on your background.

This information will allow us to select and appoint a balanced membership for each of our committees.

Full Name: [Redacted]

Physical Address: [Redacted]

Mailing Address: [Redacted]

Email Address: [Redacted]

Home Telephone Number: [Redacted] Business Telephone Number: [Redacted]

Present Job Title: OBC Treas.

Present Employment is: Full Time Part Time

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

Which committee do you want to be appointed for? OBC

How long have you lived in Ouray? 33 years

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

How do you envision your contribution to the committee?
help the obc - keep Ouray Clean

[Signature]
Signature

Curtis Haggan
Printed Name

6-3-26
Date

RESOLUTION NO. 9 (Series 2026)

A RESOLUTION OF THE CITY OF OURAY, COLORADO, ADOPTING BOB'S RULES OF ORDER TO ESTABLISH PARLIAMENTARY PROCEDURES FOR THE CITY COUNCIL.

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

WHEREAS, Section 3.1 of the City Home Rule Charter provides that the Council may provide for its own rules of procedure; and

WHEREAS, *Bob's Rules of Order*, based on concepts established under *Robert's Rules of Order*, is a set of simplified rules of procedure developed for Colorado local governments; and

WHEREAS, the City Council wishes to adopt *Bob's Rules of Order* to help the Council conduct organized and efficient meetings of the Council; and

WHEREAS, the City Council hereby adopts *Bob's Rules of Order* enclosed as **Exhibit A** to be the official City Council rules of procedure and believes it is in the best interest of the public health, safety, and welfare of the City to do so.

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

1. Recitals. The foregoing recitals are incorporated herein as findings of the City Council.
2. Rules of Order. The City Council hereby approves and adopts *Bob's Rules of Order* enclosed as **Exhibit A** as the official rules of procedure of the City Council pursuant to Section 3.1 of the City Charter.
3. Ratification. The City Council hereby ratifies, approves, and confirms all action taken, not inconsistent with the provisions of this Resolution, by the City Council and the officers, agents, and employees of the City relating to the subject matter of this Resolution.
4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

ADOPTED this 15th day of June 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

THIS DOCUMENT IS AN EXCERPT FROM A LARGER WORK UNDER
PRODUCTION CONCERNING MEETING PROCEDURE FOR
COLORADO LOCAL GOVERNMENTS
February 2021

Bob's Rules of Order

SIMPLIFIED PARLIAMENTARY RULES OF ORDER FOR COLORADO LOCAL GOVERNMENTS

Robert C. Widner

Attorney & Counselor at Law
Widner Juran LLP
Centennial, Colorado
rwidner@lawwj.com
www.lawwj.com

This document is protected by copyright. Permission for use of all or a portion of this work for the limited purpose of adopting parliamentary procedures will be granted upon request by any municipality, county, or other governmental or quasi-governmental agency provided that attribution is made to the source of the document through inclusion of the following footnote appearing within the document:

All or a portion of this document is derived from *Bob's Rules of Order* authored and copyrighted (2020) by Robert C. Widner and is reprinted by express permission of the author.

Any municipality, county, or other governmental or quasi-governmental agency may obtain a Microsoft Word version of *Bob's Rules of Order* upon request sent to the author, Robert C. Widner at rwidner@lawwj.com or Widner Juran LLP, 13133 E. Arapahoe Road, Suite 100, Centennial, Colorado 80112. Permission for use by others can be requested by contacting the author.

Introduction

Efficient and well-run public meetings are a necessity for local government. An efficient and well-run meeting allows all scheduled business to be accomplished, voices to be equally heard, and differences of opinion to be aired amicably. Whether the meeting issues are deeply challenging and emotional or simply ministerial and non-confrontational, a well-run meeting leaves all participants feeling that the decisions made during the meeting are the product of fairness, equality, and respect. Poorly run meetings can undermine confidence in local government by allowing a perceived inequality among participants when engaged in debate and discussion, injecting conflict and argument between the participants, and adding confusion to the decision-making process and uncertainty in the eventual decision. A set of standardized rules of order or procedure which are both fully understood and routinely employed by meeting participants are a critical component to efficiency in meetings.

*Robert's Rules of Order*¹ is perhaps the most widely known set of rules offered to facilitate and manage meetings. Beginning with the pocket handbook first published in 1878, and with significant rewriting and amendment since that time, *Robert's Rules of Order* has evolved into a complex tool for meeting management. *Robert's Rules* totals an astounding 716 pages.² No fewer than two dozen independent publications are available to help meeting participants better understand, decipher, and interpret *Robert's Rules* including a *Robert's Rules for Dummies* publication³ and a *Complete Idiot's Guide to Robert's Rules*.⁴ Because an effective meeting necessarily requires meeting participants to equally understand the procedural rules governing the meeting, *Robert's Rules of Order* can prove to be an ineffective tool in conducting the meetings of local government.

Notwithstanding the unsuitability of *Robert's Rules of Order* to manage local government meetings, many communities incorporate *Robert's Rules* into their local meeting procedures by reference in local codes and policies. The incorporation of *Robert's Rules* into local government meeting procedures almost always results, not from an express acknowledgment that *Robert's Rules* will be suitable for use in the local government setting, but perhaps from a blind assumption that *Robert's Rules* will best guide meeting procedure because is the most recognized set of procedural rules. Few people have fully read *Robert's Rules* and fewer understand that *Robert's Rules* contain processes and procedures that Colorado local government might deem unacceptable.⁵

"*Bob's Rules of Order*" is intended as a simplified set of rules better suited to manage Colorado local government meetings. Although *Bob's Rules of Order* calls upon some of the basic concepts offered by *Robert's Rules*, *Bob's Rules of Order* pares down the available motions to those essential to advance the goal of running an efficient public meeting for Colorado local government.

¹ Henry M. Robert III and others, *Robert's Rules of Order Newly Revised*, 11th ed. (Da Capo Press, 2011).

² Id. The total pages are inclusive of 92 pages of summary charts and indexes.

³ C. Allen Jennings, *Robert's Rules for Dummies*, (New Jersey, John Wiley & Sons Inc., 2016).

⁴ Nancy Sylvester, *The Complete Idiot's Guide to Robert's Rules*, (New York, Penguin, 2010)

⁵ For example, *Robert's Rules of Order* includes provisions for the summary imposition of penalties against members who breach *Robert's Rules*, up to and including expulsion from the meeting and removal from membership on the body. See Chapter XX, *Robert's Rules of Order*.

Robert's Rules authorize a process and imposition of penalties for undefined conduct and actions taken by members outside of meetings which is deemed unacceptable by the body. Id.

Legal Advice and Disclaimers

Bob's Rules of Order does not offer legal advice. The *Rules* are offered to assist local government when considering the creation or implementation of local rules of order that will become a helpful tool in conducting more efficient public meetings.

When deciding practice and procedures for meetings, local governments should always inquire first to their local attorney. The local attorney is best suited to both understand the application of the laws affecting the local government and how to integrate the applicable law into the common or historic practice, procedures, and needs of the community. All legal advice involves an assessment of risk based on full knowledge of the law, the client, and the client's circumstances. Only the local attorney has the knowledge to best advise the local government in deciding the proper rules of order and procedure to govern meetings. In short, it is not a best practice to blindly apply the recommendations of *Bob's Rules* without consulting local legal counsel.

Terminology

Certain words and phrases are used throughout *Bob's Rules of Order* refer to actions or persons involved in a meeting. Some of these words and phrases are capitalized to remind the reader that the word or phrase has a specifically defined meaning.

Amendment (or to Amend) - An amendment is a motion to change, to add words to, or to omit words from a pending main motion. The amendment is usually intended to clarify or improve the wording of the original motion and must, of course, be germane to that motion.

Body – The formally constituted organization commissioned with the obligation and duty to act on behalf of the local government.

Chairperson – The person appointed or elected to preside over the meeting.

Floor – The privilege or right to speak to the body.

Member – A person appointed or elected to hold office as a recognized participant of the body.

Motion – A formal proposal seeking specific action by the body typically preceded by the words "I move that ..." or "I make a motion that" Motions are generally introduced by voice but may be presented to the body in writing.

Moving Party – The Member presenting a motion or point for action by the body.

Out of Order – An action that fails to comport with these *Rules of Order*.

Point – A declaration of a member addressed to the chairperson requesting to bring before the body a matter for immediate decision or resolution. There are three recognized points: (1) Point or Order; (2) Point of Information; and (3) Point of Appeal.

Second – An oral declaration by a Member to express that a motion offered to the body should receive debate or discussion.

Key Assumptions

Certain assumptions are incorporated into *Bob's Rules of Order*. Each of these assumptions are subject to rejection or modification by the Body in the development of the local rules of order to render *Bob's Rules* consistent with the local practices and procedures of the local government.

- ***The Chairperson Serves as the Parliamentarian:***
- ***Abstaining from Voting is not Permitted.***
- ***A Conflict-of-Interest Mandates Recusal from Voting:***
- ***A Motion is Not a Prerequisite to Discussion or Debate on a Matter.***

These assumptions are each clarified below:

- ***The Chairperson Serves as the Parliamentarian:***

During a meeting, decisions regarding the proper application of the *Rules* will be required. For example, a determination will need to be made during a meeting that a particular motion is, or is not, Out of Order (*i.e.*, appropriate for presentation under the *Rules*). “Parliamentarian” is the customary term used to identify the person with a solid understanding of the meeting rules and who is commissioned to render decisions on the applicable and proper procedure.

The practice in most government meetings is to assign the role of parliamentarian to the person in charge of the procedure and flow of the meeting – that is, the chairperson.

In some local governments, the role of parliamentarian is assigned to the clerk, attorney, or other administrative support or staff person. This assignment of the role to a person other than the chairperson can prove challenging; the parliamentarian will often be seen as “taking sides” on a ruling of procedure. Asking an administrative support or staff person to render a ruling between potentially conflicting positions held by body members who may control or supervise the administrative person is often seen as ill-advised and places the administrative person in an awkward position.

- ***Abstaining from Voting is not Permitted.***

Whether a member is elected, appointed, or volunteered to serve the body, an underlying assumption is that the member agreed to perform the duties of the position unless prevented by law.⁶ A member may wish to “abstain” (*i.e.*, not declare a formal vote or position) due to a myriad of reasons which may include a simple desire to avoid being placed on the record in support or opposition of a proposition. Such an abstention for personal reason or convenience constitutes a neglect of the duty freely accepted by the elected or appointed member to represent the body and the public and, therefore, is not permitted by these *Rules of Order*.

Abstentions can undermine the required vote of the body. Taken as an expression that the member is not declaring a vote and therefore no vote by the member will be recorded, an abstention or possible multiple abstentions can reduce the body's vote total below the

⁶ See *A Conflict-of-Interest Mandates Recusal from Voting*, below.

number necessary to enact a proposition or motion. For example, for a vote requiring a majority of a 5-member body, an abstention of two members will allow the vote to be approved by only 2 of the voting members or less than the quorum of the body.

The potential for abstention places the body at risk that the body will not have a sufficiently representative number of voting members after devoting considerable time and effort in reaching the point of rendering a decision. Combined with the abstaining member's active participation in the debate and deliberation before declaring an abstention, the member can effectively influence the body's decision yet evade taking a public position on the motion or proposition. Such practice should be viewed as incompatible or inconsistent with the concept of open, transparent, and representative government.

When a member expresses an otherwise unpermitted abstention on a vote, the *Rules of Order* deem the abstention as an affirmative vote or declaration in favor of the proposition which is pending before the body. For example, if a body member votes to "abstain," the clerk will record the vote as a "yes" vote or as an affirmative expression of support for the pending proposition. If the abstaining member objects to the recording of her abstention as an affirmative vote because then member does not affirmatively support the motion, the member is afforded an easy solution, which is to vote "no" on the motion.

The alternative to the recording of the abstention as an affirmative or "yes" vote and, instead, to record the abstention as a "no" vote, will allow members to defeat a motion without taking a specific position on the motion. In other words, the recorded vote on a motion by seven voting members could be 3 votes in favor by declaration of a "yes" vote, 2 votes in opposition by declaration of a "no" vote, and 2 votes to "abstain" which are then recorded as "no" votes. As a result, the motion is defeated upon a 3-4 vote without a majority of members publicly committing to a "no" or negative position on the vote. Such a scenario should be considered as antithetical to open, transparent, and representative government.

- ***A Conflict-of-Interest Mandates Recusal from Voting:***

When a member faces a lawfully recognized conflict of interest, the member shall recuse⁷ themselves from all participation in the matter and shall not vote. Moreover, the conflicted member shall not be permitted to influence the body by participation in the consideration, deliberation, or debate on the matter and may not seek to influence individual members outside of the public meeting or the hearing. Mandating that a member recuse themselves from advocating and voting on a matter due to a conflict of interest is lawfully permitted and a member has no personal constitutional right to participate or vote where a conflict exists.⁸ Colorado provides a limited single exception to this rule where (i) the conflict

⁷ Recusal is not the equivalent to abstention. Abstention is "the withholding of a vote;" whereas recusal is "the [removal] of oneself as judge or policy maker in a particular matter, especially because of a conflict of interest." Black's Law Dictionary (8th Ed. 2004). Abstention, if allowed, permits the member to participate in the proceeding and, prior to the vote, to make a declaration that the member will not vote for reasons often unstated, and which can include personal preference, indifference, lack of information, or possibly a perceived conflict of interest. In contrast, recusal precludes the member from participation in any aspect of the matter because to participate or to vote would subject the member or the member's organization to liability.

⁸ *Nevada Commission on Ethics v. Carrigan*, 564 U.S. 117 (2011)

arises from a personal or private interest; (ii) a quorum cannot be maintained if the member is excluded; and (iii) the member makes a required disclosure to the secretary of state.⁹

What constitutes a conflict of interest is difficult to summarize. State law recognizes a number of conflicts of interests in statute which are unfortunately not well defined. In addition, many local rules of procedure recognize other circumstances in which a member is not lawfully permitted to participate due to a conflict of interest. As a result, the body's attorney should always be consulted in advance of the meeting regarding a potential conflict of interest. In nearly all situations, the determination of a legally recognized conflict of interest will involve an evaluation of the particular facts surrounding the conflict, the form of decision pending before the body, and the potential for a vote to be entered notwithstanding a conflict of interest.

A declaration that a member has a conflict of interest is not addressed by a declaration to "abstain." Abstention is a declaration of a desire not to vote on a matter for which the member may otherwise lawfully participate and vote. The existence of a conflict of interest creates a legal impediment to participation and voting which can subject the member and the body to potential legal liability.

Recusal from participation due to a conflict of interest should be offered before the body *prior to* or at the *initial opening* of the matter on the agenda. For example, the conflicted member should seek the floor at the initial opening of the matter and proclaim that, "Madam Chairperson, following consultation with our attorney and due to a conflict of interest, I must respectfully recuse myself from all participation in this matter." It is customary for the conflicted member, following declaration of recusal, to leave the dais of the body and take a seat either in the audience or outside the meeting room for the entire consideration of the matter.

- **A Motion is Not a Prerequisite to Discussion or Debate on a Matter.**

In some meeting rules of order, a motion is a necessary prerequisite to discussion or debate. However, such a practice is generally inconsistent with the common practice of local government meetings. Oftentimes, discussion on a problem or proposition sets the basis or background that will lead to an appropriately stated motion. The basis or background more often enables the motion to be tailored to the viewpoints and comments offered during discussion offered prior to any motion. It is not infrequent that a hastily stated motion is later withdrawn or modified following discussion. As a result, efficiency is achieved by permitting motions to be made at an appropriate time which may be before, during, or following robust discussion or deliberation on a matter.

General Rules Governing the Meeting

- Quorum Required. A majority of the members of the Body in office shall constitute a quorum for the transaction of business at all meetings where a quorum is required. In the absence of a quorum, the Body's chairperson, vice chairperson, other officer, or the administrative staff person serving the Body may announce that the meeting is continued due to lack of a quorum and such announcement

⁹ See C.R.S. § 24-18-110.

may include the date, time, and place at which the meeting will be re-convened. By way of example, such announcement may state: "Due to lack of quorum, this meeting is continued to the [state date, time, and place]." In the event any meeting is adjourned to a later date, the Chairperson or the administrative staff person serving the Body shall prepare and cause to be delivered to each member of Body timely notice setting forth the date and hour to which such meeting has been continued. Any announcement of a continuation without a public announcement of the date, time, and place of the continued meeting shall require the issuance of new notice for any public hearings or other matters that require notice.

- Floor Required to Address Body. Except when raising a Point (Point of Order, Point of Information, or Point of Appeal), a Member must first be recognized by the Chairperson and be given the floor in order to address the Body. Speaking without first obtaining the floor is out of order.
- Time Limit for Floor. A Member's right to the floor is limited to five (5) minutes. A Member may request that the Chairperson grant additional time. Such request should customarily be granted by the Chairperson unless the Chairperson determines that other Members are waiting to be recognized to obtain the floor or that meeting efficiency necessitates that the requested extension be denied. When one Member is denied a request for an extension of time to speak, no other Member shall be granted an extension of time for the same agenda item. Speaking in excess of the allocated time is out of order.
- Limitation on Obtaining Floor. A Member should only speak once to any motion or matter under debate until such time that all others seeking the floor have been provided an opportunity to speak to the motion. Obtaining the floor after previously speaking when other members are waiting an opportunity to speak is out of order.
- No Interruptions or Side Discussions. To maintain a clear recorded meeting record, only one person shall speak at any one time. Interrupting a person who has the floor or engaging in side discussions while another person has the floor is out of order.
- Second Required for Debate. All motions must receive a second before debate or discussion may begin. A second does not connote approval of the motion but only that the Member offering the second supports fuller discussion of the motion.
- Chairperson Discretion. The Chairperson may independently decide to deviate from the Rules of Order in order to increase meeting efficiency and to best enable full and informed discussion of a matter before the Body. However, such independent action by the Chairperson remains subject to a Point of Order and Point of Appeal through which a Member can bring the meeting into full compliance with the Rules of Order.
- Voting:
 - Vote Requirement. A majority vote of the quorum present is required for any motion unless a different requirement is set by these Rules of Order or by applicable law. For example, a supermajority (2/3rds of quorum present) is required for a Motion to Call the Question pursuant to these Rules of Order and a

supermajority (2/3rds of a quorum present) is required for a motion for executive session pursuant to the Colorado Open Meetings Law (C.R.S. § 24-6-402(4)).

Aye or Nay Vote Required. A vote of aye or nay (or another form of affirmative or negative declaration such as “yes” or “no”) shall be taken upon motions. Every Member, when present, must vote aye or nay unless:

- (1) The Member is excused by the Chairperson due to the Member’s declaration of a conflict of interest at the introduction of the agenda item or immediately upon discovery of a legally recognized conflict of interest; or
- (2) The Member is excused by the Chairperson because the member is without sufficient information upon which to enable an informed vote due to an absence at a prior meeting, e.g., the member did not attend the meeting for which meeting minutes are moved for approval.

No Abstention. An unexcused member’s vote to “abstain” or other similar declaration other than “aye” or “nay” shall be recorded as a “nay” vote on the pending motion or matter.

No Explanation of Vote. Members shall not explain their vote except during discussion and deliberation prior to the calling of the vote on the question. Any attempt to explain a vote or to condition the vote immediately prior to casting the vote is out of order.

Chairperson’s Privileges & Duties

- Chairperson to Direct Meeting. The Chairperson is privileged to act as the director of the meeting. The Chairperson shall seek to clarify the actions pending before the Body during the meeting and prior to a vote. For example, the Chairperson is encouraged to restate motions, announce expectations for the meeting agenda, and recommend to the Body the proper procedure or rules for a particular course of action. The Chairperson has a continuing right to the floor although, like any other member, shall be held to compliance with the Rules of Order.
- Chairperson as Parliamentarian. The Chairperson is the meeting parliamentarian and shall decide all questions of process and procedure. Such decisions are subject to appeal by a Point of Appeal. The Chairperson may consult with the Body’s legal counsel or administrative staff to assist in rendering decisions regarding the application of the Rules of Order.
- Chairperson as Facilitator of Discussion. As the meeting director, the Chairperson should generally encourage and enlist other Members to propose or to second motions and to lead initial debate. Nevertheless, the Chairperson is entitled to the same rights as Members regarding the presentation of motions, seconding motions, and debate and may exercise such privilege as deemed appropriate by the Chairperson.

- Temporary Informal Recesses. The Chairperson may declare a temporary recess without motion or consent of the Body. However, no recess shall be declared which would interrupt a member who has properly secured the floor to speak.

Moving Party's Privileges

- At any time *prior to* receiving a second on a motion, the Moving Party may unilaterally withdraw or unilaterally amend a motion provided that the Moving Party has the floor. A motion, *once seconded*, belongs to the decision-making Body and the Moving Party's privileges are limited.
- The Moving Party retains the following limited privileges after the motion receives a second if the Moving Party has properly secured the floor to speak:
 - A. The Moving Party may speak to the rationale, purpose, meaning, or need of the motion prior to the opening of full debate to other members of the Body.
 - B. The Moving Party may withdraw his/her seconded motion unless an objection is raised by Point of Order. An objection to the Moving Party's withdraw of the seconded motion will summarily defeat the Moving Party's request to withdraw.
 - C. The Moving Party may accept a proposed amendment (a "Friendly Amendment") unless an objection is raised by Point of Order. An objection to a Friendly Amendment will summarily defeat the Moving Party's privilege to accept a Friendly Amendment and, in such case, a formal Motion to Amend would be in order.
 - D. During debate, to further explain or clarify the meaning, intent, or purpose of the motion or to otherwise respond to a Point of Information.

Classes & Priority for Points and Motions

There are three classes for motions and points: (1) Privileged; (2) Main; and (3) Subordinate. The class determines the priority or importance of the motion or point and, therefore, determines whether the motion or point is "in order" when made, i.e., if the motion or point proposed is appropriate for the Body to consider at the time it is presented.

- **PRIVILEGED** motions, which include all three Points, do not require a pending main motion on the floor and do not relate directly to a pending question. Privileged motions or points may be raised at any time. Privileged *points* do not require the floor; privileged *motions* require the floor. Privileged motions oftentimes involve an administrative or ministerial aspect of the meeting that needs to be resolved independently of the business then-pending before the Body. There following motions or points are recognized as privileged and are listed *in order of precedence*:
 - Point of Order
 - Point of Information

- Point of Appeal
 - Motion to Recess
 - Motion for Executive Session
- A **MAIN** motion formally presents to the Body an item for action. A Main motion can be made only when no other motion is pending. If a Main motion is presented when another pending motion or point is before the Body, it is out of order.

Although there are as many Main motions as there are subject matters that a Body may consider, there are four (4) commonly recognized *specific* Main motions used in local government decision-making:

- Motion to Adjourn
 - Motion to Reconsider
 - Motion to Postpone an Agenda Item to a Date Certain
 - Motion to Postpone Indefinitely
- A **SUBORDINATE** motion is related to and supplements or builds upon the Main motion. A Subordinate motion must be dealt with before the Main motion can be voted on. A Subordinate motion is in order only when there is a pending main motion on the floor. Once a seconded Subordinate motion is pending on the floor, neither a MAIN motion nor another Subordinate motion is in order.

There are three (3) recognized Subordinate motions:

- Motion to Amend (a Main Motion)
- Motion to Continue Matter Before the Body to Date Certain
- Motion to Call the Question (Close Debate)

Points and Motions in Detail

A. Points

There are three "Points:" (1) Point of Order; (2) Point of Information; and (3) Point of Appeal. Points do not require a second. They are each "privileged" and may be raised at any time.

- **Point of Order** (or to "raise a question of order" as it is sometimes expressed), is an opportunity for a Member to express an opinion that the rules or procedures of the Body are being violated. The appropriate means of asserting such opportunity is for the member to wait for a break in the discussion and state "Point of Order" and wait to be recognized by the Chairperson. Any existing debate or discussion should cease. Upon the Chairperson's recognition, the member must succinctly state the general rule or procedure believed to be in violation. A point of order should not interrupt another speaker, does not require a second, is not debatable, is not amendable, and cannot be reconsidered. For example:

Member Jones was granted the floor and proposed a motion to approve a site plan. Member Jones then proceeded to discuss the rationale for his motion.

Member Jones: [has the floor and is engaged in debate on a motion, he pauses in his debate]

Member Smith: "Point of Order."

Chairperson: "Excuse me a moment, Mr. Jones. The Chairperson recognizes Ms. Smith."

Member Smith: "I believe we are debating a motion that did not receive a second. I believe that this is out of order because a motion requires a second before debate."

Chairperson: "You are correct Ms. Smith, I do not recall a second was offered. Therefore, let us cease debate. Do I have a second on the motion? [A second is offered]. Thank you for your Point of Order, Ms. Smith. Mr. Jones, you have the floor and may commence debate."

- **Point of Information** is a *request to receive information* on a specific question, either about process, meeting conduct, clarification of a motion, or about a fact at any time during a meeting. A Point of Information is not an opportunity for a member to *provide* information to the Body and should never be used as a means of continuously interrupting the flow of debate. Using a Point of Information to provide information or to interrupt debate would be out of order.

As an example of the proper use of a Point of Information while the Body is engaged in debate on a seconded motion:

Member Quinn: [Has the floor and is offering her thoughts on a pending matter.]

Member Frank: "Madam Chairperson, Point of Information"

Chairperson: "Excuse me a moment, Ms. Quinn. The Chairperson recognizes Member Frank."

Member Frank: "Ms. Quinn said there are more than 5,000 vehicles passing through the Main Street intersection during the peak evening hours. But I recall that our Traffic Engineer stated earlier that the traffic count at the intersection during evening peak hours was only 1,500 vehicles. What is the correct number?"

Chairperson: "Let's have the Traffic Engineer provide us the accurate figure for traffic count."

Following the Traffic Engineer's advisement, Ms. Quinn again has the floor.

- **Point of Appeal** is a request of a member to challenge a decision of the Chairperson concerning the application of the Rules of Order. A Point of Appeal shall customarily be in order immediately following the Chairperson's decision and

may be declared out of order and unavailable where the Body has relied upon the Chairperson's decision and continued the proceeding in reliance upon, or in accordance with, the Chairperson's decision. The member making the Point of Appeal may briefly state his or her reason for the Point, and the Chairperson may briefly explain his or her ruling, but there shall be no further debate on the appeal.

As an example of the use of a Point of Appeal when a motion is pending discussion:

Chairperson: "We have on the floor a Motion to Call the Question that was seconded." The vote on a Motion to Call the Question is not debatable and will require a majority vote of the quorum present."

Member Thomas: "Point of Appeal"

Chairperson: Mr. Thomas has raised a Point of Appeal. Mr. Thomas, you have the floor. What is your appeal?"

Member Thomas: I appeal the Chairperson's decision regarding the required vote on a Motion to Call the Question. A Motion to Call the Question requires a 2/3rds vote pursuant to our Rules of Order.

Chairperson: "My decision regarding the required vote is being appealed. I believe that closing debate is a rather simple matter only requiring a majority vote like a majority of all of our motions."

"We shall now vote on the appeal. Mr. Thomas appeals my decision regarding a vote on a Motion to Call the Question requires a simple majority of this quorum. Mr. Thomas asserts it should be a 2/3rds vote. The question we are now voting on is 'Shall the decision of the Chairperson be sustained?'"

[The Members vote to not sustain (they overturn) the Chairperson's decision.]

Chairperson: "My decision is overturned on appeal. I stand corrected and will now declare that the Motion to Call the Question requires a vote of 2/3rds of the members of the Body. Let us proceed to the consideration of the Motion to Call the Question."

B. Motions

- **Motion to Recess** **(Privileged)**

A Motion to Recess is intended to provide a temporary cessation in the meeting to accommodate matters such as restroom breaks or to consult with legal counsel or administrative staff. The motion should state approximate amount of time for the requested recess as a convenience to other members and the public in attendance. A second is required and the

motion is not debatable and requires an immediate vote. A majority vote of quorum present required for approval.

As an example of a Motion to Recess, such motion might be stated as:

Member Thomas: "I move to recess our meeting for 15 minutes until 7:30."

Member Jones: "Second."

Chairperson: "We have a Motion to Recess on the floor to recess until 7:30. Because this motion is not debatable, would the clerk please call for the vote."

- **Motion to Adjourn (Main)**

Motion to Adjourn is available to cease further action of the Body and immediately terminate the meeting. A Motion to Adjourn is debatable and requires a majority vote of quorum present required. Caution should be exercised when presenting a Motion to Adjourn when items are pending on the agenda that required prior notice (such as public hearing publication or posting of property) because these matters must be properly continued to a future date or new notice published and/or posted.

As an example of a Motion to Adjourn, such motion might be stated as:

Member Thomas: "I move to adjourn this meeting."

Member Jones: "Second."

Chairperson: "We have a Motion to Adjourn on the floor. Member Thomas, did you want to speak to your motion or open any debate?"

Member Thomas: "Thank you. I believe the remaining items on our agenda are not important and it is already 11:00 p.m. I believe we are all tired and can no longer concentrate."

Chairperson: Any other debate? Seeing none, would the clerk please call for the vote. Please note that only a simple majority of our quorum present tonight is needed to adjourn."

- **Motion to Reconsider (Main)**

A Motion to Reconsider is an extraordinary motion that requires a degree of care in presenting and, if approved, care in processing the matter to be reconsidered. A successful Motion to Reconsider will effectively void the prior vote taken on the previously decided motion and cause the matter to be reopened for another motion and a new consideration.

A Motion to Reconsider is only in order at the same meeting at which the decision to be reconsidered was made or at the *next* regular meeting of the

Body. The motion must be made by a member on the prevailing side of the original motion to be reconsidered. The required second on the motion need not be a member from prevailing side. The motion is debatable but only for the reasons to explain or justify reconsideration and not for the purpose of debating the merits of the original motion.

A supermajority vote of 2/3rds of the quorum present is required for approval. All proceedings, testimony, evidence, and debate on the matter presented during the initial consideration of the original matter will remain part of the official record; only the decision or vote taken is voided.

In the event of a successful Motion for Reconsideration, it is recommended that the reconsideration of the original matter be continued to a future date as opposed to being heard at the same meeting in which the Motion for Reconsideration was approved. This recommendation stems from the fact that the matter under reconsideration will likely require new public notice so that interested parties (and possibly an applicant whose rights are being decided) are apprised of the new consideration and can attend and participate in the new consideration. Even when a successful Motion for Reconsideration was presented in the same night as the matter subject to reconsideration, the parties present for the original matter may have departed the meeting after what appeared to those attending to be a final decision on the original motion. Fairness will often dictate that the reconsideration be scheduled for a future date.

As an example of the typical process surrounding a Motion to Reconsider, such motion might be stated as:

Member Thomas: "I move to reconsider our decision to approve Ordinance 14 which required all owners to keep their dogs on leashes at all times. I believe I can make this motion because I voted "yes" on the ordinance and it was approved at our last meeting."

Member Jones: "Second."

Chairperson: "We have on the floor a Motion to Reconsider Ordinance 14 concerning our new dog leash law. Please note that a Motion to Reconsider, if we approve it tonight, will reopen the consideration of Ordinance 14 and require new debate, a new motion, and a new vote. Member Thomas, did you want to speak to your Motion to Reconsider? Please note that you are free to discuss the reason why you wish to seek reconsideration but this is not intended to be a debate of the merits of Ordinance 14 at this time."

Member Thomas: "Thank you. I would like us to reconsider Ordinance 14 because upon reflection over the last week I believe the Ordinance may be too restrictive and we might want to consider allowing an exemption to the

leash requirement for owners that can maintain control over their dogs by using voice command.”

Chairperson: “Any other debate concerning whether we should reconsider Ordinance 14? Seeing none, would the clerk please call for the vote. Please note that this Motion to Reconsider requires a supermajority of 2/3rds of the quorum present tonight to be approved. If approved, our administrative staff will need to schedule Ordinance 14 for discussion at a future date and provide or publish any required notices to the public concerning our reconsideration of Ordinance 14.”

- **Motion to Postpone an Agenda Item to Date Certain (Main)**

A Motion to Postpone an Agenda Item to a Date Certain pertains to a matter that is not presently on the floor but is scheduled for later consideration on the Body’s agenda. The motion must identify a date and time certain for the agenda item to be reset for Body consideration. If the Moving Party desires to *indefinitely* postpone an item, a Motion to Postpone indefinitely is the appropriate motion (see below). The Motion to Postpone an Agenda Item to a Date Certain is debatable. A majority vote of quorum present required for approval.

As an example of a Motion to Postpone an Agenda Item to Date Certain, such motion might be stated as:

Member Smith: “I move to Postpone Agenda Item 8 which pertains to funding of the repainting of the offices in City Hall to our meeting on August 15 at 7:00 p.m. here in our Council Chambers.”

Member Edwards: “Second.”

Chairperson: “We have a Motion to Postpone Agenda Item 8 which pertains to the funding of the repainting of the offices. This motion is debatable, so I would offer Mr. Smith and other Members an opportunity to comment on the motion”.

Member Smith: “I believe that this is not an urgent matter and, quite frankly, there are more pressing matters to fully consider tonight. The August 15 agenda looks like a light meeting.”

Chairperson: “Any other discussion? Seeing none, would the clerk please call for the vote.”

- **Motion to Postpone Indefinitely (Main)**

A Motion to Postpone Indefinitely will effectively kill a matter that is subject to the Body’s consideration (and is usually on the meeting agenda or

scheduled on a future agenda). This motion will remove the matter from the Body's consideration without full debate of the matter and without directly voting the matter down on the matter's merits. It is most commonly used to eliminate a matter from the current and/or future agendas because there is insufficient interest on the Body to hear the matter. As a caution, a Motion to Postpone Indefinitely would not be appropriate where the item involves a quasi-judicial matter for which an applicant has a right to a hearing and opportunity to be heard; legal counsel should be consulted regarding the use of this Motion for any quasi-judicial matter. The motion is debatable. A majority vote of quorum present required for approval. If approved, the matter will not be brought back to the Body unless the Body instructs that the item return for a future agenda.

As an example of a Motion to Postpone Indefinitely, such motion might be stated as:

Member Johnson: "I move to Postpone Indefinitely Agenda Item 2 which pertains to enacting a leash law for all cats in the town."

Member Samuels: "Second."

Chairperson: "We have a Motion to Postpone Agenda Item 2 indefinitely which pertains to our imposing a leash law on cats. This motion is debatable and requires a majority vote of the quorum present tonight. I would offer Ms. Johnson and other Members an opportunity to comment on the motion."

Member Johnson: "I have talked with many citizens about this proposal and believe that we are likely to be harshly criticized should be enact such an ordinance. So I think it is a waste of our time to continue to entertain this idea and I prefer just to eliminate the matter from tonight's agenda and our future consideration."

Chairperson: "Any other discussion? [Member Thomas requests floor]. The floor recognizes, Mr. Thomas. Mr. Thomas you have the floor."

Mr. Thomas: "Thank you. Although I agree with Ms. Johnson about the public sentiment we are likely to hear about leashing cats, I think we should at least open the public debate and have the citizens comment to us directly. So, I oppose the motion to postpone indefinitely."

Chairperson: "Seeing no other discussion, would the clerk please call for the vote."

[Vote fails to gain the required simple majority vote needed for a Motion to Postpone Indefinitely.]

Chairperson: "We do not have the required majority of the quorum so the offered motion is rejected or fails. We will consider the matter of leashing cats as our scheduled Agenda Item 2 tonight."

• **Motion to Amend (a Main Motion) (Subordinate)**

A Motion to Amend (a Main Motion) is applicable only to a Main motion on the floor. The motion must provide specificity as to the intended amendment. The motion is debatable. A majority vote of a quorum present required for approval. A motion to amend is not in order when another motion to amend is already pending (made and seconded) before the Body; e.g., the Body will deal with only one Motion to Amend at a time to avoid confusion.

As an example of a Motion to Amend a Main Motion, such motion might be stated as:

Member Smith: I move to Approve Ordinance No. 6 as presented to us tonight."

Member Jackson: "Second."

Chairperson: "We have a proper Motion on the floor that has received a second to approve Ordinance No. 6. Any discussion?"

Chairperson: "Yes, the Chair recognizes Mr. James. Mr. James, you have the floor."

Member James: "Thank you. I move to amend the motion offered by Ms. Smith to change the amount of the penalty for the first violation stated in Section 1-1-3 on page 3 of Ordinance No. 6 from the stated \$100 for the first offense to \$200 for the first offense."

Member Samuel: "Second."

Chairperson: "We have a Motion to Amend before us to change the penalty in Section 1-1-3 of Ordinance No. 6 from \$100 to \$200 for the first offense. We will take up the Motion to Amend first and decide that Motion before we consider the Main Motion. It is debatable and requires a simple majority vote. I see no one wishing to comment or debate the offered amendment to Ordinance No. 6. Would the clerk call for the vote on the Motion to Amend only."

[Motion receives majority vote of approval.]

Chairperson: "The Motion to Amend is approved so Ordinance No. 6 is now amended to change the penalty for a first offense to \$200. We next turn to the Main Motion to

approve Ordinance 6, now as amended. Any debate on Ordinance No. 6 as amended? Seeing none, would the clerk please call for the vote of Ordinance No. 6 as it was amended.”

- **Motion to Continue Matter to Date Certain (Subordinate)**

A Motion to Continue a Matter (that is before the Body) to a Date Certain postpones to holdover the current motion to a specific date, time, and place stated in the motion. Note that a motion to continue a matter without stating a date certain would operate more like a Motion to Postpone Indefinitely (see above) and would require the matter to be affirmative requested by the Body for future consideration and reintroduced and, when required, new publication of notice of the hearing or discussion. The motion is debatable. A majority vote of a quorum present required for approval.

As an example of a Motion to Continue a Matter to a Date Certain, such motion might be stated as:

Member Smith: “I move to continue this matter under consideration to our meeting on February 23 at 7:00 p.m. here in our Council Chambers.”

Member Edwards: “Second.”

Chairperson: “We have a Motion to Continue this matter we are considering to a date and time certain, that being our meeting of February 23, at 7:00 p.m. here in our Council Chambers. This motion is debatable and only requires a majority of the quorum here this evening. I would offer Mr. Smith and other Members an opportunity to comment on the motion.”

Member Smith: “I believe we need a continuation so that we can have a full opportunity to review the traffic study we received tonight. Without my detailed review of that study, I do not believe I am able to make an informed decision on the matter pending before us.”

Chairperson: “Any other discussion? The Chair recognizes Ms. Hampton.”

Member Hampton: “We have all had the traffic study for more than a month and we received a presentation on the study contents last week. With all respect to Mr. Smith, I believe a majority of us are fully informed and we can decide the issue tonight.”

Chairperson: “Seeing none other request to debate, would the clerk please call for the vote.”

- **Motion to Call the Question** **(Subordinate)**

A Motion to Call the Question (also more correctly phrased as to “Close Debate”) will close further debate and require vote on the motion pending before the Body. The motion applies only to the motion on the floor. The motion is not debatable. Due to the fact that such a motion will forestall the Body’s ability to discuss the merits of the pending matter, a supermajority vote of 2/3rds of the quorum present is required for approval in order that the Body evidences a strong intent that continuing debate is not necessary to decide the matter.

As an example of a Motion to Call the Question (or Close Debate), such motion might be stated as:

[A debatable motion is pending before the Body and the Body is engaged in debate.]

Member Bernie: “I move to Call the Question.”

Member Jones: “Second.”

Chairperson: “We have Motion to call the Question which will, if approved, close all debate on the matter presently before us and require a vote. This motion is not debatable. This motion will require a supermajority of our quorum by 2/3rds. Would the clerk please call for the vote.”

Chairperson: “The Motion to Call the Question is approved by a 2/3rds vote. Would the Clerk please call for the vote on the main motion.”

- **Motion for Executive Session** **(Privileged)**

Executive sessions are expressly permitted by state law to allow the Body to discuss certain topics in a closed non-public setting. The most common authorized executive session topics for local government include:

- A. Purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; except that no executive session shall be held for the purpose of concealing the fact that a member of the local public body has a personal interest in such purchase, acquisition, lease, transfer, or sale.¹⁰
- B. Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions. Mere presence or participation of an attorney at an executive session of the local public body is not sufficient to qualify the executive session as a session involving legal advice.¹¹

¹⁰ C.R.S. § 24-6-402(4)(a).

¹¹ C.R.S. § 24-6-402(4)(b).

- C. Matters required to be kept confidential by federal or state law or rules and regulations. The Body shall announce the specific citation of the statutes or rules that are the basis for such confidentiality before holding the executive session.¹²
- D. Specialized details of security arrangements or investigations, including defenses against terrorism, both domestic and foreign, and including where disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law.¹³
- E. Determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators.¹⁴
- F. Personnel matters *except if* the employee who is the subject of the session has requested an open meeting, or if the personnel matter involves more than one employee, all of the employees have requested an open meeting.¹⁵ However, you cannot hold an executive session for “personal matters” to discuss:
 - (i) an elected official or an appointed member of the Body;¹⁶ or
 - (ii) the appointment of a person to fill an appointed¹⁷ or elective office; or
 - (iii) personnel policies that do not require the discussion of matters personal to particular employees.¹⁸
- G. Consideration of any documents protected by the mandatory nondisclosure provisions of the "Colorado Open Records Act",¹⁹ except that all consideration of documents or records that are work product as defined in C.R.S. § 24-72-202 or that are subject to the governmental or deliberative process privilege shall occur in a public meeting unless an executive session is otherwise allowed pursuant to state law.

Because the authorized purposes for executive session are limited and because errors in calling for an executive session *may* result in the session discussion becoming subject to public disclosure or actions, if any,

¹² C.R.S. § 24-6-402(4)(c).

¹³ C.R.S. § 24-6-402(4)(d).

¹⁴ C.R.S. § 24-6-402(4)(e).

¹⁵ C.R.S. § 24-6-402(4)(f)(I).

¹⁶ C.R.S. § 24-6-402(4)(f)(II).

¹⁷ *Id.* A special statutory provision of the Colorado Open Meetings Law (C.R.S. § 24-6-402(3.5)) may authorize non-public executive sessions to conduct some of the business associated with selecting the chief executive officer (commonly considered as the “city manager” or “town administrator.) Consult your local counsel to understand the steps necessary to hold these special forms of non-public public meetings.

¹⁸ C.R.S. § 24-6-402(4)(II).

¹⁹ *Id.*

invalidated, it is always advised to obtain legal advice regarding each motion.

Unlike other matters that will be open for public discussion, debated, and possibly decided by the Body, it is not necessary that the Executive Session be listed on the meeting agenda in advance. Oftentimes, the Body has no need for an executive session and the need arises during the meeting. For example, the need for legal advice may not be known until evidence or information is presented that give rise to a question requiring consultation with the Body's counsel.

The Motion for Executive Session must include the citation to Colorado Revised Statute subsection authorizing session and a brief description of subject matter.

The motion is debatable. However, care should be taken during debate to not disclose any confidential or sensitive information that might undermine the purpose of the executive session. For example, a town board member may state in debate during the public meeting that an executive session should be held to allow the council to decide "whether to spend up to \$2,000,000 on the acquisition of the vacant Thompson Property for a public park." Such public disclosure would essentially undermine the purpose of the executive session, that is, to give the town board the opportunity to determine negotiation strategy and the total amount willing to be paid to the seller for the Thompson Property. More appropriate would be to declare in debate that the executive session is needed to "allow the town board to decide the maximum amount the negotiation team can offer in negotiation."

Very importantly, a supermajority of 2/3rds of quorum present required for approval pursuant to the Colorado Open Meetings Law.

As an example of a Motion for Executive Session to obtain legal advice, such motion might be stated as follows:

Member Thomas: "I move to hold an executive session pursuant to C.R.S. § 24-6-402(4)(b) to receive legal advice on the right to impose a condition on the proposed rezoning application under discussion."

Member Jones: "Second."

Chairperson: "Is there any debate on this motion? Seeing none, would the clerk please call for the vote." Please note that the vote required for executive session is a 2/3rds of the quorum present tonight."

[Vote by the Body is taken and the vote is unanimous.]

Chairperson: "We are now authorized to enter into executive session."

Suspension of Rules

A. Chairperson May Suspend

Subject to challenge by Point of Appeal, the Chairperson may unilaterally elect to suspend operation of any rule provided by these Rules of Order; provided, however, that the Chairperson shall not be authorized to suspend or alter the vote required on any motion or matter.

B. Suspension of Rules

Any member may move to suspend the applicability of a rule of order by proposing a main motion; provided, however, that no motion may suspend or alter the vote required on any motion or matter. Such motion shall be presented only as a main motion which motion shall require a second, be subject to debate, and shall require a majority vote of the quorum present for adoption.

Matrix of Points and Motions

Type	MOTION	Floor Required?	When in Order?	Second Required?	Debatable ?	Vote Required
Point	Point of Order	No	Any time	No	No	-
Point	Point of Information	No	Any time	No	No	-
Point	Point of Appeal	No	Immediately following decision	No	Yes	Majority of quorum
Main	Main Motion	Yes	When no other motion is pending	Yes	Yes	Usually majority. Depends on law or regulation Section 3.9
Main	Adjourn	Yes	When no motion pending	Yes	Yes	Majority of quorum
Main	Postpone (an item on the agenda)	Yes	When no motion pending	Yes	Yes	Majority of quorum
Subsidiary	Continue (a pending matter or pending motion)	Yes	When matter or motion is pending	Yes	Yes	Majority of quorum
Subsidiary	Close Debate	Yes	When motion pending	Yes	No	2/3rds of quorum
Subsidiary	Table	Yes	When matter or motion is pending	Yes	No	Majority of quorum
Subsidiary	Amend (a pending motion)	Yes		Yes	Yes	Majority of quorum

Type	MOTION	Floor Required?	When in Order?	Second Required?	Debatable ?	Vote Required
Privileged	Recess	Yes	Any time	Yes	No	Majority of quorum
Privileged	Executive Session	Yes	For Legal Advice: Any time For other reason: When no matter or motion pending	Yes	Yes, provided that the debate does not disclose confidential information	2/3rds of quorum
Privileged	Reconsider	Yes	When no matter or motion pending, and at either at the same meeting at which the decision to be reconsidered was made <i>or</i> at the <i>next</i> regular meeting of the body. Otherwise, such motion is unavailable and out of order.	Yes	Yes, as to reason but not to debate original motion	2/3rds of quorum

Bob's Rules of Order

THE ABBREVIATED ROBERT'S RULES OF ORDER

- A. A motion must be made and seconded by a Board Member before discussion can begin on any proposal for action.
- B. A main motion may be amended, tabled or either adopted, rejected or referred back to a committee for study or action.
 - 1. An amendment to the motion can be debated, amended itself, and finally adopted or rejected by a majority vote. If it is adopted, it becomes part of the main motion. If it is rejected, the debate returns to the main motion.
 - 2. A motion to table requires a majority vote. If a main motion is tabled, it cannot be brought up again at that meeting.
 - 3. The main motion (as amended) can be adopted or rejected by a majority vote. Once the main motion has been voted upon, there can be no further discussion of it at that meeting.
 - 4. A motion may be referred to a committee for further review if a majority of Board Members determines that further research is required on that issue.
- C. Debate on a motion (or motion as amended) shall end and the meeting shall proceed to a vote when any of the following occurs:
 - 1. The meeting facilitator has determined that the allocated time for the issue has expired.
 - 2. The meeting facilitator believes that sufficient debate has taken place on the motion and asks the Board Members if they are ready to vote. If there is no objection, then voting on the motion shall begin. If a Board Member objects to ending the debate, an immediate vote is taken on ending the debate. If the majority vote wishes to end debate, then the meeting proceeds to voting on the motion. If less than a majority vote, then discussion continues until the allocated time expires.
 - 3. A voting member "calls the question." A vote is then taken on ending the debate. If a majority vote wishes to end debate, then the meeting proceeds to the voting phase of the process. If less than a majority vote, then discussion continues until the allocated time expires.
- D. A motion and second by Board Members to adjourn a meeting can be made at any time. There is an immediate vote, with no debate allowed. If a majority vote wishes to adjourn, then the meeting is adjourned. If less than a majority vote wishes to adjourn, then the meeting continues.
- E. The facilitator will grant non-Board attendees a reasonable period of time to speak. Non-Board attendees agree to address the meeting in a courteous and professional manner. Non-Board attendees that speak out of turn may be found "out of order" by the facilitator and removed from the meeting.

RESOLUTION NO. 10 (SERIES 2026)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OURAY, COLORADO, APPROVING AN AMENDMENT TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS LOCAL PLANNING CAPACITY (LPC) GRANT AGREEMENT NO. 25-070 TO INCORPORATE AN ADDITIONAL \$45,000 IN PROPOSITION 123 FAST TRACK INCENTIVE FUNDING AND TO CONTINUE SUPPORT FOR THE REGIONAL HOUSING SERVICES ADMINISTRATOR PROGRAM WITHIN THE EXISTING SCOPE OF WORK.

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

WHEREAS, the City of Ouray, Colorado is a home rule municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the City of Ouray, Colorado, having adopted policies and procedures to expedite the development review process for affordable housing, has received confirmation from Colorado’s Department of Local Affairs (DOLA) that these policies and procedures meet the statutory requirements of as required by C.R.S. 29-32-105; and

WHEREAS, the City of Ouray, the Town of Ridgway, and Ouray County entered into an Intergovernmental Agreement (IGA) in December 2024 establishing a regional Affordable Housing Services Administrator to provide coordinated housing services and support affordable, attainable, and workforce housing initiatives countywide; and

WHEREAS, Colorado’s Department of Local Affairs (DOLA) announced that early adoption of expedited review would qualify local governments for up to fifty forty-five thousand dollars (\$45,000) of incentive funding through the Local Planning Capacity (LPC) grant program with adoption before June 20, 2026; and

WHEREAS, in order to redeem the incentive award funding, DOLA requires an “official action” to be taken by the City Council demonstrating support of the proposed project;

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

1. The City of Ouray supports the project entitled “Regional Affordable Housing Services Administrator” for use of this incentive funding and confirms acceptance of the terms and conditions of DOLA’s Local Planning Capacity (LPC) Grant Program.
2. The City of Ouray hereby authorizes the regional Housing Services Administrator to submit any necessary documentation to DOLA for approval.

3. The City Council hereby authorizes and directs the Mayor to execute a formal Letter of Authorization, consistent with this Resolution, supporting the amendment of Colorado Department of Local Affairs Local Planning Capacity Grant Agreement No. 25-070 to: (a) include the City of Ouray's \$45,000 Proposition 123 Fast Track Incentive Funding allocation; (b) extend the grant term for up to one year, as necessary to complete the approved activities; and (c) confirm the City's continued participation in the regional Housing Services Administrator program.

4. We understand that Ouray County will continue serving as the grant administrator for LPC #25-070 and will maintain financial oversight and reporting responsibilities associated with the additional incentive funding and any related extension of the project term.

5. This resolution shall be in full force and effect from and after its passage and approval.

6. If any portion or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such portion or provision shall not affect any of the remaining provisions of this resolution, the intention being that the same are severable.

ADOPTED this 15th day of June 2026 by the Ouray City Council.

CITY OF OURAY, COLORADO

Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

June 15, 2026

To: Robyn DiFalco
Planning Capacity Unit Manager
Local Planning Capacity Grant Program (Prop 123)
Community Development Office
Division of Local Government, DOLA

RE: Request for Amendment to LPC #25-070 - \$45,000 Incentive Funding for Early Adoption of Fast Tracking & Housing Services Administrator Scope Extension

Dear Ms. DiFalco,

On behalf of the Ouray City Council, I am writing to formally request that \$45,000 in Local Planning Capacity (LPC) incentive funding be added to the budget for LPC Grant #25-070 and that the grant term be extended for up to one year. The City of Ouray is eligible for these incentive funds due to its early adoption of fast-tracking (expedited review) processes prior to June 30, 2026. The City proposes to use the additional funding to extend and enhance the scope of the regional Housing Services Administrator role, allowing continued support for regional housing initiatives and implementation efforts.

The City Council approved this request at a duly noticed public meeting on June 15, 2026.

The City intends to continue participating in a coordinated regional approach in which Home Trust of Ouray County serves as the Housing Services Administrator. The incentive funding will support expanded responsibilities focused on accelerating housing initiatives, improving development review and permitting efficiencies, strengthening intergovernmental coordination, and administering regional housing programs that benefit the City of Ouray, Town of Ridgway, and Ouray County.

We understand that Ouray County will continue serving as the grant administrator for LPC #25-070 and will maintain financial oversight and reporting responsibilities associated with the additional incentive funding and any related extension of the project term.

We appreciate DOLA's continued support of regional collaboration and look forward to advancing shared housing objectives. Please let us know if any additional information is needed to complete the amendment process.

Sincerely,

Michael Underwood, Mayor
City of Ouray



To: City of Ouray City Council

cc: Michelle Metteer, City Administrator

From: Eva Henson, Housing Services Director

Date: June 15, 2026

RE: Support Letter for City of Ouray Allocation of DOLA LPC Fast Track Incentive Funding to the Regional Housing Services Administrator Program

Dear Mayor Underwood and Members of the Ouray City Council,

On behalf of Home Trust of Ouray County, I am writing to express our support for the City of Ouray's participation in the Colorado Department of Local Affairs (DOLA) Local Planning Capacity (LPC) Grant Program and the proposed amendment of LPC Grant #25-070 to incorporate the City's \$45,000 Proposition 123 Fast Track Incentive Funding allocation and extend the Regional Housing Services Administrator program.

The City of Ouray's successful adoption of a Proposition 123-compliant fast-track (expedited review) development review process is a significant accomplishment and demonstrates the City's commitment to increasing housing opportunities and improving development review efficiency. Through this action, the City has become eligible to receive \$45,000 in LPC incentive funding, with no local match requirement, for early adoption prior to June 30, 2026.

Earlier this year, the Ouray County Board of County Commissioners approved allocation of \$50,000 in LPC incentive funding on March 10, 2026, and the Town of Ridgway approved allocation of \$50,000 on March 11, 2026. Both jurisdictions directed these funds toward the existing Regional Housing Services Administrator scope of work under LPC Grant #25-070.

As a result, all three jurisdictions in the region have now completed Proposition 123 housing commitment and fast-track implementation requirements ahead of state deadlines. This achievement represents a significant countywide milestone and reflects the strong collaboration among the City of Ouray, Town of Ridgway, Ouray County, and Home Trust of Ouray County.

Home Trust of Ouray County was selected as the Regional Housing Services Administrator, with services formally initiated in October 2025. The Housing Services Director is responsible for implementing the approved scope of work on behalf of all three jurisdictions. This regional structure has enabled efficient use of resources, coordinated housing initiatives, and responsive implementation of evolving state housing requirements.



Should the City elect to allocate its \$45,000 incentive funding to LPC Grant #25-070, total regional incentive funding would increase to \$145,000, consisting of \$50,000 from Ouray County, \$50,000 from the Town of Ridgway, and \$45,000 from the City of Ouray. These funds would support the existing Regional Housing Services Administrator scope of work, strengthen regional housing capacity, and extend the program term through 2028.

Home Trust believes this approach maximizes the state's investment in local planning capacity while ensuring continuity of critical regional housing services, including financial and grant administration, Proposition 123 compliance and reporting, housing policy implementation, deed restriction administration and monitoring, program development, resident support services, and coordinated housing initiatives benefiting all three jurisdictions.

We appreciate the City's leadership and commitment to addressing housing needs across the region. We respectfully encourage the City Council to support the amendment of LPC Grant #25-070 to include the City's \$45,000 incentive funding allocation and authorize the corresponding extension of the grant and associated Housing Services Administrator contract.

Thank you for your consideration and continued partnership in advancing regional housing solutions.

Sincerely,

Eva Henson

Eva Henson

Housing Services Director

Home Trust of Ouray County



Date: June 15, 2026

REQUEST:

Consideration of Ordinance No. 6, Series 2026 regarding the adoption of the state-mandated 2025 Colorado Wildfire Resilience Code (CWRC).

INTRODUCTION:

The Colorado General Assembly created the CWRC in 2023 to establish minimum wildfire resilience standards for development in mapped Wildland-Urban Interface (WUI) areas. The Wildfire Resiliency Code Board is responsible for defining the WUI, setting minimum standards, and establishing enforcement procedures.

ANALYSIS:

State law requires all jurisdictions with mapped wildfire risk to adopt and implement the Colorado Wildfire Resilience Code (CWRC). The code applies to new construction in areas identified on the state wildfire risk map as low, moderate, or high intensity. Local governments may adopt stricter standards but may not adopt less restrictive ones.

Implementation is typically carried out by planning or building departments. The City currently has no staffed department, and all related positions are still advertised; administration of the code will therefore be incorporated into future staffing and operational planning. The CWRC allows alternative materials or methods when they meet state equivalency criteria.

Jurisdictions may use the state wildfire risk map, adopt a more restrictive version, or submit a locally developed map with supporting documentation. Low-intensity parcels fall under Class 1 requirements; moderate and high-intensity parcels fall under Class 2.

Non-adoption may affect eligibility for certain state and federal wildfire-mitigation grants that require alignment with adopted resilience standards.

BUDGET / STAFF IMPACT:

Implementation will require staff training and public education once positions are filled. Administration of the code will be an ongoing workload for future staff. No direct staffing costs are currently anticipated; minor increases in short-term building costs are expected.

ORGANIZATIONAL ALIGNMENT:

Adoption aligns with Community Plan goals related to consistent land-use regulation and hazard mitigation.

RECOMMENDED ACTION OR PROPOSED MOTION:

Adoption of the CWRC is recommended to meet state requirements and ensure compliance with mandated wildfire resilience standards.

ATTACHMENT(S):

- Resolution No. 6, Series 2026 + Exhibit A – Amendments to the Ouray Municipal Code
- Ouray Wildfire Resiliency Code Feedback
- Feedback – Additional Comments
- 2025 Colorado Wildfire Resiliency Code



ORDINANCE NO. 6 (Series No. 2026)

AN ORDINANCE OF THE CITY OF OURAY, COLORADO, AMENDING THE OURAY MUNICIPAL CODE BY ADDING SECTION 6-16 AND THEREBY ADOPTING BY REFERENCE THE 2025 COLORADO WILDFIRE RESILIENCY CODE; AMENDING SECTIONS 6-1, 6-2, 6-10, 6-12, 7-2, 7-5, 7-7, 7-8, AND 13-11 OF THE MUNICIPAL CODE RELATING TO WILDFIRE RESILIENCY STANDARDS

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

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

WHEREAS, Senate Bill 23-166 established a Wildfire Resiliency Code Board (the “Board”) tasked with promulgating regulations and developing minimum codes and standards to reduce fire risk around structures in the wildland-urban interface (“WUI”) of Colorado; and

WHEREAS, the Board published the Colorado Wildfire Resiliency Code (the “CWRC” or “Wildfire Resiliency Code”) that went into effect on July 1, 2025 and establishes minimum standards for the construction and maintenance of habitable structures, while also setting criteria for assessing risk within WUI areas and mapping wildfire hazard areas; and

WHEREAS, Senate Bill 25-142 requires local governments to adopt a code that meets or exceeds the standards of the CWRC no later than April 1, 2026 and ensure compliance with the Code’s standards no later than three months after the local government’s adoption of the CWRC; and

WHEREAS, Chapter 6 of the Municipal Code contains the City’s Building Regulations and adoption of codes by reference; and

WHEREAS, the City Council wishes to amend the Ouray Land Use Code (the “OLUC”), codified in Chapter 7 of the Municipal Code, to require land use applications conform with the Wildfire Resiliency Code standards; and

WHEREAS, the City Council wishes to amend Section 13-11, Trees, Shrubs, and Bushes, to be in accordance with the CWRC; and

WHEREAS, provisions of the CWRC pertain to the City’s Building Regulations and the OLUC, and the City wishes to amend such relevant provisions of the Municipal Code

to comply with the standards of the CWRC; and

WHEREAS, City staff has reviewed the CWRC and recommends to City Council that the City adopt it as amended below and add it to the Municipal Code as Section 6-16; and

WHEREAS, at a public hearing held on February 2, 2026, the Planning Commission considered and recommended City Council deny the proposed amendments; and

WHEREAS, on March 2, 2026 at a regular meeting, the City Council had a first reading of Ordinance No. 3, Series 2026 to consider adopting the CWRC and continued first reading of Ordinance No. 3, Series 2026 to September 8, 2026; and

WHEREAS, the Colorado General Assembly introduced but failed to pass House Bill 26-1334, which would have extended the deadline for a governing body to adopt a code that meets or exceeds the minimum standards of the CWRC by April 1, 2026; and

WHEREAS, the State Wildfire Resiliency Code Board plans to collect information and issue a report by September 30, 2026 to the Colorado General Assembly that includes a list of local governments that have adopted the CWRC; and

WHEREAS, with this additional information gathered following the March 2, 2026 Council meeting, the City Council, at a regular meeting on May 4, 2026, directed staff to bring back an ordinance to consider adoption of the Colorado Wildfire Resiliency Code at the regular meeting held on June 15, 2026; and

WHEREAS, the Ordinance set forth below vacates, supersedes, and replaces Ordinance No. 3, Series 2026 and any past or scheduled hearings for Ordinance No. 3, 2026, and no further action needs to be taken by City Council on Ordinance No. 3, Series 2026; and

WHEREAS, the City wishes to protect the health, safety, and welfare of residents within the City by adopting comprehensive wildfire resiliency standards; and

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

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

SECTION 1: Recitals

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

SECTION 2: Amendments

Sections 6-12, 7-2, 7-5, 7-7, 7-8, and 13-11 of the Municipal Code of the City of Ouray, Colorado are hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions, as set forth in **Exhibit A**.

SECTION 3: Adoption of Code by Reference

The City Council hereby adopts by reference the CWRC, as amended and shown by the addition of Section 6-16 to the Municipal Code, as set forth in **Exhibit A**.

SECTION 3: Effective Date

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

SECTION 4: Savings Clause

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

SECTION 5: Severability

If any clause, sentence, paragraph, or part of this ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

INTRODUCED, READ, APPROVED AS INTRODUCED AND ORDERED PUBLISHED on first reading by _____ vote of the Ouray City Council, this __ day of _____, 2026.

CITY OF OURAY, COLORADO

By _____
Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading by _____ vote of the Ouray City Council, this __ day of _____, 2026.

CITY OF OURAY, COLORADO

By _____
Michael Underwood, Mayor

ATTEST:

Kara Rhoades, City Clerk

CERTIFICATE OF ATTESTATION

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

Kara Rhoades, City Clerk

EXHIBIT A

AMENDMENT TO THE OURAY MUNICIPAL CODE

Section 6-1 of the Ouray Municipal Code (the "Municipal Code") is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:

Section 6-12 of the Municipal Code is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:

6-12 Administration and Enforcement

A. The City Council may appoint a Building Inspector or designate such other employee as it deems appropriate to perform all duties related to the enforcement and administration of the building codes adopted by reference in this chapter, the Colorado Plumbing Code, the National Electrical Code, and other city building and zoning regulations.

B. The City Council may appoint a Fire Official or designate such other employee as it deems appropriate to perform all duties related to the enforcement and administration of the fire code adopted by reference in this chapter.

C. The City Council shall appoint a Code Official to perform all duties related to the implementation, administration, and enforcement of the provisions of the Colorado Wildfire Resiliency Code adopted by reference in this chapter. For any permit issued under this chapter, the applicant must submit a wildfire mitigation plan in accordance with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code. The City shall not issue a certificate of occupancy or certificate of completion until the applicant has implemented, and the City has approved, the wildfire mitigation plan.

~~D.C.~~ The City Administrator, the Building Official, Fire Official, **Wildfire Resiliency Code Official**, or their designated representative shall have the right of entry to inspect and enforce the provisions of the codes adopted by reference in this chapter, and other City building and zoning regulations in accordance with the procedures and provisions of Section [6-1](#), in addition to any other provisions provided by law.

EE. Any building or structure in violation of any of the provisions of this chapter, any of the codes adopted by reference herein, the Colorado Plumbing Code, or the National Electrical Code is hereby declared to be a nuisance and may be abated by the City in any lawful manner.

FE. The City may maintain an action in any court of competent jurisdiction to enforce any provision of this chapter; the codes adopted by reference therein, the Colorado Plumbing Code, or the National Electrical Code.

GF. The City may elect to have the Colorado Plumbing Code administered and enforced by the Colorado State Plumbing Inspector. (Source: Ordinance No. 6, 2023)

H. In the case of any conflict between the codes adopted by reference in this chapter and the Colorado Wildfire Resiliency Code, the strictest standard shall apply.

* * * *

Chapter 6 of the Municipal Code is hereby amended with the addition of Section 16 – Wildfire Resiliency Code as follows:

6-16 Wildfire Resiliency Code

A. Adoption

The Colorado Wildfire Resiliency Code, 2025 Edition, Chapters 1 through 5 inclusive, as published by the Colorado Wildfire Resiliency Code Board in the Colorado Division of Fire Prevention and Control, 1697 Cole Blvd, Unit 200, Lakewood, CO 80401, together with the additions, deletions, insertions, and changes set forth in subsection B of this section, is hereby adopted by reference, as amended, as the Wildfire Resiliency Code of and for the City of Ouray, State of Colorado. The official Colorado Wildfire Resiliency Code map, as promulgated by the Colorado Wildfire Resiliency Code Board, is hereby adopted, as amended. The provisions of such code shall apply to the construction, alteration, movement, repair, maintenance, and use of any building, structure, or premises that contain occupiable and/or habitable space. The code also establishes criteria for assessing risk within the wildland-urban interface and mapping wildfire hazard areas.

B. Copy on File

A copy of the Colorado Wildfire Resiliency Code, 2025 Edition, is on file in the office of the City of Ouray Clerk.

C. *Wildfire Mitigation Plan*

Wildfire Mitigation Plans shall be submitted for review by the City Administrator or designee on all qualifying building permit and/or land use applications subject to Chapters 6 and 7 of the Ouray Municipal Code. These plans are subject to approval by the *code official* as part of the site plans required for building permit and/or land use application. The plans shall be based on the Colorado State Forest Service guidelines for “The Home Ignition Zone” or Wildfire Resiliency Code; whichever is more strict. The approved Wildfire Mitigation Plan shall be implemented, inspected, and approved prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

D. *Amendments*

2. The Colorado Wildfire Resiliency Code, 2025 Edition, is amended as follows:

a. Section 101.1 is hereby amended as follows:

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by the City of Ouray, hereinafter referred to as “this code.”

b. Section 101.5 is hereby amended as follows:

101.5 Additions or alterations. Minor Additions or alterations, as determined by the code official, shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of **Chapter 4 – Structure Hardening of** this code, provided that, when the work (a) increases the footprint of the existing structure by 500 square feet or greater within a five-year period, (b) constitutes a distinct hazard or danger to life or property, or (c) causes the building, structure, or premises to become unsafe, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become *unsafe*. ~~An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.~~

- c. Section 101.6 is hereby amended as follows:

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have twenty-five (25) percent or more of the surface area of the roof replaced within a five-year period, or where work to reconstruct, alter, or repair the *roof covering* (a) effectively replaces such material, (b) constitutes a distinct hazard or danger to life or property, or (c) causes the building, structure, or premises to become unsafe, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2

- d. Section 101.7 is hereby amended as follows:

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where twenty-five (25) percent or more of the total exterior wall surface area is replaced within a five-year period, or where work to reconstruct, alter or repair the exterior walls (a) effectively replaces the exterior wall material, (b) constitutes a distinct hazard or danger to life or property, or (c) causes the building, structure, or premises to become unsafe, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2 and the

immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

e. Section 102.10 is hereby amended as follows:

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with **Chapter 4 – Structure Hardening of** this code shall not be required for the following:

1. Interior alterations of existing structures **that do not constitute a substantially complete renovation of the interior, as determined by the code official.**
2. Additions that do not increase the footprint of a structure by more than 500 square feet **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than **twenty-five (25) percent** of the surface area of all exterior walls is affected **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than **twenty-five (25) percent** of the surface area of the exterior *roof covering* or an attachment thereto is affected **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**

5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five **(25)** percent of the exterior of the structure is affected by the alteration or repair **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable or habitable space*.
9. Fences located more than 8 feet from a habitable structure **that comply with this code.**
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

f. Section 103.1 is hereby amended as follows:

103.1 ~~Creation~~ Designation of agency. The **City Administrator, or designee, for the City of Ouray** ~~[INSERT NAME OF DEPARTMENT]~~ is hereby ~~created~~ **designated** and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

g. Section 104.2.1 is hereby amended as follows:

104.2.1.1 Costs. A technical opinion and report shall be provided, **at the owner or applicant's sole expense,** without charge to the jurisdiction.

h. Section 106.1 is hereby amended as follows:

106.1 General. ~~An AHJ~~ The City has the authority to establish fees **related to permitting under this code.**

- i. Section 202 is hereby amended with the addition of the following:

UNSAFE. An unsafe condition shall be deemed to have been created if the action will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will unreasonably increase the risk of fire ignition; will reduce required fire resistance; or will otherwise create conditions dangerous to human life.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. **All property in the corporate limits of the City shall be considered within the wildland-urban interface.**

- j. Section 303.3 is hereby amended as follows:

303.3 Applicability of Code Provisions. ~~The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.~~

~~Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.~~

All buildings, structures, and premises ~~and parcels identified with moderate to high *fire intensity classifications*~~**within the City, regardless of the fire intensity classification,** shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

- k. Section 401.1 is hereby amended as follows:

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than **twenty-five (25)** percent of the surface area of all exterior walls is affected **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than **twenty-five (25)** percent of the surface area of the exterior *roof covering* or an attachment thereto is affected **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five **(25)** percent of the exterior of the structure is affected by the alteration or repair, **within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.**

- 6. Additions that do not increase the footprint of a structure by more than 500 square feet within a five-year period, and such work does not (a) constitute a distinct hazard or danger to life or property or (b) cause the building, structure, or premises to become unsafe.

I. Section 501.1 is hereby amended as follows:

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

m. All references to “AHJ” shall be amended to “City.”

* * * *

*Section 7-2 of the Municipal Code is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:*

7-2 Administration and Enforcement

* * * *

L. For any permit under the OLUC or Building Regulations in Chapter 6 of the Municipal Code, the applicant must submit a wildfire mitigation plan that demonstrates compliance with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code. The City shall not issue a certificate of occupancy or certificate of completion until the applicant has implemented, and the City has approved, the wildfire mitigation plan.

* * * *

*Section 7-5 of the Municipal Code is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:*

7-5 Development Review Procedures

* * * *

C. *Development Review Procedures*

* * * *

2. *Application.*

- a. *Application Requirements.* A uniform application is used for every process under this code. However, additional information may be required at each level of a multi-level application such as a subdivision. Every application under this code shall include, or be accompanied by, the following information, unless waived by the Administrator:
- i. The name, mailing address, and telephone number(s) of the applicant for the permit.
 - ii. The owner(s) of the property upon which the improvement or use is to take place.
 - iii. Any agents authorized to act on behalf of the owner or the applicant.
 - iv. Any contractor retained or to be retained to accomplish any portion of the improvement.
 - v. Proof of ownership of the property in question and concurrence in the purpose of the application by the owner.
 - vi. Legal description of the property in question, to include:
 - A. Legal address;
 - B. Account number; or
 - C. Other recorded identifying parcel number.
 - vii. Current zoning classification of the parcel.
 - viii. A copy of a certified survey plat may be required or a sketch plan which shows the relative location of existing and proposed improvements, buildings, structures, roads, driveways, slope, parking, ditches, utilities, fences, and other significant features present on the site.
 - ix. A written description of the nature of the improvement planned, if any.
 - x. Architect or engineer drawings, floor plans, and diagrams as may be required by the Administrator.

xi. Proof that a request for a driveway permit has been submitted to the Colorado Department of Transportation, if a new access road or driveway to the property intersects with the state highway.

xii. A wildfire mitigation plan that demonstrates compliance with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code. The City shall not issue a certificate of occupancy or certificate of completion until the applicant has implemented, and the City has approved, the wildfire mitigation plan.

* * * *

D. Specific Procedures and Approval Criteria

* * * *

2. *Site Development Permits.*

a. The purpose of this subsection [D-2](#) is to establish site development standards applicable to site permits. All development subject to this subsection shall comply with the standards of this subsection and with the City's construction standards. Site planning is required to ensure that all sites within the community are designed, arranged, and developed in a safe, consistent, and efficient manner. The arrangement of functions, uses and improvements should reflect the natural capabilities and limitations of the site, as well as the characteristics and limitations of the adjacent property or properties. These standards are developed so every project consistently adheres to the same standards. **Prior to approval of a permit under this section, the applicant must submit a wildfire mitigation plan that demonstrates compliance with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code.**

* * * *

*Section 7-7 of the Municipal Code is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:*

7-7 Use Regulations

* * * *

C. *Manufactured Home and Recreation Vehicle (RV) Park Standards*

* * * *

2. *Manufactured Home Park Design Requirements.*

- a. Manufactured home parks may be located only where allowed by City zoning regulations and shall be a minimum of two (2) acres.
- b. All manufactured home parks shall, as a minimum, comply with the regulations for manufactured home parks issued by the State of Colorado, **the Colorado Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code**, and the requirements of this subsection C-2. In the event of any conflict between the State regulations and the requirements of this subsection C-2 or other ordinances and regulations of the City, those regulations, which are more stringent, shall apply.
- c. Each space may have only one (1) manufactured or mobile home located on it and shall comply with the dimensional requirements of this subsection C-2. All spaces shall be adequately identified by a number or letter.
- d. Minimum space area shall be 2,500 square feet.
- e. Minimum setbacks within each space:
 - i. Front setback shall be 12 feet;
 - ii. Rear setback shall be 8 feet;
 - iii. Side on Corner Space setback shall be 7.5 feet;
 - iv. Side setback shall be 5 feet.
- f. **Unless otherwise required under the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code, a**Accessory structures which are not attached to the manufactured home are not subject to the rear and side yard setbacks but shall be set back a minimum of two (2) feet. **All accessory structures located less than ten (10) feet from the primary structure shall**

be subject to the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code.

* * * *

F. *Accessory Dwelling Units (ADUs)*

1. Dwelling units which meet the criteria of this subsection F may be allowed as an accessory use to a principal residential unit in the R-1, R-2, C-1 and C-2 districts; provided, that the dwelling units conform to the applicable requirements of said Districts.

2. The accessory dwelling unit must be constructed in accordance with applicable requirements of Code adopted by the City pursuant to Chapter 6, including the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code. It may be attached to or detached from the principal residential unit. Applicable dimensional requirements for a single-family dwelling as set out in Table 7-8-A must be met for the premises.

* * * *

*Section 7-8 of the Municipal Code is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:*

7-8 Dimensional Requirements and Development Standards

F. *Landscaping*

A Landscape Plan shall be completed for any new development project requiring a site development permit and detail the site showing all natural and manmade features of the site. Proposed landscaping shall be shown on the site development plan or on a separate landscaping plan and must include the following:

- a. Existing and proposed landscaping features should be identified as to location, common name, botanical name, and size.
- b. Fences, walls, terraces, paving, berms, and all other manmade structures shall be identified as to location, materials and height.
- c. A minimum of one tree per 2,000 square feet of gross lot area, except in the C-1 District between 3rd and 10th Avenues, shall be provided.

d. Trees shall have a minimum caliper of 1-1/2" for deciduous and five-foot minimum height for coniferous species. Trees should be located so that they will not infringe on solar access and views of adjoining properties or block vehicular sight lines to public streets.

e. Retention of existing trees and ground cover on the property is encouraged. These will be counted towards the minimum standards.

f. Xeriscape landscaping and drip irrigation are encouraged. If irrigation is proposed, water line and plumbing details must be included on site development plans and building permit plans.

g. Landscaping of public rights-of-way may extend to the curb line of adjacent City-owned right-of-way consistent with a permit pursuant to Chapter [13](#).

h. Notwithstanding the foregoing, the Landscape Plan must comply with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code.

* * * *

K. Wildfire Mitigation Plan

For any permit issued under this chapter, the applicant must submit a wildfire mitigation plan in accordance with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code. The City shall not issue a certificate of occupancy or certificate of completion until the applicant has implemented, and the City has approved, the wildfire mitigation plan.

* * * *

*Section 13-11 of the Municipal Code is hereby amended with **bold underlined** additions and ~~strikethrough~~ deletions as follows:*

13-11 Trees, Shrubs, and Bushes

A. Care of Trees on City-Owned Property

1. It shall be unlawful to remove any tree on City-owned property unless the City has approved of the proposed removal.

2. It shall be unlawful for any person other than a public utility, the owner or party in lawful possession of abutting property, a licensed tree trimmer, or City employees or agents to remove, trim, or treat City-owned trees.

3. All trimming, treatment, or removal of City-owned trees shall be done in compliance with the City's tree care specifications.

4. The City reserves the rights to plant, prune, maintain, remove, treat, or trim all trees, bushes or shrubs, and other plantings located upon all City-owned property, including street rights of way. However, it shall be the responsibility of the owner of property abutting trees located on street rights of way to maintain the trees so that they do not become a nuisance as defined in subsection [C](#), below.

B. *City Tree Care Specifications*

1. City Council may adopt tree care specifications and any other regulations necessary to implement the provisions of this Chapter.

2. It shall be unlawful for any person to top any City-owned tree by severe cutting back of the limbs to stubs larger than three inches (3") in diameter within the tree's crown to such a degree as to remove the normal canopy and disfigure the tree, unless the City specifically authorizes such topping due to special circumstances such as storm damage or obstruction of utility lines which make normal trimming impractical; **or to comply with the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code.**

C. *Nuisances Created by Trees, Shrubs, and Bushes*

1. The following are hereby declared to be a nuisance:

a. Any tree, shrub, or bush upon public or private property which obstructs the proper view of traffic control devices or signs, or unreasonably obstructs the view from vehicles or by pedestrians of traffic at intersections, or which obstructs vehicular or pedestrian traffic.

b. Any tree, shrub, or bush upon public or private property with dead, diseased, or decaying limbs which create a safety hazard to persons or property.

- c. Any dead or decaying shrub, bush, or tree upon public or private property which harbors insects or is diseased, which could cause the infestation or infection of other trees or plantings within the City.

D. Conflict of Provisions

In the case of any conflict between this Section and the Wildfire Resiliency Code, as set forth in Section 6-16 of the Municipal Code, the strictest standard shall apply.



Ouray Wildfire Resiliency Code

Resident Feedback Results



CITY OF
OURAY
COLORADO

Details for Survey Distribution

- Open from May 11 to June 8 (28 days)
- Survey locations:
 - City Newsletter (2 single newsletters, 1 within the June newsletter)
 - City of Ouray Facebook
 - Post and a paid promotion
 - City of Ouray Instagram
 - Flyers
 - In-person representatives at the Wildfire Workshops in May
 - Link in the pop-up on the website

Are you a Ouray Resident and/or Property Owner?

Yes: 82

No: 7

Further Demographic Information of Survey Respondents

Full-Time Residents: 72

Part-Time Resident: 7

Property Owner: 4

I don't live or own property in Ouray: 6

Regarding wildfire risk, are you concerned about maintaining homeowners insurance?

Yes: 68

No: 21

How familiar are you with the State-Mandated Wildfire Resiliency Code?

Extremely Familiar: 11

Very Familiar: 26

Somewhat Familiar: 31

Not So Familiar: 12

Not at all Familiar: 9

Do you support the Wildfire Resiliency Code in its entirety?

Yes: 39

No: 44

Is the Wildfire Resiliency Code something you would want implemented in the City of Ouray?

Yes: 41

No: 39



Written Feedback

See Separate PDF

Q7 Please share any additional comments or concerns you would like the Ouray City Council to consider. We ask that all feedback remain professional and respectful.

Answered: 63 Skipped: 26

#	RESPONSES	DATE
1	This code is simply Big government over reach!	6/8/2026 10:43 AM
2	Th code would require us to cut down almost all the trees in town. We have many beautiful hundred year old trees. Our town park needs more trees for shade not less. Trees provide shade from the heat in the hot summer. It is most likely that a wildfire would go up and away from town, rather than come down from above in most circumstances. If we cut down all the trees, I will be moving somewhere else.	6/3/2026 4:43 PM
3	While the intent of the code certainly makes sense for a large new subdivision on the front range, it makes no sense for Ouray where almost every available lot already has an existing grandfathered structure. Adoption of the code would put an expensive onus on the one or two houses per year doing renovations, and yet the town would not be any safer with only one or two houses actually meeting the fire code standards. Since the town would be no safer with a handful of compliant structures, there is no point at all in saddling our residents with the code.	6/3/2026 12:36 PM
4	#6. Not sure	6/2/2026 12:15 PM
5	I don't see how this code actually helps a town like Ouray. Front range new developments in wilderness-urban interface zones this code absolutely helps, but Ouray is already built out for the most part. Our danger is lack of forest mitigation surrounding town. There's no precedent in CA to show lack of adoption means blanket no insurance. This aspect seems to be the emotional blackmail to quickly adopt this code. I'm very concerned about the vegetation rules in the code. Most properties in the city will have to cut down their old growth trees to be in compliance if they need a new roof, for example. This is classic rush to feel like you're doing something but in reality it doesn't address the real issue surrounding town and further makes the average local unable to afford to do anything. This continues down the road of only wealthy homeowners can afford to own houses in Ouray. I would favor a Ouray specific code - such as building materials, realistic vegetation rules and differences in zones of the city - outskirts nearest forest fire fuel vs the center of town and that focus on new builds vs the replacement of a roof or siding.	6/1/2026 8:54 AM
6	I think a better idea is to educate residents of existing structures/homes and future builders as to the best ways to safeguard their homes in as much as possible. Forcing people to adhere to the Wildfire Resiliency Code no matter the limited criteria is overreach. Additionally, it will not accomplish the objective of mitigating the destruction of an out-of-control wildfire . Help people understand how to do their part to protect their own and others' assests but don't force more government legislation on us.	5/29/2026 8:07 PM
7	Would love to know if there are grants to help homeowners mitigate fire hazard around their property.	5/28/2026 8:40 PM
8	The homeowner should be able to decide on what fire mitigation steps are appropriate and affordable. If he chooses unwisely he will bear the brunt of his decision.	5/28/2026 12:22 PM
9	Tree removal in Ouray is a concern. Stripping Ouray of its trees will destroy its beauty and livability. I think it is disingenuous to report in this survey header that the requirements are not retroactive when replacing wearable items (like roof shingles) trigger compliance. So ultimately nearly every property will be forced into compliance (which is actually logical. I understand that larger trees are exempt, which is not logical. So the bottom line is that the new code as presented will not significantly reduce wildfire risk. It is more of an illogical feel-good effort. OR, it is a sneaky way to get 'a foot in the door' as a first step towards removing nearly all trees in Ouray. Which would help preserve structures from wildfire damage, but would also destroy the character of the City. Might creating firebreaks on public land surrounding the City be a better, more logical alternative?	5/28/2026 8:40 AM

10	This is a dire situation. Please protect our town in every way you can. Please don't let a few vocal old timers rule our town.	5/28/2026 6:48 AM
11	If we don't adopt it imagine what	5/27/2026 7:35 PM
12	I believe a wild fire which will send thousands of embers into houses and buildings and lots in the City is just a matter of time. Our forests are rife with dead trees which will serve as fuel for a fire. It's not IF Zbut WHEN this will happen.	5/27/2026 5:21 PM
13	I am a Ridgway resident and all jurisdictions adopting the wildfire code are important for our REGION to maintain home insurance coverage. If Ouray does not adopt, it will affect everyone in our area, not just those within the Ouray City limits.	5/27/2026 4:28 PM
14	It is unclear how stringent the city's code will be, it would be helpful to create a bullet list of the specific items the city will require, e.g. are aluminum clad and tempered windows a required item for new construction or are they owner optional?	5/27/2026 11:58 AM
15	It's an unfunded mandate. They are then threatening to take over our building department and funnel permit fees away from the City. This is an outrageous over reach by the State; all for the benefit of the Insurance companies.	5/27/2026 10:55 AM
16	I believe the state legislature has had a "knee-jerk" reaction to the Marshall Fire. I also believe lobbyists have influenced state lawmakers with undue and untested ideas to implement the Wildfire Resiliency Code. I support Wildfire mitigation-but the Wildfire Resiliency Code that was passed by state lawmakers was rushed, not well thought-out, and will be a burden on most, if not all, mountain municipalities. The 'code' in its current form will be another cause for insurance companies to not cover properties in Colorado. Please contact our state lawmakers and have them rethink and retool the Wildfire Resiliency Code so it makes sense for municipalities to implement. Further, everyone in Ouray city and county should work together to clear dead trees, brush and debris from public and private land to keep us all safe. There are so many dead trees and brush along the Uncompahgre River through Ouray that homes on either side of the river will most likely be destroyed if a fire catches in that area. I believe it is incumbent upon the city to take the time and money to clear the bank and hillside of the Uncompahgre River, and all other areas, to keep our community safe. As well, the city and county can adopt, in its building code, requirements to put on metal roofs and keep all trees a certain amount of distance from a structure. Those two things will go a long way to help mitigate fire damage or destruction. Thank you for taking the time to get residents and property owners feedback.	5/27/2026 10:48 AM
17	No campground fires whatsoever, no fires at all including barbecues. No fireworks either.	5/27/2026 9:51 AM
18	to me this code is a classic example of bureaucracy run amuke. This code does not take into account the unique features of small mountain towns of colorado	5/26/2026 7:33 AM
19	Some real estate transactions have fallen through due to fire insurance on a property not able to be obtained and/or it is cost prohibitive.	5/23/2026 1:50 PM
20	The unfunded mandate is illegal under CO law. Code has no penalty provision for non-adoption and non-compliance with the code. Costs for government and property owners have not been presented with any specificity. Funds could be better spent in doing pertinent mitigations unique to Ouray. Code may create unrealistic expectations about insurance costs and availability because the insurance companies have their own risk profiles, mapping and mitigation requirements. Compliance with landscaping and design on one property can create (and has been observed to create) unintended consequences on neighboring properties (erosion, wind exposure, etc). Code does not consider landscape uses necessary for erosion control, flood prevention, windbreaks and sun exposure, thereby trading one risk (fire) for several others. Code is not specific to microclimates on properties that occur in mountain towns compared to flat subdivisions in cities. Code does not consider tree safety related to species per CO Forest Service guides, relevant to windthrow of firs and use of aspen in landscape. Code grants Code Official broad, unlimited, undefined powers to grant waivers in some situations which would be difficult for the city to defend or for an applicant to address. Code creates liabilities for city and owners. Code creates disproportionate negative impact on low-income individuals by exempting federal housing projects. City properties (right of ways, alleys) could fall in the 300 ft intensity zoning thus involving the city in private property disputes and decision-making. Code is not in the best interests of Ouray. Fire safety is important but a poorly written health and safety code, illegally mandated, is not acceptable. It may create more problems of expense and liability than it solves.	5/22/2026 6:59 PM

21	While I do believe wildfire preparedness is EXTREMELY important, I don't believe a mandatory code this strict for in town residents is necessary. Possibly for those who insist on building further and further past our existing infrastructure? Those on the outskirts of town? I would find that much more helpful for area such as mineral farms but not for someone who lives near blocks from main st. I am a former Ouray Volunteer Firfighter.	5/22/2026 7:07 AM
22	Don't let the state take over Ouray. Be smart enough to pass our own codes. Don't let this code pass and increase our cost of living even more especially during these times.	5/21/2026 11:47 PM
23	I think it's a great idea!	5/19/2026 9:24 PM
24	More regulation is not the answer. We live in a canyon, not the forest	5/19/2026 9:00 PM
25	I believe property owner rights outweigh fire resiliency guidelines	5/19/2026 4:26 PM
26	Out of concern of continuing in the trend of increasing cost of materials and regulations to build, these optional mandates will only add to the challenges and will not solve any real fire prevention for our town. We already have an agency member from the State of Colorado come and assess your property for fire dangers that can affect insurance premiums and in worst case sometime to deny coverage if you don't comply to costly tree removal and other instructions they impose. I believe the outcome will not benefit our town and community to adopt these policies.	5/18/2026 8:59 AM
27	We already have problems with home owners insurance. We don't need to add another reason for homeowners to not get insurance.	5/18/2026 6:40 AM
28	Please be redundant about getting the word out. This needs. To pass!	5/18/2026 6:23 AM
29	We have a good fire department. Lots of water. Enough government overreach already	5/17/2026 8:45 PM
30	Given my reply on #4, I don't feel confident answering the rest of the questions at this time.	5/16/2026 8:22 PM
31	I can't answer last two questions I don't know enough	5/16/2026 7:16 PM
32	Survey is not well written. Cannot answer when unfamiliar with the code. Would be better to ask what we think about specific provisions/requirements of the code.	5/16/2026 7:16 PM
33	While the risk of fire will always be a possibility in a place like Ouray, please don't willingly allow it to become the next Marshall Fire or Pacific Palisades. Implement and ENFORCE the new code.	5/16/2026 9:11 AM
34	I have to be honest - this survey is poorly written and I really hoping it is not used for discussion within the council. For example - if I am not familiar with the Code how can I answer the last two questions. If I am familiar that does not mean I am familiar with current codes to understand how this will change building. And that statement "in its entirety" is setting up for all to say no because that is a large statement. Finally the intro paragraphs also sound leading in the direction of the Author's opinion. These comments are overly blunt but I am concerned about how this survey will be used.	5/15/2026 7:15 PM
35	This should be something a person would want to do not have to do.	5/12/2026 2:57 PM
36	Maybe in part and/or for new construction, but not for existing homes.	5/12/2026 1:43 PM
37	The code will increase building prices in Ouray astronomically. With the cost of building already being up adding this code will make building in Ouray unattainable for most.	5/12/2026 10:26 AM
38	As residents we know what our city's needs are and should adopt the minimum and add what is necessary without impeding on homeowners' rights.	5/12/2026 9:21 AM
39	It would be nice if the city would show examples of fire mitigation that would have to take place on new construction/remodel, so the public has an idea of what those items are.	5/12/2026 8:18 AM
40	When does the State of Colorado and/or the National Forest Service intend to perform fire mitigation in the forested areas surrounding towns such as Ouray with a high/dangerous percentage of dead trees?	5/11/2026 7:39 PM
41	The city should adopt the new resiliency code. The city should do everything in its power to be prepared for wildfires.	5/11/2026 6:55 PM
42	I was evacuated three times in Bailey very traumatic for me and my family. In Ouray I believe	5/11/2026 6:42 PM

it is not a question of if, but when. We must create awareness and o everything we can to harden our city, Bruce Ward 420 Pinecrest Drive Ouray

43	Compliance with the wild fire code should be voluntary. The City could provide recommendations and guidance for the Citizens.	5/11/2026 6:35 PM
44	Nobody is talking about resale value of properties. In Ouray it is easy to write code but we dot enforce it so how does it harm us if we adopt this?	5/11/2026 4:28 PM
45	Why would any thinking person be against this?	5/11/2026 4:21 PM
46	<p>Question #6 is not a yes or no answer. I have concerns about some of the wording in the Code. It says it is intended to only apply to new structures, additions with a footprint of 500 SF or more, and the re-siding and re-roofing of existing structures. But there is wording that concerns me. Wording that leaves it up to the building official to make determinations about existing structures. We have had some ridiculous and inconsistent interpretations of our City codes by the many building officials that the City has hired over the years. Too many building officials to even count them all. I don't trust that a future building official won't interpret the WRC (Wildfire Res. Code) to include more than re-siding and re-roofing of existing buildings. Examples. 1. paragraph 101.2 "provided that such continued use does not constitute a distinct danger to life or property." 2. para. 101.4 "in the opinion of the code official, constitute a distinct hazard to life or property." 3. and this language regarding an addition with a footprint of less than 500 SF from para. 101.5 "will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life." I don't trust that an overly zealous building official would impose the WRC on existing buildings with that language in the code. It is obvious to me that was the intent and that is why the code is written with language that would allow it. Another concern. Para. 403.2.2 "Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal". You may not know this, but a class A roof can have, and it is common practice to have, a valley constructed of woven class A 3-tab shingles (no metal). Why is a metal valley required by the WRC? Going back to my earlier concern, I can see a building official saying an existing roof has to have new metal valleys installed because the existing woven shingle valley is a distinct danger/hazard to life and property. How is adopting this code and mapping Ouray with intensity classifications going to affect our homeowner's insurance policies? Finally, what is going to be accomplished by adopting the WRC? How many structures can be built in this City? In recent years many, if not most, of the empty lots have been built upon. What percentage of new structures can be built? 10% more than we have now? Is requiring that 10% to meet the WRC going to save our City? Be honest. It is not. Make people aware of the WRC requirements and suggest they meet them if they are building new. The smart ones will. The ones that don't...are not going to cause the City to burn down.</p>	5/11/2026 4:09 PM
47	The effect on current home owners regarding the 25% threshold for external structural modification is particularly onerous. This limitation will stifle many home improvement projects in the future just due to the financial impact alone. A more reasonable exemption would be an 50% threshold for exterior modifications. Also, the exemption limitation of 120 sq/ft for a SINGLE storage structure also seems arbitrarily restrictive, and not based in any factual real world mitigation data.	5/11/2026 3:22 PM
48	We live in a mountain town that we love for the beauty of the nature and wildlife that surrounds our community. If you want no trees or vegetation within 30-100 ft of your house or structure, move to a major city like Denver. If you remove all vegetation from within 0-30 ft from structures in this town it will be desolate and if anything cause more structural and maintenance issues for the city due to flooding, and dry, dustiness. It will completely ruin the eco-system in which we live. Our trees are what keep tempatures controlled in the valley. We will be at a greater risk of fire without them.	5/11/2026 2:58 PM
49	While well intentioned, the WRC is too broad a brush. They are declaring ALL of Ouray County to be in the Urban-Rural Wildfire zone, which is absurd. One of the MAIN sources of homes burning down is stick frame construction. The house IS the fuel. Just mandating steel roofs or composite decking does little to make a house really fireproof. And the WRC doesn't address this problem. We keep building houses out of the wrong materials! Code has everything to do with this. Block systems are far, far more fire proof, yet are considered non-conforming, therefore raising costs or permitting and engineering. We need to resist unfunded mandates from the State, and come up with our own, stricter, building standards (which do NOT have to be more expensive). The vegetation Mitigations called for in the WRC is mostly written by those making big profits from destroying our forests. Most mitigation work will do nothing to stop a wildfire (which generates its own wind), but does destroys native plant and animal	5/11/2026 2:05 PM

	habitat, and makes the forest drier, and winds stronger. Good luck making sense of this: you're in Ouray, after all.	
50	I am both a full time resident and property owner (cannot choose both). Although I am not a huge supporter of this code, I am concerned about what will happen with regards to homeowner's insurance and mortgage availability within the City if we do not adopt this code. Therefore I support city-wide adoption. This is in the community's best interest as a whole.	5/11/2026 1:18 PM
51	Wildfire risk is a huge concern of mine. I have friends who have lost everything in wildfires in other states. I've already been informed by my home insurance company that while we are grandfathered in, they no longer insure homes in Ouray county or the city of Ouray due to wildfire risk. The more we can do as a community, the safer we will be. It's no longer if, but when. We need to be diligent.	5/11/2026 1:15 PM
52	An ounce of prevention is worth a pound of cure. It would be less expensive to make homes wildfire-resilient than to pay for the after effects of a catastrophic fire. The code would be great to lessen the chance of new homes catching fire. I live in Ouray County, so a fire that started in Ouray could affect where I live.	5/11/2026 1:08 PM
53	Structure fires are started by burning embers carried on the wind and igniting roofs, vegetation close to structures and this code addresses these problems to lessen the danger of ember fires.	5/11/2026 12:48 PM
54	This questionnaire is completely bias and misrepresentative! How moronic do you think we are! THIS IS AN UNFUNDED MANDATE. ON TOP OF THE FACT, COUNCIL has TABLED this for 6 months and discussion and/or votes should not be reopened until such time per state municipal code and sunshine laws. This statement is a LIE: "The City is required to adopt provisions that meet or exceed the regulations set forth in the Wildfire Resiliency Code." How dare you misrepresent the truth of the matter to all citizens. This will lead to derelict house repairs, increased housing cost, higher rents for the most vulnerable populations. This is a total prop-up of Big Insurance Corporations and Oil and Gas -- vinyl fencing over fire resistant cedar or red wood fencing. Reduction of the essential cooling old growth trees will lead to more A/C units being installed and environmental pollution. We are a cold valley. This valley hasn't seen a naturally started fire since BEFORE it incorporated and even then--EVER? Make the National Forest Service do their job, instead of lining the pockets of insurance companies. THIS IS A COMPLETELY BIAS, MISREPRESENTATION, SCARE TACTIC -- YOU FOOLISH IDIOTS. STOP TRYING TO BE A LANDLORD AND DO YOUR JOB -- BE LEADERS AGAINST TYRANNY.	5/11/2026 12:46 PM
55	We should implement our own code that meets the expectations for insurance companies and state mandate.	5/11/2026 12:45 PM
56	I support creating wildfire resilience measures for our code that fit our city alongside educational support. The code as is doesn't fit just right and has many unknowns. I don't want the city to ignore it and do nothing because mitigating wildfire impacts is a communal responsibility and requires code or policies to ensure action is taken.	5/11/2026 12:41 PM
57	Ouray is in an extreme fire-danger zone, and all steps to prevent loss should be taken.	5/11/2026 12:37 PM
58	I would include a link to the actual code so folks can read it and see that it is retroactive, in part, if they need to replace more than 25% of existing siding, roof, etc.	5/11/2026 12:30 PM
59	The biggest risk is in the perimeter immediately adjacent to the City. We need to thin the understory and remove the dead trees in the areas around the City, including the amphitheater.	5/11/2026 12:29 PM
60	To support wildfire mitigation efforts, the city should work with other local stakeholders to proactively implement ongoing and permanent fire bans. There is no place in our modern society for individuals to have a fire in outdoor spaces. They put people, wildlife, ecology, and buildings at risk.	5/11/2026 12:20 PM
61	At the Council meeting on 5 May the Guest speaker from the State said the average cost of compliance with the fire code would raise building costs approximately 1 to 3 % or about \$800 on average. One percent of the average house in Ouray is way, way more than \$800 so it was a disingenuous statement that cost him credibility in my view. Every code or regulation increase causes housing costs to rise which is the exact opposite of what the City should be trying to achieve.	5/11/2026 12:15 PM
62	As a citizen of the County, whatever we can do to minimize the risk of fire the better. We need	5/11/2026 12:15 PM

to stop listening to the people that think the code is only about cutting down the trees in their yard or too "big brother" - grow up and think about the community as a whole and not just yourself and your yards.

63	Planning Commission have said NO. City Council have said "Let's wait and see". Why does 1 Councilor get to drive the conversation. This is just one more exemplar that People do not actually own or have any say in their own homeownership! Who is going to pay for this? It will put the final nail in the coffin of affordable housing in Ouray!	5/11/2026 12:09 PM
----	--	--------------------



COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

CWRC Version 1.0

-THIS PAGE INTENTIONALLY LEFT BLANK-



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Attributions

ATTRIBUTIONS

ALL RIGHTS RESERVED. This material contains significant portions from the 2024 International Wildland Interface Code (“2024 IWUIC”), which is a registered copyrighted work owned by the International Code Council, Inc. (the “ICC”). The 2024 IWUIC, and any and all portions thereof, have been obtained and reproduced herein with permission. The “International Code Council”, “International Wildland Interface Code”, the acronyms “ICC” and “IWUIC”, and the ICC logogram are registered trademarks and service marks of ICC. Use of these marks or the 2024 IWUIC without advance written permission from the ICC is prohibited.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Table of Contents

Chapter 1 - Scope and Administration.....	5
PART 1 GENERAL PROVISIONS.....	5
SECTION 101 SCOPE AND GENERAL REQUIREMENTS.....	5
SECTION 102—APPLICABILITY.....	7
PART 2—ADMINISTRATION AND ENFORCEMENT.....	9
SECTION 103—CODE COMPLIANCE AGENCY.....	9
SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL.....	9
SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS.....	13
SECTION 106—FEES.....	14
SECTION 107—STOP WORK ORDER.....	14
Chapter 2 - Definitions.....	15
SECTION 201 GENERAL.....	15
SECTION 202 DEFINITIONS.....	15
Chapter 3 - Wildfire Hazard Identification.....	19
SECTION 301 GENERAL.....	19
SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS.....	19
SECTION 303 MAPPING AND APPLICABILITY.....	19
SECTION 304 GROUND-TRUTHING.....	21
Chapter 4- Structure Hardening.....	23
SECTION 401 GENERAL.....	23
SECTION 402 BUILDING MATERIAL.....	23
SECTION 403 CLASS 1 STRUCTURE HARDENING.....	25
SECTION 404 CLASS 2 STRUCTURE HARDENING.....	26
Chapter 5- Site and Area Requirements.....	29
SECTION 501 GENERAL.....	29
SECTION 502 CLASS 1 REQUIREMENTS.....	29
SECTION 503 CLASS 2 REQUIREMENTS.....	30
Appendix A: PERMITS.....	33
Appendix B: CONSTRUCTION DOCUMENTS.....	36
Appendix C: INSPECTION AND ENFORCEMENT.....	38



–THIS PAGE INTENTIONALLY LEFT BLANK–



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where, in any specific case, different sections of this code, or any other adopted code, specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

102.4.1 Conflicts. Where conflicts occur between provisions of this code and the referenced codes and standards, the provisions of this code shall govern.

102.4.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner’s authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

107.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

107.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

107.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; and the singular number includes the plural and the plural the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length:** Up to 30 feet or more.
3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.

These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property’s Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 *Low Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 *Moderate Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 *High Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, or 2- inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

-THIS PAGE INTENTIONALLY LEFT BLANK-



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Appendix A: PERMITS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

A101.1 General. Where not otherwise provided in the requirements of the *International Building Code* or *International Fire Code*, permits are required in accordance with Sections A101.2 through A101.9.

A101.2 Permits required. Unless otherwise exempted, buildings or structures regulated by this code shall not be erected, constructed, altered, repaired, moved, converted, changed, or changed in use or occupancy unless a separate permit for each building or structure has first been obtained from the *code official*.

For buildings or structures erected for temporary uses, see Section 105.

A101.3 Permit application. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the code enforcement agency for that purpose. Every such application shall:

1. Identify and describe the work, activity, operation, practice or function to be covered by the permit for which application is made.
2. Describe the land on which the proposed work, activity, operation, practice or function is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building, work, activity, operation, practice or function.
3. Indicate the use or occupancy for which the proposed work, activity, operation, practice or function is intended.
4. Be accompanied by plans, diagrams, computation and specifications and other data as required in Appendix B.
5. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
6. Be signed by the applicant or the applicant's authorized agent.
7. Give such other data and information as required by the *code official*.

A101.3.1 Preliminary inspection. Before a permit is issued, the *code official* is authorized to inspect and approve the systems, equipment, buildings, devices, premises and spaces or areas to be used.

A101.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that



the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

A101.4 Permit approval. Before a permit is issued, the *code official*, or an authorized representative, shall review and approve permitted uses, occupancies or structures. Where laws or regulations are enforceable by other agencies or departments, a joint approval shall be obtained from agencies or departments concerned.

A101.5 Permit issuance. The application, plans, specifications and other data filed by an applicant for a permit shall be reviewed by the *code official*. If the *code official* finds that the work described in an application for a permit and the plan, specifications and other data filed therewith conform to the requirements of this code, the *code official* is allowed to issue a permit to the applicant.

When the *code official* issues the permit, the *code official* shall endorse in writing or stamp the plans and specifications APPROVED. Such *approved* plans and specifications shall not be changed, modified or altered without authorization from the *code official*, and work regulated by this code shall be done in accordance with the *approved* plans.

A101.5.1 Refusal to issue a permit. Where the application or construction documents do not conform to the requirements of pertinent laws, the *code official* shall reject such application in writing, stating the reasons therefor.

A101.6 Validity of permit. The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or conceal the provisions of this code or other ordinances of the jurisdiction shall not be valid.

A101.7 Expiration. Every permit issued by the *code official* under the provisions of this code shall expire by limitation and become null and void if the building, use or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building, use or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

Any permittee holding an unexpired permit is allowed to apply for an extension of the time within which work is allowed to commence under that permit where the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The *code official* is authorized to extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. Permits shall not be extended more than once.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

A101.8 Retention of permits. Permits shall at all times be kept on the premises designated therein and shall at all times be subject to inspection by the *code official* or other authorized representative.

A101.9 Revocation of permits. Permits issued under this code can be suspended or revoked where it is determined by the *code official* that:

1. It is used by a person other than the person to whom the permit was issued.
2. It is used for a location other than that for which the permit was issued.
3. Any of the conditions or limitations set forth in the permit have been violated.
4. The permittee fails, refuses or neglects to comply with any order or notice duly served on him or her under the provisions of this code within the time provided therein.
5. There has been any false statement or misrepresentation as to material fact in the application or plans on which the permit or application was made.
6. The permit is issued in error or in violation of any other ordinance, regulations or provisions of this code.

The *code official* is allowed to, in writing, suspend or revoke a permit issued under the provisions of this code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this code.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Appendix B: CONSTRUCTION DOCUMENTS

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

B101.1 General. Plans, engineering calculations, diagrams and other data shall be submitted in the format as required by the jurisdiction. The construction documents shall be prepared and submitted where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require additional documentation.

Exception: Submission of plans, calculations, construction inspection requirements and other data, if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code.

B101.2 Information on plans and specifications. Plans and specifications shall be drawn to scale on substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations.

B101.3 Site plan. In addition to the requirements for plans in the *International Building Code*, site plans shall include topography, landscape and vegetation details and locations of structures or building envelopes. The *code official* is authorized to waive or modify the requirement for a site plan where the application for permit is for alteration or repair or where otherwise warranted. Identify the *fire intensity classification*.

B101.3.1 Defensible Space Site Plans. Defensible space site plans shall be prepared and submitted to the *code official* for review and approval as part of the site plans required for a permit. The *code official* is authorized to waive or modify the requirement for a defensible space site plan where the application for permit is for alteration or repair or where otherwise warranted.

B101.5 Other data and substantiation. Where required by the *code official*, the plans and specifications shall include classification of fuel loading, fuel model light, medium or heavy, and substantiating data to verify classification of fire-resistive vegetation.

B101.6 Retention of plans. One set of *approved* plans, specifications and computations shall be retained by the *code official* for a period of not less than 180 days from date of completion of the permitted work or as required by state or local laws.

B101.7 Examination of documents. The *code official* shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.



B101.8 Amended construction documents. Work shall be installed in accordance with the *approved* construction documents, and changes made during construction that are not in compliance with the *approved* documents shall be resubmitted for approval as an amended set of construction documents.

B101.9 Previous approvals. This code shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

B101.10 Phased approval. The *code official* is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

Appendix C: INSPECTION AND ENFORCEMENT

The provisions of this appendix apply only when adopted by the governing body in the final ordinance.

C101.1 Inspection. Inspections shall be in accordance with Sections C101.1.1 through C101.1.4.3.

C101.1.1 General. Construction or work for which a permit is required by this code shall be subject to inspection by the *code official* and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved* by the *code official*.

It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid.

Where required by the *code official*, a survey of the lot shall be provided to verify that the mitigation features are provided and the building or structure is located in accordance with the *approved* plans.

C101.1.2 Authority to inspect. The *code official* shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the *code official* for the purpose of ascertaining and causing to be corrected any conditions that could reasonably be expected to cause fire or contribute to its spread, or any violation of the purpose of this code and of any other law or standard affecting fire safety.

C101.1.2.1 Approved inspection agencies. The *code official* is authorized to accept reports of approved inspection agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

C101.1.2.2 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

C101.1.2.3 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *code official*. The *code official*, upon notification, shall make the requested inspections and shall



either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *code official*.

C101.1.3 Reinspections. To determine compliance with this code, the *code official* can cause a structure to be reinspected. A fee can be assessed for each inspection or reinspection where work for which inspection is called is not complete or where corrections called for are not made.

Reinspection fees can be assessed where the *approved* plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested or for deviating from plans requiring the approval of the *code official*.

To obtain a reinspection, the applicant shall pay the reinspection fee as set forth in the fee schedule adopted by the jurisdiction. Where reinspection fees have been assessed, additional inspection of the work will not be performed until the required fees have been paid.

C101.1.4 Testing. Installations shall be tested as required in this code and in accordance with Sections C101.1.4.1 through C101.1.4.3. Tests shall be made by the permit holder or authorized agent and observed by the *code official*.

C101.1.4.1 New, altered, extended or repaired installations. New installations and parts of existing installations that have been altered, extended, renovated or repaired, shall be tested as prescribed herein to disclose defects.

C101.1.4.2 Apparatus, instruments, material and labor for tests. Apparatus, instruments, material and labor required for testing an installation or part thereof shall be furnished by the permit holder or authorized agent.

C101.1.4.3 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

C101.2 Enforcement. Enforcement shall be in accordance with Sections C101.2.1 and C101.2.2.

C101.2.1 Authorization to issue corrective orders and notices. Where the *code official* finds any building or premises that are in violation of this code, the *code official* is authorized to issue corrective orders and notices.

C101.2.2 Service of orders and notices. Orders and notices authorized or required by this code shall be given or served on the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation either by verbal notification, personal service, or delivering the same to, and leaving it with, a person of suitable age and discretion on the premises; or, if such person is not found on the



premises, by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises and by mailing a copy thereof to such person by registered or certified mail to the person's last known address.

Orders or notices that are given verbally shall be confirmed by service in writing as herein provided.

C101.3 Compliance with orders and notices. Compliance with orders and notices shall be in accordance with Sections C101.3.1 through C101.3.8.

C101.3.1 General compliance. Orders and notices issued or served as provided by this code shall be complied with by the owner, the owner's authorized agent, operator, occupant or other person responsible for the condition or violation to which the corrective order or notice pertains.

If the building or premises is not occupied, then such corrective orders or notices shall be complied with by the owner or the owner's authorized agent.

C101.3.2 Compliance with tags. building or premises shall not be used when in violation of this code as noted on a tag affixed in accordance with Section C101.3.1.

C101.3.3 Removal and destruction of signs and tags. A sign or tag posted or affixed by the *code official* shall not be mutilated, destroyed or removed without authorization by the *code official*.

C101.3.4 Citations. Persons operating or maintaining an occupancy or premises subject to this code who allow a hazard to exist or fail to take immediate action to abate a hazard on such occupancy, premises or vehicle when ordered or notified to do so by the *code official* shall be guilty of a misdemeanor.

C101.3.5 Unsafe conditions. Buildings, structures or premises that constitute a fire hazard or are otherwise dangerous to human life, or that in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment as specified in this code or any other ordinance, are unsafe conditions. Unsafe buildings or structures shall not be used. Unsafe buildings are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal, pursuant to applicable state and local laws and codes.

C101.3.5.1 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

C101.3.5.2 Notice. Where an unsafe condition is found, the *code official* shall serve on the owner, owner's authorized agent or person in control of the building, structure or premises, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

requires the unsafe structure to be demolished. Such notice shall require the person thus notified, or their designee, to declare to the *code official* within a stipulated time, acceptance or rejection of the terms of the order.

C101.3.5.2.1 Method of service. Such notice shall be deemed properly served where a copy thereof is served by one of the following methods:

1. Delivered to the owner or the owner's authorized agent personally.
2. Sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with a return receipt requested.
3. Delivered in any other manner as prescribed by local law.

Where the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent or on the person responsible for the structure shall constitute service of notice on the owner.

C101.3.5.3 Placarding. Upon failure of the owner, the owner's authorized agent or the person responsible to comply with the notice provisions within the time given, the *code official* shall post on the premises or on defective equipment a placard bearing the word "UNSAFE" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard.

C101.3.5.3.1 Placard removal. The *code official* shall remove the unsafe condition placard whenever the defect or defects on which the unsafe condition and placarding action were based have been eliminated. Any person who defaces or removes an unsafe condition placard without the approval of the *code official* shall be subject to the penalties provided by this code.

C101.3.5.4 Abatement. The owner, the owner's authorized agent, operator or occupant of a building, structure or premises deemed unsafe by the *code official* shall abate, correct or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other *approved* corrective action.

C101.3.5.5 Summary abatement. Where conditions exist that are deemed hazardous to life and property, the *code official* is authorized to abate or correct summarily such hazardous conditions that are in violation of this code.

C101.3.5.6 Evacuation. The *code official* shall be authorized to order the immediate evacuation of any occupied building, structure or premises deemed unsafe where such hazardous conditions exist that present imminent danger to the occupants. Persons so notified shall immediately leave the structure or premises and shall not enter or reenter until authorized to do so by the *code official*.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

C101.3.6 Prosecution of violation. If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

C101.3.7 Violation penalties. An AHJ has the authority to establish fees.

C101.3.8 Abatement of violation. In addition to the imposition of the penalties herein described, the *code official* is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.



COLORADO
Department of Public Safety



COLORADO
Division of Fire
Prevention & Control
Department of Public Safety

**A DECLARATION OF CITY OF OURAY, COLORADO STAGE I FIRE RESTRICTIONS
(DECLARATION NO. 1, 2026)**

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

WHEREAS, the Mayor believes there is a need to declare Stage I Fire Restrictions as declared 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, Michael Underwood, Mayor of the City of Ouray, hereby declare STAGE I FIRE RESTRICTIONS effective June 10, 2026 at 12:01 am.

CITY OF OURAY, COLORADO

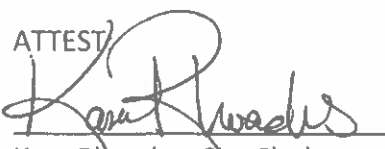
By


Michael Underwood, Mayor

June 9, 2026

Date

ATTEST


Kara Rhoades, City Clerk

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

To: Mayor & City Council
From: Joe Coleman Director of Public Works
Date: June 15 2026
Agenda Item: CM Services Box Canyon Geothermal Line Replacement

REQUEST:

Consider the approval of construction management services with Element Engineering for the Box Canyon Geothermal Line Replacement Project.

INTRODUCTION:

City Council approved the replacement of the Box Canyon Geothermal Line from Third Avenue to the Hot Springs Pool. The project is scheduled to be completed by the end of 2026.

BUDGET / STAFF IMPACT:

Money has been budgeted for this project to be completed in 2026 and was approved by the City Council during the 2025 budget session. This project will require daily onsite interaction from City staff with the contractor. Site visits from Element Engineering will be at the request of City staff as needed.

RECOMMENDED ACTION OR PROPOSED MOTION:

City staff recommends the approval of Construction Management services with Element Engineering for the Box Canyon Geothermal Line Replacement Project.

ATTACHMENT(S):

- **Construction Management Services_ Element Engineering**





May 11, 2026

Mr. Joe Coleman
City of Ouray
320 6th Avenue
Ouray, CO 81427

RE: Proposal for Professional Engineering Services
Box Canyon Geothermal Line Construction Management

Dear Mr. Coleman,

Element Engineering a Bowman Company (Element) is pleased to provide this proposal for construction management for the Box Canyon Geothermal Main. This letter details our proposed scope of services, deliverables, schedule, and fees.

PROPOSAL ASSUMPTIONS AND PROJECT UNDERSTANDING

Element understands that the City of Ouray will retain Williams Construction to construct the Box Canyon Geothermal Line as designed by Element Engineering and that engineering construction services are necessary. Desired construction services include onsite inspections, observer's daily reports (ODRS), attending and participating in weekly progress meetings, submittal review, pay application review, request for information (RFI) responses, change order review, startup and commissioning oversight, and project closeout assistance.

SCOPE OF SERVICES:

The following Scope of Services is proposed:

- Attend and participate in weekly progress meetings. It is assumed weekly progress meetings are held virtually.
- Review and coordinate submittals.
- Review pay applications, RFIs, change orders, and coordinate with the contractor and owner.
- Complete onsite inspections as necessary. This proposal assumes two (2) consecutive days onsite twice per month (4-days per month) including travel time, meals, and lodging. It is assumed construction will take 6 -months to complete.
- Compile inspection reports for all onsite inspections.
- Attend coordination meetings onsite as necessary, including at important milestones such as pre-commissioning inspection, commissioning, and startup and training.



- Complete construction closeout services including initial inspection, punch list generation, final inspection, recommendation for final payment, and CDPHE as-constructed documentation.

FEES

The proposed fee shall not exceed \$67,632 billed at our hourly rates as work is completed.

Fee Rates are as follows:

Department Executive: \$195.00/HR

Engineer: \$170.00/HR

Construction Manager: \$170.00/HR

Construction Inspector: \$120.00/HR

Administrative Professional: \$65.00/HR

EXCLUSIONS

The following services are specifically excluded from the scope of this agreement and may be performed as contract addendums upon request:

- Full time construction observation;
- Geotechnical or other testing delegated to the contractor;
- Other items not specifically listed in the scope of services

OTHER TERMS

This proposal is based on the scope of services indicated herein and the information available at the time of the proposal preparation. If any additional services are required due to unforeseen circumstances and/or conditions, Client or regulatory requested revisions, additional meetings, regulatory changes, etc., Element will notify the Client that additional scope of work and fees are required and will obtain the Client's written approval prior to proceeding with any additional work.

Element's Standard Terms and Conditions and Hourly Rate Schedule are attached hereto and incorporated into this Proposal by reference.

Please indicate your acceptance of this proposal by executing below and returning a PDF copy to this office. We appreciate the opportunity to provide this proposal. If you have any questions, please contact me by phone at 303.378.2969 or by email at Nick.Marcotte@bowman.com

Sincerely,

ELEMENT ENGINEERING



Nicholaus P. Marcotte, P.E.
Director of Water and Wastewater

City of Ouray hereby accepts all terms and conditions of this Proposal (including the Standard Terms and Conditions) and authorizes Element to proceed with the Project, and the undersigned represents that he or she is authorized by City of Ouray to so execute this Proposal.

City of Ouray

By: _____
(Signature)

Printed Name: _____

Title: _____ Date: _____

**OURAY ECONOMIC DEVELOPMENT COMMITTEE (OEDC) MEETING
MINUTES FOR TUESDAY, MAY 19, 2026, AT OURAY COMMUNITY CENTER**

The meeting was called to order by Heather Smith at 10:15 am. Committee members present were Mark Rozich and Heather Smith (via google meets). Also present was Kevin Schiffer (City Council Liaison to OEDC), and Dan Murphy (City Staff Liaison).

This meeting was called to order to award the 2026 Microgrants. We had 8 grant requests totaling \$55,555.64 and \$28,000 total to award.

Awards were distributed as follows:

Up to \$635.00 to Basho Studio LLC toward purchasing new tools to create new product line.

Up to \$6200.00 to Brown Chicken Brown Cow toward purchase of a new cup sealer.

Up to \$4500.00 to Brown Chicken Brown Cow toward purchase of a new delivery van.

Up to \$2000.00 to Cie Creative toward new exterior lighting and installation.

Up to \$6965.00 to Marmot's Acai toward purchase of a new food trailer.

Up to \$3400.00 to Ouray Meat and Cheese Shop toward purchase of a new freezer.

Up to \$3700.00 to Ouray Mountain Events toward start up costs of new business.

Up to \$3865.00 to Yankee Girl Food Service toward purchase of new ice machine.

All awards total \$28,000.00 and awardees must submit receipts to be reimbursed for approved grant items. No reimbursement will be made for marketing or labor per grant guidelines.

City Council has final approval of all grants and City Staff will send out letters of award. We will have a celebration in Fall to thank donors and grant recipients.

OEDC will be taking a break over the busy summer months and will reconvene in September. We welcome more committee members to apply to begin in the Fall.

The meeting was adjourned at 11:00am.

Respectfully submitted,
Heather Smith, OEDC

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

June 15, 2026

**Colorado Economic Development Commission
Colorado Office of Economic Development and International Trade
16000 Broadway, Suite 2500
Denver, CO 80202**

2026 Region 10 Enterprise Zone Boundary Amendment Request

Dear Economic Development Commission Members,

Please consider this the City of Ouray's endorsement of the Region 10 Enterprise Administrator's application to include Census Tract 08091967601 and Block Group 080919676023 in the Enterprise Zone Boundaries. Currently, there are portions of the County included in the Enterprise Zone but the most recent dataset release shows that these areas of the county are now eligible under the state's Enterprise Zone eligibility criteria.

As Council for the City of Ouray, we see that the newest dataset is showing the current economic distress that is being felt by our business community. The Ouray County area has experienced several economic disruptions in recent years that have affected the businesses and non-profits in the area. In the recent Enterprise Zone Boundary Redesignation these areas were not showing as economically distressed due to some lingering temporary economic shifts from the COVID-19 pandemic. Our region experienced a temporary influx of residents to the region that have since exited the area. Our region also experienced the highest number of visitors to the area during the pandemic which inflated some of the data that was available and therefore showing these areas as not in economic distress. Now that the region has recovered from the pandemic and some of the economic influx that was seen is now returned and the area is experiencing an economic downturn.

Colorado's Enterprise Zone program is an important tool in our rural region in providing incentives for businesses to relocate, expand and operate. One of the regional economic goals is to support and strengthen small business community and offering the incentives through the Enterprise Zone program is one of the strategies in achieving that goal and encouraging growth in our economically distressed areas.

We appreciate the partnership of the Enterprise Zone program with Region 10 and the state Program Managers and thank you for your consideration to include the areas in the Region 10 Enterprise Zone boundaries.

Sincerely,

Michael Underwood, Mayor
City of Ouray



**Census Tract
08091967601**

**Block Group
080919676022**

**Block Group
080919676023**

**Block Group
080919676024**

**Block Group
080919676021**

Ridgway

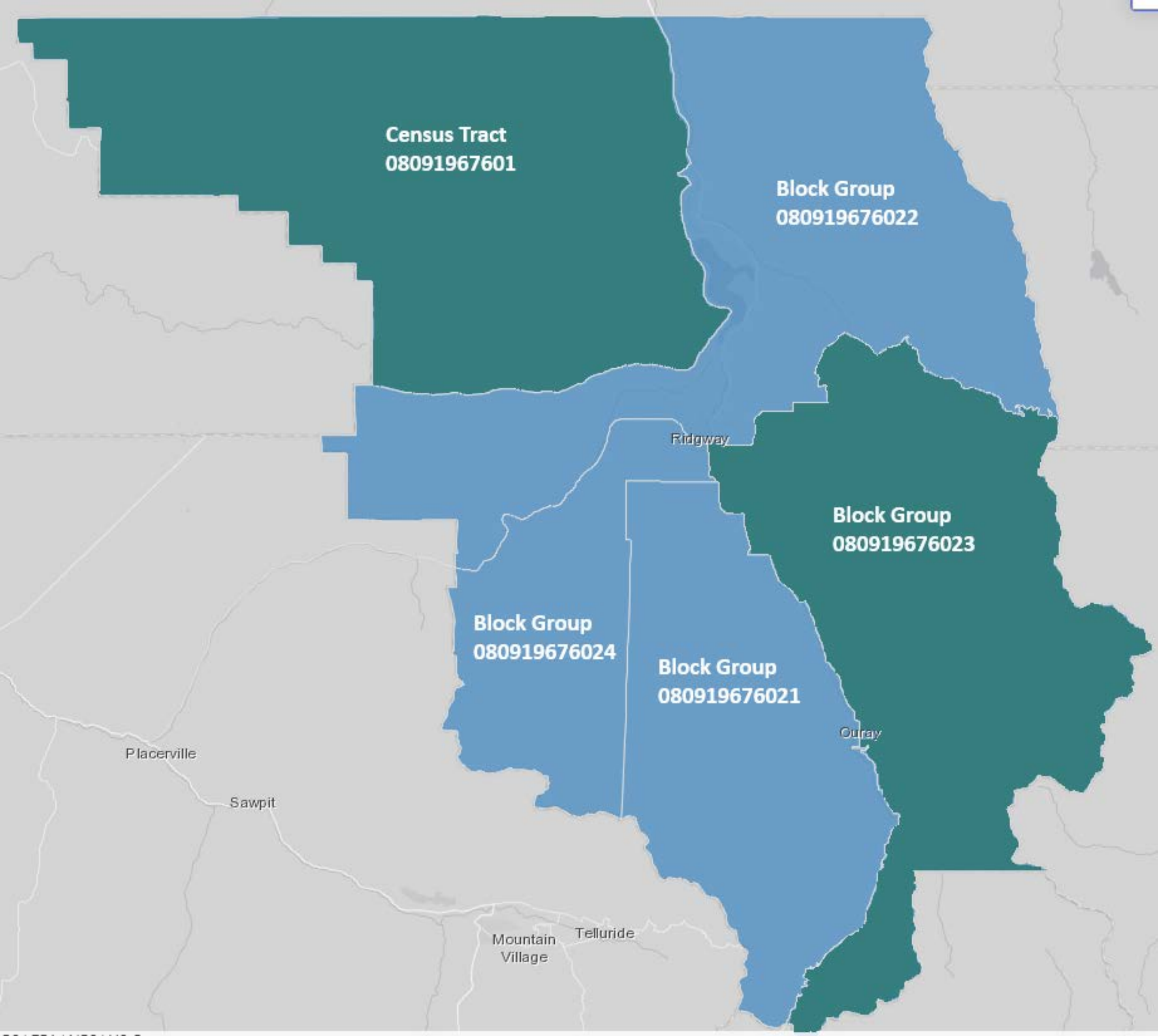
Ouray

Placerville

Sawpit

Mountain
Village

Telluride



RECEIVED
MAY 18 2026
CITY OF OURAY

Colorado Liquor Retail License Application

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

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

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

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

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

Edders Food Service

FEIN Number

State Sales Tax Number

Trade Name of Establishment (DBA)

Business Telephone

Maggies Kitchen

970-325-0259

Address of Premises (specify exact location of premises, include suite/unit numbers)

705 Main

City

County

State

ZIP Code

Ouray

Ouray

CO

81427

Mailing Address (Number and Street)

[Redacted]

City or Town

State

ZIP Code

Ridgway

CO

81432

Email Address

[Redacted]

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

Present Trade Name of Establishment (DBA)

[Redacted]

Present State License Number

Present Class of License

Present Expiration Date

[Redacted]

[Redacted]

[Redacted]

Section A Nonrefundable application fees*

<input checked="" type="checkbox"/>	Application Fee for New License.....	\$1,100.00
<input type="checkbox"/>	Application Fee for New License with Concurrent Review.....	\$1,200.00
<input type="checkbox"/>	Application Fee for Transfer.....	\$1,100.00

Section B Liquor License Fees*

<input type="checkbox"/>	Add Optional Premises to H & R.....	\$100.00 X	<input type="text"/>	Total	<input type="text"/>
<input type="checkbox"/>	Add Sidewalk Service Area.....	\$75.00			
<input type="checkbox"/>	Arts License (City).....	\$308.75			
<input type="checkbox"/>	Arts License (County).....	\$308.75			
<input type="checkbox"/>	Beer and Wine License (City).....	\$351.25			
<input type="checkbox"/>	Beer and Wine License (County).....	\$436.25			
<input type="checkbox"/>	Brew Pub License (City).....	\$750.00			
<input type="checkbox"/>	Brew Pub License (County).....	\$750.00			
<input type="checkbox"/>	Campus Liquor Complex (City).....	\$500.00			
<input type="checkbox"/>	Campus Liquor Complex (County).....	\$500.00			
<input type="checkbox"/>	Campus Liquor Complex (State).....	\$500.00			
<input type="checkbox"/>	Club License (City).....	\$308.75			
<input type="checkbox"/>	Club License (County).....	\$308.75			
<input type="checkbox"/>	Distillery Pub License (City).....	\$750.00			
<input type="checkbox"/>	Distillery Pub License (County).....	\$750.00			
<input type="checkbox"/>	Entertainment Facility License (City).....	\$500.00			
<input type="checkbox"/>	Entertainment Facility License (County).....	\$500.00			
<input type="checkbox"/>	Hotel and Restaurant License (City).....	\$500.00			
<input type="checkbox"/>	Hotel and Restaurant License (County).....	\$500.00			
<input checked="" type="checkbox"/>	Hotel and Restaurant License with one optional premises (City).....	\$600.00			
<input type="checkbox"/>	Hotel and Restaurant License with one optional premises (County).....	\$600.00			
<input type="checkbox"/>	Liquor-Licensed Drugstore (City).....	\$227.50			
<input type="checkbox"/>	Liquor-Licensed Drugstore (County).....	\$312.50			
<input type="checkbox"/>	Lodging Facility License (City).....	\$500.00			
<input type="checkbox"/>	Lodging Facility License (County).....	\$500.00			

Section B Liquor License Fees* (Continued)

<input type="checkbox"/> Manager Registration - H & R.....	\$30.00
<input type="checkbox"/> Manager Registration - Tavern.....	\$30.00
<input type="checkbox"/> Manager Registration - Lodging & Entertainment.....	\$30.00
<input type="checkbox"/> Manager Registration - Campus Liquor Complex.....	\$30.00
<input type="checkbox"/> Optional Premises License (City).....	\$500.00
<input type="checkbox"/> Optional Premises License (County).....	\$500.00
<input type="checkbox"/> Racetrack License (City).....	\$500.00
<input type="checkbox"/> Racetrack License (County).....	\$500.00
<input type="checkbox"/> Resort Complex License (City).....	\$500.00
<input type="checkbox"/> Resort Complex License (County).....	\$500.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (City).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (County).....	\$160.00
<input type="checkbox"/> Related Facility - Campus Liquor Complex (State).....	\$160.00
<input type="checkbox"/> Retail Gaming Tavern License (City).....	\$500.00
<input type="checkbox"/> Retail Gaming Tavern License (County).....	\$500.00
<input type="checkbox"/> Retail Liquor Store License - Additional (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store License - Additional (County).....	\$312.50
<input type="checkbox"/> Retail Liquor Store (City).....	\$227.50
<input type="checkbox"/> Retail Liquor Store (County).....	\$312.50
<input type="checkbox"/> Tavern License (City).....	\$500.00
<input type="checkbox"/> Tavern License (County).....	\$500.00
<input type="checkbox"/> Vintners Restaurant License (City).....	\$750.00
<input type="checkbox"/> Vintners Restaurant License (County).....	\$750.00

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

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

Liability Information

License Account Number

Liability Date

License Issued Through (Expiration Date)

Total

\$

Application Documents Checklist and Worksheet

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

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

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

I. Applicant information

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

II. Diagram of the premises

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

III. Proof of property possession (One Year Needed)

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

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

Complete DR 8404-I for each principal (individuals with more than 10% ownership, officers, directors, partners, members)

Fingerprints taken and submitted to the appropriate Local Licensing Authority through an approved State Vendor. Master File applicants submit results to the State

Do not complete fingerprint cards prior to submitting your application.

The Vendors are as follows:

IdentoGO

Appointment Scheduling Website: <https://uenroll.identogo.com/workflows/25YQHT>

Phone: 844-539-5539 (toll-free)

IdentoGO FAQs: <https://cbi.colorado.gov/sections/biometric-identification-and-records-unit/biometric-identification-and-records-unit-faqs>

State Liquor Code for IdentoGO: 25YQHT

Colorado Fingerprinting

Appointment Scheduling Website: <http://www.coloradofingerprinting.com/cabs/>

Phone: 720-292-2722 833-224-2227 (toll free)

State Liquor Code for Colorado Fingerprinting: C030LIQI

Purchase agreement, stock transfer agreement, and/or authorization to transfer license

List of all notes and loans (Copies to also be attached)

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

Form DR 4679 Lawful Presence Affidavit

Copy of State issued Driver's License or Colorado Identification Card for each applicant

VI. Corporate applicant information (if applicable)

Certificate of Incorporation

Certificate of Good Standing

Certificate of Authorization if foreign corporation (out of state applicants only)

VII. Partnership applicant information (if applicable)

Partnership Agreement (general or limited).

Certificate of Good Standing

VIII. Limited Liability Company applicant information (if applicable)

Copy of articles of organization

Certificate of Good Standing

Copy of Operating Agreement (if applicable)

Certificate of Authority if foreign LLC (out of state applicants only)

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

\$30.00 fee

If owner is managing, no fee required

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

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

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

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

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

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

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

If "yes", explain in detail.

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

or

Waiver by local ordinance? Yes No

Other

5. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? **NOTE:** The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS..... Yes No

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

For additional Retail Liquor Store only.

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

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

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

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

Ownership Lease Other (Explain in detail)

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

Landlord	Tenant	Expires
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

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

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

Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Last Name		First Name	
<input type="text"/>		<input type="text"/>	
Date of Birth (MM/DD/YY)	FEIN or SSN Number	Interest/Percentage	
<input type="text"/>	<input type="text"/>	<input type="text"/>	

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

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

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

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

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

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

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

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

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

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

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

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

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

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

14. Campus Liquor Complex applicants answer the following:

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

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

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

15. For all on-premises applicants.

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

Last Name of Manager

First Name of Manager

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

Name

Type of License

Account Number

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

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

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

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

b. Designated Manager for Related Facility - Campus Liquor Complex

Last Name of Manager

First Name of Manager

18. Entertainment Facility License

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

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

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

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

19. Tax Information.

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

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

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

Name	Date of Birth (MM/DD/YY)
Thomas Patrick Edder	[REDACTED]

Street Address
[REDACTED]

City	State	ZIP Code	Position	% Owned
Ridgway	CO	81432	co-owner	50

Name	Date of Birth (MM/DD/YY)
Kristine Kaye Edder	[REDACTED]

Street Address
[REDACTED]

City	State	ZIP Code	Position	% Owned
Ridgway	CO	81432	co-owner	50

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

Name	Date of Birth (MM/DD/YY)

Street Address

City	State	ZIP Code	Position	% Owned

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

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

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

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

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

Oath Of Applicant

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code which affect my license.

Printed Name

Kristine K Edder

Title

co-owner / bookkeeper

Authorized Signature

Kristine K Edder

Date (MM/DD/YY)

04/28/26

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

Date application filed with local authority

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

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

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

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

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

(Check One)

- Date of inspection or anticipated date
- Will conduct inspection upon approval of state licensing authority
- Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,000?..... Yes No
- Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,000?..... Yes No

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

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

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

Report and Approval of Local Licensing Authority (Continued)

Local Licensing Authority approves the Temporary Permit..... Yes No

Approval Date of the Temporary Permit

Expiration Date of the Temporary Permit

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

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

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

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

Proof of Violation

Local Licensing Authority for

Telephone Number

Town, City

County

Printed Name

Title

Signature

Date (MM/DD/YY)

Printed Name

Title

Signature

Date (MM/DD/YY)

Tax Check Authorization, Waiver, and Request to Release Information

I, Kristine K Edder

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

"Waiver") on behalf of

(the "Applicant/Licensee")

Edders Food SERVICE

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

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

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

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

Name (Individual/Business)

Kristine K Edder | Edders Foodservice

Social Security Number/Tax Identification Number

[REDACTED]

Home Phone Number

[REDACTED]

Business/Work Phone Number

970-325-0259

Street Address

[REDACTED]

City

Ridgway

State

CO

ZIP Code

81432

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

Kristine K Edder

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

Kristine K Edder

Date Signed

04/28/2026

Privacy Act Statement

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

Individual History Record

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

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

1. Name of Business Edders Foodservice DBA: Maggies	Home Phone Number N/A	[REDACTED]
2. Your Full Name (last, first, middle) Edder Thomas Patrick	3. List any other names you have used	
4. Mailing address (if different from residence)	Email [REDACTED]	

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

Street and Number	City, State, Zip	From	To
[REDACTED]	Ridgway, Co 81432	2010	now
[REDACTED]	Ridgway, Co 81432	2010	now

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

Name of Employer or Business	Address (Street, Number, City, State, Zip)	Position Held	From	To
maggies kitchen	705 main ouray, Co 81427	head cook counter	2009	now
Edder snow removal	[REDACTED]	plow driver	1996	now

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

Name of Relative	Relationship to You	Position Held	Name of Licensee
	N/A		

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

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

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

Personal and Financial Information

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

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

e. If Naturalized, state where: [Redacted] f. When: [Redacted] g. Name of District Court: [Redacted]

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

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

14. Financial Information.

- a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. \$ N/A
- b. List the total amount of the **personal** investment, made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. \$ _____
- * If corporate investment only please skip to and complete section (d)**
**** Section b should reflect the total of sections c and e**

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

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount
N/A			

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

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

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

Name of Lender	Address	Term	Security	Amount
N/A				

Oath of Applicant

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

Authorized Signature: Thomas P Edder Print Signature: Thomas P Edder Title: Co-owner Date: 3/18/2016

Individual History Record

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

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

1. Name of Business Edders Foodservice dba: Maggies	Home Phone Number _____	City, State, Zip [REDACTED]
2. Your Full Name (last, first, middle) Eddie Kristine Kaye	3. List any other names you have used Kristine Kefferer	
4. Mailing address (if different from residence)	Email [REDACTED]	

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

Street and Number	City, State, Zip	From	To
Current: [REDACTED] <i>same ind</i>	Ridgway, Co 81432	2010	now
[REDACTED]	Ridgway, Co 81432	2010	now

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

Name of Employer or Business	Address (Street, Number, City, State, Zip)	Position Held	From	To
maggies kitchen	705 main ave, CO 81427	Prep-cook co-owner	2009	now
City of Ouray	320 6th ave, Ouray, CO 81427	custodian	2014	now

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

Name of Relative	Relationship to You	Position Held	Name of Licensee
	N/A		

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

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

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

Personal and Financial Information

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

13a. Date of Birth _____ b. Social Security Number _____ c. Place of Birth _____ d. U.S. Citizen Yes No

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

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

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

14. Financial Information.
- a. Total purchase price or investment being made by the applying entity, corporation, partnership, limited liability company, other. \$ _____
- b. List the total amount of the **personal** investment, made by the person listed on question #2, in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid. \$ _____
- * If corporate investment only please skip to and complete section (d)
 ** Section b should reflect the total of sections c and e

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

Type: Cash, Services or Equipment	Account Type	Bank Name	Amount
	N/A		

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

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

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

Name of Lender	Address	Term	Security	Amount
	N/A			

Oath of Applicant

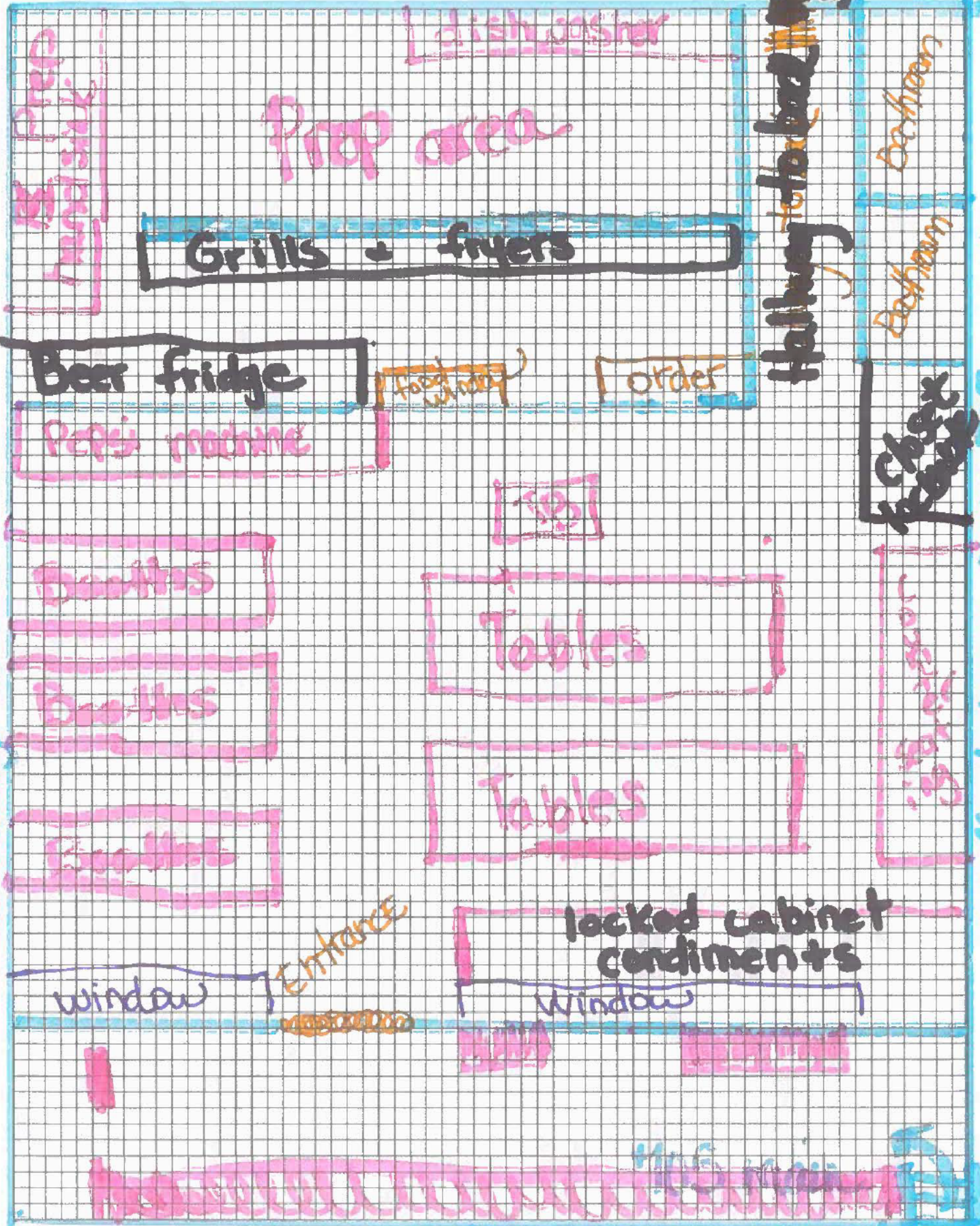
I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature: Kristine K Elder Print Signature: Kristine K Elder Title: bookkeeper CO-owner Date: 5/18/20

Maggies Kitchen

1/8" Graph Paper

Building wall



Dishwasher

Prep area

Grills + fryers

Beer fridge

Pepsi machine

Food window

Order

Hallway to the back stairs

Bathroom

Bathroom

Check Point

Seating

Seating

Seating

705

Tables

Tables

705

window

Entrance

locked cabinet condiments

Window

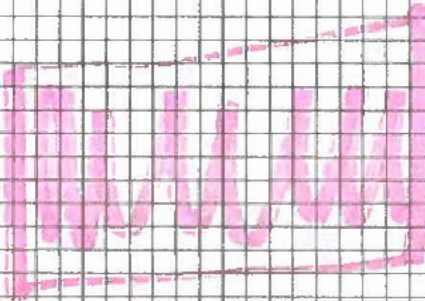
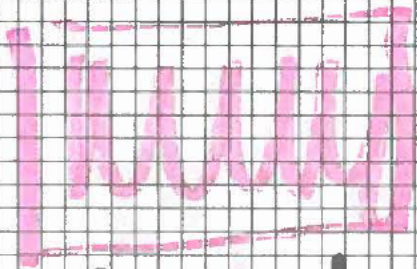
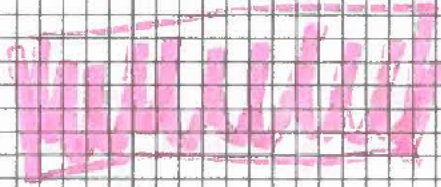
wall between 705 + 703 main

SIDEWALK - main street

alley

1/8" Graph Paper

locked concession trailer



Covered Seating

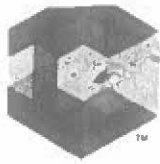
down

walk way

Property line 705
703

fence - metal - property line

roof of 905 main
Mabbies Kitchen
with
concrete



Articles of Organization for a Limited Liability Company

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

The domestic entity name of the limited liability company is JeepsnBurgers of Ouray LLC

The principal office street address is

701 Main st.
ouray Colorado CO 81427
US

The principal office mailing address is

PO Box 1850
Ouray CO 81427
US

The name of the registered agent is KRISTINE KAYE EDDER

The registered agent's street address is

303 Winding Trl
Ridgway CO 8140
US

The registered agent's mailing address is

PO Box 1850
Ouray CO 81427
US

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

The management of the limited liability company is vested in Members

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

Person(s) forming the limited liability company:

Jeffrey Douglas Lindberg
PO Box 1850
Ouray CO 81427
US

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

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

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

Jeffrey Douglas Lindberg
PO Box 1850
Ouray CO 81427
US

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

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

edders food service, LLC

is a

Limited Liability Company

formed or registered on 04/30/2009 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20091240659 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 05/04/2026 that have been posted, and by documents delivered to this office electronically through 05/06/2026 @ 21:38:07 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 05/06/2026 @ 21:38:07 in accordance with applicable law. This certificate is assigned Confirmation Number 18530757 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

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

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

STATE COLORADO COUNTY OURAY CITY OURAY

Must collect taxes for:
SALES TAX LICENSE

USE ACCOUNT NUMBER for all references	LIABILITY INFORMATION					ISSUE DATE			LICENSE VALID TO TO DECEMBER 31 2027
	county	city	industry	type	liability date	month	day	year	
[REDACTED]	56	0011	001	P	050106	Jan	21	26	

THIS LICENSE MUST BE POSTED AT THE FOLLOWING LOCATION
IN A CONSPICUOUS PLACE: EDDER'S FOOD SERVICE
705 MAIN OURAY CO 81427

THIS LICENSE IS NOT TRANSFERABLE



EDDER THOMAS P EDDER KRISTINE K
[REDACTED]
RIDGWAY CO 81432-9681



Stella Humphreys
Executive Director
Department of Revenue



COLORADO
Department of Public
Health & Environment

2026 License to Operate: Retail Food Establishment

License must be posted at the following location in a conspicuous place:

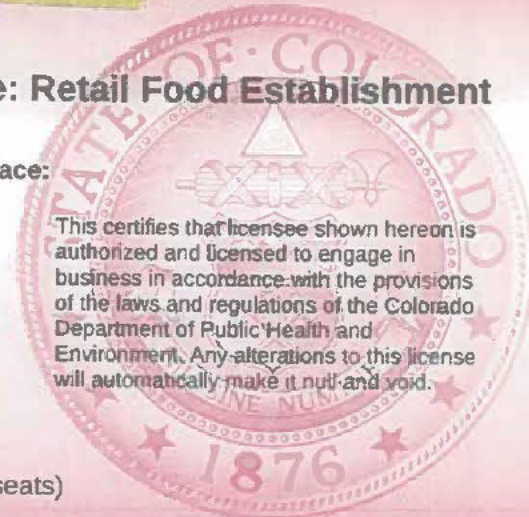
License # [REDACTED]

Maggie's Kitchen
705 Main St
Ouray CO 81427

Non-Transferable License valid until: 12/31/2026

License Type: Restaurant (0-100 seats)

Issued by: Colorado Department of Public Health and Environment



240705 SPECIAL WARRANTY DEED

12/23/2025 09:06 AM Page 1 of 2

Rec Fees: \$223.00 Doc Fee: \$180.00

Cristy Lynn, Clerk and Recorder, Ouray County, CO



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: December 19, 2025
\$180.00

This Deed, effective as of December 19th, 2025, signed on the date(s) acknowledged below, by Grantor(s), 2005 ROBERT W. EBERHARDT REVOCABLE TRUST DATED MARCH 29, 2005, whose street address is 13763 West 58th Place, ARVADA, CO 80004 City or Town of ARVADA, County of Jefferson and State of Colorado . for the consideration of (\$1,799,999.00) ***One Million Seven Hundred Ninety Nine Thousand Nine Hundred Ninety Nine and 00/100*** dollars, in hand paid, hereby sell(s) and convey(s) to JEEPSNBURGERS OF OURAY LLC, A COLORADO LIMITED LIABILITY COMPANY . whose street address is P.O. BOX 1850, Ouray, CO 81427, City or Town of Ouray, County of Ouray and State of Colorado, the following real property in the County of Ouray and State of Colorado, to wit:

LOTS 1, 2, 3, 4, AND 5,
BLOCK 17,
CITY OF OURAY,
COUNTY OF OURAY, STATE OF COLORADO.

also known by street and number as: 701, 703, AND 705 MAIN STREET, OURAY, CO 81427

with all its appurtenances and warrant(s) the title to the same against: all persons claiming under me(us), subject to Statutory Exceptions

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: JEEPSNBURGERS OF OURAY LLC, A COLORADO LIMITED LIABILITY COMPANY
P.O. BOX 1850, Ouray, CO 81427

Form 1090 closing/deeds/statutory/swd_statutory.html

85010322
(8255000)



I do hereby certify this to be a full, true and correct copy of this document as it appears in the records of my office.

May 12, 2026 03:40 PM
Ouray County Clerk and Recorder

Damon Todd, Deputy Clerk



Special Warranty Deed with Statutory Exceptions
SIGNATURE PAGE

2005 ROBERT W. EBERHARDT REVOCABLE TRUST
DATED MARCH 29, 2005

By: [Signature]
LINDA SENES, SUCCESSOR TRUSTEE

SARA L WOODHOUSE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094028158
MY COMMISSION EXPIRES 09/02/2028

State of Colorado)
County of Jefferson)ss.

The foregoing instrument was acknowledged before me on this day of 18 Dec 2025 by LINDA SENES AS SUCCESSOR TRUSTEE OF THE 2005 ROBERT W. EBERHARDT REVOCABLE TRUST DATED MARCH 29, 2005.

Witness my hand and official seal

My Commission expires: Sept 2nd 2028 _____
Notary Public

I do hereby certify this to be a full, true and correct copy of this document as it appears in the records of my office.

May 12, 2026 03:40 PM
Ouray County Clerk and Recorder

Damon Todd, Deputy Clerk





Colorado Secretary of State
 Date and Time: 03/19/2017 09:27 PM
 ID Number: 20091240659
 Document number: 20171211048
 Amount Paid: \$100.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICIAL USE ONLY

Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

edders food service, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "L.L.C.", "Lc", or "Ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address 705 main
(Street number and name)

ouray CO 81427
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

Mailing address [REDACTED]
 (leave blank if same as street address) *(Street number and name or Post Office Box information)*

ridgway CO 81432
(City) (State) (ZIP/Postal Code)
United States
(Province - if applicable) (Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name edder kristine k
 (if an individual) *(Last) (First) (Middle) (Suffix)*

or
 (if an entity)
(Caution: Do not provide both an individual and an entity name.)

Street address 705 main
(Street number and name)

ouray CO 81427
(City) (State) (ZIP Code)

Mailing address [REDACTED]
 (leave blank if same as street address) *(Street number and name or Post Office Box information)*

ridgway _____ CO 81432 _____
(City) (State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) edder _____ kristine _____ k _____
(Last) (First) (Middle) (Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Mailing address

(Street number and name or Post Office Box information)

ridgway _____ CO 81432 _____
(City) (State) (ZIP/Postal Code)

(Province - if applicable) United States
(Country)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

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

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)


The delayed effective date and, if applicable, time of this document is/are _____
(mm/dd/yyyy hour:minute and/pm)

Notice:

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

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

9. The true name and mailing address of the individual causing the document to be delivered for filing are

edder	kristine	k	
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
			
<i>(Street number and name or Post Office Box information)</i>			
<hr/>			
ridgway	CO	81432	
<i>(City)</i>	<i>(State)</i>	<i>(ZIP/Postal Code)</i>	
<hr/>			
United States			
<i>(Province - if applicable)</i>		<i>(Country)</i>	

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).



Colorado Secretary of State
 Date and Time: 03/19/2017 09:27 PM
 ID Number: 20091240659
 Document number: 20171211048
 Amount Paid: \$100.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Statement of Conversion

filed pursuant to § 7-90-201.7 (3) of the Colorado Revised Statutes (C.R.S.)

1. For the converting entity, its ID number (if applicable), entity name or true name, form of entity, jurisdiction under the law of which it is formed, and principal address are

ID number	<u>20091240659</u> <i>(Colorado Secretary of State ID number)</i>
Entity name or true name	<u>edder's food service, Delinquent September 1, 2012</u>
Form of entity	<u>Limited Liability Partnership</u>
Jurisdiction	<u>Colorado</u>
Street address	<u>705 main</u> <i>(Street number and name)</i>
	<u>ouray</u> <u>CO</u> <u>81427</u> <i>(City) (State) (ZIP/Postal Code)</i>
	<u>United States</u> <i>(Province - if applicable) (Country)</i>
Mailing address (leave blank if same as street address)	<u>[REDACTED]</u> <i>(Street number and name or Post Office Box information)</i>
	<u>ridgway</u> <u>CO</u> <u>81432</u> <i>(City) (State) (ZIP/Postal Code)</i>
	<u>United States</u> <i>(Province - if applicable) (Country)</i>

2. The entity name of the resulting entity is edders food service, LLC
(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

3. The converting entity has been converted into the resulting entity pursuant to section 7-90-201.7, C.R.S.

4. *(If applicable, adopt the following statement by marking the box and include an attachment.)*
 This document contains additional information as provided by law.

5. *(Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)*


(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)
 The delayed effective date and, if applicable, time of this document are _____
(mm/dd/yyyy hour:minute am/pm)

Notice:

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

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

6. The true name and mailing address of the individual causing this document to be delivered for filing are

edder	kristine	k	
<i>(Last)</i>	<i>(First)</i>	<i>(Middle)</i>	<i>(Suffix)</i>
			
<i>(Street number and name or Post Office Box information)</i>			
ridgway		CO	81432
<i>(City)</i>		<i>(State)</i>	<i>(ZIP/Postal Code)</i>
<i>(Province - if applicable)</i>		United States	
		<i>(Country)</i>	

(If applicable, adopt the following statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

Ouray Public Library

320 6th Avenue
P.O. Box 625
Ouray, CO 81427

June 2, 2026

Dear Members of the Ouray City Council,

On behalf of the Board of Trustees for the Ouray Library District, we are writing to respectfully request the City's support for the Ouray Library expansion project through a one-time contribution of \$100,000, along with consideration of permit fee waivers related to the project.

As you may know, the library recently applied for funding through the Department of Local Affairs (DOLA) for the expansion project. Although our request was not selected this cycle, the feedback we received emphasized the importance of demonstrating stronger support and partnership from local government entities, including the City and County. We intend to apply to DOLA in the next funding cycle, and meaningful support from the City would greatly strengthen our application and demonstrate a shared commitment to this project and the community it serves.

The library continues to see growing use from residents, families, students, remote workers, and visitors throughout the year. The expansion would provide much-needed space for programs, community gatherings, technology access, and quiet study and work areas. More important, it would help ensure that the library can continue serving as one of the few free and welcoming public spaces available to everyone in Ouray.

The project also holds value for tourism and the visitor experience in town. Many visitors stop into the library during their stay to use Wi-Fi, find local information, attend events, or simply enjoy a comfortable public space. An expanded and updated library reflects positively on the community and contributes to the welcoming atmosphere that people appreciate about Ouray.

Because the City owns the library building, the project also represents a long-term improvement to a valuable public asset. The expansion has been carefully designed to complement the existing structure while improving the functionality and usefulness of the property for decades to come.

We understand the many priorities facing the City and sincerely appreciate your consideration of this request. The library has always valued its partnership with the City of Ouray, and we hope to continue working together to create a space that serves both our residents and the many people who visit our community each year. Thank you for your time and continued support.

Sincerely,



Robert Stoufer
Board of Trustees President
Ouray Library District

Future Agenda Items / Work Session Topics

- Work Session: Council Decorum / Code of Ethics – July 6, 2026 (5 pm)
- Work Session: Capital Improvement Policy / Reserve Policy – August 3, 2026 (4 pm)
- Work Session: 2027 / 2028 Vision for the City of Ouray – August 3, 2026 (5 pm)
- Ordinance: City Lighting Code – TBD
- Discussion (Ordinance): Bed & Breakfast / Lodging – TBD
- Work Session: Deed Restriction Template – TBD

2027 Items / Topics

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

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

6/9/2026



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

Date: June 15, 2026
To: Ouray City Council
From: Michelle Metteer, City Administrator
Re: City Council Administration Report

Amphitheatre Wildfire Mitigation Project

I attended the Ouray Forest Collaborative update on the wildfire mitigation efforts for the Amphitheatre and additional areas surrounding the City of Ouray. This work is tentatively scheduled to be completed in the Spring of 2027 and will involve an extensive education and communications campaign to inform both residents, businesses and visitors of the work that will be conducted. Although the scope and process of the project are not yet finalized, this work may include extensive helicopter work and although not currently scheduled, there could be closures to HWY 550. The City of Ouray committed to spending approximately \$200k toward this effort which is expected to be included in the 2027 budget. More to come in the coming months.

Sheriff's Office Coverage Consideration

As requested by the Ouray City Council at the June 1, 2026 Council meeting, Kara Rhoades and I met with Undersheriff Stroup and Sheriff Perry to discuss the potential for understanding what a draft Intergovernmental Agreement (IGA) for the Sheriff's Office policing coverage of the City would entail. The Sheriff's Office expressed their commitment to supporting the City of Ouray and although Sheriff Perry has been very supportive of an in-house City of Ouray Police Department, he acknowledged the City's request to better understand an IGA option and agreed to provide a draft in the coming weeks.

Ice Park Advisory Team (IPAT) Meeting

On June 10, 2026 an additional IPAT meeting – above the standard quarterly meeting, to discuss how the annual Ice Fest can be improved. This started a great conversation with feedback from every meeting participant on thoughts and ideas for making the event more successful for the community, the Ice Park, and OIPI. The next IPAT meeting is scheduled for August 12, 2026 where this discussion will continue with a focus on the Ice Fest Competition.

EQR Residential System-Wide Audit

The team continues to move forward with the system-wide residential audit of the EQR designation system. We currently anticipate there are multiple properties that have either created additions or changed uses which will require an adjustment (increase) to their EQR designations. We will follow the outlined process included in a prior Council update which has been reviewed and approved by legal counsel.

Community Development Department Update

Melissa Martin is now helping with building permits, STR applications and other Comm Dev support areas. She will be out the week of June 15th and back in the office beginning June 22, 2026. Melissa can be reached at mmartin@cityofouray.com.

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Date: June 15, 2026
To: Ouray City Council
From: Kara Rhoades, Director of Finance and Administration / City Clerk - Treasurer
Re: City Council Update

Staff are coordinating closely to manage gaps in positions and maintain service levels during the seasonal increase in public activity and continue working on special projects when time allows.

The Clerk's Office continues to manage a steady volume of liquor license inquiries and applications, along with special event permits, huckstering permits, and sidewalk use permits. The Deputy Clerk has begun developing internal user guides for core clerk functions to support consistency and future reference.

A dedicated meeting room has been established in the Administration area for anyone needing a private space for discussions or appointments.

The Accounts Specialist position is vacant, and the remaining Admin staff are covering core responsibilities (additional temporary support is being provided for cash receipting). The position has been posted, and staff anticipate scheduling interviews by end of the week.

The IT team continues to provide essential support across departments. Recent work includes:

- Server room temperature monitoring — Ongoing troubleshooting
- ADA accessibility compliance — Renewal of the Allyant accessibility platform
- Backup system repair — Restored AOMEI Backup functionality for the backup server
- Seasonal facility setup — Prepared pool phone, slides, and snack shack technology for summer operations
- Security maintenance — Completed server and network security updates
- Employee onboarding — Completed onboarding for new employees
- Technical support — Assisted staff with a range of technology needs



CITY OF OURAY FUND BALANCE SUMMARY

	GOVERNMENT FUNDS					ENTERPRISE FUNDS					TOTAL NET POSITION	FIRE PENSION	
	GENERAL	CONSERV.TRUST	TOURISM	CAP. IMPROV.	BEAUTIFICATION	WATER	SEWER	UTILITIES-CI	REFUSE	PARKS			
2024 AUDITED													
BEGINNING FUND BAL	4,164,656	36,306	1,053,558	1,429,042	126,359	382,261	1,059,718	(3,685,503)	59,238	1,793,688	6,419,323	935,539	
ADD: REVENUES	4,309,622	12,308	753,853	842,438	102,745	679,426	852,842	2,123,721	340,308	3,880,705	13,897,968	142,172	
LESS: EXPENDITURES	3,990,045	14,250	715,918	637,077	82,764	868,657	875,681	780,721	335,234	4,244,472	12,544,819	47,670	
ENDING FUND BALANCE	4,484,233	34,364	1,091,493	1,634,403	146,339	193,030	1,036,879	(2,342,503)	64,312	1,429,921	7,772,471	1,030,041	
2025 @ 12/31													
BEGINNING FUND BAL	4,484,233	34,364	1,091,493	1,634,403	146,339	193,030	1,036,879	(2,342,503)	64,312	1,429,921	7,772,471	1,030,041	
ADD: REVENUES	4,469,117	11,972	887,468	830,741	112,162	861,708	996,189	4,730,709	352,328	4,250,325	17,502,717	190,149	
LESS: EXPENDITURES	5,533,109	-	551,296	627,739	95,588	724,307	904,792	3,092,541	313,894	3,852,268	15,695,534	64,693	
ENDING FUND BALANCE	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496	
2026 @ 4/30													
BEGINNING FUND BAL	3,420,241	46,336	1,427,664	1,837,405	162,913	330,431	1,128,276	(704,334)	102,746	1,827,978	9,579,655	1,155,496	
ADD: REVENUES	1,448,635	3,774	156,306	182,926	20,898	304,117	338,380	416,923	116,278	717,492	3,705,731	(3,839)	
LESS: EXPENDITURES	1,266,334	-	187,955	50,797	3,225	259,956	305,016	582,544	114,099	735,100	3,505,025	15,501	
ENDING FUND BALANCE	3,602,542	50,110	1,396,015	1,969,534	180,587	374,592	1,161,640	(869,955)	104,926	1,810,370	9,780,361	1,136,156	
TABOR (3% of 2025 Gov Funds Exp)	(204,232)										(204,232)		
Additional Reserves per Council	(1,545,410)		(294,015)			(362,148)	(397,853)		(1,817,423)		(4,416,849)		
Restricted Fund Balance:													
Council Reserves **	-	-	(200,000)	(85,000)	-	-	-	-	-	-	(285,000)		
Affordable Housing Fund	(223,044)										(223,044)		
Cumulative Flume Tax	(706,589)										(706,589)		
	923,267	50,110	902,000	1,884,534	180,587	12,444	763,787	(869,955)	104,926	(7,053)	3,944,647		
	Total Fund Balance - Government Funds					3,940,498	Total Fund Balance - Enterprise Funds					4,149	-

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

Fund Balances = Caselle

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

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	281,260.15	817,379.19	3,553,573.00	2,736,193.81	23.0
GRANTS/CONTRIBUTIONS	.00	335,288.27	756,000.00	420,711.73	44.4
PERMITS & FEES	10,080.26	76,884.04	163,350.00	86,465.96	47.1
OTHER REVENUES	37,033.72	164,233.58	481,511.18	317,277.60	34.1
COMMUNITY CENTER	1,000.00	6,300.00	7,000.00	700.00	90.0
OTHER PARKS REVENUES	50.00	418.32	78,350.00	77,931.68	.5
PROPERTY TAXES -FLUMES	27,926.45	48,131.98	154,671.00	106,539.02	31.1
	<u>357,350.58</u>	<u>1,448,635.38</u>	<u>5,194,455.18</u>	<u>3,745,819.80</u>	<u>27.9</u>
<u>EXPENDITURES</u>					
GENERAL GOVERNMENT EXPENSES:					
SALARIES AND WAGES	37,743.45	150,529.30	542,910.08	392,380.78	27.7
TAXES & BENEFITS	11,187.74	54,325.49	187,541.90	133,216.41	29.0
OVERHEAD	7,394.38	30,711.83	90,326.00	59,614.17	34.0
OPERATING MAINTENANCE	44,521.43	270,322.30	775,785.00	505,462.70	34.9
CAPITAL EXPENDITURES	.00	4,767.93	27,050.00	22,282.07	17.6
EMERGENCY SERVICES CENTER	61,359.21	83,498.41	124,950.00	41,451.59	66.8
	<u>162,206.21</u>	<u>594,155.26</u>	<u>1,748,562.98</u>	<u>1,154,407.72</u>	<u>34.0</u>
POLICE DEPT. EXPENSES:					
SALARIES AND WAGES	15,015.46	94,788.19	748,295.52	653,507.33	12.7
TAXES & BENEFITS	4,397.40	46,891.38	285,353.43	238,462.05	16.4
OVERHEAD	1,984.20	53,266.20	150,299.00	97,032.80	35.4
OPERATING MAINTENANCE	56,960.07	117,485.69	184,082.00	66,596.31	63.8
CAPITAL EXPENDITURES	.00	.00	7,400.00	7,400.00	.0
	<u>78,357.13</u>	<u>312,431.46</u>	<u>1,375,429.95</u>	<u>1,062,998.49</u>	<u>22.7</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
FIRE DEPT. EXPENSES:					
SALARIES AND WAGES	3,117.93	14,265.95	40,000.00	25,734.05	35.7
TAXES & BENEFITS	244.76	3,061.01	7,727.00	4,665.99	39.6
OVERHEAD	2,214.59	13,554.01	31,166.00	17,611.99	43.5
OPERATING MAINTENANCE	4,883.81	18,937.55	125,300.00	106,362.45	15.1
CAPITAL EXPENDITURES	.00	.00	19,100.00	19,100.00	.0
	<u>10,461.09</u>	<u>49,818.52</u>	<u>223,293.00</u>	<u>173,474.48</u>	<u>22.3</u>
PUBLIC WORKS DEPT. EXPENSES:					
SALARIES AND WAGES	13,839.01	56,609.79	191,917.17	135,307.38	29.5
TAXES & BENEFITS	3,940.50	21,780.30	75,516.00	53,735.70	28.8
OVERHEAD	3,473.07	22,137.91	38,971.00	16,833.09	56.8
OPERATING MAINTENANCE	35,643.77	46,019.62	259,194.00	213,174.38	17.8
CAPITAL EXPENDITURES	1,007.50	2,950.00	717,500.00	714,550.00	.4
CAPITAL IMPRV - FLUMES/STREETS	.00	.00	170,000.00	170,000.00	.0
	<u>57,903.85</u>	<u>149,497.62</u>	<u>1,453,098.17</u>	<u>1,303,600.55</u>	<u>10.3</u>
COMMUNITY CENTER EXPENSES:					
SALARIES AND WAGES	3,287.01	14,712.38	68,673.79	53,961.41	21.4
TAXES & BENEFITS	2,031.44	10,580.93	34,595.08	24,014.15	30.6
OVERHEAD	2,230.07	7,204.45	24,592.00	17,387.55	29.3
OPERATING MAINTENANCE	953.41	5,646.83	18,540.00	12,893.17	30.5
CAPITAL EXPENDITURES	(884.44)	.00	8,000.00	8,000.00	.0
	<u>7,617.49</u>	<u>38,144.59</u>	<u>154,400.87</u>	<u>116,256.28</u>	<u>24.7</u>
OTHER PARKS EXPENSES:					
SALARIES AND WAGES	9,027.69	38,307.13	193,814.94	155,507.81	19.8
TAXES & BENEFITS	2,986.36	15,801.52	55,062.01	39,260.49	28.7
OVERHEAD	4,411.31	12,335.44	29,608.00	17,272.56	41.7
OPERATING MAINTENANCE	14,209.55	33,898.23	178,900.00	145,001.77	19.0
CAPITAL EXPENDITURES	.00	902.12	32,000.00	31,097.88	2.8
	<u>30,634.91</u>	<u>101,244.44</u>	<u>489,384.95</u>	<u>388,140.51</u>	<u>20.7</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
SKI TOW EXPENSES:					
SALARIES AND WAGES	619.39	3,476.53	19,906.83	16,430.30	17.5
TAXES & BENEFITS	271.36	1,649.85	5,733.72	4,083.87	28.8
OVERHEAD	56.88	1,064.19	3,322.00	2,257.81	32.0
OPERATING MAINTENANCE	.00	495.62	9,100.00	8,604.38	5.5
	947.63	6,686.19	38,062.55	31,376.36	17.6
ICE RINK/ROTARY PARK EXPENSES:					
SALARIES AND WAGES	1,238.01	4,911.78	17,269.58	12,357.80	28.4
TAXES & BENEFITS	543.74	2,574.94	7,634.18	5,059.24	33.7
OVERHEAD	600.35	3,965.40	9,467.00	5,501.60	41.9
OPERATING MAINTENANCE	31.99	2,903.67	18,400.00	15,496.33	15.8
	2,414.09	14,355.79	52,770.76	38,414.97	27.2
	350,542.40	1,266,333.87	5,535,003.23	4,268,669.36	22.9
	6,808.18	182,301.51	(340,548.05)	(522,849.56)	53.5

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CUSTOMER REVENUE	75,679.62	302,881.47	948,399.00	645,517.53	31.9
OTHER REVENUES	.00	1,235.17	19,650.00	18,414.83	6.3
	<u>75,679.62</u>	<u>304,116.64</u>	<u>968,049.00</u>	<u>663,932.36</u>	<u>31.4</u>
 <u>EXPENDITURES</u>					
WATER EXPENSES:					
SALARIES AND WAGES	27,439.62	117,390.13	388,735.42	271,345.29	30.2
TAXES & BENEFITS	9,478.75	47,598.72	136,525.00	88,926.28	34.9
OVERHEAD	3,775.42	22,428.68	69,681.00	47,252.32	32.2
OPERATING MAINTENANCE	49,011.05	70,908.09	269,395.00	198,486.91	26.3
CAPITAL EXPENDITURES	.00	1,630.06	13,000.00	11,369.94	12.5
	<u>89,704.84</u>	<u>259,955.68</u>	<u>877,336.42</u>	<u>617,380.74</u>	<u>29.6</u>
	<u>89,704.84</u>	<u>259,955.68</u>	<u>877,336.42</u>	<u>617,380.74</u>	<u>29.6</u>
	<u>(14,025.22)</u>	<u>44,160.96</u>	<u>90,712.58</u>	<u>46,551.62</u>	<u>48.7</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CUSTOMER REVENUE	83,636.12	334,507.27	1,034,230.00	699,722.73	32.3
OTHER REVENUES	.00	3,873.05	37,150.00	33,276.95	10.4
	<u>83,636.12</u>	<u>338,380.32</u>	<u>1,071,380.00</u>	<u>732,999.68</u>	<u>31.6</u>
<u>EXPENDITURES</u>					
SEWER EXPENSES:					
SALARIES AND WAGES	30,491.31	129,748.03	426,356.11	296,608.08	30.4
TAXES & BENEFITS	10,187.27	50,326.23	142,755.99	92,429.76	35.3
OVERHEAD	9,149.79	44,702.34	158,225.00	113,522.66	28.3
OPERATING MAINTENANCE	46,252.09	80,239.38	282,800.00	202,560.62	28.4
CAPITAL EXPENDITURES	.00	.00	11,000.00	11,000.00	.0
	<u>96,080.46</u>	<u>305,015.98</u>	<u>1,021,137.10</u>	<u>716,121.12</u>	<u>29.9</u>
	<u>96,080.46</u>	<u>305,015.98</u>	<u>1,021,137.10</u>	<u>716,121.12</u>	<u>29.9</u>
	<u>(12,444.34)</u>	<u>33,364.34</u>	<u>50,242.90</u>	<u>16,878.56</u>	<u>66.4</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

REFUSE/RECYCLE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
REFUSE REVENUE	24,244.13	97,418.53	295,754.00	198,335.47	32.9
RECYCLE REVENUE	4,745.84	18,859.90	58,730.00	39,870.10	32.1
	<u>28,989.97</u>	<u>116,278.43</u>	<u>354,484.00</u>	<u>238,205.57</u>	<u>32.8</u>
<u>EXPENDITURES</u>					
REFUSE EXPENSES:					
OPERATING MAINTENANCE	23,563.72	94,558.47	302,128.00	207,569.53	31.3
	<u>23,563.72</u>	<u>94,558.47</u>	<u>302,128.00</u>	<u>207,569.53</u>	<u>31.3</u>
RECYCLE EXPENSES:					
OPERATING MAINTENANCE	4,879.16	19,540.06	65,228.00	45,687.94	30.0
	<u>4,879.16</u>	<u>19,540.06</u>	<u>65,228.00</u>	<u>45,687.94</u>	<u>30.0</u>
	<u>28,442.88</u>	<u>114,098.53</u>	<u>367,356.00</u>	<u>253,257.47</u>	<u>31.1</u>
	<u>547.09</u>	<u>2,179.90</u>	<u>(12,872.00)</u>	<u>(15,051.90)</u>	<u>16.9</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

UTILITY - CI FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
WATER REVENUES	28,641.43	118,547.42	501,745.00	383,197.58	23.6
SEWER REVENUES	73,640.30	298,375.68	1,071,432.00	773,056.32	27.9
	<u>102,281.73</u>	<u>416,923.10</u>	<u>1,573,177.00</u>	<u>1,156,253.90</u>	<u>26.5</u>
 <u>EXPENDITURES</u>					
UTILITY-CI WATER EXPENSES:					
CAPITAL EXPENDITURES	.00	5,250.00	.00	(5,250.00)	.0
DEBT SERVICE	91,294.74	91,294.74	350,014.00	258,719.26	26.1
	<u>91,294.74</u>	<u>96,544.74</u>	<u>350,014.00</u>	<u>253,469.26</u>	<u>27.6</u>
UTILITY-CI SEWER EXPENSES:					
CAPITAL EXPENDITURES	478.00	8,712.02	.00	(8,712.02)	.0
DEBT SERVICE	.00	477,287.23	954,574.00	477,286.77	50.0
	<u>478.00</u>	<u>485,999.25</u>	<u>954,574.00</u>	<u>468,574.75</u>	<u>50.9</u>
	<u>91,772.74</u>	<u>582,543.99</u>	<u>1,304,588.00</u>	<u>722,044.01</u>	<u>44.7</u>
	<u>10,508.99</u>	<u>(165,620.89)</u>	<u>268,589.00</u>	<u>434,209.89</u>	<u>(61.7)</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CAPITAL IMPROVEMENT REVENUES	38,515.69	182,926.12	807,130.00	624,203.88	22.7
	38,515.69	182,926.12	807,130.00	624,203.88	22.7
<u>EXPENDITURES</u>					
CAPITAL IMPROVEMENT EXPENSES:					
CAPITAL EXPENDITURES	.00	50,797.08	2,159,500.00	2,108,702.92	2.4
	.00	50,797.08	2,159,500.00	2,108,702.92	2.4
	.00	50,797.08	2,159,500.00	2,108,702.92	2.4
	38,515.69	132,129.04	(1,352,370.00)	(1,484,499.04)	9.8

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

PARKS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
POOL REVENUES	167,378.52	697,007.93	3,626,398.00	2,929,390.07	19.2
BOX CANON REVENUES	471.00	524.46	741,500.00	740,975.54	.1
GYM REVENUES	3,480.00	13,960.00	46,000.00	32,040.00	30.4
ICE PARK REVENUES	.00	.00	16,000.00	16,000.00	.0
VIA FERRATA REVENUES	6,000.00	6,000.00	43,500.00	37,500.00	13.8
	<u>177,329.52</u>	<u>717,492.39</u>	<u>4,473,398.00</u>	<u>3,755,905.61</u>	<u>16.0</u>
 <u>EXPENDITURES</u>					
POOL EXPENSES:					
SALARIES AND WAGES	77,810.20	303,646.30	1,224,606.61	920,960.31	24.8
TAXES & BENEFITS	22,674.20	94,652.09	375,311.00	280,658.91	25.2
OVERHEAD	24,836.77	97,629.76	402,859.00	305,229.24	24.2
OPERATING MAINTENANCE	28,436.61	107,146.59	391,815.00	284,668.41	27.4
CAPITAL EXPENDITURES	1,010.00	(28,530.04)	903,322.00	931,852.04	(3.2)
DEBT SERVICE	.00	.00	513,822.00	513,822.00	.0
	<u>154,767.78</u>	<u>574,544.70</u>	<u>3,811,735.61</u>	<u>3,237,190.91</u>	<u>15.1</u>
 BOX CANON EXPENSES:					
SALARIES AND WAGES	5,672.67	19,259.71	128,528.21	109,268.50	15.0
TAXES & BENEFITS	2,295.81	10,951.48	38,872.76	27,921.28	28.2
OVERHEAD	3,090.15	4,308.39	49,432.00	45,123.61	8.7
OPERATING MAINTENANCE	3,375.66	4,517.33	28,600.00	24,082.67	15.8
CAPITAL EXPENDITURES	.00	.00	20,000.00	20,000.00	.0
	<u>14,434.29</u>	<u>39,036.91</u>	<u>265,432.97</u>	<u>226,396.06</u>	<u>14.7</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

PARKS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
GYM EXPENSES:					
SALARIES AND WAGES	.00	4,194.11	17,050.18	12,856.07	24.6
TAXES & BENEFITS	340.55	2,207.38	6,117.95	3,910.57	36.1
OVERHEAD	171.48	964.76	2,760.00	1,795.24	35.0
OPERATING MAINTENANCE	1,021.89	1,282.32	15,600.00	14,317.68	8.2
	<u>1,533.92</u>	<u>8,648.57</u>	<u>41,528.13</u>	<u>32,879.56</u>	<u>20.8</u>
ADMINISTRATION EXPENSES:					
SALARIES AND WAGES	15,815.25	73,905.41	239,121.64	165,216.23	30.9
TAXES & BENEFITS	5,776.12	28,470.91	78,256.70	49,785.79	36.4
OPERATING MAINTENANCE	567.23	2,218.20	30,000.00	27,781.80	7.4
	<u>22,158.60</u>	<u>104,594.52</u>	<u>347,378.34</u>	<u>242,783.82</u>	<u>30.1</u>
ICE PARK EXPENSES:					
OVERHEAD	.00	.00	72.00	72.00	.0
OPERATING MAINTENANCE	133.51	1,263.92	15,928.00	14,664.08	7.9
	<u>133.51</u>	<u>1,263.92</u>	<u>16,000.00</u>	<u>14,736.08</u>	<u>7.9</u>
VIA FERRATA EXPENSES:					
SALARIES AND WAGES	706.06	2,471.26	49,179.20	46,707.94	5.0
TAXES & BENEFITS	316.98	1,510.99	8,437.94	6,926.95	17.9
OPERATING MAINTENANCE	2,293.71	3,029.04	6,500.00	3,470.96	46.6
	<u>3,316.75</u>	<u>7,011.29</u>	<u>64,117.14</u>	<u>57,105.85</u>	<u>10.9</u>
	<u>196,344.85</u>	<u>735,099.91</u>	<u>4,546,192.19</u>	<u>3,811,092.28</u>	<u>16.2</u>
	<u>(19,015.33)</u>	<u>(17,607.52)</u>	<u>(72,794.19)</u>	<u>(55,186.67)</u>	<u>(24.2)</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

TOURISM FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
REVENUE	53,237.27	156,306.15	799,903.00	643,596.85	19.5
	<u>53,237.27</u>	<u>156,306.15</u>	<u>799,903.00</u>	<u>643,596.85</u>	<u>19.5</u>
 <u>EXPENDITURES</u>					
TOURISM EXPENSES:					
SALARIES AND WAGES	17,172.49	67,451.02	231,666.41	164,215.39	29.1
TAXES & BENEFITS	4,495.68	21,443.28	59,345.65	37,902.37	36.1
OVERHEAD	4,205.70	13,800.37	27,379.00	13,578.63	50.4
OPERATING MAINTENANCE	17,469.32	85,260.58	601,951.00	516,690.42	14.2
CAPITAL EXPENDITURES	.00	.00	5,000.00	5,000.00	.0
	<u>43,343.19</u>	<u>187,955.25</u>	<u>925,342.06</u>	<u>737,386.81</u>	<u>20.3</u>
	<u>43,343.19</u>	<u>187,955.25</u>	<u>925,342.06</u>	<u>737,386.81</u>	<u>20.3</u>
	<u>9,894.08</u>	<u>(31,649.10)</u>	<u>(125,439.06)</u>	<u>(93,789.96)</u>	<u>(25.2)</u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

BEAUTIFICATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES & INTEREST	7,006.04	20,620.31	105,058.00	84,437.69	19.6
GRANTS/DONATIONS/OTHER	.00	277.89	.00	(277.89)	.0
	<u>7,006.04</u>	<u>20,898.20</u>	<u>105,058.00</u>	<u>84,159.80</u>	<u>19.9</u>
<u>EXPENDITURES</u>					
BEAUTIFICATION EXPENSES:					
OPERATING MAINTENANCE	1,340.00	3,224.66	105,446.30	102,221.64	3.1
CAPITAL EXPENDITURES	.00	.00	15,000.00	15,000.00	.0
	<u>1,340.00</u>	<u>3,224.66</u>	<u>120,446.30</u>	<u>117,221.64</u>	<u>2.7</u>
	<u>1,340.00</u>	<u>3,224.66</u>	<u>120,446.30</u>	<u>117,221.64</u>	<u>2.7</u>
	<u><u>5,666.04</u></u>	<u><u>17,673.54</u></u>	<u><u>(15,388.30)</u></u>	<u><u>(33,061.84)</u></u>	<u><u>114.9</u></u>

CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

CONSERVATION TRUST FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
STATE REVENUE & INTEREST	.00	3,774.26	12,600.00	8,825.74	30.0
	.00	3,774.26	12,600.00	8,825.74	30.0
<u>EXPENDITURES</u>					
	.00	.00	.00	.00	.0
	.00	3,774.26	12,600.00	8,825.74	30.0

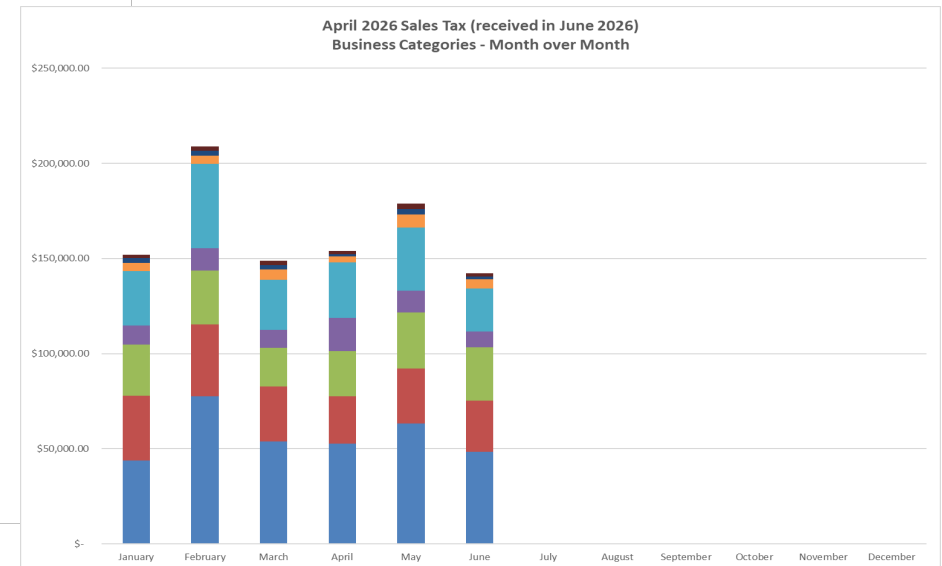
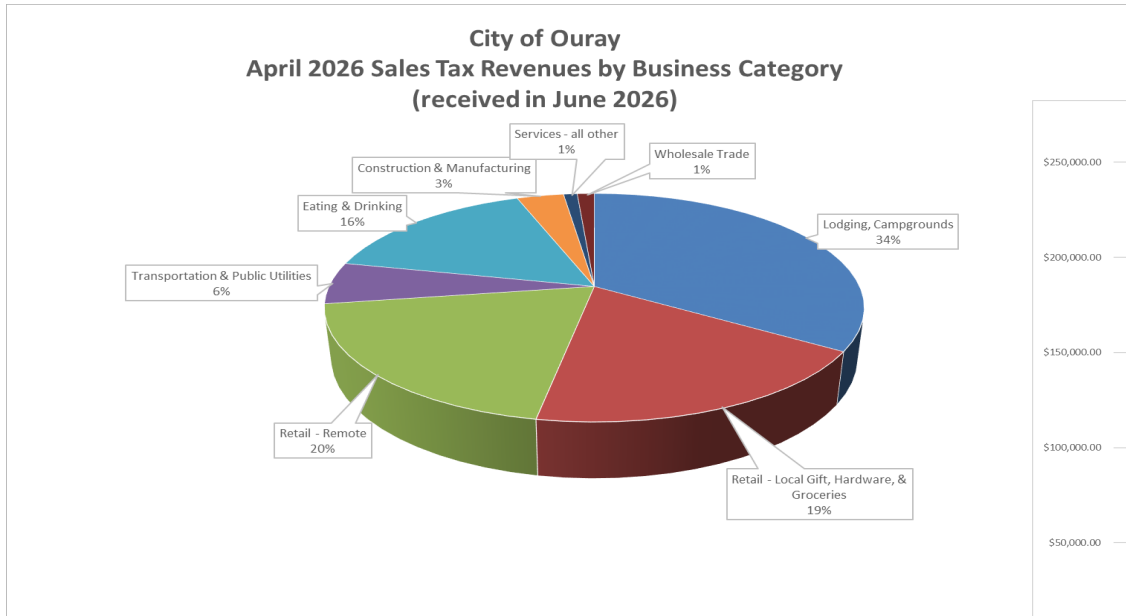
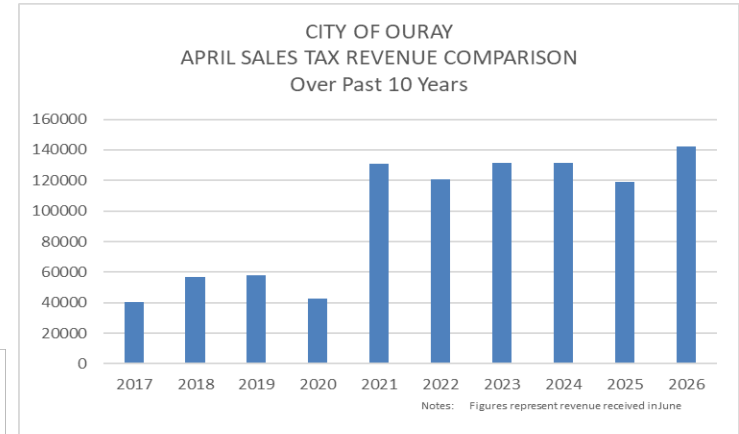
CITY OF OURAY
 FUND SUMMARY
 FOR THE 4 MONTHS ENDING APRIL 30, 2026

FIREMEN'S PENSION FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>	<u>PCNT</u>
<u>REVENUE</u>					
CONTRIBUTIONS & EARNINGS	.00	(3,839.34)	122,000.00	125,839.34	(3.2)
	<u>.00</u>	<u>(3,839.34)</u>	<u>122,000.00</u>	<u>125,839.34</u>	<u>(3.2)</u>
<u>EXPENDITURES</u>					
FIREMEN'S PENSION EXPENSES:					
OVERHEAD	.00	15,501.24	56,400.00	40,898.76	27.5
	<u>.00</u>	<u>15,501.24</u>	<u>56,400.00</u>	<u>40,898.76</u>	<u>27.5</u>
	<u>.00</u>	<u>15,501.24</u>	<u>56,400.00</u>	<u>40,898.76</u>	<u>27.5</u>
	<u>.00</u>	<u>(19,340.58)</u>	<u>65,600.00</u>	<u>84,940.58</u>	<u>(29.5)</u>

Sales Tax Dashboard

		Percentage Change
June 2025 Revenue	\$ 118,895.89	
June 2026 Revenue	\$ 142,239.75	19.63%
2025 Revenue	\$ 870,398.10	
2026 Revenue	\$ 984,950.84	13.16%



	June 2026	Year-to-Date	Budget Forecast
General Fund (75%)	106,679.81	738,713.13	2,342,191.00
Capital Improvement Fund (25%)	35,559.94	246,237.71	780,730.00

31.54%

Ouray Lodging Occ. Tax Collection Summary

ROOMS	2022	2023	2024	2025	2026	26 vs 25
Month						
January	7718	7799	7339	7199	4833	-32.87%
February	7776	5906	6696	6280	5270	-16.08%
March	6782	7341	6304	5575	5328	-4.43%
April	4172	3836	4255	4159	3846	-7.53%
May	10002	9580	8772	9838		
June	16180	17520	16633	16344		
July	16791	20105	20061	20176		
August	17825	19086	19073	18805		
September	18930	18960	18474	15410		
October	12080	12945	14295	11180		
November	3196	3856	3902	3648		
December	3998	5174	5458	4033		
Total Rooms	125450	132108	131262	122647	19277	-25.05%

DOLLARS						
January	\$29,038	\$37,429	\$35,592	\$39,148	\$29,818	-23.83%
February	\$36,284	\$30,377	\$33,782	\$34,291	\$27,589	-19.54%
March	\$30,334	\$30,554	\$29,592	\$29,590	\$28,595	-3.36%
April	\$18,466	\$17,063	\$18,171	\$19,437	\$21,632	11.29%
May	\$43,131	\$40,051	\$48,072	\$57,896		
June	\$98,839	\$110,643	\$113,602	\$116,968		
July	\$133,897	\$149,839	\$164,778	\$177,200		
August	\$122,778	\$131,561	\$143,738	\$145,148		
September	\$119,099	\$129,568	\$134,598	\$125,784		
October	\$74,824	\$78,992	\$87,842	\$72,554		
November	\$14,566	\$16,442	\$19,571	\$18,597		
December	\$23,554	\$28,904	\$31,294	\$28,020		
Total Dollars	\$744,810	\$801,423	\$860,631	\$864,633	\$107,634	-16.53%

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

Excise Tax on Short Term Rentals

Activity Month	2023	2024	2025	2026	% Change from 2025	YTD % Change
January	\$ 35,761.19	\$ 39,148.42	\$ 39,148.42	\$ 33,536.64	-14.3%	-14.3%
February	\$ 28,192.46	\$ 28,043.85	\$ 34,290.79	\$ 22,896.43	-33.2%	-23.2%
March	\$ 21,027.21	\$ 19,456.70	\$ 29,590.27	\$ 21,789.71	-26.4%	-30.0%
April	\$ 7,558.36	\$ 6,915.92	\$ 19,436.94	\$ 9,755.98	-49.8%	-35.7%
May	\$ 27,989.28	\$ 33,919.91	\$ 57,895.95			
June	\$ 89,007.15	\$ 96,898.30	\$ 116,968.10			
July	\$ 141,496.13	\$ 169,955.84	\$ 177,200.21			
August	\$ 118,757.19	\$ 122,713.37	\$ 145,148.21			
September	\$ 87,286.84	\$ 112,395.34	\$ 125,783.55			
October	\$ 49,490.66	\$ 64,510.64	\$ 72,554.29			
November	\$ 10,581.26	\$ 14,790.59	\$ 21,633.39			
December	\$ 27,874.27	\$ 29,694.75	\$ 30,651.66			
Grand Total	\$ 645,022.01	\$ 738,443.63	\$ 870,301.78	\$ 87,978.76		

Revenue by Fund	2023	2024	2025	2026	Cumulative
Affordable/Attainable Housing	\$ 322,511.00	\$ 369,221.82	\$ 435,150.89	\$ 43,989.38	\$ 1,170,873.09
Water Capital Improvements	\$ 161,255.50	\$ 184,610.91	\$ 217,575.45	\$ 21,994.69	\$ 585,436.54
Sewer Capital Improvements	\$ 161,255.50	\$ 184,610.91	\$ 217,575.45	\$ 21,994.69	\$ 585,436.54
Cumulative Total Raised					\$ 2,341,746.18

Affordable Housing Revenue and Expenses	2023	2024	2025	2026	Cumulative
Total Raised	\$ 322,511.00	\$ 369,221.82	\$ 435,150.89	\$ 43,989.38	\$ 1,170,873.09
Total Spent	\$ (161,747.19)	\$ (150,947.82)	\$ (670,578.47)	\$ (82,552.92)	\$ (1,065,826.40)
Total Remaining	\$ 160,763.81	\$ 218,274.00	\$ (235,427.58)	\$ (38,563.54)	\$ 105,046.69

Check Date	Payee	Amount	Description
1/4/2023	Home Trust of Ouray County	\$ 100,000.00	734 4th St
2/1/2023	Home Trust of Ouray County	\$ 20,000.00	2023 Operating funds
4/26/2023	Economic & Planning Systems Inc	\$ 3,847.50	Housing needs analysis
5/24/2023	Economic & Planning Systems Inc	\$ 3,505.00	Housing needs analysis
6/7/2023	Buckhorn Engineering	\$ 3,426.25	Cascade Park Geohazard Assessment
7/5/2023	Economic & Planning Systems Inc	\$ 1,557.50	Housing needs analysis
8/2/2023	Economic & Planning Systems Inc	\$ 7,692.50	Housing needs analysis
9/6/2023	Buckhorn Engineering	\$ 6,293.75	Cascade Park Geohazard Assessment
9/27/2023	Economic & Planning Systems Inc	\$ 4,237.50	Housing needs analysis
11/1/2023	Economic & Planning Systems Inc	\$ 1,930.00	Housing needs analysis
11/29/2023	Economic & Planning Systems Inc	\$ 9,257.19	Housing needs analysis
1/23/2024	Economic & Planning Systems Inc	\$ 6,102.50	Housing needs analysis
1/23/2024	Home Trust of Ouray County	\$ 30,000.00	2024 Operating funds
4/17/2024	Ouray County Clerk & Recorder	\$ 382.16	Recording fee
8/28/2024	Economic & Planning Systems Inc	\$ 2,500.00	Housing needs analysis
9/18/2024	Home Trust of Ouray County	\$ 100,000.00	River Walk Rentals
12/31/2024	Internal Transfer	\$ 11,963.16	Landlord EQR Credit reimbursement
6/10/2025	Home Trust of Ouray County	\$ 42,655.00	2025 Operating Funds
9/30/2025	Land Title Guarantee Company	\$ 100,000.00	Hank's Place
10/6/2025	Double A Home & Lawn	\$ 2,380.00	Waterview Maint
10/14/2025	Karp Neu Hanlon	\$ 899.00	Ditch Litigation
10/14/2025	Rural Homes	\$ 1,000.00	
10/29/2025	Keenan's Plumbing and Heating	\$ 509.97	Irrigation work
10/29/2025	Rural Homes	\$ 1,000.00	
10/22/2025	San Juan Gardens	\$ 1,850.00	Waterview Landscaping
11/30/2025	Karp Neu Hanlon	\$ 2,557.00	Ditch Litigation
11/30/2025	Land Title Guarantee Company	\$ 200,000.00	Swiss Village
11/26/2025	Double A Home & Lawn	\$ 300.00	Waterview Maint
11/30/2025	Rural Homes	\$ 1,000.00	
12/31/2025	Rural Homes	\$ 1,000.00	
12/31/2025	Karp Neu Hanlon	\$ 427.50	Ditch Litigation
12/31/2025	Waterview Tap Fees	\$ 315,000.00	Waterview Tap Fees
2/18/2026	Karp Neu Hanlon	\$ 100.00	Ditch Litigation
2/18/2026	Karp Neu Hanlon	\$ 6,137.50	Ditch Litigation
3/2/2026	Karp Neu Hanlon	\$ 1,718.00	Ditch Litigation
3/2/2026	Karp Neu Hanlon	\$ 13,430.92	Ditch Litigation
4/1/2026	Karp Neu Hanlon	\$ 354.50	Ditch Litigation
4/1/2026	Karp Neu Hanlon	\$ 38,312.00	Ditch Litigation
4/13/2026	Summit Capital	\$ 22,500.00	Ditch Litigation

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

(Source: Point of Sale Software)

VISITORS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change from 2025
January	36	9,392	8,553	8,149	4,961	5,258	6,871	7,152	7,958	8,583	7.85%
February	13	7,342	5,970	7,836	4,824	6,660	5,599	5,592	7,369	6,591	-10.56%
March	58	10,468	9,118	3,638	7,697	8,621	7,148	8,426	10,250	10,750	4.88%
April	16	7,048	5,481	-	7,104	5,249	4,693	6,578	6,626	7,398	11.65%
May	2,984	13,346	11,397	-	11,580	9,549	10,602	11,201	12,418		
June	18,175	24,764	24,525	1,540	25,977	20,156	23,206	22,419	23,465		
July	37,483	35,943	36,986	6,416	30,994	26,286	32,117	32,654	29,525		
August	25,486	23,936	23,274	12,622	22,179	19,101	21,170	20,874	22,395		
September	16,065	16,397	14,833	11,946	13,612	14,652	15,634	15,208	13,944		
October	9,834	8,771	9,596	10,699	9,368	10,135	11,035	12,238	10,436		
November	7,077	7,043	6,920	4,644	6,782	5,354	6,326	6,851	7,444		
December	10,753	9,046	8,174	4,439	6,317	6,510	8,152	8,816	9,420		
TOTAL YEAR	127,980	173,496	164,827	71,929	151,395	137,531	152,553	158,009	161,250	33,322	

REVENUE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	% change from 2025
January	\$ 2,189.00	\$ 89,885.46	\$ 95,701.53	\$ 99,306.81	\$ 66,989.85	\$ 63,150.43	\$ 96,783.56	\$ 121,260.10	\$ 140,810.60	\$ 170,998.52	21.44%
February	\$ 724.00	\$ 70,970.13	\$ 65,918.59	\$ 97,215.12	\$ 61,086.55	\$ 85,924.20	\$ 112,926.04	\$ 105,565.18	\$ 153,097.35	\$ 130,324.84	-14.87%
March	\$ 1,012.00	\$ 102,232.15	\$ 108,526.39	\$ 47,810.30	\$ 106,419.45	\$ 126,759.01	\$ 120,467.93	\$ 145,888.18	\$ 190,605.89	\$ 226,066.62	18.60%
April	\$ 2,234.00	\$ 72,957.12	\$ 62,025.47	\$ -	\$ 98,819.49	\$ 152,003.71	\$ 133,097.92	\$ 119,178.58	\$ 132,369.64	\$ 171,448.12	29.52%
May	\$ 123,474.60	\$ 155,881.40	\$ 138,237.34	\$ -	\$ 162,720.12	\$ 143,279.82	\$ 208,335.74	\$ 275,871.30	\$ 253,207.30	\$ -	
June	\$ 166,974.02	\$ 317,542.31	\$ 311,093.17	\$ 19,273.04	\$ 352,538.72	\$ 321,377.13	\$ 469,321.85	\$ 469,363.01	\$ 534,623.93	\$ -	
July	\$ 479,802.39	\$ 455,519.84	\$ 474,330.32	\$ 74,169.01	\$ 428,489.09	\$ 452,460.99	\$ 646,348.28	\$ 660,284.72	\$ 672,522.79	\$ -	
August	\$ 326,151.96	\$ 308,882.04	\$ 295,953.46	\$ 165,977.58	\$ 312,872.14	\$ 316,183.52	\$ 419,353.80	\$ 423,754.26	\$ 506,952.42	\$ -	
September	\$ 184,807.92	\$ 200,777.07	\$ 188,131.33	\$ 158,666.78	\$ 186,412.51	\$ 238,796.90	\$ 283,459.93	\$ 278,649.03	\$ 299,291.45	\$ -	
October	\$ 82,537.92	\$ 99,235.68	\$ 120,843.43	\$ 145,302.53	\$ 131,806.01	\$ 170,555.12	\$ 211,284.83	\$ 223,633.93	\$ 226,736.40	\$ -	
November	\$ 62,435.74	\$ 84,885.49	\$ 83,976.37	\$ 58,403.16	\$ 88,639.21	\$ 84,930.60	\$ 107,867.28	\$ 119,193.83	\$ 153,734.11	\$ -	
December	\$ 112,212.40	\$ 111,645.98	\$ 105,050.32	\$ 60,304.81	\$ 79,891.78	\$ 94,844.99	\$ 156,882.10	\$ 163,777.30	\$ 227,237.30	\$ -	
TOTAL YEAR	\$ 1,544,555.95	\$ 2,070,414.67	\$ 2,049,787.72	\$ 926,429.14	\$ 2,076,684.92	\$ 2,250,266.42	\$ 2,966,129.26	\$ 3,106,419.42	\$ 3,491,189.18	\$ 698,838.10	

CITY OF OURAY VISITOR CENTER - REVENUE TRENDS

REVENUES

	2023			2024			2025			2026			Incr./Decr.	26 vs. 25
	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV	Concessions	Non-Profit	OHV		
January	\$ 228.95	\$ 53.00	\$ -	\$ 284.11	\$ 25.00	\$ -	\$ 149.25	\$ 95.00	\$ -	\$ 119.50	\$ 110.00	\$ -	\$ (14.75)	-6%
February	\$ 150.89	\$ 85.95	\$ -	\$ 438.62	\$ 36.00	\$ -	\$ 519.70	\$ 140.00	\$ -	\$ 124.00	\$ -	\$ -	\$ (535.70)	-81%
March	\$ 395.38	\$ 4.00	\$ -	\$ 773.27	\$ 111.00	\$ -	\$ 764.72	\$ 95.00	\$ -	\$ 1,351.42	\$ 35.00	\$ 26.25	\$ 552.95	64%
April	\$ 403.25	\$ 2.00	\$ 50.50	\$ 713.73	\$ 25.00	\$ -	\$ -	\$ -	\$ -	\$ 1,556.30	\$ 190.00	\$ 236.25	\$ 1,982.55	Closed APR 2025
May	\$ 1,098.28	\$ 611.60	\$ 126.25	\$ 2,281.10	\$ 88.00	\$ 126.25	\$ 1,362.42	\$ 150.00	\$ 75.75					
June	\$ 1,627.77	\$ 690.75	\$ 202.00	\$ 3,035.75	\$ 498.00	\$ 325.25	\$ 3,100.22	\$ 120.00	\$ 505.00					
July	\$ 2,517.75	\$ 664.60	\$ 782.75	\$ 3,369.09	\$ 277.00	\$ 252.50	\$ 5,390.44	\$ 175.00	\$ 1,338.25					
August	\$ 2,669.69	\$ 648.85	\$ 378.75	\$ 2,360.70	\$ 387.00	\$ 378.75	\$ 4,788.44	\$ 320.00	\$ 1,161.50					
September	\$ 2,834.91	\$ 698.00	\$ 75.75	\$ 3,482.57	\$ 360.00	\$ 277.75	\$ 5,710.05	\$ 340.00	\$ 1,085.75					
October	\$ 1,096.11	\$ 253.00	\$ 227.25	\$ 1,636.08	\$ 225.00	\$ 50.50	\$ 2,867.51	\$ 230.00	\$ 75.75					
November	\$ 354.94	\$ 40.00	\$ -	\$ 160.37	\$ 60.00		\$ 601.55	\$ 65.00	\$ 50.50					
December	\$ 233.25	\$ -	\$ -	\$ 477.79	\$ -		\$ 176.97	\$ 20.07	\$ -					
TOTAL \$	\$ 13,611.17	\$ 3,751.75	\$ 1,843.25	\$ 19,013.18	\$ 2,092.00	\$ 1,411.00	\$ 25,431.27	\$ 1,750.07	\$ 4,292.50	\$ 3,151.22	\$ 335.00	\$ 262.50	\$ 1,985.05	
			\$ 19,206.17			\$ 22,516.18			\$ 31,473.84			\$ 3,748.72		

percent of sales earning profit

71%

84%

81%

84%

320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

June 03, 2026:

It was my pleasure, my honor, and certainly a first for me. That Wednesday afternoon at 2:35, I was interviewed via phone by Julie Mason on Sirius XM Radio. Julie has a program on station #124 called POTUS. Over the last thirty years Julie has been a journalist covering politics across our nation, including D.C. She has interviewed governors, legislators, and political figures of all stripes. Her guest before me was Marco Rubio.

It was my opportunity to share with her, and her listening audience, (this was live by the way), information about our little City. My coverage was of the history, beauty, events, economics, our school, and our 150th anniversary. Certainly some things weren't mentioned. Not from intention, but from lack of appropriated time. Also, Julie asked the questions. I did all I could for us my fellow citizens.

Later that day. Most of my fellow Councilors, our City Administrator and I, attended the District 10 Colorado Municipal League Spring meeting in Montrose. There, as always at such functions, I was able to reconnect with Municipal leaders in our district, as well as meet some new ones. It was the first opportunity for our new City Councilors to do the same. This type of networking is valuable to gain perspective, and share ideas and goals.

During the official portion of the meeting we were updated on State legislative issues; the outcomes of Bills, and their effect on municipalities. Also, Mayors from each municipality gave updates on their respective communities; progresses and challenges. This gave me an opportunity to give proper respect to our City Administrator and Staff, as well as recognize our newest City Council members for their service.

June 10, 2026:

Councilors Hart, Schiffer, Lindsey-Scott, and I, as well as our City Administrator Michelle Meter, attended the Forest Collaborative meeting in the San Juan Room midafternoon. There we received an update/ overview of the wildfire mitigation efforts surrounding our City. Reports from the U.S. Forest Service were beneficial in quantifying actual measurable risk to our City. Notwithstanding our comparative lower risk to most other areas, the risk fuel does need to be removed in the most efficient manner. Identifiable fuel/ dead and dying trees, are scheduled for removal by Spring of 2027, as best as can be determined at this time. Fuel prices are the principal concern in establishing actual costs, as helicopters are slated to be utilized for this project.

June 11, 2026:

I met with my fellow Region 10 Board of Directors at 12:30 P.M. in Montrose. Our City Administrator attended via Zoom. During this two hour meeting we were presented with reports from Staff updating us on financials, projects under way, and all current challenges arising from across the board cuts in funding from State and Federal governments. We did unanimously approve the 2026-2027 budget. It is comforting to know that Region 10 operates with under 9% of revenue income used for Administration and overhead. On June 12, 2026 I submitted a letter to the Colorado Economic Development Commission requesting that our portion of the County be included as one of those now eligible for funding under the State's Enterprise Zone eligibility criteria. More information on the status of this request will be forthcoming as it is available. Our next scheduled Region 10 Board meeting is August 15, 2026.

This concludes my Mayoral Report for June 15, 2026.



320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

K Schiffer council report for June 15, 2026

On June 1, I attended a work session between the city and the Ouray Ice Park to discuss future funding options for how the Ice Park will continue operating.

Later on June 1, I attended a city council work session to discuss adopting Bob's rules of parliamentary procedure to be used by the Ouray city council to conduct its meetings going forward.

On June 2, I attended the monthly PARC committee meeting. It coincided with the first softball game of season and that was the primary focus of the meeting.

On June 3, I attended a regional Colorado Munciple League (CML) meeting to discuss common issues and network with communities in our region (Montrose, Delta, Crested Butte, Norwood, Nucla, and others)

On June 10, I attended the Ouray Forest Collaborative Meeting to discuss the status of the fuel reduction project that is planned for spring of 2027 here around the city of Ouray.

Later on June 10, I attended a IPAT work session to discuss Ice Fest and how to make it a better experience for all stakeholders (visitors, community members, guides, climbers, sponsors, etc)

Thank you.



320 6th Avenue
PO Box 468
Ouray, Colorado 81427



CITY OF
OURAY
COLORADO

970.325.7211
Fax 970.325.7212
info@cityofouray.com

Peggy Lindsey Scott's council report for June 15, 2026

I attended the 150th Committee meeting on June 2 @ the San Juan room. They discussed the upcoming History of Ouray Movie Premier on June 26th @ the Wright Opera House. The next day on June 27th they will have the history walk @ 10 a.m. starting at Centennial Park, the Elk's Lodge yard. There will be people in period clothing talking about the history of themselves and the building they are representing. The Elks, the Beaumont Hotel, the County Courthouse, the Museum, City Hall, the Citizens State Bank and the Wright Opera House are on the walk. It is free to everyone and is highly encouraged. This committee has several more events planned for Ouray's 150th Birthday!!! The next meeting will be on June 16th.

The Beautification Committee met on June 3rd at 8 a.m. They discussed the flowers being delivered on June 11th and planters planted on the 12th. They came in beautiful this year. Full and very healthy looking. We had several volunteers helping with that large task. Thank you to all who came out to give a hand. On June 6th the Love Your Riverwalk day took place. There were 24 volunteers who helped to dig fence post hole and prune willows. A lot of work was done and we thank everyone who helped. The committee will continue the willow treatments throughout the summer. The next meeting is July 8th @ 8 a.m.

I attended the Ouray Forestry Collaboration meeting on June 10th at 2 p.m. This meeting was held in the San Juan Room. The group mainly talked about the secured funds to do the Amphitheater and south side of town project to take out the dead standing and fallen trees to try to prevent forest fires. They will have to go out for an RFP for administration and an RFP for the work to be done. This should happen later this summer with a start date of spring 2027. The next meeting date is to be determined.





Jenny's Council Report for 6/2-6/15

On 6/2 the Backcountry committee met. We discussed that public comment on Blue Lakes fees is now available. We also had a review of projects and discussed support for backcountry use and education.

On 6/2, I met with the Home Trust Board. Andrea may need help finding funding awarded to the City to cover tap fees for the Riverwalk Rental project. We need to explore whether they need a development agreement with the City for this project. Carol Viner had said she would do it. What is the status of that agreement at this time? The Home Trust would like to add a discussion item (or work session) in August to discuss the deed restriction template. They are looking for volunteers to help with the Ourayce on July 4.

6/3 I met with the Colorado Wildfire Resilience Code Peer Exchange. If we adopt the code on July 6, we will be able to report to the State that we adopted it. The City of Lyons adopted the code. They have few new homes being built, but created an incentive to existing homeowners to do mitigation work. The City provided up to \$500 to homeowners who had an evaluation completed and could provide receipts for work completed. They also had access to a matching grant of \$500 to help people afford mitigation work. This may be something we could explore.

6/3 I attended the regional CML meeting in Montrose with my fellow councilors. It was great to meet new people, catch up with old friends, and hear updates from regional governments about successes and challenges they are facing.

6/4 I attended the OC Authority Working Group meeting. Barthold Lichtebeil gave an excellent presentation about why we should pursue consolidation. The goal should be all about improving outcomes for our citizens. It will not be cost-saving, but will be a better use of funds we make available. For citizens, this will improve response times. I suggest we invite Barthold to a future City Council meeting to hear his presentation.

6/6 I attended the trail work event on the River Trail. I helped dig and place fence posts on the trail with about 14 other people. It was a great experience of teamwork and looks great.

6/8 I attended the Main Street committee meeting. We assigned block captains. This summer, each member is asked to do the visual 8-point checklist for assigned blocks, as well as the community capital assessment and a survey of businesses. We will not meet again in person until October. Kailee is looking for help with the Placemaking Grant between now and October.

6/10 I attended the Ouray Forest Collaborative meeting. We were provided an overview of the wildfire mitigation project being planned for the spring of 2027 in the area(s) in and around Ouray. The City previously committed approximately \$227,000 toward matching funds for this project. This money is planned to be used in 2027.

